



City of Seattle
Edward B. Murray, Mayor

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3016579
Applicant Name: Gibran Hashmi for Pacific Telecom Services, LLC
Address of Proposal: 1501 California Ave SW

SUMMARY OF PROPOSED ACTION

Land Use Application to allow 12 panel antennas located within three separate screening structures on the roof of an existing residential structure for AT&T Mobility. Seven equipment cabinets to be installed in a new 276 sq. ft. screened platform. Existing wireless communication facility to remain.

The following approvals are required:

Administrative Conditional Use Review - to allow expansion of a minor communication utility in a Multi-Family Lowrise 3 (LR3) zone pursuant to Seattle Municipal Code (SMC) 23.57.011B.

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site Location and Description

The subject property, which is developed with a four-story apartment building, is located at the north end of an area aligned on California Ave SW which is zoned LR-3. Except for the two half blocks to the west of the subject site which are zoned LR-2 and LR-1, the remainder of the area within a several block radius of the proposed site is zoned SF5000 or SF 7200.

Public Comment

The public comment period for this project ended February 12, 2014. Two comment letters were received from an adjacent property.

ADMINISTRATIVE CONDITIONAL USE

Seattle Municipal Code (SMC) 23.57.011B provides that a minor communication utility, as regulated pursuant to SMC 23.57.002, may be permitted in a Lowrise zone as an Administrative Conditional Use when it meets the development standards of SMC 23.57.011C and the following criteria, as applicable.

- 1. The project shall not be substantially detrimental to the residential character of nearby residentially zoned areas, and the facility and the location proposed shall be the least intrusive facility at the least intrusive location consistent with effectively providing service. In considering detrimental impacts and the degree of intrusiveness, the impacts considered shall include but not be limited to visual, noise, compatibility with uses allowed in the zone, traffic, and the displacement of residential dwelling units.*

The proposed additional antennas and supporting equipment for the minor communication utility will be installed in four mechanical penthouse-like screened areas on this existing four story apartment building. There will be no noise impacts from the proposed antennas. There will be some noise generated by the cooling apparatus of associated electrical equipment. An acoustic consultant has recommended that additional material be installed to attenuate this noise, especially during the quieter evening hours. This project will be conditioned to require this additional noise mitigation technique.

No parking spaces will be removed by this proposal. Short-term construction impacts on traffic should be limited to the coming and going of a few trucks during the construction process. The proposed project will not require the expansion of public facilities and services for its construction, operation and maintenance. Once installation of the facility has been completed, approximately one visit per month would occur for routine maintenance. No other traffic would be associated with the project. There will be no displacement of residential units.

The design, size, and height of existing and proposed antenna screening will render the proposed additions to the minor communication utility to be visually un-obtrusive. There are existing telecommunications antennas on the roof that do not have screening and are visible from various points in the neighborhood. This proposal, once installed, will look to be part of the existing apartment building and will not visually be associated with the existing telecommunication antennas. The addition of screened telecommunication antennas to this site should be less intrusive than adding a new telecommunication use to another nearby site designed to provide telecommunication coverage to the same area.

2. *The visual impacts that are addressed in section 23.57.016 shall be mitigated to the greatest extent practicable.*

According to the plans submitted, the proposed antennas will be fully screened from view and be inconspicuous due to the proposed location behind screening while remaining functionally effective for service coverage. Therefore, the proposal complies with this criterion.

3. *Within a Major Institution Overlay District, a Major Institution may locate a minor communication utility or an accessory communication device, either of which may be larger than permitted by the underlying zone, when:*
 - a.) *the antenna is at least one hundred feet (100') from a MIO boundary, and*
 - b.) *the antenna is substantially screened from the surrounding neighborhood's view.*

The proposed site is not located within a Major Institution Overlay District. Therefore, this criterion does not apply to the subject proposal.

4. *If the minor communication utility is proposed to exceed the zone height limit, the applicant shall demonstrate that the requested height is the minimum necessary for the effective functioning of the minor communication utility.*

The proposal is to construct antennas that are 10 feet above the existing rooftop. The radio frequency engineer for the project has documented that this height is the minimum necessary for the effective functioning of the utility.

5. *If the proposed minor communication utility is proposed to be a new freestanding transmission tower, the applicant shall demonstrate that it is not technically feasible for the proposed facility to be on another existing transmission tower or on an existing building in a manner that meets the applicable development standards. The location of a facility on a building on an alternative site or sites, including construction of a network that consists of a greater number of smaller less obtrusive utilities, shall be considered.*

The proposed minor communication utility will not be a new freestanding transmission tower. Therefore, this criterion does not apply to the subject proposal.

SUMMARY

The proposed project is consistent with the Administrative Conditional Use criteria of the City of Seattle Municipal Code as it applies to wireless communication utilities. The facility is minor in nature and will not be detrimental to the surrounding area while providing needed and beneficial wireless communications service to the area.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The Conditional Use application is **CONDITIONALLY GRANTED.**

ADMINISTRATIVE CONDITIONAL USE CONDITIONS

Prior to issuance of Master Use Permit

- 1) Revise the plan set to add plywood or other material to the interior of the walls surrounding equipment with cooling functions to attenuate equipment noise as recommended by an acoustic consultant.

Signature: _____ (signature on file) Date: March 27, 2014
Jerry Suder, Land Use Planner
Department of Planning and Development

JS:drm

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