



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

December 17, 1992

BUILDING INSPECTIONS
916-449-5716

SPECIAL PERMIT MODIFICATION
(P92-304)

PLANNING
916-449-5604

APPLICATION: Planning Director's Special Permit Modification to locate a four-foot high antenna on the roof of an existing building (Wells Fargo Center) in the Central Business District - Special Planning District (C-3) zone.

LOCATION: 400 Capitol Mall
(City Council District 1)

PROPOSAL: The applicant wishes to locate a four-foot high, dish-type microwave antenna on top of an existing high-rise building.

BACKGROUND INFORMATION: The proposed antenna will be located at the top of the existing Wells Fargo Building. The Special Permit for the major project (P88-358) was approved by the City Planning Commission on October 12, 1989, and by the City Council on November 16, 1989, subject to conditions.

APPLICANT'S PROPOSAL: The applicant, International Business Machines (IBM), is seeking permission to locate a four-foot high, dish-type antenna behind a parapet wall at the top of the Wells Fargo Building (see Exhibit A - Building Elevation). The antenna will be for the exclusive use of IBM.

STAFF ANALYSIS: Section 15-E of the City's Zoning Ordinance states that the Planning Director may approve changes to a project for which a Special Permit was granted provided that, among other considerations, the changes do not amount to an increase in gross floor area exceeding ten percent of the gross floor area approved by the City. The proposal will not effect the gross floor area of the subject site.

The project site is located in the Central City Design Review Area. The applicant has been informed of this and has agreed to submit an application for Design Review staff review.

The proposal is not anticipated to generate an adverse visual impact. The antenna will be mounted behind a parapet wall and will not be readily visible from the ground. Building Inspections staff has indicated that a building permit will be required for the antenna. Staff has no objection to the applicant's proposal.

RECOMMENDATION: Staff recommends that the Planning Director approve the requested Special Permit Modification subject to conditions and based on findings of fact of which follow.

CONDITIONS:

1. A building permit shall be obtained for the proposed antenna.
2. Prior to issuance of a building permit, the building plans shall be reviewed and approved by Design Review staff.

FINDINGS OF FACT: Staff finds that the proposed project:

- a. is based upon sound principles of land use planning in that the proposal will not effect the gross floor area of the subject site;
- b. will not be detrimental to the public welfare in that the antenna will not be visible from the ground; and
- c. is consistent with the General Plan which designates the site as Regional Commercial & Offices.

Report Prepared By:

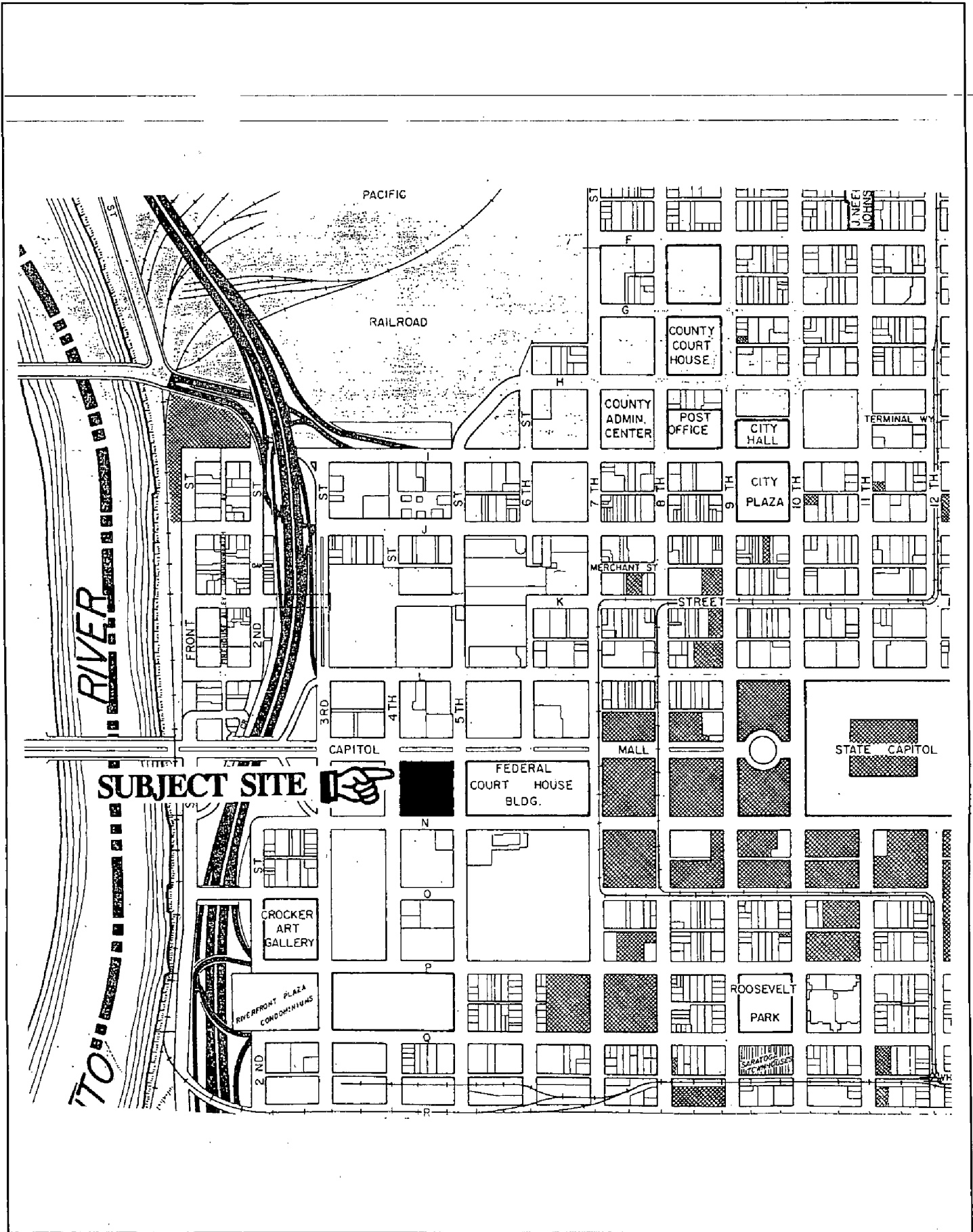
Mike Dale
Mike Dale, Assistant Planner

12-17-92
Date

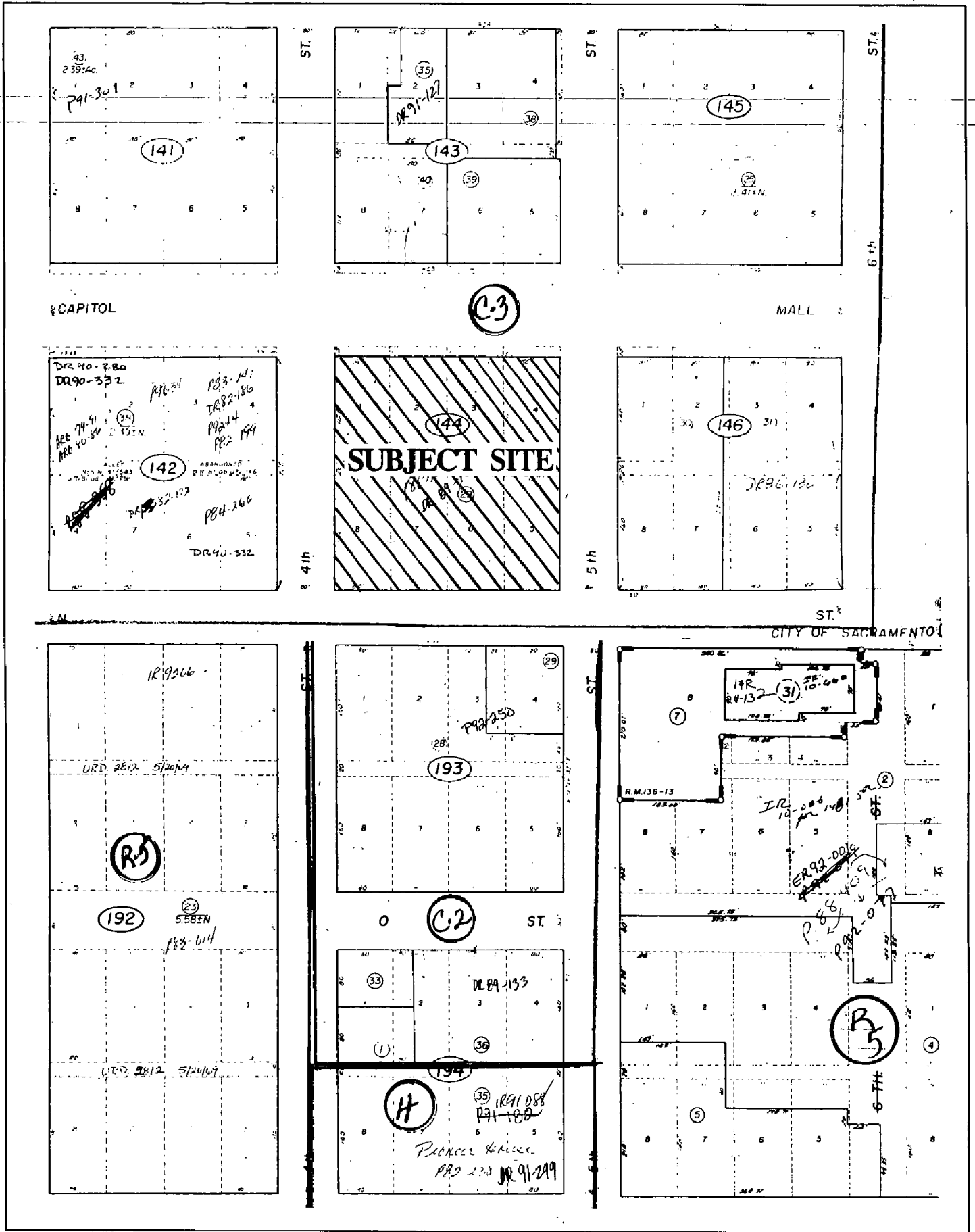
Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

12-18-92
Date

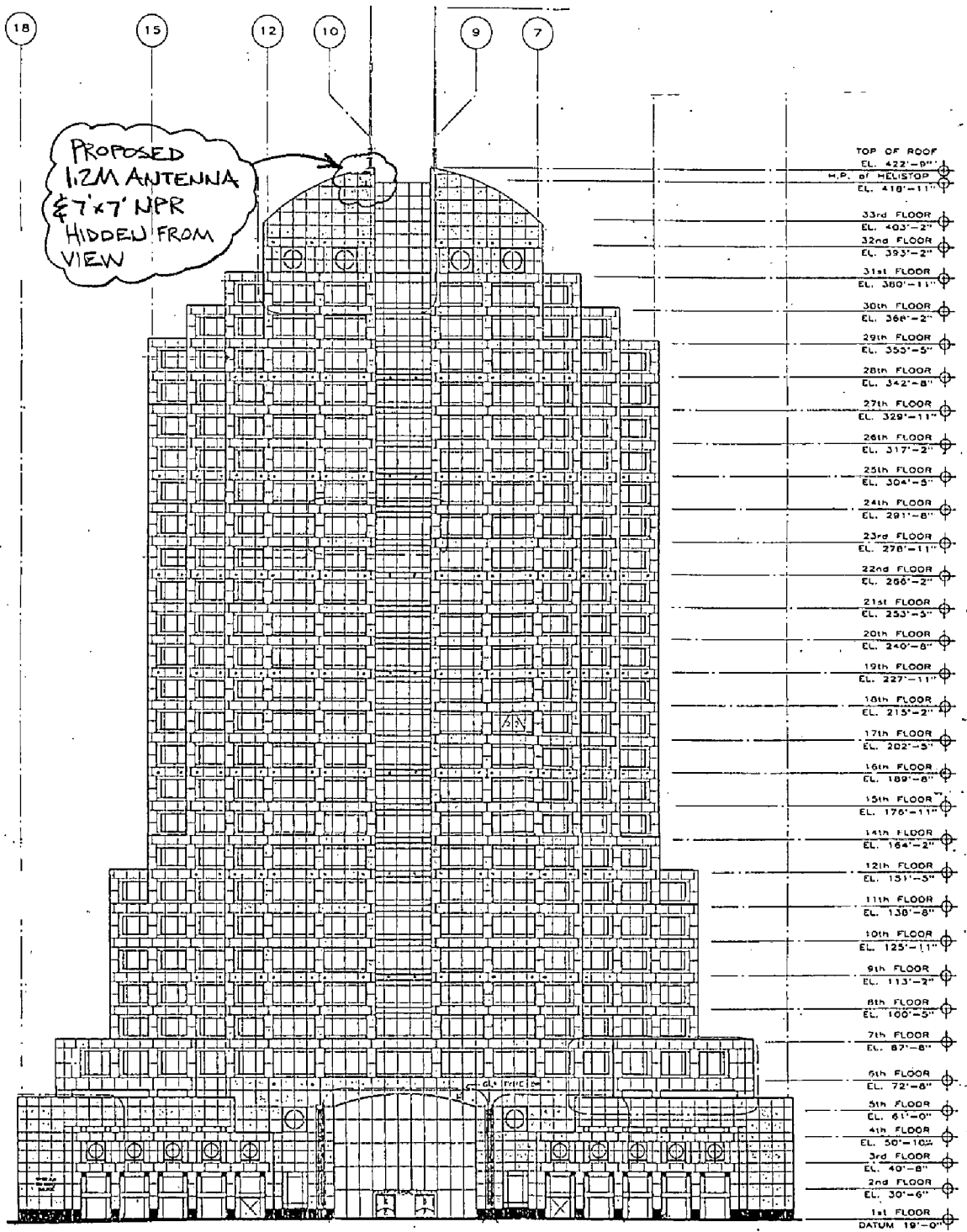


VICINITY MAP

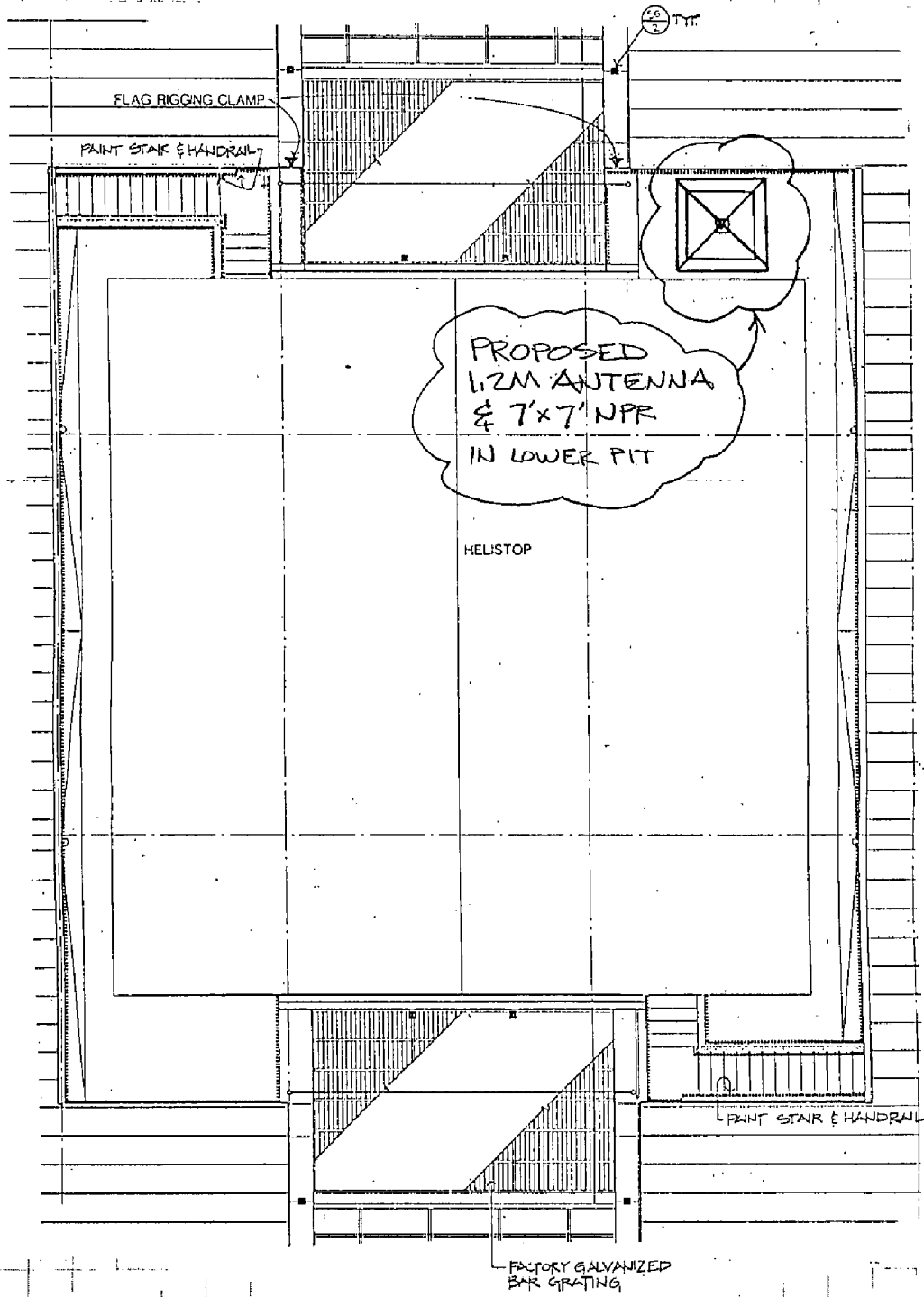


LAND USE AND ZONING MAP

Exhibit A Building Elevation

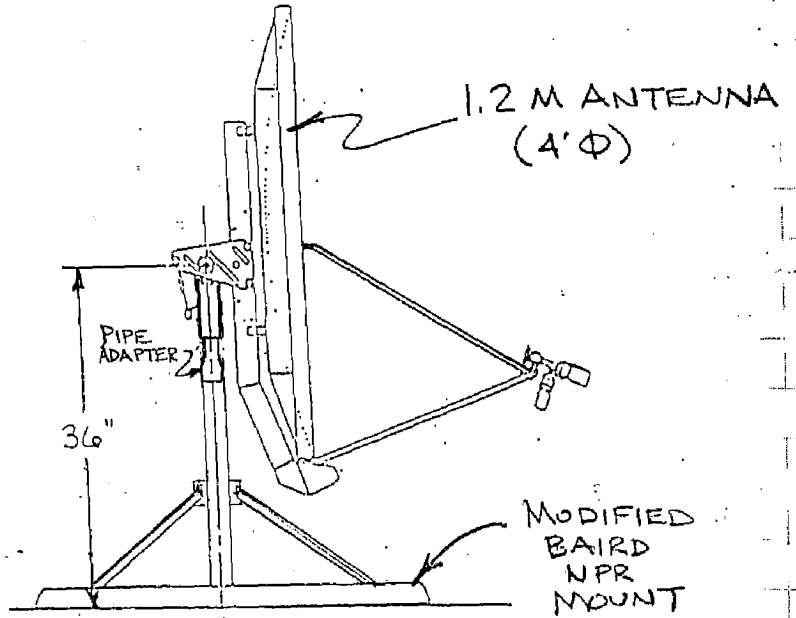
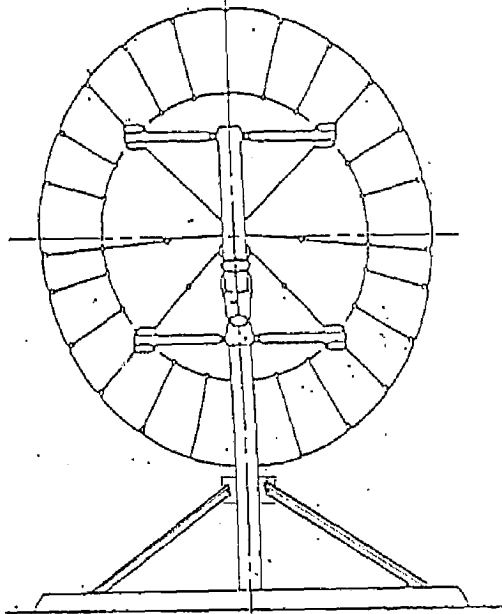


NORTH ELEVATION
N.T.S.

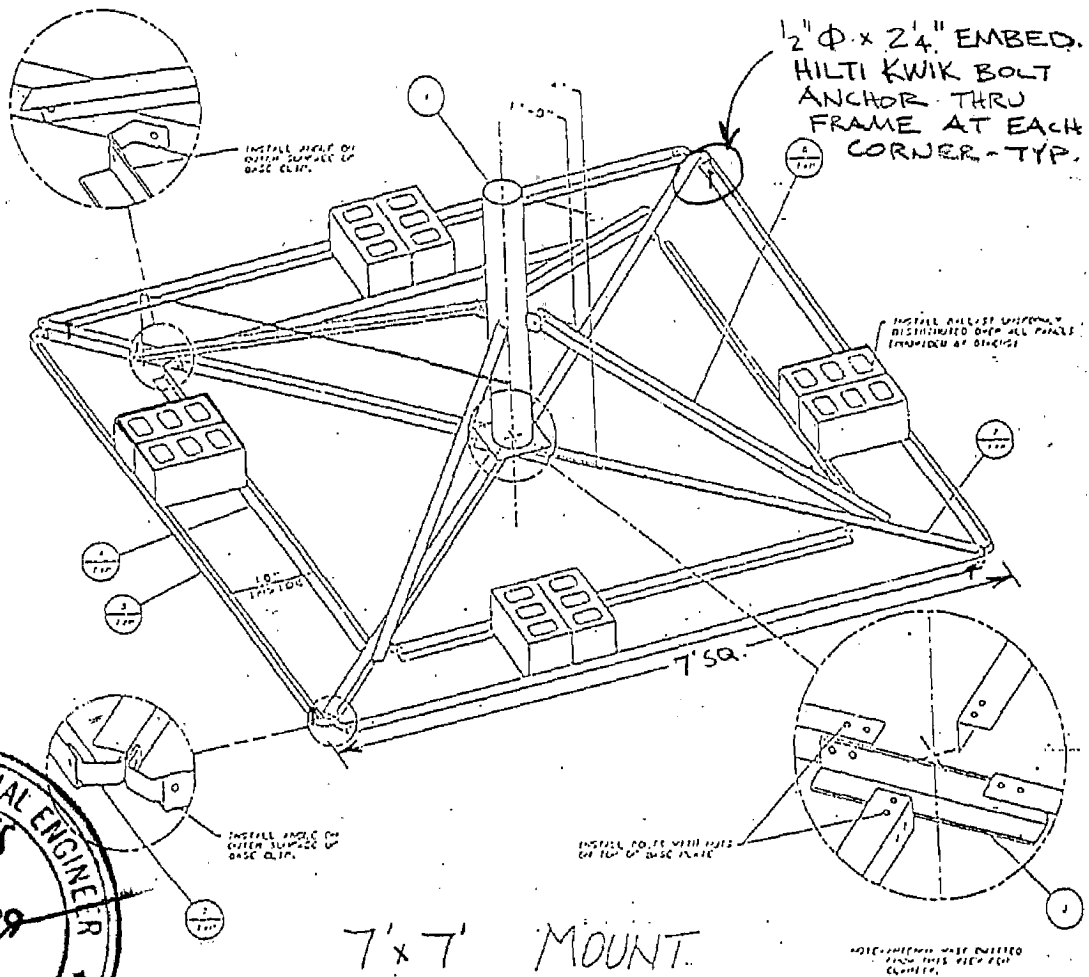


ROOF PLAN
N.T.S.

Exhibit C
Antenna Elevation



ELEVATION
N.T.S.



7'x7' MOUNT
N.T.S.



NOTE: ANGLE WAS ORDERED FROM THIS FIRM FOR QUALITY.