

CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING February 10, 2005

Prepared by: Steve Lindbeck, Associate Planner

<u>ITEM IV-D:</u> CONDITIONAL USE PERMIT – 1893 TAYLOR RD – NERSP PARCEL 17, TELECOMMUNICATIONS TOWER HEIGHT INCREASE – FILE# CUP 04-09

REQUEST

The applicant requests approval of a Conditional Use Permit to increase the height of an existing 160 foot high public utility tower to 168 feet and to relocate an existing cellular antenna on the new extension. The Zoning Ordinance requires approval of a Conditional Use Permit for telecommunications towers greater than 60 feet in height.

Applicant – Ringo Guzati, Surewest Wireless Tower Owner – Sacramento Municipal Utility District (SMUD) Parcel Owner – Roseville Golfland, Ltd.

SUMMARY RECOMMENDATION

The Planning 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 five (5) 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.

SITE INFORMATION

Location: 1893 Taylor Road, on the southwest corner of Taylor Road and East Roseville Parkway, Parcel 17 of the Northeast Roseville Specific Plan (NERSP) (Attachment 1).

Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the East Roseville Parkway Neighborhood (34), which does not have an active neighborhood association. No comments have been received in response to this application.

Adjacent Zoning and Land Use

	Zoning	General Plan Land Use	Actual Use Of Property
Site	Community Commercial, CC	Community Commercial, CC	Utility Tower
North	CC	CC	Golfland Sunsplash
East	Open Space, OS & CC	Open Space, OS & CC	Open Space & Service Station
South	CC	CC	Brookfield's
West	OS	OS	Interstate 80/ Open Space

EVALUATION

An existing 160 foot high SMUD tower is located on the west side of the Golfland parking lot, approximately 25 feet from the Interstate 80 right-of-way (Exhibit A). The high voltage transmission tower also serves as the support structure for Surewest Wireless telecommunications antennae. Surewest proposes to relocate one these antennae from its current position at 72 feet above grade to a higher position at 168 feet in order to improve service coverage in the hilly terrain along Secret Ravine and beyond. The proposed antenna mount will be in the form of a tower extension fabricated to SMUD's standards and bolted atop the existing tower. The extension will increase the height of the tower from 160 feet to 168 feet. The Zoning Ordinance requires a Conditional Use Permit for all telecommunications towers/facilities exceeding 60 feet in height.

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 Northeast Roseville Specific Plan.

Telecommunication facilities are allowed in every land use designation as a public service.

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

Telecommunications facilities are allowed in all zoning districts subject to conformance with general standards. The pertinent standard is that telecommunications facilities should be designed to promote facility and site sharing, in order to minimize visual impacts. The intent is that by sharing towers, fewer towers need to be constructed, resulting in fewer visual impacts.

Existing power line towers are increasingly being used for placing telecommunications antennae, which minimizes the need for new towers and does not detract from the existing appearance. In this case, the existing SMUD tower already supports Surewest facilities and the proposed tower extension will be a minor alteration of the existing structure, consistent with the standards of the Zoning Ordinance.

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.

The location and size of the tower height extension will be minor compared to the existing structure and most persons would not notice it. The design and operating characteristics of the project will not affect the health, safety or welfare of persons and businesses in the area.

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 15301, which exempts the minor alteration of existing facilities.

RECOMMENDATION

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

- A. Adopt the three findings of fact as stated in the staff for the Conditional Use Permit 1893 Taylor Rd NERSP Parcel 17, Telecommunications Tower Height Increase File # CUP 04-09; and
- B. Approve the Conditional Use Permit 1893 Taylor Rd NERSP Parcel 17, Telecommunications Tower Height Increase File # CUP 04-09 with five (5) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #CUP 04-09

- 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 **February 10**, **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 **February 10**, **2007**. (Planning)
- 3. 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)
- 4. 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)
- 5. 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)

ATTACHMENTS

EXHIBITS

- 1. Vicinity Map
- 2. Aerial Photograph

- A. Topographic Survey
- B. Site Plan
- C. Enlarged Plan
- D. Elevations

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.