

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING December 8, 2005

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ITEM IV-C: CONDITIONAL USE PERMIT – 951 PLEASANT GROVE BOULEVARD – NCRSP PARCEL 21A – FILE# CUP-000011

REQUEST

The applicant requests approval of a Conditional Use Permit to increase the height of an existing 132 foot PG&E transmission tower to 142 feet, and to construct a 220 square foot, 10 foot tall Verizon equipment shelter. The Zoning Ordinance requires approval of a Conditional Use Permit for the increased tower height and for equipment shelters larger than 160 square feet in size and/or greater than six (6) feet in height.

Applicant – Brad Kortick, EPIC Wireless Group Property Owner – Terry Furmanek, Pleasant Grove Investors, Inc.

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission take the following actions:

- A. Adopt the three findings of fact for the Conditional Use Permit; and
- B. Approve the Conditional Use Permit with ten (10) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues. The applicant has reviewed the recommendations and is in agreement with all conditions of approval.

BACKGROUND

The subject property is located within the Pleasant Grove Retail Center on Parcel 21A of the North Central Roseville Specific Plan (NCRSP) (Attachment 1). The center consists of seven buildings totaling 49,500 square feet with associated site improvements including parking lots, landscaping, and lighting. Several of the buildings and site improvements are presently under construction. An existing 132 foot high PG&E tower is located on the east portion of the Pleasant Grove Retail Center, adjacent to the Open Space (Attachment 2). The PG&E transmission tower also serves as a support structure for existing Verizon Wireless telecommunications antennas.

SITE INFORMATION

Location: 971 Pleasant Grove Boulevard, NCRSP Parcel 21A, APN 363-020-042

Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the Harding Neighborhood (32), which does not have an active neighborhood association. To date, the Planning & Redevelopment Department has not received any inquires or comments regarding the project.

Total Size: The total PG&E leased area is 18' X 30' (540 square feet).

Site Access: Access is provided off Pleasant Grove Boulevard, through the commercial project, to the equipment shelter site.

Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Community Commercial, CC	Community Commercial, CC	Under Construction (Pleasant Grove Retail Center)
North	Business Professional, BP	Business Professional, BP	Office Building
South	Open Space, OS/ Attached Housing, R-3	Open Space, OS/ High Density Residential, HDR 17.5	Highland Creek Apartments
East	Public/ Quasi-Public, P/QP/ OS	Public/Quasi-Public, P/QP/ OS	Future Fire Station Site
West	R-3/ OS	Medium Density Residential, MDR 9.4/ OS	Vacant

EVALUATION

The current request is to allow Verizon Wireless to locate twelve 8 foot antennas atop the existing PG&E transmission tower. The proposed antennas with the PG&E "tophat" will increase the height of the tower from 132 feet to 142 feet.

Additionally, a 220 square foot, 10 foot tall, pre-fabricated Verizon equipment shelter will be constructed within the footprint of the tower. The architecture of the equipment shelter will match the surrounding buildings by incorporating a tan stucco finish. A six foot high wooden fence is also proposed to secure and to screen the equipment cabinets located on the outside of the building. A detailed project description is included as Exhibit D. The Zoning Ordinance requires approval of a Conditional Use Permit for increased tower height and equipment shelters larger than 160 square feet in size and/or greater than six (6) feet in height.

The following standards from Zoning Ordinance Section 19.34.030 apply to all telecommunication facilities:

1. Building mounted antennas are encouraged, provided that the wireless communication facility is compatible with the building design and does not negatively impact the surrounding area.

No building mounted antennas are proposed; the proposed Verizon equipment shelter will match the surrounding buildings and will not have any negative impacts on the surrounding area.

2. Where building mounting is not possible, an attempt should be made to screen new monopoles from public view and to co-locate new antennas on existing monopoles.

The proposed antennas will be co-located on an existing PG&E transmission tower. Because there are existing antennas on the tower the new antennas will increase the height of the tower from 132 feet to 142 feet. The City encourages co-locating antennas on existing towers wherever possible.

3. In order to minimize overall visual impact, wireless communication facilities should be designed to promote facility and site sharing.

See response to Standards #1 and #2.

4. No facility should be installed on an exposed ridgeline, in or at a location readily visible from a public trail or other recreation area, or scenic area unless it is satisfactorily screened or made to appear as a natural environmental feature.

The proposed antennas and equipment shelter are proposed to be placed on an existing power line tower and will not further impact existing views.

5. Wireless communication facilities should be painted color(s), which are most compatible with their surroundings.

Condition 10 requires the equipment shelter to have a tan stucco finish. The applicant is in agreement with this condition.

6. Innovative design should be used whenever the screening potential for the site is low. For example, designing structures, which are compatible with surrounding architecture, or appear as a natural environmental feature, could help mitigate the visual impact of a facility.

A 6-foot tall wooden fence will partially screen the proposed equipment shelter. Additionally, the stucco finish will match the surrounding architecture. Staff believes that the distance of the equipment from the adjacent properties, combined with the wooden fence, will provide sufficient visual screening.

7. Wireless communication facilities and all other equipment, such as emergency generators and air conditioners, must be designed to be consistent with the City noise standards when in proximity to sensitive receptors.

The site is surrounded by commercial and open space land uses. The nearest sensitive receptors (residential units) are over 500 feet away (Highland Creek Apartments). The applicant indicates that the equipment will generate minimal noise output, comparable to a household refrigerator. The fence surrounding the equipment shelter will further attenuate noise generated by the facility.

8. A professional telecommunications expert shall perform an evaluation of the radio frequency certifying that the frequency levels meet Federal standards and that the facility will not interfere with the City's or other public entities emergency broadcast systems.

Prior to the placement and operation of any equipment on the site, the applicant shall submit a radio frequency evaluation to determine that interference to the City's transmitters/receivers will not occur. **Condition 8** reflects this requirement.

9. Telecommunication Facilities located on a lot adjacent to a residential zone district shall be set back from the residential zone by two (2) feet for each one (1) foot of total height. The required setback shall be measured at its widest potential position.

The proposed facility is located over 500 feet away from the nearest residential land use.

Section 19.78.060(A) of the Zoning Ordinance requires that three (3) findings be made in order to approve a Conditional Use Permit. The required findings are listed below in **bold italics**, followed by an evaluation.

1. The proposed use is consistent with the City of Roseville General Plan and the North Central Roseville Specific Plan.

The proposed antenna panels and equipment shelter will be designed and constructed in a manner consistent with adopted land use policies and design guidelines to the extent possible. The existing power line tower and new telecommunication facilities are consistent with the General Plan.

2. The proposed use conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.

Telecommunication Facilities are allowed in all zoning districts subject to conformance with general standards. The pertinent standard is that equipment shelter should be designed to promote facility and site sharing, in order to minimize visual impacts. The intent is that by sharing facilities, fewer visual impacts will result. Transmission towers are increasingly being used for collocating telecommunications antennas, which minimizes the need for new towers and does not detract from the existing appearance. In addition, the proposed equipment shelter conforms to the standards of Chapter 19.34, as noted in the staff report discussion above.

3. The location, size, design and operating characteristics of the proposed use is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

Staff has reviewed the plans and concluded that the location, size, design and operating characteristics of the antenna panels and proposed equipment shelter will be compatible with the area. The proposed facilities will not adversely affect or be materially detrimental to the public health, safety or welfare, and will not be detrimental or injurious to public or private property or improvements.

SUMMARY / CONCLUSION

Based on the evaluations above, staff believes that the Planning Commission can make the required findings and approve the Conditional Use Permit.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, which exempts construction or conversion of small structures.

RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission take the following actions:

- A. Adopt the three findings of fact as stated in the Staff Report for the Conditional Use Permit 951 Pleasant Grove NCRSP Parcel 21A File # CUP-000011; and
- B. Approve the Conditional Use Permit 951 Pleasant Grove NCRSP Parcel 21A File # CUP-000011 with ten (10) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #CUP-000011

- 1. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning)
- 2. This permit shall be valid for a period of two (2) years from this date and shall expire on **December 8, 2007**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than one year from **December 8, 2007**. (Planning)
- 3. Exterior walls and openings shall be protected as required by Table 5A with regard to building location to property lines. This is in reference to the east property line and the building wall with

the a/c units. This wall will need to be located a minimum of ten feet from the property line. (Building)

- 4. Electric service will originate from the service box near the existing Tesco metered pedestal. A new metered pedestal shall be installed near the existing one. (Building)
- 5. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by this permit, including all conditions of approval. (Building)
- 6. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), California Title 24 and the American with Disabilities Act ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
- 7. Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and National Fire Codes. Prior to improvement/building plan approval, the applicant shall submit an application for a hazardous materials permit (including names and amounts of any hazardous materials), if they are to be stored or used, to the Bureau of Fire Prevention for review and approval. (Fire)
- 8. Prior to improvement/building plan approval, the applicant shall provide radio coverage documentation indicating that this cellular facility will not interfere with public safety amplification signals to the satisfaction of the City. (Fire)
- 9. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
- 10. The equipment shelter shall match the architecture of the surrounding buildings by incorporating a tan stucco finish.

Attachments

- 1. Vicinity Map
- 2. Aerial Photo
- 3. Photo Simulation

Exhibits

- A. Site Plan
- B. Site Plan 1.1
- C. Elevations
- D. Project Description

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing.