



**ITEM IV-B:    **CONDITIONAL USE PERMIT – 1431 ROCKY RIDGE DRIVE – NERSP PARCEL 4B, T-MOBILE CELL TOWER – FILE# 2007PL-019 (PROJECT# CUP-000041)****

**REQUEST**

The applicant requests approval of a Conditional Use Permit for a cell tower by increasing the height of an existing 96-foot tall PG&E transmission tower to 108' 9"; and to install two cellular equipment cabinets within the footprint of the transmission tower. The Zoning Ordinance requires approval of a Conditional Use Permit for the increased tower height.

Applicant – John Yu, T-Mobile  
Property Owner – John L. Sullivan, Sullivan Auto Group

**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 eleven (11) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

The subject property is located at 1431 Rocky Ridge Drive, which is between Eureka Road and East Roseville Parkway. The 8.3-acre site is a portion of Parcel 4B of the Northeast Roseville Specific Plan (NERSP) and is surrounded by the Rosemead Apartment Complex, Century Theaters, and the Olympus Point Retail Center. The subject site is entirely encumbered by overhead electrical transmission lines, and is prohibited from being developed with any buildings. The site is currently being used as a vehicle staging and storage lot for the John L. Sullivan Auto Group.

The current request is to increase the height of an existing PG&E tower from 96 feet to approximately 108 feet. The applicant proposes to locate six antennas atop the PG&E tower and locate two cellular equipment cabinets and associated facility support equipment below, within the existing footprint of the tower.

**SITE INFORMATION**

**Location:** 1431 Rocky Ridge Drive, NERSP Parcel 4B, APN 048-010-082

**Roseville Coalition of Neighborhood Associations (RCONA):** This parcel is located within the Olympus Pointe Neighborhood Association (11). 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 10' X 18' (180 square feet).

**Site Access:** Access to the subject area will be provided through an existing ingress driveway on Rocky Ridge Drive, and an egress driveway on Lead Hill Boulevard. The one-way driveway circulation pattern requires vehicles to enter the property off of Rocky Ridge Drive and to exit the site on Lead Hill Boulevard.

**ADJACENT ZONING AND LAND USE**

Location	Zoning	General Plan Land Use Designation	Current Use
<b>Subject Property:</b>	General Commercial/ Special Area (GC/SA)	Community Commercial (CC)	John L. Sullivan Automotive Storage Lot
<b>North:</b>	Planned Development (PD 178)	Business Professional (BP)	Stone Point Office Buildings & Retail
<b>South:</b>	Business Professional/ Special Area-Northeast (BP/SA-NE)	BP	Professional Offices
<b>East:</b>	Attached Housing (R3)	Medium Density Residential (MDR10)	Rosemead Apartment Complex
<b>West:</b>	CC/SA-NE	CC	Century Theaters & Commercial

**FINDINGS & EVALUATION**

An existing 96-foot tall PG&E transmission tower is located towards the south end of the subject property, approximately 230 feet north of Lead Hill Boulevard (see Exhibit A). The high voltage transmission tower is currently void of any telecommunication antennas and the applicant proposes to attach six T-Mobile antennas atop the tower. A 12-foot extension will be necessary to provide adequate separation between the power lines and the proposed panel antennas, as shown in Figure 1. The antennas will be mounted at the height off 106 feet and the electronic equipment will be located below, within the footprint of the tower. The Zoning Ordinance requires a Conditional Use Permit for all telecommunications towers/facilities exceeding 60 feet in height.

**Figure 1: Photo Simulation (Northwest View)**



The City encourages co-locating antennas on existing towers wherever feasible; as facility and site sharing results in minimal impacts to the surrounding properties, while also providing the necessary improvements needed to enhance service capacity.

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 or development 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. The proposed facilities will be designed and constructed in a manner consistent with adopted land use policies and appropriate design guidelines to the extent possible. The existing PG&E tower and proposed antennas and telecommunication facility are consistent with the General Plan.

**2. The proposed use or development conforms with all applicable standards and requirements of the 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. Transmission towers are increasingly being used for co-locating telecommunications antennas, which minimizes the need for new towers and does not detract from the existing appearance.

The following standards from the Zoning Ordinance Section 19.34.030 also apply to all antennas and telecommunication facilities.

**a. 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, as there are no buildings in the vicinity that would provide the desired level of service coverage.

**b. 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 applicant proposes to co-locate six antennas on an existing PG&E tower and locate the associated ground equipment within the footprint of the tower. The proposed location is appropriate because it allows for co-location and joint use of the site. However, based on the level of coverage needed, the new antennas will need to be placed above the highest power line, which will result in an increase of the tower height by approximately 12 feet.

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

The antenna panels will be mounted atop of the existing PG&E tower as close as possible to reduce the visual impact. Given the height of the tower, the attached antennas will need to be placed approximately one-foot away from the base in order to provide service to the desired coverage area.

**d. 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 property is not visible from any recreation areas or scenic vistas. However, the proposed facility is adjacent to the Rosemead Apartment Complex. Adequate screening will be provided for the telecommunication equipment below the tower by a block wall, fencing, and mature landscaping located between the proposed site and the adjacent apartment complex. Additionally, the proposed antennas will be placed on an existing transmission tower, which will minimize the visual impact from adjacent views (see Attachment 4).

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

**Condition 3** has been included to require the antenna panels and all visible appurtenances be painted a uniform low-gloss medium gray color to blend with the surrounding transmission towers.

- f. ***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.***

The proposed design will allow for maximum service capacity, while presenting the least visible impact to surrounding properties. There are no surrounding architectural or environmental features that could be used to help mitigate the visual impact. However, a block wall, 6-foot tall fence, and existing landscaping will screen the proposed equipment area.

- g. ***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.***

Staff does not anticipate any significant noise related impacts to the residents of the adjacent apartment complex, as the applicant indicates that the equipment will generate minimal noise output (comparable to a household refrigerator). In addition, the ground-mounted equipment will be screened by a six-foot tall fence, which will effectively reduce noise transmission.

- h. ***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.***

**Condition 7** requires the applicant to provide documentation that the telecommunications facility will not interfere with public safety amplification signals.

- i. ***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.***

Based on the height of the PG&E tower (approximately 108') the prescribed standard requires the telecommunication facility be set back 216 feet away from the nearest residential zone. The Rosemead Apartment Complex is located adjacent to the subject site. As such, the upper portion of the monopole will be visible from the surrounding properties. However, the structure will blend in with the existing transmission towers, and will not significantly change the existing visual character of the area for adjacent properties (further detail is provided below).

- 3. ***The location, size, design, and operating characteristics of the use or development 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.***

**Location:** The subject site was designed to have limited visibility from surrounding properties. The project site has lower grades than the adjacent sites and has a 25-foot slope and landscape easement adjacent to the apartment complex that provides additional screening. Moreover, the transmission tower is located at one of the lowest points on the site. The proposed location and existing site design will lessen the visual impacts of the equipment area and perceived height of the antennas from surrounding properties. In addition, several of the nearby transmission towers have been used to co-locate telecommunication antennas (see Attachment 2). The proposed increased height of the PG&E tower will be consistent with the height of other towers in the vicinity and will not significantly impact surrounding properties.

**Size and Design:** The applicant proposes to install up to six 4-foot antennas on an existing PG&E tower and locate two, five-foot tall, unmanned equipment cabinets and support equipment within a 180 square-foot area below the transmission tower (see Exhibits B & C). The fence that will screen the equipment area will measure six feet in height, and due to grounding issues will be constructed out of redwood. With the construction of the equipment area, the applicant will also construct a new six-inch thick concrete slab, four-foot wide entry gate, and interior site lighting (designed to limit off-site glare).

**Hazards to Public Safety:** The Fire Department included **Condition 8**, requiring the applicant to comply with safety precautions for handling of hazardous materials. The applicant is aware of the conditions and will provide the required information to the Fire Department.

### **SUMMARY / CONCLUSION**

Staff has reviewed the plans and concluded that the location, size, design, and operating characteristics of the proposed telecommunication facility will be compatible with the area. The proposed equipment area will be adequately screened due to its location and surrounding landscaping; and although the antennas will be visible from adjacent views, the impact will not be significant due to the existing transmission towers nearby. 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(e) pertaining to existing facilities.

### **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 – 1431 ROCKY RIDGE DRIVE – NERSP PARCEL 4B – FILE # 2007PL-019; and
- B. Approve the CONDITIONAL USE PERMIT – 1431 ROCKY RIDGE DRIVE – NERSP PARCEL 4B – FILE # 2007PL-019 with eleven (11) conditions of approval.

### **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #CUP-000041**

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 **April 26, 2009**. 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 **April 26, 2009**. (Planning)
3. The antenna panels and all visible appurtenances shall be painted a uniform low-gloss medium gray color. (Planning)
4. 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)
5. 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)
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. 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)
8. A fire department hazardous material permit is required for the installation of this cell site in accordance with the conditions of approval. A fire department approval is required prior to operations. (Fire).
9. The developer will be responsible for obtaining all easements necessary to extend service from the transformer to the metered service pedestal and to the tower. (Electric)
10. The metered service panel will be a freestanding metered service pedestal located within 100' of the existing transformer. The service pedestal will meet the requirements of Roseville Electric and the "Electric Utility Service Entrance Requirements Committee". (Electric)
11. Any upgrade to the existing transformer to meet the additional load will be at the developers' expense. (Electric)

### **Attachments**

1. Vicinity Map
2. Photo Simulation (Southeast Perspective)
3. Photo Simulation (North Perspective)
4. Photo Simulation (Northeast Perspective)

### **Exhibits**

- A. Project Area Enlargement

- B. Site Plan
- 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.