

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, August 25, 1999, the Zoning Administrator approved with conditions a special permit to add wireless antennas on an existing broadcasting tower for the project known as Z99-086. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Special Permit** to add three communications antenna panels mounted at 100 feet for one sector and 65 feet for two sectors on an existing 555.5 foot broadcasting tower and five equipment cabinets located within the existing building on 4.91± developed acres in the Light Industrial (M-1) zone.

Location: 3 Television Circle (D1, Area 1)

Assessor's Parcel Number: 002-0076-009, -010, -011, and -017

Applicant: Tetra Tech Wireless for RCS  
4247 So. Market Ct., Ste 101  
Sacramento, CA 95834

Property Owner: Hearst-Argyle Station, Inc.  
3 Television Circle  
Sacramento, CA 95814

Project Planner: Donna Decker

General Plan Designation:	Industrial
Central City	
Community Plan Designation:	Residential Mixed Use
Existing Land Use of Site:	Broadcasting
Existing Zoning of Site:	Light Industrial (M-1)

**Surrounding Land Use and Zoning:**

North: M-2 SPD; Industrial  
South: M-1; Industrial  
East: M-1; Industrial  
West: M-1; Industrial

Property Dimensions: Irregular  
Property Area: 4.91± acres(All parcels)  
Topography: Flat

Project Plans: See Exhibits A-H

Previous Files: DR99-112

Background Information: The existing broadcasting tower, television station and offices were constructed in 1984. The plans were reviewed and approved for conformance to the requirements of Design Review. The tower was constructed prior to any special permit requirements for communications equipment. The Zoning Ordinance was amended to require a special permit be obtained. A special permit is required to establish the wireless use on the existing tower.

Additional Information: The applicant proposes to add three communications antenna panels mounted at 100 feet for one sector and 65 feet for two sectors on an existing 555.5 foot broadcasting tower and five equipment cabinets located within the existing building. Any proposed wireless equipment including antennas, which transmits and receives, attached to an existing structure/tower requires a special permit.

The project was noticed and staff did not receive any comments.

The project site was noticed to The Neighborhood and the Friendship Park Neighborhood Association and no comments were received. The project is also located within the Alkali Flat PAC. The project went before the Committee on August 18, 1999 and was subsequently approved.

#### Agency Comments

The proposed project has been reviewed by the Utilities Department, the Public Works-Transportation and Engineering Planning Divisions, and the Building Division. The comments received have been included as conditions.

The pro

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

#### Conditions of Approval

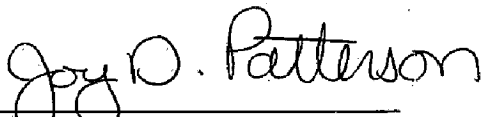
1. The size and location of the panels shall conform to the plans submitted. Any modifications to the plans require additional review by the Planning Department.
2. The panels shall be painted to match the tower structure. The applicant shall use non-reflective paint on all equipment on the tower to prevent glare. Any proposed equipment, e.g. cables, brackets, supports, etc., shall be painted to match the tower.
3. Any additional antennas shall require a modification of the Special Permit. Three(3) panel antennas are approved with this entitlement.
4. The proposed cable run from the tower to the existing building second floor storage area will be located in the existing overhead cable tray. No additional overhead or raised cable trays shall be installed. Any additional cable runs shall be located underground in conduit and/or within existing facilities.
5. Should the applicant ever discontinue using the tower for wireless services then the applicant

shall remove all equipment on the tower and within the existing building within six months of the termination of use.

6. The applicant shall obtain all necessary building permits prior to commencing construction.
7. The applicant shall conform to all requirements of Design Review.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. The wireless equipment will be added inconspicuously to an existing 555.5 foot high broadcasting tower; and,
  - b. The proposed site is consistent with wireless facility siting and design guidelines and policy.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. The proposed wireless antenna panels will be attached to an existing 555.5 foot high broadcasting tower; and,
  - b. The design and location of the antenna panels will not significantly impact the surrounding industrial area.
3. The project is consistent with the General Plan and the Central City Community Plan policies and guidelines.

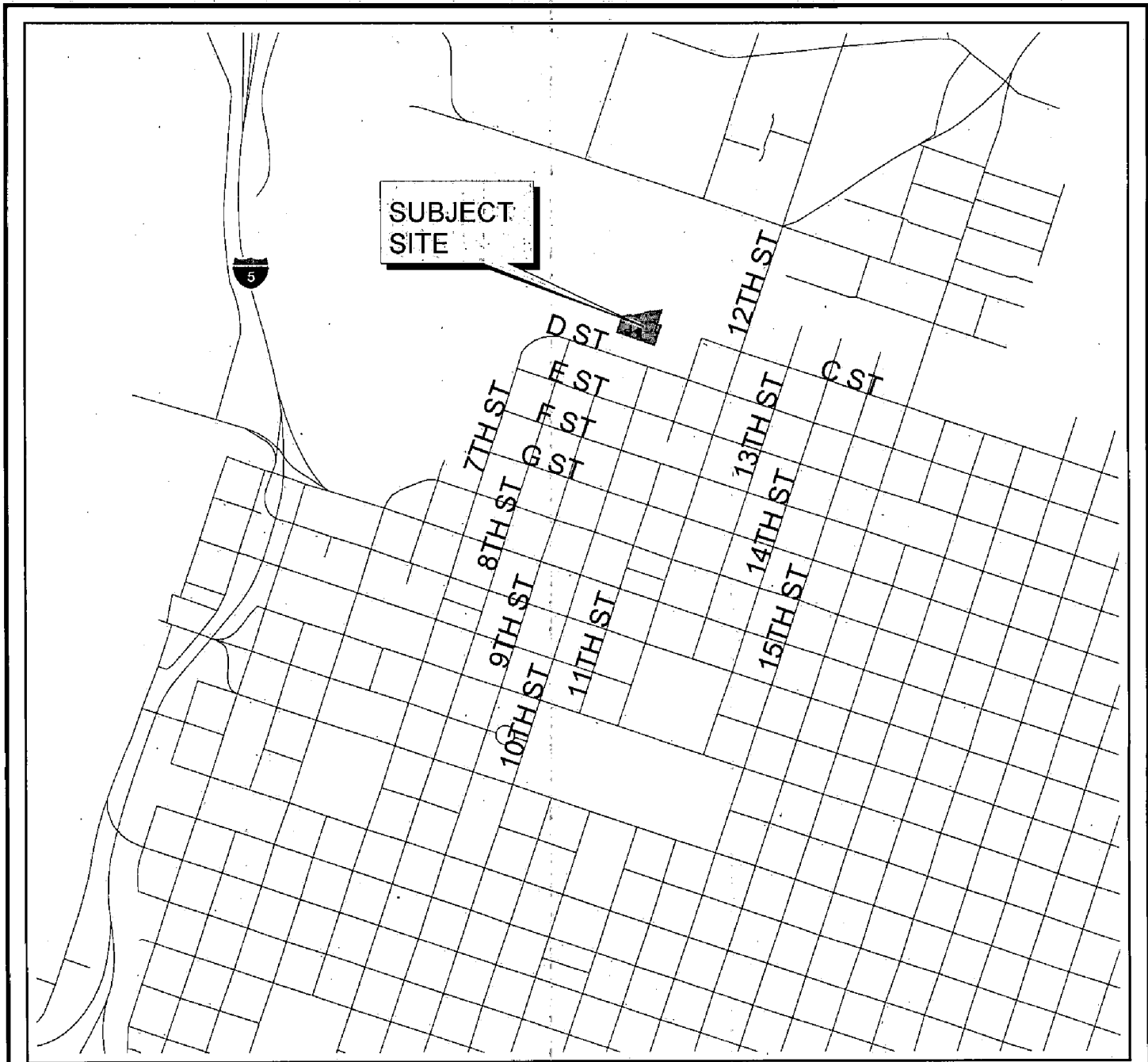


Joy D. Patterson  
Zoning Administrator

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.

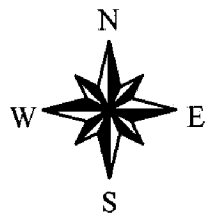
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Applicant  
ZA Log Book

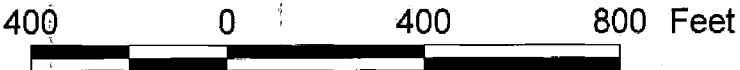
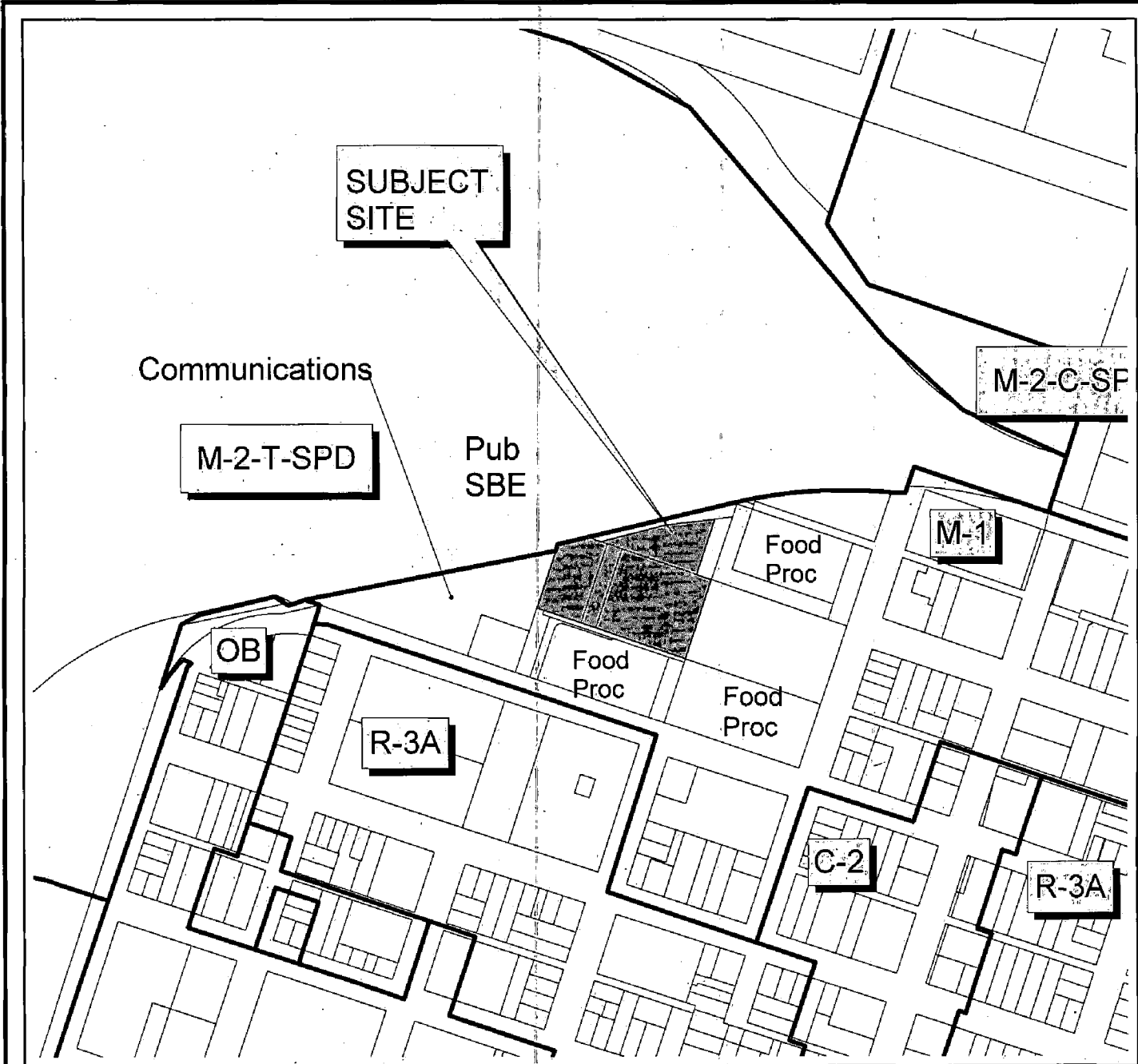


Neighborhoods, Planning  
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Geographic  
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# VICINITY MAP





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# LAND USE AND ZONING

