

ITEM V-A : **CONDITIONAL USE PERMIT – 2150 BLUE OAKS BL – SIGNATURE CELL TOWER – FILE# 2006PL-054 (CUP-000024)**

REQUEST

The applicant requests approval of a Conditional Use Permit to construct a 107-foot tall monopole (pine) with antenna panels for four cellular carriers and install a 10-foot high, 230 square foot cellular equipment shelter and equipment cabinets for multiple carriers. The applicant also requests approval to construct a 10-foot high, 3,784 square foot enclosure to house the cellular equipment shelters.

Applicant – SureWest Wireless – Larry Houghtby
Property Owner – Signature Properties – Dmitry Semenov

SUMMARY RECOMMENDATION

At the Planning Commission Meeting on September 14, 2006, the consensus of the Commission was to approve the Conditional Use Permit for the proposed cellular tower, in a “monopole” design (not a “monopine” design, as proposed). Since the necessary environmental documentation had not been prepared, the Commission could not take action to approve the tower, but requested staff to prepare the necessary environmental documents for approval of a 107’ monopole. In accordance with the Commission’s request, a Negative Declaration (Exhibit A) has been prepared. Based on the Commission’s discussion at the September 14, 2006 Planning Commission meeting, the Planning & Redevelopment Department recommends that the Planning Commission take the following actions:

- A. Adopt the Negative Declaration
- B. Adopt the three findings of fact for approval of the Conditional Use Permit; and
- C. Approve the Conditional Use Permit.

SUMMARY OF OUTSTANDING ISSUES

The Commission has discretion to consider either the monopole, or monopine. The staff recommendation is to approve the monopole as directed by Commission majority at the last meeting.

A nearby resident has expressed concern about the proposed tower and is opposed to the 107-foot height. Staff has been contacted via telephone and email (Attachment 3), and has provided information to the concerned resident about the project.

BACKGROUND

At the Planning Commission meeting on September 14, 2006, the Commission held a public hearing on the request for a Conditional Use Permit to allow construction of a 107-foot tall monopine cellular tower. The item was continued to allow Planning and Redevelopment staff to prepare the necessary environmental document for CEQA compliance. The Commission discussed design options for the tower (monopine or monopole) and the consensus on the design was for a monopole.

Staff has re-noticed the project, and to date has been contacted, as discussed above, about the height of the proposed tower. The original Staff Report has been included as Attachment 2 for the Commission’s review.

SUMMARY / CONCLUSION

As requested by the Planning Commission on September 14, 2006, staff has prepared the Negative Declaration for a 107' monopole (Exhibit A).

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration (Exhibit A) have been prepared for this project. In accordance with California Environmental Quality Act (CEQA) Guidelines, the Initial Study and Negative Declaration were prepared using previous environmental documents for the City's General Plan and the West Roseville Specific Plan (WRSP). Based on the results of the Initial Study, the appropriate environmental document for the project is a Negative Declaration. The Negative Declaration was posted for a 20-day public review and comment period, which closes on October 26, 2006.

RECOMMENDATION

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

- A. Adopt the Negative Declaration (Exhibit A)
- B. Adopt the three findings of fact as stated below for the CONDITIONAL USE PERMIT – 2150 BLUE OAKS BOULEVARD (WRSP PCL F-30 – SIGNATURE CELL TOWER) – FILE # 2006PL-054 (CUP-000024);
 1. *The proposed use is consistent with the General Plan and the WRSP.*
 2. *The proposed use conforms with all applicable standards and requirements of the Zoning Ordinance.*
 3. *The location, size, design and operating characteristics of a 107' tall monopole is compatible with and will 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.*
- C. Approve the CONDITIONAL USE PERMIT with the fifteen (15) Conditions of approval listed below, for construction of a 107-foot monopole, with equipment cabinets, equipment shelter, enclosure and related site improvements, including landscaping.

CONDITIONS OF APPROVAL FOR CUP-000024

1. The project is approved as shown in Exhibits A – I, 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 **October 26, 2008**. 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 **October 26, 2008**. (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. Prior to, or at the time of submittal for a building permit, landscape plans shall be submitted to the Planning & Redevelopment Department for review. Landscape plans shall be in accordance with Community Design Guidelines and the West Roseville Specific Plan. Landscape Plan must be approved by the Planning & Redevelopment Department prior to issuance of building permits. (Planning)
6. 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)
7. The tower and all its antennae and appurtenances shall be maintained in a medium non-reflective gray color. (Planning)
8. All antennae attached to the tower shall be mounted as close as possible to the tower as a means of reducing the visual impacts of the structure. (Planning)
9. An updated frequency evaluation shall be submitted to the Planning & Redevelopment Department prior to the establishment of any new service to demonstrate the frequencies will not interfere with the City's emergency broadcast services. (Planning)
10. The tower shall be designed to support antennae for additional carriers and shall be made available for lease to other carriers. (Planning)
11. Specify current, voltage, and phase of service along with number and size of conductors from transformer to meter. A new transformer shall be placed at the discretion of the Electric Department. The meter room shall be outside accessible by either providing a door with knock box or placing the meter on the outside of the masonry wall. A ¾" conduit with 2 pair phone line shall be designated from meter section of switchboard to the telephone switchboard. If a generator is shown it will be designated as a break-before-make type. One main breaker shall be provided that can shut off the entire panel. (Electric)
12. Developer shall address all interference and safety issues resulting from installation of high power microwave antennas in proximity to the Electric substation where electronic equipment and personnel will be in close proximity. Developer shall satisfy Roseville Electric in writing that antennas will have no effect on City electronic equipment and pose no health hazard to Electric Department. (Electric)
13. Developer shall pay all costs associated with establishing electrical service to this site, as designed by Roseville Electric. (Electric)
14. The applicant shall provide radio coverage documentation to the Fire Department indicating that this facility will not interfere with public safety amplification signals. (Planning, Fire)

15. Use or storage of hazardous materials, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Bureau of Fire Prevention for review and approval. A permit application shall also be provided at the time of submittal. Contact the Hazardous Materials Division at (916) 774-5821. (Fire)

ATTACHMENTS

1. Vicinity Map
2. Staff Report for September 14, 2006 Planning Commission Meeting
3. E-mail from nearby resident

EXHIBITS

- A. Negative Declaration
- B. Title Sheet and Project Information
- C. Plot Plan & Site Topography
- D. Site Plan
- E. Enlarged Site Plan
- F. Equipment Plan
- G. Elevations
- H. Elevations
- I. Enclosure Wall Detail

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment 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.