

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 22, 1997, the Zoning Administrator approved with conditions a special permit to add cellular antenna panels and PCS antenna panels to an existing tower on the roof of a hospital for the project known as Z96-149 and Z97-003. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

- Request: 1. Zoning Administrator Special Permit to add six wireless communications antenna panels mounted to an existing 53 foot tower on the roof of a four story hospital located on 27.94± developed acres in the Hospital Review (H-R) zone. (Z96-149)
2. Zoning Administrator Special Permit to add three wireless communications antenna panels mounted to an existing 53 foot tower on the roof of a four story hospital located on 27.94± developed acres in the Hospital Review (H-R) zone. (Z97-003)

Location: 6600 Bruceville Road (D8, Area 2)

Assessor's Parcel Number: 117-0170-074

Applicants: (Z96-149) Spectrum L.P. c/o Gearon & Co. (Steve Jenkins)
 3065 Gold Camp Drive
 Rancho Cordova, CA 95670

(Z97-003) Smart SMR of CA, Inc.(Nextel Communications) (Arlan Nickel)
 2180 Harvard Street, Suite 200
 Sacramento, CA 95815

Property Kaiser Foundation Hospital
Owner: P.O. Box 12916
 Oakland, CA 94604

General Plan Designation: Public/Quasi-Public-Misc.
South Sacramento
Community Plan Designation: Hospital
Existing Land Use of Site: Kaiser Hospital
Existing Zoning of Site: Hospital Review (H-R)

Surrounding Land Use and Zoning:

North: C-2; Commercial and Offices
South: R-3; Apartments
East: T-C; Highway 99
West: H-R; Medical Facilities

Property Dimensions: Irregular
Property Area: 27.94± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-E (Sprint); Exhibits F-G (Nextel)

Previous Files: P82-150, P83-373, P85-077, P86-275, P88-469, P88-475, P90-031, P92-042, P94-006

Background Information: On October 26, 1982, the City Council approved the necessary entitlements for Kaiser Foundation to construct a major medical facility (P82-150). There have been many entitlements over the years for various expansions to the medical/hospital complex. On June 27, 1985, the Planning Commission approved a special permit for a 50 foot high tower on the roof of a 65 foot tall hospital (P85-077).

Additional Information: Each applicant proposes to attach antenna panels for wireless communications to the existing tower on the roof of Kaiser Hospital. Sprint proposes to attach six antenna panels on the tower at the height of 92 feet. There will also be four equipment cabinets located within the mechanical penthouse located on the roof. Each antenna panel is six feet long and nine inches wide. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). Nextel proposes to attach antenna panels for wireless communications to the existing tower on the roof of Kaiser Hospital. Nextel proposes to attach three antenna panels on the tower at the height of 80 feet. There will also be an equipment shelter located within the mechanical penthouse located on the roof. Each antenna panel is five feet long and one foot wide. 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 received no 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 tower at the point of attachment.
2. Any additional antennas shall require a modification of the Special Permit. {9 total (6 panels for Sprint and 3 panels for Nextel) antenna panels are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction (building permits must be obtained from the State of California).
4. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the tower.
5. Should the applicant every discontinue using the antenna panels for wireless services then the applicant shall remove the panels within six months of termination.
6. The equipment shelter may require additional screening to be coordinated with Design Review staff if the shelter equipment can not be totally enclosed within the mechanical penthouse or screened behind the roof parapet wall. Nextel shall contact the Zoning Administrator's staff (Sandra Yope, 264-7158) when the shelter is installed to see if additional screening will be required.

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 tower located on the roof of a hospital building.
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 (Nextel) will be located on the roof of the existing hospital building and the antennas will be attached to the existing 50 foot tower located on the roof (Sprint's equipment cabinets will be located within the hospital building.); and
 - b. the design and location of the antennas will not significantly impact the surrounding mixed use area.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the subject site as Public/Quasi-Public-Misc. and Hospital, respectively.

Joy D. Patterson

Joy D. Patterson
Zoning Administrator

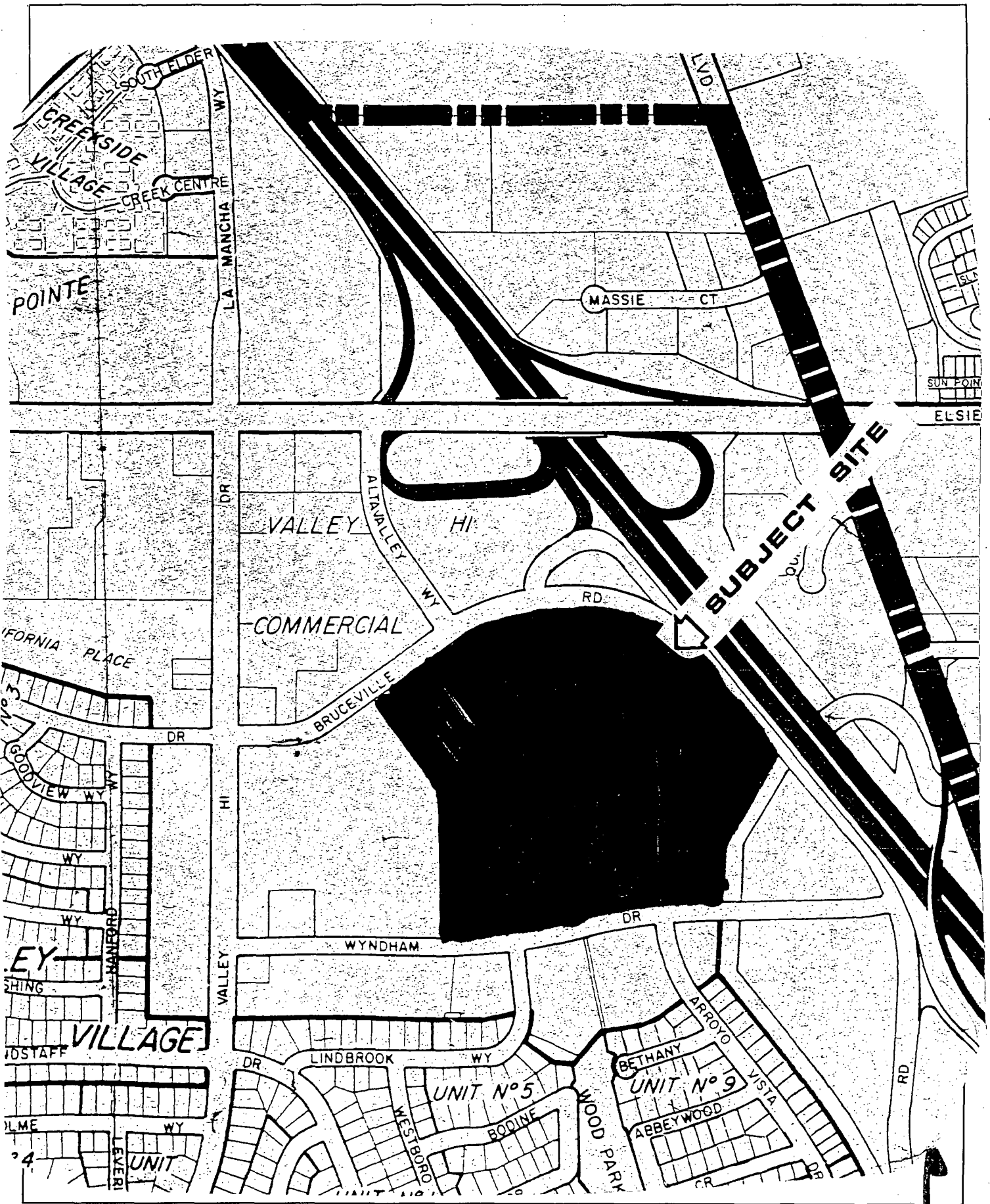
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

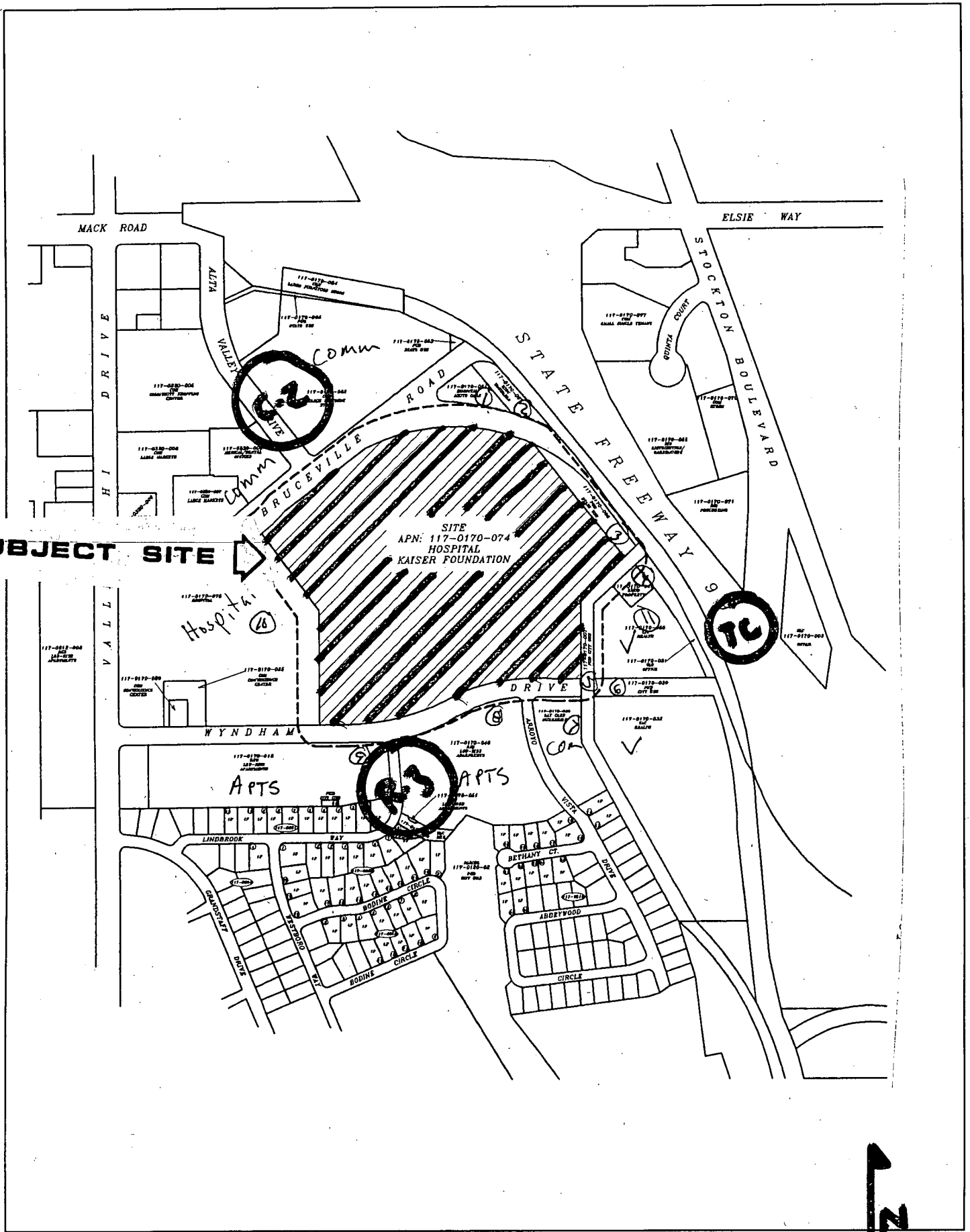
cc: File

ZA Log Book

Applicants



VICINITY MAP



SUBJECT SITE

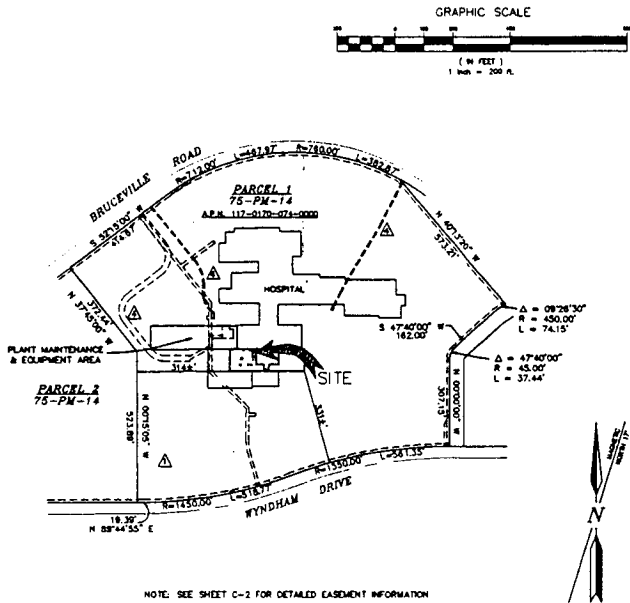
LAND USE & ZONING MAP

296-144

JANUARY 22, 1997

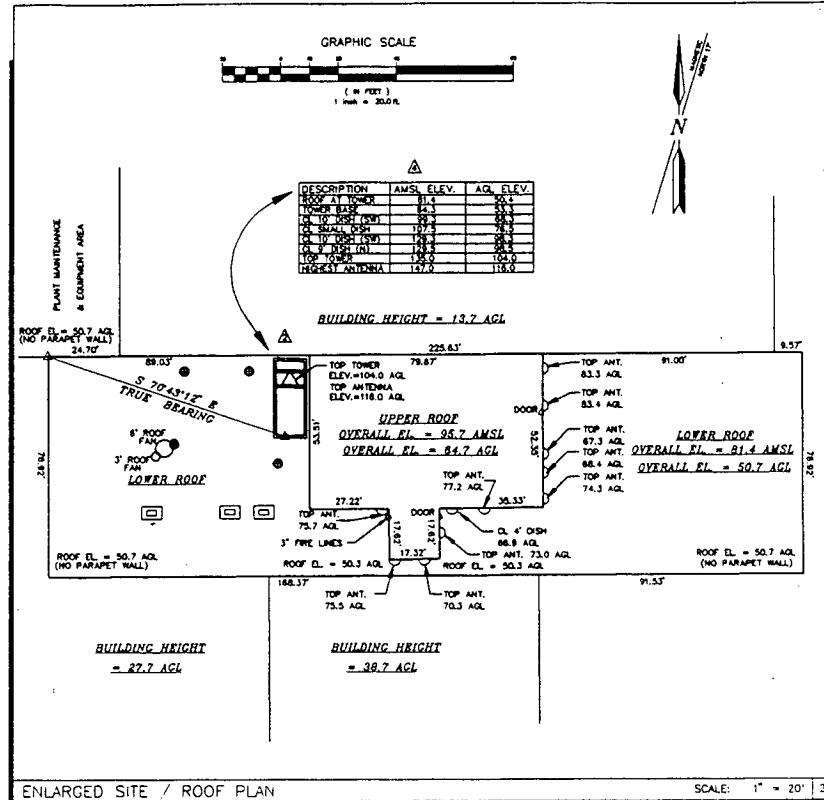
ITEM 3

REVISED



OVERALL SITE PLAN

SCALE: 1" = 200' 1



ENLARGED SITE / ROOF PLAN

SCALE: 1" = 20' 2

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THAT PARCEL MAP ENTITLED "BEING A PORTION OF THE SW 1/4 OF SECTION 10, T.7N., R.5E., M.D.M. FOR KAISER FOUNDATION HOSPITALS", FILED IN BOOK 75 OF PARCEL MAPS, AT PAGE 14.

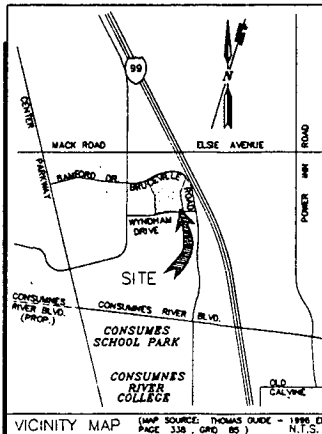
RECEIVED
CITY OF SACRAMENTO
CITY PLANNING DEPARTMENT
JAN 22 1997

N/A

PROJECT AREA LEGAL DESCRIPTION

N/A

PROJECT EASEMENT(S) LEGAL DESCRIPTION



SITE NAME: 6600 BRUCEVILLE ROAD
SITE NUMBER: FN-07-61
SITE ADDRESS: 6600 BRUCEVILLE ROAD
SACRAMENTO, CA 95823

OWNERS NAME: KAISER FOUNDATION HOSPITALS
OWNERS ADDRESS: P.O. BOX 12918
OAKLAND, CA 94604

ASSESSORS PARCEL NUMBER(S): 117-0170-074-000

NET AREA OF UNDERLYING PARCEL(S): 27.84 AC. ±

LATITUDE: 38°28'12.3" LONGITUDE: 121°28'21.6"

(NAD 83) 38.47001 (NAD 83) 121.47227

GROUND ELEVATION: 31' AMSL

PARAPET ELEVATION: N/A

BASES OF ELEVATIONS: SACRAMENTO COUNTY DATUM (MVD281)

BASES OF BEARINGS: PARCEL MAP BE. 74, PG. 14

NOTES: 1. LATITUDE, LONGITUDE, AND GROUND ELEVATION TAKEN AT NORTHEAST CORNER OF BUILDING.
2. CONTOURS ARE AT ONE (1) FOOT INTERVALS.
3. BOUNDARY AND EASEMENT INFORMATION TAKEN FROM TITLE REPORT BY OLD REPUBLIC TITLE CO., ORDER NO. 1-30877-10.

SITE DATA

LEGEND

- AMSL ELEV.
- ROOF DRAIN
- ROOF VENT
- ELEC. BOX
- 4" HIGH PARAPET
- - - 2" HIGH PARAPET
- ROOF ANTENNA

LEGEND

DOCUMENT REVIEW

OWNER	CONSTRUCTION	OPERATIONS	REAL ESTATE	RF ENGINEER	ZONING	PROPERTY OWNER
_____	_____	_____	_____	_____	_____	_____

APPROVALS



LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE

GERON & COMPANY, INC.
Wireless Network Development
1700 The Exchange, N.W.
Suite 200
Atlanta, Georgia 30338
Atlanta Office: Tel: 770-853-8400 Fax: 770-853-8898
Boston Office: Tel: 617-442-1111 Fax: 617-442-1111



CELLA BARR ASSOCIATES
777 CAMPUS COMMONS RD.,
SACRAMENTO, CALIFORNIA 9
TEL: 649-3127
FAX: (916) 649-8797

REVISIONS

NO.	DATE	ISSUE
1	8/18/96	ADDED BOUNDARY IN
2	10/15/96	ADDED METADATA IN
3	10/15/96	ADDED SHEET C-2
4	12/9/96	UPDATE FOR TITLE REP.
5		
6		

SITE NAME

KAISER HOSPITAL

SITE NUMBER

FN-07-61

SITE ADDRESS

6600 BRUCEVILLE ROAD
SACRAMENTO, CA 95823
U.S.A.

SHEET TITLE

SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER

C-1

SCALE: AS NOTED
12-9-96 CBA FILE NO. 530038-17

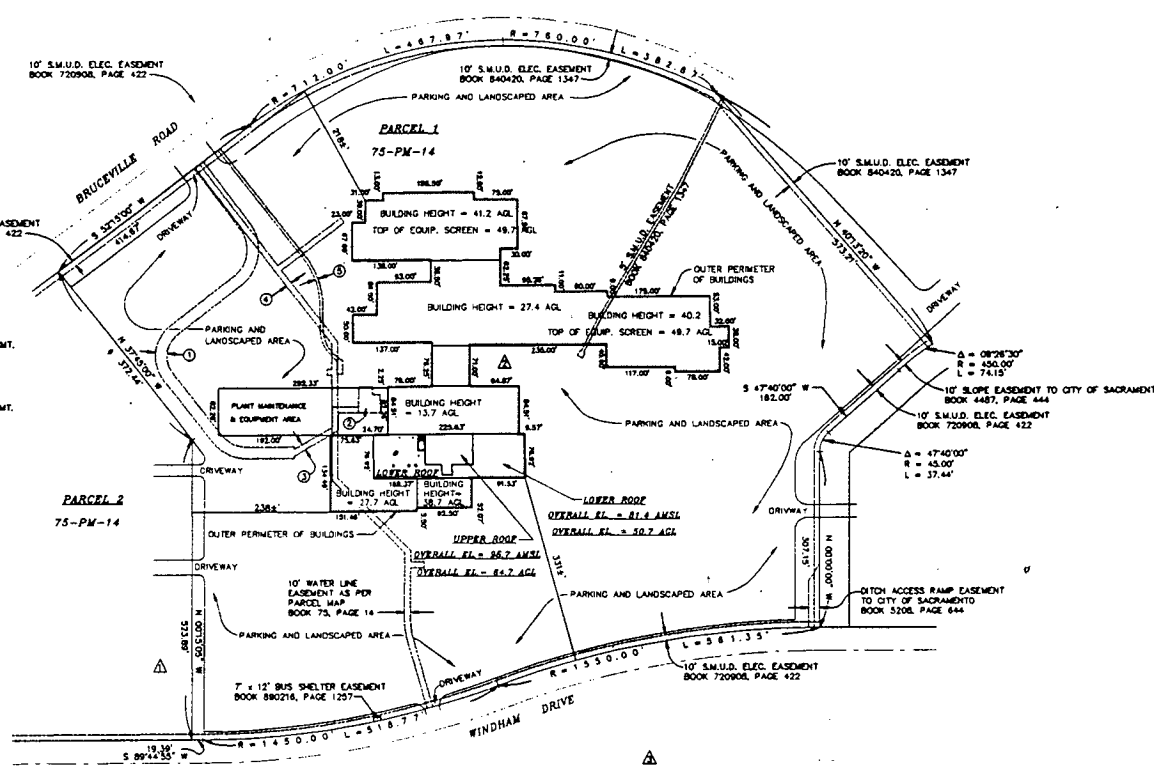
EXHIBIT A

296-149

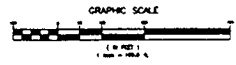
JANUARY 22, 1997

ITEM 3

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- EASEMENTS Δ
- ① 20' INGRESS & EGRESS ESMT. BOOK 831213, PAGE 1343
 - ② FUEL CELL SITE BOOK 831213, PAGE 1343
 - ③ 10' INGRESS & EGRESS ESMT. BOOK 831213, PAGE 1343
 - ④ 10' WATER LINE EASEMENT AS PER PARCEL MAP BOOK 75, PAGE 14
 - ⑤ 7' S.M.U.D. ESMT. BOOK 840420, PAGE 1347



SCALE: 1" = 100'

CITY OF SACRAMENTO CITY PLANNING DIVISION

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JAN 22 1997

OVERALL SITE DESIGN

Sprint
SPRINT SPECTRUM
PCS INSTALLATION
PROJECT

LUCENT TECHNOLOGIES
AND BECHTEL
ALLIANCE

GEARON & COMPANY, INC.
Wireless Network Development
1760 The Exchange, N.W.
Suite 205
Atlanta, Georgia 30339
Atlanta Office: 770-853-8400 Sacramento Office: 916-438-0250
Fax: 770-853-1888 Fax: 916-438-0820

CBA
CELLA BARR ASSOCIATES
777 CLARKS CORNER RD. #1
SACRAMENTO, CALIFORNIA 958
(916) 649-2127
FAX (916) 649-8797

EXHIBIT B

REVISIONS

NO.	DATE	ISSUE
Δ	DATE	DESCRIPTION
Δ		
Δ		
Δ		
Δ		
Δ		

SEE SHEET C-1

SITE NAME

KAISER HOSPITAL

SITE NUMBER

FN-07-61

SITE ADDRESS

6800 BRUCEVILLE ROAD
SACRAMENTO, CA 95823
U.S.A.

SHEET TITLE

SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER

C-2

SCALE: AS NOTED
12-9-96 CBA FILE NO. 550039-12

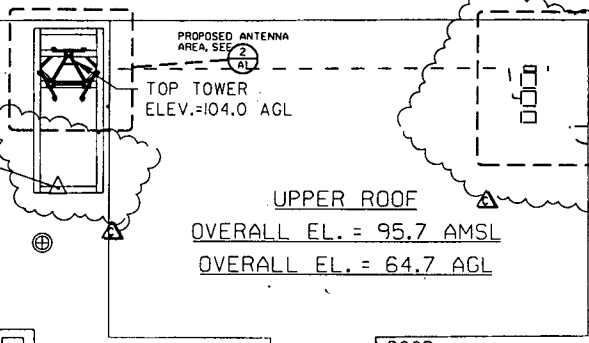
296-149

ROOF EL. = 50.7 AGL
(NO PARAPET WALL)

REVISED

S 70°43'12"E
TRUE BEARING

6' ROOF FAN
3' ROOF FAN
LOWER ROOF



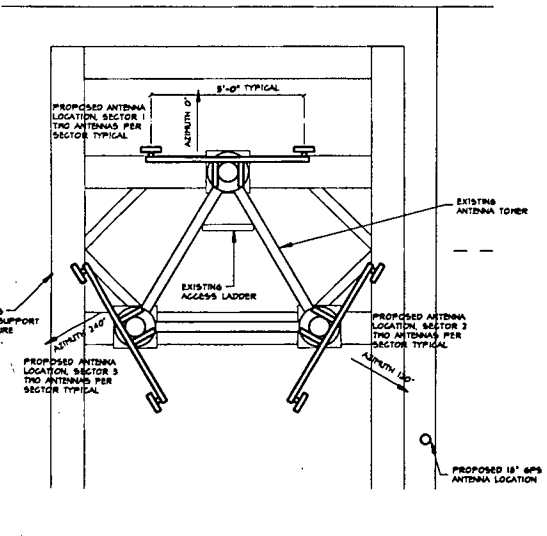
ROOF EL. = 50.7 AGL
(NO PARAPET WALL)

1 ROOF PLAN
1" = 20'-0"

SEE SHEET C1 FOR OVERALL SITE PLAN



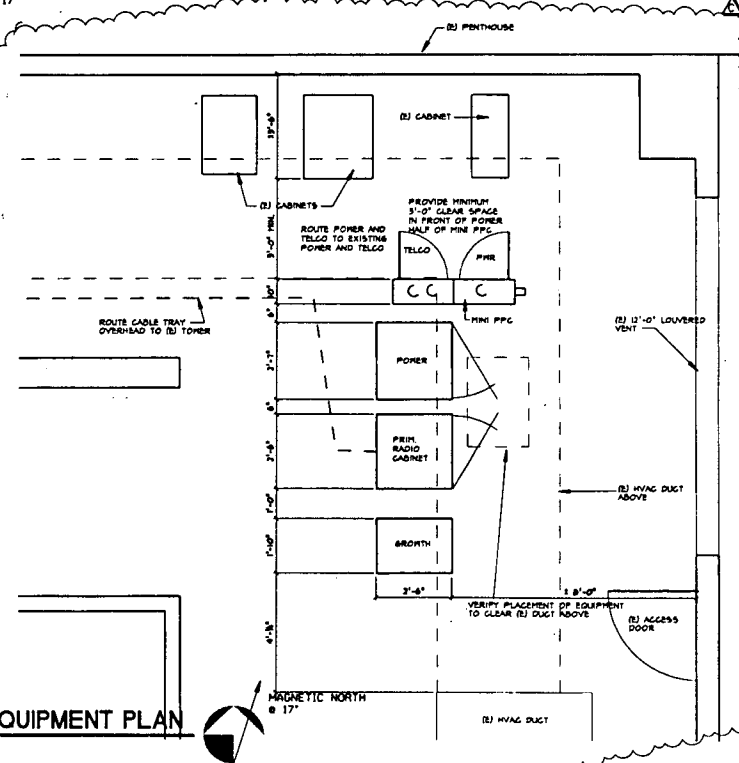
JANUARY 22, 1997



2 ENLARGED ANTENNA PLAN
1/2" = 1'-0"



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CITY OF SACRAMENTO
CITY PLANNING DEPARTMENT



3 ENLARGED EQUIPMENT PLAN
1/2" = 1'-0"

ROOF EL. = 50.7 AGL
(NO PARAPET WALL)

LOWER ROOF
OVERALL EL. = 81.4 AMSL
OVERALL EL. = 50.7 AGL

	DR	DR	DR	DR	DR
	EL	EL	EL	EL	EL
	REVISIONS				
	DATE				
	BY				
	CHKD				
	APP'D				
	DATE				

**LIONAKIS-BEAUMONT
DESIGN GROUP**
105 15TH STREET - SACRAMENTO, CA 95811
916 554-8008 FAX 916 554-1099
ARCHITECTURE ENGINEERING PLANNING & INTERIOR DESIGN

GEARON & COMPANY, INC.
WIRELESS NETWORK DEVELOPMENT
1760 THE EXCHANGE, SUITE 201
ATLANTA, GA 30339

ATLANTA OFFICE: (770) 953-9400
FAX: (770) 952-4999

SACRAMENTO OFFICE: (916) 636-6366
FAX: (916) 636-6366

**LUCENT TECHNOLOGIES
AND BECHTEL
ALLIANCE**

**SPRINT
SPECTRUM**

**PCS INSTALLATION
PROJECT**

SITE INFORMATION

KAIHER HOSPITAL
6600 BRUCEVILLE ROAD
SACRAMENTO, CA 95823

FN-07-81

SHEET TITLE

**SITE PLAN AND
EQUIPMENT PLAN**

SHEET NUMBER

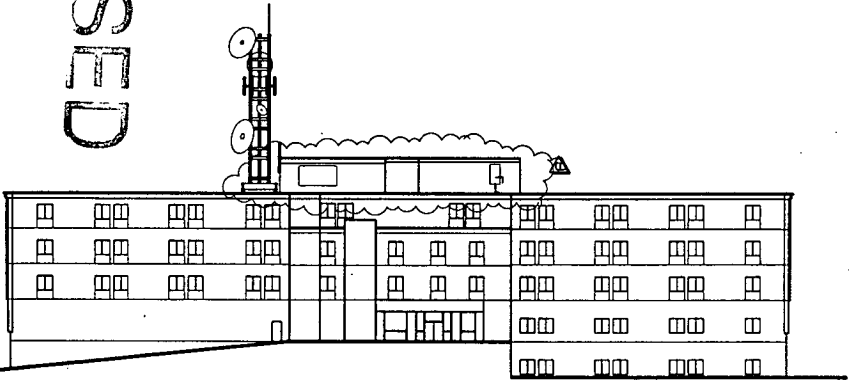
A1

PROJECT: SPRINT 156822139.000 \ 1.39.A1 1/2

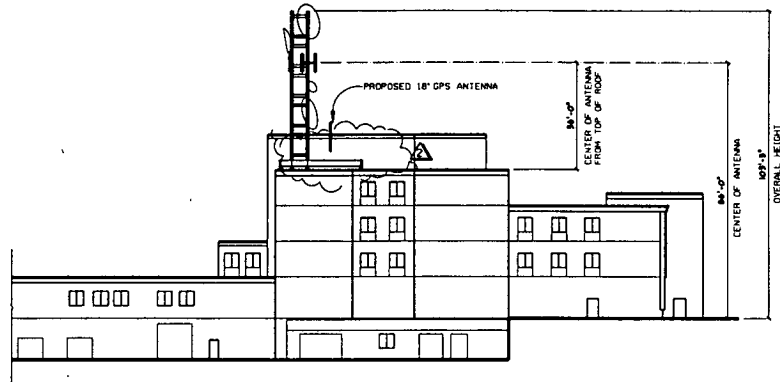
ITEM 3

REVISED

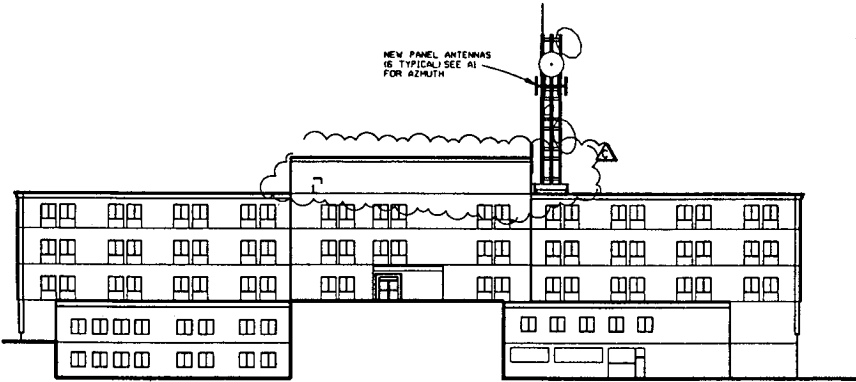
296-149



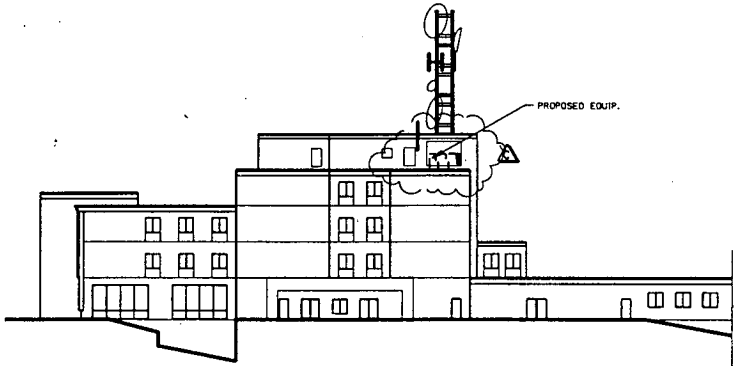
NORTH



WEST



SOUTH



EAST

EXTERIOR ELEVATIONS

SCALE: 1/20" = 1'-0"

JANUARY 22, 1997

ITEMS

SACRAMENTO PLANNING DIVISION

JAN 22 1997

RECEIVED

△	△	△	△	△	△
1/24/97	1/24/97	1/24/97	1/24/97	1/24/97	1/24/97
their modifications to Rev. C	Eq. moved into penthouse as requested by Seaton & Chew	PROPOSED ZONING DRAWING RELEASE	INITIAL ZONING SUBMITTAL		
IL	IL	IL	IL	IL	IL
DR	DR	DR	DR	DR	DR

LIONAKIS-BEAUMONT DESIGN GROUP
 100 16TH STREET - SACRAMENTO, CA 95811-9000 FAX 958-358-1100
 ARCHITECTURE ENGINEERING PLANNING

GEARON & COMPANY
 WIRELESS NETWORK DEVELOPMENT
 1760 THE EXCHANGE SUITE
 ATLANTA, GA 30339
 ATLANTA OFFICE (770) 963-3400
 SACRAMENTO OFFICE (916) 652-4999 FAX (916) 652-4999

LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE
SPRINT SPECTRUM
 PCS INSTALLATION PROJECT

SITE INFORMATION
KAISER HOSPITAL
 8600 BRUCEVILLE ROAD
 SACRAMENTO, CA 95823
 FN-07-61

SHEET TITLE
EXTERIOR ELEVATIONS

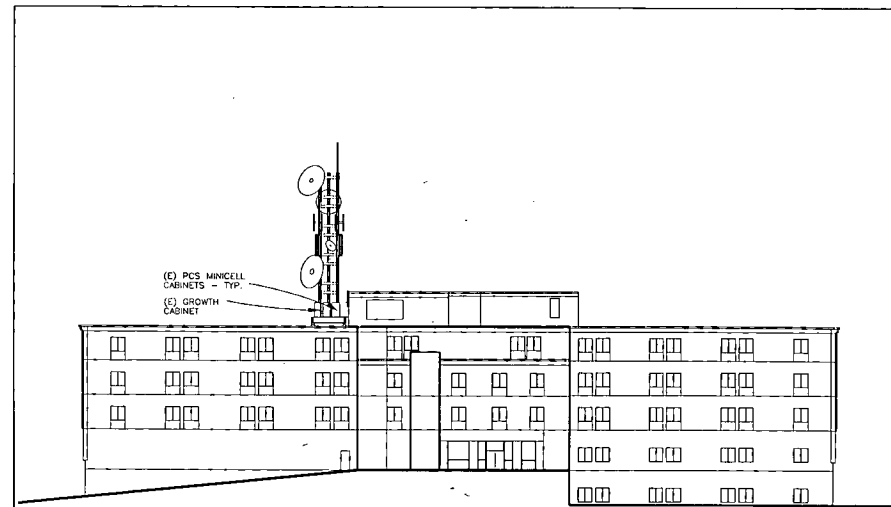
SHEET NUMBER
A2

EXHIBIT D

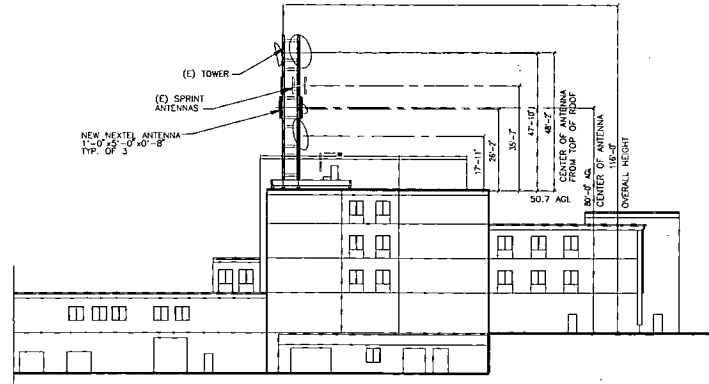
247-003

JANUARY 22, 1997

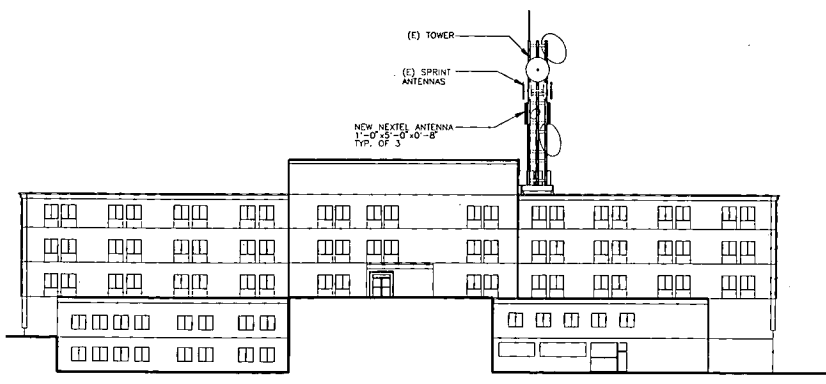
ITEM 4



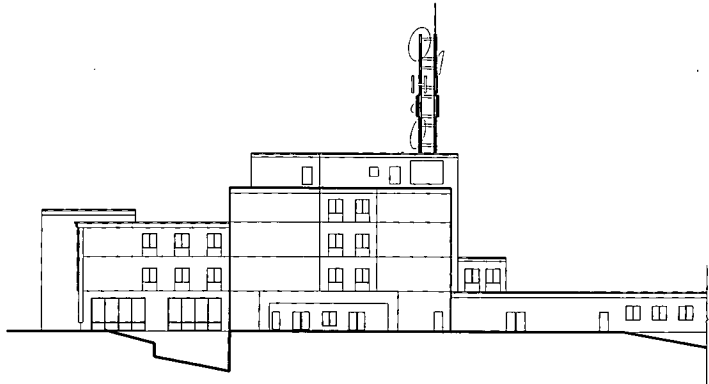
NORTH



WEST



SOUTH



EAST

NOTE:
 NEXTEL'S ANTENNA PANELS TO BE MOUNTED DIRECTLY
 ON TOWER VERTICAL SUPPORT MEMBERS. ONE PANEL
 AT EACH OF 3 TOWER LEGS.

EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"

FILE DRAWN:



**LIONAKIS-BEAUMONT
 DESIGN GROUP**

1918 18TH STREET - SACRAMENTO, CA 95814
 916-438-1800 FAX 916-438-1818
 ARCHITECTURE - ENGINEERING - PLANNING - INTERIORS
 BRUCE R. STAMATAKIS, AIA C 8847
 THOMAS J. REY, SE SE 5281

PROJECT NO.: 95810 DATE: 12-31-96
 DRAWN BY: DK CHECKED BY: TJF



MACK ROAD
 6600 BRUCEVILLE RD.
 SACRAMENTO, CA 958:

PROJECT NUMBER
 CA - 0235H

DRAWN BY
 DK

CHECKED BY
 TJF

NO.	DATE
1	12-31-96

APPROVAL

PROJECT MANAGER: _____ DATE: _____
 MOTOROLA REVIEW: _____ DATE: _____
 NEXTEL: _____ DATE: _____

NEXTEL COMMUNICATIONS
 2180 HARVARD STREET
 SUITE 220
 SACRAMENTO, CALIFORNIA
 95815
 OFFICE: (916) 568-4462
 FAX: (916) 568-1549

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A2

EXHIBIT F

296-149

JANUARY 22, 1997

ITEM 3




proposed Sprint PCS antennas

EXHIBIT E-1

Proposed

Kaiser South
 view northeast toward the maternity wing
 6600 Bruceville Road
 Sacramento, CA 95823
 APN: 117-0719-074

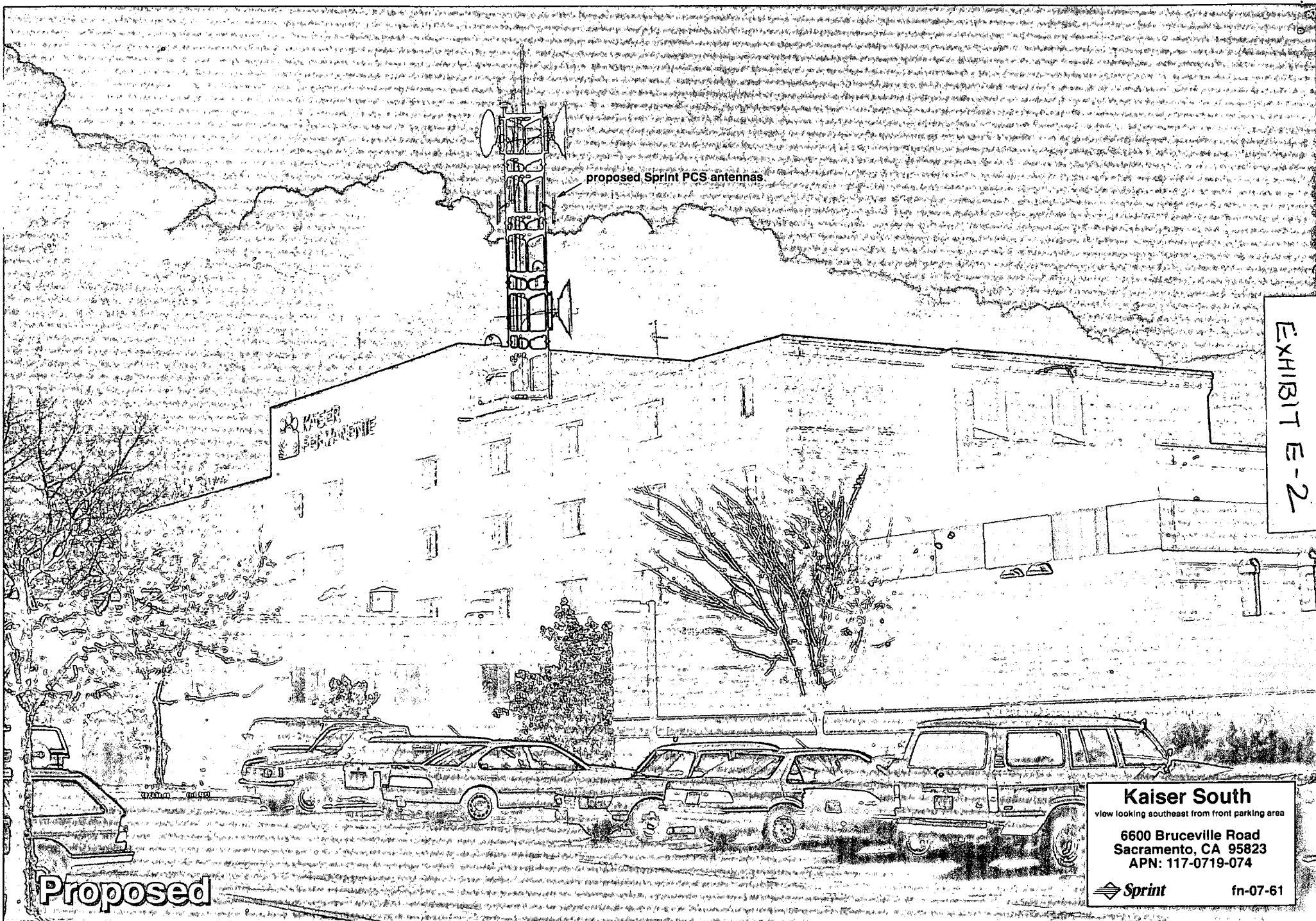


fn-07-61

296-149

JANUARY 22, 1997

ITEM 3




proposed Sprint PCS antennas

EXHIBIT E-2

Kaiser South
Sacramento

Proposed

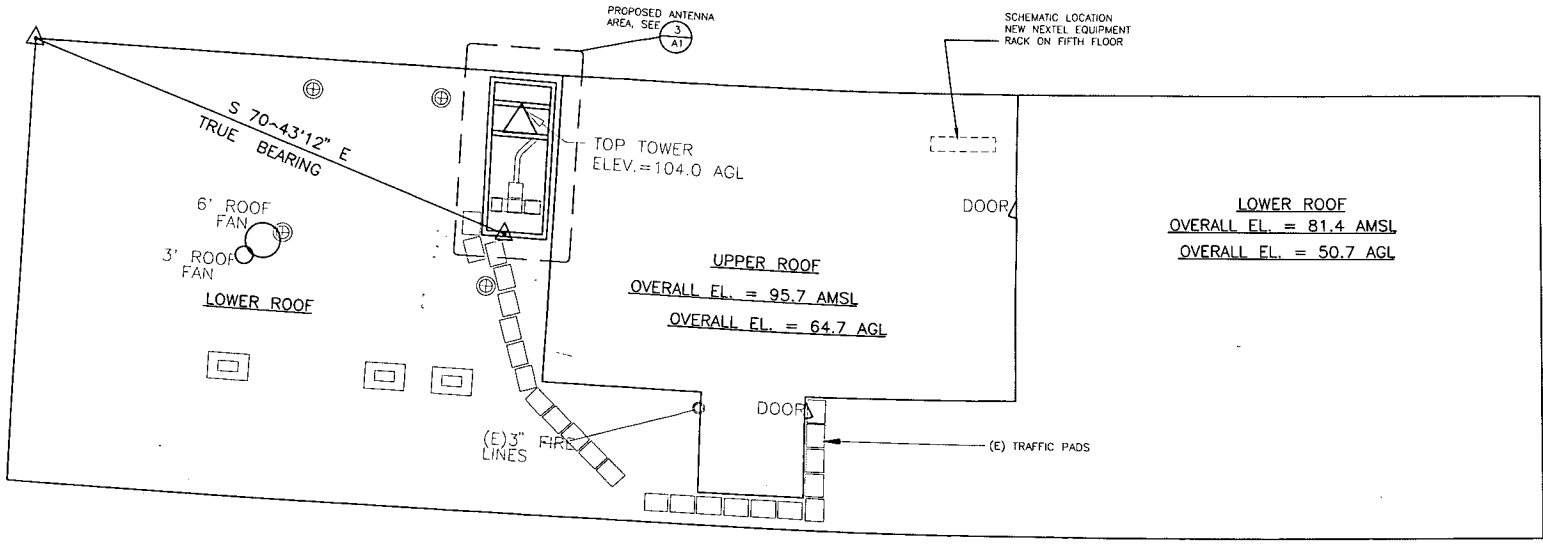
Kaiser South
 view looking southeast from front parking area
 6600 Bruceville Road
 Sacramento, CA 95823
 APN: 117-0719-074

 **Sprint** fn-07-61

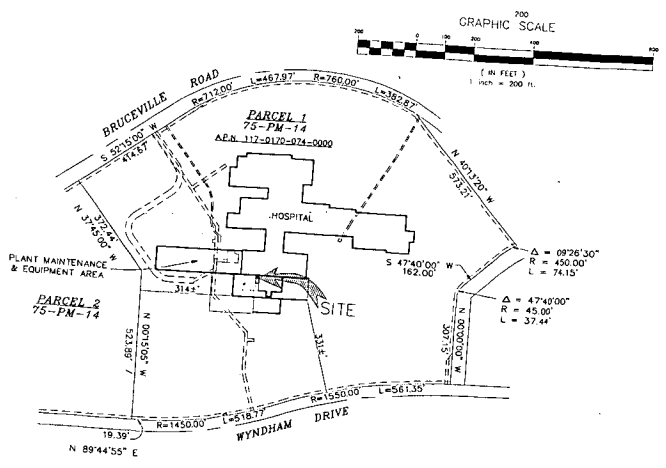
297-003

JANUARY 22, 1997

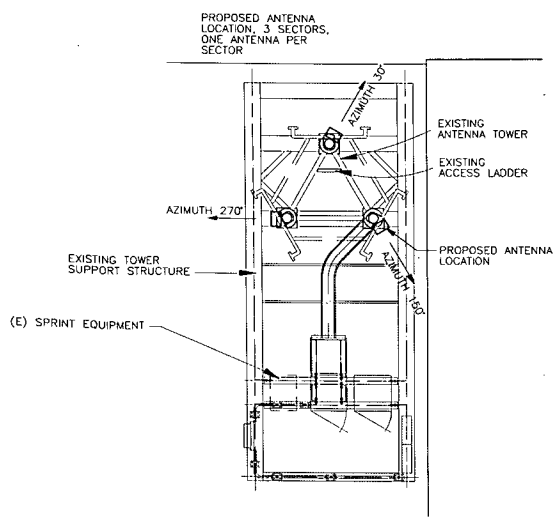
ITEM 4



1 ROOF PLAN
1" = 10'-0"



2 OVERALL SITE PLAN
1" = 200'-0"



3 ENLARGED EQUIPMENT PLAN
1/4" = 1'-0"



**LIONAKIS-BEAUMONT
DESIGN GROUP**
1818 18TH STREET - SACRAMENTO, CA 95814
916 - 558 - 1900 FAX 558 - 1918
ARCHITECTURE - ENGINEERING - PLANNING - INTERIORS
BRUCE R. STARKWEATHER, AIA C 8847
TIMOTHY J. FRY, SE SE 3381

PROJECT NO.: 96810 DATE: 12-31-96
DRAWN BY: DK CHECKED BY: TJF



MACK ROAD
6600 BRUCEVILLE RD.
SACRAMENTO, CA 95823

PROJECT NUMBER
CA - 0235H

DRAWN BY
DK

CHECKED BY
TJF

NO.	DATE
1	12-31-96

APPROVAL
PROJECT MANAGER: _____
MOTOROLA REVIEW: _____
NEXTEL: _____

NEXTEL COMMUNICATIONS
2180 HARVARD STREET
SUITE 220
SACRAMENTO, CALIFORNIA
95815
OFFICE: (916) 568-4462
FAX: (916) 568-1549

SHEET TITLE
**ROOF PLAN
SITE PLAN
EQUIPMENT PLAN**

SHEET NUMBER
A1

EXHIBIT G