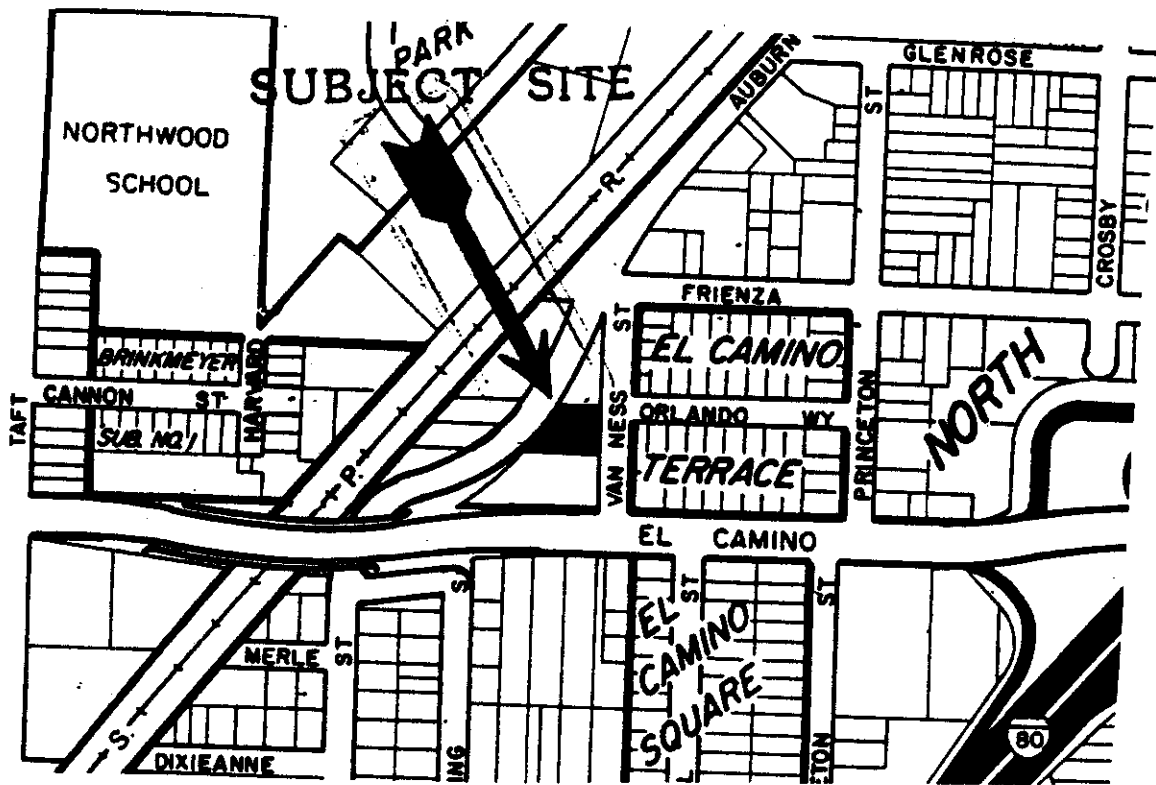


# LAND USE & ZONING MAP



# VICINITY MAP

4. The project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Heavy Commercial or Industrial use by the 1965 Arden-Arcade Community Plan, and the proposed broadcast transmission tower conforms with the plan designation.

The tower would be a triangular self-supporting structure. The entire structure would be of metal (tubular steel) construction anchored in a concrete base which is 14 feet, three inches wide.

Staff has no objection to the development of the tower since the adjacent building (Camino West) has a telecommunications tower on the top of the building. In addition, the subject site is located on the fringe of an old commercial-industrial area. Staff would recommend that the equipment at the base of the tower be screened with a six-foot high decorative masonry block wall, that the tower be painted an unobtrusive color, and that no radio station logo or advertising be placed on the tower.

- C. The project was reviewed by the Traffic Engineering Division. They indicated that street/frontage improvements will be required at the time building permits are issued for the office structure. No other comments have been received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following:

- A. Ratify the Negative Declaration;
- B. Approve the Variance, subject to conditions and based upon Findings of Fact which follow.

Conditions:

1. A six-foot high decorative masonry block wall shall be constructed along the base of the tower to screen all mechanical equipment.
2. The tower shall be painted an unobtrusive color which shall be reviewed and approved by staff prior to the issuance of building permits.
3. No radio station logo or advertising shall be placed on the tower.

Findings of Fact:

1. The project, as conditioned, does not constitute a special privilege extended to one property owner, in that approval of such a request for other property where substantially the same conditions exist would also be warranted.
2. The project, as conditioned, does not constitute a use variance, in that the proposed use, a radio station/transmission tower is permitted in the M-1 zone.
3. The project, as conditioned, will not be injurious to the general public nor the surrounding properties, in that the tower will be painted an unobtrusive color and that the tower will not be a hazard to aviation.

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

**APPLICANT** Niiya Architects, Inc. 1860 Howe Avenue, Suite 340, Sacramento, CA 95825  
**OWNER** Van Ness Investors, 1401 El Camino Avenue, Sacramento, CA 95815  
**PLANS BY** Niiya Architects, Inc., 1860 Howe Avenue, Suite 340, Sacramento, CA 95825  
**FILING DATE** 3/10/86 **ENVIR. DET.** 3/28/86 **REPORT BY** FG:bw  
**ASSESSOR'S-PCL. NO.** 266-412-02

**APPLICATION:** A. Negative Declaration

B. Variance to exceed the 75-foot height limit by 55 feet to construct a 130 foot high radio broadcast tower

**LOCATION:** Block bounded by El Camino Avenue, Auburn Boulevard and Van Ness Street

**PROPOSAL:** The applicant is requesting the necessary entitlement to construct a 130-foot high radio broadcast tower in the M-1 zone.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1965 Arden-Arcade Community Plan Designation: Heavy Commercial or Industrial  
Existing Zoning of Site: M-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial/Industrial; M-1	Front:	0	107'
South: Commercial/Office; M-1	Side(Int):	0	4'
East: Commercial/Residential; C-2, R-2A	Rear:	0	50'
West: Industrial; M-1			

Property Dimensions: 124' x 150'  
Property Area: 0.43± acres  
Height of Tower: 130'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Materials: Self-supporting triangular metal tower-galvanized finish

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site is a vacant 0.43± acre lot which is zoned Light Industrial (M-1). The site is designated for residential and heavy commercial or industrial in the General Plan and the 1965 Arden-Arcade Community Plan respectively.
- B. The site is to be developed with a two-story office building, parking lot and transmission tower for KRAK radio station. The proposed development complies with Zoning Ordinance requirements with the exception of the transmission tower which exceeds the maximum 75-foot height limit in the M-1 zone by 55 feet. The requested height is necessary to provide an adequate broadcast signal.

**APPLC. NO.** P86-110 **MEETING DATE** April 24, 1986 **ITEM NO** 24