



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

November 17, 1992

SPECIAL PERMIT MODIFICATION
(P92-269)

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

APPLICATION: Planning Director's Special Permit Modification to locate a series of antennas on the roof of an existing 3-story office building in the Office Building Planned Unit Development (OB-PUD) zone.

LOCATION: 83 Scripps Drive
City Council District 3

PROPOSAL: The applicant wishes to locate a system of antennas on the top of an existing three story office building. The antennas will provide cellular telephone service to the area.

BACKGROUND INFORMATION: The project site consists of a three story office building located in the Campus Commons PUD. The special permit for the office building was approved by the Planning Commission on October 30, 1973, for 29,250 square feet of gross floor area and 98 parking spaces (P-5649). The applicant is requesting a modification of this special permit to allow the location of exterior antennas.

APPLICANT'S PROPOSAL: Sacramento Cellular Telephone Company is seeking permission to locate a system of antennas on top of the roof of an existing three-story office building (see Exhibit B - Antenna Plan). Radio transmitters, receivers, and other electronic equipment will be located in a leased space within the building.

The project will significantly improve cellular telephone coverage to the area by adding needed phone traffic capacity to meet the growing demand for cellular service. Without additional capacity, phone traffic congestion will result and lead to delayed caller access to the cellular phone network.

The facility will benefit business people and residents of the Campus Commons area and the City of Sacramento by providing cellular users with clearer voice transmission and reliable, prompt access to the cellular network. In addition to serving commercial and private cellular uses, the cellular system will be used by local and state agencies for emergency communications service.

STAFF ANALYSIS: Section 15-E of the City's Zoning Ordinance states that the Planning Director may approve changes to a project for which a special permit was granted provided that, among other considerations, the changes do not amount to an increase in gross floor area exceeding ten percent of the gross floor area approved by the City. The proposal will not effect the gross floor area of the subject site.

The project site is located in the Campus Commons Design Review District. The Design Review staff has reviewed the application and has no opposition to the proposal.

The proposal is not anticipated to generate an adverse visual impact. The antennas will be mounted on the top of the existing office building and will not be readily visible from the ground. Building Inspections staff has indicated that a building permit will be required for the antenna system. Staff has no objection to the applicant's proposal.

RECOMMENDATION: Staff recommends that the Planning Director approve the requested Special Permit Modification based on conditions and findings of fact of which follow.

CONDITIONS:

1. A building permit shall be obtained for the proposed antenna system.

FINDINGS OF FACT: Staff finds that the proposed project:

- a. is based upon sound principles of land use in that the proposal will not effect the gross floor area of the subject site;
- b. will not be detrimental to the public welfare in that the proposed antenna will not be visible from the ground; and
- c. is consistent with the General Plan which designates the site as Community/ Neighborhood Commercial & Offices.

Report Prepared By:

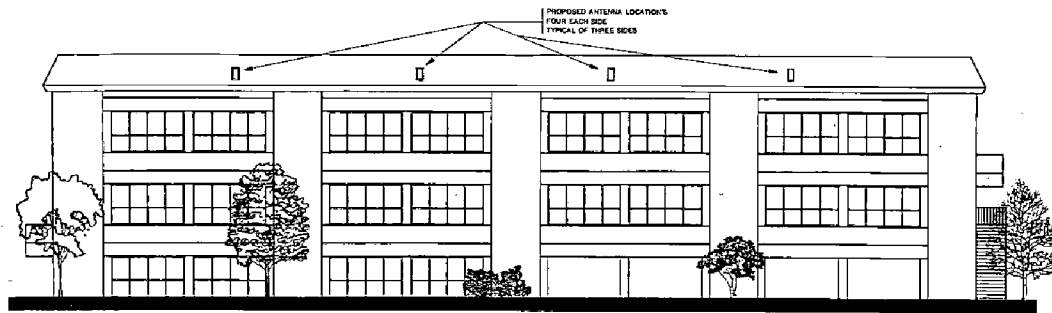
Mike Dale
Mike Dale, Assistant Planner

11-17-92
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

11-17-92
Date



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

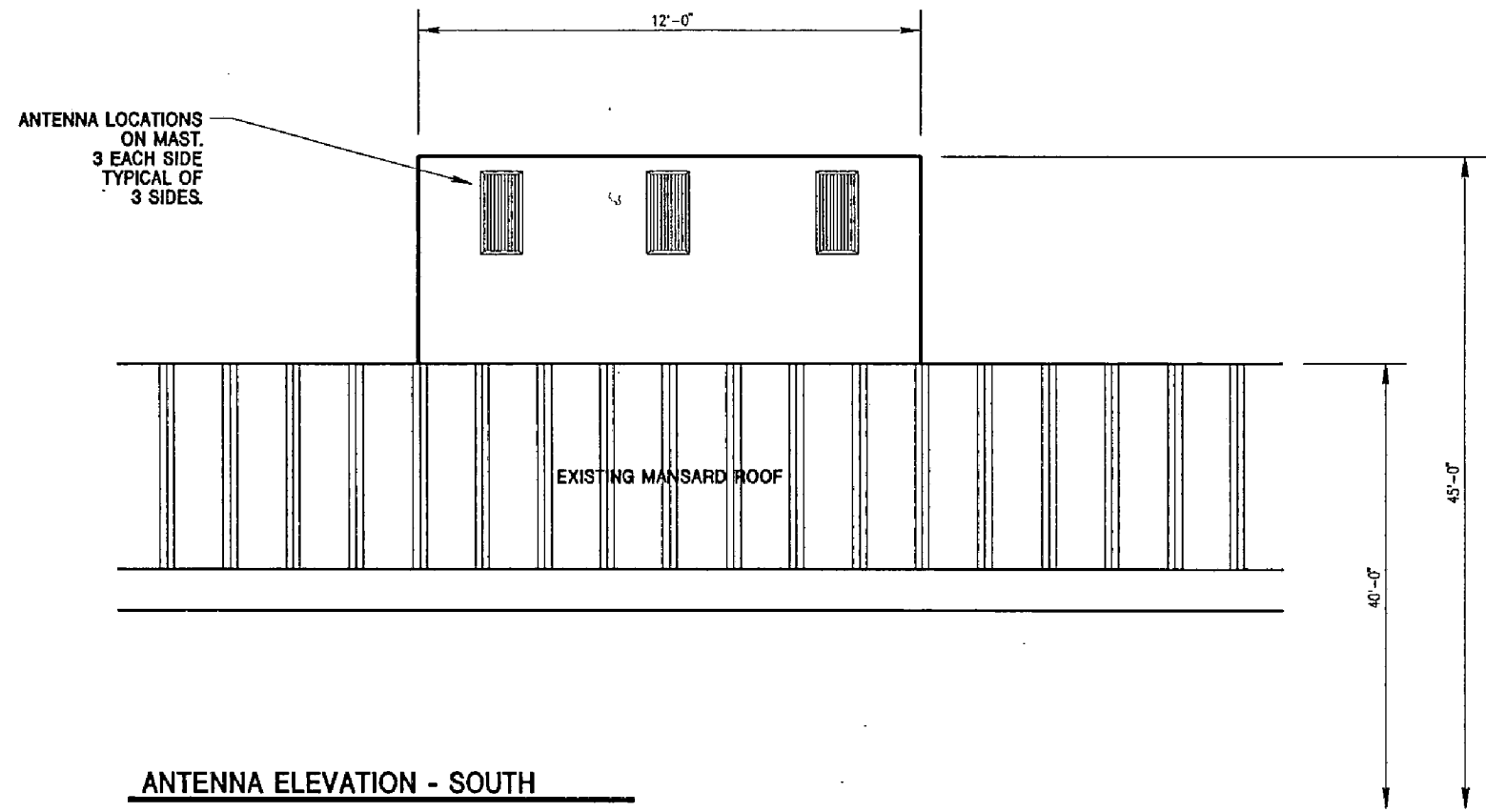


EAST ELEVATION
1/8" = 1'-0"

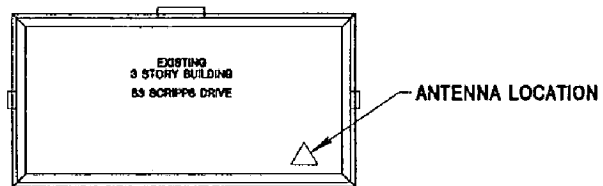


NORTH ELEVATION *
1/8" = 1'-0"

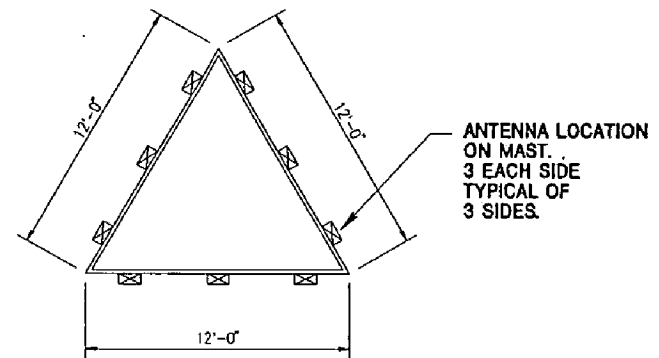
* ANTENNA CANNOT BE SEEN ALONG THIS ELEVATION



83 SCRIPPS DRIVE

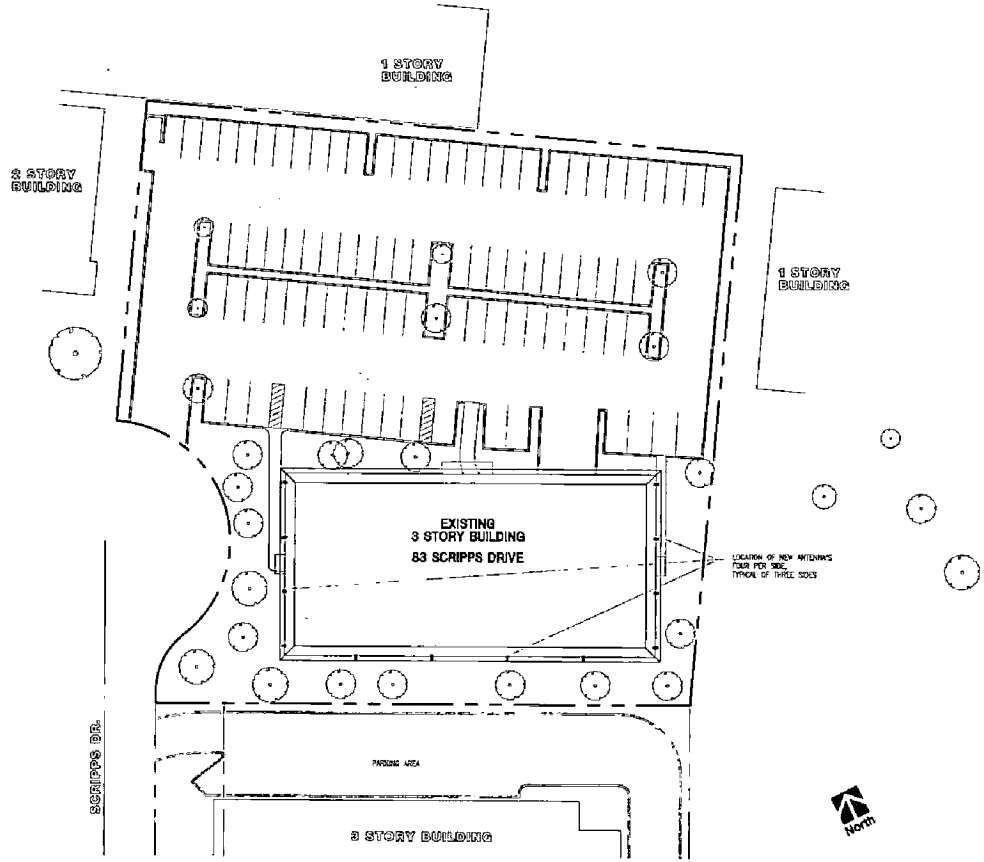


ANTENNA LOCATION



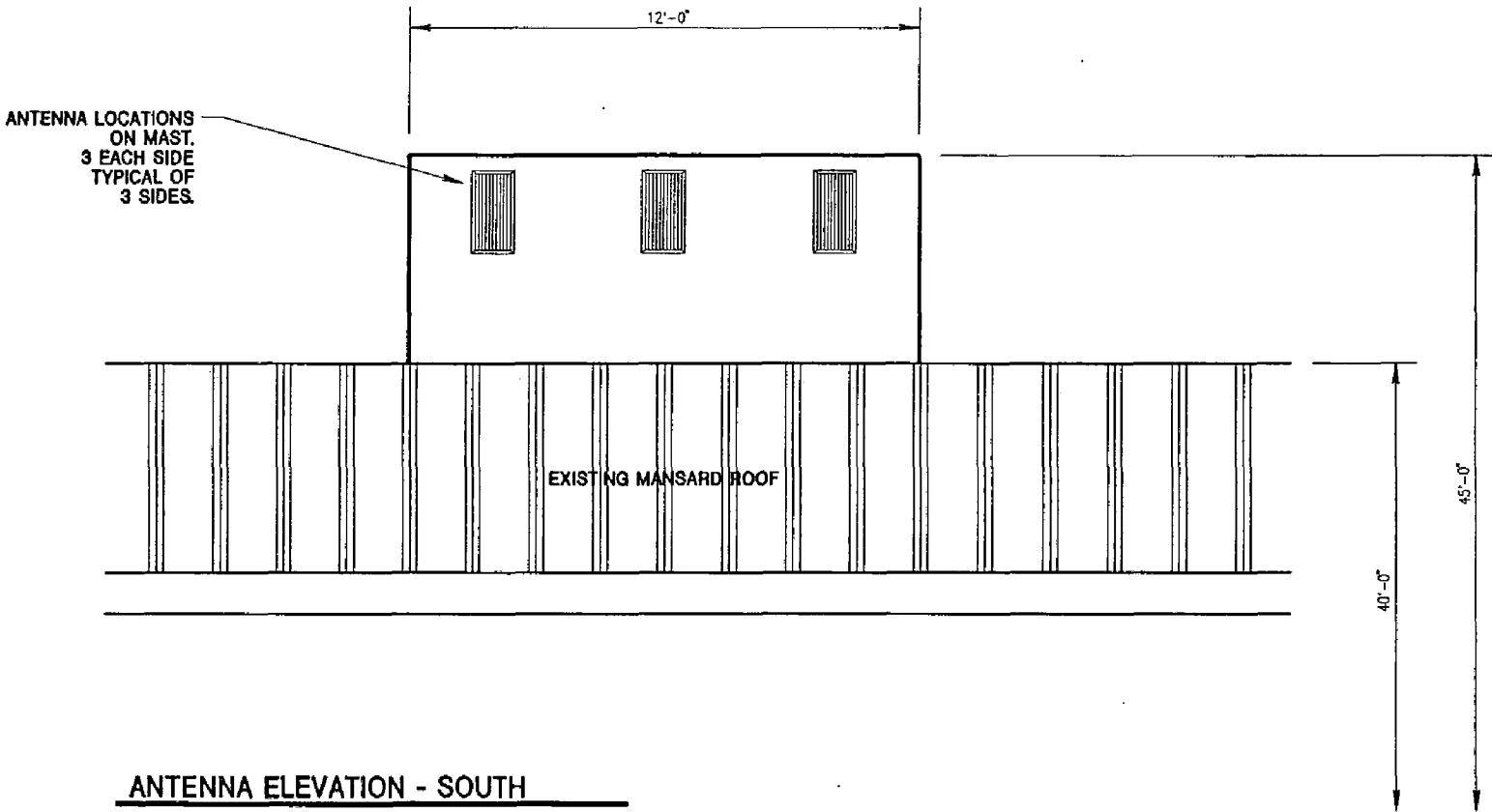
ANTENNA PLAN

83 SCRIPPS DRIVE



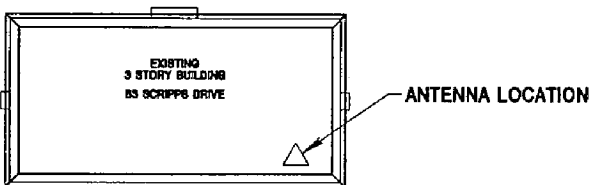
EXISTING SITE PLAN

SCALE: 1" = 20'

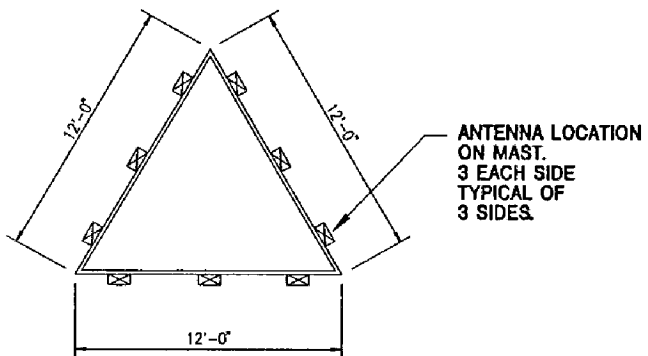


ANTENNA ELEVATION - SOUTH

83 SCRIPPS DRIVE

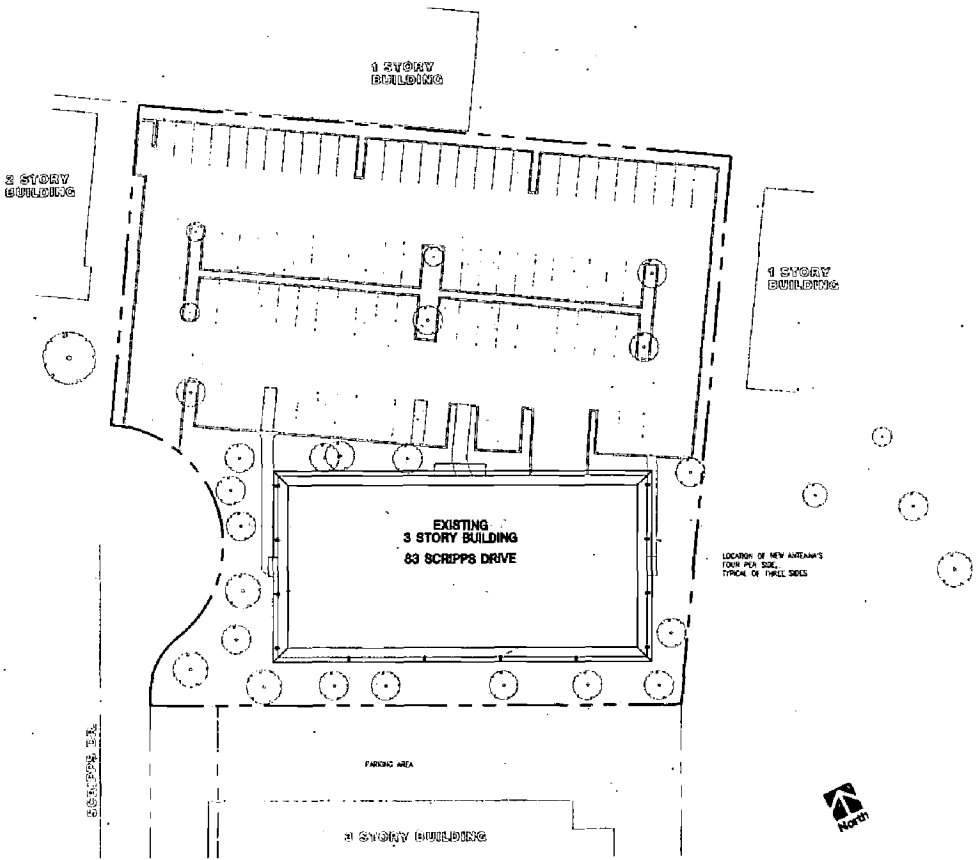


ANTENNA LOCATION



ANTENNA PLAN

83 SCRIPPS DRIVE

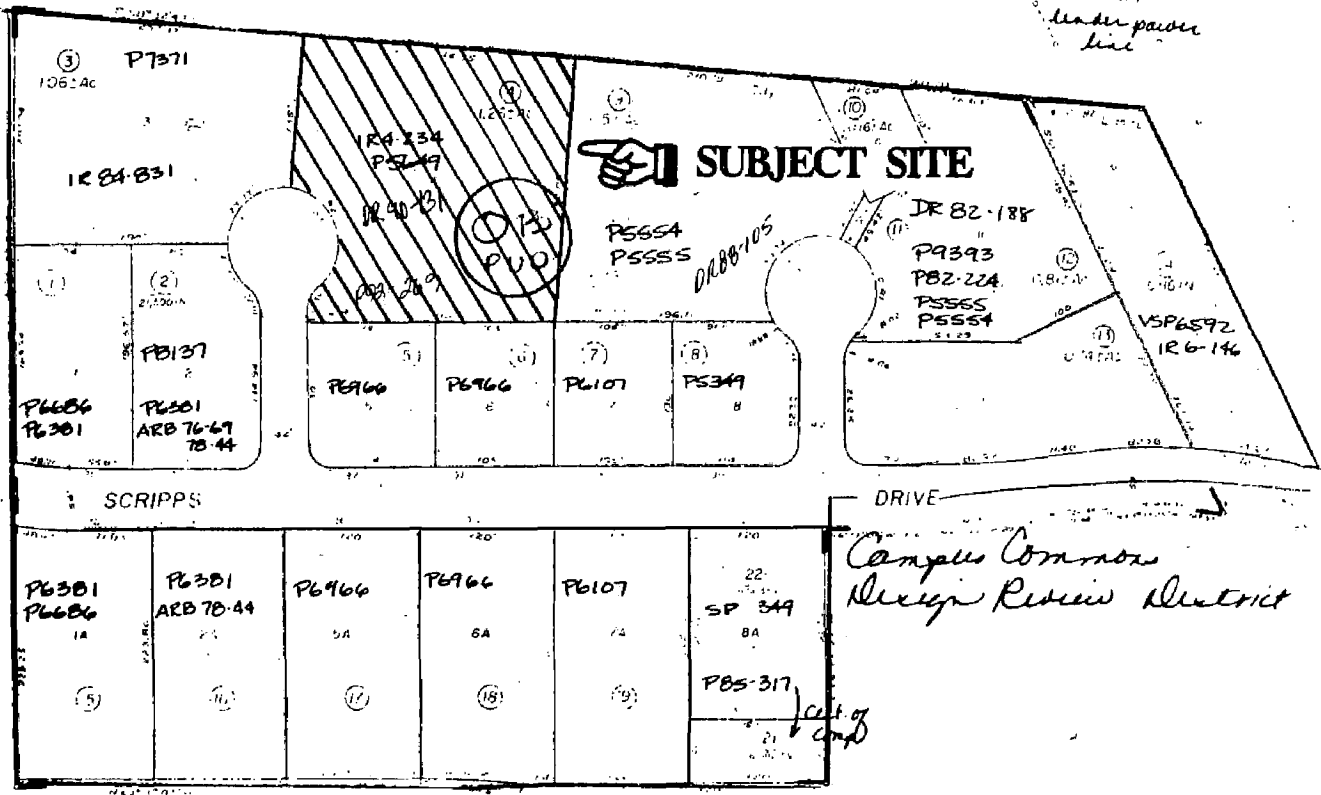


EXISTING SITE PLAN

SCALE: 1" = 20'

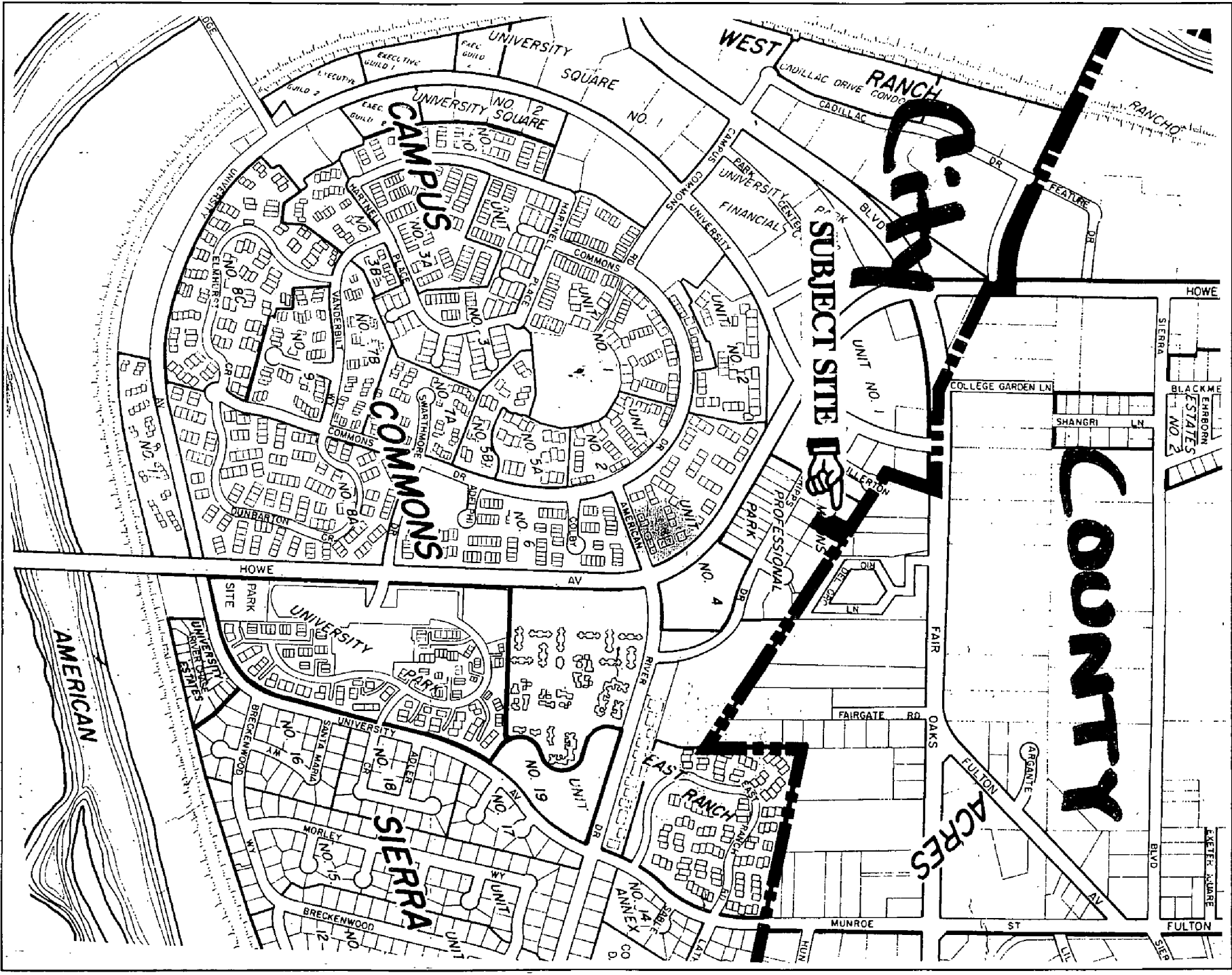
Campus Common P.U.D

123-891
Under power
line



LAND USE AND ZONING MAP

1109



VICINITY MAP

1108