

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 15, 1997, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add PCS antenna panels on the roof of an existing office building for the project known as Z96-148. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

- Request:      1.      Negative Declaration
2.      Zoning Administrator Special Permit to add nine wireless communications antenna panels mounted to the sides of an existing seven story office building located on 0.30± developed acres in the Central Business District- Special Planning District (C-3) zone.

Location:      1414 K Street (D1, Area 1)

Assessor's Parcel Number:      006-0116-002

Applicant:              Sprint Spectrum L.P. c/o Gearon & Co. (Cheryl Pence)  
                                 3065 Gold Camp Drive  
                                 Rancho Cordova, CA 95670

Property              Sacramento City Employees Retirement System  
Owner:                800 10th Street  
                                 Sacramento, CA 95814

General Plan Designation:      Community Neighborhood Commercial and Offices  
Central City  
Community Plan Designation: Multi-Use  
Existing Land Use of Site:      Office Building  
Existing Zoning of Site:      Central Business District- Special Planning District (C-3)

Surrounding Land Use and Zoning:  
North: C-3; Commercial  
South: C-3; Vacant Office  
East: C-3; Commercial  
West: C-3; Office

Property Dimensions: 80 feet x 161 feet  
Property Area: 0.34± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: None

Additional Information: The applicant proposes to attach nine antenna panels to the sides of the existing seven story building and the installation of four equipment cabinets within the mechanical penthouse on the roof. Each antenna panel is six feet long and nine inches wide. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). Any cellular equipment (antennas) which both receives and transmits requires a Special Permit according to the Zoning Ordinance.

The site is located within the Fremont Park Neighborhood Association area. The project plans have been sent to the association and staff received several calls initially from the association over siting concerns. The applicant met with the neighborhood association and they do not object to the project. The project has been noticed and staff has not received any calls.

The site is within the Central City Design Review area. An application has been submitted to Design Review staff (PB96-060). Design Review staff has reviewed the project and has no additional comments on the design.

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 antennas shall conform to the plans submitted. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antenna shall be painted to match the building at the point of attachment.
2. Any additional antennas shall require a modification of the Special Permit. {9 antenna panels are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. All support brackets, connections, cables, electrical boxes, etc., shall not be visible

and will be painted to match the building.

5. Should the applicant every discontinue using the antenna panels for wireless services then the applicant shall remove the panels within six months of termination.
6. Prior to final sign-off of the building permit the applicant shall contact City Preservation Board staff (Randy Lum, 264-5896) for site inspection and final approval.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the antennas will be added inconspicuously on an existing office building roof parapet.
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 cabinets will be located on the roof within the mechanical penthouse of the existing office building and the antennas will be attached to building roof parapet; and
  - b. the design and location of the antennas will not significantly impact the surrounding commercial area.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Community Neighborhood Commercial and Offices and Multi-Use, respectively.



\_\_\_\_\_  
Joy D. Patterson  
Zoning Administrator

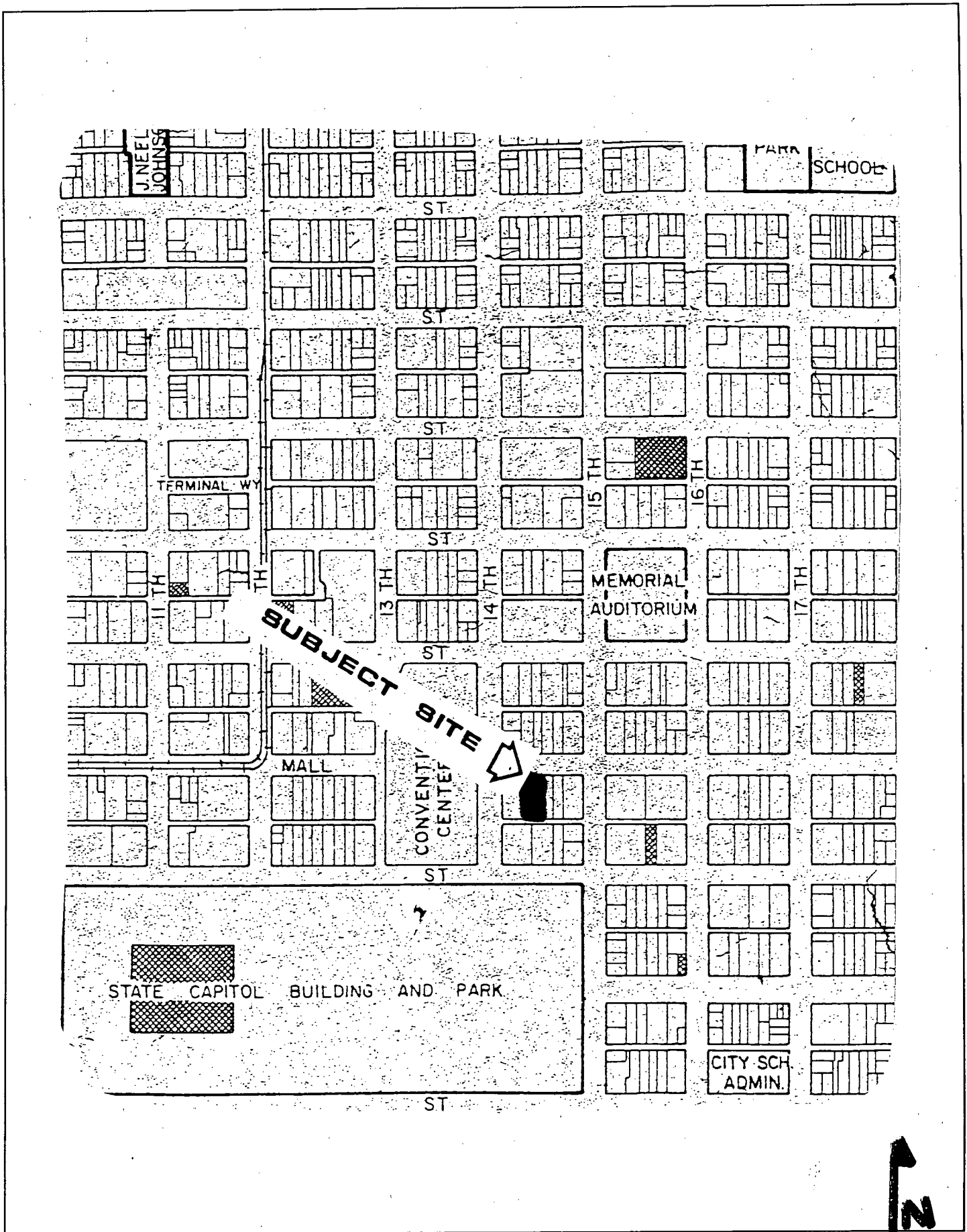
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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.

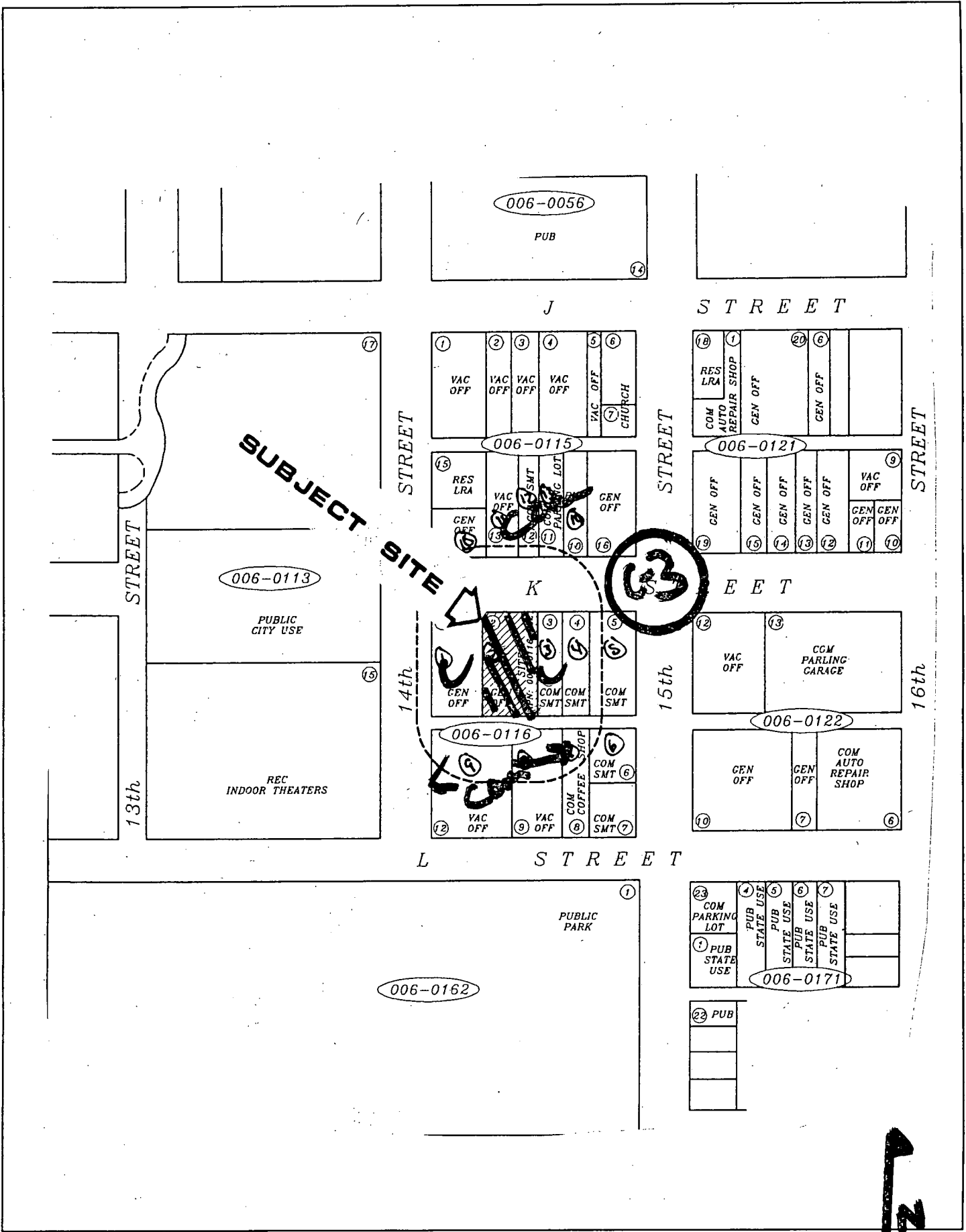
cc: File ✓

ZA Log Book ✓

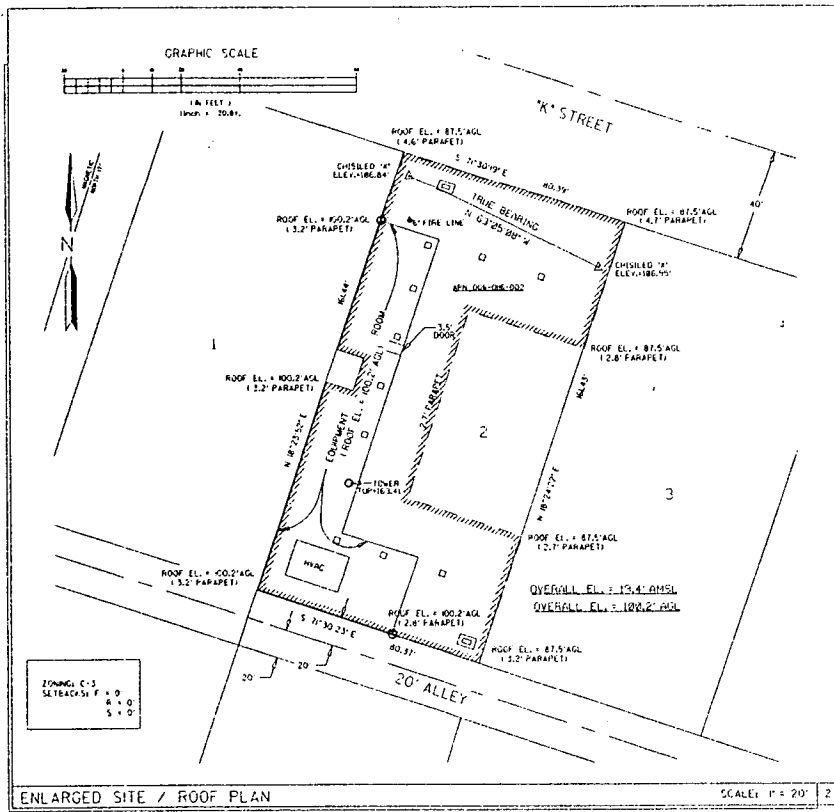
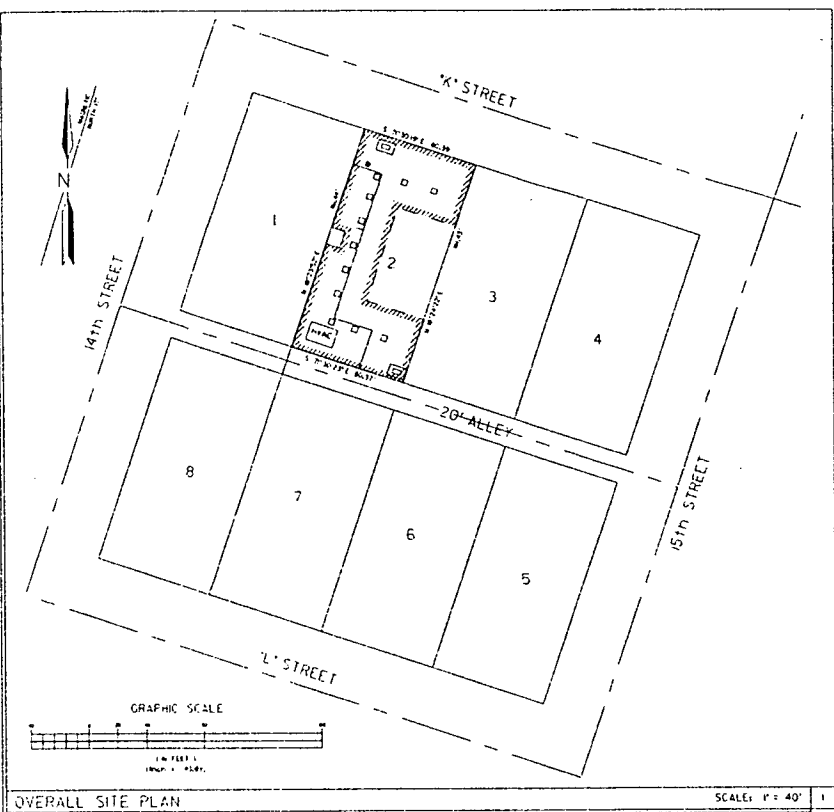
Applicant ✓



VICINITY MAP



# LAND USE & ZONING MAP



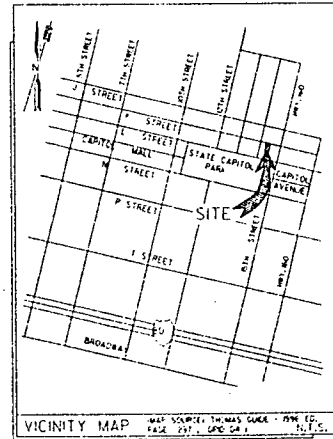
ALL THAT LAND SITUATE IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT NO. 2, IN THE BLOCK BOUNDED BY K AND L STREETS AND 14TH AND 15TH STREETS IN THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREON ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, SAID POINT LOCATED SOUTH 70° 37' EAST, 0.22 FEET FROM THE NORTHWEST CORNER OF SAID LOT NO. 2, AND SOUTH 19° 30' WEST, 43.09 FEET; THENCE SOUTH 70° 37' EAST 100 FEET FROM THE INTERSECTION OF THE CENTER LINES OF 14TH STREET AND K STREET, AS LOCATED BY THE CITY OF SACRAMENTO, AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTH LINE OF LOTS NO. 2 AND 3 OF SAID BLOCK, SOUTH 70° 37' EAST, 82.29 FEET TO A POINT LOCATED SOUTH 70° 37' EAST, 0.22 FEET FROM THE NORTH-EAST CORNER OF SAID LOT NO. 2 AND WESTERLY THEREFROM A BRICK WALL AT PRESENT IN PLACE THREE FEET WEST, PARALLEL TO AND FIVE FEET WESTERLY TO SAID BRICK WALL, 80.39 FEET TO THE SOUTH LINE OF SAID LOT 3 AT A POINT LOCATED SOUTH 70° 37' EAST, 0.22 FEET FROM THE SOUTHWEST CORNER OF SAID LOT NO. 2; THENCE ALONG THE SOUTH LINE OF SAID LOT NO. 3 AND 2 NORTH 70° 37' WEST, 82.30 FEET TO A POINT LOCATED SOUTH 70° 37' EAST, 0.22 FEET FROM THE SOUTHWEST CORNER OF SAID LOT NO. 2; THENCE NORTH 19° 30' WEST, 82.30 FEET TO THE POINT OF BEGINNING.

UNDERLYING PROPERTY LEGAL DESCRIPTION

PROJECT AREA LEGAL DESCRIPTION

PROJECT EASEMENTS LEGAL DESCRIPTION



SITE NAME: CAPITOL PARK  
 SITE NUMBER: FN-07-31  
 SITE ADDRESS: 14th STREET, SACRAMENTO, CA 95814  
 OWNERS NAME: SACRAMENTO CITY EMPLOYEES RETIREMENT SYSTEM  
 OWNERS ADDRESS: STREET ADDRESS, CITY, STATE, ZIP  
 ASSESSORS PARCEL NUMBER: 006796000

NET AREA OF UNDERLYING PARCELS: 14,476 SQ. FT.  
 LATITUDE: 38° 28' 34.7" LONGITUDE: 121° 23' 5.8"  
 MAG. N: 38.2333 MAG. E: 121.3880

GROUND ELEVATION: 0.0 AMSL  
 PARAPET ELEVATION: 122.9 AMSL (HIGHEST)  
 BASIS OF ELEVATIONS: SACRAMENTO COUNTY GEODIN. CONTROL  
 BASIS OF BENCHMARKS: SURVEYORS BENCH SOUTH LINE OF K STREET AS PER LEGAL DESCRIPTION

NOTES:  
 1. LATITUDE, LONGITUDE AND GROUND ELEVATION TAKEN AT NORTHWEST CORNER OF PLUMBING CONTAINERS ARE AT ONE (1) FOOT INTERVALS.  
 2. BENCHMARK INFORMATION TAKEN FROM TITLE REPORT BY OLD READING TITLE COMPANY, NO. 3248-110.  
 3. BENCHMARK INFORMATION COMPARED FROM RECORD INFORMATION. ONE READING HAS NOT BEEN CONFIRMED BY A FIELD SURVEY.

SITE DATA

LEGEND

- TOP OF 3/2" COLUMN
- AMSL ELEV.
- ▭ ROOF DRAIN
- ▭ PARAPET WALL
- PROPOSED TOWER LOCATION
- ▭ PARAMETER OF ROW/EDGE
- FLEC. BY
- WATER LINE
- FIRE HYDRANT
- STREET LIGHT
- UTILITY POLE

LEGEND

DOCUMENT REVIEW

OWNER	_____	DATE	_____
CONSTRUCTION OPERATIONS	_____	DATE	_____
REAL ESTATE	_____	DATE	_____
ENGINEER	_____	DATE	_____
TOWNSHIP	_____	DATE	_____
PROPERTY OWNER	_____	DATE	_____

APPROVALS

Sprint  
 SPRINT SPECTRUM PCS INSTALLATION PROJECT

LUCENT TECHNOLOGIES AND BEEHIVE ALLIANCE

GERARD & COMPANY, INC.  
 Wireless Network Development  
 1160 The Exchange, N.W.  
 Suite 200  
 Atlanta, Georgia 30339  
 Atlanta Office: 770-953-8800  
 Fax: 770-953-8879  
 Sacramento Office: 916-442-8800  
 Fax: 916-442-8800

CBA  
 CELLA BARR ASSOCIATES  
 117 CAMBUS COMMONS RD., #200  
 SACRAMENTO, CALIFORNIA 95825  
 PH: 916-441-5351  
 FAX: 916-441-8787

REVISIONS

NO.	DATE	ISSUE

SITE NAME: CAPITOL PARK  
 SITE NUMBER: FN-07-31  
 SITE ADDRESS: 14th STREET, SACRAMENTO, CA 95814, U.S.A.

SHEET TITLE: SITE SURVEY GENERAL INFORMATION  
 SHEET NUMBER: C-1  
 SCALE: AS SHOWN  
 DATE: 10/25/06

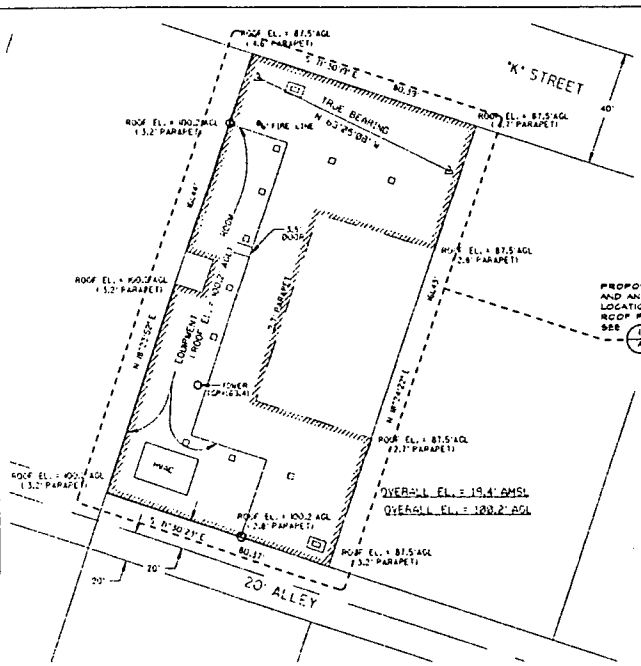
L 906 Hwy 148  
 received 10/25/06

296-148

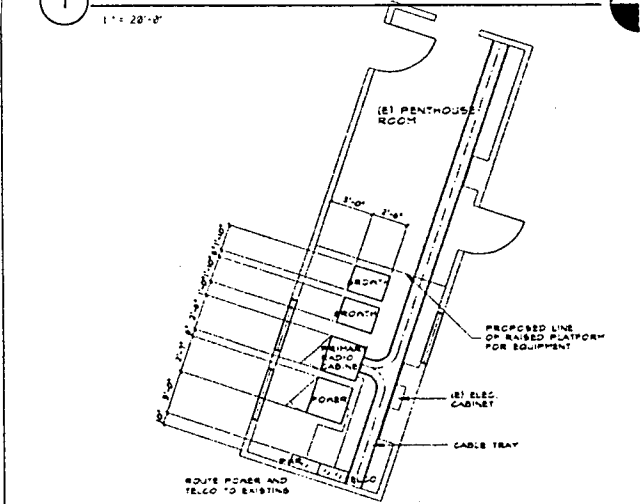
**EXHIBIT B**

DATE: 02/28/96  
BY: JTB/STP

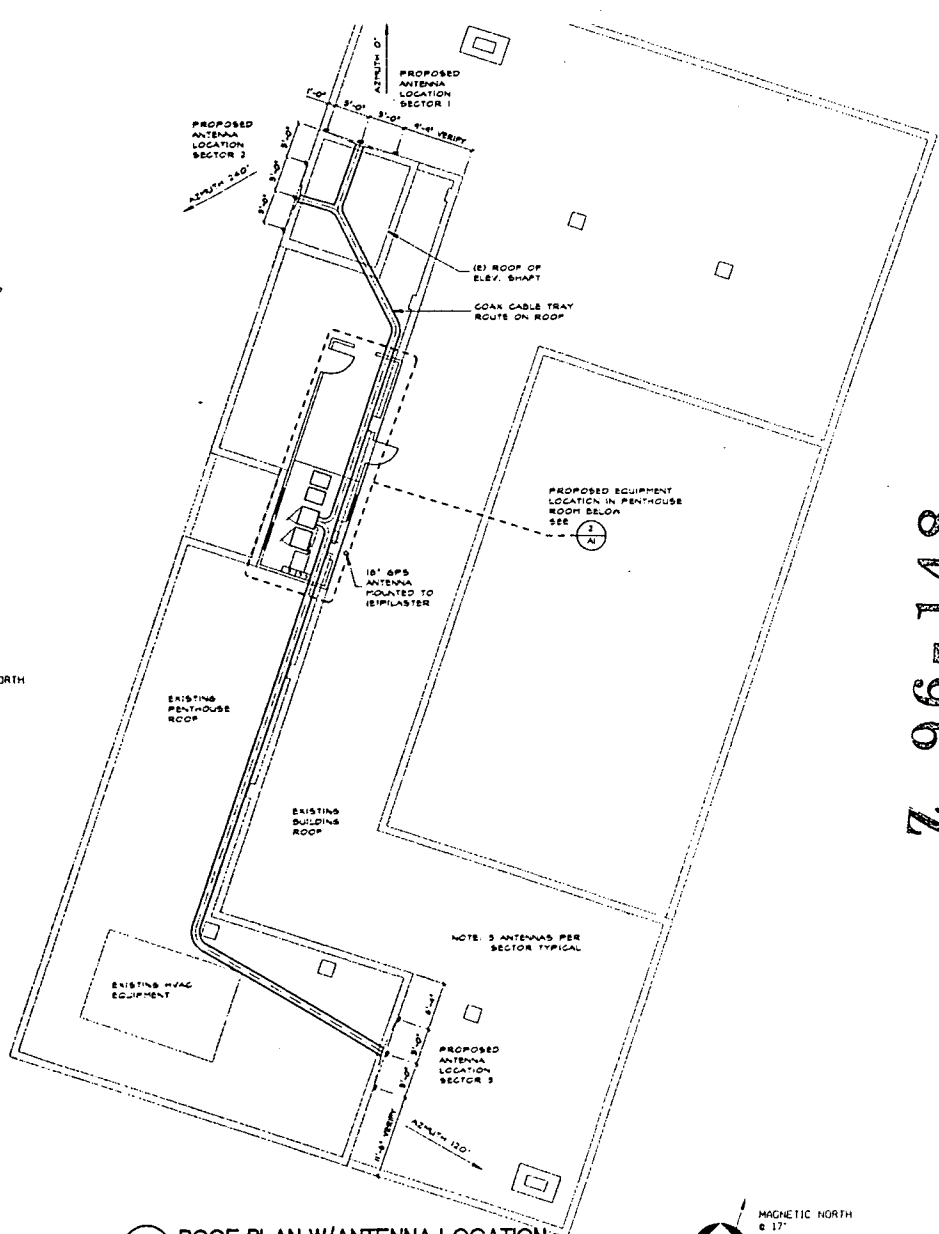
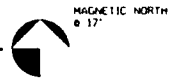
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**1 SITE PLAN**  
1" = 20'-0"  
SEE SHEET C1 FOR OVERALL SITE PLAN



**2 ENLARGED EQUIPMENT PLAN**  
1/2" = 1'-0"



**1 ROOF PLAN W/ANTENNA LOCATION**  
1/4" = 1'-0"



Z 96-148 received 10/28/96

NO.	DATE	REVISIONS	BY	CHK	APPR.
1		INITIAL ZONING SUBMITTAL	JTB		
2		CORRECTED ZONING DRAWING RELEASE	JTB		

**LIONAKIS-BEAUMONT DESIGN GROUP**  
 100 10TH STREET - SACRAMENTO, CA 95811  
 TEL: 916-442-7200 FAX: 916-442-7201  
 ARCHITECTURE / ENGINEERING / PLANNING / INTERIORS

**GEARON & COMPANY, INC.**  
 WIRELESS NETWORK DEVELOPMENT  
 1760 THE EXCHANGE SUITE 200  
 ATLANTA, GA 30339  
 ATLANTA OFFICE: (770) 953-9400  
 SACRAMENTO OFFICE: (916) 636-6500  
 (770) 952-4999 FAX (916) 636-6600 FAX

**LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE**

**SPRINT SPECTRUM**

**PCS INSTALLATION PROJECT**

**SITE INFORMATION**

**CAPITOL PARK**  
 1414 K STREET  
 SACRAMENTO, CA 95814  
 FN-07-31

**SHEET TITLE**

**SITE PLAN, ROOF PLAN AND ENLARGED EQUIPMENT PLAN**

SHEET NUMBER	REV.
<b>A1</b>	<b>A</b>

PLS VISIT 960827043, 95196827043, 9612705706

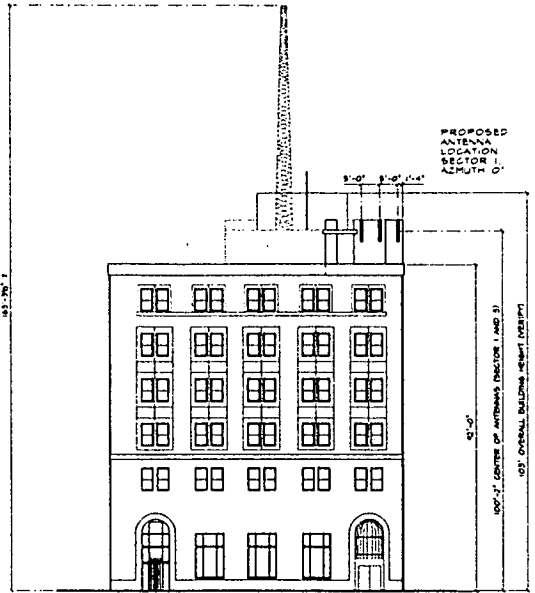
ITEM 2

JANUARY 15, 1996

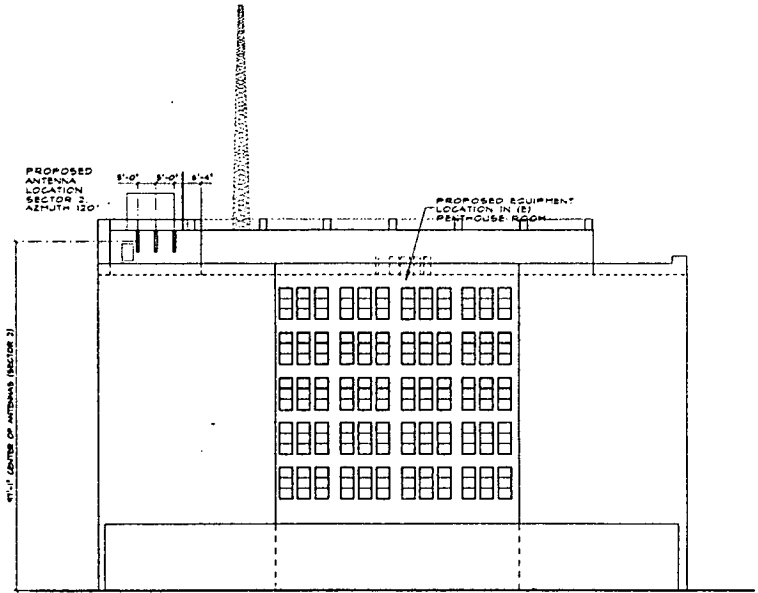
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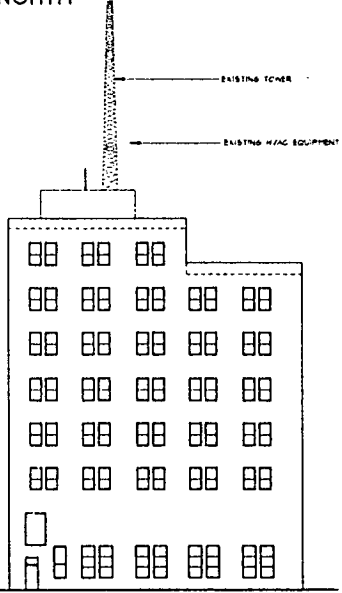
**EXHIBIT C**



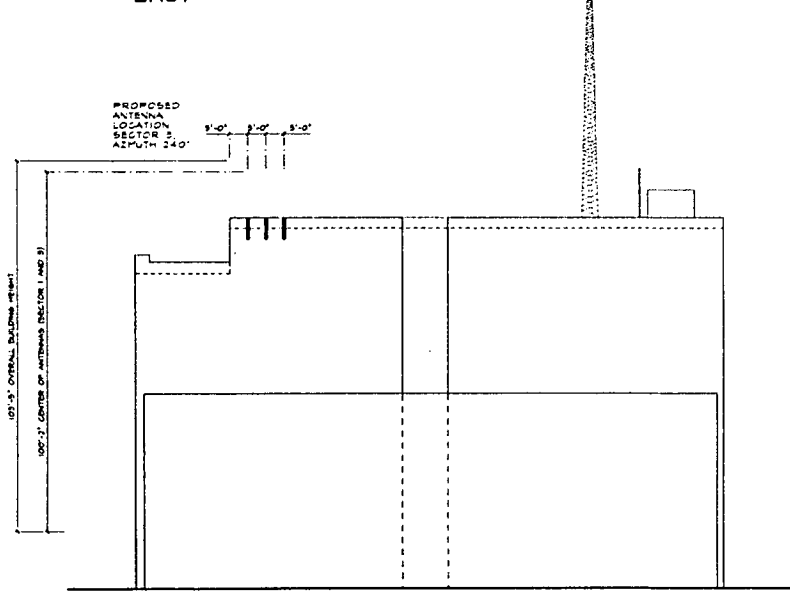
NORTH



EAST



SOUTH EXTERIOR ELEVATIONS



WEST

Z 96-148  
 received 10/28/96

NO.	DATE	REVISIONS	BY	CHECKED
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**LIONAKIS-BEAUMONT  
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 916 638 6249 FAX 916 638 6241

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AND BECHTEL  
ALLIANCE

SPRINT  
SPECTRUM

PCS INSTALLATION  
PROJECT

**SITE INFORMATION**

CAPITOL PARK  
 1414 K STREET  
 SACRAMENTO, CA 95814  
 FN-07-31

**SHEET TITLE**  
 ARCHITECTURAL  
 ELEVATIONS

<b>SHEET NUMBER</b>	<b>REV.</b>
<b>A2</b>	A

ITEM 2

JANUARY 15, 1996

Z96-148



296-148  
8/1-9/02

JANUARY 15, 1996

ITEM 2



proposed southeast-facing antennas

EXHIBIT D

Proposed

**Capitol Park**  
 view north from across L Street  
 1414 K Street  
 Sacramento, CA 95814  
 APN: 006-0116-002

 **Sprint**      fn-07-31

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JANUARY 15, 1996

IT&M

proposed north-facing antennas

proposed southwest-facing antennas

EXHIBIT D

Proposed

**Capitol Park**  
 view southeast from 14th & K Streets  
 1414 K Street  
 Sacramento, CA 95814  
 APN: 006-0116-002

 **Sprint**      fn-07-31

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