



REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
October 27, 2011

To: Members of the Planning Commission

Subject: Gateway Shopping Center Monopine Special Permit (P11-029)

Project Description: A request to construct an 85-foot tall, approximate 24-foot drip line diameter stealth telecommunications facility (monopine) located behind the Gateway Shopping Center on 8.36 acres within the Shopping Center Gateway Shopping Center Planned Unit Development (SC-PUD) zone.

- A. Environmental Determination:** Categorical Exemption pursuant to CEQA Guidelines Section 15303;
- B. Special Permit** for the construction and operation of a telecommunications facility in the Shopping Center zone within the Gateway Shopping Center Planned Unit Development (SC-PUD).

Location/Council District:

3315 Northgate Boulevard

Assessor's Parcel Number: 250-0520-002

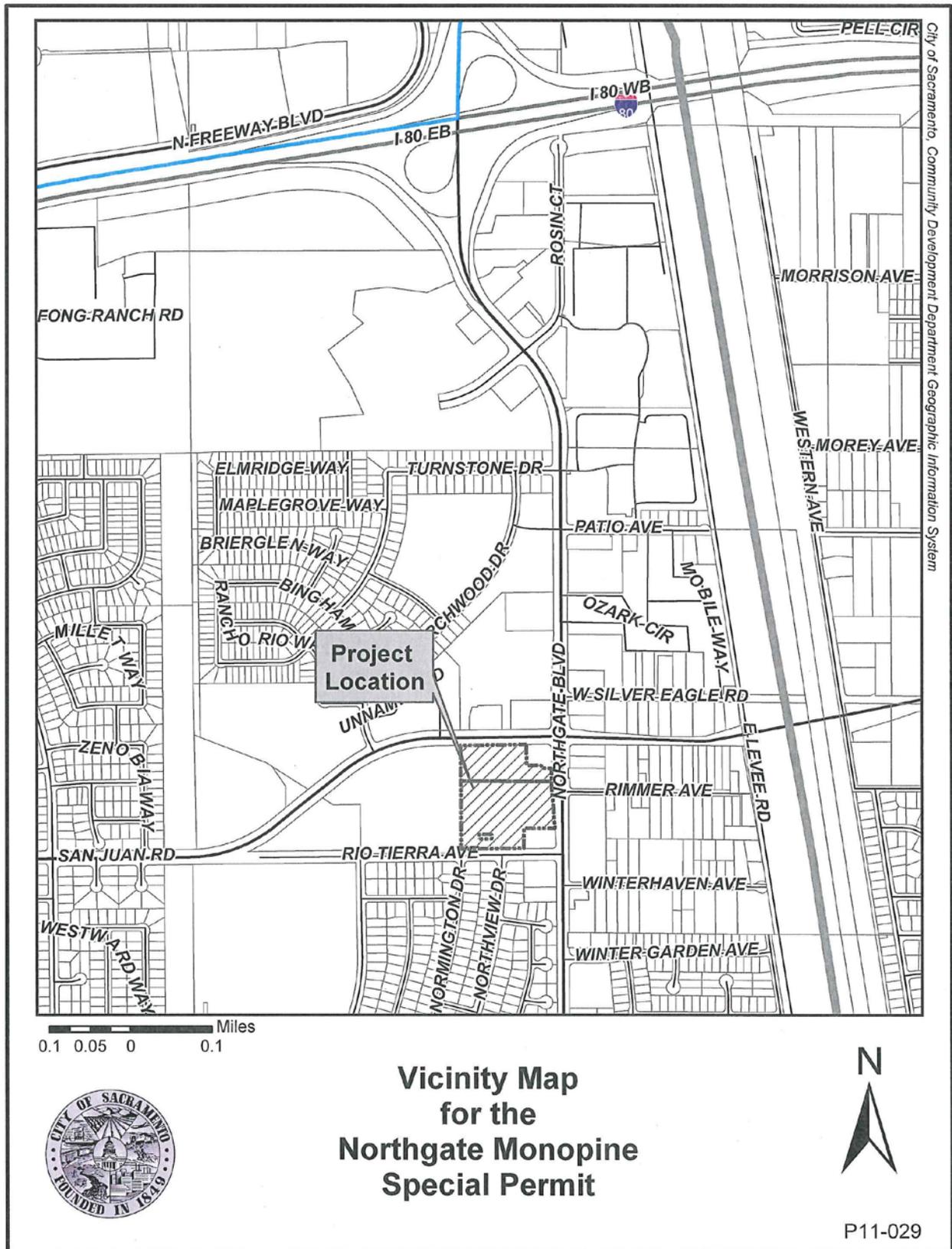
Council District 3

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above and its decision may be appealed to the City Council. **At the time of writing this report staff has not received any comments from the neighbors or neighborhood groups and the project is considered to be noncontroversial.**

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659

Applicant: Frank Schabarum for A T & T Mobility, 4430 Rosewood Drive, Pleasanton, CA 94588, (530)722-0743

Owner: Central Investments, LLC, Mark Gabay, 9034 West Sunset Blvd., West Hollywood, CA 90069, (310)247-0900



Summary: The applicant is requesting the necessary entitlements to construct a stealth telecommunications facility (monopine monopole) in the Shopping Center zone within the Gateway Shopping Center Planned Unit Development (SC-PUD). The site is bounded by Northgate Boulevard, Rio Tierra Avenue, and San Juan Road. The proposed telecommunications facility comprises an 85'± tall monopine with a drip line diameter of approximately 24 feet. The facility would be located along the back or west side of the shopping center along the access drive. Space has been provided on the monopine for two additional future carriers. One carrier would be located at a center line height of 45' Above Ground Level (AGL) and the other would be located at a centerline of 55' AGL, with the applicant located at center line heights of 64' and 72' AGL.

The project is consistent with all applicable policies and staff supports the request. Staff notified all property owners within a 500 foot radius of the project site regarding this public hearing and has received no opposition from the surrounding neighborhood or neighborhood groups.

Table 1: Project Information
2030 General Plan designation: Suburban Corridor
Existing zoning: Shopping Center Planned Unit Development (SC-PUD)
Existing use of site: Shopping Center
Property area: ±8.36 acres for the shopping center, 1,245 sq. ft. for the lease area

Background Information: Staff review of the planning records revealed no planning entitlements affecting this property. Staff reviewed the Gateway Shopping Center Planned Unit Development Guidelines for development guidelines pertinent to this project but the development guidelines comprise signage criteria only, no additional development guidelines could be found.

Public/Neighborhood Outreach and Comments: Early Project Notification was sent to the Gardenland/Northgate Neighborhood Association. The site was posted and property owners within a 500' radius of the shopping center were sent a notice of the public hearing. At the time of the writing of the staff report, staff had not received any communications from neighbors or the neighborhood association regarding the proposed telecommunications facility.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section 15303-New Construction or conversion of small structures. The project consists of the construction and location of new accessory equipment within an existing shopping center property.

Policy Considerations:

The 2030 Sacramento General Plan land use designation for the project site is Suburban Corridor. The site is zoned Shopping Center Planned Unit Development (SC-PUD) and is located in the Gateway Shopping Center PUD. The telecommunications use requires the approval of a special permit in the SC zone per Section 17.24.050, footnote 58, and the development within the SC zone also would require a plan review per Section 17.24.050, footnote 15, were it not for the special permit requirement. According to Section 17.220.010.A of the Zoning Ordinance, a plan review is not required for a project for which a special permit is required because the special permit review includes all aspects of the plan review as well as analysis of proposed use.

The Suburban Corridor land use designation envisions areas so designated as auto-oriented, moderate-density retail, office, and residential corridors that support the surrounding suburban neighborhoods. The suburban corridor designation provides for a mix of single-use commercial and residential development and vertical and horizontal mixed-use development that includes: retail, service, office, and residential uses; gathering places such as plazas or parks; compatible public, quasi-public, and special uses; as well as large-scale development that includes a mix of nonresidential and residential uses with more intense development near major intersections. The proposed stealth telecommunications facility is consistent with the public-quasi-public and special uses envisioned as part of the corridor and is consistent with several 2030 Sacramento General Plan Citywide goals and policies.

The project is consistent with the General Plan Citywide Utilities Goal U 1.1 to “provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city” (SGP page 2-219). By employing a stealth monopine design and emulating the existing treescape along the shopping center property’s west property line, the applicant will be minimizing the telecommunication facilities visual impact as well as providing high-quality telecommunications for the region. The project is also consistent with Policy U 1.1.10 that seeks to “...ensure that public facilities are designed to be safe, aesthetically pleasing, and compatible with adjacent uses” (SGP page 2-221).

The Telecommunications section of the SGP states “Telecommunication infrastructure will be designed to be compatible with adjacent uses and to minimize visual impacts.” This project is compatible with the shopping center use as well as with the church and open space to the west. By employing a stealth monopine design the visual intrusion will be minimized and expanding the telecommunications coverage is compatible with the residential uses to the south, approximately 500 feet south of the proposed telecommunication site.

The project is also consistent with the Telecommunications Goal U 7.1 to “provide state-of-the-art telecommunications services throughout the city that connect Sacramento to the nation and world.” (SGP page 2-241). In addition, the project is in concert with the Telecommunications policy U 7.1.2 to provide adequate facilities and service by working with utility companies to retrofit areas that are not served by current telecommunications technologies and shall provide strategic long-range planning of telecommunication facilities for newly developing areas, as feasible.

Guidelines for Telecommunications Facilities: The Guidelines for Telecommunication Facilities, adopted by the City Council on April 29, 1997, emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. Key City objectives were outlined to maximize the number of “invisible” telecommunications facility sites. The proposed monopole, located midway behind the shopping center, along the rear access road and approximately 500’ from the nearest residential use, is consistent with the following policies as described in the Guidelines for Telecommunications Facilities:

- Monopoles should be painted to match either the sky line (dull matte gray) or other prevalent architectural or natural features (i.e. trees).
- Monopoles should be constructed of materials that match the prevalent poles and/or buildings and landscaping in the area or provide stealthing for the pole.
- Carriers should locate all equipment shelters or cabinets to the rear of existing buildings away from the streetscape view.
- Carriers should consider the distance from residentially zoned properties when considering the placement of additional antennas on an existing monopole or when installing a façade mounted antenna. The objective is to have the facility be invisible when viewed from the residentially zoned property.

The project will be a stealth monopine design and will blend in with the row of redwoods lining the shopping center’s west property line. At staff’s request, the applicant increased the number of branches throughout the length of the monopine so as to better camouflage the proposed antennas. The telecommunications cabinets will be located within a walled lease area at the base of the pole away from the streetscape view and is approximately 500’ distant from the nearest residential use.

Land Use

The applicant proposes to construct an 85’ tall, 24’ drip line diameter, monopine with 12 AT&T antennas mounted on two arrays at centerline heights of 72 feet and 64 feet AGL. Three sectors are covered with each array, with two antennas per sector at two elevations. The associated equipment cabinets would be located within the 25’-6” x 48’-10” lease area at the base of the pole, along the shopping center’s rear access drive.

The City’s Zoning Code requires that the installation of a new telecommunications tower, including monopoles, receive approval of a Planning Commission special permit (Section 17.24.050 footnote 58.d.iii) prior to construction and subsequent operation. The City’s Zoning Code Section 17.212.010, outlines the findings required for the approval of the special permit. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

1. Granting the Special Permit is based upon sound principles of land use in that:

- a. The proposed telecommunications facility is a stealth monopine design which is compatible with adjacent uses and minimizes visual impacts.
 - b. The project provides the opportunity for two additional carriers to collocate on the pole, optimizing pole capacity;
 - c. The proposed monopine complies with several key objectives of the Guidelines for Telecommunications Facilities, as adopted by the City Council on April 29, 1997, in that the project is will be a stealth monopine design and will blend in with the surrounding treescape. The telecommunications cabinets will be located within a screened lease area at the base of the pole away from the streetscape view and is approximately 500' distant from the nearest residential use.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
- a. The monopine has incorporated design elements intended to minimize visual impact and blend with the surrounding landscape.
 - b. The perimeter of the telecommunications facility's lease area will be enclosed by a 6'-8" decorative masonry wall with pilasters and decorative cap.
 - c. Should the facility cease operations, the operator(s)/owner(s) will be required to dismantle and completely remove the facility within six months of telecommunications cessation.
3. The proposed project is consistent with the General Plan Goal to "provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city".

Site Design and Parking

The project site consists of a 25'-6" x 48'-10" lease area at the base of the pole along the shopping center's rear access drive. The lease area will be enclosed with a 6'-8" tall decorative masonry wall that would include a decorative cap and pilasters and will screen the telecommunication equipment from view.

Within the lease area a 24' drip line, 85' tall monopine is proposed. Twelve, approximately six foot tall antennas are proposed to be mounted on two, three armed arrays mounted at centerline heights of 72' and 64' AGL, respectively. In order to develop a tree with a more natural looking taper the overall tree height would be 85 feet. To better camouflage the antennas, the applicant has increased the branch volume per staff's recommendation. Two collocation opportunities are provided on the tree at centerline heights of 45' and 55' AGL. All telecommunications cabinets and all

appurtenances will be located inside the decorative masonry wall enclosed lease area at the monopine base.

Respectfully submitted by:



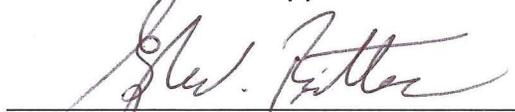
KIMBERLY KAUFMANN-BRISBY
Associate Planner

Approved by:



LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:



GREGORY BITTER, AICP
Principal Planner

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Attachment 1
City Planning Commission Record of Decision
Recommended Findings of Fact
Gateway Shopping Center Monopine Special Permit (P11-029)

Findings of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section **15303, New Construction or Conversion of Small Structures** of the California Environmental Quality Act Guidelines as follows: The project consists of the construction and location of new accessory equipment within an existing shopping center's property.

B. The **Special Permit** for the construction and operation of a telecommunications facility in the Shopping Center zone within the Gateway Shopping Center Planned Unit Development (SC-PUD) is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. The proposed telecommunications facility is a stealth monopine design which is compatible with adjacent uses and minimizes visual impacts.
 - b. The project provides the opportunity for two additional carriers to collocate on the pole, optimizing pole capacity;
 - c. The proposed monopine complies with several key objectives of the Guidelines for Telecommunications Facilities, as adopted by the City Council on April 29, 1997, in that the project is will be a stealth monopine design and will blend in with the surrounding treescape. The telecommunications cabinets will be located within a screened lease area at the base of the pole away from the streetscape view and is approximately 500' distant from the nearest residential use.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The monopine has incorporated design elements intended to minimize visual impact and blend with the surrounding landscape.

- b. The perimeter of the telecommunications facility's lease area will be enclosed by a 6'-8" tall decorative masonry wall with pilasters and decorative cap.
 - c. Should the facility cease operations, the operator(s)/owner(s) will be required to dismantle and completely remove the facility within six months of the telecommunication facility's operations cessation.
3. The proposed project is consistent with the General Plan Goal to "provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city".

B. Special Permit: The **Special Permit** for a telecommunications facility in the General Commercial Plan Review (C-2-R) zone is approved subject to the following conditions of approval:

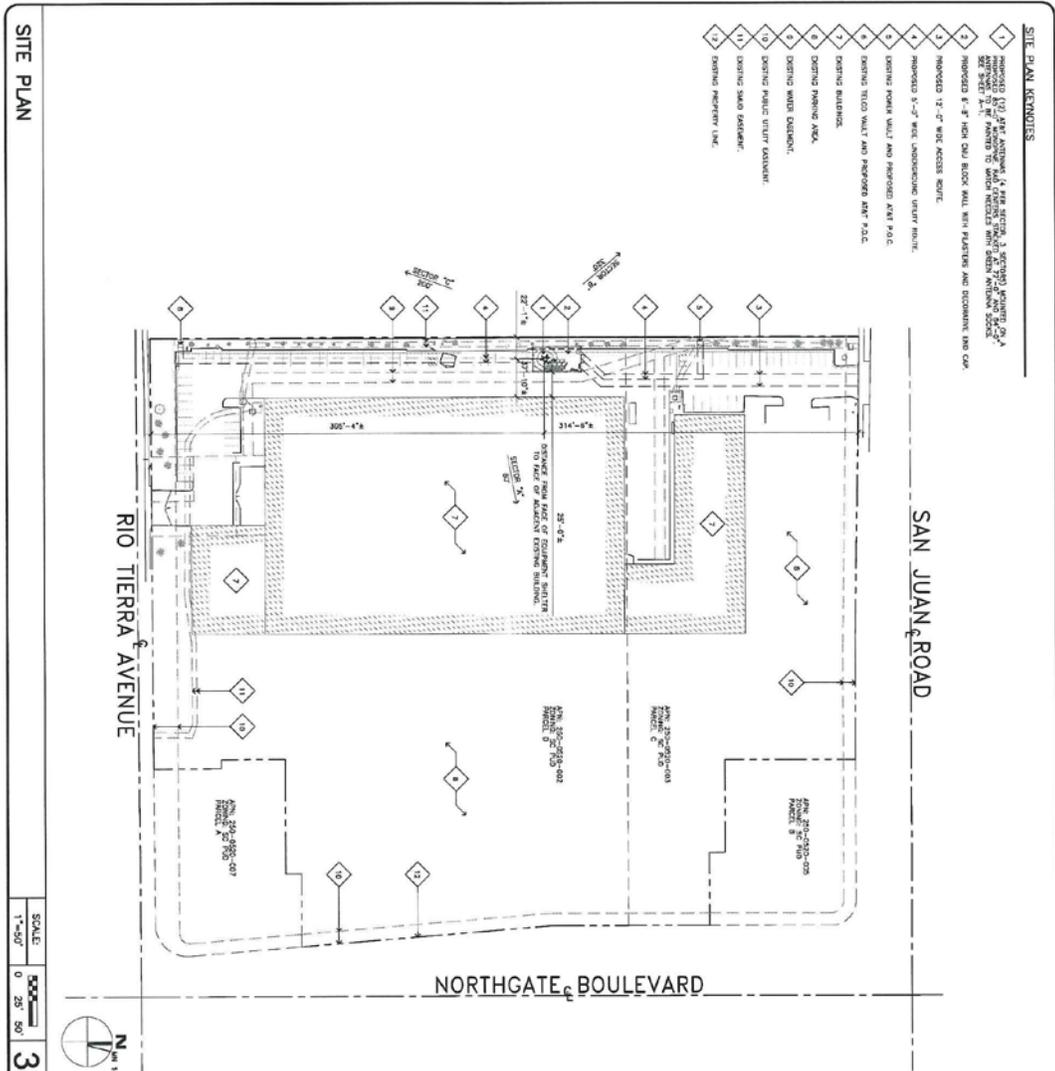
1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
3. The size and location of the monopine, antennas, fence, and access road shall conform to the plans submitted. The height of the monopole shall not exceed 85 feet AGL. The minimum monopine drip line diameter shall be 24 feet. The applicant shall use non-reflective paint and materials to match the monopine at the point of attachment and connection points on all sides and on all equipment, cables, connections, panels and any other appurtenance.
4. All cables associated with the telecommunications facility shall run inside the monopole and/or inside conduit and shall not be visible on the outside of the monopine nor on the ground.
7. 72' and 64' AGL are the maximum approved centerline heights for the two antenna arrays, comprising six antenna panels per array as approved with this project.
8. Should the operation of this telecommunications facility be discontinued, the applicant(s) shall be responsible for the removal of all equipment, including, but not limited to the: monopole, equipment and cabinets, cable(s) and conduit, concrete pad(s), foundation, telephone and power lines to the facility, access gates, and fencing materials, within six (6) months of the cessation of facility operations.

9. All cable runs shall be in weather-proof conduit or shall run underground;
10. No telecommunications equipment shall be visible above the decorative masonry wall except the GPS antenna and the monopine.
11. The decorative masonry wall shall be constructed to secure and partially screen the facility. The decorative wall shall be no less than 6'-8" in height and shall have decorative pilasters placed at all corners as well as every 15' to 16' o.c. along the entirety of the east and west wall sections with a decorative end cap for the entire wall. The north wall shall have a decorative 8' wide (4' sections) steel tube access gate with corner pilasters-no middle pilaster is required. The south section shall have corner pilasters and a middle pilaster dividing the wall into equal sections.
11. The wall, pilasters, end cap and gate shall be maintained in a graffiti free and sound structural condition for the duration of the operation of the facility.
12. No barbed, razor, or other prohibited wire material shall be used in or on this site.
13. All graffiti and trash/garbage shall be removed in a timely manner.
14. Lighting shall affect only the lease area and the light standard shall not exceed 15 feet in height, shall be vandal resistant and shall be shielded from the adjacent properties and roadways so as not to create glare for the adjacent properties. The lighting shall also reflect away from City streets. A maximum lighting of 1.5 foot-candles per square foot of lease area will be allowed for the site.

Fire Department

19. Provide an approved Knox padlock for the 8' wide access gate.

Exhibit B-2 Site Plan



- SITE PLAN KEYNOTES**
1. PROPOSED 12" J-BAY ANTENNA 4' HIGHER SECTION 3 SECTION 4 ANTENNA 2' HIGHER SECTION 5 ANTENNA 2' HIGHER SECTION 6 ANTENNA 2' HIGHER SECTION 7 ANTENNA 2' HIGHER SECTION 8 ANTENNA 2' HIGHER SECTION 9 ANTENNA 2' HIGHER SECTION 10 ANTENNA 2' HIGHER SECTION 11 ANTENNA 2' HIGHER SECTION 12 ANTENNA 2' HIGHER SECTION 13 ANTENNA 2' HIGHER SECTION 14 ANTENNA 2' HIGHER SECTION
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GENERAL ANTENNA & CABLE NOTES

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PROPRIETARY INFORMATION

JIRA
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Antenna & Telecommunications
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Phoenix, AZ 85020
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Fax: (602) 955-2331

at&t
440 Bascom Court
Phoenix, California 94106

RECEIVED FOR
APPROVALS
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PROJECT NAME:
NORTHGATE BLVD. & SAN JUAN ROAD
SAN JUAN ROAD

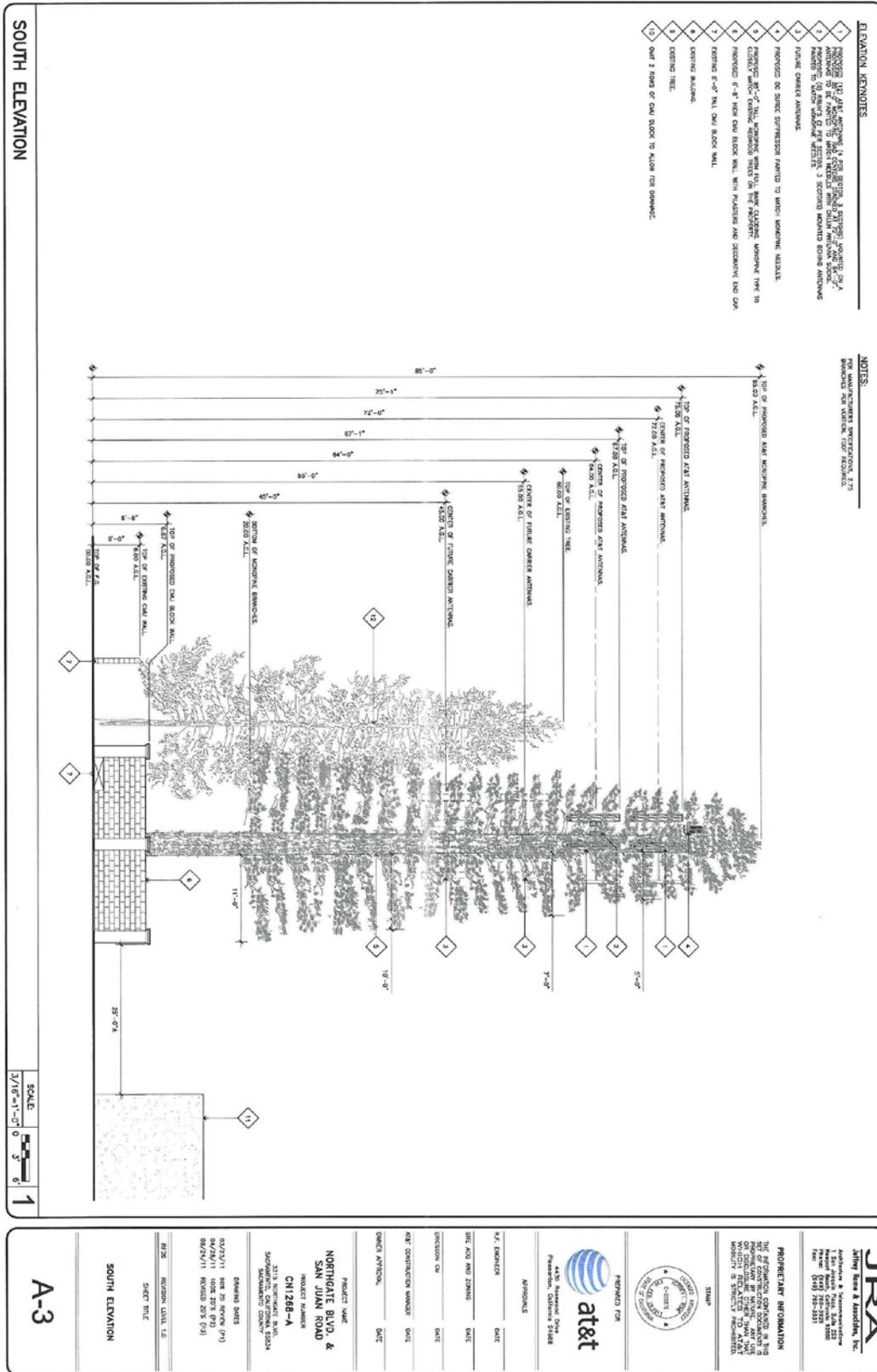
PROJECT NUMBER:
CN1268-A

DRAWING DATE:
01/22/11
04/29/11
06/29/11

SHEET TITLE:
SITE PLAN

A-0

Exhibit B-5 South Elevation



- ELEVATION KEYNOTES**
- 1 PROPOSED 12" x 12" AIR ANTENNA 1, 2 AND 3 BRANCHES 2 AIR ANTENNA BRANCHES 3 AIR ANTENNA BRANCHES 4 AIR ANTENNA BRANCHES 5 AIR ANTENNA BRANCHES 6 AIR ANTENNA BRANCHES 7 AIR ANTENNA BRANCHES
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 - 5 PROPOSED 12" x 12" AIR ANTENNA 1, 2 AND 3 BRANCHES 2 AIR ANTENNA BRANCHES 3 AIR ANTENNA BRANCHES 4 AIR ANTENNA BRANCHES 5 AIR ANTENNA BRANCHES 6 AIR ANTENNA BRANCHES 7 AIR ANTENNA BRANCHES
 - 6 PROPOSED 12" x 12" AIR ANTENNA 1, 2 AND 3 BRANCHES 2 AIR ANTENNA BRANCHES 3 AIR ANTENNA BRANCHES 4 AIR ANTENNA BRANCHES 5 AIR ANTENNA BRANCHES 6 AIR ANTENNA BRANCHES 7 AIR ANTENNA BRANCHES
 - 7 PROPOSED 12" x 12" AIR ANTENNA 1, 2 AND 3 BRANCHES 2 AIR ANTENNA BRANCHES 3 AIR ANTENNA BRANCHES 4 AIR ANTENNA BRANCHES 5 AIR ANTENNA BRANCHES 6 AIR ANTENNA BRANCHES 7 AIR ANTENNA BRANCHES

NOTES:
 PER MANUFACTURER SPECIFICATION, 12" x 12" AIR ANTENNA BRANCHES SHOULD BE SPACED AT LEAST 10 FEET APART.
 BRANCHES TO BE SPACED 10 FEET APART.

SCALE: 1/16" = 1'-0"
 0 3 6 1

JRA
 Jeffrey R. Anderson & Associates, Inc.
 1500 North Main Street, Suite 200
 Fresno, CA 93703
 Phone: (559) 262-2222
 Fax: (559) 262-2223

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PERMITTED FOR:

 Jeffrey R. Anderson
 Professional Engineer, State of California
 No. 12345, Mechanical

AT&T
 AT&T Business Partner
 Pasadena, California 91108

APPROVALS

N.F. ANDERSON	DATE
SHI, ALO AND ZIMING	DATE
CONCESSION CA	DATE
AIR CONSTRUCTION NUMBER	DATE
CENTER ANTENNA	DATE

PROJECT NAME:
 NORTHGATE BLVD. & SAN JUAN ROAD
PROJECT NUMBER:
 CN1288-A
 3175 SERRANO BLVD.
 SACRAMENTO, CALIFORNIA 95834
 (SACRAMENTO COUNTY)

DRAWING DATES

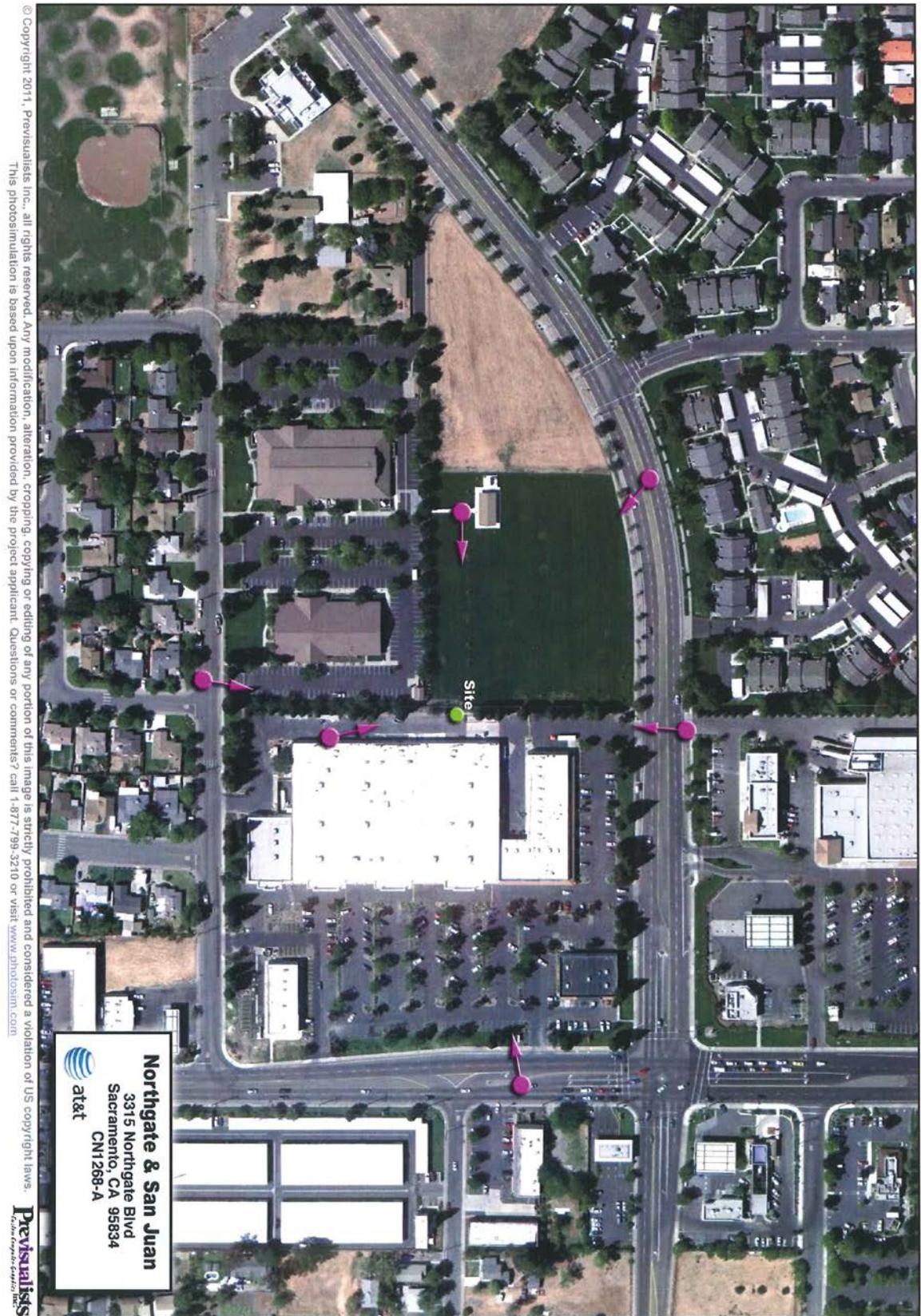
01/23/11	ISSUE TO REVIEW (R)
04/28/11	ISSUE TO REVISE (R)
08/29/11	REVISION 20'S (R)

FILE NO: REVISION LEVEL: 1.0
SHEET TITLE:
 SOUTH ELEVATION

A-3

JRA PROJECT NUMBER 101414

Exhibit B-11 Photo Simulations Key Map



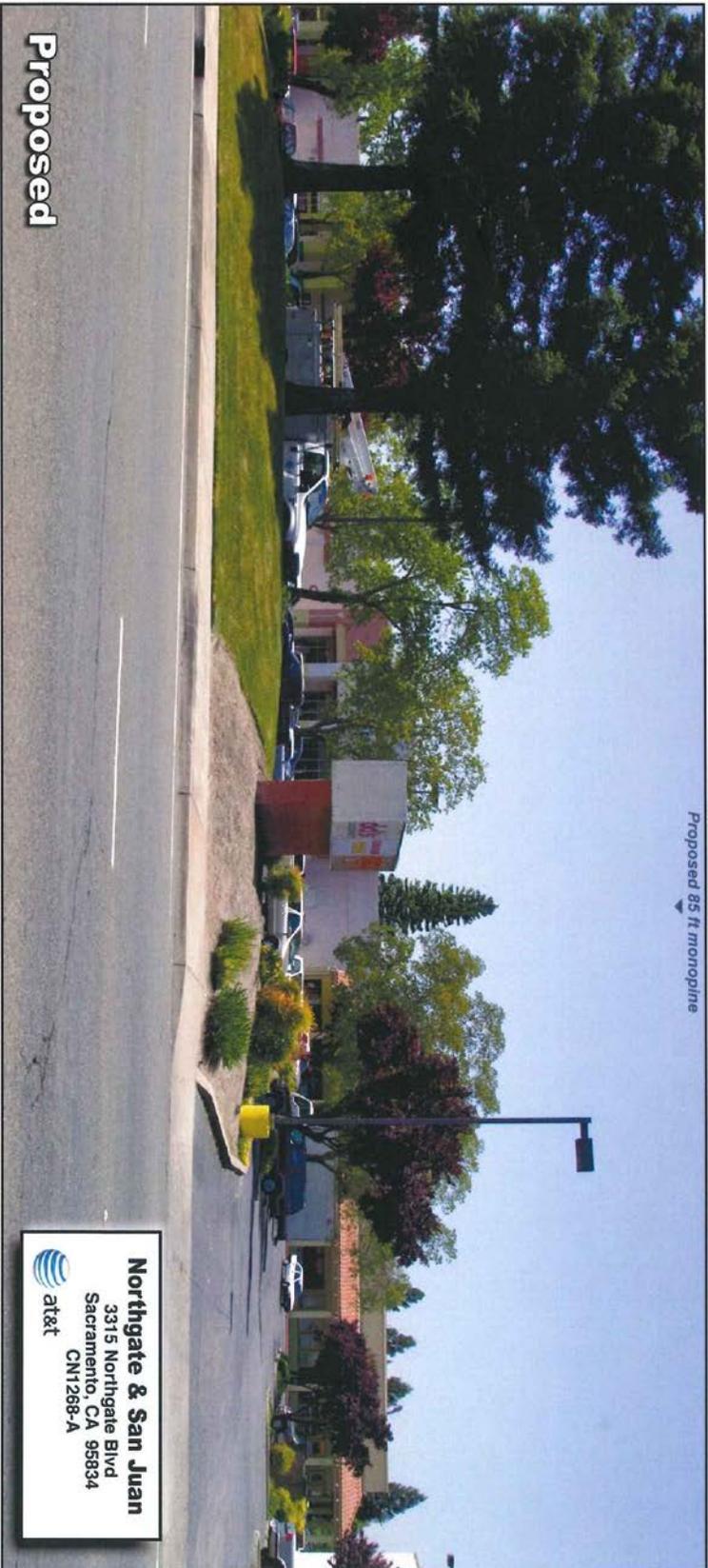
Aerial photograph showing viewpoints for the photosimulations.

August 27, 2011

Exhibit B-12 Photo Simulations-Looking West

Photosimulation of view looking west from the nearest point along Northgate Blvd.

August 27, 2011



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Northgate & San Juan
 3315 Northgate Blvd
 Sacramento, CA 95834
 CNT288-A
 at&t

Prewisualists
 Aerial & Photosim Specialists

Exhibit B-13 Photo Simulations-Looking North-Church Property

Photosimulation of view looking north from Rio, Tierra Ave, through the side gate for the adjacent LDS church driveway.

August 27, 2011



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Exhibit B-14 Photo Simulations- Southeast –from San Juan Rd.

Photosimulation of view looking southeast from San Juan Road.

August 27, 2011



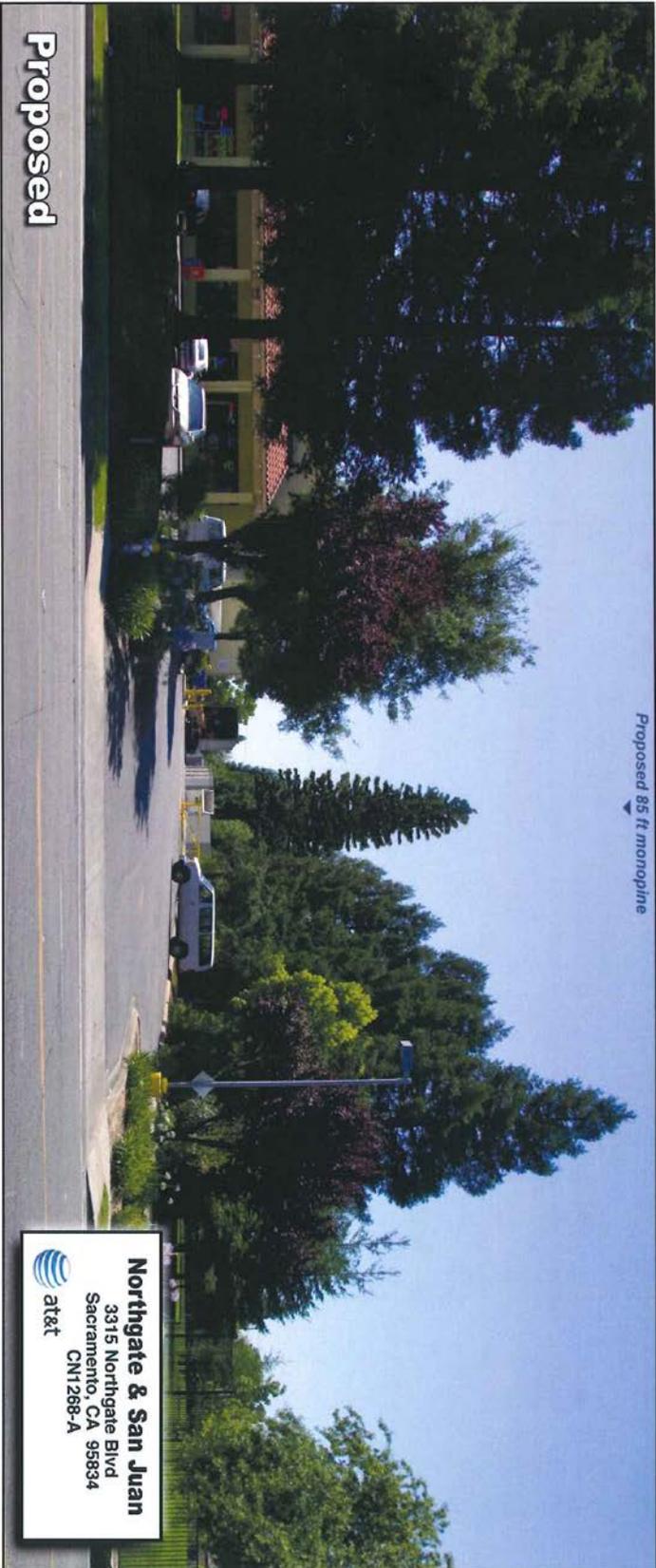
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Color Analysis Experts, Inc.

Exhibit B-15 Photo Simulations-Looking South from San Juan Road

Photosimulation of view looking south from across San Juan Road.

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Proposed

Proposed 85 ft monopine

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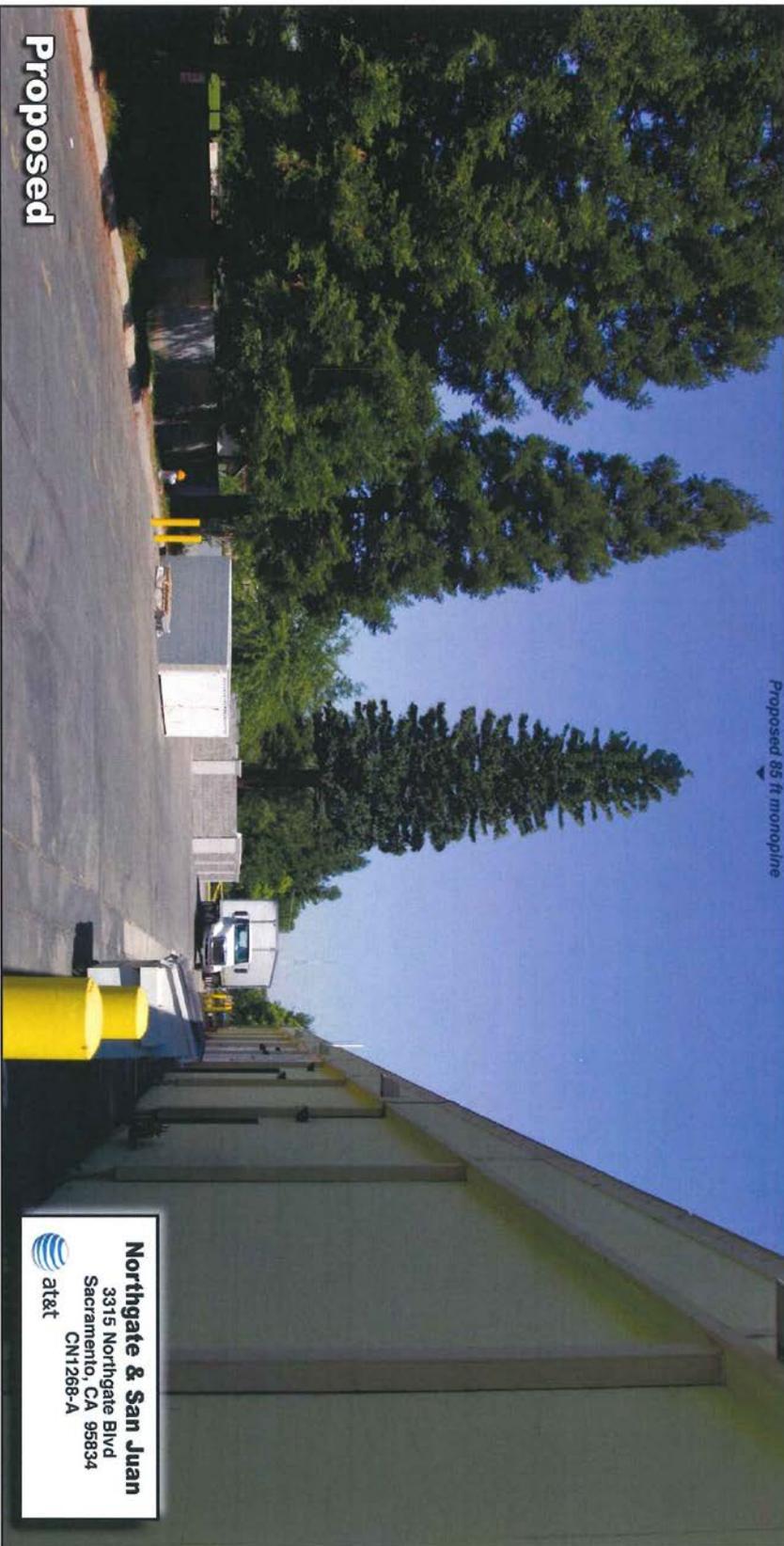

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 Previsualists
 City of Sacramento, California

Exhibit B-16 Photo Simulations-Looking North-Close View

Photosimulation of view looking north-northwest from around the back of the building, in the service area.

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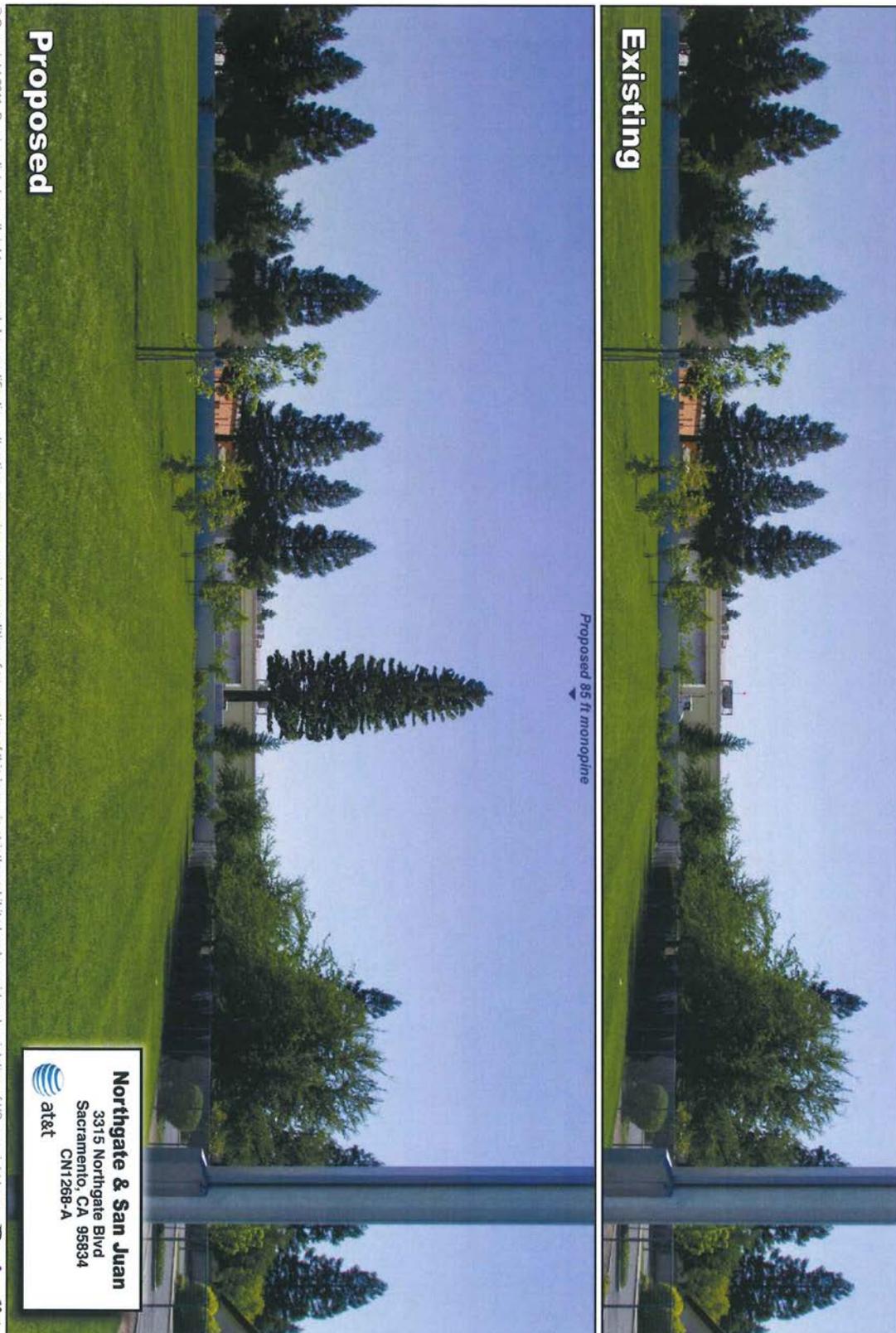


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Exhibit B-17 Photo Simulations- East-Across Church Open Space

Photosimulation of view looking east from the adjacent church gazebo area.

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Exhibit B-18 A T & T Propagation Map-Without Facility

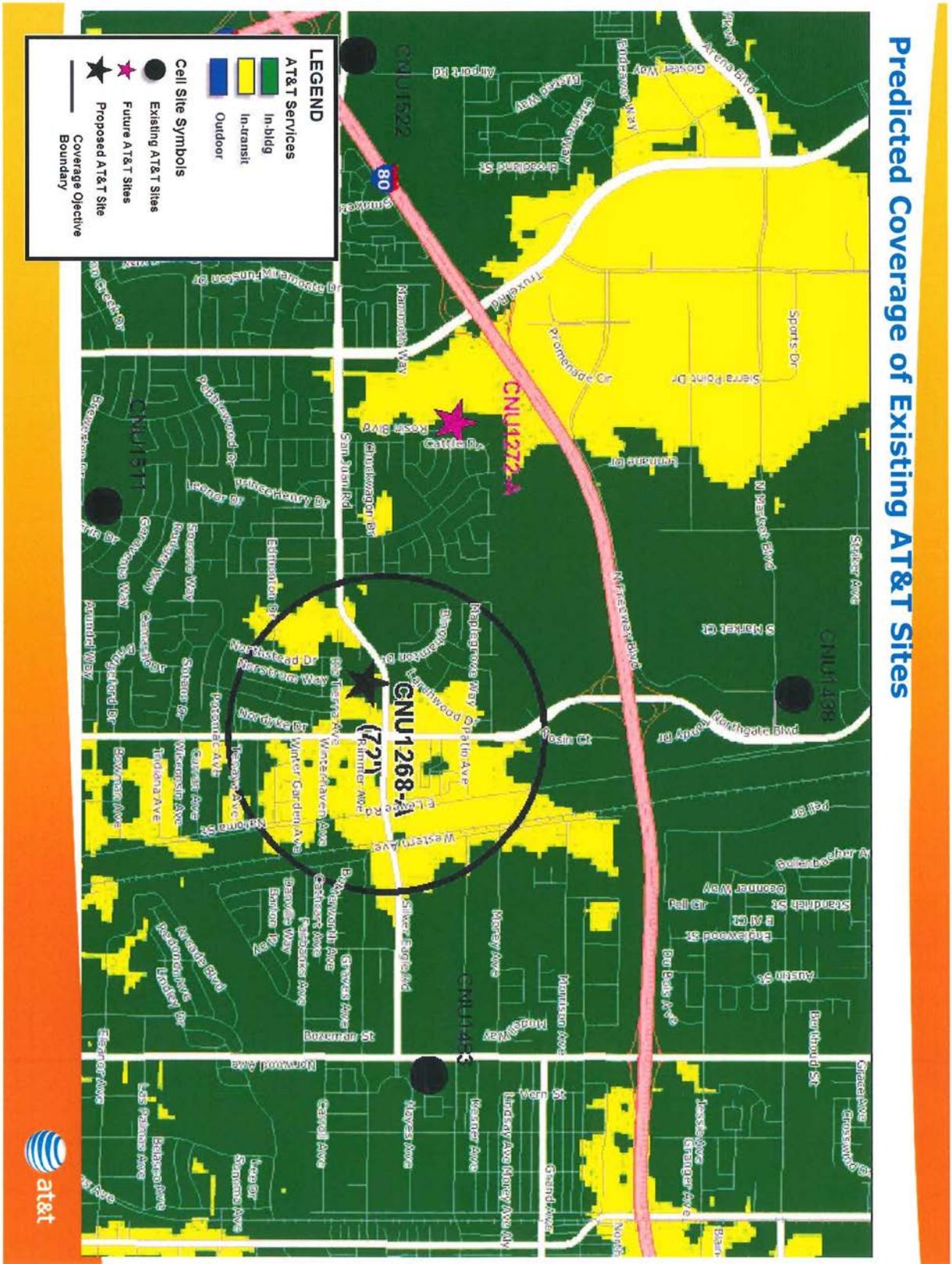
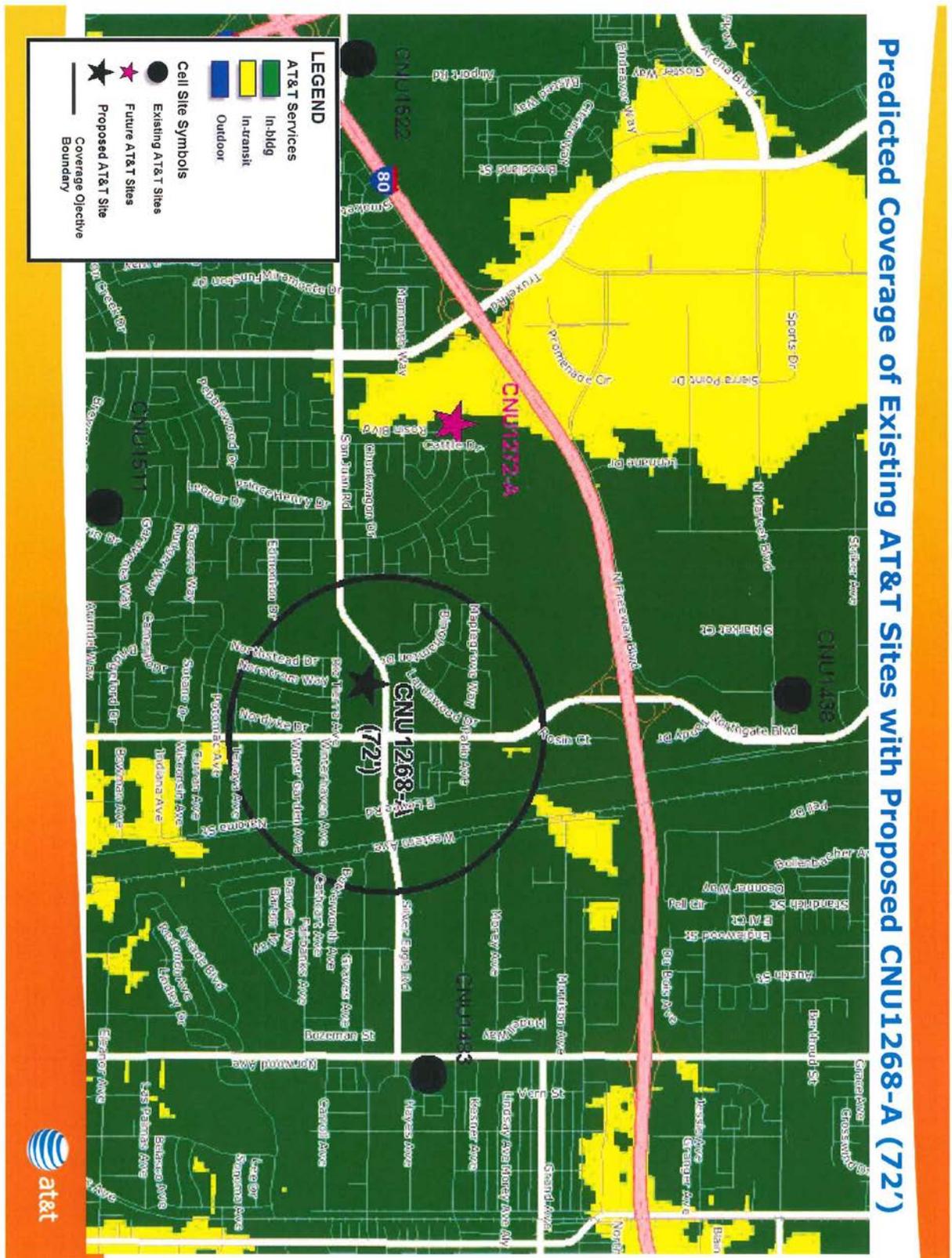
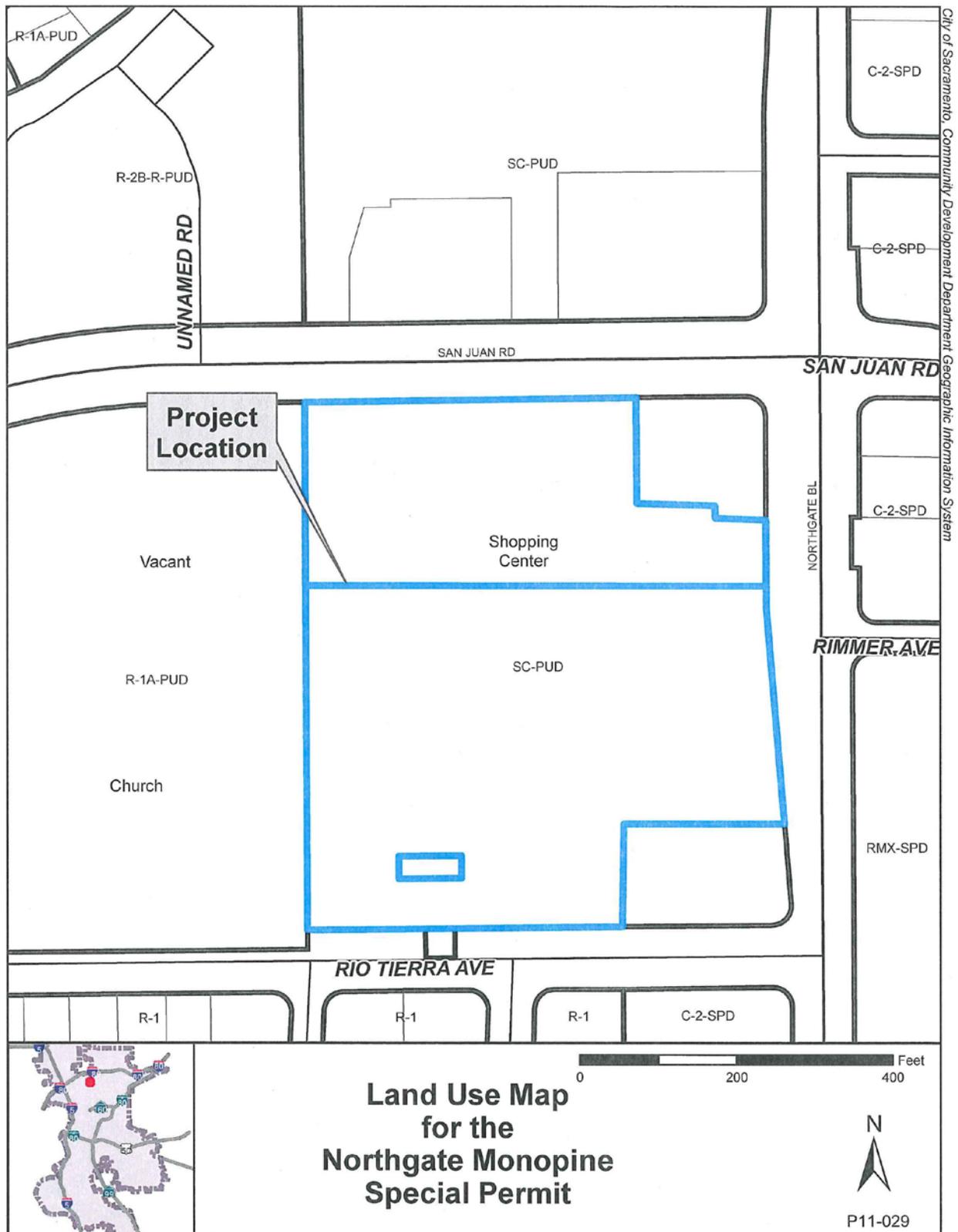


Exhibit B-19 A T & T Propagation Map-With Facility



Attachment 2 Land Use and Zoning Map



Attachment 3 Limited Liability Corporation Members

Contact	Address
Mark Gabay	9034 West Sunset Blvd., West Hollywood, CA 90069
Arman Gabay	9034 West Sunset Blvd., West Hollywood, CA 90069

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