

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, February 27, 1996, the Zoning Administrator approved with conditions a special permit to add six cellular antennas on an existing 300 foot communications tower for the project known as Z95-108. Findings of Fact and conditions of approval for the project are listed on page 3-4.

Project Information

- Request: 1. Negative Declaration.
2. Zoning Administrator Special Permit to add six cellular communications antenna panels to an existing 300 foot tower located on 2.8± developed acres in the Heavy Commercial (C-4) zone.

Location: 2100 Q Street

Assessor's Parcel Number: 010-033-009

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

Property Owner: McClatchy Newspapers
 2100 Q Street
 Sacramento, CA 95816

General Plan Designation: Heavy Commercial or Warehouse
Central City
Community Plan Designation: Heavy Commercial
Existing Land Use of Site: Communications Tower
Existing Zoning of Site: Heavy Commercial (C-4)

Surrounding Land Use and Zoning:
North: C-4; Industrial
South: C-4; Industrial
East: C-4; Industrial

West: C-4; Industrial

Property Dimensions:	Irregular
Property Area:	2.8± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-D

Previous Files: P87-413, P88-198, P91-086, ARB 79-014, DR90-219

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 anticipates approximately 18 new applications for various sites throughout the City (a total of 16 of the 18 applications have been filed 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 attach six cellular antenna panels at a height of 65 feet to an existing 300 foot communications tower owned and operated by The Sacramento BEE. Each panel is 4.5 feet tall by nine inches wide by 2.7 inches deep. The existing tower has several antennas located on it to facilitate their newspaper circulation requirements (radio communication with delivery trucks). The applicant will construct a 10 foot by 16 foot concrete pad at the base of the tower for two 22 square foot equipment cabinets. Any cellular equipment (antennas) which both receives and transmits that is attached to existing structures on City owned land requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the Central City Design Review area. The applicant has filed an application with the Design Review staff (DR 95-254). The existing tower is painted red and white. The antennas are proposed to be located on the white portion of the tower.

Public/Neighborhood Association Comments

The project has been noticed and staff has received one call from a nearby neighbor that was in opposition to the project. Two people called to inquire if the antennas would have any impact on their TV reception. The project is within the Winn Park-Capitol Avenue Neighborhood Association and the Poverty Ridge Neighborhood Association areas. The proposed plans have been submitted to the neighborhood associations and the only

comments received were from the Winn Park-Capitol Avenue Neighborhood Association (see Exhibit E). They are not opposed to the project.

Zoning Administrator Hearing

A resident of the neighborhood, Katherine Harine, attended the public hearing and expressed that she was concerned that the addition of cellular equipment to the tower could have health impacts, impacts on TV and radio reception and have an impact on the aesthetics of the existing tower. After listening to discussion by the applicant and Ms. Harine, the Zoning Administrator closed the public hearing. The Zoning Administrator found that the project as proposed would not have a significant adverse impact on the environment, ratified the negative declaration and approved the special permit for a maximum of six antenna panels subject to conditions and Design Review approval for design and antenna placement.

Environmental Determination: The 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 proposed project shall receive Design Review staff approval for actual antenna location and color scheme prior to issuance of building permits. The applicant shall use non-reflective paint on the antenna dishes to prevent glare.
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. The applicant shall call an adjacent neighbor (Francie Dukshire) to explain the impact that the antenna will/will not have on TV reception.
5. If, in the future, this is no longer an active PBMS site, within three months from the termination of the lease or discontinuance of use of the cellular antennas, the applicant shall remove the antennas from the tower.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the antenna panels will be added inconspicuously to an existing 300 foot high communications tower.

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 antenna panels will be attached to an existing 300 foot high communications tower; and
 - b. the design and location of the antenna panels will not significantly impact the surrounding residential and industrial area.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Heavy Commercial or Warehouse and Heavy Commercial 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.

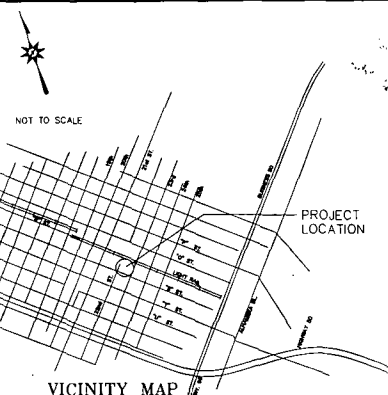
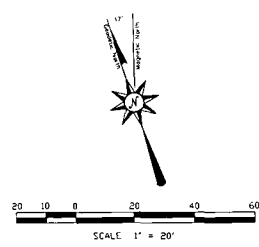
cc: File ✓
ZA Log Book ✓
Applicant ✓
Katherine Harine, 2227 N Street, #101, Sacramento 95816 ✓

295-108

FEBRUARY 27, 1996

ITEM 1

REGIONAL LIGHT RAIL TRANSIT SYSTEM

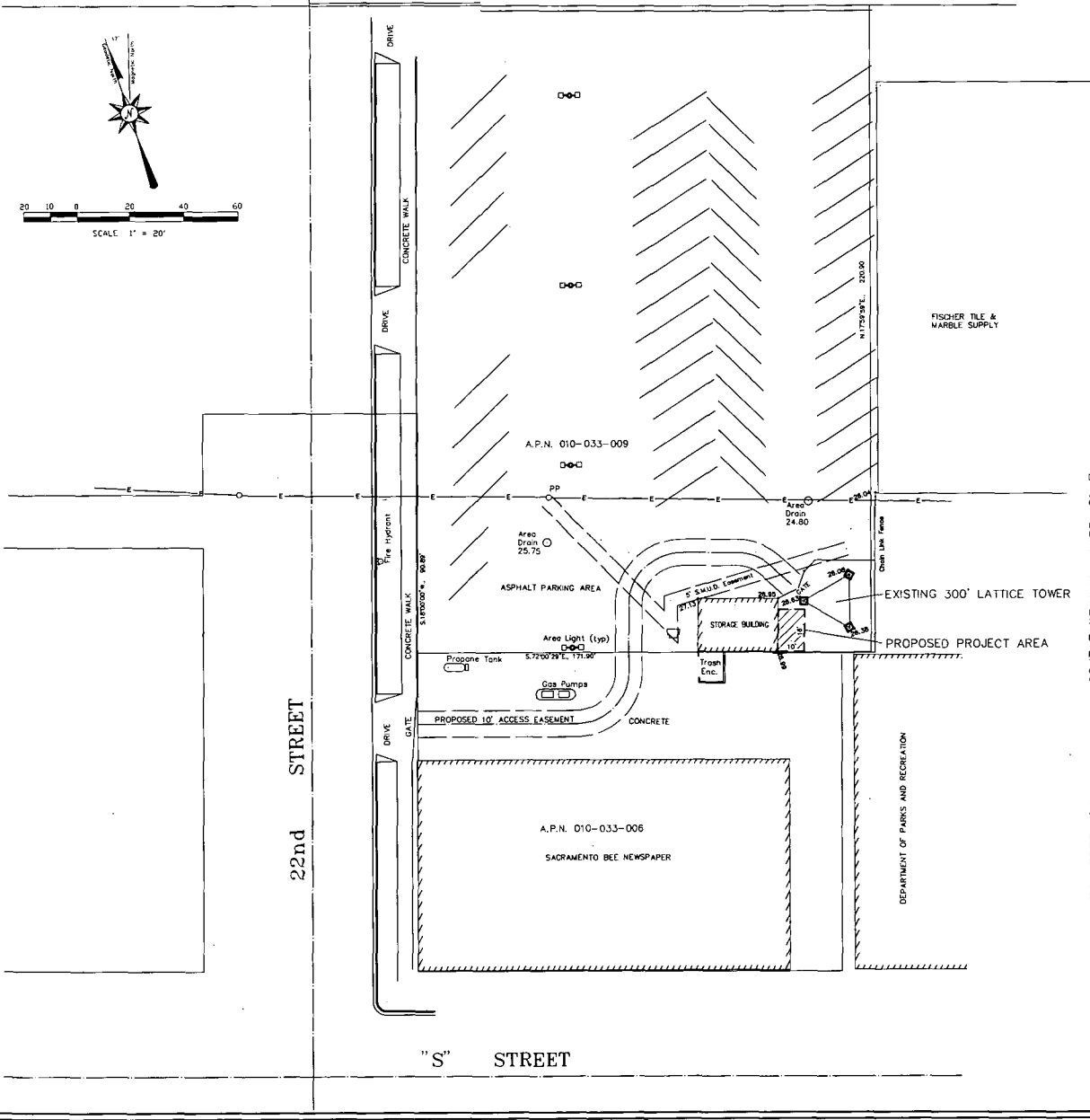


Evans Surveys
420 UNION AVENUE
FAIRFIELD, CALIFORNIA 94533
Tel. (707) 426-4709
Fax (707) 426-4732

DATE: 109-29-95
SURVEYOR: C. EVANS
DRAWN BY: C. EVANS

REVISIONS

DATE	DESCRIPTION	INITIAL



DATE: 09-22-95
RE: SITE SA-003-06
LOCATED IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA.
I CERTIFY THAT THE LATITUDE OF 38°33'58.12" AND THE LONGITUDE OF 121°28'49.50" ARE ACCURATE TO WITHIN ± 50 FEET HORIZONTALLY, AND THAT THE TOWER SITE ELEVATION OF 26.5 AMSL IS ACCURATE TO WITHIN ± 20 FEET VERTICALLY. WITHIN AN EXISTING STRUCTURE HEIGHT OF 300 FEET AGL. THE OVERALL HEIGHT WOULD BE 326.5 FEET AMSL. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DEGREES, MINUTES, AND SECONDS, TO THE NEAREST HUNDRETH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE DETERMINED TO THE NEAREST FOOT.

CHARLES L. EVANS, PLS 3709

DESCRIPTION OF PARCEL:
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF THE FOUR BLOCKS BOUNDED BY 21st STREET, "O" STREET, 23rd STREET AND "S" STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 21st STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF "O" STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 18°02'22" WEST, 382.58 FEET TO A POINT IN THE CENTERLINE OF "R" STREET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 18°00'00" WEST, 200.89 FEET TO A POINT IN THE NORTH LINE OF THE ALLEY IN THE BLOCK BOUNDED BY 21st STREET, "R" STREET, 22nd STREET AND "S" STREET; THENCE EASTERLY ALONG SAID NORTH LINE, SOUTH 71°59'46" EAST, 322.84 FEET TO A POINT ON THE WESTERLY LINE OF 22nd STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF 22nd STREET, NORTH 18°00'00" EAST, 30.95 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF "R" STREET, SOUTH 72°00'31" EAST, 80.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF 22nd STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 18°00'00" WEST, 90.89 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF 22nd STREET, SOUTH 72°00'29" EAST, 171.90 FEET; THENCE NORTH 17°59'14" EAST, 220.90 FEET TO A POINT IN THE SOUTH LINE OF "R" STREET; THENCE NORTH 17°59'29" EAST, 40.00 FEET TO A POINT IN THE CENTERLINE OF "R" STREET; THENCE EASTERLY ALONG SAID CENTERLINE, SOUTH 72°00'31" EAST, 150.48 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF 23rd STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 17°59'45" EAST, 381.86 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF "O" STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 71°58'13" WEST, 362.36 FEET TO A POINT ON THE CENTERLINE OF 22nd STREET (NOW ABANDONED); THENCE CONTINUING ALONG THE SOUTHERLY LINE OF "O" STREET, NORTH 71°55'59" WEST, 362.51 FEET TO THE POINT OF BEGINNING.

PROJECT AREA DESCRIPTION:
ALL THAT CERTAIN PROJECT AREA SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF THE LOT LINE MERGER AS RECORDED IN BOOK R80825, PAGE 1204, SACRAMENTO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF AN EXISTING BUILDING, SAID CORNER LYING NORTH 71°30'57" WEST, 35.10 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT LINE MERGER; THENCE ALONG THE EAST WALL OF SAID BUILDING, NORTH 18°21'16" EAST, 18.00 FEET; THENCE LEAVING SAID WALL, SOUTH 71°38'44" EAST, 10.00 FEET; THENCE SOUTH 18°21'16" WEST, 18.00 FEET; THENCE NORTH 71°38'44" WEST, 10.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH UTILITY AND POWER EASEMENTS NECESSARY TO SERVE THE PROJECT.
TOGETHER WITH A 10 FOOT WIDE ACCESS EASEMENT FROM THE EXISTING FENCED TOWER ENCLOSURE TO 22nd STREET, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LYING NORTH 31°18'29" WEST, 39.41 FEET FROM THE MOST SOUTHERLY CORNER OF THAT CERTAIN LOT LINE MERGER RECORDED IN BOOK R80825, PAGE 1204, SACRAMENTO COUNTY RECORDS; THENCE NORTH 30°00'00" WEST, 10.58 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°00'29", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 14.66 FEET; THENCE NORTH 72°00'29" WEST, 20.14 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET; THENCE SOUTH 17°59'31" WEST, 24.97 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET; THENCE NORTH 72°00'29" WEST, 59.65 FEET, MORE OR LESS, TO THE EAST LINE OF SAID 22nd STREET, INCLUDING THE RIGHT OF ACCESS WITHIN SAID FENCED ENCLOSURE.

NOTES
1. ALL BOUNDARY DATA SHOWN HEREON IS FROM RECORD INFORMATION.
2. ALL RECORD INFORMATION AND EASEMENTS PLOTTED HEREON ARE PER TITLE REPORT NO. 913921 PREPARED BY PLACER TITLE COMPANY, DATED AUGUST 23, 1995. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED.

SITE NAME:
O & 29th
SITE NUMBER:
SA-003-06
SITE ADDRESS:
2100 O STREET
SACRAMENTO, CA 95816
ASSESSOR'S PARCEL NUMBER:
010-0033-009
OWNER:
MISLATCHY NEWSPAPERS
BASIS OF ELEVATIONS:
CITY OF SACRAMENTO DATUM
BASIS OF BEARINGS:
BEARINGS BASED ON THE CENTERLINE OF 22nd STREET PER D.S. BK. 45, PG. 28. WPAE:270K-C1

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

RE ENGINEERING
Pacific Bell Mobile Services
660 Bercut Drive, Suite A
Sacramento, CA 95814
Phone: 916-440-8861

GENERAL CONTRACTOR
Rudolph and Sketten, Inc.
1750 Creekside Oaks Drive, Suite 150
Sacramento, CA 95833
Phone: 916-568-5000

INDEPENDENT CONTRACTOR
Commetria Development Corporation
660 Bercut Drive, Suite A
Sacramento, CA 95814
Phone: 916-440-8825

SITE O & 29th
ADDRESS 2100 O Street
TOWN Sacramento
MISC

JOB# SA-003-06
TITLE
SURVEY

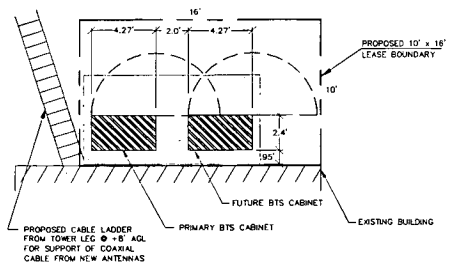
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EXHIBIT - B

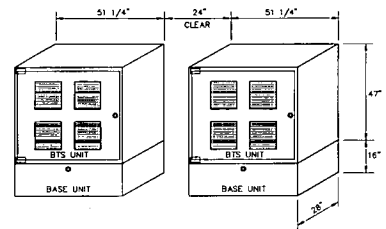
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FEBRUARY 27, 1996

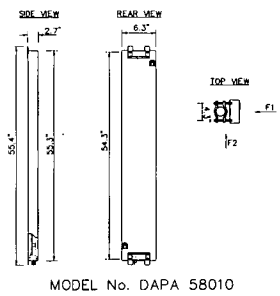
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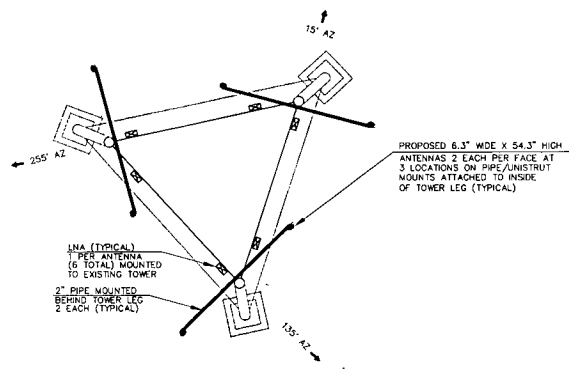
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NOT TO SCALE



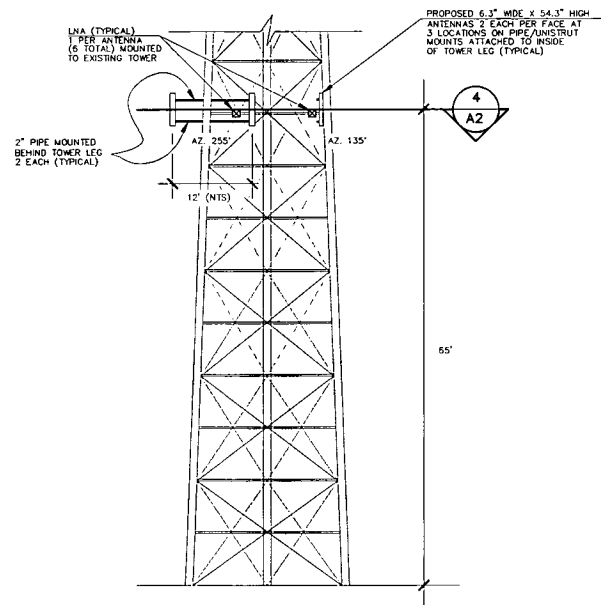
2 BTS COMMUNICATION BOX
NOT TO SCALE



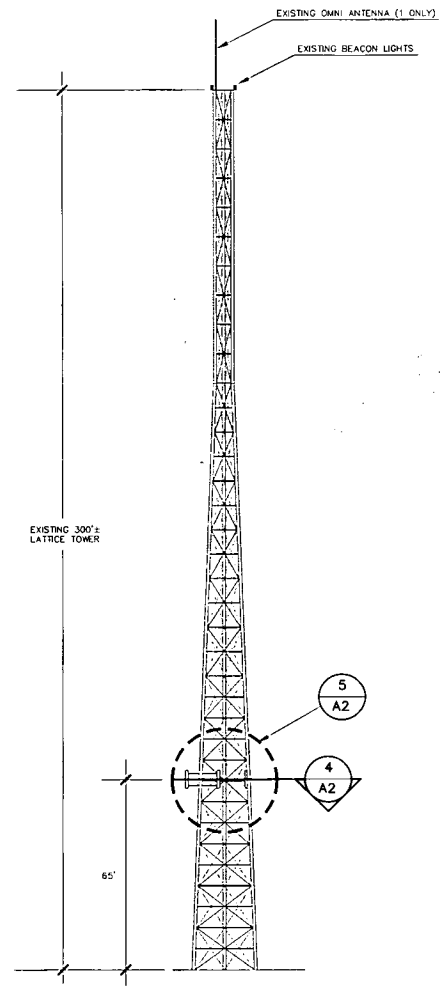
3 PANEL ANTENNA DETAILS
NOT TO SCALE



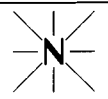
4 ANTENNA PLAN VIEW
NOT TO SCALE



5 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'



6 EXISTING TOWER ELEVATION
SCALE: 1" = 20'



DATE: 10-17-95

ENGINEER: MEF

DRAWN BY: EM

REVISIONS

DATE	DESCRIPTION	INITIAL

PACIFIC BELL
Mobile Services

660 BERGUT DRIVE, SUITE A
SACRAMENTO, CA 95814

EXHIBIT - C

WESTERN PLANNING & ENGINEERING
11860 KEMPER ROAD, #3
MILBURN, CA 95603
(916) 825-6917 FAX (916) 825-5518

SITE NO. SA-003-06

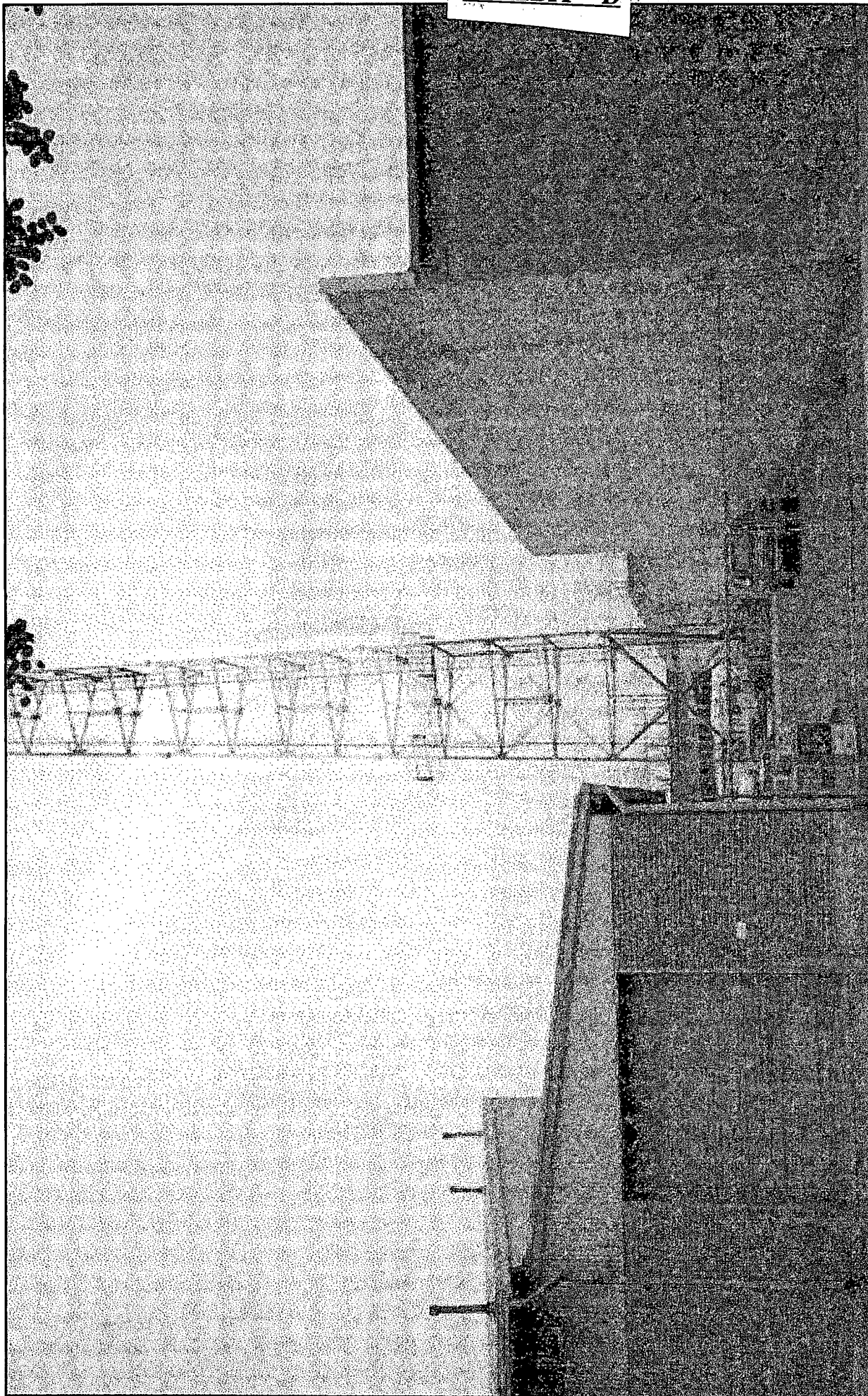
Q & 29th
2100 Q STREET
SACRAMENTO, CA
95816

JOB# 270K

ARCHITECTURAL
DETAILS & NOTES

A-2

EXHIBIT - D



SA-003-06

295-108

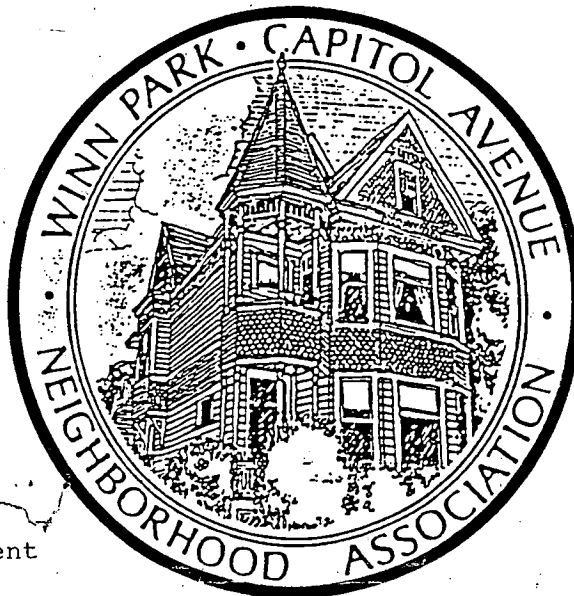
FEBRUARY 27, 1996

ITEM 1

EXHIBIT - E

January 10, 1996.

Joy Patterson
Zoning Administrator
Department of Planning and
Development
1231 I Street
Sacramento, CA 05814



Re: Pac Bell Mobil Phone Equipment
on Bee Tower

Dear Joy

This letter puts in writing what I told you on the telephone. Our board voted 6 to 1 not to oppose the placement of mobil phone equipment on the Bee tower. We did not have a problem with the installation of the equipment because it is unobtrusive and will be placed on an already existing tower.

While we are not opposed to this particular project, we are concerned about the potential proliferation of mobil phone antennae and other equipment and think this issue needs to be looked at carefully. We are particularly concerned about the building of any new towers in the Central City or in any other location in which a neighborhood association was opposed to having a tower. We think it is important that the Planning Department develop some general guidelines for the placement of mobil phone equipment and that such guidelines be subject to public hearing.

Sincerely,

Karen Jacques

Karen Jacques, President
Winn Park Capitol Avenue Neighborhood Association

CITY OF SACRAMENTO
PERMIT ASSISTANCE

JAN 17 1996

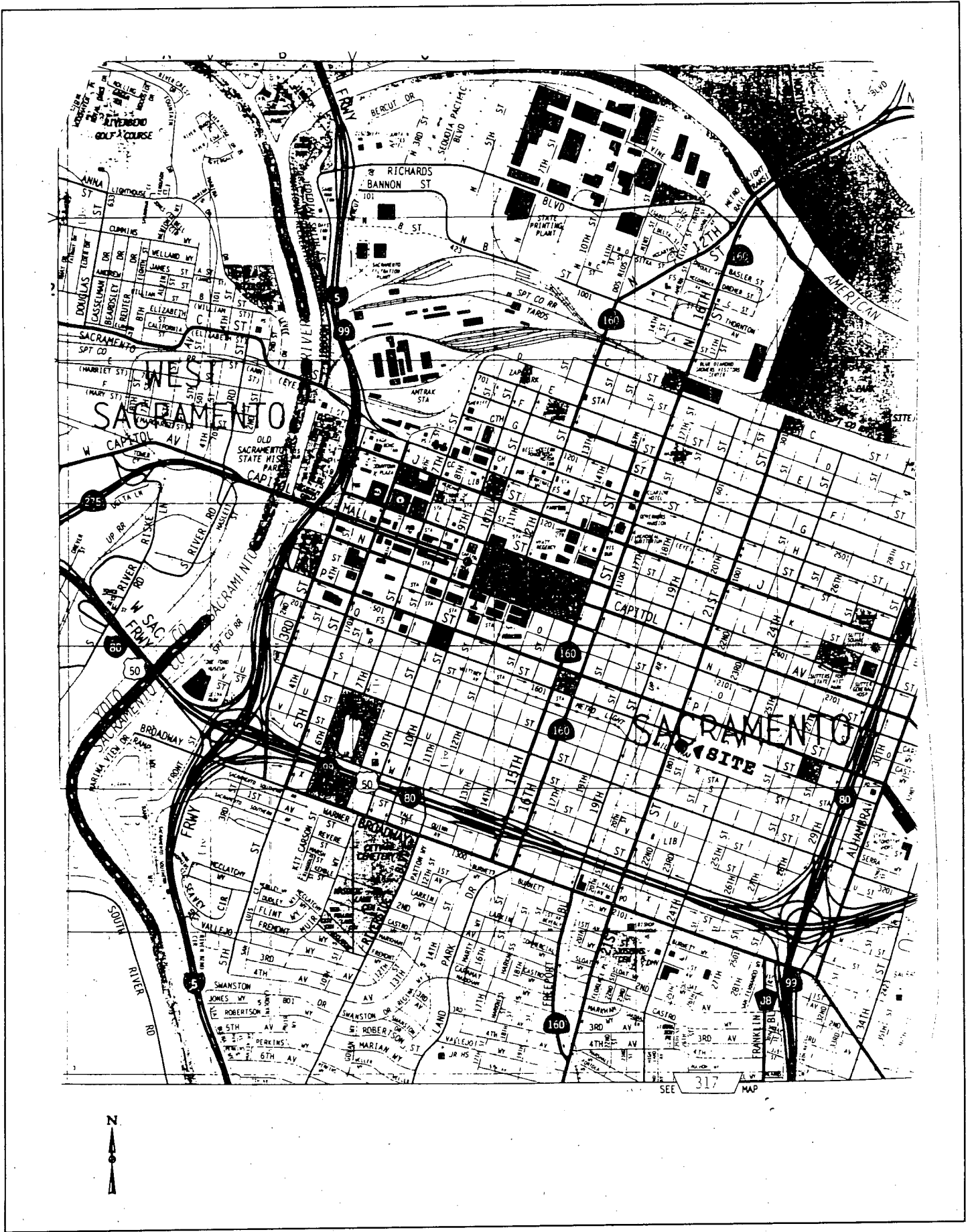
RECEIVED

Winn Park Capitol Avenue Neighborhood Association • P.O. Box 162555 • Sacramento, California • 95816-2555

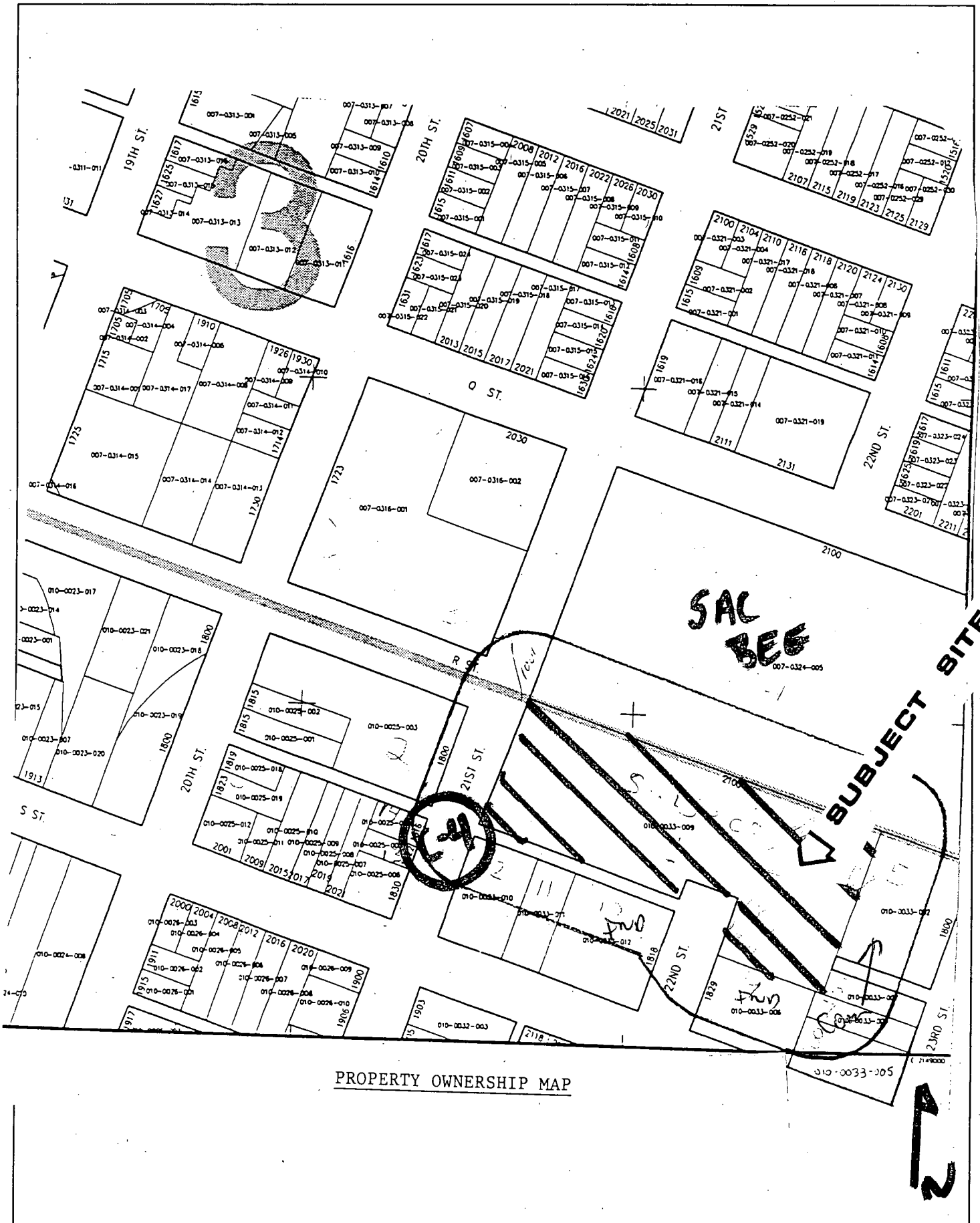
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ITEM 1



VICINITY MAP



PROPERTY OWNERSHIP MAP

LAND USE & ZONING MAP