

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, September 25, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add cellular antennas on the roof of an existing office building for the project known as Z96-075. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

**Project Information**

Request:     1.     Negative Declaration

              2.     Zoning Administrator Special Permit to add six cellular communications antenna panels mounted on the roof (at a height of 11 feet above the roof) of an existing two story industrial building located on 0.81 ± developed acres in the Light Industrial (M-1) zone.

Location:     2555 3rd Street (D4, Area 2)

Assessor's Parcel Number:     009-0237-018

Applicant:     Pacific Bell Mobile Services c/o Julie Nauman  
                  660 Bercut Drive, Suite A  
                  Sacramento, CA 95814

Property Owner:     Setzer Forest Products (Keith Chambers)  
                          2555 3rd Street, Suite 200  
                          Sacramento, CA 95818

General Plan Designation:     Heavy Commercial or Warehouse  
Existing Land Use of Site:     Office Building  
Existing Zoning of Site:     Light Industrial (M-1)

**Surrounding Land Use and Zoning:**

North: M-1; Channel 10  
South: M-1; Industrial  
East: M-1; Storage Yard  
West: M-2; Industrial

Property Dimensions: 175 feet x 200 feet  
Property Area: 0.81 ± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: None

Background Information: Pacific Bell Mobile Services (PBMS), the applicant, has applied for the appropriate entitlements to install a new cellular system throughout the City and County. The City of Sacramento has had 28 applications for various sites throughout the City to date. The proposed system consists of installing Personal Communication Services (PCS) which is a micro-cell system that provides in-building and in-car wireless telecommunication service.

Additional Information: The applicant proposes to erect four wireless panels initially and two more in the future for a total of six wireless antenna panels on the roof of an existing two story office building. The antennas will project eight feet above the parapet wall (for a total height of eleven feet). The applicant installed a mock-up of the proposed antenna panel locations for staff to view. The proposed antenna panels are very visible from any angle not blocked by trees. There will also be two 22 square foot equipment shelters located in the center of the roof. Any cellular equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the South Land Park Neighborhood Association, Upper Land Park Neighborhood Association, and Land Park Neighborhood Association areas. The project plans have been sent to the association and staff no received comments. The project has been noticed and staff has not received any calls.

The site is within the Broadway Corridor study area. The future proposed plans for the area include eliminating the industrial uses adjacent to the site.

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. The applicant shall install the antennae as shown on the plans. The equipment shelters shall be located on the roof as indicated on the submitted plans. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the

antennas shall be painted a light matte gray.

2. Any additional antennas shall require a modification of the Special Permit. {Six antennas 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 higher than the parapet wall nor visible above the parapet wall and painted to blend with the equipment.
5. On or before September 25, 2000, the applicant shall pursue relocating the antenna panels onto another existing pole structure either privately owned or owned by a public agency (e.g. City of Sacramento light standard, or structures within Cal Trans right-of-way). In the event the applicant is unable to relocate this facility to a pole structure within the public right-of-way or privately owned pole or similar structure, the applicant shall either obtain a Special Permit Modification from the Zoning Administrator to extend the term of the Special Permit or shall remove the antenna panels by September 25, 1996. The application shall be filed four months prior to expiration.

The intent of this provision is to establish a process and procedure for timely negotiation and execution of all agreements necessary between the applicant and public agencies to enable the applicant to relocate this very visible wireless communication facility to a less visible location such as an existing public utility pole within the public right-of-way or similar location that will allow the applicant to provide comparable service within the geographic area being serviced by the approved facility.

The applicant shall provide, as part of the application for a Special Permit Modification to extend the valid term of the Special Permit, documentation of the applicant's efforts to relocate onto existing pole within the public right-of-way or privately owned similar structures.

Due to the preliminary status of the Broadway Corridor study area, the recently opened Cal Trans rights-of-way and property, and the visual impact of the roof mounted antenna panels, the actual future for this site is uncertain at this time. The term limit is to allow staff to revisit the use of this site as a wireless facility with roof mounted antennas in a period certain when many of the unresolved issues concerning the area should be clarified. The applicant can return in one year from the approval date (September 25, 1997) for a formal review of the site and additional direction; however, the special permit for the site will not be terminated any earlier than the four year time period.

Findings of Fact-Special Permit

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the antennas will be added on an existing office building roof top; and
  - b. the facility will be limited to a four year term to allow for further review after the implementation of the Broadway Corridor study area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. the proposed antenna panels will be located on the roof of the building;
  - b. the equipment cabinets will not be located in any required parking or maneuvering area; and
  - c. the design and location of the antennas will not significantly impact the surrounding industrial area and will be review again in four years.
3. The project is consistent with the General Plan which designates the subject site as Heavy Commercial or Warehouse.



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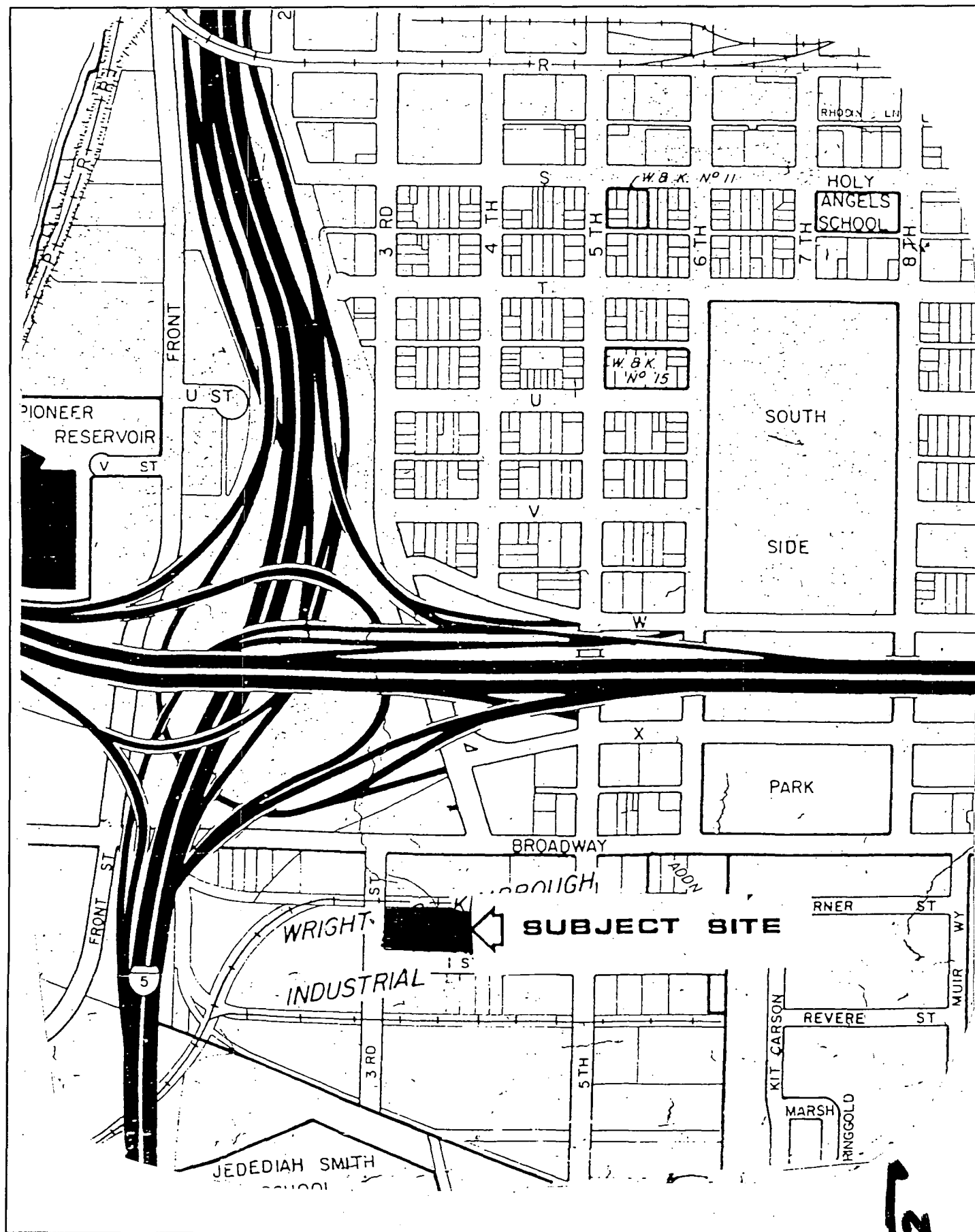
Joy D. Patterson  
Zoning Administrator

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

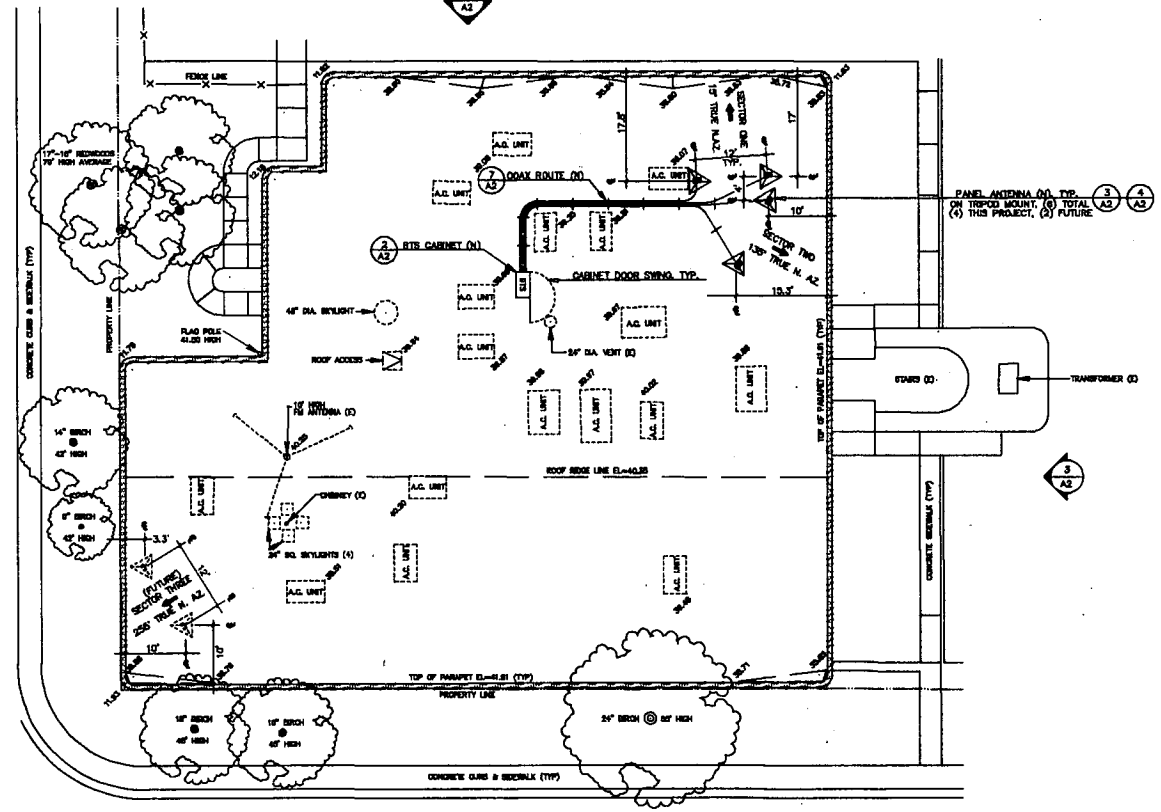
ZA Log Book



VICINITY MAP



EXHIBIT A



1  
A1  
**ROOF PLAN**  
SCALE: 1" = 10'

0 10 20 30 40  
SCALE: 1" = 10'

296 075



DATE: 5-21-96  
ENGINEER: MEF  
DRAWN BY: DMC

REVISIONS		
DATE	DESCRIPTION	INITIAL
6/21/96	20800	DMC

**PACIFIC BELL**  
Mobile Services  
660 BERGUT DRIVE, SUITE A  
SACRAMENTO, CA 95814

**WESTERN PLANNING & ENGINEERING**  
11500 KEMPER ROAD, #3  
ALBANY, CA 95005  
(916) 823-8377 FAX (916) 823-8318

SITE NO. SA-004-04  
HWY 80 AND RT 5  
2555 3RD STREET  
SACRAMENTO, CA  
95818

ROOF PLAN  
DETAILS

A-1

J. 1824 8

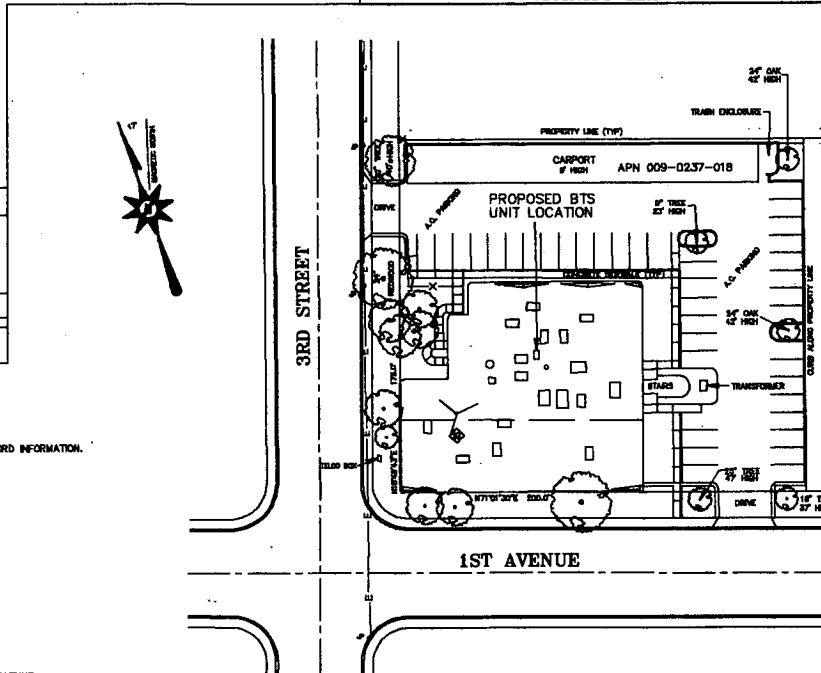
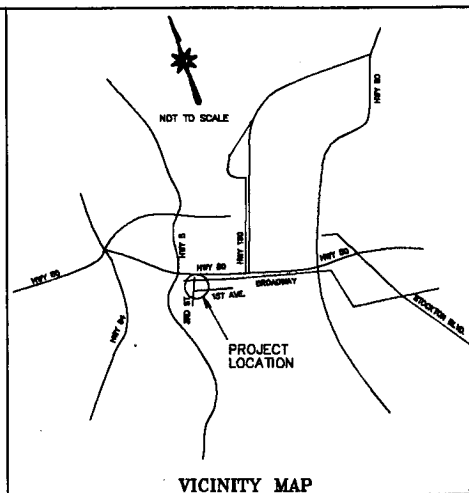
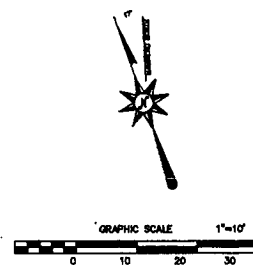
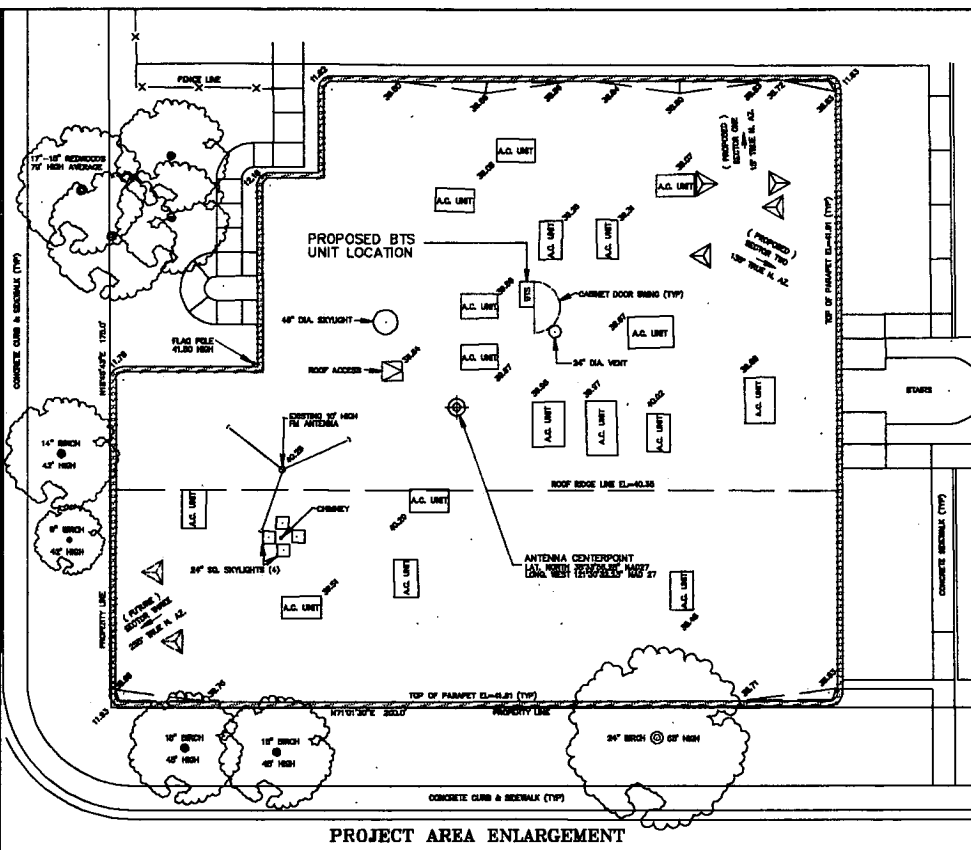
SEPTEMBER 25, 1996

296-075

296-075

SEPTEMBER 25, 1996

ITC 8



796 075

DATE: 05-08-96  
 RE: SITE SA-004-04

LOCATED NEAR THE CITY OF SACRAMENTO, STATE OF CALIFORNIA

I CERTIFY THAT THE LATITUDE OF 38°53'54.04\"/>

CHARLES L. EVANS, PLS 3700

PARCEL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 38, 39, 40, AND 41, PLAT OF WRIGHT AND KIMBROUGH INDUSTRIAL TRACT, FILED JANUARY 3, 1927, IN BOOK 19 OF MAPS, MAP NO. 17.

PROJECT DESCRIPTION

BTS AND ANTENNA LOCATION ON THE ROOF OF THE EXISTING SOLTZER OFFICE BUILDING AT ELEVATION 40.0 FEET ABOVE MEAN SEA LEVEL, NOV 25.

NOTES

1. ALL BOUNDARY DATA SHOWN HEREON IS FROM RECORD INFORMATION.

SITE NAME:

HWY 80 & RT 5

SITE NUMBER:

SA-004-04

SITE ADDRESS:

2200 3RD STREET  
 SACRAMENTO, CALIFORNIA 95818-1114

ASSESSOR'S PARCEL NUMBER:

000-0237-018

CURRENT ZONING:

M-1 (INDUSTRIAL)

OWNER:

SETZER FOREST PRODUCTS

BASIS OF ELEVATIONS:

CITY OF SACRAMENTO DATUM

BASIS OF BEARINGS:

BEARINGS ARE BASED ON MONUMENTS FOUND ON FIRST AVENUE.

Evans Surveys

480 TOWN AVENUE  
 SACRAMENTO, CALIFORNIA 95818  
 TEL (916) 488-4788  
 FAX (916) 488-4788

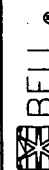
DATE: 05-08-96

SURVEYOR: C. EVANS

DRAWN BY: T. NIEDERKORN

REVISIONS

DATE	DESCRIPTION	INITIAL
4/96	BTS REVISION	C.E.
4/96	BTS REVISION	C.E.
5/96	ANTENNA REVISION	C.E.



PACIFIC BELL

Mobile Services

660 BERGUT DRIVE, SUITE A  
 SACRAMENTO, CALIFORNIA 95814

RF ENGINEERING:

Pacific Bell Mobile Services  
 660 Bergut Drive, Suite A  
 Sacramento, CA 95814  
 Phone: 916-440-2881

GENERAL CONTRACTOR:

Riddick and Sartain, Inc.  
 1720 Overdale Oaks Drive, Ste.180  
 Sacramento, CA 95833  
 Phone: 916-555-0500

INDEPENDENT CONTRACTOR:

Comstock Development Corporation  
 660 Bergut Drive, Suite A  
 Sacramento, CA 95814  
 Phone: 916-440-5823

SITE HWY 80 & RT 5  
 ADDRESS 2500 3RD STREET  
 CITY SACRAMENTO  
 MISC

JOB# SA-004-04

TITLE

SURVEY

C-1

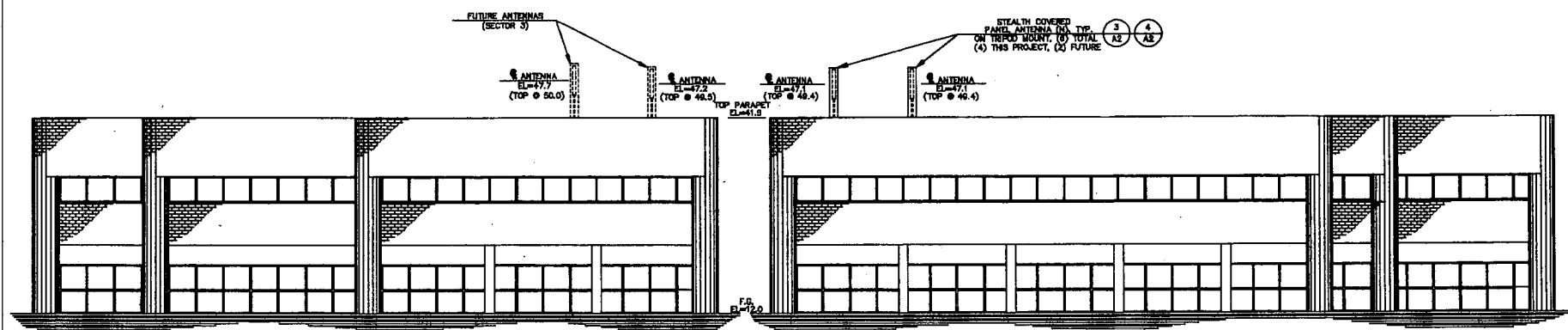
EXHIBIT B



296-075

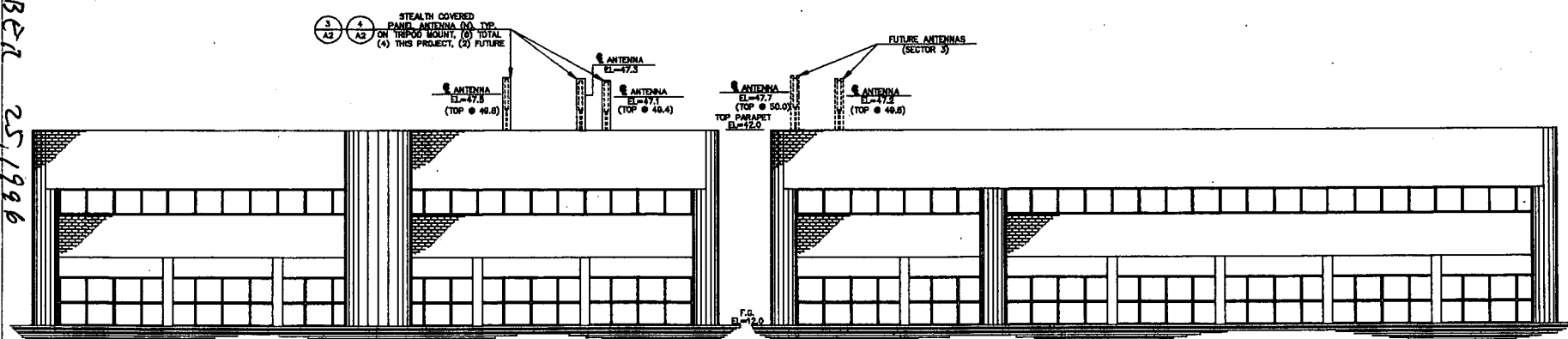
SEPTEMBER 25, 1996

FIN 8



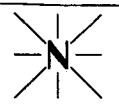
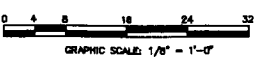
1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



DATE: 5-21-96

ENGINEER: MEF

DRAWN BY: DMC

REVISIONS

DATE	DESCRIPTION	INITIAL
8/25/96	ISSUED	MF

**PACIFIC BELL®**  
**Mobile Services**  
 660 BERGUT DRIVE, SUITE A  
 SACRAMENTO, CA 95814

EXHIBIT C

**WESTERN PLANNING & ENGINEERING**  
 11800 KEMPER ROAD, #1  
 SACRAMENTO, CA 95834  
 (916) 823-8217 FAX (916) 823-8218

SITE NO. SA-004-04  
 HWY 80 AND RT 5  
 2555 3RD STREET  
 SACRAMENTO, CA  
 95818

EXTERIOR ELEVATIONS

A-3

296 075

