

**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.

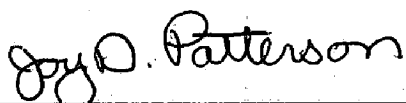
Conditions of Approval

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.



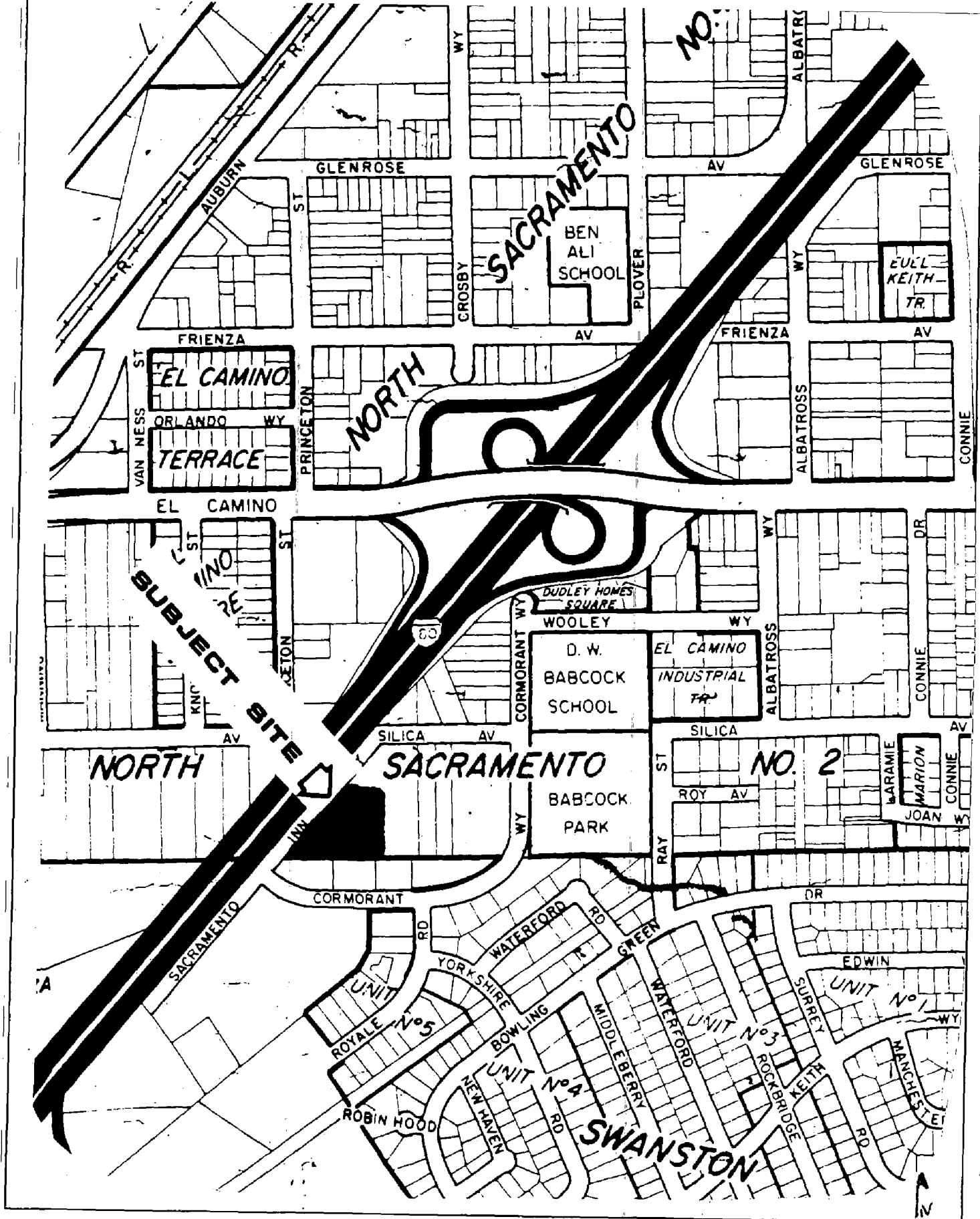
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Joy D. Patterson  
Zoning Administrator

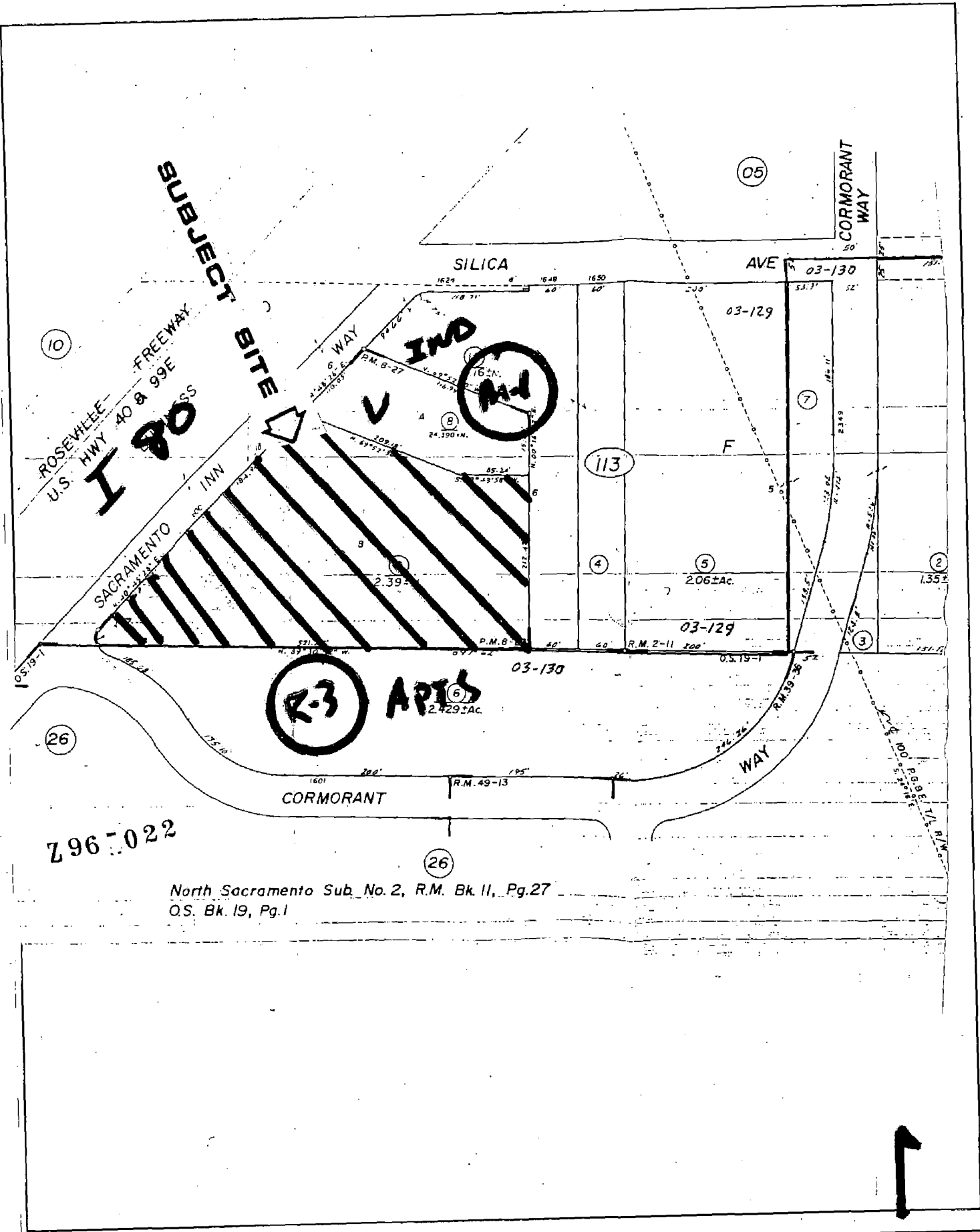
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

ROSEVILLE  
FREEWAY  
U.S. HWY 40 & 99E

SACRAMENTO  
INN

SILICA

05

CORMORANT  
WAY

IND

M-1

113

03-130

03-129

03-129

03-130

R-3

ARTS

6

CORMORANT

WAY

Z96-022

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

26

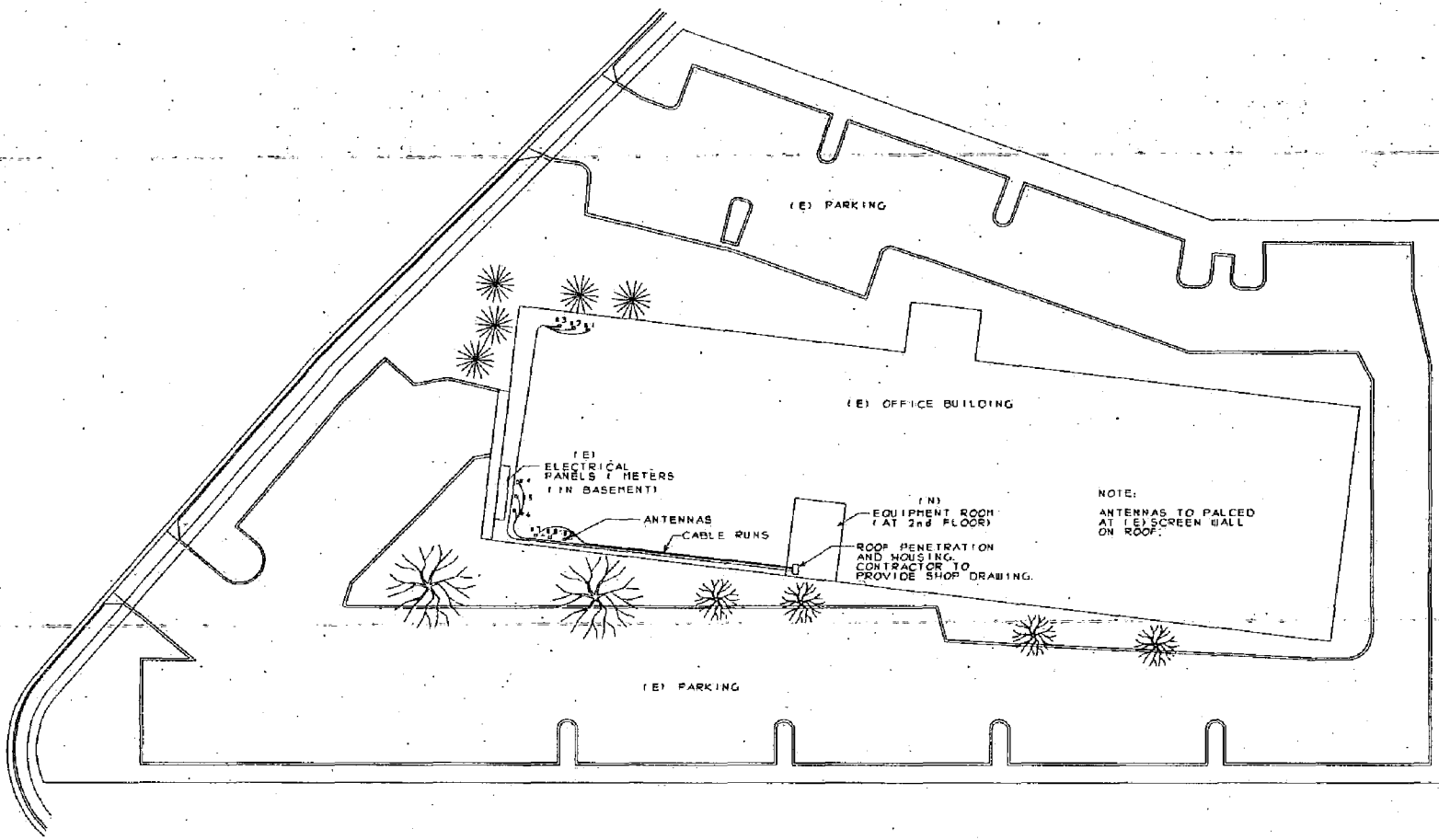



**LAND USE & ZONING MAP**

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) 923-9006

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

CLIENT :  
 SACRAMENTO  
 CELLULAR  
 PROJECT :  
 EL CAHINO  
 SITE  
 PROJECT NO.  
 14013

REV.	BY	DATE	DESCRIPTION

SHEET TITLE :  
 SITE PLAN

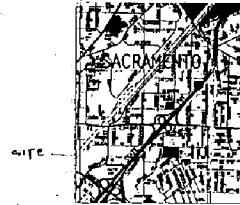
SHEET  
 A1

EXHIBIT A

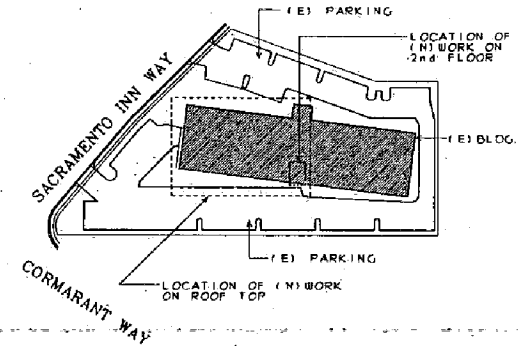
296-022

# 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. 114  
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

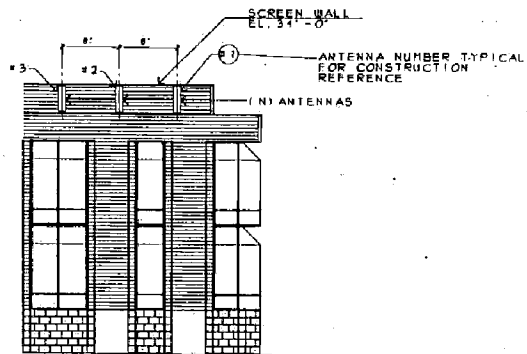
REV.	DATE	BY	APP'D

SHEET TITLE : TITLE SHEET

SHEET  
AO

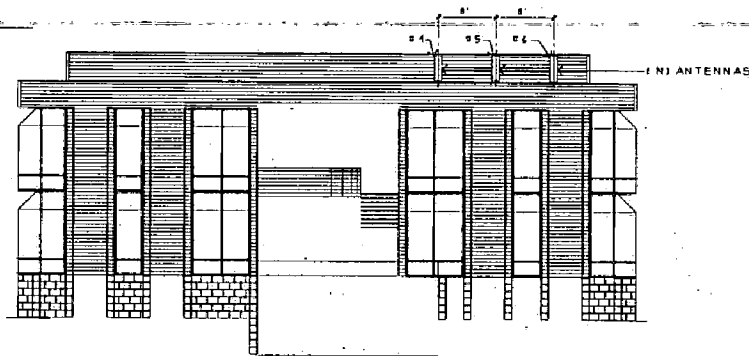
APRIL 30, 1996

ITEM 4



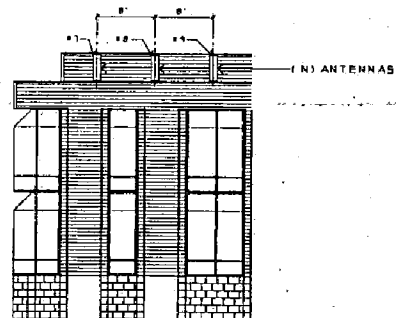
WEST PORTION OF NORTH ELEVATION

1/2" = 1'-0"



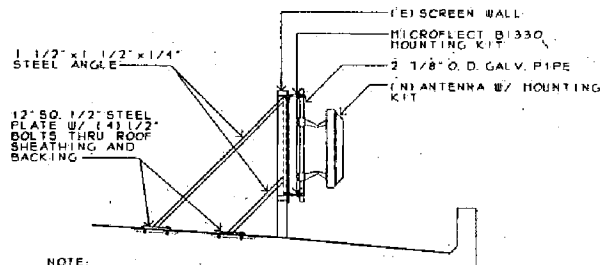
WEST ELEVATION

1/2" = 1'-0"



WEST PORTION OF SOUTH ELEVATION

1/2" = 1'-0"

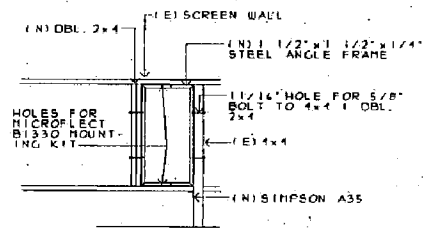


MOUNTING DETAIL

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. 011197  
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