

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, April 30, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add cellular antenna panels on the roof of an existing office building for the project known as Z96-022. 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 to add nine cellular communications panel antennas on the roof an existing two story office building located on 2.39± acres in the Light Industrial (M-1) zone.

Location: 1600 Sacramento Inn Way

Assessor's Parcel Number: 277-0113-009

Applicant: AT & T Wireless Services (Joanna Bullock)
 10030 Goethe Road
 Sacramento, CA 95827

Property Owner: Marantha Title Holding CO.
 1600 Sacramento Inn Way
 Sacramento, CA 95812

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Office Building
Existing Zoning of Site: Light Industrial (M-1) zone.

Surrounding Land Use and Zoning:

North: M-1; Vacant
South: R-3; Apartments
East: M-1; Industrial
West: Interstate 80

Property Dimensions: Irregular
Property Area: 2.39± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: P82-088, Z94-087 (Both relate to Allowing the office building in the M-1 zone.)

Additional Information: The applicant proposes to attach nine cellular antenna panels to the roof parapet of a two story office building and to locate a 490 square foot equipment room located within the second floor of the building. The antenna panels will be one foot by 3.5 feet in size. Any cellular equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

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.

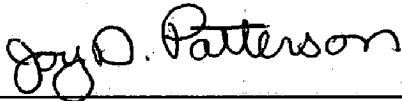
Conditions of Approval

1. Size and location of the panels shall conform to the plans submitted. The panels shall be painted to match the structure they are attached to.
2. Any additional panels shall require a modification of the Special Permit. {Nine 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 antenna panels will be added inconspicuously to an existing office building's 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 shelter will be located within the building and the antenna panels will be attached to the building roof parapet; and
 - b. the design and location of the antenna panels will not significantly impact the surrounding mixed use area.
3. The project is consistent with the General Plan which designates the subject site as Heavy Commercial or Warehouse.

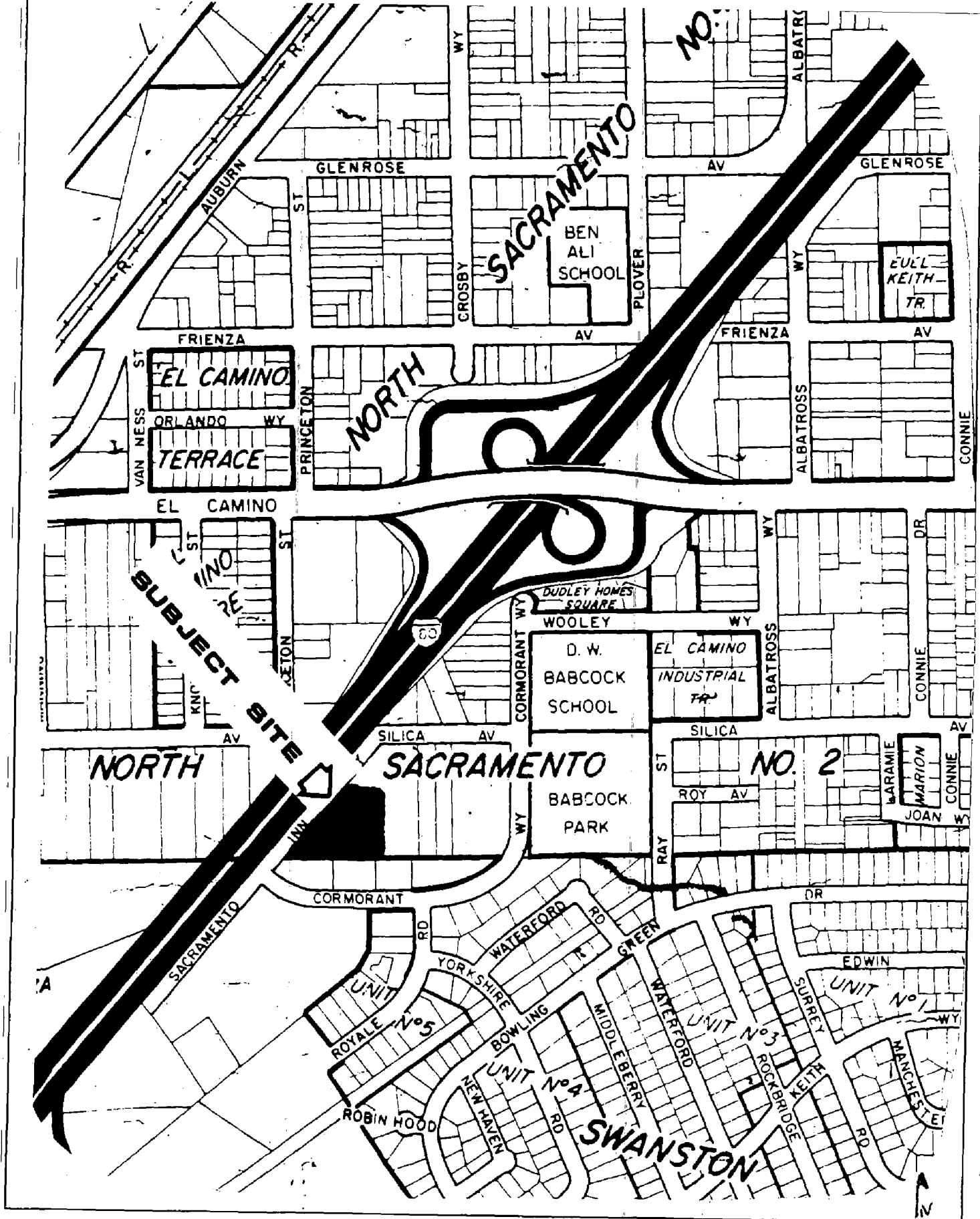


Joy D. Patterson
Zoning Administrator

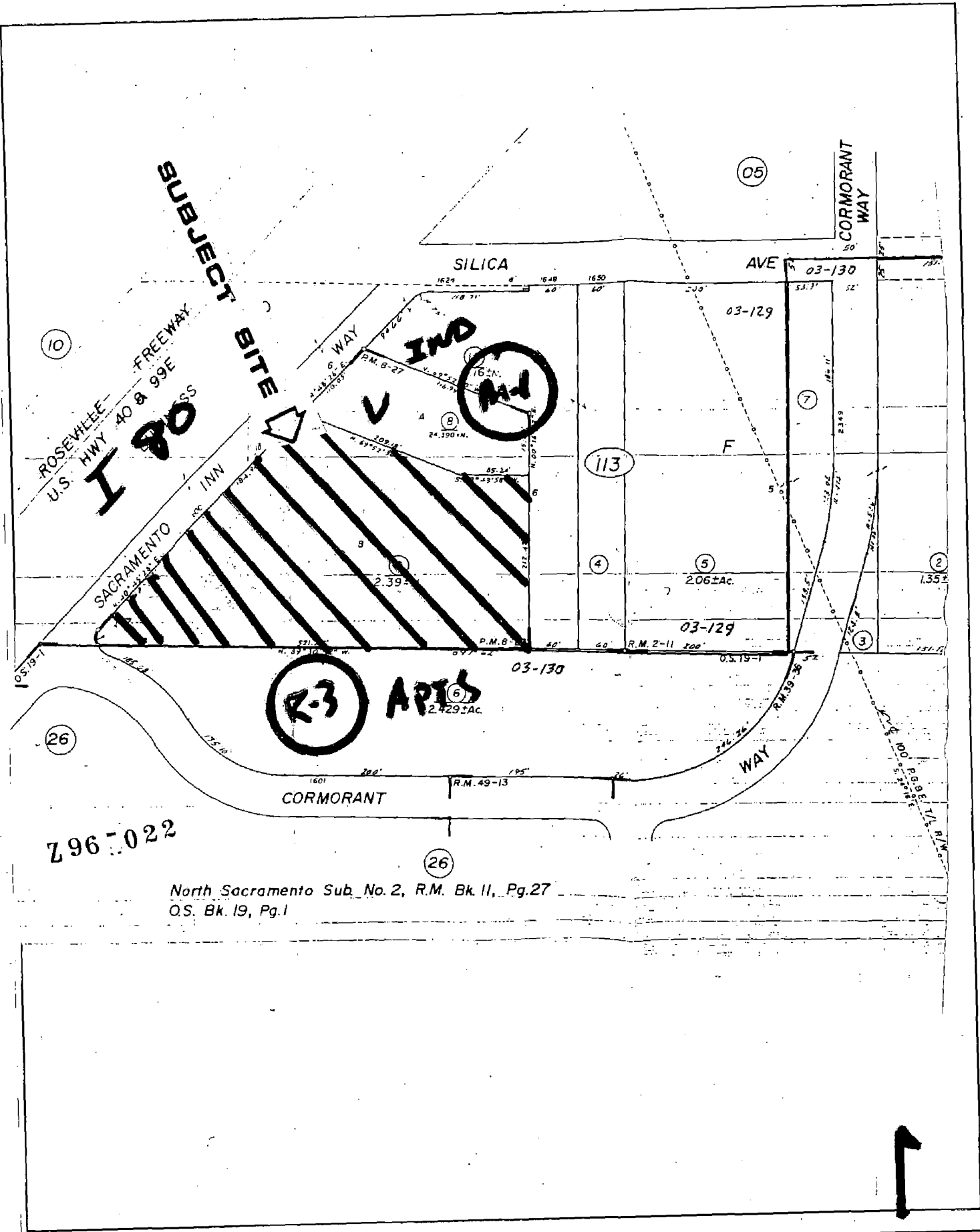
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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



SUBJECT SITE

I 80
 ROSEVILLE FREEWAY
 U.S. HWY 40 & 99E

SILICA AVE

CORMORANT WAY

SACRAMENTO INN

IND

R-3

ARTS

03-130

03-129

113

F

03-129

03-130

CORMORANT WAY

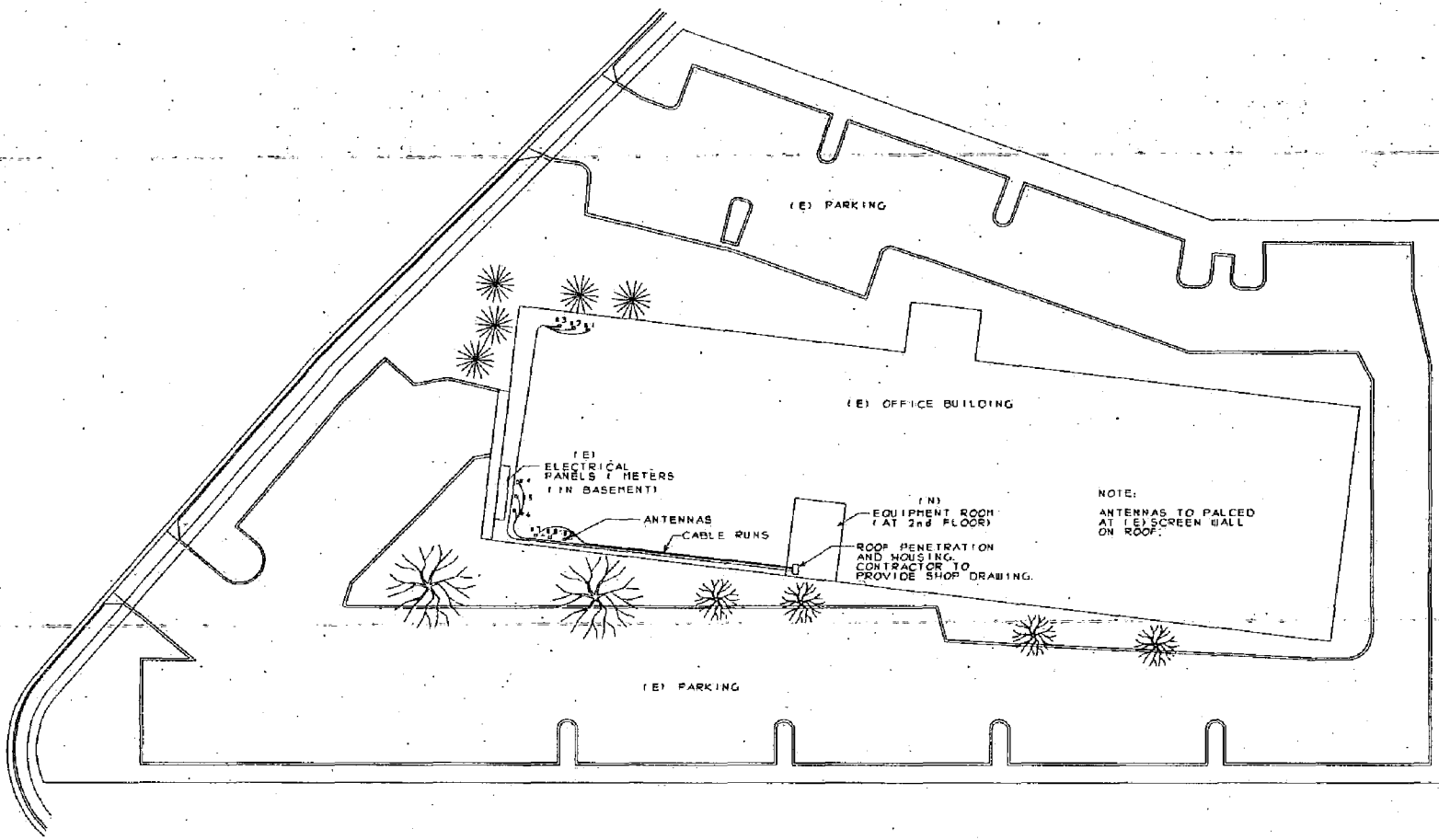
Z96-022


North Sacramento Sub. No. 2, R.M. Bk. II, Pg. 27
 O.S. Bk. 19, Pg. 1

296-022

APRIL 30, 1996

ITEM 4




 SITE PLAN
 1" = 20'

GERALD A. BECK
 ARCHITECT CALIF. 01402
 12105 DRY CREEK RD.
 AUBURN, CA 95602
 (916) 923-9005

DATE: 12/18/94
 SCALE: 1" = 20'
 DRAWN BY:

EXHIBIT A

CLIENT :
 SACRAMENTO
 CELLULAR

PROJECT :
 EL CARRINO
 SITE

PROJECT NO.
 14013

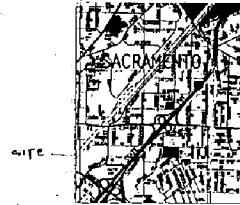
REV.	BY	DATE	DESCRIPTION

SHEET TITLE :
 SITE PLAN

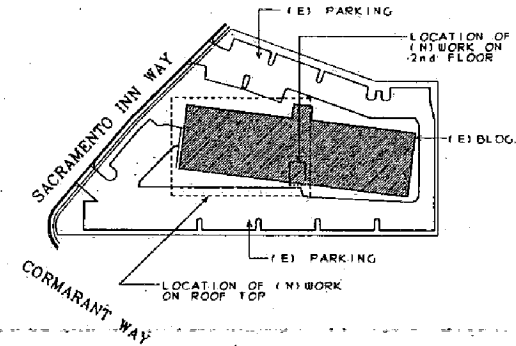
SHEET
A1

296-022

AT&T Wireless Services



VICINITY MAP
NO SCALE



SITE PLAN
NO SCALE

GERALD A. BECK
ARCHITECT CA LIC. 011902
12105 DRY CREEK RD.
AUBURN, CA 95602
(916) 823 3006

DATE: 12/18/95
SCALE: NO SCALE
DRAWN BY: R.W.G.

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- THE CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS.
- ALL INFORMATION SHOWN IN THESE DRAWINGS IS GIVEN AS BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR THE ARCHITECT/ENGINEER SO THAT PROPER RESOLUTION OF THE CONFLICT CAN BE DESCRIBED. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN DIRECTION OF THE ARCHITECT/ENGINEER.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING WORK, HE IS REQUIRED TO CONTACT THE BUILDING AND/OR PROJECT MANAGER TO REVIEW THE CONDITIONS OF BUILDING ACCESSIBILITY AND STAGING AREA AVAILABLE DURING THE COURSE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MATERIALS AND CONDITIONS AS NECESSARY TO PROTECT EXISTING BUILDING AND GROUNDS FROM DAMAGES AND/OR INTERRUPTION OF SERVICES. ANY AND ALL DAMAGES OCCURRING AS A RESULT OF NEW WORK SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE AND RESPONSIBILITY, AND AT NO ADDITIONAL EXPENSE TO THE OWNER/TENANT.
- THE CONTRACTOR SHALL MAINTAIN THE AREAS OF NEW WORK FREE OF DEBRIS AND BROOM CLEAN ON A DAILY BASIS. AREAS OF NEW WORK IN EXISTING FINISHED AREAS OF THE BUILDING SHALL MAINTAINED FREE OF DEBRIS AND VACUUM CLEAN ON A DAILY BASIS TO THE SATISFACTION OF THE BUILDING MANAGER. REMOVE AND DISPOSE OF ALL DEBRIS RESULTING FROM THIS WORK IN A PROPER MANNER TO AN OFF SITE FACILITY, LEAVING PREMISES CLEAN AND NEAT TO THE SATISFACTION OF THE PROJECT AND BUILDING MANAGERS.

PROJECT DATA (EXIST.)

METRO CENTER BUILDING
1400 SACRAMENTO INN WAY
SACRAMENTO, CA
A. P. N. : 211-0113-009
WOOD FRAME OFFICE BLDG.
TYPE V-N CONSTRUCTION
B-2 OCCUPANCY

FIRE SPRINKLER SYSTEM EXISTING

PROJECT REPS.

OWNER OF EXIST. BLDG.
MARANATHA TITLE HOLDING COMPANY INC.
1600 SACRAMENTO INN WAY, STE. 116
SACRAMENTO, CA 95815
CONTACT: DEBBIE CASE, VP
(916) 920-1900

PROPERTY MANAGER: VOIGHT CO.
KATHY HAMILTON
(916) 925-8945

TENANT - NEW WORK
SACRAMENTO CELLULAR
10030 GOETHE RD.
SACRAMENTO, CA 95821
PROJECT MANAGER: JIM DANIEL
(916) 998-0211

ARCHITECT FOR TENANT

GERALD A. BECK
ARCHITECT CA LIC. 011902
12105 DRY CREEK RD.
AUBURN, CA 95602
(916) 823 3006

PROJECT DATA (NEW)

SCOPE OF WORK: REMOVE (E) NON-BEARING WALLS IN OFFICE SUITE # 2nd FLOOR. CONVERT SUITE TO EQUIPMENT ROOM. INSTALL EQUIPMENT AND RUN (N) CABLE THRU CEILING AND ROOF TO (N) ANTENNAS MOUNTED ON EQUIPMENT SCREEN WALL FOR CELLULAR PHONE COMMUNICATIONS SYSTEM.

AGENCIES

BUILDING DEPT.
CITY OF SACRAMENTO
1231 I ST.
SACRAMENTO, CA 95814

FIRE DISTRICT
SACRAMENTO CITY F.P.D.
1231 I ST. STE 401
SACRAMENTO, CA 95814
(916) 241-5260
CONTACT: ROSS WOODHIAN

SHEET INDEX

- A0 TITLE SHEET
- A1 SITE PLAN
- A2 ELEVATIONS AND MOUNTING DETAILS
- E1 ELECTRICAL PLANS AND ONE LINE DIAGRAM
- E2 TITLE 24 DOCUMENTATION

EXHIBIT B

CLIENT : SACRAMENTO CELLULAR
PROJECT : EL CAMINO SITE
PROJECT NO. : 49013

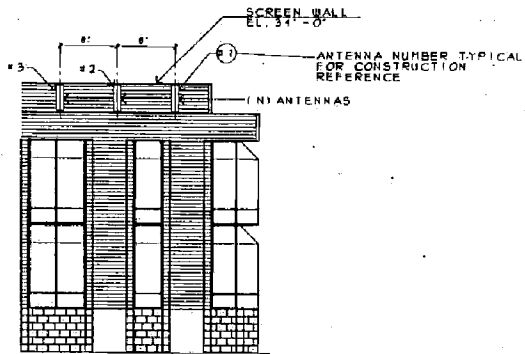
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SHEET TITLE : TITLE SHEET

SHEET
AO

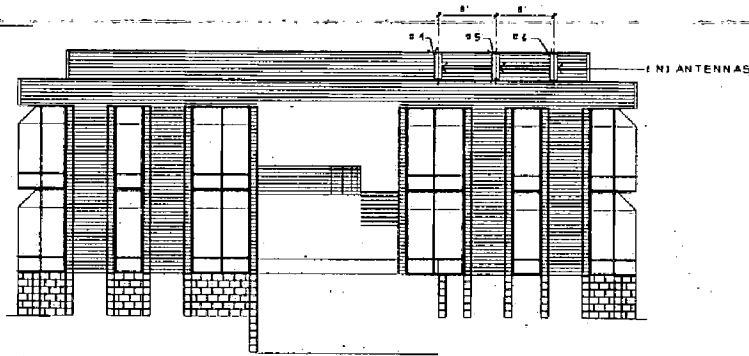
APRIL 30, 1996

ITEM 4



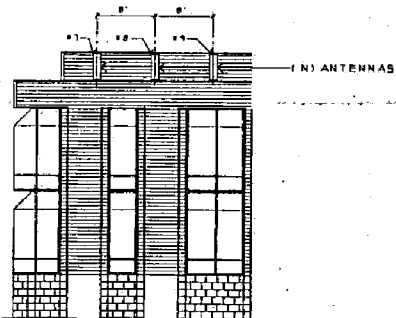
WEST PORTION OF NORTH ELEVATION

1/2" = 1'-0"



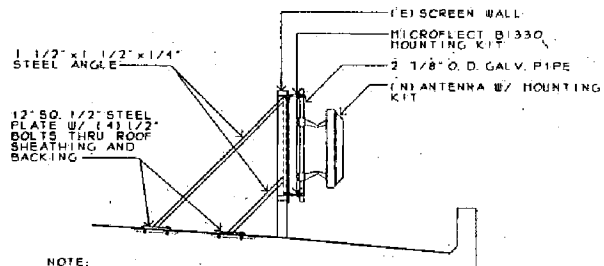
WEST ELEVATION

1/2" = 1'-0"



WEST PORTION OF SOUTH ELEVATION

1/2" = 1'-0"

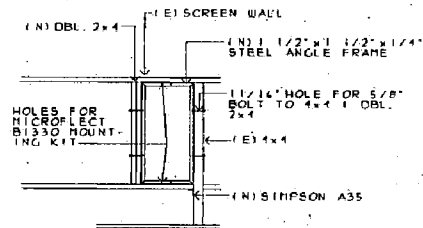


NOTE:
BACKING TO BE 1 1/8" PLTW.D.
PLACE 3/4" NEOPRENE PAD UNDER STEEL PLATE.

MOUNTING DETAIL

1/2" = 1'-0"

NOTE:
CONDITIONS VARY AT EACH ANTENNA LOCATION. THE CONTRACTOR SHALL REVIEW EACH OF (N) LOCATIONS W/ OWNERS REP. PRIOR TO FABRICATING SUPPORTS TO ASSURE PROPER ANTENNA INSTALLATION.



MOUNTING DETAIL

1/2" = 1'-0"

GERALD A. BECK
ARCHITECT CA LIC. 011927
12105 DRY CREEK RD.
AUBURN, CA 95602
(916) 823-3000

DATE: 12/18/14
SCALE: AS NOTED
DRAWN BY: R. W. G.

CLIENT :
SACRAMENTO
RELIULAR
PROJECT :
EL CAMINO
SITE
PROJECT NO. :
44013

REV.	REV. DATE	BY	CHKD.	APPD.

SHEET TITLE :
ELEVATIONS
MOUNTING DETS.

SHEET
A2

EXHIBIT C