

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 21, 1997, the Zoning Administrator approved with conditions a special permit to add whip antennas on the roof and antenna panels on the roof parapet of an existing office building for the project known as Z97-035. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

Project Information

Request: Zoning Administrator Special Permit to add two communication panel antennas on the building facade and three eight foot omni whip antennas on the roof of an existing five story office building located on 8.26± developed acres in the Office-Building, Planned Unit Development (O-B)(PUD) zone.

Location: 1425 River Park Drive (D3, Area 4)

Assessor's Parcel Number: 277-0286-027

Applicant: PageNet (Rod De La Rosa)
3675 Mt. Diablo Boulevard #360
Lafayette, CA 94539

Property Owner: P.T. West Associates, LP (Craig Bratton)
1425 River Park Drive #530
Sacramento, CA 95815

General Plan Designation: Regional Commercial and Office
Existing Land Use of Site: Office Building
Existing Zoning of Site: Office-Business (O-B)(PUD)

Surrounding Land Use and Zoning:

North: O-B; Office Building
South: O-B; Cal Expo
East: O-B; Bank
West: Business 80

Property Dimensions: Irregular
Property Area: 8.39± acres

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: P8656, P9338, P9400, P9586, P96-102

Background Information: The site is within the Point West Planned Unit Development. On September 18, 1996, the Zoning Administrator approved a special permit to add a radio antenna on the roof of an existing office building (different building on the site) (Z96-102).

Additional Information: The applicant proposes to attach two antenna panels to the sides of the existing five story office building at the roof parapet and three omni whip antennas of the roof of the building. There will also be two radio equipment cabinets measuring 1.75 feet by two feet (3.5 square feet) and seven feet high located on the roof. Each panel is four feet long and six inches wide. The whip antennas are eight feet tall. There will also be a small GPS antenna and a small 1.5 foot diameter satellite dish located on the roof behind the parapet wall. Any cellular equipment (antennas) which both receives and transmits requires a Special Permit according to the Zoning Ordinance.

The project has been noticed and staff has not received any calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15301}.


Conditions of Approval

1. Size and location of the antennas 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 building at the point of attachment. The paint shall match the building in color and finish (i.e. if the building paint finish is glossy then the paint for the antennas and equipment shall match.)
2. Any additional antennas shall require a modification of the Special Permit. {12 total (8 whip antennas, 1 GPS antenna, 1 satellite dish, and 2 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 building.
5. Should the applicant ever discontinue using the antenna panels for wireless services then the applicant shall remove the panels within six months of termination.
6. The equipment cabinets and/or shelter may require additional screening to be coordinated with Design Review staff if they can not be totally screened behind the roof parapet wall.

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 office building roof parapet and roof.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed equipment cabinet will be located on the roof of the existing office building and the antennas will be attached to building roof parapet and on the roof; and
 - b. the design and location of the antennas will not significantly impact the surrounding commercial area.
3. The project is consistent with the General Plan which designates the subject site as Regional Commercial and Office.




Joy D. Patterson
Zoning Administrator

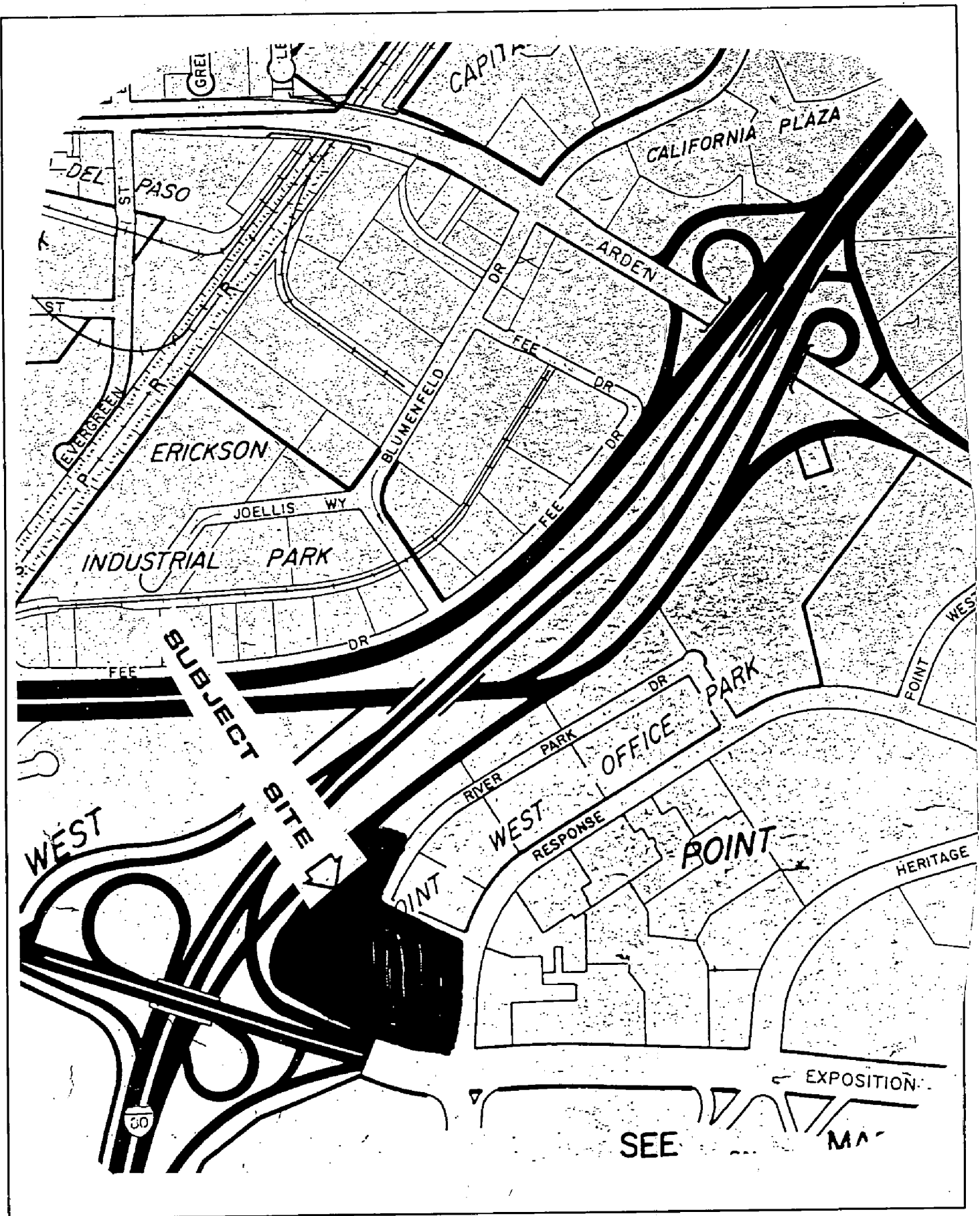
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

**PageNet
VOICE NOW**

NO.	DATE	REVISIONS	BY	CHKD.	APPROV.
1	1/10/97	ZONING CHECK	DTK	TER	
2	2/26/97	ISSUE FOR ZONING PREVIEW	DTK	TER	
3	4/29/97	ISSUE FOR ZONING	DTK	TER	

EXHIBIT A

SITE NAME

RIVER PARK

SITE ADDRESS

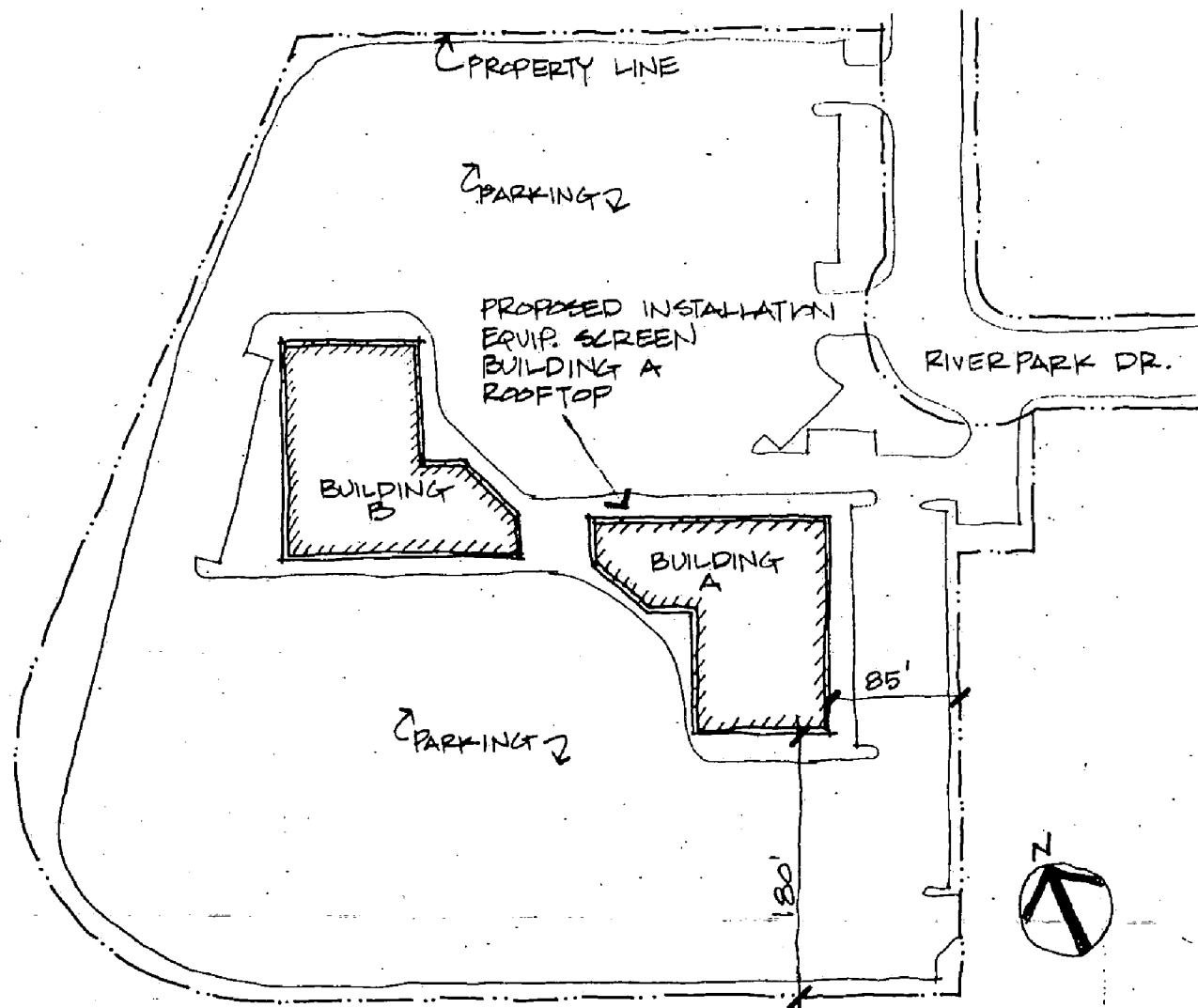
1425 RIVER PARK DR. #100
SACRAMENTO, CA 95815

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1



CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAY 10 1997

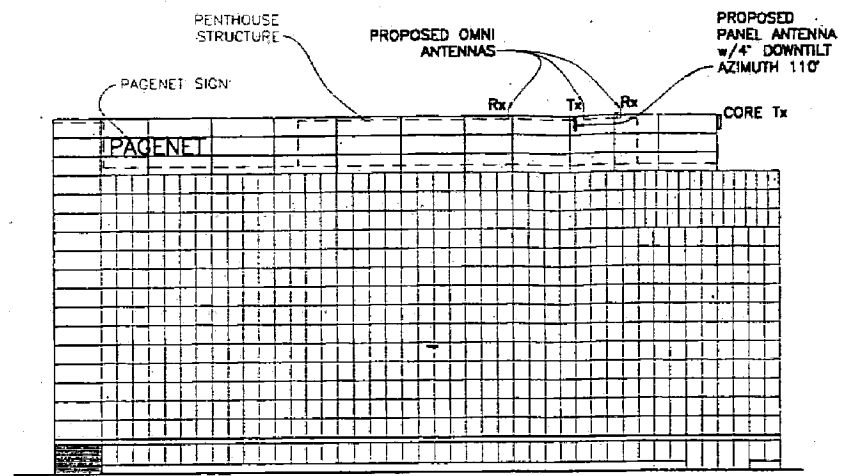
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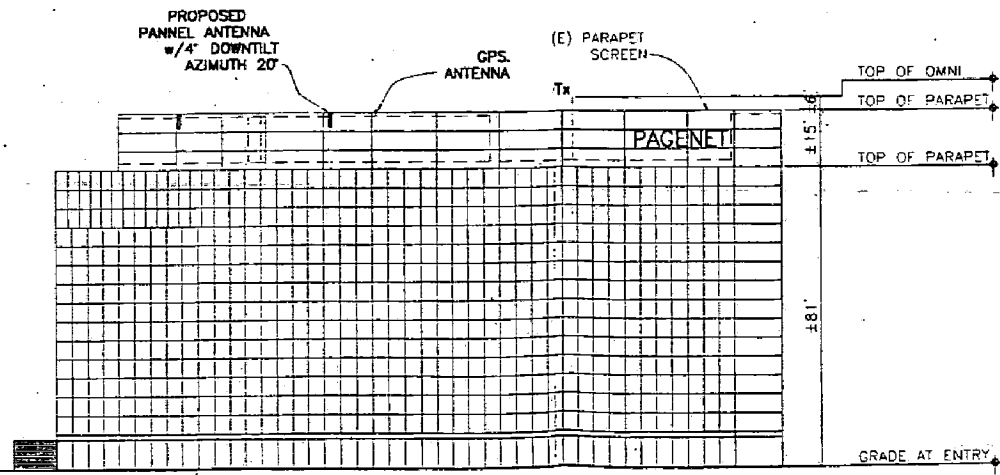
297-035

MAY 21, 1997

ITEMS

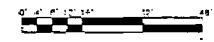


1 EAST ELEVATION
A-2



2 NORTH ELEVATION
A-2

Z 97-035



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Oakland, California 94612
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PageNet
VOICE NOW

NO	DATE	REVISIONS	BY	CHKD	APPROV
1	10/30/97	ZONING CHECK	DTK	TER	
2	2/26/98	ISSUE FOR ZONING PREVIEW	DTK	TER	
3	3/6/98	ISSUE FOR ZONING	DTK	TER	
4					

SITE NAME

RIVER PARK

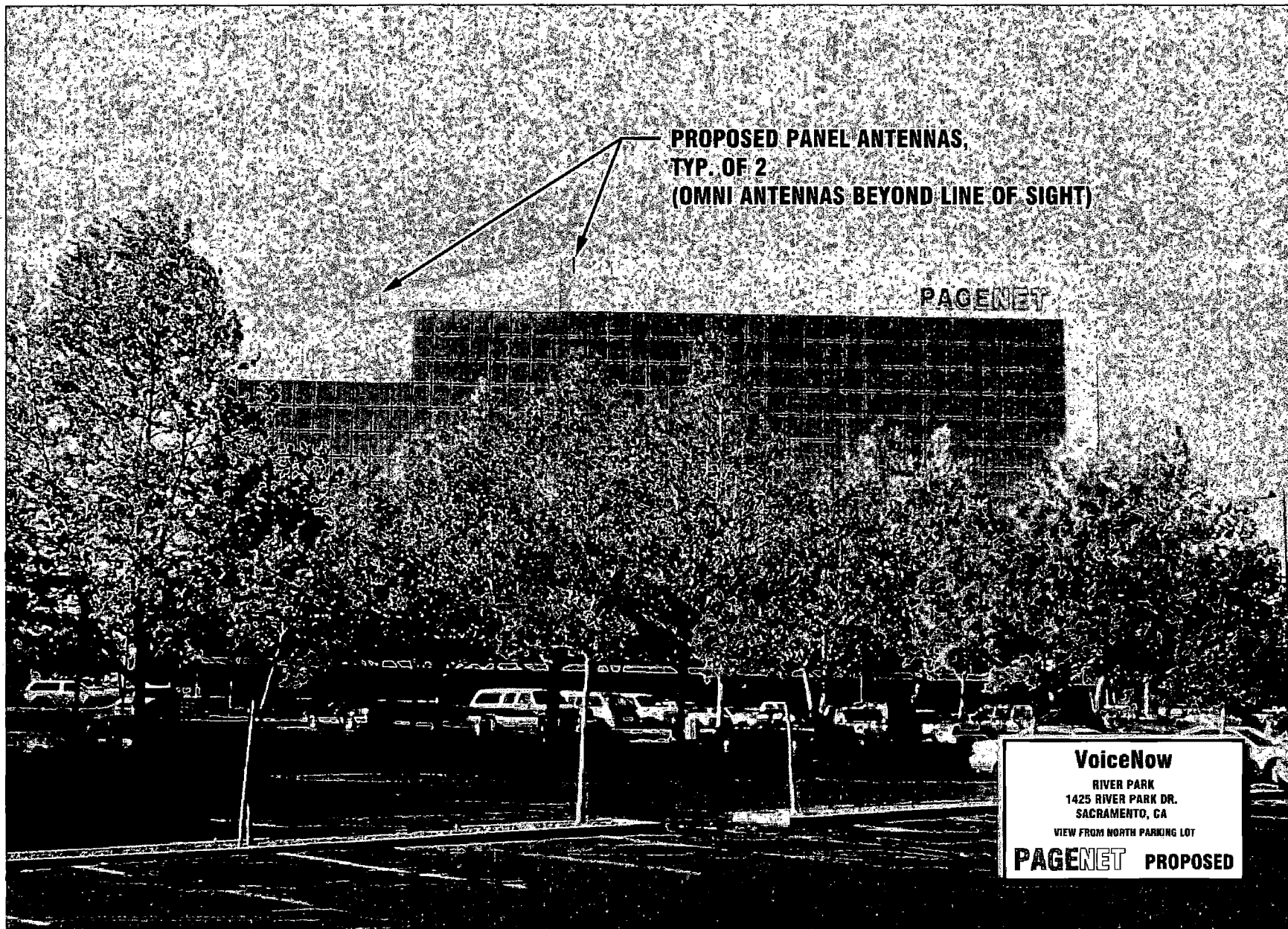
SITE ADDRESS

1425 RIVER PARK DR. #100
SACRAMENTO, CA 95816

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A-2



297-035

MAY 21, 1997

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