



CITY OF ROSEVILLE
PLANNING DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING February 10, 2005
 Prepared by: Michael Isom, Associate Planner

ITEM IV-C: CONDITIONAL USE PERMIT – 910 GALLERIA BOULEVARD (NCRSP PARCEL 63 – NEXTEL WIRELESS CO-LOCATION FACILITY) - FILE # CUP 04-11

REQUEST

The applicant requests approval of a Conditional Use Permit to construct a Nextel wireless communication equipment shelter greater than six (6) feet in height. The Zoning Ordinance requires approval of a Conditional Use Permit for equipment shelters greater than six (6) feet in height.

Applicant - Karen Avery, Tetra-Tech
 Owner – Pacific Gas & Electric

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the three (3) findings of fact for the Conditional Use Permit; and
- B. Approve the Conditional Use Permit with seven (7) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The subject property is located at 910 Galleria Boulevard, approximately 1,000 feet to the southeast of the Roseville Parkway/Galleria Boulevard intersection (see Vicinity Map and Aerial Photo – Attachments 1 and 2). The property is owned by Pacific Gas and Electric, is zoned General Commercial (M2), and is currently vacant. Multiple high-tension power lines traverse the property (with associated towers), and a PG&E substation is situated on the southern portion of the lot.

Surrounding Uses: The zoning, land use and actual use of adjacent properties is described in the table below:

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE OF PROPERTY
On-Site	General Industrial (M2)	Public/Quasi Public	PG&E Substation, powerlines
North	Community Commercial / Special Area - NCRSP (CC/SA-NC)	Community Commercial (CC)	Creekside Plaza under construction
South	M2	Industrial (IND)	Vacant / Open Space Uses
East	M2	Open Space (OS)	Vacant / Open Space
West	M2 (across Galleria Bl)	Transfer Station	Berry Street Mall (landfill)

Nextel Wireless is proposing to mount up to twelve (12) antennae panels on one of the existing PG&E power line towers on the property. Associated ground-mounted equipment cabinets would be placed within the footprint of the existing tower. The proposed 9.5-foot tall equipment cabinet is 133 square feet and will be secured by a 7-foot tall wooden fence (see Exhibit A). Verizon Wireless also utilizes the tower for antennae panels and occupies the remaining portion of the tower footprint with an existing equipment cabinet and fence.

Initially, six 96" long antennas will be mounted in various locations on the tower. The panels will eventually be replaced with twelve (12) 48" long antennas as demand warrants. The panels are approximately 7" wide, and 8" deep. The proposed Nextel antennas would be located below the existing Verizon antennas, and below the top of the transmission tower (see Exhibit B).

The new facility augments the existing Nextel cellular network and this location is needed to improve service capacity for the Galleria Mall and Roseville Parkway corridor. A detailed project description is included as Exhibit C.

EVALUATION

The Zoning Ordinance establishes standards for the placement of telecommunications facilities in all zoning districts (Chapter 19.34). In summary: 1) new telecom facilities conforming to certain criteria are exempt from a permit when located on an existing tower or building; 2) new telecom facilities conforming to other criteria (including new locations) may be approved by an Administrative Permit; and 3) new telecom facilities that do not conform to these criteria may be approved by a Conditional Use Permit.

This application falls within the third category. The antennae panels will be mounted on an existing tower, which is exempt from permit requirements (RMC 19.34.020.B.1). Section 19.34.020.B. also exempts equipment shelters/cabinets from permit requirements provided they are less than 160 square feet in size and less than six (6) feet in height. The proposed equipment cabinet is less than the 160 square foot requirement; however, it exceeds the six (6) foot height requirement. The applicant indicates that Nextel's equipment cabinets are taller because they are designed to allow maintenance personnel to stand while working on the equipment inside.

The Zoning Ordinance does not permit equipment shelters/cabinets taller than six (6) feet to be approved administratively. Instead, such requests must be reviewed and approved by the Planning Commission through a Conditional Use Permit.

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.***

Not applicable (no building mounted antennas proposed).

- 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 with another wireless service provider (Verizon), which complies with this standard. The City encourages co-locating antennas on existing towers wherever feasible.

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

See response to Standard #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 tower and equipment shelter/cabinet are not visible from these sensitive locations, satisfying this standard.

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

Condition 1a requires the antenna panels and all visible appurtenances to be painted a uniform low-gloss medium gray color or alternative acceptable to the Planning Department. 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 7-foot tall wooden fence will screen the proposed equipment shelter/cabinet. The existing Verizon equipment is also enclosed by a seven (7) foot tall wooden fence. To ensure consistency between the existing and proposed fences, the existing Verizon fence will be removed and a new enhanced wooden fence will be constructed around both equipment shelters. The new fence will consist of overlapping boards with a top and bottom rail, and will be stained or water sealed to the satisfaction of the Planning Department. **Condition #1b** addresses the enhanced fence requirement. The applicant is in agreement with this condition. Staff believes that the distance of the equipment from the roadways, combined with the wooden fence, will provide sufficient visual screening.

A photo simulation of the proposed equipment cabinet, fence, and antennas is provided as Attachment 3.

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 completely surrounded by commercial and industrial land uses. The nearest sensitive receptors (residential units) are over 2,000 feet away (Vintage Oaks). The applicant indicates that the equipment will generate minimal noise output, comparable to a household refrigerator. The fence surrounding the ground-mounted equipment should sufficiently block any residual noise.

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 6** 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 2,000 feet away from the nearest residential land use.

Section 19.78.060.A of the City of Roseville Zoning Ordinance requires that three findings are made to approve a Conditional Use Permit. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

1. The proposed use is consistent with the City of Roseville General Plan.

The proposed telecommunications facility will be designed and constructed in a manner consistent with adopted land use policies and design guidelines to the extent feasible. The facility is allowed in all zoning districts. The facility is consistent with the General Plan.

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

The proposed telecommunication facility 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 proposed telecommunications facility will be compatible with the area. The proposed telecommunication facility 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.

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 (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 report for the CONDITIONAL USE PERMIT - 910 GALLERIA BOULEVARD (NCRSP PARCEL 63 –NEXTEL WIRELESS CO-LOCATION FACILITY) - FILE # CUP 04-11; and
- B. Approve the CONDITIONAL USE PERMIT - 910 GALLERIA BOULEVARD (NCRSP PARCEL 63 – NEXTEL WIRELESS CO-LOCATION FACILITY) - FILE # CUP 04-11 subject to seven (7) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP 04-11)

1. The project is approved as shown in Exhibits A - B and as conditioned or modified below.

- a. The antenna panels and all visible appurtenances shall be painted and maintained a uniform low-gloss medium gray color or acceptable alternative. (Planning)
- b. The equipment shelter/cabinet shall be screened by a minimum 7-foot tall enhanced wooden fence consisting of overlapping boards with a top and bottom rail. The fence shall be stained or water sealed to the satisfaction of the Planning Department. The existing wooden fence surrounding the Verizon equipment cabinet shall be removed and replaced with an enhanced wooden fence matching the new fence required for the Nextel equipment. (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. 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)
6. 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)
7. 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

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

EXHIBITS

- A. Site Plan
- B. Elevations
- C. Description of Use

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee 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.