



**ITEM IV-B: CONDITIONAL USE PERMIT – 202 GIBSON DR. – NCRSP PARCEL 40, METRO PCS CO-LOCATION – 2006 PL-071 (FILE# CUP 000026)**

**REQUEST**

The applicant requests approval of a Conditional Use Permit to increase the height of an existing 133 foot high public utility tower to 145 feet and to co-locate a cellular antenna on the new extension.

Applicant – Karen Lienert, Metro PCS  
Tower Owner – Pacific Gas and Electric (PG&E)  
Parcel Owner – Roseville Investments, LLC.

**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 seven (7) 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:** 202 Gibson Drive, on the northeast corner of Gibson Drive and Roseville Parkway, Parcel 40 of the North Central Roseville Specific Plan (NCRSP) (Attachment 1).

**Roseville Coalition Of Neighborhood Associations (RCONA):** This parcel is located within the Harding Neighborhood (32), which does not have an active neighborhood association. No comments have been received in response to this application.

**Adjacent Zoning and Land Use**

	<b>Zoning</b>	<b>General Plan Land Use</b>	<b>Actual Use Of Property</b>
<b>Site</b>	Community Commercial, (CC/SA-NC)	Community Commercial, (CC/SA-NC)	Vacant/Utility Tower
<b>North</b>	Park and Recreation	Park and Recreation	Future Park
<b>East</b>	Open Space (OS)/Regional Commercial (RC/SA-NC)	Open Space (OS)/ Regional Commercial (RC)	Open Space & Galleria Mall
<b>South</b>	Open Space (OS)/Attached Housing (R3/DS-NC)	Open Space (OS) /High Density Residential (HDR20.3)	Open Space (OS) /High Density Residential (HDR20.3)
<b>West</b>	Single Family Residential (R1/DS)	Low Density Residential (LDR4.2)	Low Density Residential

## **BACKGROUND**

The subject property is located on the corner of Gibson Dr. and Roseville Pkwy. on Parcel 40 of the North Central Roseville Specific Plan (NCRSP) (Attachment 1). The existing PG&E tower serves as a support structure for the existing Surewest and Nextel telecommunications antennas. Both the Surewest and Nextel telecommunications antennas were administratively approved on October 30<sup>th</sup>, 2000.

The current request is to co-locate Metro PCS telecommunication equipment at the base of the tower and extend the height of the tower 12 feet to accommodate three additional antennas.

## **EVALUATION**

The existing 133 foot high PG&E tower is located on the east side of Gibson Dr., approximately 150 feet from Gibson Dr and 200 feet from Roseville Parkway (Attachment 1). As noted above, the high voltage transmission tower also serves as the support structure for Surewest Wireless and Nextel telecommunications antennae. Metro PCS proposes to co-locate three additional antennae and 5 radio cabinets at the site. The proposed project will add 12 feet to the existing tower for the additional antennae and occupy 150 square feet at the base for radio cabinets. The additional 12 foot extension is in order to provide separation from the power lines, to go below the existing antennas would not provide ample coverage to the service area. The proposed antenna mount will be in the form of a tower extension fabricated to PG&E's standards and bolted atop the existing tower. The extension will increase the height of the tower from 133 feet to 145 feet. The Zoning Ordinance requires a Conditional Use Permit for all telecommunications towers/facilities exceeding 60 feet in height.

Zoning Ordinance Section 19.34.030 contains general standards that requests for telecommunication facilities are evaluated against. The standards are listed and followed by an evaluation of the consistency between them and the request:

- 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 buildings are currently located on Parcel 40, so no building mounted antennas are proposed; the proposed Metro PCS antennae and equipment will be screened with landscaping 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 133 feet to 145 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 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 6** requires the equipment, which is all located within the footprint of the tower, to be screened by landscaping. Therefore it will not be visible and will be compatible with the surroundings. The applicant is in agreement with this condition. Future development of the NCRSP Parcel 40 will add additional screening of the equipment at the base of the tower.

**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.***

As noted above, landscaping will screen the equipment at the base of the tower. Staff believes that the landscaping and future development 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 400 feet away and across Roseville Pkwy (Promontory Pointe). The landscaping surrounding the equipment and the traffic on Roseville Pkwy will 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 7** 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 antennas and equipment will be located on an existing tower that is located over 400 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.***

Telecommunication facilities are considered a public service similar to other utilities. The General Plan relies on the Zoning Ordinance to establish location, standards and design criteria. Therefore, the proposed use is consistent with the City of Roseville General Plan and the North Central Roseville Specific Plan.

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

Telecommunications facilities are either principally permitted, subject to an administrative permit or a conditional use permit. All telecommunications facilities must conform to the standards identified in Section 19.34.030 of the Zoning Ordinance.

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 PG&E tower already supports Surewest and Nextel facilities and the proposed tower extension will be a minor alteration of the existing structure, consistent with the standards of the Zoning Ordinance. The proposed Metro PCS extension, antennas, and equipment conforms to the standards of Chapter 19.34, as noted in the staff report discussion above.

As also noted above, staff's concern with three carriers located on the tower was the visibility of the equipment at the base of the tower to Roseville Parkway. Staff feels this will adequately addressed with the proposed landscape screening (Exhibit C) and the addition of future development on NCRSP Parcel 40.

**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 tower height extension (12 feet) will be minor compared to the existing structure (133 feet). The height extension and new antennae and equipment will not change the existing visual character of the area. Because this is the third carrier to locate on this tower, to ensure minimal visual impact the applicant is providing shrubs at the base of the tower to help screen the equipment. Future development on NCRSP Parcel 40 will also help screen the equipment.

### **SUMMARY / CONCLUSION**

Based on the evaluation 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 report for the Conditional Use Permit – 202 Gibson Dr. – NCRSP Parcel 40, Metro PCS Co-Location – 2006 PL-071 (File # CUP 000026)
- B. Approve the Conditional Use Permit– 202 Gibson Dr. – NCRSP Parcel 40, Metro PCS Co-Location – 2006 PL-071 (File # CUP 000026) with seven (7) conditions of approval.

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #CUP-000026**

1. The project is approved as shown in Exhibits A - C 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 **July 13, 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 **July 13, 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. Developer will need to upgrade secondary box to #36 and use 500MCM conductor to meter (Electric).
6. The landscaping shall be installed and inspected prior to the operation of the Metro PCS Telecommunication facility. (Planning)
7. 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. (Planning, Fire)

### **ATTACHMENTS**

1. Vicinity Map

### **EXHIBITS**

- A. Site Plan
- B. Elevations
- C. Landscaping Plan

**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.