

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 30, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add a cellular antenna to an existing lattice tower for the project known as Z96-111. 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 twelve cellular communications panel antennas on an existing 100 foot lattice tower located on 5.77± acres in the Heavy Industrial (M-2) zone.

Location: 76 Broadway (D4, Area 2)

Assessor's Parcel Number: 009-0030-028

Applicant: AT&T Wireless Services (Doug Murphy)
 9719 Lincoln Village Drive #311
 Sacramento, CA 95827

Property Owner: Union Oil of California
 P.O. Box 7600
 Los Angeles, CA 90051

General Plan Designation: Heavy Commercial or Warehouse
Central City

Community Plan Designation: Industrial
Existing Land Use of Site: Office building, fuel storage tanks, 100 ft lattice tower
Existing Zoning of Site: Heavy Industrial (M-2)

Surrounding Land Use and Zoning:
North: M-2; Industrial
South: R-3; Industrial
East: T-C; Interstate 5
West: M-2; Industrial and Marina

Property Dimensions: Irregular
Property Area: 5.77 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant proposes to mount twelve, one foot by three feet, antenna panels to the existing 100 foot high lattice tower at a height of 60 feet. A 336 square foot radio/equipment building will be located on the site to the north of the tower. The project includes a 45 foot by 45 foot leased area encompassing the existing lattice tower. The tower currently has three microwave dishes attached at a height above the proposed cellular panels. Any cellular equipment (antennas) which both receives and transmits requires a Special Permit according to the Zoning Ordinance. The existing tower with microwave dishes was constructed prior to the Zoning Ordinance amendment requiring a Special Permit.

The project has been noticed and staff has received no calls.

The site is within the Central City Design Review area. The applicant will be filing an application to the Design Review staff.

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 and equipment building 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 tower at the point of attachment. Final design conditions are subject to the outcome of the Design Review staff review.
2. Any additional antennas shall require a modification of the Special Permit. {Twelve 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 tower.

5. Should the applicant every discontinue using the lattice tower for cellular services then the applicant shall remove the antenna panels from the lattice tower within six months of termination.

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 lattice tower.
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 antennas will be attached to an existing lattice tower; and
 - b. the design and location of the antennas will not significantly impact the surrounding industrial area and will be reviewed and approved by the Design Review staff.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Heavy Commercial or Warehouse and Industrial, respectively.



Joy D. Patterson
Zoning Administrator

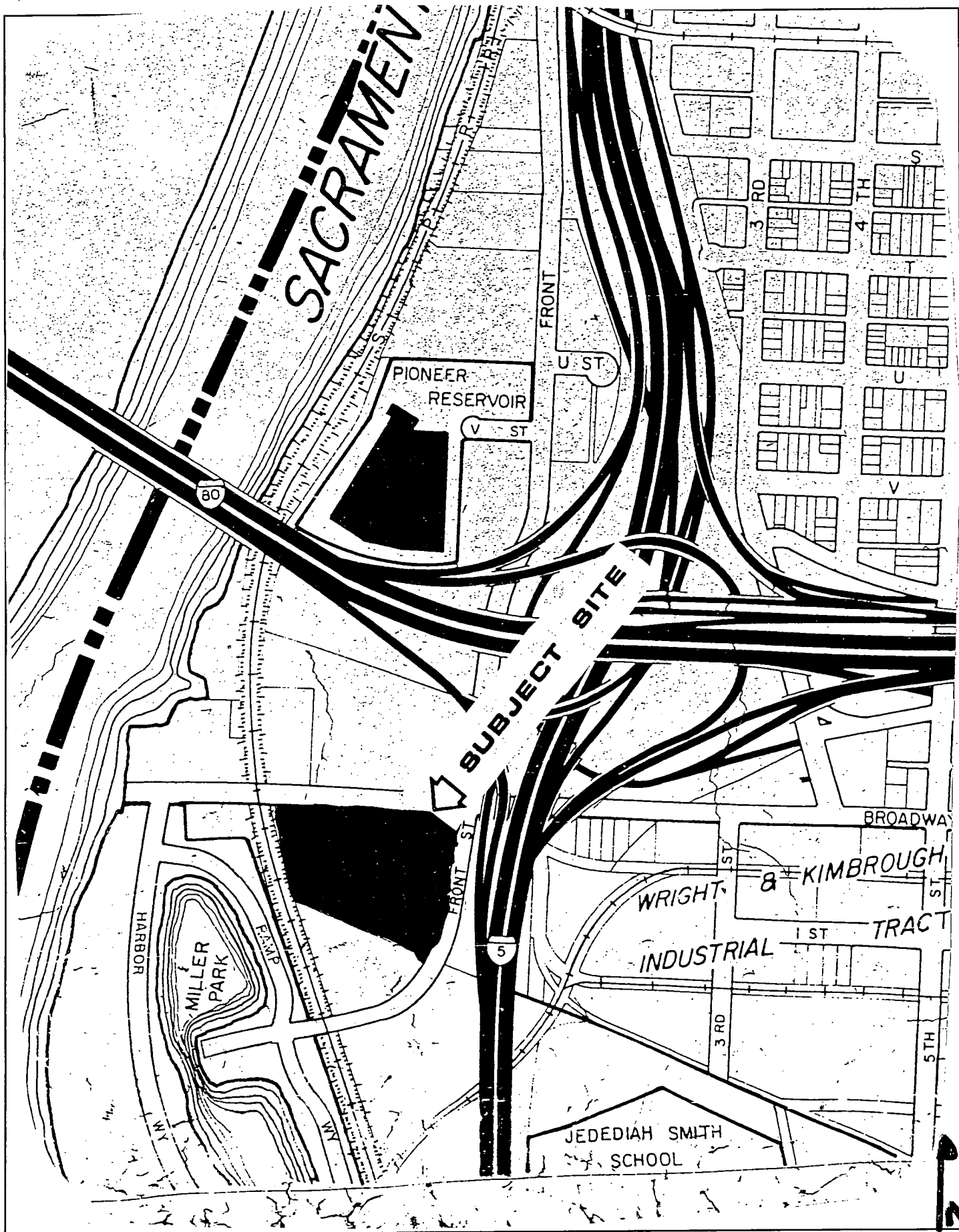
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

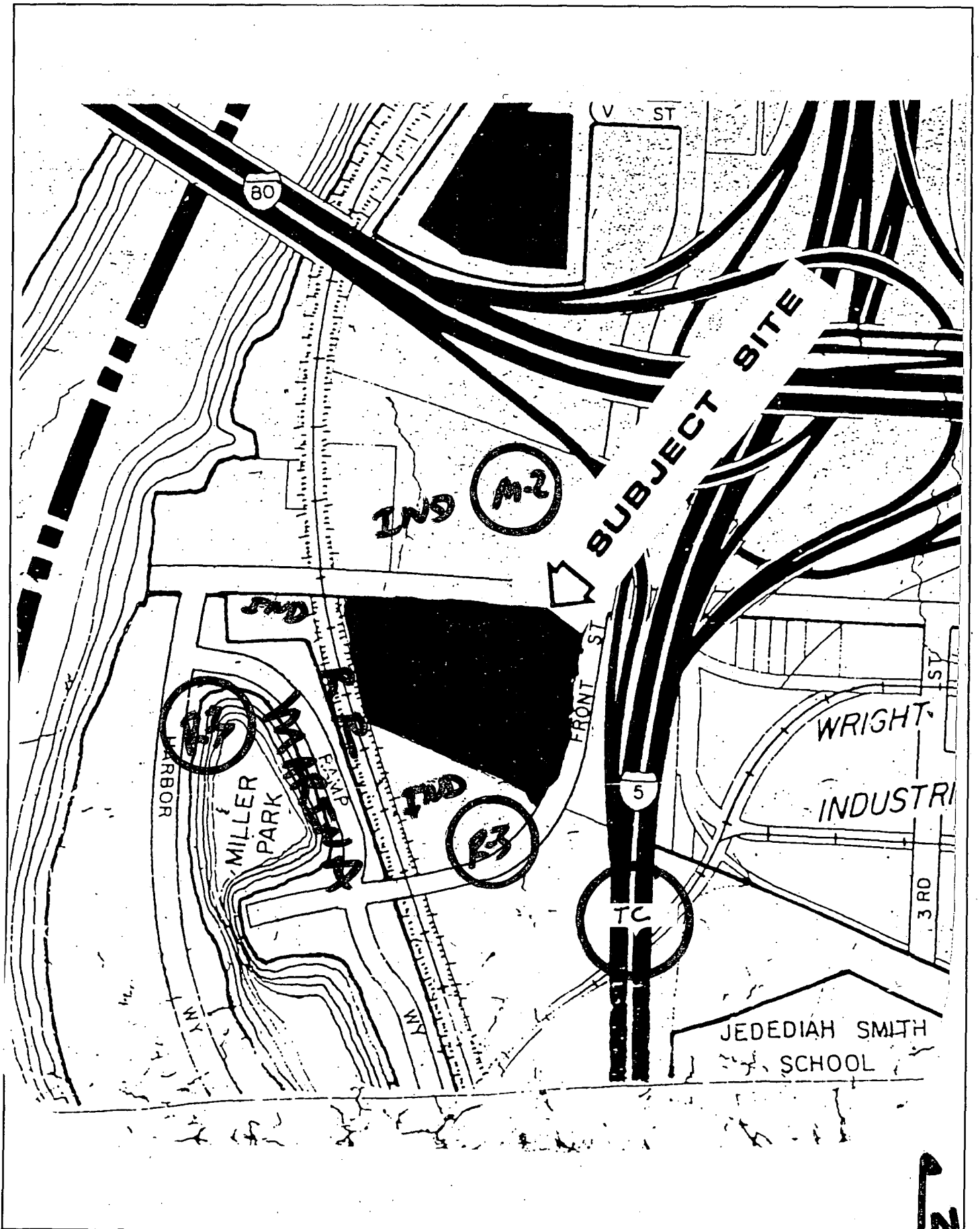
cc: File ✓

ZA Log Book ✓

Applicant ✓



VICINITY MAP

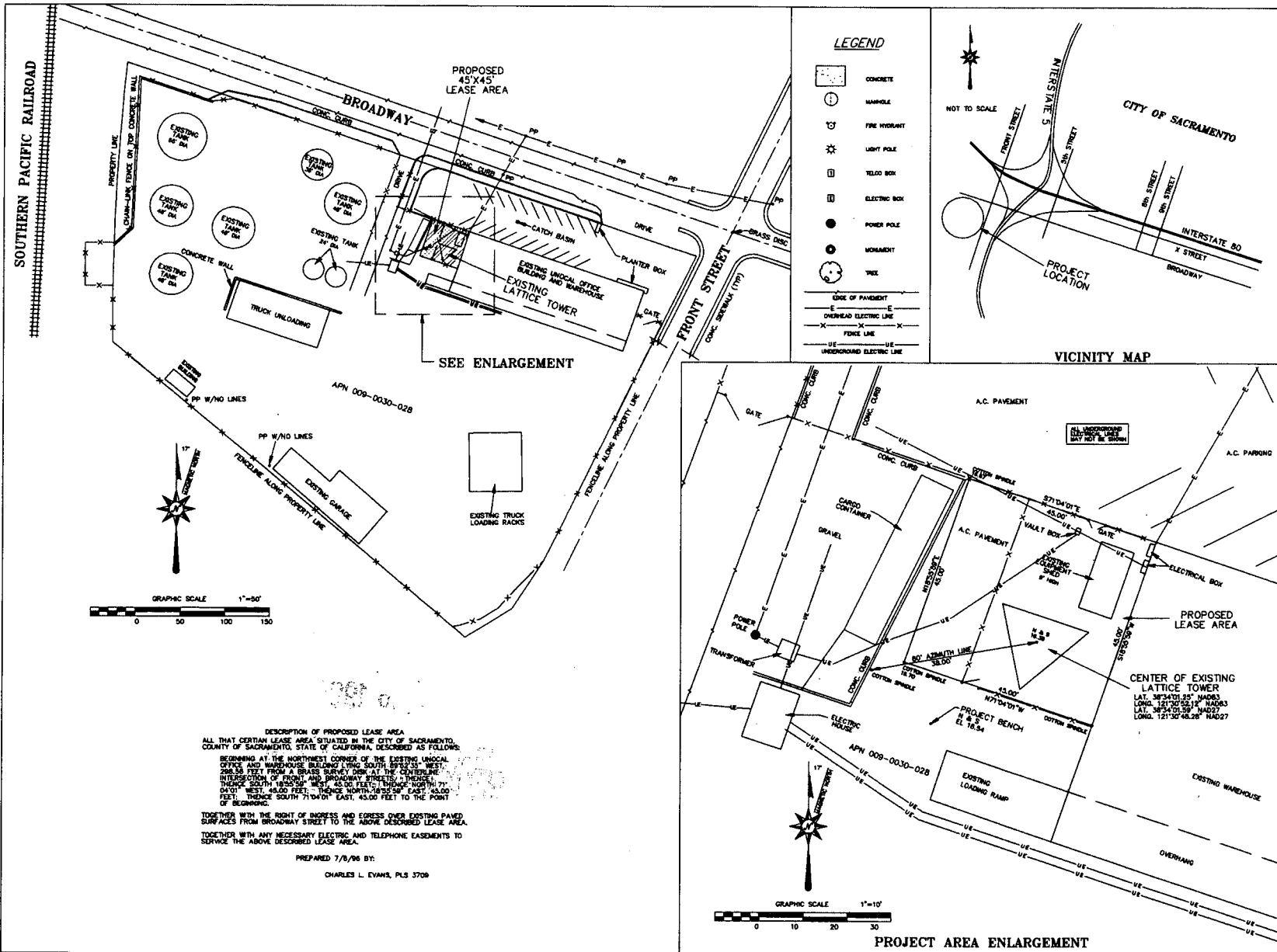


LAND USE & ZONING MAP

246-111

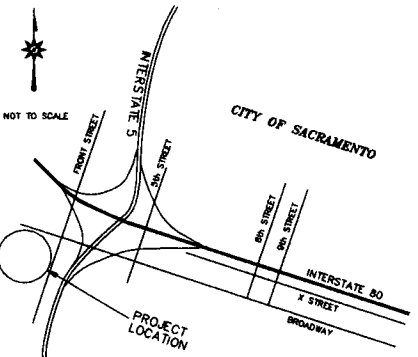
OCTOBER 30, 1996

ITEM #1



LEGEND

- CONCRETE
- MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- TELE BOX
- ELECTRIC BOX
- POWER POLE
- MONUMENT
- TREE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC LINE
- FENCE LINE
- UNDERGROUND ELECTRIC LINE



Evans Surveys
 480 OGDEN AVENUE
 FAIRFIELD, CALIFORNIA 94534
 TEL. (707) 486-0760
 FAX (707) 486-0762

**A T & T
 Wireless
 Services**

PROJECT NUMBER	97026	
DRAWN BY	C. EVANS	
CHECKED BY	G. EVANS	
NO.	DATE	ISSUE

APPROVALS

Project Manager	Date

**PIONEER BRIDGE
 CELLULAR SITE
 CITY OF SACRAMENTO
 SACRAMENTO COUNTY
 CALIFORNIA**

SACRAMENTO CELLULAR TELEPHONE
 10030 GOETHE ROAD
 SACRAMENTO, CA. 95827

SHEET TITLE
 PLOT PLAN AND
 SITE TOPOGRAPHY

SHEET NUMBER

C-1

DESCRIPTION OF PROPOSED LEASE AREA
 ALL THAT CERTAIN LEASE AREA SITUATED IN THE CITY OF SACRAMENTO,
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE EXISTING UNICAL
 OFFICE AND WAREHOUSE BUILDING LYING SOUTH 89°23'35" WEST,
 298.56 FEET FROM A BRASS SURVEY DOWEL AT THE CENTERLINE
 INTERSECTION OF FRONT AND BROADWAY STREETS; THENCE
 THENCE SOUTH 19°25'58" WEST, 45.00 FEET; THENCE NORTH 71°
 04'01" WEST, 48.00 FEET; THENCE NORTH 38°25'58" EAST, 45.00
 FEET; THENCE SOUTH 71°04'01" EAST, 45.00 FEET TO THE POINT
 OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER EXISTING PAVED
 SURFACES FROM BROADWAY STREET TO THE ABOVE DESCRIBED LEASE AREA.
 TOGETHER WITH ANY NECESSARY ELECTRIC AND TELEPHONE EASEMENTS TO
 SERVICE THE ABOVE DESCRIBED LEASE AREA.

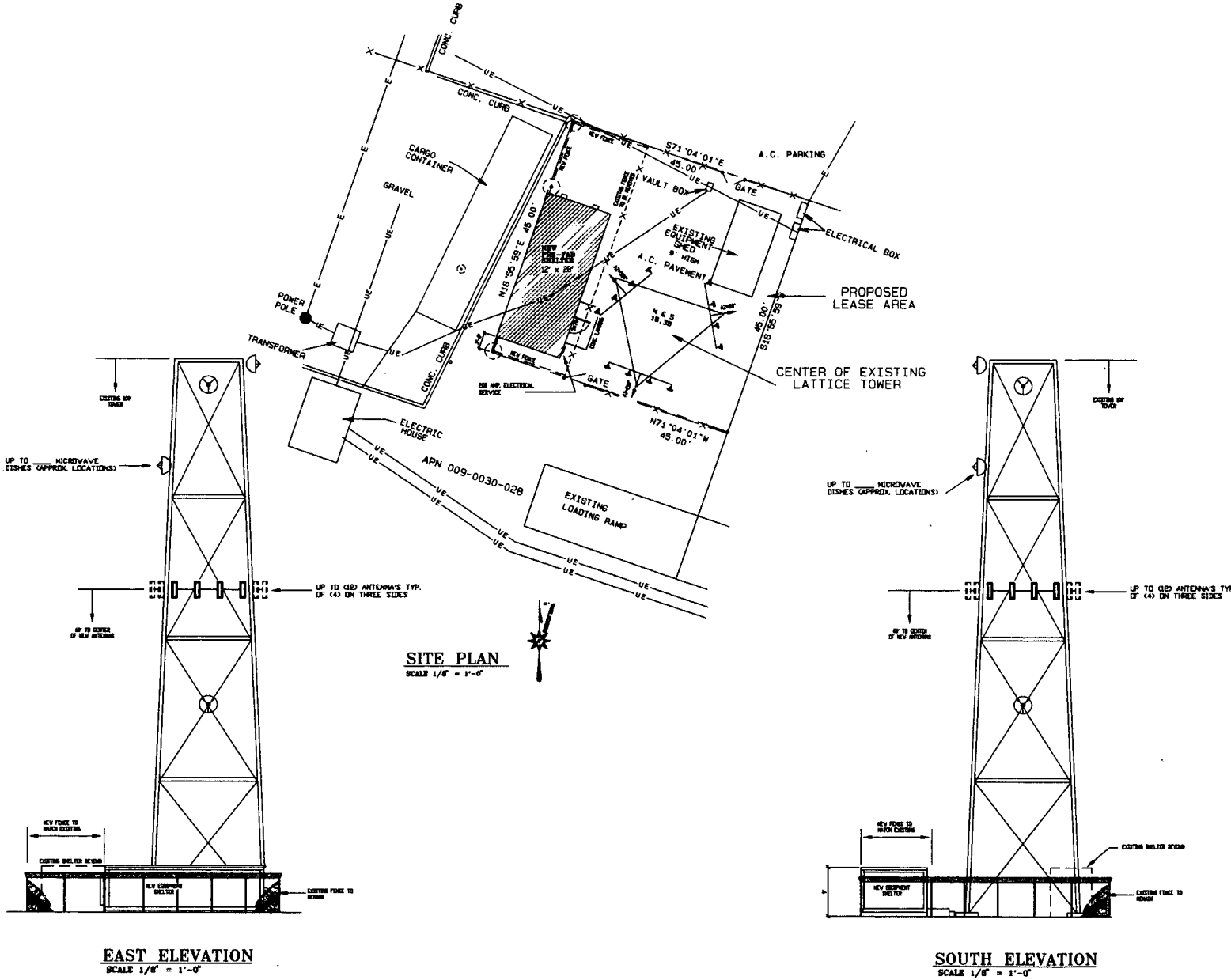
PREPARED 7/8/96 BY:
 CHARLES L. EVANS, PLS 3709

EXHIBIT A

296-111

OCTOBER 30, 1996

ITEM #1



PROJECT OWNER:

NAME: A T T WIRELESS SERVICES

ADDRESS: 8888 GREEN ROAD
SACRAMENTO, CA 95827

CONTACT: JIM DANIEL

PHONE #: (916) 798-0277

PROJECT DATA:

SITE NAME: PIONEER BRIDGE SITE

ADDRESS: BROADWAY / FRONT STREET

CITY/COUNTY: SACRAMENTO / SACRAMENTO

APN #: 009-003-028

This drawing is not final until it is signed by the Engineer.

This drawing contains information which is the proprietary property of A T T WIRELESS. Its reproduction or use or distribution of these plans or any information contained herein, without the approval of the consent of A T T WIRELESS.

Fallon Engineering

CIVIL / STRUCTURAL / ENERGY

CA REG. NO. C - 45879
8808 ROCKWOOD DR. SACRAMENTO, CA 95826 (916) 983-3748

NO.	REVISION/DESCRIPTION	DATE

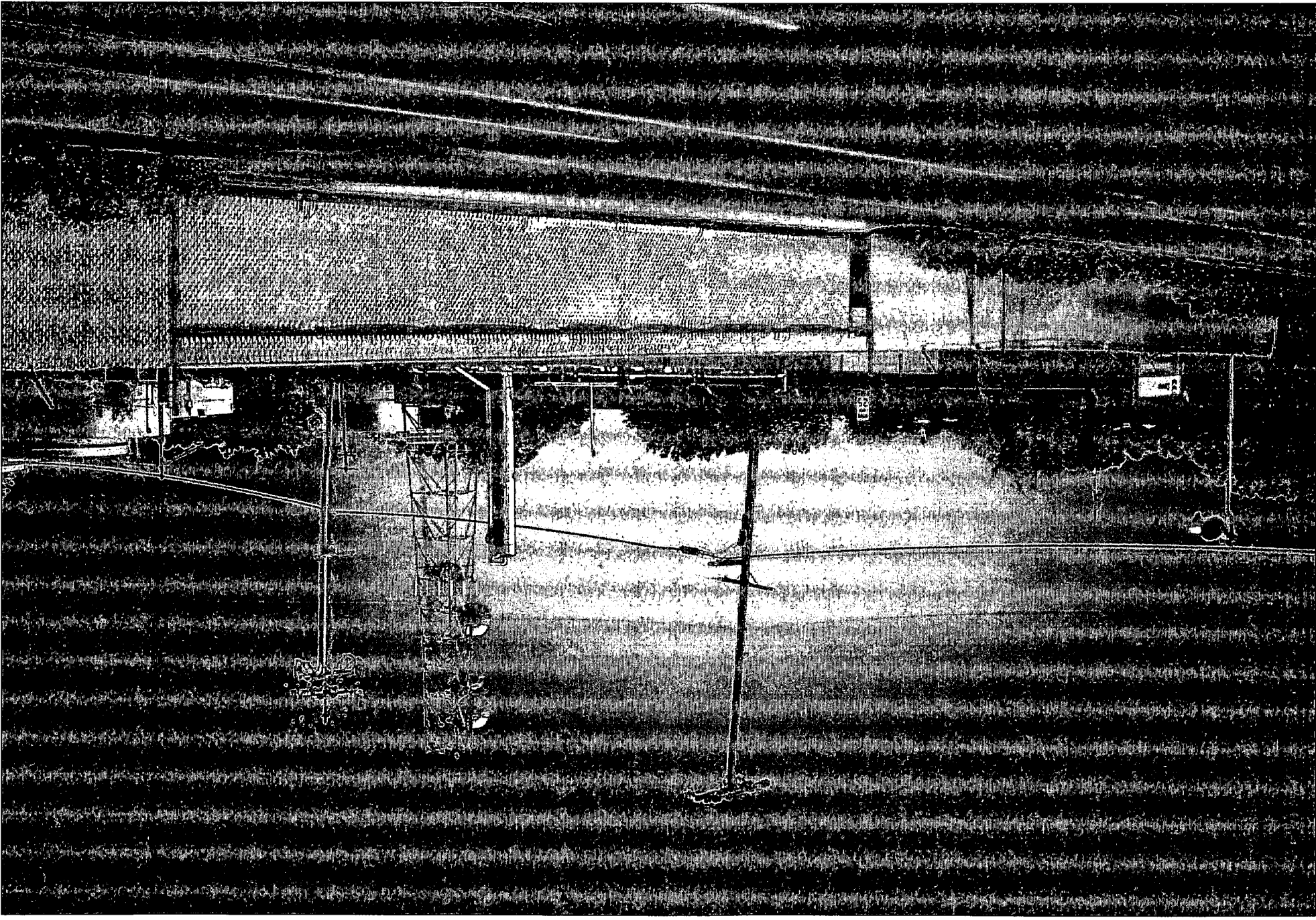
PROJECT: PIONEER BRIDGE SITE

DRAWING TITLE: SITE PLAN / ELEVATIONS

SEAL	DRAWN BY T-PEEK	PROJECT NO. 00
	CHECKED BY	CADD FILE NO. 00
	SCALE AS NOTED	DRAWING NO.
	DATE 7-15-96	A-2
	PRINTED	SHEET OF

EXHIBIT B

EXHIBIT C



296-111

OCTOBER 30, 1996

ITEM #1