

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

Z02-135
Rec. 7-10-02

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.



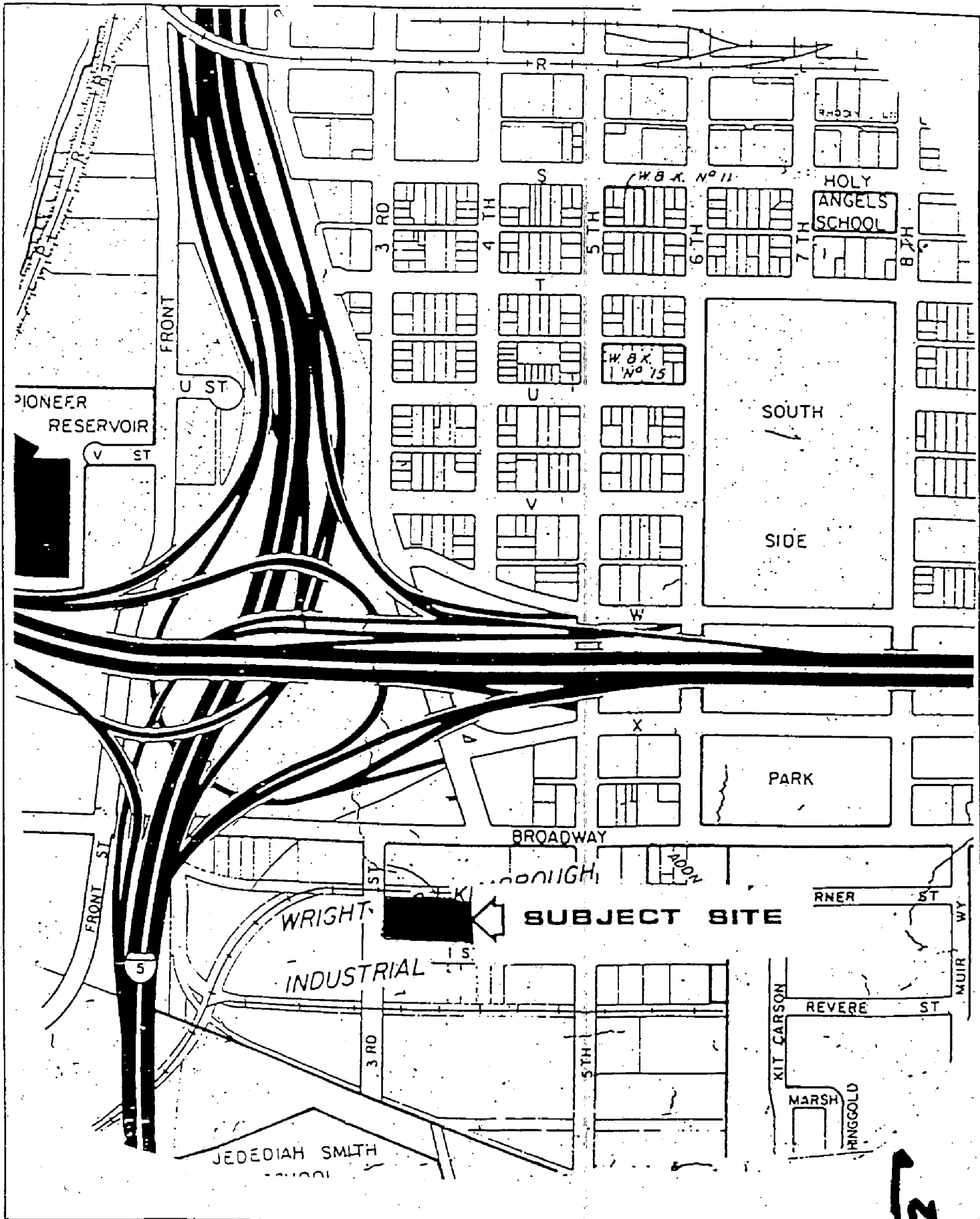
Joy D. Patterson
Zoning Administrator

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.

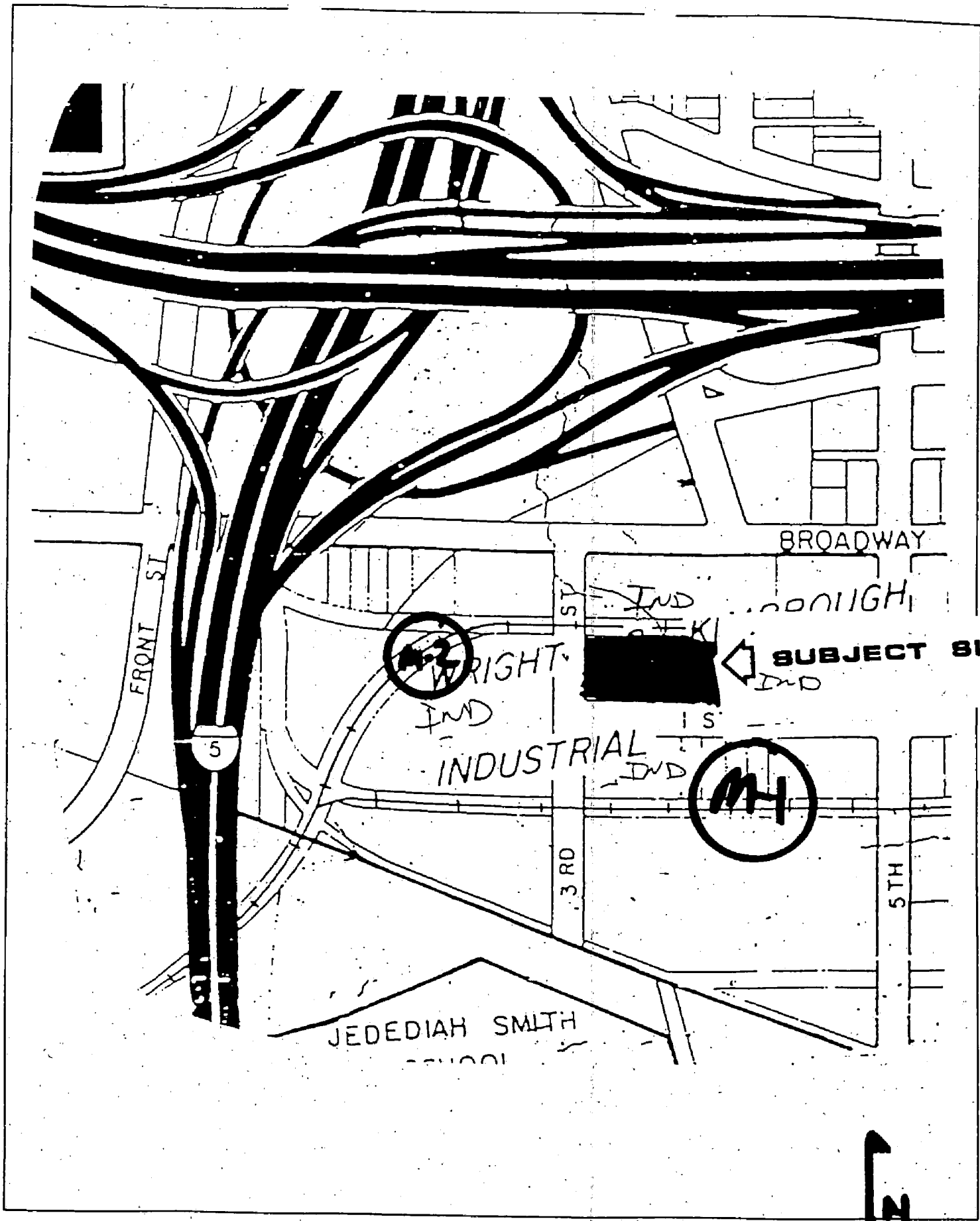
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant

ZA Log Book

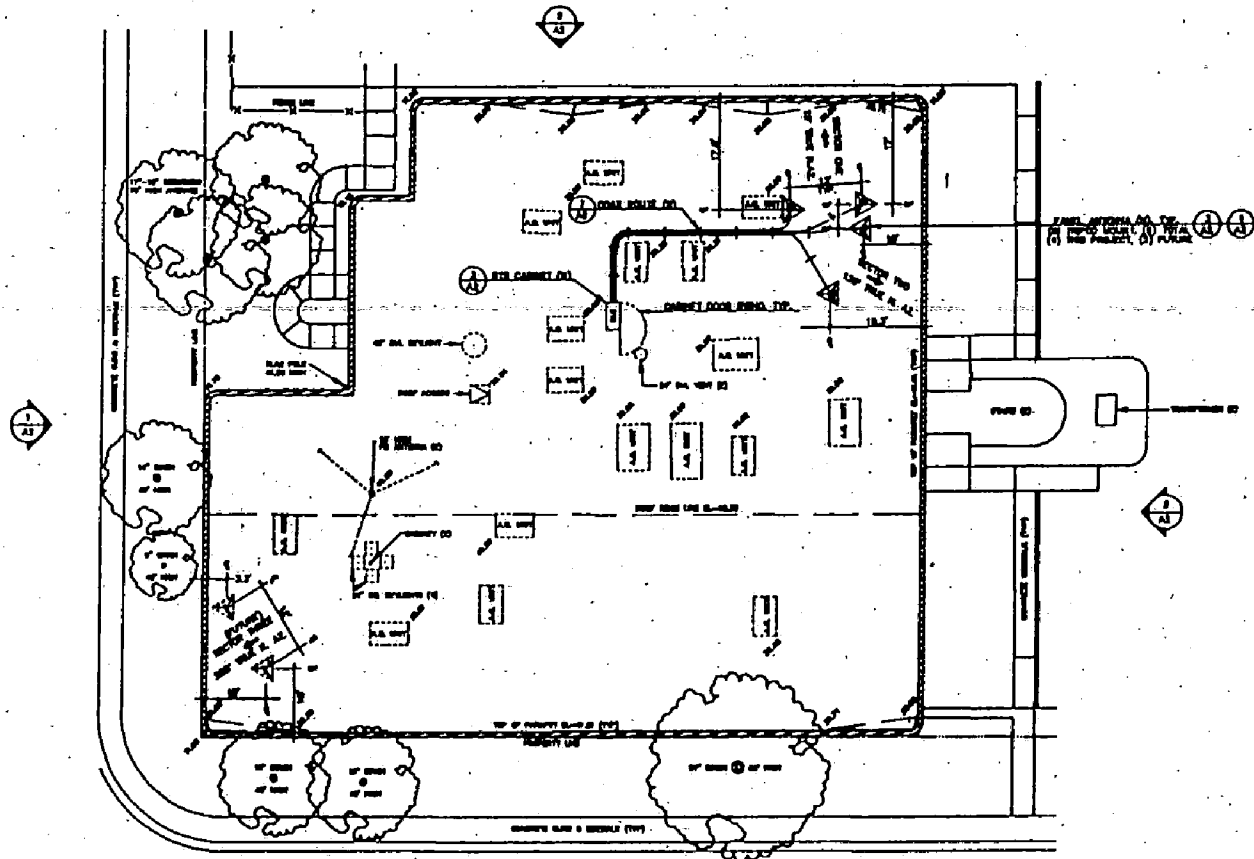


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A



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

 SCALE 1" = 10'

Z96 075



DATE: 5-21-8
 ENGINEER: MEI
 DRAWN BY: DA
 REVISION

DATE	DESCRIPTION

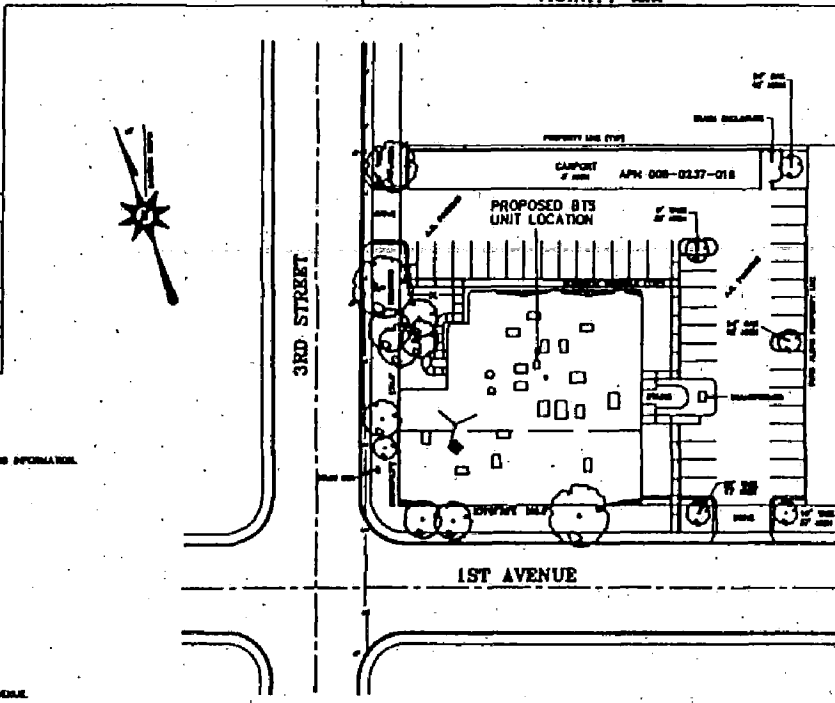
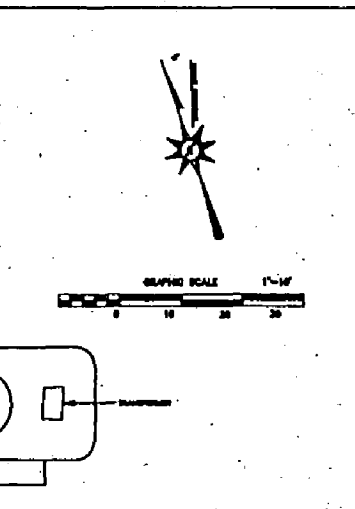
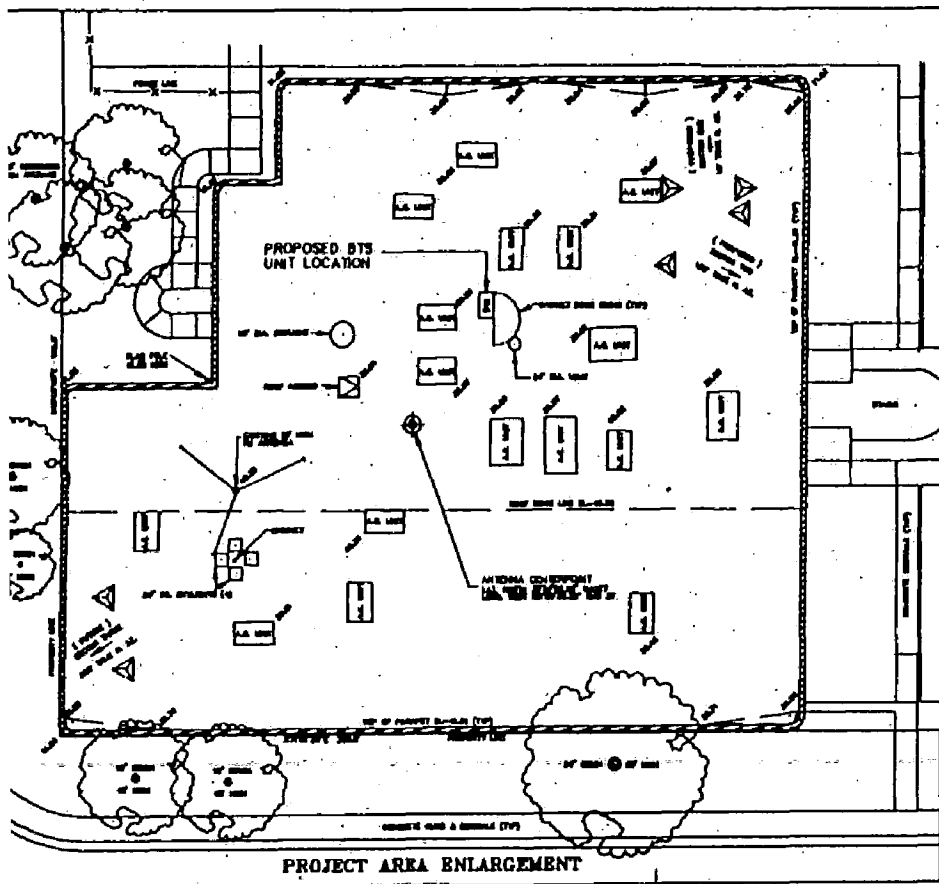
PACIFIC BELL
 Mobile Services
 840 REDOUT DRIVE, SUITE A
 SACRAMENTO, CA 95818

WRITTEN PLAN
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

SITE NO. SA-00
 HWY 80 AND I
 2655 3RD STREET
 SACRAMENTO, CA
 95818

ROOF PLAN
 DETAILS

A-1



Evans Surveys
 24 2ND ST
 SACRAMENTO, CALIFORNIA 95814

DATE: 05-08-86
 SURVEYOR: C. EVANS
 DRAWN BY: T. HEDERKORN

| REVISIONS | | |
|-----------|--------------|------|
| DATE | DESCRIPTION | BY |
| 4/78 | B/E REVISION | C.E. |
| 4/78 | S/S REVISION | T.H. |
| 4/78 | A/E REVISION | T.H. |

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

GENERAL CONTRACTOR
 [Name and address]

INSTALLATION CONTRACTOR
 [Name and address]

SITE: HWY 80 & RT 6
 ADDRESS: 2800 3RD STREET
 CITY: SACRAMENTO
 MISC:

JOB: SA-004-04
 TITLE: SURVEY

C-1

DATE: 05-08-86
 BY: C.E.
 CHECKED BY: T.H.
 PROJECT DESCRIPTION:
 [Detailed description of the project]

NOTE: ALL BOUNDARY DATA SHOWN HEREON IS FROM RECORD INFORMATION.

SITE NAME:
 HWY 80 & RT 6

SITE NUMBER:
 SA-004-04

SITE ADDRESS:
 2800 3RD STREET
 SACRAMENTO, CALIFORNIA 95814-1114

ADJACENT PROPERTY:
 [Name and address]

OWNER:
 BELL TELEPHONE COMPANY

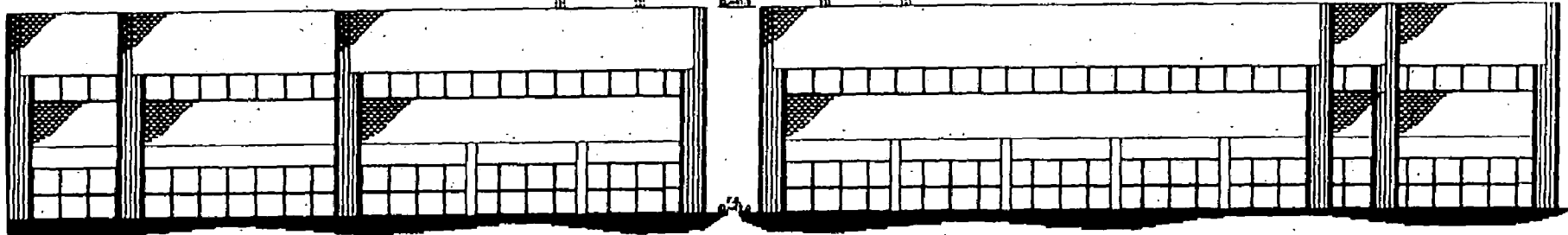
DATE OF SURVEY:
 CITY OF SACRAMENTO

DATE OF RECORDING:
 COUNTY OF SACRAMENTO

REMARKS:
 [Additional notes]

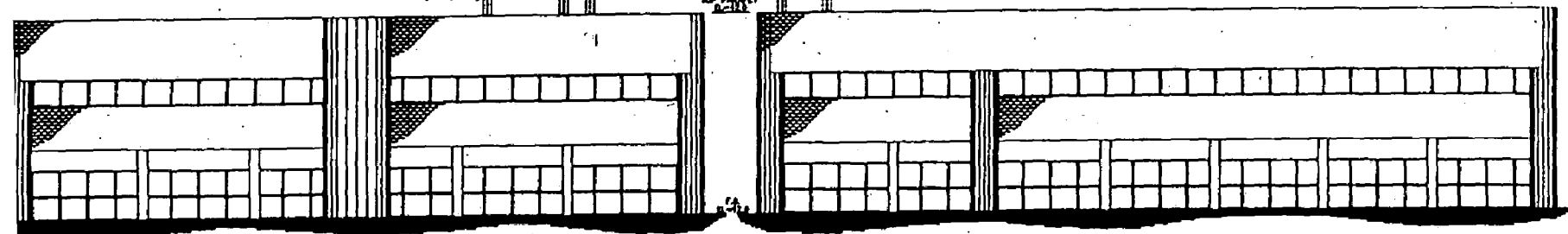
296 075

EXHIBIT B



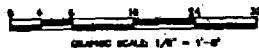
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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: 5-21-88

ENGINEER: MEF

DRAWN BY: DMC

REVISIONS

| DATE | DESCRIPTION | BY |
|------|-------------|----|
| | | |
| | | |
| | | |

PACIFIC * BELL
Mobile Services
 640 BERGUIT DRIVE, SUITE A
 SACRAMENTO, CA 95814

WESTERN PLANNING & ENGINEERING
 1000 MARKET STREET, # 200
 SACRAMENTO, CA 95811
 TEL: (916) 441-4444

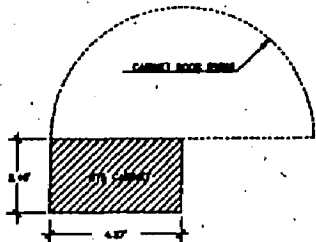
SITE NO. SA-004-04

HWY 80 AND RT 5
 2555 3RD STREET
 SACRAMENTO, CA
 95818

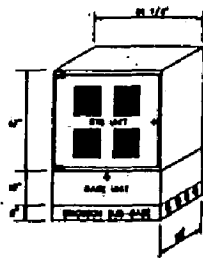
EXTERIOR ELEVATIONS

A-3

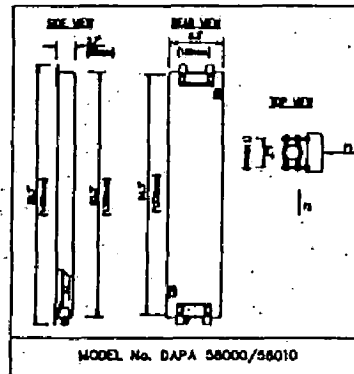
296 075



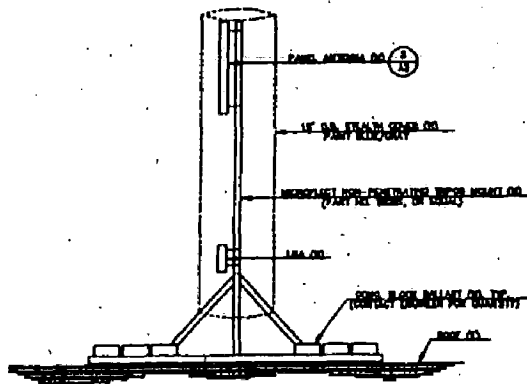
1
A2 **BTS LAYOUT DETAIL**
NOT TO SCALE



2
A2 **BTS COMMUNICATION BOX**
NOT TO SCALE

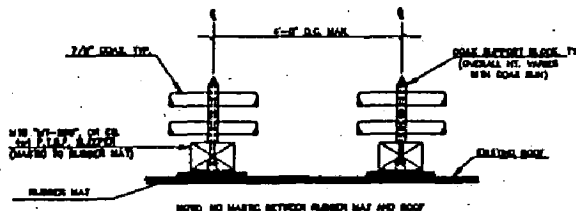


3
A2 **PANEL ANTENNA DETAILS**
NOT TO SCALE



NOTE: THE STRUCTURAL POSITION OF NON-PENETRATING ROOF MOUNTS SHALL BE DETERMINED BY THE ENGINEER.

4
A2 **TRIPOD MOUNT DETAIL**
SCALE 1/8" = 1'-0"



7
A2 **ROOF SLEEPER DETAIL**
NOT TO SCALE



DATE: 5-21-98

ENGINEER: MEF

DRAWN BY: DMC

REVISIONS

| DATE | DESCRIPTION | INITIAL |
|------|-------------|---------|
| | | |
| | | |
| | | |

PACIFIC BELL
 Mobile Services
 650 BRISBANE DRIVE, SUITE 4
 SACRAMENTO, CA 95814

EXHIBIT D

VEHICLE PLANNING
 & ENGINEERING
 1000 BRISBANE DRIVE, SUITE 4
 SACRAMENTO, CA 95814
 (916) 481-1111 FAX (916) 481-1112

SITE NO. SA-004-04

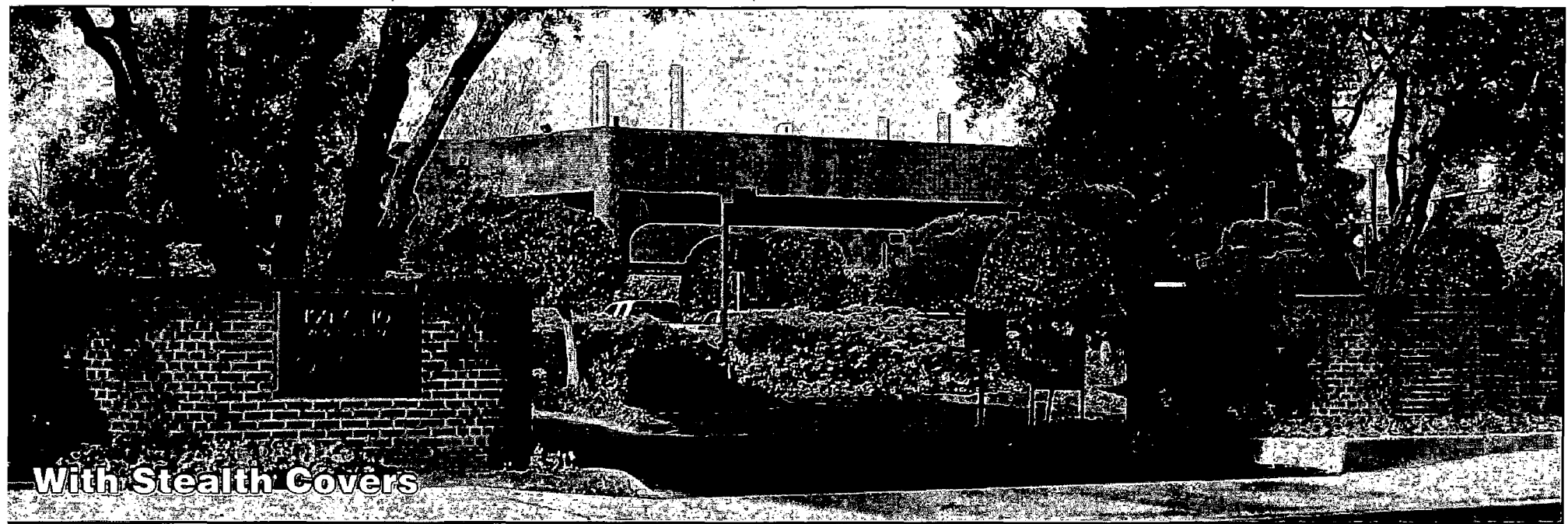
HWY 80 AND RT 5
 2555 3RD STREET
 SACRAMENTO, CA
 95818

DETAILS

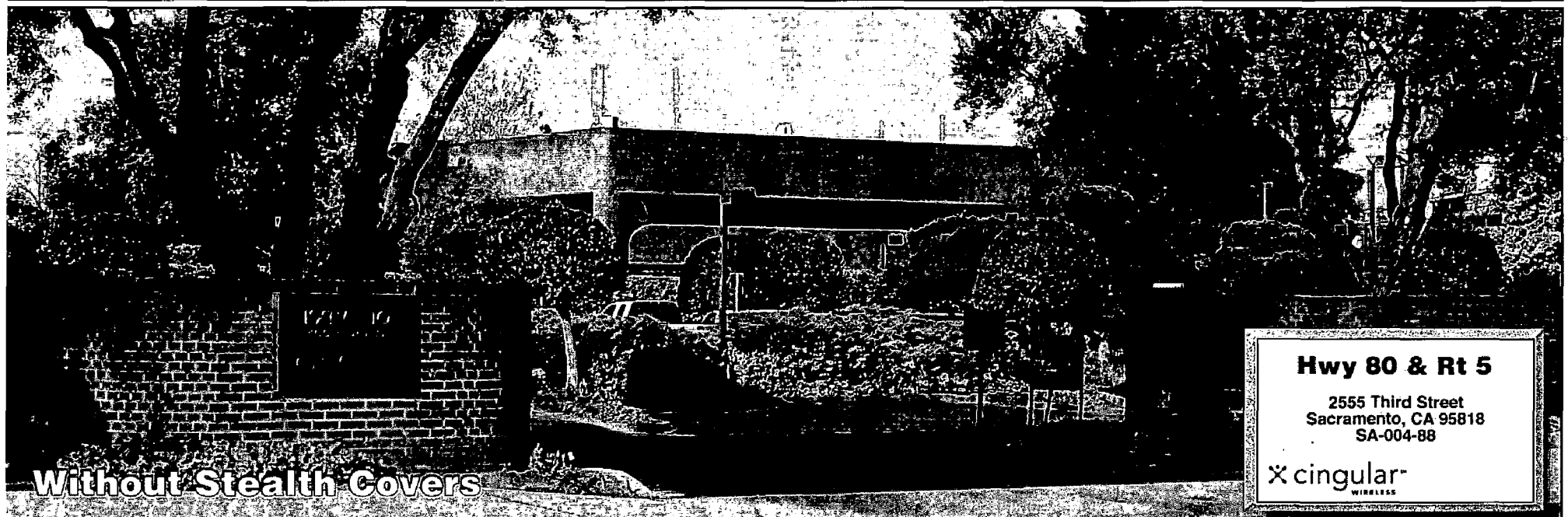
A-2

296 075

Photosimulation of view looking south from across Broadway.



With Stealth Covers



Without Stealth Covers

Hwy 80 & Rt 5
2555 Third Street
Sacramento, CA 95818
SA-004-88

cingular
WIRELESS



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING DEPT.
PLANNING DIVISION

1231 I STREET, ROOM 200
SACRAMENTO, CA
95814-2998

**MEMORANDUM OF UNDERSTANDING
RELATED TO MITIGATION MEASURES, PLANNING CONDITIONS,
ZONING ORDINANCE PROVISIONS, AND/OR SIGN ORDINANCE PROVISIONS**

In order to proceed with construction/occupancy of the project located at 2555 Third Street
_____, Plan Check/Permit Number _____

I agree that the following Mitigation Measures, Planning Conditions, Zoning Ordinance Provisions, and/or Sign
Ordinance Provisions associated with project Z02-135 will be fully implemented to the
satisfaction _____
(File Number)
of the City of Sacramento by FINAL INSPECTION.
(Date)

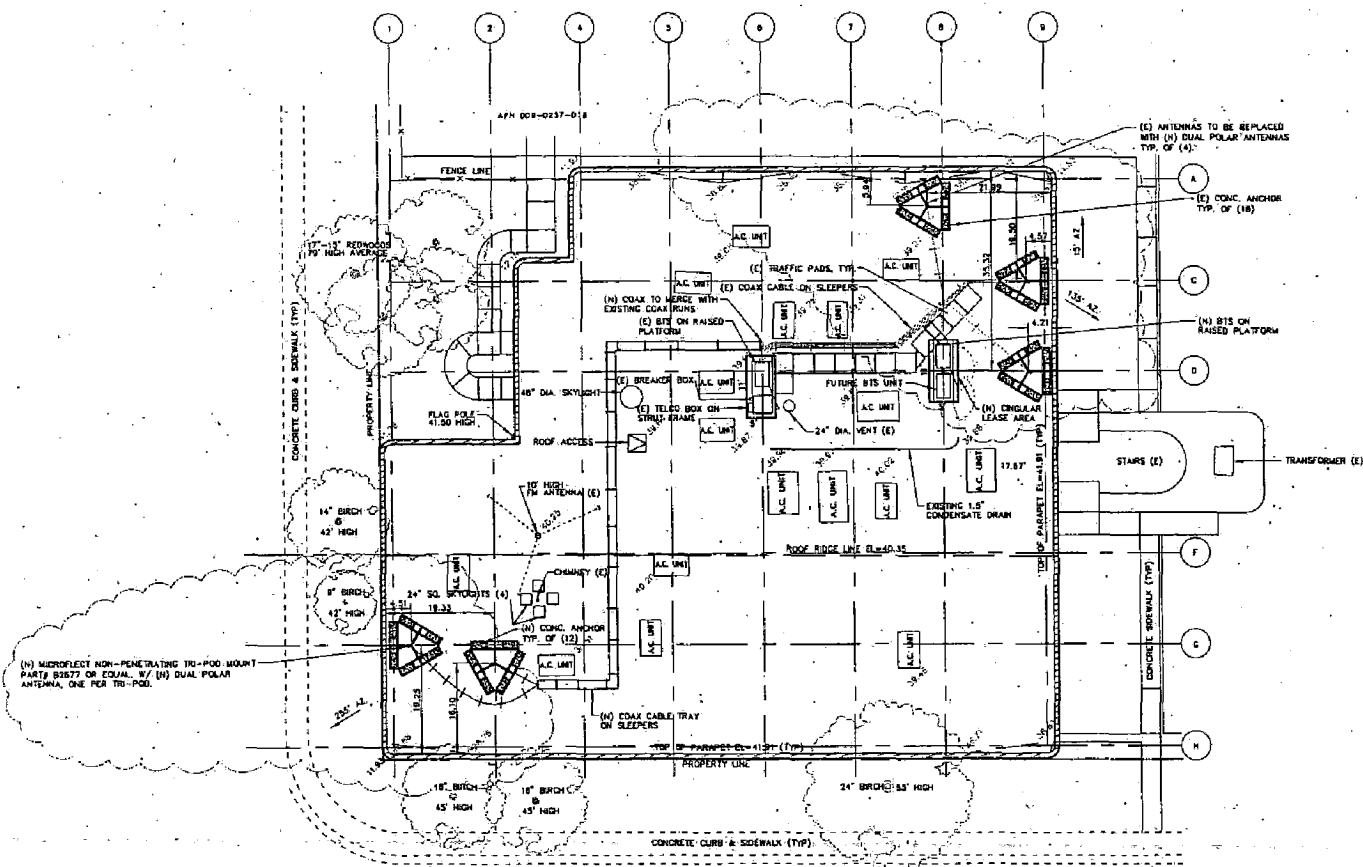
LIST OF MEASURES/CONDITIONS/PROVISIONS:

1. Size and location of the replaced 6 antennas shall conform to the plans submitted (the previous design coverings may be eliminated).
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Any other changes or additions shall require additional Planning review and approval.
4. Everything new item related to the attachment or operation of the antennas including antenna panels, cables, brackets, supports, etc. shall be painted to match the structure at the point of attachment.
5. The applicant shall comply with all other conditions of Z96-075.

The above language shall not be deemed a waiver by the City of Sacramento of any Mitigation Measure, Planning Condition, Zoning Ordinance Provision, and/or Sign Ordinance Provision applicable to the project whether or not the measure, condition, or provision is listed above.

Signature Jennifer Walker Date: 8/28/02
Name & Title: Jennifer Walker, Planner
Address: 3851 North Freeway Blvd. Sac, CA 95834
Phone Number: (916) 601-1123

Reviewed by: Sandra L. Goff Date: August 22, 2002



(N) MICROFLECT NON-PENETRATING TRIP-POD MOUNT PART# B3877 OR EQUAL, W/ (N) DUAL POLAR ANTENNA ONE PER TRIP-POD.

(E) ANTENNAS TO BE REPLACED WITH (N) DUAL POLAR ANTENNAS TYP. OF (4).²

(E) CONC. ANCHOR TYP. OF (18).

(N) BIS ON RAISED PLATFORM

STAIRS (E)

TRANSFORMER (E)

EXISTING 1.5\"/>



0' 5' 10' 15' 20'

1 ROOF PLAN
SCALE: 1" = 10'

| REVISIONS | | |
|-----------|-----------------------|---------|
| DATE | DESCRIPTION | INITIAL |
| 12/01/02 | BOX CONSTR. | BGH |
| 12/11/02 | 100% CONSTR. | BGH |
| 2/1/03 | LANDLORD REV. | KLB |
| 6/8/02 | CITY BACK CHECK | Y |
| 8/24/02 | REMOVE STEALTH COVERS | BGH |
| | | |
| | | |

cingular WIRELESS

3851 NORTH FREEWAY BLVD.
SACRAMENTO, CA. 95834

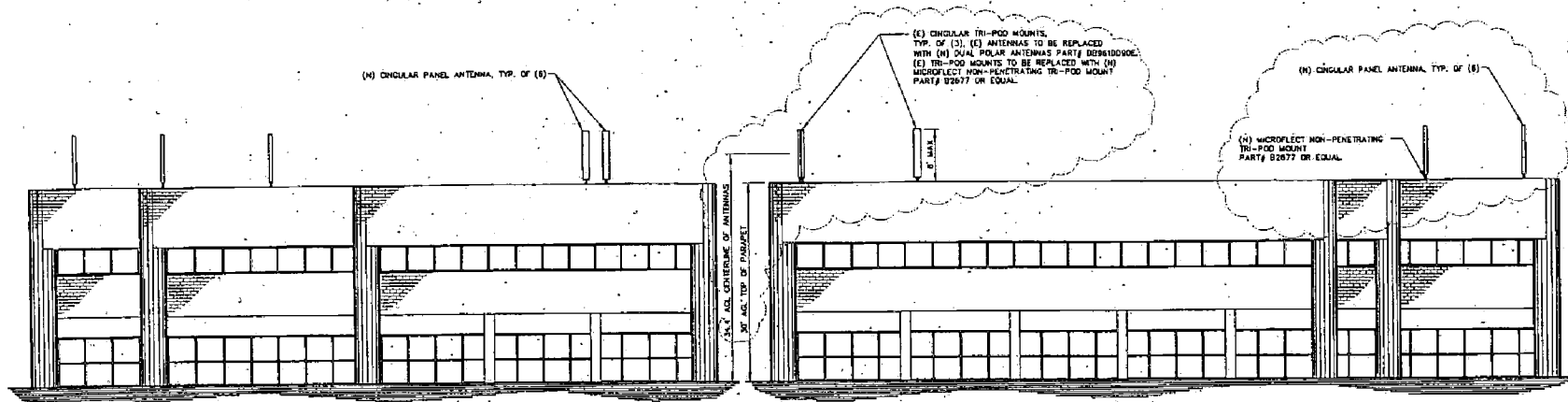
WESTERN PLANNING & ENGINEERING
1185 SOMER ROAD, #1
MILPITAS, CA 95030
(510) 923-8917 FAX: (510) 923-8948

HWY. 80 & RT. 5
2555 THIRD STREET
SACRAMENTO, CA 95818
SITE NO. SA-004-88

ROOF PLAN

A-1

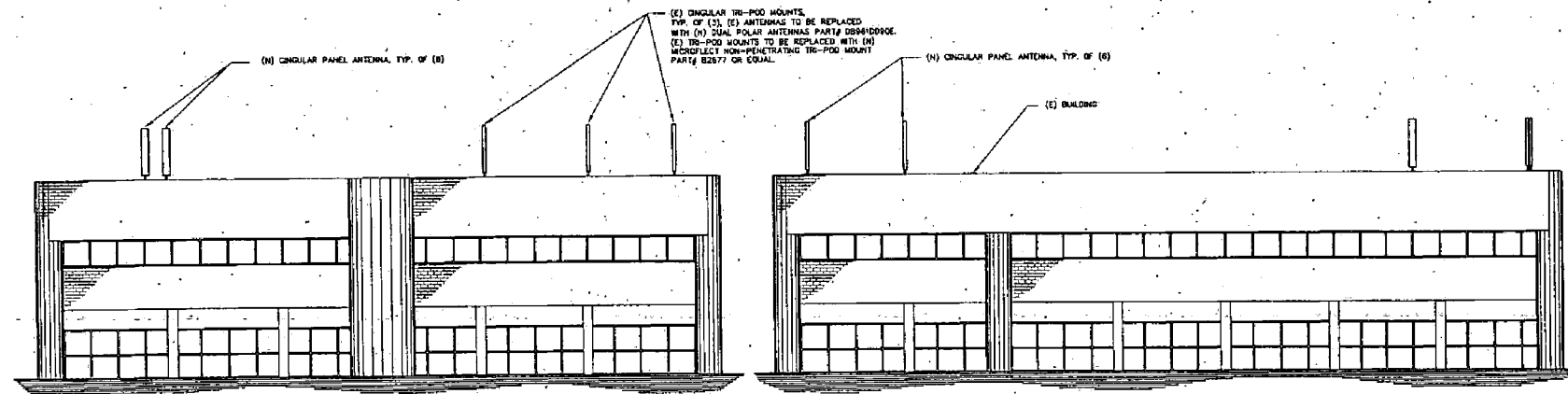
NOTE: THIS IS NOT AN ANTENNA PLAN. IT IS A ROOF PLAN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF ALL ANTENNAS AND TO VERIFY THE ROOF LOAD CAPACITY OF THE ROOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



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

NOTE: ALL EXISTING ANTENNAS ARE TO BE REPLACED WITH NEW PART# D881D88E-M DUAL POLAR ANTENNA. ALL FASTENERS, CABLES BRACKETS SHALL BE PAINTED WITH NON-REFLECTIVE PAINT, PAINT TO MATCH (E) BUILDING.

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



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

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

| REVISIONS | | |
|-----------|-----------------------|---------|
| DATE | DESCRIPTION | INITIAL |
| 12/18/02 | BOX CONSTR. | BCH |
| 12/11/02 | 100% CONSTR. | BCH |
| 1/25/03 | LANDLORD REV. | HLB |
| 1/16/02 | CITY BACK CHECK | YT |
| 8/24/02 | REMOVE STEALTH COVERS | SGI |

cingular WIRELESS

3851 NORTH FREEWAY BLVD.
SACRAMENTO, CA 95834

WESTERN PLANNING & ENGINEERING

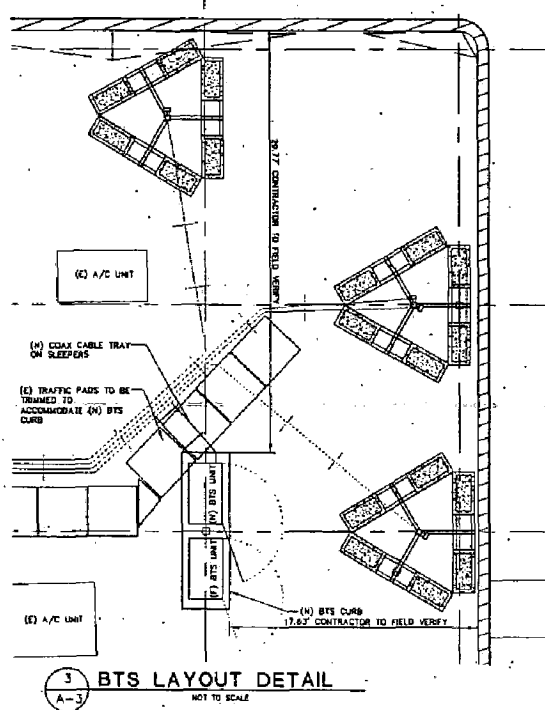
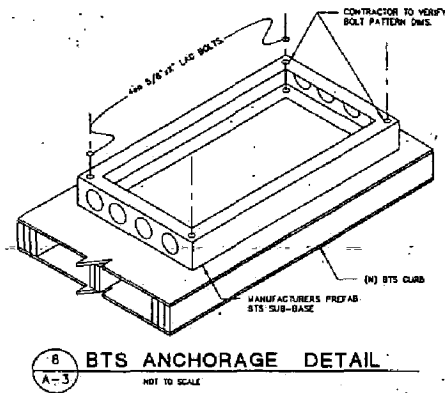
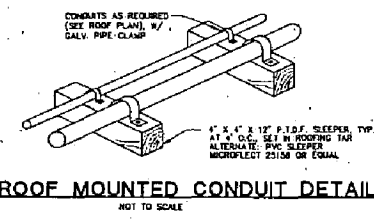
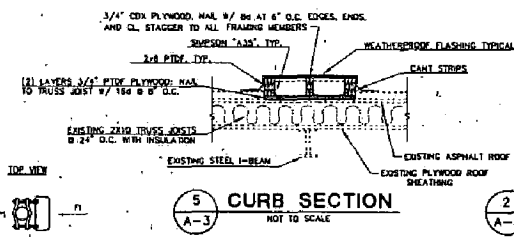
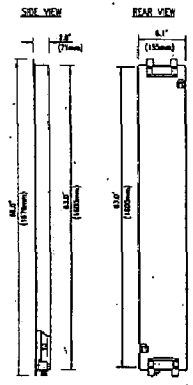
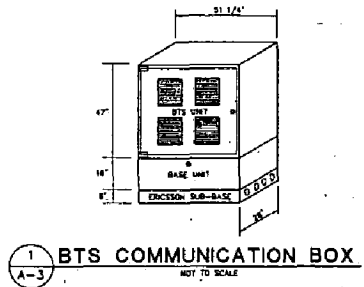
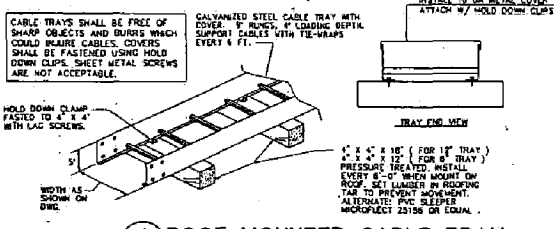
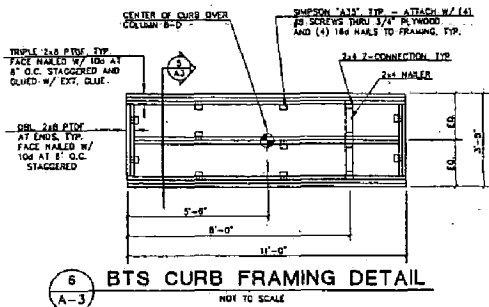
1180 HEMPER ROAD, #1
SACRAMENTO, CA 95833
(916) 823-8817 FAX: (916) 823-5548

HWY. 80 & RT. 5
2555 THIRD STREET
SACRAMENTO, CA 95818
SITE NO. SA-004-88

ELEVATIONS

A-2

THIS PLAN IS THE PROPERTY OF WESTERN PLANNING & ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF WESTERN PLANNING & ENGINEERING IS STRICTLY PROHIBITED. THE ORIGINAL SET OF THIS PLAN IS 24" X 36". SCALE: AS SHOWN. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE.



| REVISIONS | | |
|-----------|-----------------------|---------|
| DATE | DESCRIPTION | INITIAL |
| 12/16/20 | SCHE CONSTR. | BCH |
| 12/11/20 | LOOK CONSTR. | BCH |
| 2/4/21 | LANDLORD REV. | ELB |
| 4/8/21 | CITY BACK CHECK | YT |
| 5/17/21 | REMOVE STEALTH COVERS | BCH |

cingular WIRELESS
3851 NORTH FREEWAY BLVD.
SACRAMENTO, CA. 95834

WESTERN PLANNING & ENGINEERING
1800 KOPPEL ROAD, #1
SACRAMENTO, CA 95834
(916) 623-8977 FAX (916) 623-8918

HWY. 80 & RT. 5
2555 THIRD STREET
SACRAMENTO, CA 95818
SITE NO. SA-004-B8

DETAILS
A-3