

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, May 9, 1995, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to erect a monopole for 12 cellular antenna panels for the project known as Z95-013. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: 1. Negative Declaration

 2. Zoning Administrator Special Permit for a cellular communications 64 foot high monopole for antenna panels on 1.10 \pm developed acres in the Heavy Commercial (C-4) zone.

Location: 857 57th Street

Assessor's Parcel Number: 008-0084-006

Applicant: Air Touch Cellular (Kerry Leon) 2150 River Plaza Drive Sacramento, CA 95833	Property Owner:	Gary Little P.O. Box 19129 Sacramento, CA 95819
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General Plan Designation:	Heavy Commercial or Warehouse
Existing Land Use of Site:	Warehouse
Existing Zoning of Site:	Heavy Commercial, C-4

Surrounding Land Use and Zoning:

North:	C-4; Warehouse
South:	C-4; Vacant
East:	C-4; Elvas Overpass, Railroad Tracks
West:	C-4; Commercial

Property Dimensions:	Irregular
Property Area:	1.10 \pm acres
Square Footage of Building:	336 square feet
Height of Monopole:	60 feet

Exterior Building Materials:	Aggregate Stone
Roof Materials:	Concrete
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Project Related Letters: See Exhibits D-F

Previous Files: None

Additional Information

The applicant proposes to locate a 60 foot wood monopole with cellular antenna panels and a 336 square foot equipment shelter to house cellular equipment at the rear of a commercial site. The site has a partial warehouse and is completely paved. A large portion of the warehouse was previously destroyed by a fire and will soon be rebuilt in the same location. The cellular equipment will be approximately 40 feet away from the proposed warehouse replacement building. The cellular equipment area will be adjacent to the elevated portion of Elvas Avenue. Any cellular equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

There are two monopoles in the vicinity owned by Cellular One. The tower located to the south of the project site at 6771 Elvas Ave. is existing. The 5493 Carlson Drive monopole (north of project site) was recently approved by the Planning Commission on February 9, 1995 (P94-108). AirTouch Cellular engineer Mark Parham has reviewed the two sites and indicated that co-location on either of these two monopoles would not be possible (Exhibits D and E).

The site is located within the East Sacramento Improvement Association area. The proposed plans have been submitted to the neighborhood association and they are neutral (Exhibit F). The project has been noticed and staff has not received any calls.

Environmental Determination

This project, as proposed, will not have a significant impact on the environment and a negative declaration with no mitigation measures has been prepared and filed.

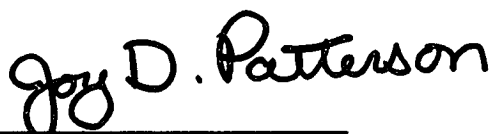
Conditions of Approval

1. Size and location of the building and monopole shall conform to the plans submitted.

2. Any additional panels shall require a modification of the Special Permit. {Twelve panels are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the monopole with antenna panels will be located on the rear of a heavy commercial site adjacent to an elevated roadway.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed cellular equipment and monopole will be located to the rear of a commercial site adjacent to an elevated road; and
 - b. the design and location of the monopole with antenna panels will not significantly impact the surrounding heavy commercial area.
3. The project is consistent with the General Plan which designates the subject site as Heavy Commercial or Warehouse.



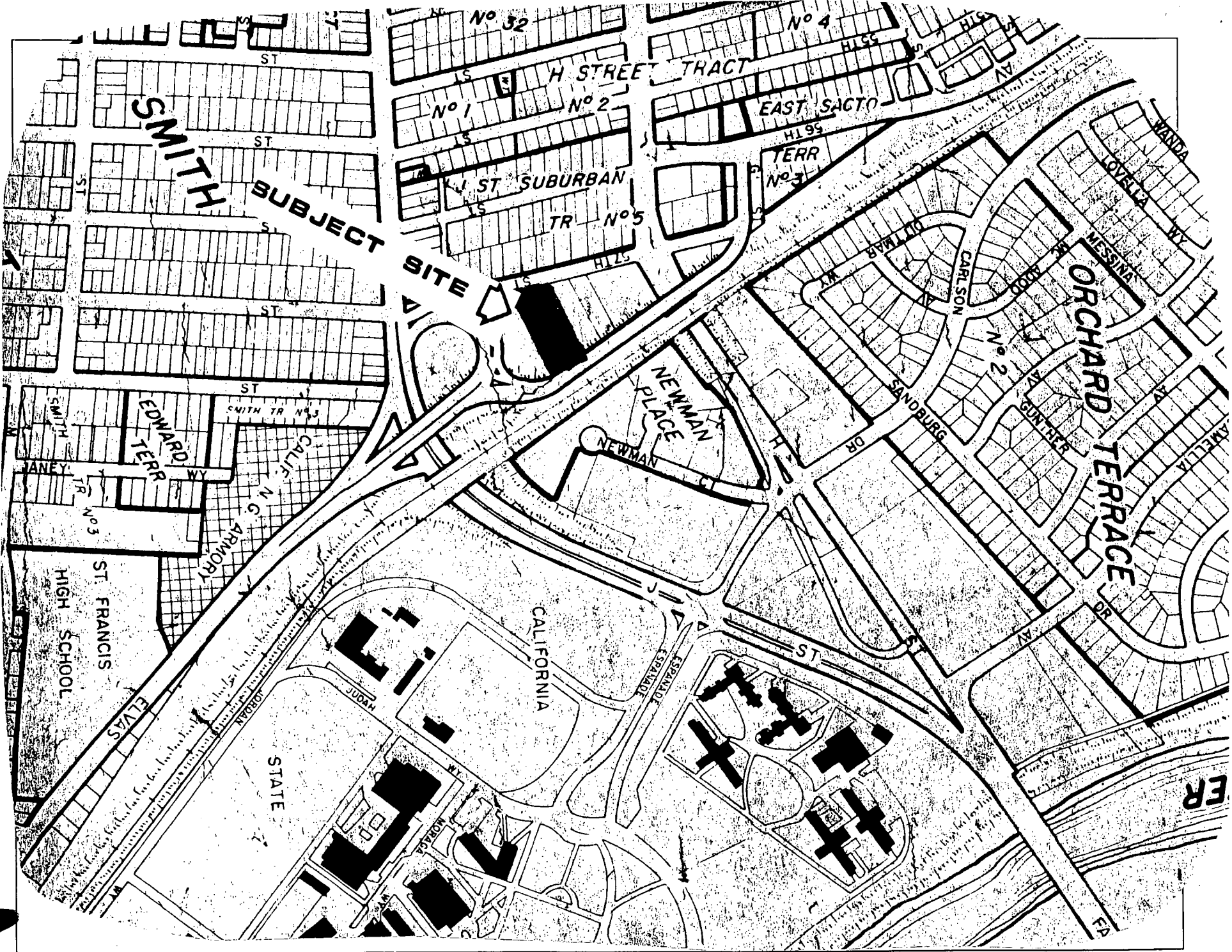
Joy D. Patterson
Zoning Administrator

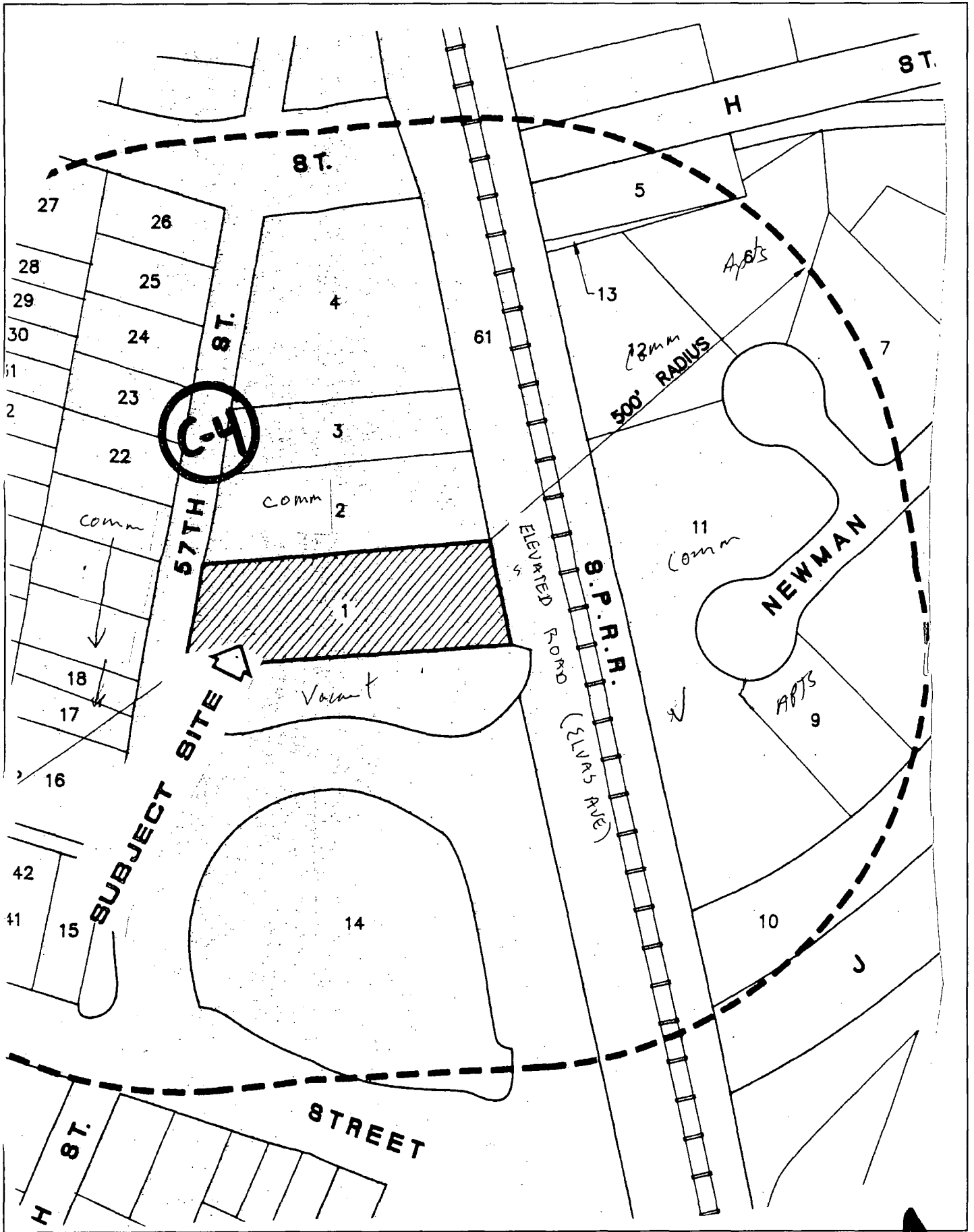
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book

VICINITY MAP



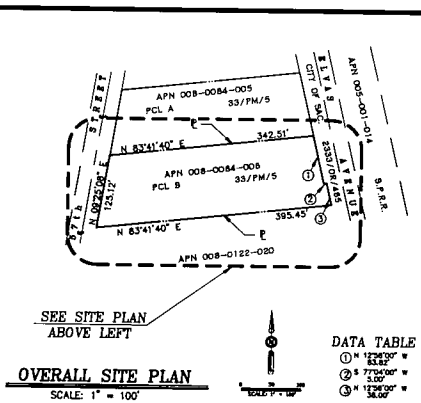
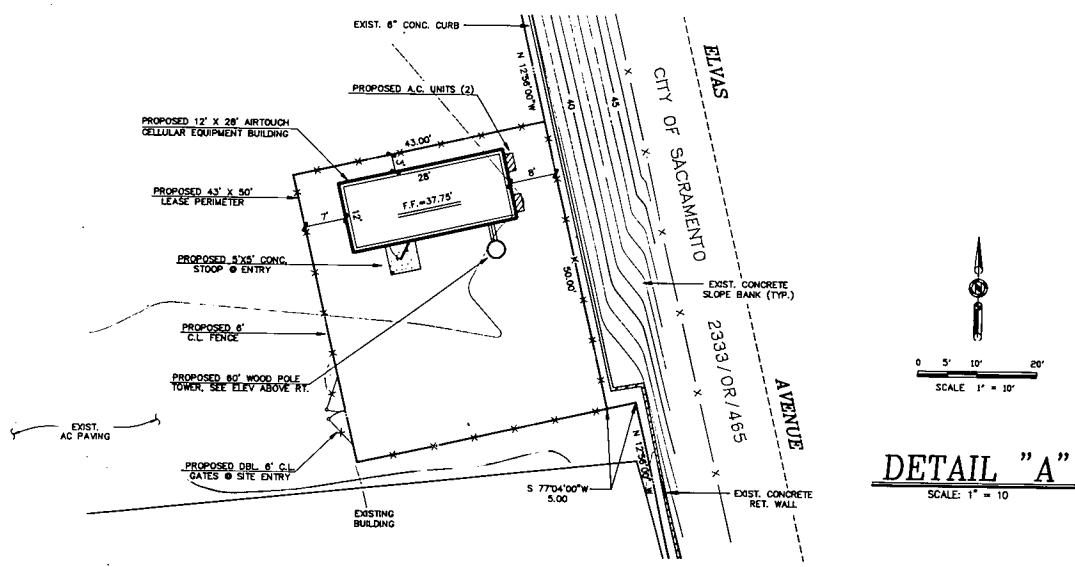
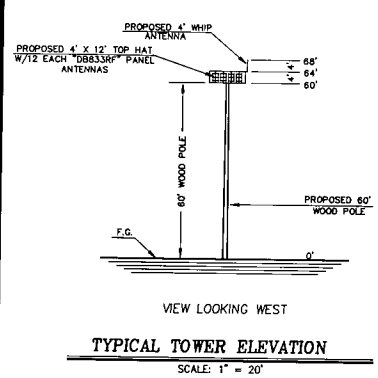
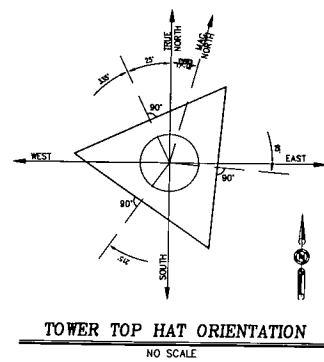
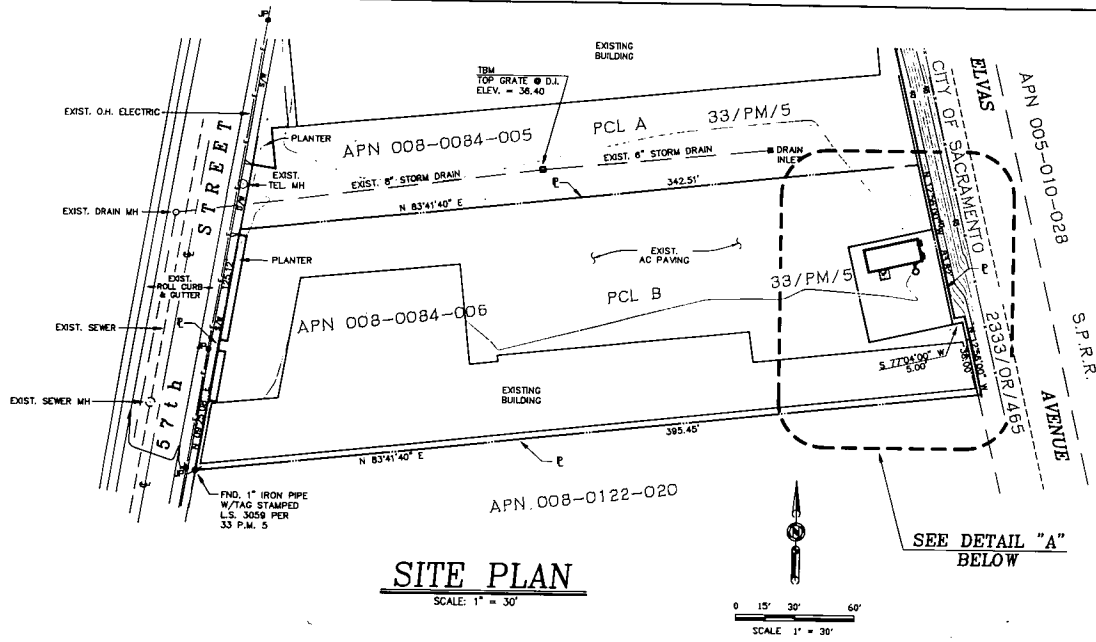


LAND USE & ZONING MAP

295-013

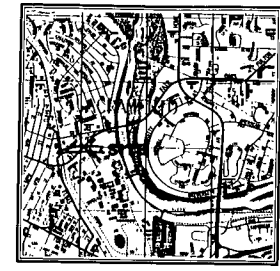
MAY 9, 1995

ITEM 3



DATA TABLE

①	1224.00' W
②	770.00' W
③	1224.00' W



OWNER ADDRESS:
 JAMES AND PATRICIA Mc GINNIS REVOCABLE
 855 57TH STREET (SITE)
 SACRAMENTO, CALIFORNIA 95819
 1501 ROBERTSON WAY (MAIL)
 SACRAMENTO, CALIFORNIA 95818
 PHONE: (916) 457-7309 (H)
 (916) 451-9032 (H)

ASSESSOR'S PARCEL NO.: 008 - 0084 - 008 - 0000

APPLICANT:
 AIRTOUCH CELLULAR
 2150 RIVER PLAZA DRIVE, STE. 400
 SACRAMENTO, CALIFORNIA 95833
 PHONE: (916) 640-2288

PREPARED BY:
 WESTERN PLANNING & ENGINEERING
 11860 KEMPER ROAD, SUITE 3
 AUBURN, CALIFORNIA 95603
 PHONE: (916) 823-6917

 MICHAEL E. FLEWING R.C.E. 36436
 DATE

LEGAL DESCRIPTION:
 THAT CERTAIN REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:
 PARCEL B AS SHOWN ON THE "PARCEL MAP", RECORDED IN BOOK 33 OF PARCEL MAPS, AT PAGE 5, RECORDS OF SAID COUNTY, BEING A PORTION OF LOT NO. 1 OF NEW HELVETIA RANCHO, LOCATED IN PROJECTED SECTION 9, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B. & M.

NOTES:

- CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AT TIME OF CONSTRUCTION.
- THERE ARE NO PUBLIC ROAD IMPROVEMENTS PROPOSED.
- BOUNDARY TAKEN FROM PARCEL MAP NO. 95948, FILED 7/1/77 IN BOOK 33 AT PAGE 5 AND ITS LOCATION IS APPROXIMATE.
- THIS PLAN DOES NOT REPRESENT A FIELD SURVEY.
- THERE IS NO GRADING PROPOSED FOR THIS PROJECT.
- THE EXISTING ZONING FOR THIS PROPERTY IS "C-4", HEAVY COMMERCIAL.
- MINIMUM SETBACKS SHOWN WERE PROVIDED TO WESTERN PLANNING & ENGINEERING FROM THE CITY OF SACRAMENTO PLANNING DEPT. AND ARE AS FOLLOWS:
 FRONT BUILDING SETBACK = 0'
 SIDE BUILDING SETBACK = 0'
 REAR BUILDING SETBACK = 0'

DATE PREPARED: FEBRUARY 6, 1995

WESTERN PLANNING & ENGINEERING
 11860 KEMPER ROAD, #3
 AUBURN, CA 95603
 (916) 823-6917 FAX 823-5018

NO.	DATE	REVISION	BY	APPD.

PLANS FOR: AIRTOUCH CELLULAR LEASE SITE ELVAS SITE (57TH ST. ANTIQUE WALL) CITY OF SACRAMENTO, CA

CONDITIONAL USE PERMIT NO. _____ SITE PLAN
SITE PLAN, DETAILS, NOTES

APPROVED	APPROVED
DESIGNED JC	DRAWN JC
SCALE NOTED	JOB NO. 600C
CHECKED MEF	SHT. 1 OF 1

EXHIBIT - A

295-013

MAY 9, 1995

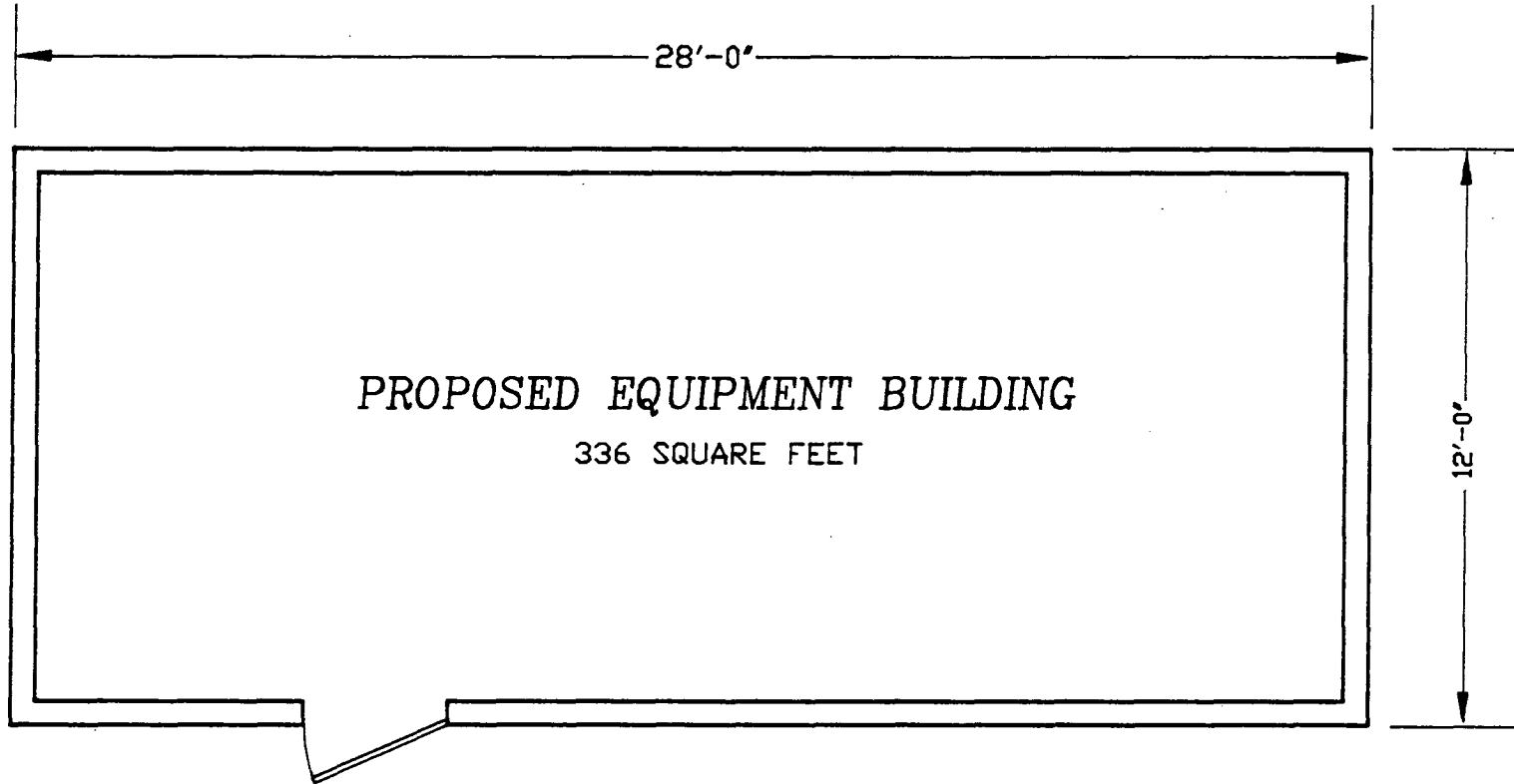
ITEM 3

AIRTOUCH CELLULAR FIBERBOND BUILDING

AIRTOUCH CELLULAR ELVAS SITE

A.P.N. 008-0084-006

CITY OF SACRAMENTO, CA.



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'

0' 1' 2' 3' 4'
 SCALE: 1/4" = 1'

DATE PREPARED: FEBRUARY 8, 1995

**WESTERN PLANNING
& ENGINEERING**

11860 KEMPER ROAD, #3
AUBURN, CA 95603
(916) 823-6917

C:\JOBS\600G-EX.DWG

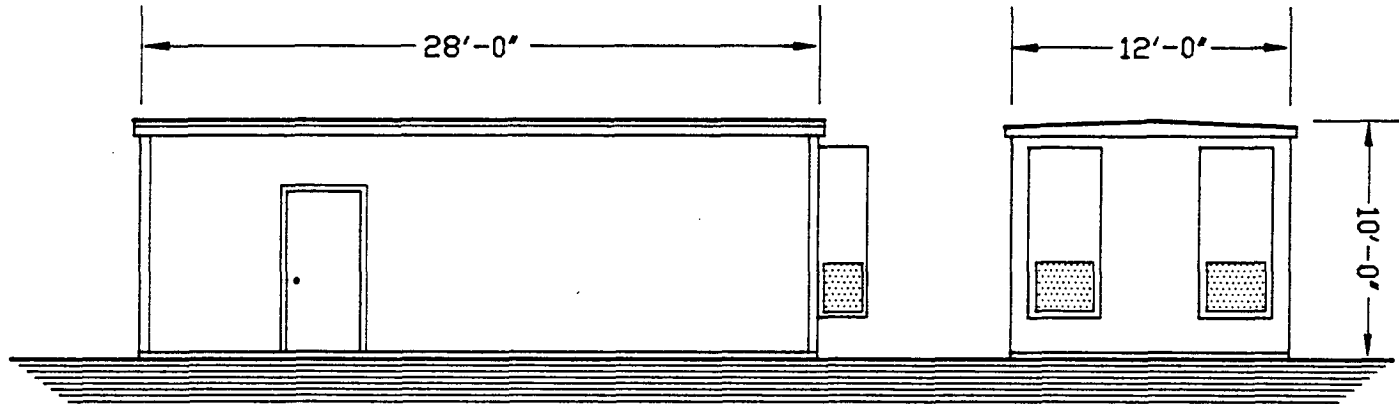
EXHIBIT - B

AIRTOUCH CELLULAR FIBERBOND BUILDING

AIRTOUCH CELLULAR ELVAS SITE

A.P.N. 008-0084-006

CITY OF SACRAMENTO, CA.



PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"

0' 2' 4' 6' 8'
SCALE: 1/8" = 1'

DATE PREPARED: FEBRUARY 8, 1995

**WESTERN PLANNING
& ENGINEERING**

11860 KEMPER ROAD, #3
AUBURN, CA 95603
(916) 823-6917

C:\JOBS\600G-EX.DWG

EXHIBIT C

ITEM 3

MAY 9, 1995

295-013

CITY OF SACRAMENTO
PERMIT ASSISTANCE

EXHIBIT D

MAR 6 1995

RECEIVED



The new name for PacTel

Mark Parham
Sr. RF Engineer
2150 River Plaza Drive, Suite 400
Sacramento, CA 95833

AirTouch Cellular
2150 River Plaza Drive, Suite 400
Sacramento, CA 95833

Telephone: 916 646 3773

March 2, 1995

Sandra Yope
City of Sacramento Planning Department
1231 I Street
Sacramento, CA 95814

Dear Sandra:

I am writing to let you know that I have evaluated the cellular tower proposed by Cellular One at the corner of Carlson Avenue and Lovella Way as a candidate for co-location, and unfortunately it does not meet our design criteria. The Carlson site will not sufficiently improve our coverage on the Sac State campus, nor will it reach Hwy. 50. Our proposed site at 857 57th St. should satisfy our requirements in these two areas and prevent the necessity of building additional sites nearby.

Please feel free to call me at (916) 646-5701 if you have any questions regarding this site.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Parham".

Cc: Dan Neumann
Rand Cantrell
Kerry Leon



The new name for PacTel

EXHIBIT E

CITY OF SACRAMENTO
PERMIT ASSISTANCE

MAR 16 1995

RECEIVED

AirTouch Cellular
2150 River Plaza Drive, Suite 400
Sacramento, CA 95833

Telephone: 916 646 3773

Mark Parham
Sr. RF Engineer
2150 River Plaza Drive, Suite 400
Sacramento, CA 95833

March 15, 1995

Sandra Yope
City of Sacramento Planning Department
1231 I Street
Sacramento, CA 95814

Dear Sandra:

The cell site that AirTouch has proposed at 857 57th St. is designed to meet several needs. These include the Sac State campus, Hwy. 50 in the sunken area under 51st St., Sutter Memorial Hospital, and the Fabulous Forties and surrounding neighborhood. The central location of our site makes it ideal to meet these needs and should eliminate the need for another site in the area.

Co-locating at Cellular One's existing site at 6771 Elvas will not address our concerns at Sutter Hospital nor will it improve coverage sufficiently in the Fabulous Forties. Because the Cellular One site is only about 1/2 mile from our existing site at 3502 Kroy Way, co-locating there will not provide much additional coverage.

Co-locating at this site or the Carlson Avenue site I mentioned in my previous letter would almost certainly require us to construct a second site in the area. Please feel free to call me at (916) 646-5701 if you have any questions regarding this site.

Sincerely,

Cc: Dan Neumann
Rand Cantrell
Kerry Leon

295-013

5-9-95

#3

EXHIBIT F



EAST SACRAMENTO IMPROVEMENT ASSOCIATION

Neighbors helping neighbors since 1958

May 5, 1995

City of Sacramento
Department of Planning & Development
1231 I Street, Suite 200
Sacramento, CA 95814

RE: Air Touch Cellular, Project #95-013
NEUTRAL

Sirs:

The sixty foot (60') monopole retrans tower proposed for this site (the *Antique Mall*) is surrounded by C4 and one R4 lot. The proposed site backs up against the Elvas Avenue railroad burm. The tower as proposed would not have guy wires or retrans antennae attached to it.

We believe that this retrans tower could and should be sited on a commercial site closer to the Folsom Blvd or State Route (Hwy) 50 corridor.

However, in view of the lack of neighbor's objections to this project, we have elected to remain neutral as to the project's completion on the proposed site. This neutral position presumes that the tower will not exceed the sixty foot height design specified by Air Touch, and that the tower remains obscured by trees and structures as is now the case.

Please feel free to contact us should you have any questions regarding our position. In any case, please keep us advised as to the status of this project.

Thanking you in advance for your assistance, I remain,

Sincerely

Bill Bamsale, Director

for Jim Collins
President

JC/wjb

cc: Air Touch Cellular
ATTN: Kerry Leon

CITY OF SACRAMENTO
PERMIT ASSISTANCE

MAY 09 1995

3pm
RECEIVED

295-013