



REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
June 14, 2012

To: Members of the Planning Commission

Subject: Bannon Street Cellular Facility (P12-017)

A request for a 12 foot tower extension and 4 new antenna panels on an existing lattice tower on approximately .55 acres in the General Commercial (C-2 SPD) zone and located in the River District Special Planning District.

- A. Environmental Determination: Categorical Exemption (CEQA Guidelines Section 15301, Existing Facilities);
- B. Special Permit to allow a 12 foot tower extension on an existing 114 foot lattice tower to locate four new antenna panels for a cellular facility in the General Commercial (C-2 SPD) zone and located in the River District Special Planning District.

Location/Council District:

216 Bannon Street, Sacramento, CA
Assessor's Parcel Number 001-0040-037
Council District 3

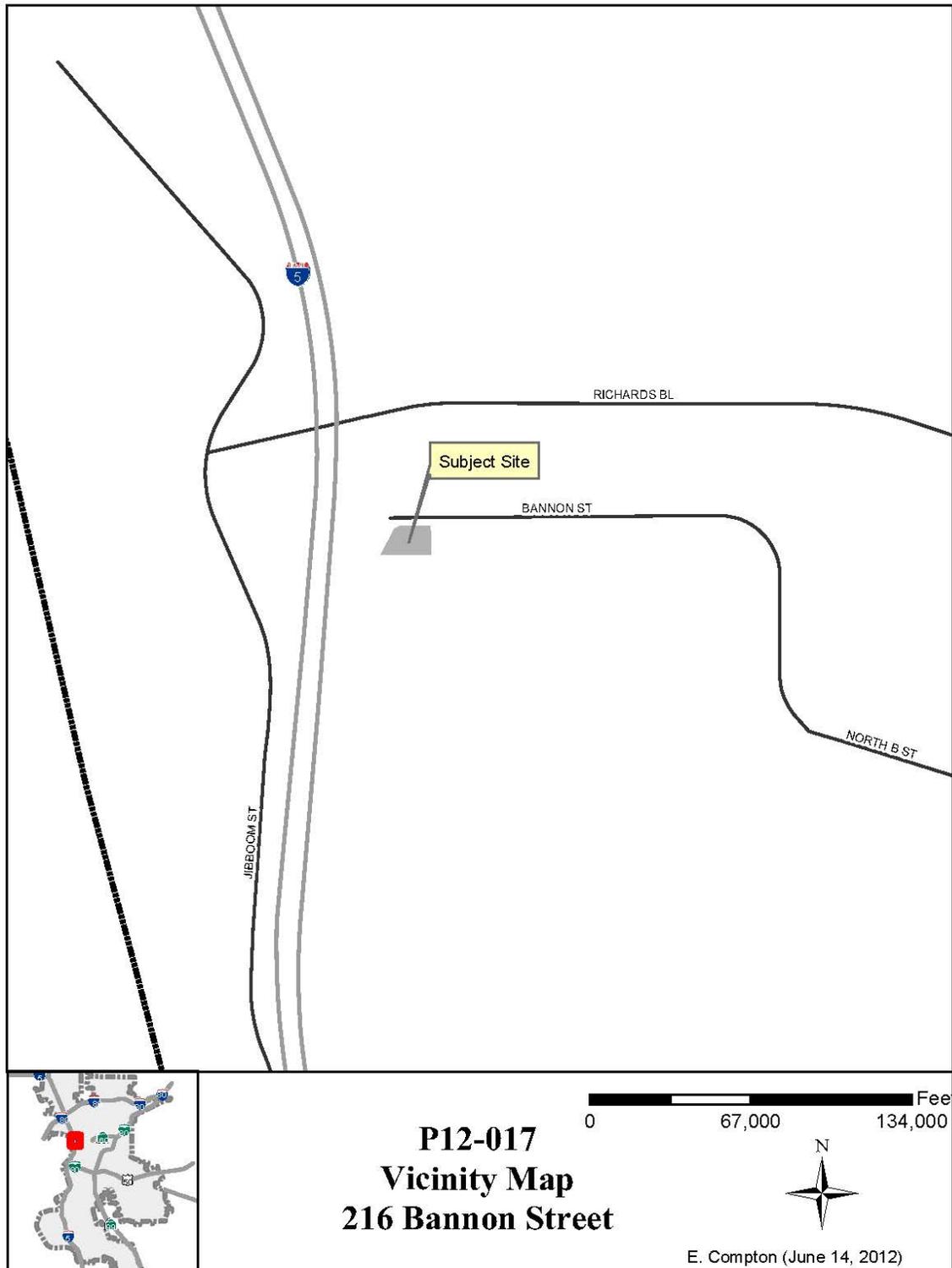
Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-B above, and its decision is appealable to City Council. **At the time of writing this staff report, staff is not aware of any issues and the project is considered non-controversial.**

Contact: Evan Compton, Associate Planner, (916) 808-5260
Stacia Cosgrove, Senior Planner, (916) 808-7110

Applicant: Jerry Jazmadarian, MetroPCS, (916) 743-8775, 785 Orchard Drive #200, Folsom, CA 95630

Owner: Omkar Properties, Inc., 50 6th Street, Oakland, CA 94607

Tower Owner: PG&E (Attention Kurt Eid), (916) 471-8111, 245 Market MC N10D, San Francisco, CA 94105



Summary: The site is currently developed with a three story motel and a decommissioned high voltage electrical transmission tower. The request is to increase the height of the existing 114 foot high lattice tower by 12 feet and to add four panel antennas and ground equipment for a telecommunications facility.

Table 1: Project Information
General Plan designation: Urban Center Low
Existing zoning of site: C-2 SPD
Existing use of site: Motel
Special Planning District: River District
Property area: 24,004 square feet or .55± acres

Background: The lattice tower at 216 Bannon Street was previously used by PG&E as an electrical transmission tower. However, the power lines were decommissioned and subsequently removed in September of 2010. Ministerial review is typically completed for locating panel antennas on electrical transmission towers. On March 3, 2011 planning staff completed a ministerial approval for the request to locate four panel antennas on an electrical transmission tower and building permits were issued on August 24, 2011 to complete the scope of work. Several months after the cellular facility was installed and operating, staff received a call from a member of the community with questions about the project. Research revealed that the power lines had been removed at the time of the ministerial review and that the tower was no longer classified as an electrical transmission tower. The applicant was notified in February 2012 to submit an application for a Planning Commission Special Permit or remove the cellular facilities from the lattice tower. The Bannon Street Cellular Facility project was formally submitted on May 11, 2012.

Entitlement History: On June 29, 2005, the Zoning Administrator approved a Special Permit to install six wireless communication antenna panels mounted at 76 feet on the existing PG&E transmission tower. On August 29, 2005, the Zoning Administrator approved a Special Permit Minor Modification to locate a temporary microwave dish below the antenna panels for a maximum of five months. On April 19, 2010, an application was submitted to construct a 12 foot top hat to the existing PG&E tower and to install three panel antennas and three microwave dishes. This application was withdrawn by the applicant on December 16, 2010.

Public/Neighborhood Outreach and Comments: An early notice was mailed to the River District Property and Business Improvement District (PBID). A public hearing notice was sent to property owners within 500 feet and the River District PBID. (The 1,000 foot radius only applies to antenna sites located in a residential zone.) The site was also posted more than 10 days in advance of the public hearing. At the time of writing this report, staff had not received any public comments regarding this project.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301, Existing Facilities. The project consists of the minor alteration of an existing structure involving negligible expansion of use beyond that which is existing. The Telecommunications Act of 1996 includes provisions relating to the exclusive federal jurisdiction to regulate human exposure to RF emissions from certain transmitting devices. In particular, Section 704 of the Act states that, "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." The facilities at issue would comply with federal regulations and thus fall within the above provision restricting the City's authority to regulate on the basis of environmental effects of radio frequency emissions.

Policy Considerations: The subject site is designated as Urban Center Low on the General Plan Land Use and Urban Form Diagram. This designation provides for uses including the following: retail, service, office, residential, compatible public, quasi-public, and special uses.

2030 General Plan Policies:

U 7.1.4 Co-Location. *The City shall encourage compatible co-location of telecommunication facilities and shall work with utility companies to provide opportunities for siting telecommunication facilities on City-owned property and public right-of-ways.* Staff finds that with the increasing demand for wireless services in the surrounding area, there is a need to provide adequate communication and the proposal will locate a telecommunication facility on a non-city public use site.

Telecommunications Facilities Development Guidelines

The City of Sacramento has established Guidelines for Telecommunications Facilities. The policies seek to minimize the number and visibility of telecommunications facilities, provide locational opportunities on City owned property or right-of-ways, encourage collocation of facilities, and minimize the proliferation of monopoles.

Siting and Location

The City has developed guidelines concerning siting preference and facility location. The siting preference is below, listed in order with the most preferred at the top:

1. Located completely within an existing or constructed structure.
2. Existing structures (public or private) that allow a façade mounted antenna.
3. Existing structures (public or private) which require a modification of the structure architecturally or in height in order to mount antennas.

4. Collocation on existing poles or light standards at a lower height.
- 5. Collocation on existing poles or light standards at a higher height.**
6. New monopole (whether co-developed or single carrier)

The current proposal is consistent with siting preference #5 to collocate on an existing pole which requires a modification of the structure architecturally or in height in order to mount antennas. Staff is supportive of this request since the lattice tower is an existing structure and currently supports another cellular carrier.

Design Guidelines

The design guidelines for telecommunication facilities include the following:

- a. *Carriers should consider siting as much as possible on existing infrastructure such as highway structures, transmission towers/poles, light standards, etc.* Staff finds that the current proposal locates the cellular facility on a modified, existing lattice tower.
- b. *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 (ie wood, metal, palm/pine tree). Also carriers should consider using "close proximity/bi-polar or tight antenna arrays" configurations on monopoles instead of "traditional top hat" antenna arrays.* Staff finds that the current proposal would locate tight array antennas on the lattice tower and would adequately match the existing structure.
- c. *Monopoles would be painted to match either the sky line (dull matte gray) or other prevalent architectural or natural features (ie trees).* Staff finds that the existing lattice tower is dull matte gray and the antennas have been conditioned to match the existing structure.
- d. *Carriers should include landscaping in proposals to better screen equipment on building or cabinets.* Staff finds that the proposed 12 by 12 foot equipment area has been conditioned to be screened with fencing.
- e. *Carriers should locate all equipment shelters or cabinets to the rear of existing buildings away from streetscape view.* Staff finds that the proposed equipment shelter has been setback from the public street to minimize visibility.

The purpose of the design guidelines for telecommunications facilities is to ensure that the project coordinates and complements the existing design of the site and minimizes the impact of the facility with the existing site as well as the surrounding sites.

Land Use

Per the Zoning Code (Section 17.24.050, footnote 58), a Planning Commission Special Permit shall be required to increase the height of a lattice tower and add antenna and

related equipment. (An exception to the Special Permit requirement is for locating on high voltage electrical transmission towers). The proposal is to locate cellular facilities on a lattice tower that is no longer considered to be a high voltage electrical transmission tower because the lines have been decommissioned, and therefore the project requires a Planning Commission Special Permit.

Adjacent Properties

The properties to the east are zoned Multifamily (R-3A SPD) and are vacant or developed with single family homes. The parcel to the north is zoned General Commercial (C-2 SPD) and is developed with a motel and fast food restaurant. The parcels to the south are zoned Heavy Industrial (M-2 SPD) and is developed with the City's Water Treatment Facility. Interstate 5 is located to the west of the subject site.

The location of the proposed facility is approximately 650 feet away from nearest developed residential property.

Site/Facility Design

The proposal consists of a 12 foot extension on top of an existing 114 foot high lattice tower and installation of four panel antennas for MetroPCS. The applicant submitted propagation maps (see Attachment 4 and 5) showing prior network coverage and with the coverage with the new facility. Photos of the facility have also been included in this report as Exhibits I and J. Staff supports the request for additional height because it is not visually obtrusive to the surrounding properties and the facilities are utilizing an existing structure.

The equipment area will be 12 feet by 12 feet (144 square feet) on a proposed concrete pad within the footprint of the lattice tower. The equipment area can be accessed by a paved access road from Bannon Street. The lease area will be enclosed by a 6 foot tall wood fence. All Federal Communications Commission (FCC) rules, regulations, and standards will be met for the proposed antennas and telecommunication facilities.

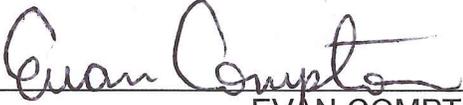
Findings of Fact

In evaluating special permit proposals of this type, the Planning Commission is required to make the following findings:

1. The project, as conditioned, is based upon sound principles of land use in that there is an existing lattice tower on the property and the proposal is consistent with the siting and design guideline policies that encourage collocating on an existing structure;
2. The project will not be detrimental to the public health, safety, and welfare, and will not result in the creation of a public nuisance, in that the project, as conditioned, will not be visually obtrusive to surrounding properties;

3. The project is consistent with the General Plan which designates the site as Urban Center Low.

Conclusion: Staff recommends approval of the project since the proposal is consistent with the siting and design guideline policies that encourage collocating on an existing structure and the proposed facility will not be visually obtrusive to surrounding properties.

Respectfully submitted by: 
EVAN COMPTON
Associate Planner

Approved by:


STACIA COSGROVE
Senior Planner

Recommendation Approved:

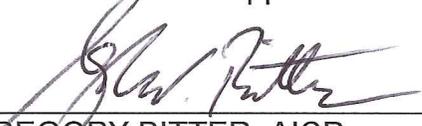

GREGORY BITTER, AICP
Principal Planner

Table of Contents:

Attachment 1	Recommended Findings and Conditions	9
Exhibit A	Cover Sheet	11
Exhibit B	Plot Plan and Site Topography	12
Exhibit C	Site Plan	13
Exhibit D	Elevation	14
Exhibit E	Details	15
Exhibit F	Electrical Sheet (1 of 2)	16
Exhibit G	Electrical Sheet (2 of 2)	17
Exhibit H	Grounding Sheet	18
Exhibit I	Site Photo	19
Exhibit J	Close Up Photo of Antennas	20
Attachment 2	Land Use & Zoning Map	21
Attachment 3	Aerial Map	22
Attachment 4	Coverage Map Before Installation of Proposal	23
Attachment 5	Coverage Map After Installation of Proposal	24

Attachment 1
Proposed Findings of Fact and Conditions of Approval
Bannon Street Cellular Facility (P12-017)
216 Bannon Street

Findings Of Fact

- A. Environmental Determination:** 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 15301 Existing Facilities** of the California Environmental Quality Act because it involves negligible or no expansion of an existing use.
- B. The Special Permit** to allow a 12 foot tower extension on an existing 114 foot lattice tower to locate four new antenna panels for a cellular facility in the General Commercial (C-2 SPD) zone and located in the River District Special Planning District is approved subject to the following Findings of Fact:
1. The project, as conditioned, is based upon sound principles of land use in that there is an existing lattice tower on the property and the proposal is consistent with the siting and design guideline policies that encourage collocating on an existing structure;
 2. The project will not be detrimental to the public health, safety, and welfare, and will not result in the creation of a public nuisance, in that the project, as conditioned, will not be visually obtrusive to surrounding properties;
 3. The project is consistent with the General Plan which designates the site as Urban Center Low.

Conditions Of Approval

The **Special Permit** to allow a 12 foot tower extension on an existing 114 foot lattice tower to locate four new antenna panels for a cellular facility in the General Commercial (C-2 SPD) zone and located in the River District Special Planning District is **approved** subject to the following conditions of approval:

Planning

1. The project shall conform to the approved plans as shown on the attached exhibits unless otherwise noted below. Any additional antennas may require a modification of the Special Permit. [Four antenna panels are approved.]

2. The overall height of the facility shall not exceed 126 feet. Any additional changes, additions, or modifications shall require Planning review and approval.
3. Should the antennas be discontinued for wireless services, the applicant or successors shall remove the antennas and related equipment within six months of termination.
4. The antenna panels shall be painted dull matte gray to match the existing lattice tower.
5. The ground equipment shall be screened with fencing as shown on the approved plans.
6. The applicant shall inspect the site at least once a quarter to ensure the site is maintained. The applicant shall make repairs to any fence or equipment damage discovered from the quarterly (or more frequent) inspections.

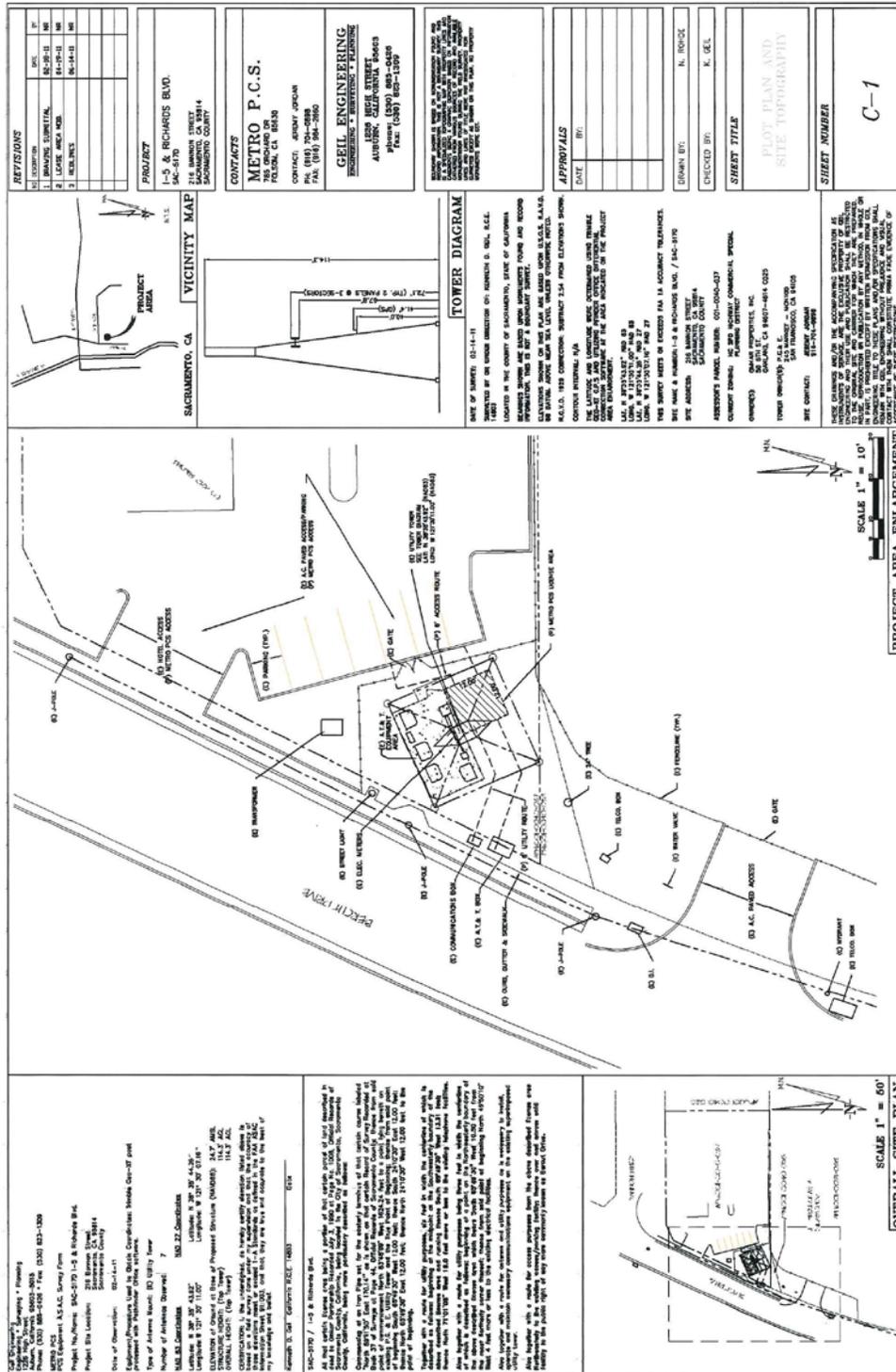
Fire

7. Knox access to the equipment enclosure shall be provided to the satisfaction of the Fire Department.

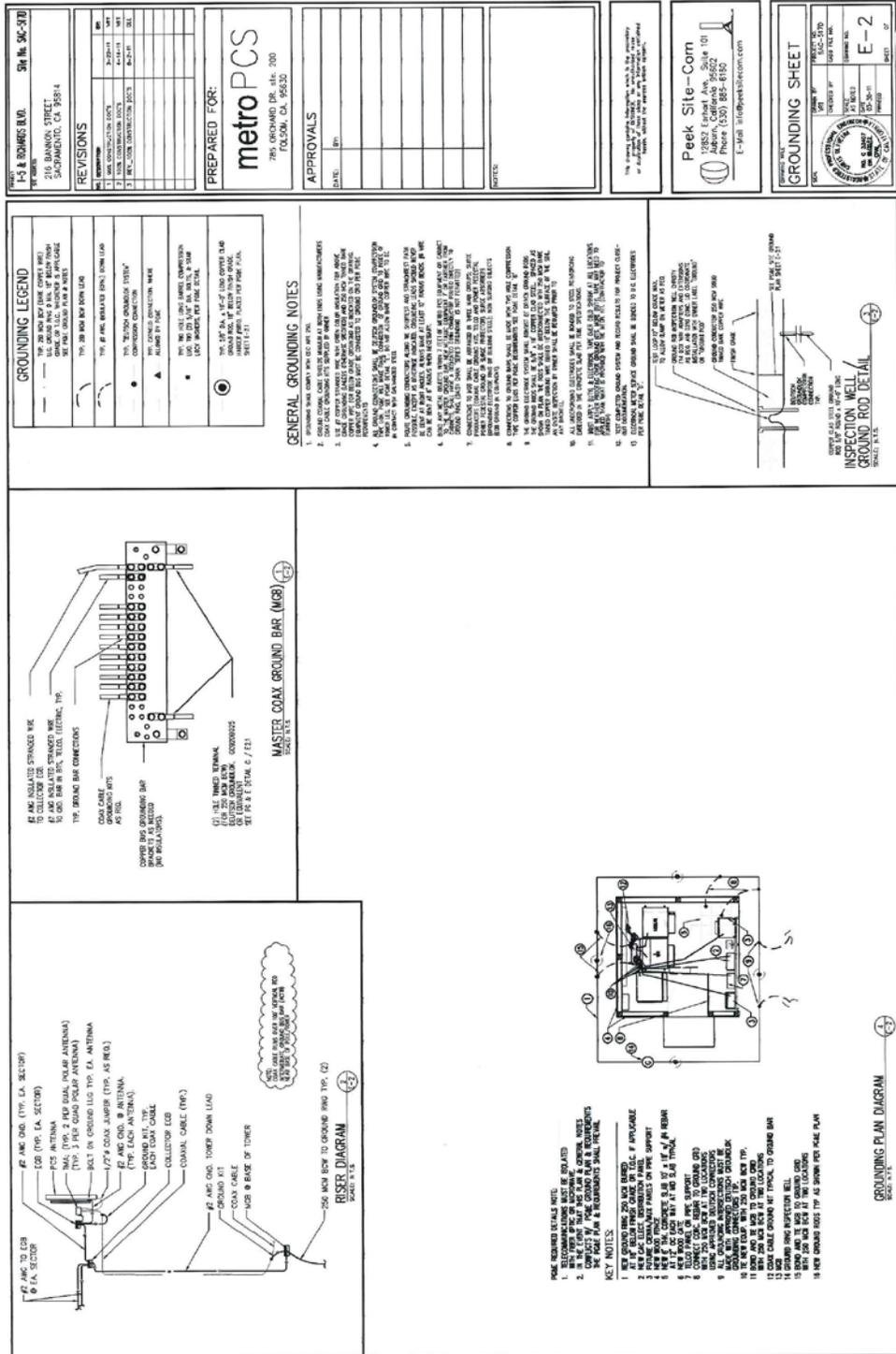
Advisory Notes Only

ADV1. A signed copy of the Affidavit of Zoning Code Development Standards, a signed copy of all pages in the Record of Decision of P12-017, shall be scanned and inserted as a general sheet(s) in the plan set for the building department submittal associated with this project.

Exhibit B: Plot Plan and Site Topography



P12-017
MAY 11, 2012



P12-017
MAY 11, 2012

GROUNDING SHEET

DATE: 5/11/12
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET: E-2 OF 2

Peek Site - Com

12852 Eshel Ave., Suite 101
Alhambra, California 91802
Phone: (626) 882-6155
E-Mail: info@peeksite.com

PREPARED FOR:

metro PCS

789 ORCHARD DR. 4th. 200
FOLSOM, CA. 95630

APPROVALS

DATE: [] BY: []

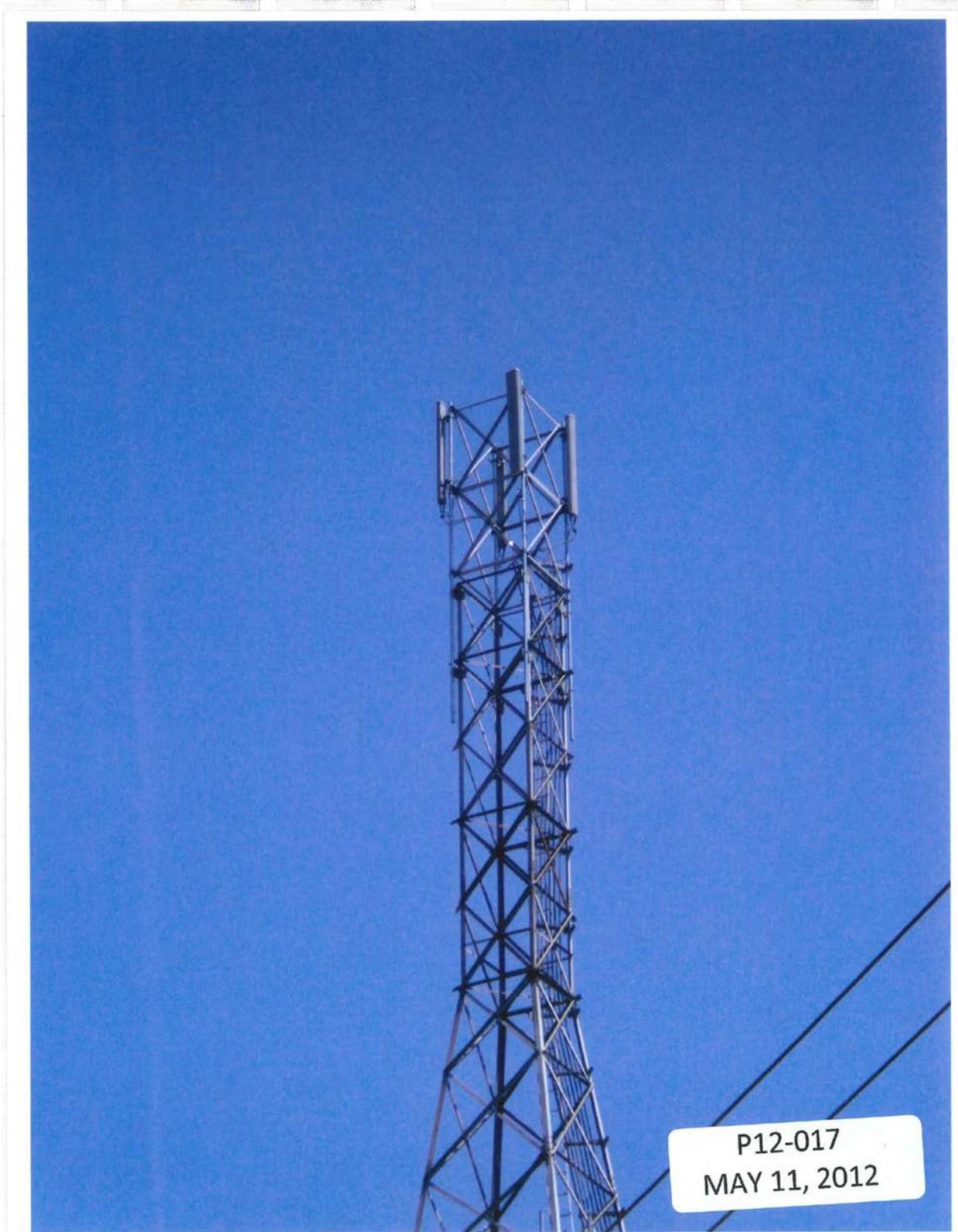
REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUE	5/11/12	[Name]
2	REVISED	5/11/12	[Name]

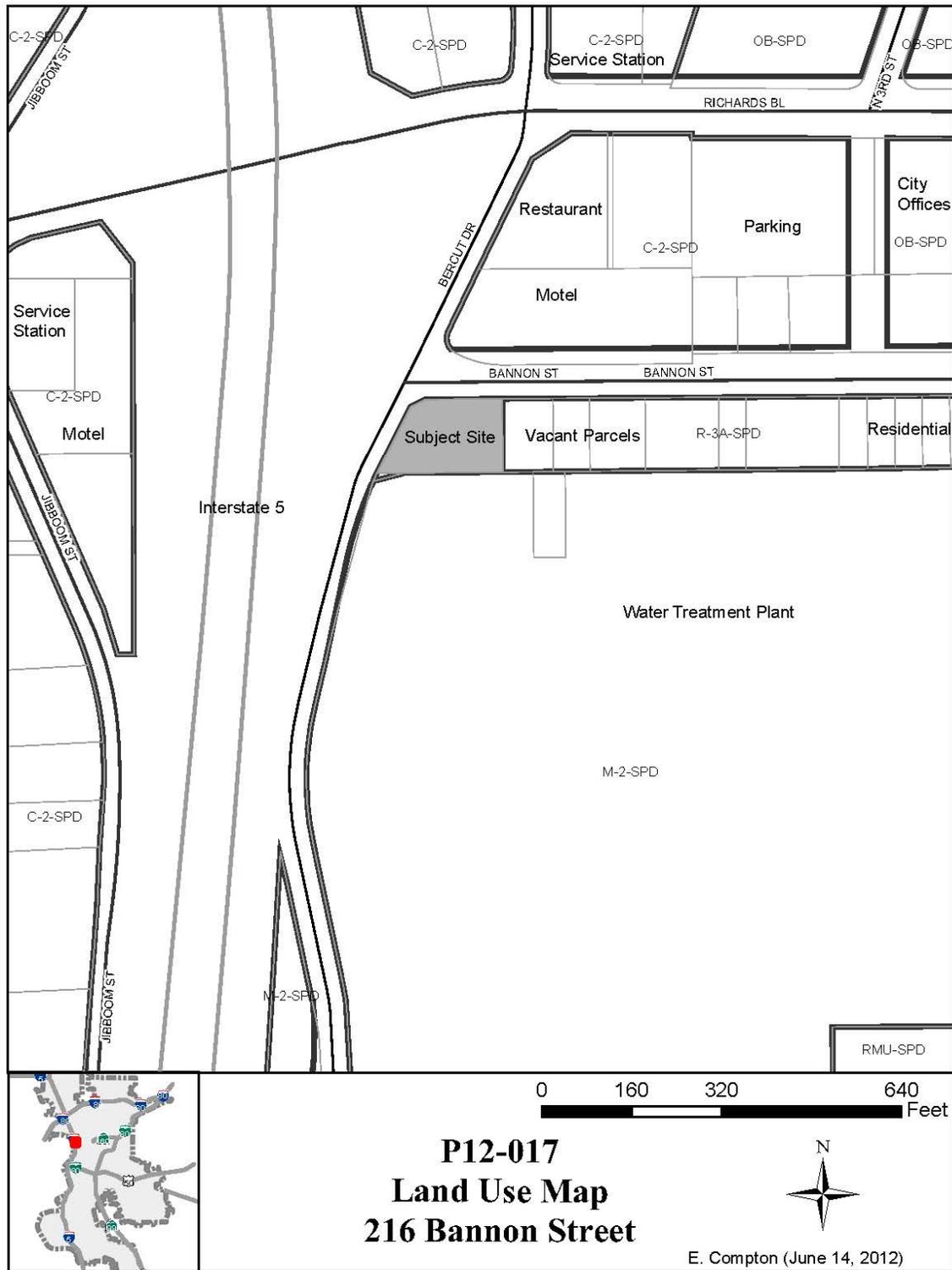
Exhibit I: Site Photo



Exhibit J: Close Up Photo of Antennas



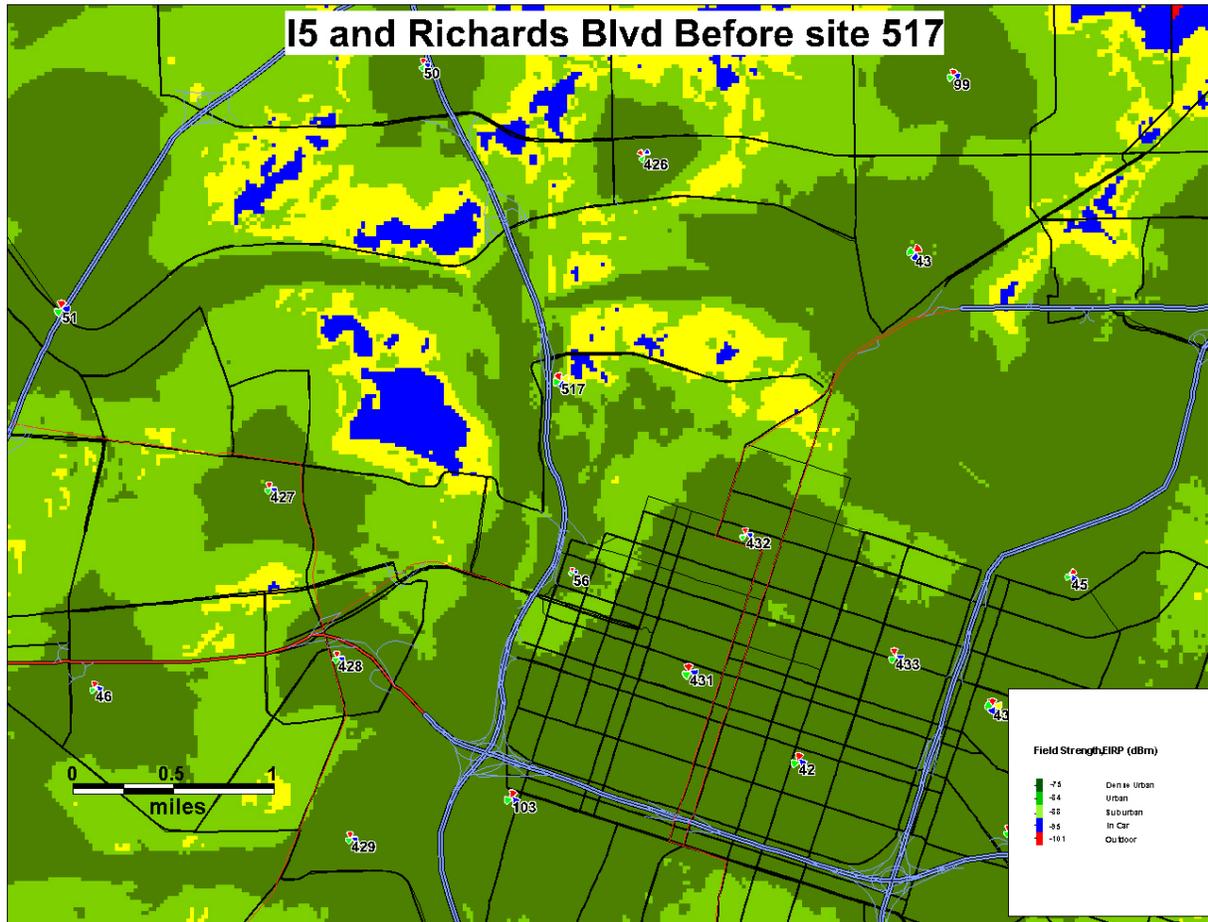
Attachment 2: Land Use and Zoning Map



Attachment 3: Aerial Map



Attachment 4: Coverage Maps Before Installation of Proposal



Attachment 5: Coverage Maps After Installation of Proposal

