

**CITY OF RANCHO CORDOVA**  
**Minutes of Meeting**  
**Of the Community Development Director's Administrative Public Hearing**  
**October 14, 2015**

**1. CALL MEETING TO ORDER**

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Wednesday, October 14, 2015 in the Community Board Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Principal Planner, Jessica Jordan called the meeting to order at 9:02 a.m.

Staff Present: Planning Department Clerk, Kelly Kennedy, Associate Planner, Matthew Diaz and Assistant Planner, Nicholas Sosa

**2. PUBLIC COMMENT**

There were no public comments heard at this meeting on non-agenda items.

**3. PUBLIC HEARING**

**A. SACRAMENTO ZOROASTRIAN CHURCH – PROJECT NO. DD8597 – MINOR DESIGN REVIEW.**

The applicant is requesting a Minor Design Review to convert an existing storage building into a small temple for church congregates. The project proposes to replace the existing roof with a sloped truss roof, seal existing roll up doors and install new doors as well as new lighting and HVAC unit. The primary building will be painted for consistency in the design of the site.

**Location:** 10528 Whitehead Street; APN: 067-0990-004-0000

**Zoning:** Main Base District within the Mather Field Special Planning Area (MFSPA)

**Project Planner:** Nicholas Sosa, Assistant Planner

**Recommendation:** Staff recommends the Principal Planner determine the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) and 15301 (Existing Structures) of the California Environmental Quality Act Guidelines, and approve a Minor Design Review for the proposed project, subject to the submitted project material and Conditions of Approval.

*Principal Planner, Jordan opened the Public Hearing*

The Principal Planner had the following concerns and comments:

- Jordan – There are no comments and/or concerns on the proposed renovations.

**PUBLIC COMMENT**

- There were no public comments

*Principal Planner, Jordan closed the Public Hearing*

**Action:** The Principal Planner determined the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) and 15301 (Existing Structures) of the California Environmental Quality Act Guidelines, and approved a Minor Design Review for the proposed project, subject to findings and conditions of approval contained within Project Approval Letter dated October 14, 2015.

**B. SUNRISE INDUSTRIAL PARK – PROJECT NO. DD9604 – MINOR DESIGN REVIEW.**

The applicant is requesting a Minor Design Review to permit an existing 6,983 square foot storage area at 11320 Trade Center Drive. The existing chain link is to be removed and replaced with a solid panel board fence and the area utilized for security and storage purposes.

**Location:** 11320 Trade Center; APN: 072-0380-036-0000

**Zoning:** Light Industrial (M-1)

**Project Planner:** Nicholas Sosa, Assistant Planner

**Recommendation:** Staff recommends the Principal Planner determine the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approve a Minor Design Review for the proposed project, subject to the submitted project material and Conditions of Approval.

*Principal Planner, Jordan opened the Public Hearing*

The Principal Planner had the following concerns and comments:

- Jordan – There are no comments and/or concerns on the proposed storage yard.

**PUBLIC COMMENT**

- There were no public comments

*Principal Planner, Jordan closed the Public Hearing*

**Action:** The Principal Planner determined the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approved a Minor Design Review for the proposed project, subject to findings and conditions of approval contained within Project Approval Letter dated October 14, 2015.

**C. MISSILE WAY TELECOMMUNICATIONS TOWER – PROJECT NO. DD8559 – LIMITED USE PERMIT.**

The applicant is proposing to install a new 105 foot telecommunication tower in an existing office and light industrial center.

**Location:** 10240 Systems Parkway; APN: 077-0360-019-0000

**Zoning:** Office Industrial Mixed Use (OIMU)

**Project Planner:** Matthew Diaz, Associate Planner

**Recommendation:** Staff recommends the Principal Planner determine the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approve a Limited Use Permit for the proposed project, subject to the submitted project material and Conditions of Approval.

*Principal Planner, Jordan opened the Public Hearing*

**PUBLIC COMMENT**

- Teresa Murray, Sacramento Regional Fire/EMS Communications Center Representative – Mrs. Murray provided an overview of Sacramento Regional Fire/EMS Communications Center's operations. She is worried about the location of the telecommunications tower and its possible interference with their communication tower that is located 160 feet away from the

proposed tower. Also, she wants it to be noted that a 700 MHz frequency will be added to their communication tower in December.

- Patrick Kernan, Kingsley Bogard Attorney's Office and Legal Representative for Sacramento Regional Fire/EMS Communications Center – Mr. Kernan expressed that their initial desire was for Verizon Wireless to find an alternative location for the telecommunications tower that was located at further distance away from his clients communication tower. However, he believes that all parties have worked well together throughout this process which has led to the best possible outcome with the telecommunication tower remaining at the proposed location. Mr. Kernan distributed some last minute suggested conditions of approval that were provided by their third party consultant the evening of October 13, 2015.
- Jenny Blocker, Verizon Wireless Representative – Mrs. Blocker stated that safety is a priority for Verizon Wireless as well and that they usually have representative from public safety agencies at these types of hearings to attest to the need for additional facilities. Verizon Wireless is well known for collocating on emergency system towers. Verizon Wireless is regulated by the FCC to operate within a certain spectrum and would be subject to serve fines for not adhering to this regulation. The spectrum that Verizon Wireless is mandated to operate at is not the same spectrum as the communication tower. Our attorneys were able to look at the suggested conditions that were emailed over on the evening of October 13, 2015. They have approved the language of condition #19 and #26. However, they will not agree to the language of condition #18.
- Rajat Mathur, Hammett and Edison, Inc. and Third Party Consulting Engineer for Verizon Wireless – The close proximity of the telecommunications tower with the communication tower should not lead to any potential interference with vehicle communication systems or mobile communication units. The telecommunications tower will not be operating on an 800 MHz frequency. The most notable issue in regards to interference with telecommunication towers and emergency system towers was due to interweaving frequency networks that Sprint/Nextel was operating on. The FCC has separated the telecommunication frequency and emergency system frequency networks. Therefore, the interference that was occurring due to the interweaving networks should no longer be an issue.

The Principal Planner had the following concerns and comments:

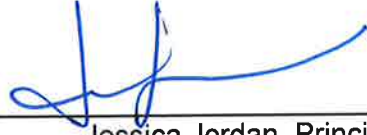
- Jordan – We understand Sacramento Regional Fire/EMS Communications Center's concern with a telecommunications tower locating within close proximity to their communication tower. However, it appears that all parties have worked closely together to condition the project to mitigate potential issues. We understand the concerns with condition of approval #18 and all parties can work together on modified language that would be agreeable. The modified language would only involve clarification of the study and not a change in the condition enforcement or construction review process.

*Principal Planner, Jordan closed the Public Hearing*

**Action:** The Principal Planner determined the project Categorical Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approved a Limited Use Permit for the proposed project, subject to findings and conditions of approval contained within Project Approval Letter dated October 14, 2015.

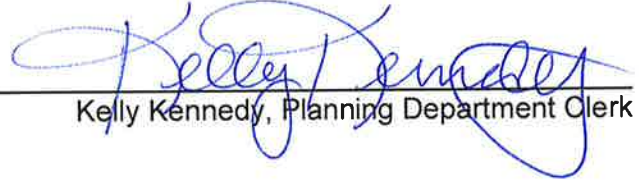
4. ADJOURNMENT

There being no further business before the Principal Planner, the meeting was adjourned at 10:16 a.m., October 14, 2015 to the next scheduled meeting.



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Jessica Jordan, Principal Planner



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Kelly Kennedy, Planning Department Clerk