

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, July 11, 1995, the Zoning Administrator ratified the Negative Declaration and approved, with conditions, a special permit to add cellular antenna panels on the roof of an existing office building for the project known as Z95-053. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

- Request:     1.     Negative Declaration
2.     Zoning Administrator Special Permit to add twelve cellular communications antenna panels and four whip antennas on a 3.5 foot high triangular top hat mounted on the roof of an existing medical building located on 0.33± acres in the General Commercial (C-2) zone.

Location:     1020 29th Street

Assessor's Parcel Number:     007-0113-032

Applicant:     AirTouch Cellular (Kerry Leon)  
                  2150 River Plaza Drive, #400  
                  Sacramento, CA 95814

Property Owner:     Sutter Two Development, John and Gloria Naify  
                          1116 15th Street, #B  
                          Sacramento, CA 95814

General Plan Designation:     Community Neighborhood Commercial and Offices  
Central City

Community Plan Designation:     General Commercial  
Existing Land Use of Site:     Medical Office Building  
Existing Zoning of Site:     General Commercial, C-2

**Surrounding Land Use and Zoning:**

North: C-2; Commercial

South: H; Hospital

East: T-C; Sutter Square Galleria and Business 80 freeway

West: C-2; Commercial/Office

Property Dimensions: 80 feet x 180 feet

Property Area: 0.33<sub>±</sub> acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: See Exhibits A - E

Previous Files: P86-283, P85-475, P83-225

Additional Information

The applicant proposes to locate twelve cellular antenna panels and four whip antennas on the roof of an existing five story medical office building. Originally the antenna panels were going to be located on a triangular top hat structure (Exhibit A); however, after consulting with AirTouch engineers and City Design Review staff, the proposal was modified by the applicant to locate the antennas on the existing parapet walls of the building (Exhibits B - E). There will be a 240 square foot equipment shelter room to house cellular equipment located within the fifth floor of the building. 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 Central City Design Review area and the Alhambra Corridor Special Planning District. As noted above, the project has been reviewed by Design Review staff for aesthetics and design and approved as indicated in Exhibits B - E. The project was noticed and staff did not received any calls. The project is also within the Sacramento Old City Association (SOCA) neighborhood association area. The plans were sent to SOCA and no comments were received.

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.

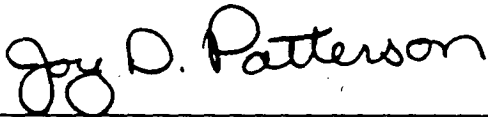
Conditions of Approval

1. A maximum of 12 antenna panels and 4 whip antennas are approved under this Special Permit. Any additional panels shall require a modification of the Special Permit.

2. The location of the antenna panels shall conform to the submitted plans (Exhibits B - E).
3. The applicant shall obtain all necessary building permits prior to commencing construction.

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 on an existing medical office building roof top.
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 equipment shelter will be located within the building and the antenna panels will be located on the roof of the building; and
  - b. the design and location of the antenna panels will not significantly impact the surrounding commercial area and have been approved by City Design Review staff.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Community Neighborhood Commercial and Offices and General Commercial, respectively.



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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  
Luis Sanchez - Design Review

VICINITY MAP



22 RD  
 23 RD  
 24 TH  
 25 TH  
 26 TH  
 27 TH  
 28 TH  
 29 TH  
 30

SUTTER'S FORT

SUBJECT SITE

SUTTER HOSPITAL

MARSHALL SCHOOL

ALHAMBRA

GRAND

80

NEW ERA PARK

PARK

BLVD

ST

ST

ST

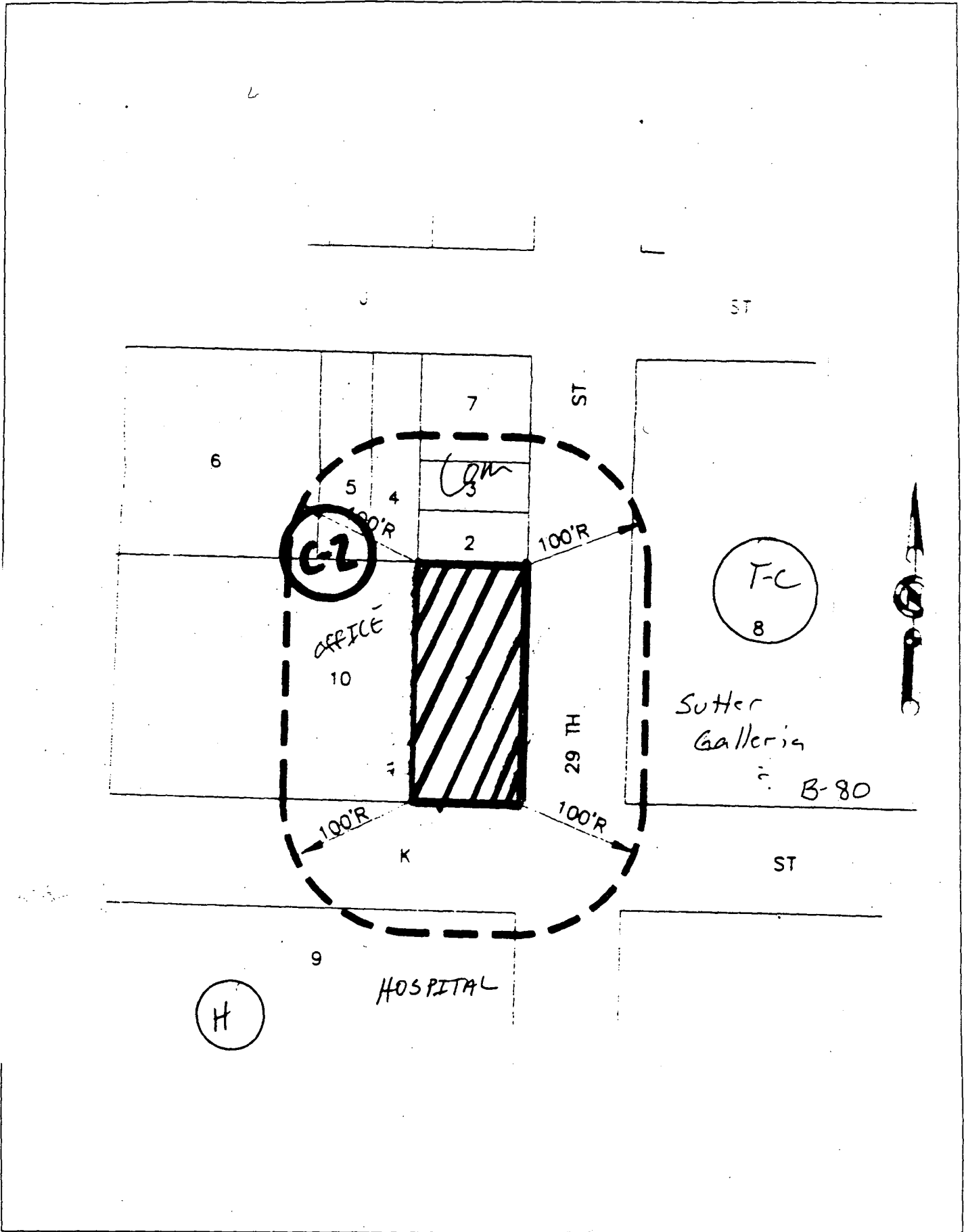
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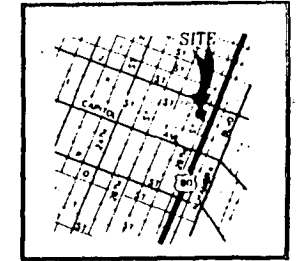
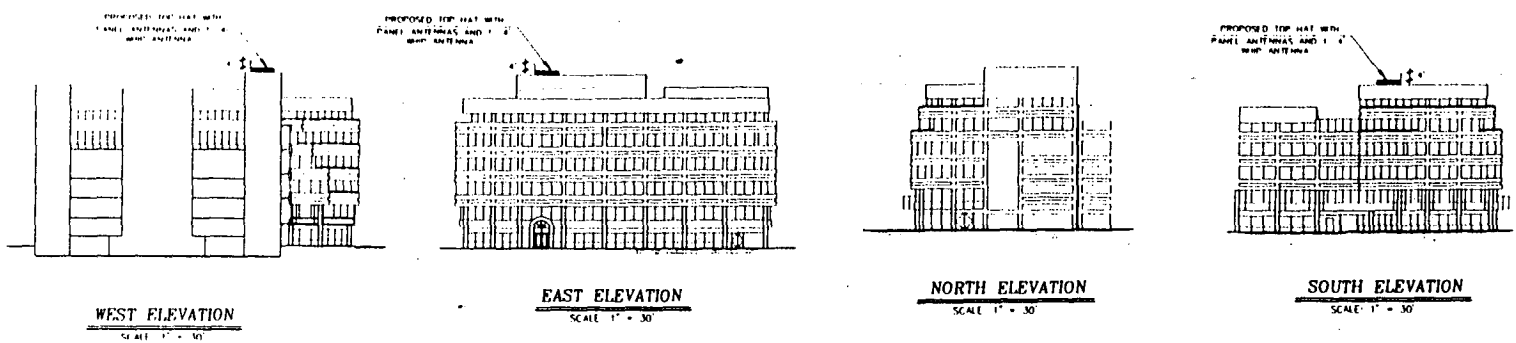


**LAND USE & ZONING MAP**

JULY 16, 1995

295-053

EXHIBIT - A



VICINITY MAP  
NO SCALE

**OWNER ADDRESS:**

SUTTER TWO DEVELOPMENT  
 SITE ADDRESS:  
 1020 29th STREET  
 SACRAMENTO, CALIFORNIA 95818  
 MAILING ADDRESS:  
 118 15th STREET, SUITE B  
 SACRAMENTO CA 95815

ASSESSOR'S PARCEL NO.: 007 - 0113 - 032 - 0000

**APPLICANT:**

AIRTOUCH CELLULAR  
 2130 RIVER PLAZA DRIVE, STE. 400  
 SACRAMENTO, CALIFORNIA 95833  
 PHONE (916) 846-3708

**PREPARED BY:**

WESTERN PLANNING & ENGINEERING  
 1180 TEMPER ROAD, SUITE 1  
 ALBUQU, CALIFORNIA 95001  
 PHONE (916) 823-8917

MICHAEL E. FLEMING P.C.E. 36136  
 DATE

**LEGAL DESCRIPTION:**

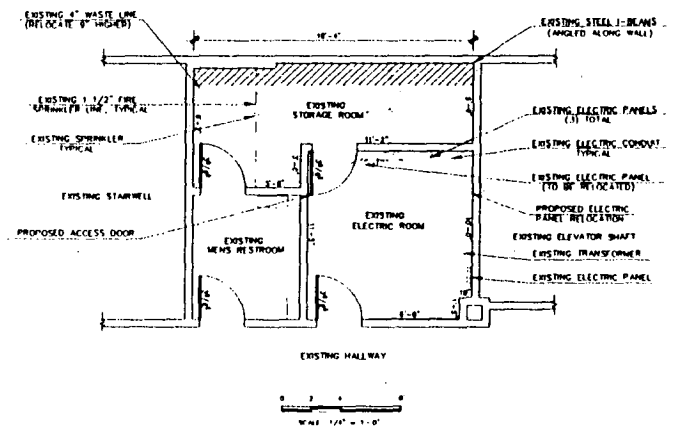
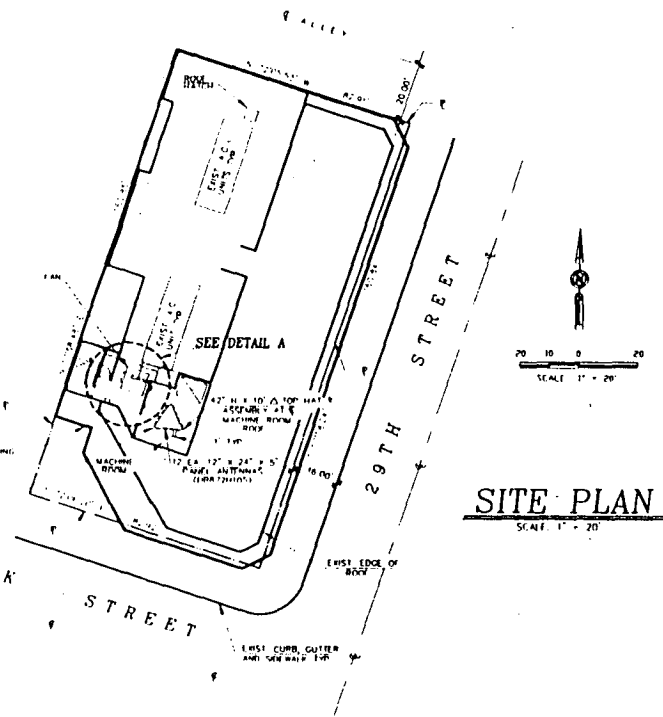
LOT 5 AND THE EAST 220 FEET OF LOT 4, TOGETHER WITH THE ADJACENT ALLEY LYING ADJACENT THERETO, IN THE BLOCK BOUNDED BY J AND K 28TH AND 29TH STREETS OF THE CITY OF SACRAMENTO, AS SHOWN ON THE MAP ON PLAT THEREOF.

AND BEING THE SAME AS PARCEL 5, AS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED IN BOOK 9201, PAGE 56, OFFICIAL RECORDS.

**NOTES:**

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AT TIME OF CONSTRUCTION.
2. THERE ARE NO PUBLIC ROAD IMPROVEMENTS PROPOSED.
3. BOUNDARIES TAKEN FROM PLANS BY E.M. AND ASSOCIATES, INC. PROJECT NO. 8915 (20 SHEETS) AND IS APPROXIMATE.
4. LOCATIONS AND MEASUREMENTS OF SURVEYAL FEATURES SHOWN WERE OBTAINED FROM FIELD DATA WITH TAPE, COMPASS AND CLINOMETER.
5. THIS PLAN DOES NOT REPRESENT A FIELD SURVEY.
6. THERE IS NO GRADING PROPOSED FOR THIS PROJECT.

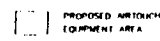
DATE PREPARED: MAY 12, 1995



PARTIAL FIFTH FLOOR PLAN

**DETAIL A**

SCALE: 1/4" = 1'-0"



NO.	DATE	REVISION	BY	APPD.

**WESTERN PLANNING & ENGINEERING**  
 1180 TEMPER ROAD, #1  
 ALBUQU, CA 95003  
 (916) 823-8917 FAX 823-5518

PLANS FOR: AIRTOUCH CELLULAR LEASE SITE MIDTOWN SITE COUNTY OF SACRAMENTO, CA  
**CONDITIONAL USE PERMIT NO. \_\_\_\_\_ SITE PLAN**  
 SITE PLAN, DETAILS, NOTES

APPROVED		APPROVED	
DESIGNED	JC	DRAWN	CHECKED
SCALE	NOTED	JOB NO	BOOR
			SH-1 OF 1

295-053

AIRTOUCH CELLULAR

# MIDTOWN SITE

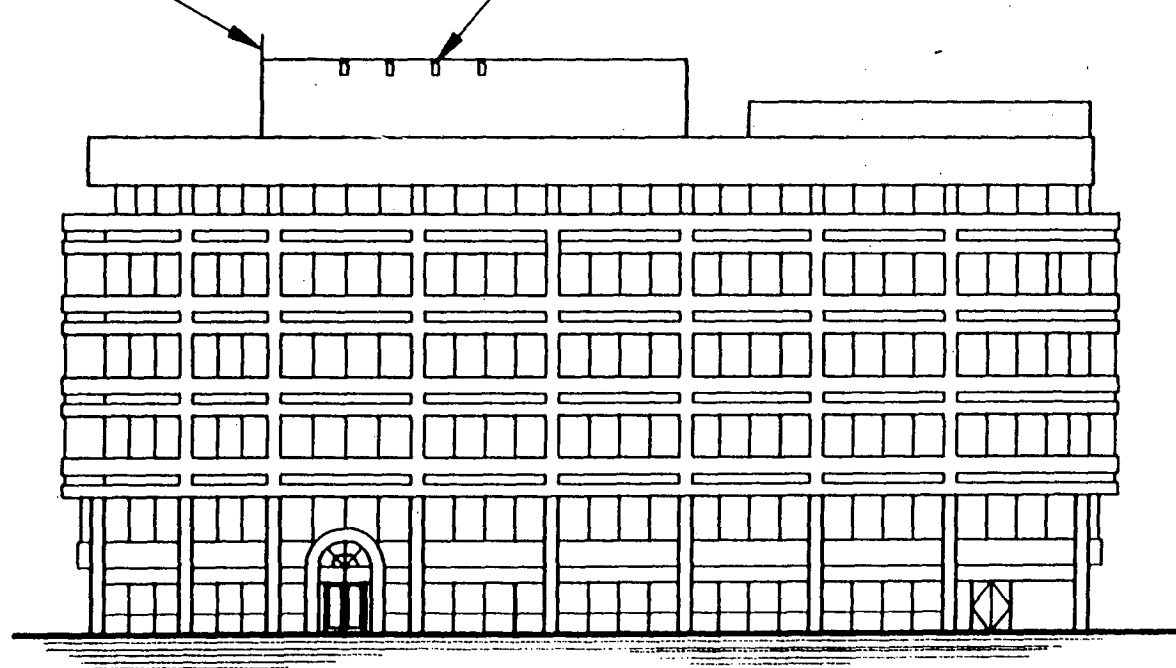
## OPTION "B"

APN 007-0113-032

CITY OF SACRAMENTO, CA

PROPOSED 4' WHIP ANTENNA

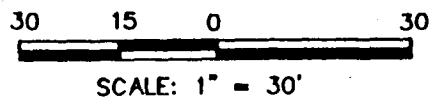
PROPOSED 1' X 2' PANEL ANTENNAS (6' SEPARATION)



JULY 11, 1995

ITEM 4

PLAN 1 - B



### EAST ELEVATION

SCALE: 1" = 30'

DATE PREPARED: JULY 11, 1995

**WESTERN PLANNING & ENGINEERING**

11860 KEMPER ROAD, #3  
AUBURN, CA 95603  
(916) 823-6917 FAX 823-5518

295-053

JULY 11, 1995

ITEM 4

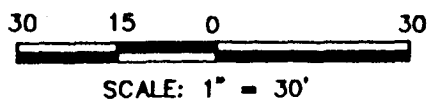
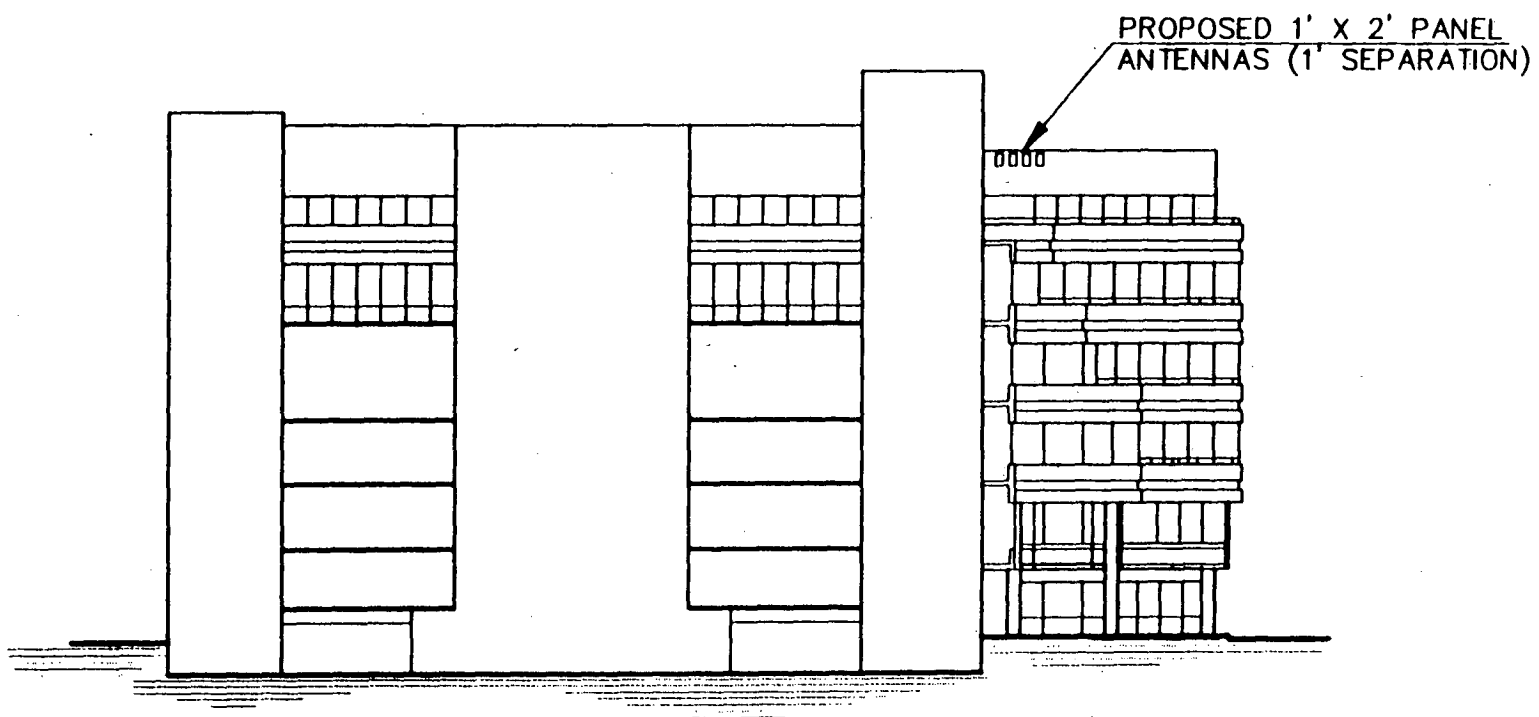
AIRTOUCH CELLULAR

# MIDTOWN SITE

# OPTION "B"

APN 007-0113-032

CITY OF SACRAMENTO, CA



## WEST ELEVATION

SCALE: 1" = 30'

DATE PREPARED: JULY 11, 1995

**WESTERN PLANNING & ENGINEERING**

11860 KEMPER ROAD, #3  
 AUBURN, CA 95603  
 (916) 823-6917 FAX 823-5518

600R-EX1.DWG

EXHIBIT C



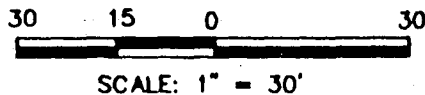
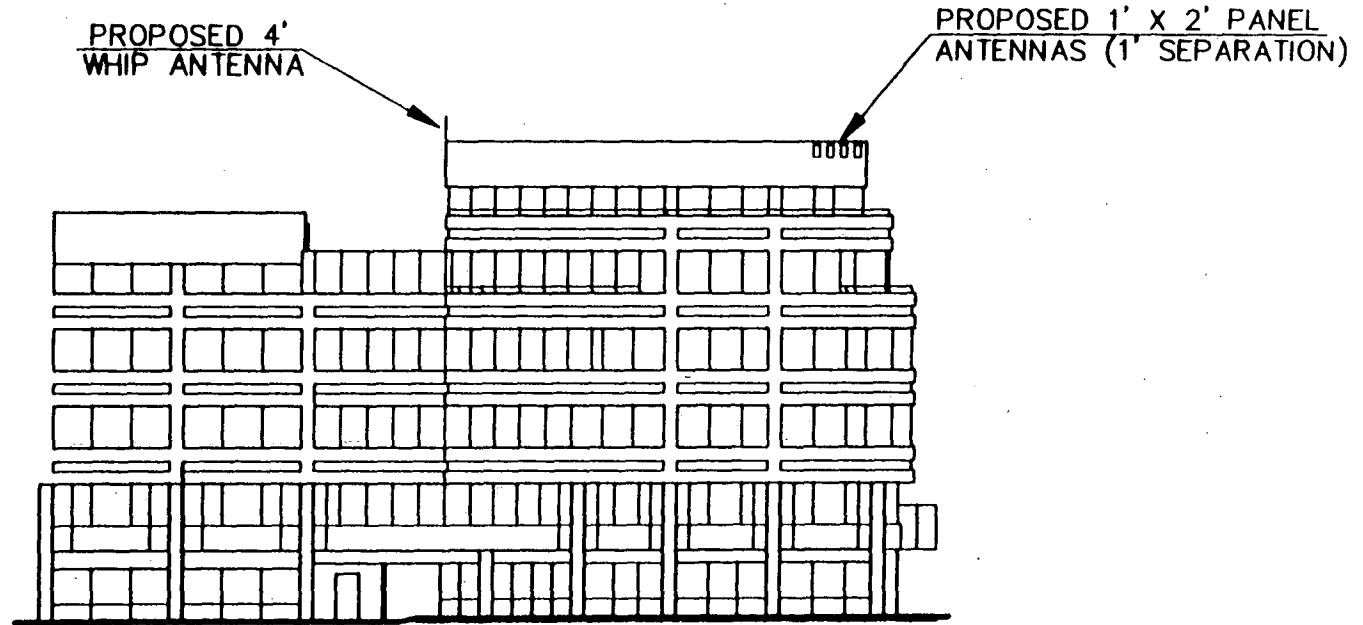
AIRTOUCH CELLULAR

# MIDTOWN SITE

# OPTION "B"

APN 007-0113-032

CITY OF SACRAMENTO, CA



## SOUTH ELEVATION

SCALE: 1" = 30'

DATE PREPARED: JULY 11, 1995

**WESTERN PLANNING  
& ENGINEERING**

11860 KEMPER ROAD, #3  
AUBURN, CA 95603  
(916) 823-6917 FAX 823-5518

600R-EX1.DWG

EXHIBIT D

295-053

JULY 11, 1995

ITEM 4

AIRTOUCH CELLULAR

# MIDTOWN SITE

APN 007-0113-032

CITY OF SACRAMENTO, CA

## OPTION "B"

PROPOSED 7/8" COAX

VARIES - 1' OR 6' SEPARATION  
SEE ELEVATIONS TYP.

6"  
TYP.

PROPOSED PANEL  
ANTENNAS (12)  
TOTAL, PAINT TO  
MATCH EXISTING  
STUCCO COLOR

PROPOSED PARIPET WALL  
MOUNT PIPE BRACKET TYP.

EXISTING PARIPET

EXISTING ROOF

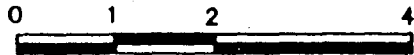
7'± PARIPET

PROPOSED 1'W x 2'H PANEL ANTENNA,  
TYPICAL, (12) TOTAL, PAINTED TO  
MATCH EXISTING STUCCO COLOR

DATE PREPARED: JULY 11, 1995

**WESTERN PLANNING  
& ENGINEERING**

11860 KEMPER ROAD, #3  
AUBURN, CA 95603  
(916) 823-6917 FAX 823-5518



SCALE: 1/2" = 1'-0"

### PARIPET WALL MOUNT

SCALE: 1/2" = 1'-0"

600R-EX1.DWG

EXHIBIT E

295-053

JULY 11, 1995

ITEM 4