

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 7, 2000, the Zoning Administrator approved with conditions a special permit modification to add antenna panels on the roof of an existing office building for the project known as Z00-129. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit Major Modification to add two additional wireless communications antenna panels and one three foot in diameter receiver dish mounted to the penthouse on an existing seven story office building located on 0.30± developed acres in the Central Business District-Special Planning District (C-3) zone (Historic Structure).

Location: 1414 K Street (D1, Area 1)

Assessor's Parcel Number: 006-0116-002

Applicant: RCS Wireless (David Wiltsee)
PO Box 969
Roseville, CA 95678

Property Owner: ADS Switch Partners, LLC
2300 River Plaza Drive
Sacramento, CA 95678

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

Z00-129

November 7, 2000

ITEM 1

Property Area: 0.34± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: P96-148

Background Information: On January 15, 1997, the Zoning Administrator approved a special permit to add PCS antenna panels on the roof of an existing office building (Z96-148). Any additions to an existing special permit requires a modification of the original special permit.

Additional Information: The applicant proposes to attach two antenna panels to the sides of the existing seven story building. One three foot in diameter satellite dish (receive only) will be located in the center of the roof next to other mechanical equipment. Each antenna panel is 5.2 feet long and nine inches wide. Required equipment cabinets will be located within the mechanical penthouse on the roof. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). Any wireless 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 no comments. 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 will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301}.

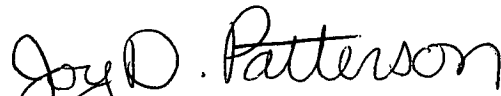
Conditions of Approval

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. {2 antenna panels and one receiver dish 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. The applicant shall comply with Preservation Board staff conditions.

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

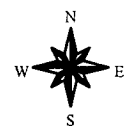
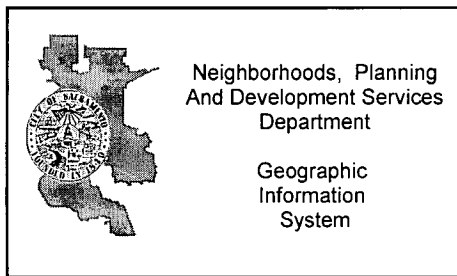
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

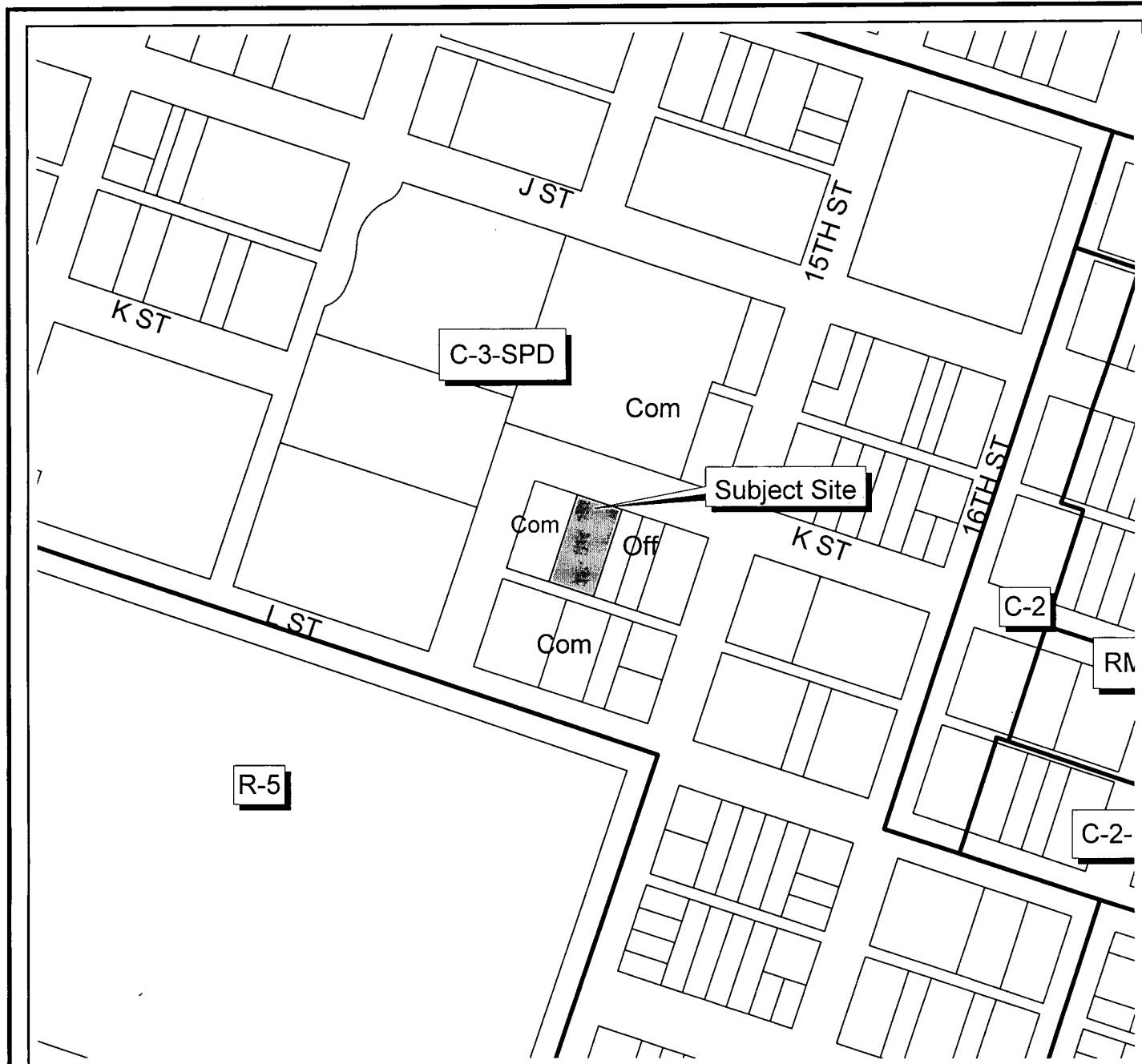


VICINITY MAP


Z00-129

November 7, 2000

Item 1



300 0 300 600 Feet

Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING



Z00-129

November 7, 2000

NOTES

OWNER: ADS SWITCH PARTNERS L.L.C.
 APN: 006-0118-002

TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THE FIELD SURVEY. BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

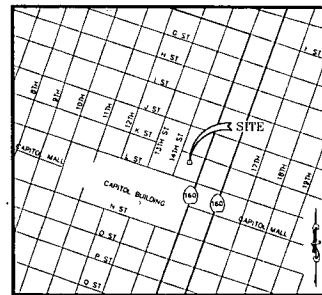
THE LATITUDE AND LONGITUDE AT THE CENTER OF THE BUILDING WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 38°34'38.2" N, NAD 83
 LONG. 121°29'16.8" W, NAD 83
 ELEV. 111.2 NAVD 88 (BASIS OF DRAWING)

LAT. 38°34'38.5" N, NAD 27
 LONG. 121°29'13.0" W, NAD 27
 ELEV. 108.7 NAVD 29

The information shown above meets or exceeds the requirements set forth in FAA order 5050.19c for 1-A accuracy ($\pm 15'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest tenth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

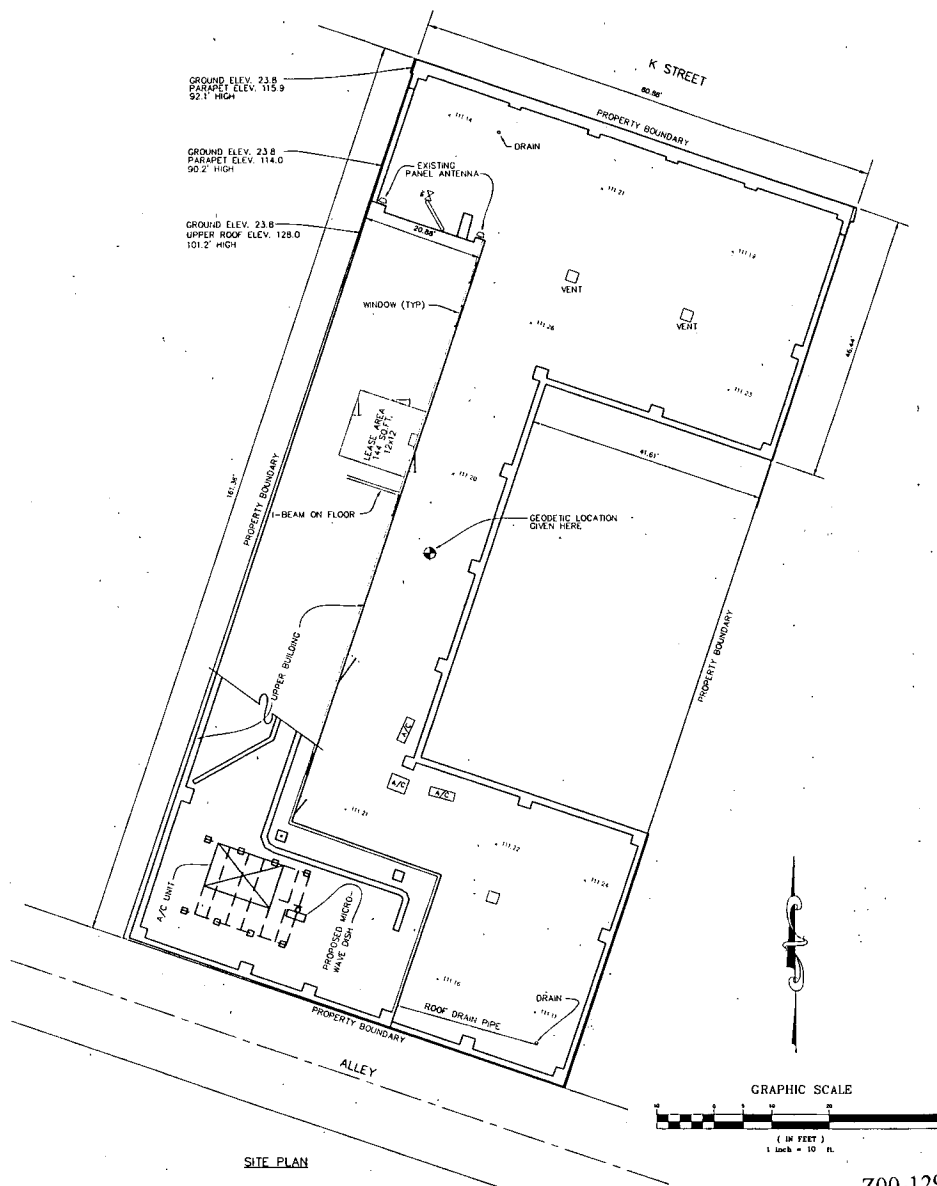
FLOOD ZONE:
 COMMUNITY: 0265
 FIRM PANEL: 0507660075E
 ZONE: A



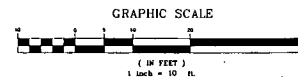
VICINITY MAP
 NOT TO SCALE

LEGEND

- UNDERGROUND WATER
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRICAL
- UNDERGROUND GAS
- - - - SITE BOUNDARY LINE
- POWER POLE
- PROPERTY LINE
- POWER POLE (P.P.)
- FLOOD LIGHT
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC METER
- WATER METER
- ELEVATION AT TOP OF CONCRETE
- ELEVATION AT FLOORLINE
- ELEVATION AT EDGE OF PAVEMENT
- ELEVATION AT NATURAL GROUND
- CENTERLINE OF STREET



SITE PLAN



Z00-129
 Rev'd 9/20/00

Advanced Design Consultants, LLC
 Planning, Engineering & Construction Services
 NORTHERN CALIFORNIA
 1755 W. Hammer Ln., Ste 12
 Stockton, CA 95209-2900
 Ph: 209-478-4800
 Fax: 209-478-4631
 SOUTHERN CALIFORNIA
 2000 Airport Drive
 Bakersfield, CA 93308
 Ph: 861-387-9704
 Fax: 861-393-1218

RCS wireless
 224 VERNON AVE.
 ROSEVILLE, CA 95678
 TEL: (916) 772-3005
 FAX: (916) 772-3022

K STREET
 128-4A
 1414 K STREET
 SACRAMENTO, CA. 95814
 SACRAMENTO COUNTY

APPROVALS

| | |
|-----------|-------|
| LEASING: | DATE: |
| ZONING: | DATE: |
| RF ENGR: | DATE: |
| CONSTRUC: | DATE: |
| TAC CHK: | DATE: |
| OWNER: | DATE: |

PROJECT NO: CA-128-4A
 DRAWN BY: ATA

CHECKED BY: SAL MTZ JR
 NO DATE ISSUE

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SHEET TITLE
SITE SURVEY

SHEET NUMBER
C-1

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| 1st SUBMITTAL: | 05/19/00 |
| 2nd SUBMITTAL: | 05/24/00 |
| COMPANY JOB NO.: | A29-005-00 |

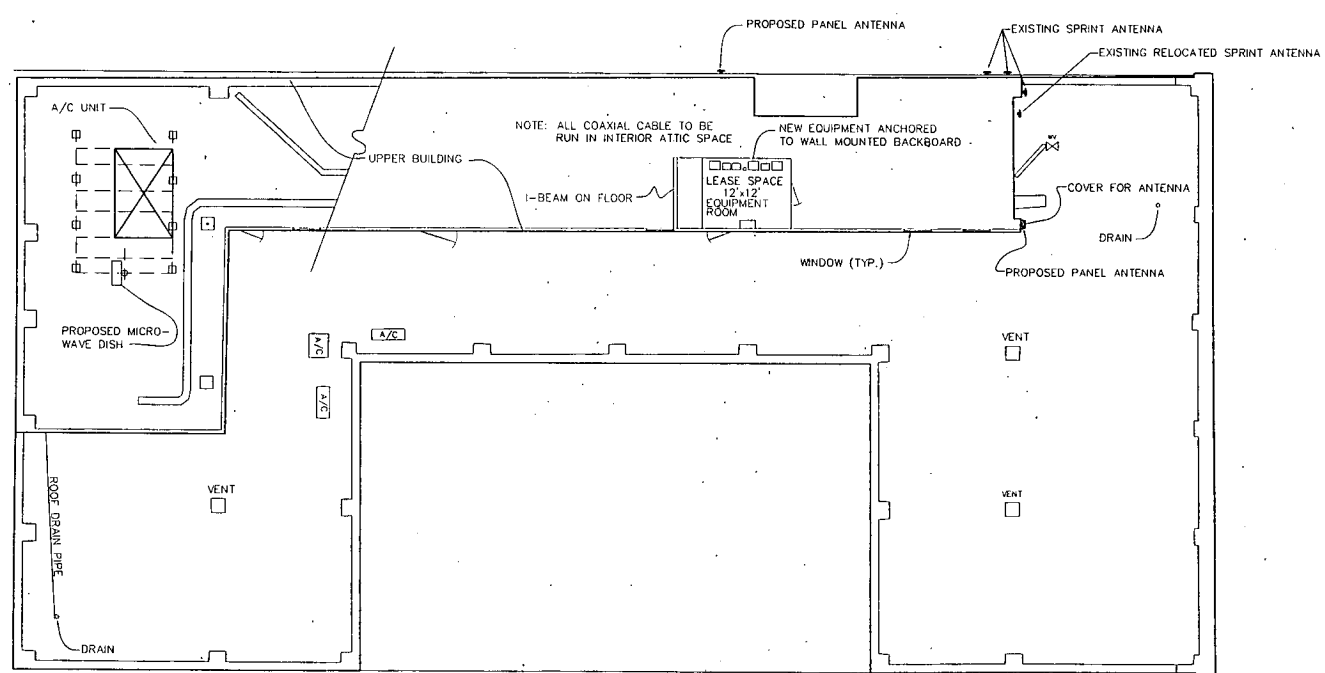
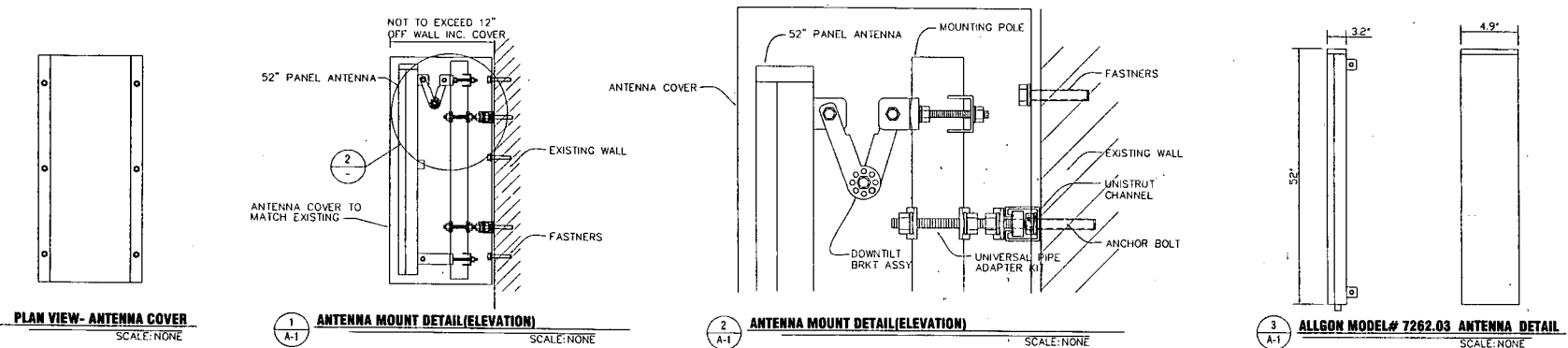
EXHIBIT A

LFEMJ

Z00-129

November 7, 2000

ITEM 1



SITE LAYOUT

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K. STREET 128-4A
 1414 K STREET
 SACRAMENTO, CA. 95814
 SACRAMENTO COUNTY

EXHIBIT B

APPROVALS

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|-----------|-------|
| LEASING: | DATE: |
| ZONING: | DATE: |
| RF ENGR: | DATE: |
| CONSTRUC: | DATE: |
| TAC CHK: | DATE: |
| OWNER: | DATE: |

PROJECT NO: CA-128-4A
 DRAWN BY: ATA

CHECKED BY: SAL MITZ, JR

| NO. | DATE | ISSUE |
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SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-1

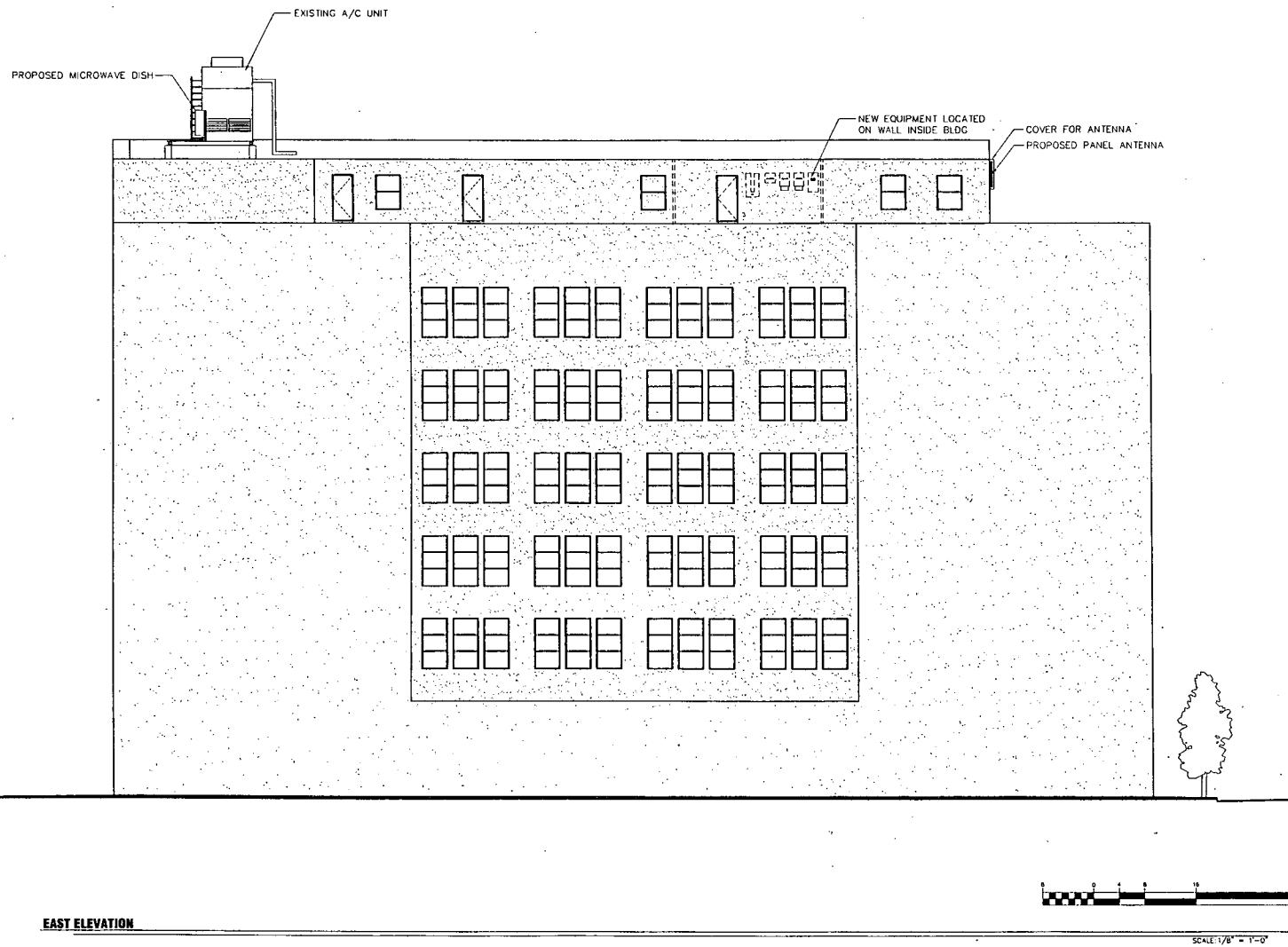
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| 1st SUBMITTAL: | 05/19/00 |
| 2nd SUBMITTAL: | 09/12/00 |
| COMPANY JOB NO.: | A29-005-00 |

Z00-129
 Rcv'd 9/20/00

Z00-129

November 7, 2000

JFM



EAST ELEVATION

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

Z00-129
Rev'd 9/20/00

Advanced Design



Consultants, LLC

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FAX: (916) 772-3022

K STREET
128-4A
1414 K STREET
SACRAMENTO, CA 95814
SACRAMENTO COUNTY

APPROVALS

LEASING: _____ DATE: _____
ZONING: _____ DATE: _____
RF ENGR: _____ DATE: _____
CONSTRUC: _____ DATE: _____
TAC CHK: _____ DATE: _____
OWNER: _____ DATE: _____

PROJECT NO: CA-128-4A

DRAWN BY: ATA

CHECKED BY: SAL MTZ JR

NO DATE ISSUE

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-2

1st SUBMITTAL: 05/19/00

2nd SUBMITTAL: 09/12/00

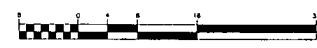
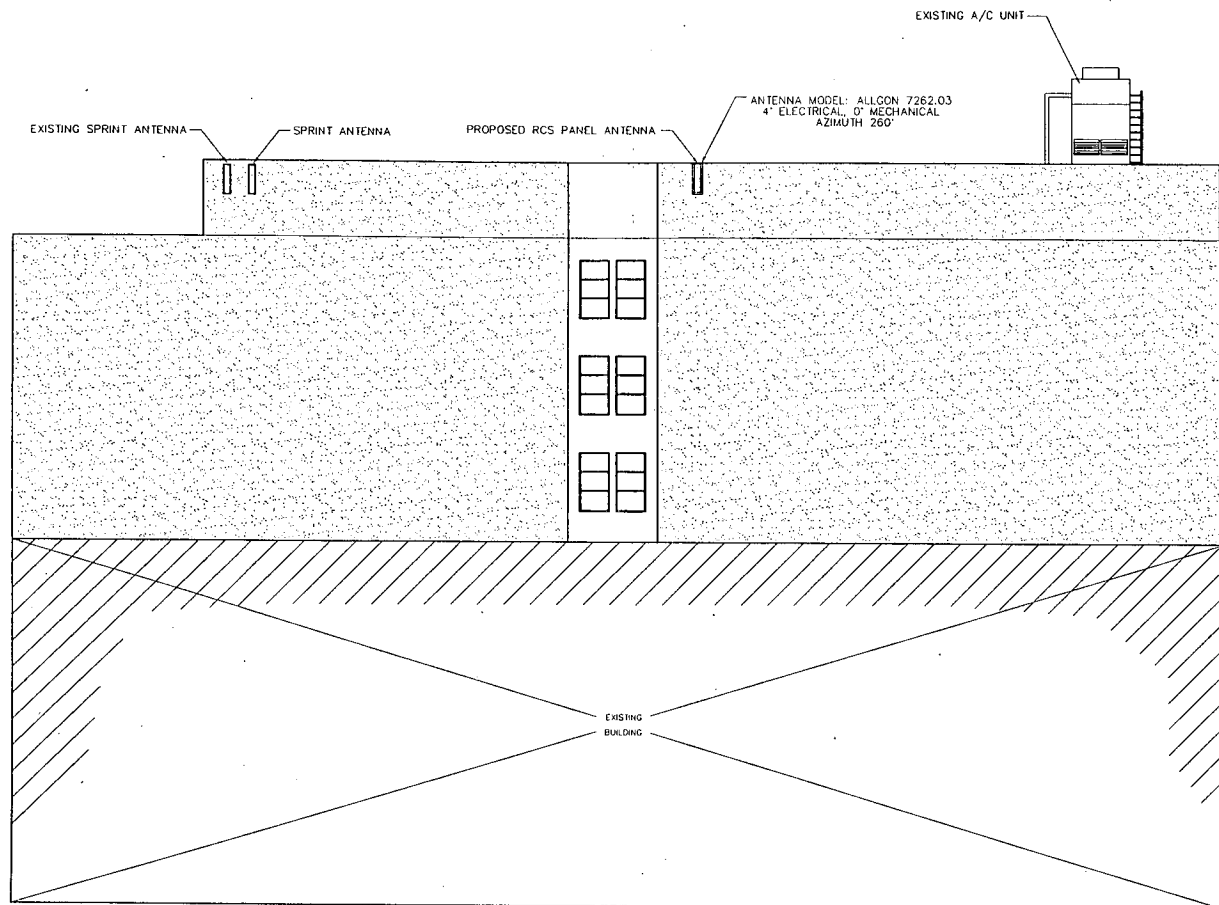
COMPANY JOB NO.: A29-005-00

EXHIBIT C

Z00-129

November 7, 2000

ITEM 1



SCALE 1/8" = 1'-0"

WEST ELEVATION

Advanced Design Consultants, LLC
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K STREET
 128-4A
 1414 K STREET
 SACRAMENTO, CA 95814
 SACRAMENTO COUNTY

EXHIBIT D

APPROVALS

| | |
|-----------|-------|
| LEASING: | DATE: |
| ZONING: | DATE: |
| RF ENGR: | DATE: |
| CONSTRUC: | DATE: |
| TAC CHK: | DATE: |
| OWNER: | DATE: |

PROJECT NO: CA-128-4A

DRAWN BY: ATA

CHECKED BY: SAL MTZ JR

| NO | DATE | ISSUE |
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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

1st SUBMITTAL: 05/19/00

2nd SUBMITTAL: 09/12/00

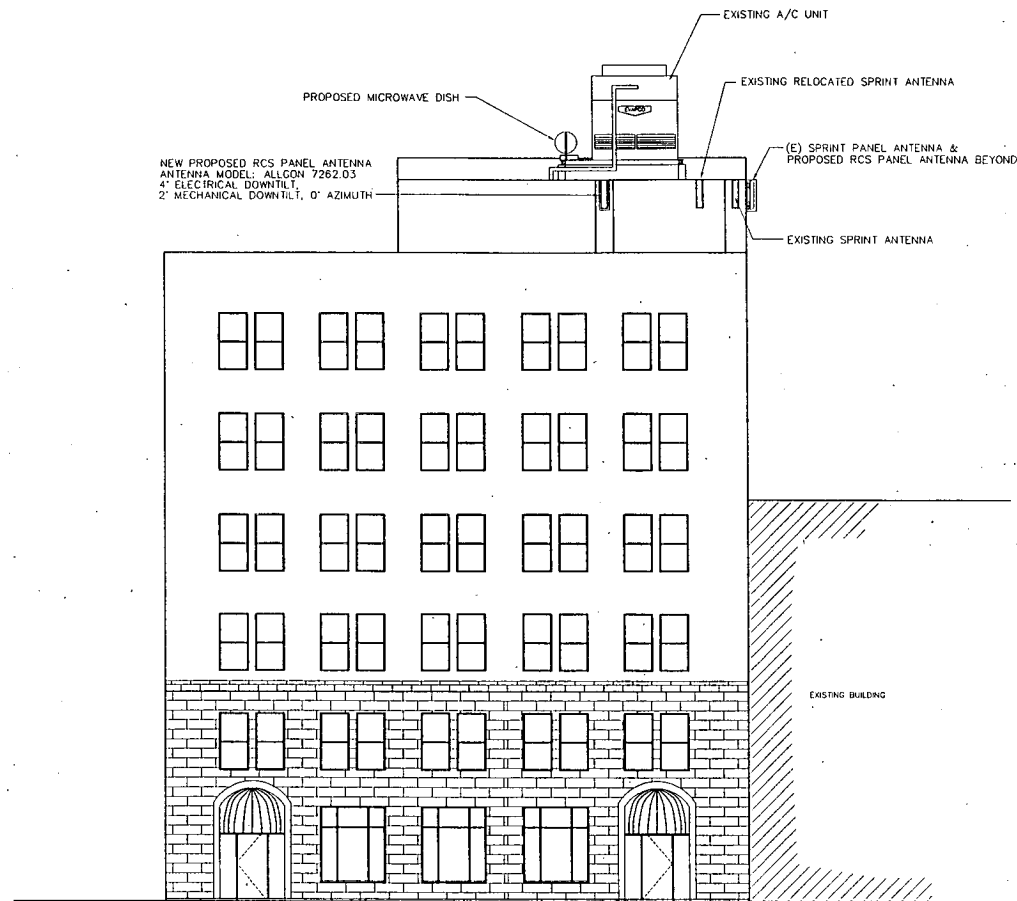
COMPANY JOB NO.: A29-005-00

Z00-129
Rev'd 9/20/00

Z00-129

November 7, 2000

ITEM 1



NORTH ELEVATION



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

Z00-129
Rev'd 9/20/00

Advanced Design



Consultants, LLC

Planning, Engineering &
Construction Services

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ROSEVILLE, CA 95678
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K STREET
128-4A
1414 K STREET
SACRAMENTO, CA. 95814
SACRAMENTO COUNTY

APPROVALS

LEASING: _____ DATE: _____
ZONING: _____ DATE: _____
RF ENGR: _____ DATE: _____
CONSTRUC: _____ DATE: _____
TAG CHK: _____ DATE: _____
OWNER: _____ DATE: _____

PROJECT NO: CA-128-4A

DRAWN BY: ATA

CHECKED BY: SAL MTZ JR

| NO | DATE | ISSUE |
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

1st SUBMITTAL: 05/19/00

2nd SUBMITTAL: 09/12/00

COMPANY JOB NO.: A29-005-00

EXHIBIT E