

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 11, 2000, the Zoning Administrator approved with conditions a special permit modification to add a whip antenna and a satellite dish on an existing 300 foot communications tower for the project known as Z00-117. Findings of Fact and conditions of approval for the project are listed on page 2-3.

Project Information

Request: **Zoning Administrator Special Permit Modification** to add one 25 inch satellite dish and one 5.8 foot whip antenna to an existing 300 foot tower located on 2.8± developed acres in the Heavy Commercial (C-4) zone.

Location: 1811 22nd Street (D4, Area 1)

Assessor's Parcel Number: 010-033-009

Applicant: LCC International Inc. (Steve Lewotsky)
3497 Breakwater Court
Hayward, CA 94545

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

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Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: Z96-035, Z95-045, Z95-108, P87-413, P88-198, P91-086,
ARB 79-014, DR90-219

Background Information: On February 27, 1996, the Zoning Administrator approved a special permit to add cellular antennas on an existing communications tower for Pacific Bell Mobile Services (PBMS) (Z95-108). On May 29, 1996, the Zoning Administrator approved a special permit to add additional cellular antennas on an existing communications tower for Nextel (Z96-045). On June 11, 1996, the Zoning Administrator approved a special permit modification to add additional whip communication antennas on an existing communications tower (Z96-035). Any additions or modifications to a site that has a use that normally requires a special permit requires a Special Permit Modification. The previous modifications were done at staff level. The owner was instructed that any further additions to the tower would require a public hearing in order for public comment to be made on any other additions.

Additional Information: The applicant proposes to attach one 5.8 foot whip antenna at a height of 163 feet to an existing 300 foot communications tower owned and operated by The Sacramento Bee. Additionally, a 26 inch in diameter satellite dish will be mounted on the roof of the existing equipment building. There will also be a 27.5 inch wide, 31.5 inch deep, and 57.5 inches high equipment cabinet located near the southeast side of the tower. Any wireless 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. The applicant is not required to file an application with the Design Review staff as their comments and review are included within the Zoning Administrator review process.

Public/Neighborhood Association Comments: The project is within the Winn Park-Capitol Avenue Neighborhood Association area. The proposed plans have been submitted to the neighborhood association and staff received no comments. The project has been noticed and staff has received no calls.

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

Conditions of Approval

1. The proposed project shall conform to the plans submitted. The applicant shall use non-reflective paint on the antenna dishes to prevent glare and paint all antennas to match the tower at the point of attachment. Every new item on the tower including cables, brackets,

supports, etc. shall be painted to match the tower at point of attachment.

2. Any additional antennas shall require a modification of the Special Permit. {One dish and one whip antenna are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. Should the applicant ever discontinue using the tower for wireless services then the applicant shall remove all equipment on the tower and the equipment shelter within six months of termination.

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 whip antenna will be attached to an existing 300 foot high communications tower; and
 - b. the design and location of the whip antenna and satellite dish 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.

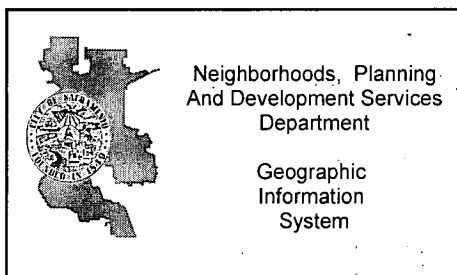
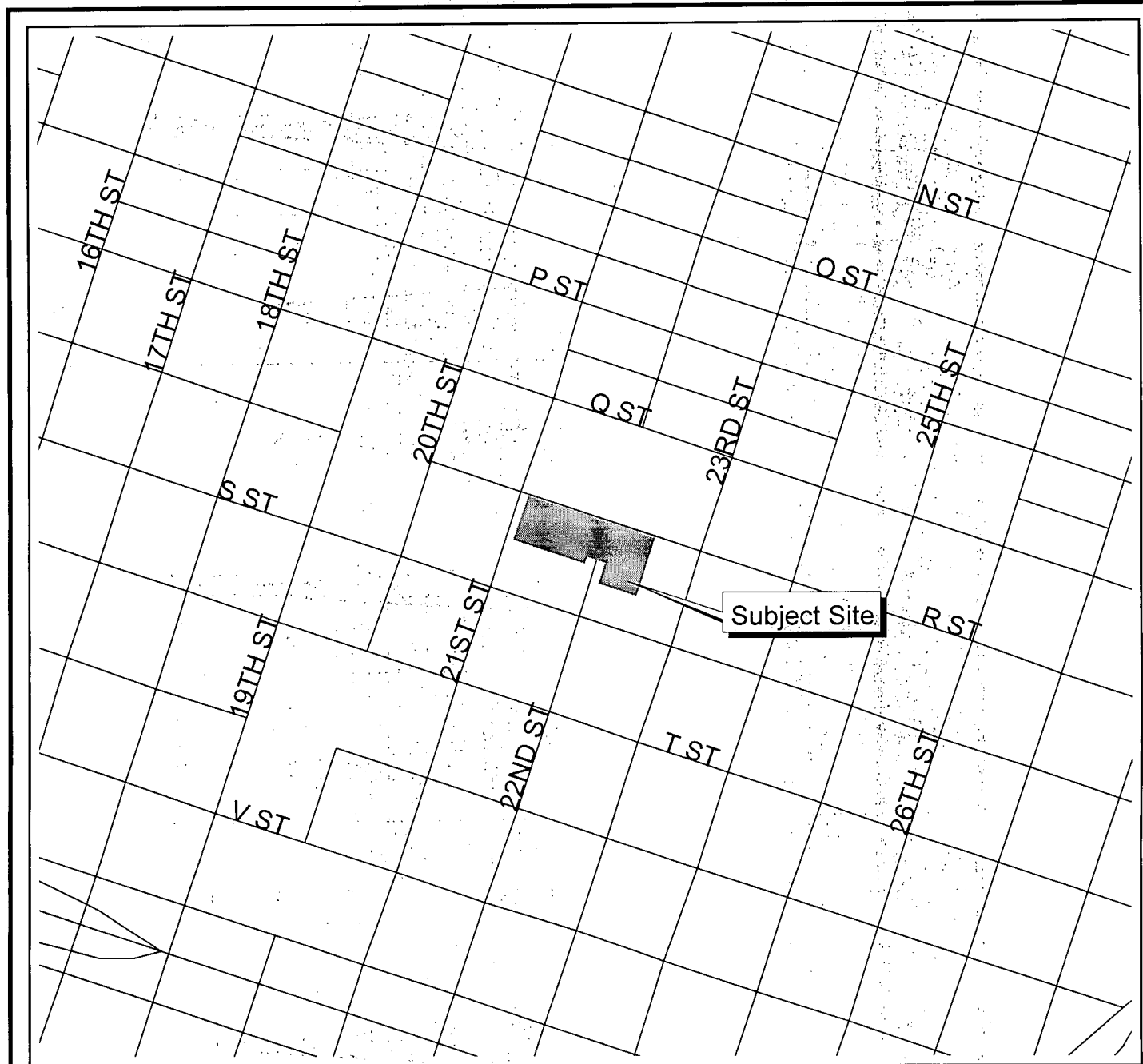


Joy D. Patterson
Zoning Administrator

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



700 0 700 1400 Feet



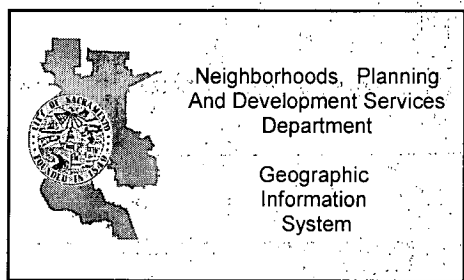
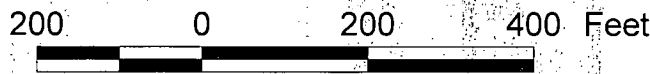
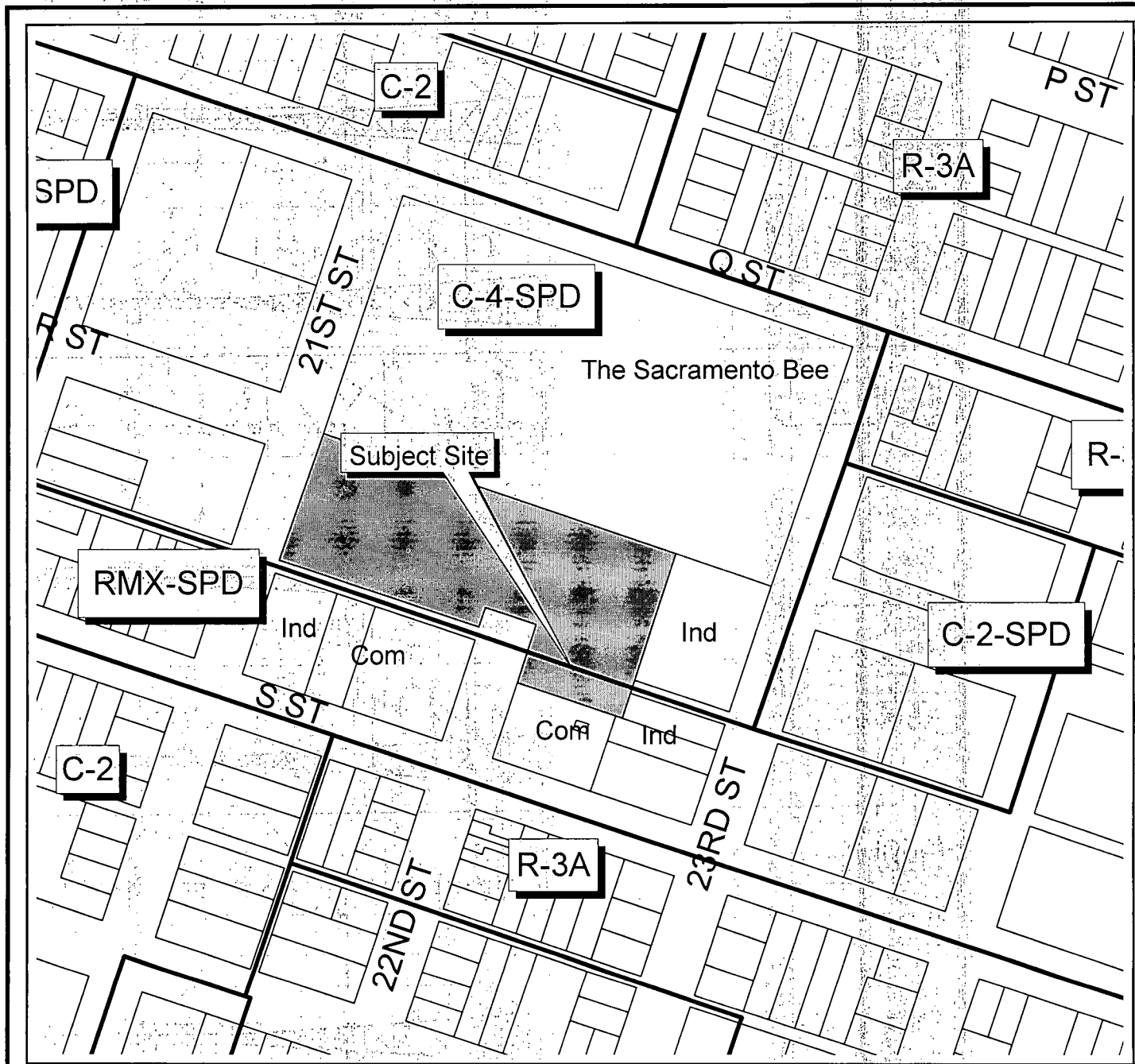
VICINITY MAP



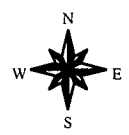
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LAND USE AND ZONING



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