

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, May 21, 1997, the Zoning Administrator approved with conditions a special permit to add antenna panels on the roof parapet of an existing commercial building for the project known as Z97-045. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

**Request:**     Zoning Administrator Special Permit to add two wireless communications panel antennas on the building facade of an existing single story commercial building located on 0.86 $\pm$  acres in the General Commercial, Executive Airport Overlay-4 (C-2){EA-4} zone.

**Location:**     1900 Fruitridge Road (D4, Area 2)

**Assessor's Parcel Number:** 025-0041-019

**Applicant:** Pacific Bell Mobile Services (Gregory Moorad)  
3851 North Freeway Boulevard  
Sacramento; CA 95834

**Property Owner:** Inaba Brothers  
3969 Industrial Boulevard  
West Sacramento; CA 95691

**General Plan Designation:** Community Neighborhood Commercial and Offices  
**Existing Land Use of Site:** Commercial Building  
**Existing Zoning of Site:** General Commercial, Executive Airport Overlay-4 (C-2){EA-4}

**Surrounding Land Use and Zoning:**  
North: C-2 (EA-4); Vacant  
South: R-1 (EA-4); Residential  
East: R-1 (EA-4); Residential  
West: C-2 (EA-4); Commercial

**Property Dimensions:** Irregular  
**Property Area:** 0.86 $\pm$  acres  
**Topography:** Flat

Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant proposes to attach two antenna panels to the sides of the existing single story commercial building at the roof parapet. There will also be one 22 square foot equipment cabinet located within a fenced area on the ground at the rear of the building. Each panel is 6.5 feet long and six inches wide. Any cellular equipment (antennas) which both receives and transmits requires a Special Permit according to the Zoning Ordinance. (Revised by applicant on 6-19-97)

The project has been noticed and staff has not received any 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, Sections 15301}

Conditions of Approval

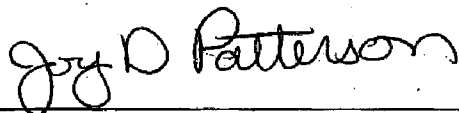
1. Size and location of the antennas shall conform to the plans submitted. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antenna shall be painted to match the building at the point of attachment. The paint shall match the building in color and finish (i.e. if the building paint finish is glossy then the paint for the antennas and equipment shall match.)
2. Any additional antennas shall require a modification of the Special Permit. {2 antenna panels 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 visible and will be painted to match the building.
5. Should the applicant ever discontinue using the antenna panels for wireless services then the applicant shall remove the panels 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 antennas will be added inconspicuously on an existing commercial building roof parapet.

2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. the proposed equipment cabinet will be located in a gated area at the rear of the building and the antennas will be attached to building roof parapet; and
  - b. the design and location of the antennas will not significantly impact the surrounding residential and commercial area.
3. The project is consistent with the General Plan which designates the subject site as Community Neighborhood Commercial and Offices.



Joy D. Patterson  
Zoning Administrator

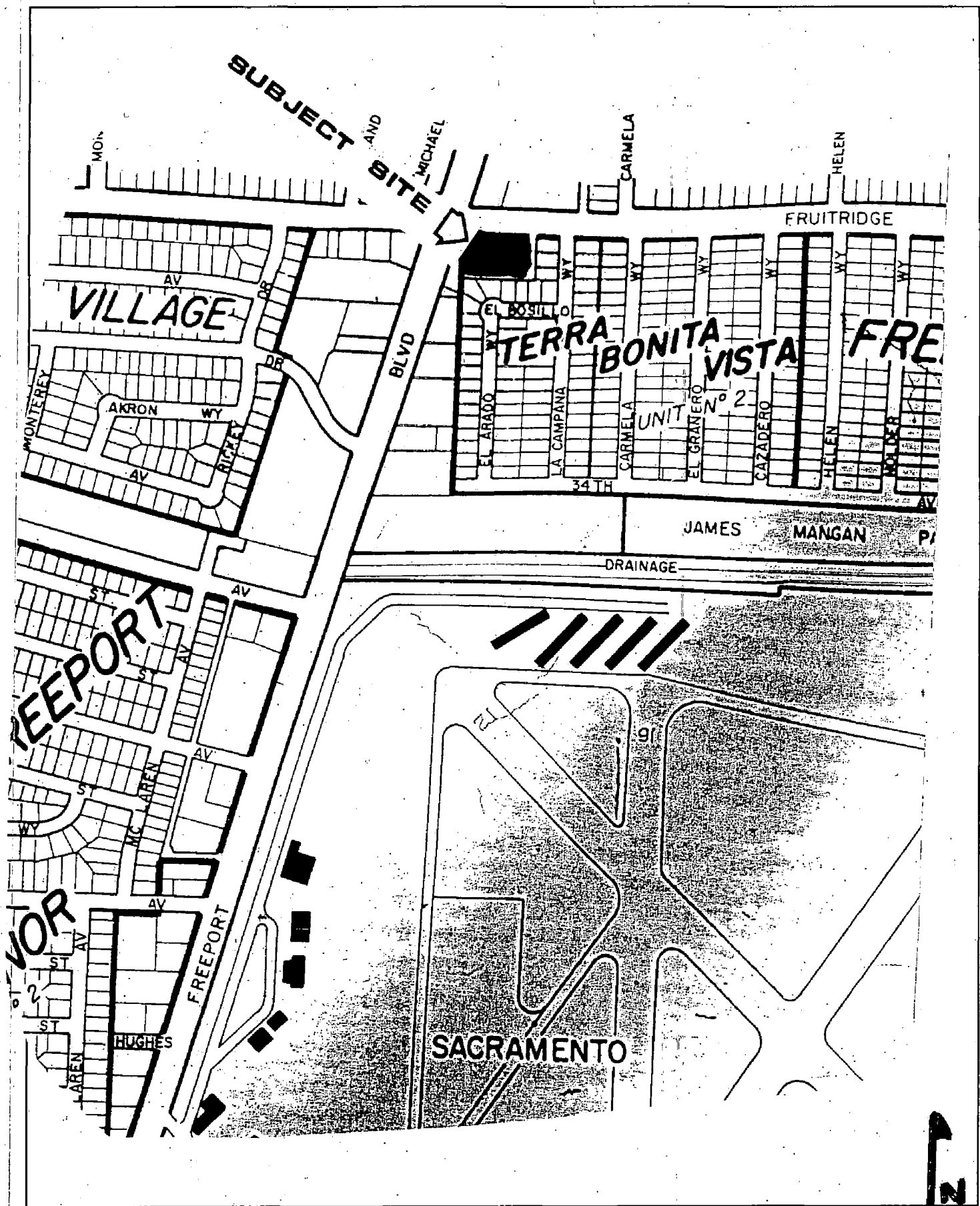
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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 ✓

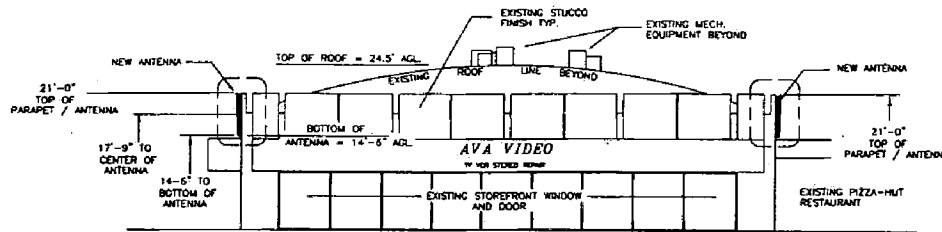
Applicant ✓



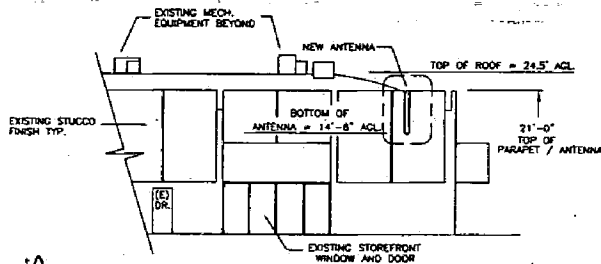
VICINITY MAP



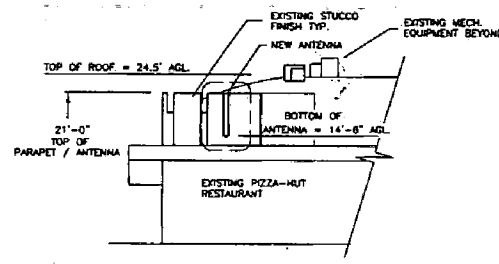
NOTE:  
 \* ALL ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH EXISTING BUILDING  
 \* NEW ANTENNA'S SHALL BE FLUSH MOUNTED ON EXISTING WALL NOT TO EXCEED 12" FROM BUILDING  
 \* ALL ANTENNA'S SHALL BE MODEL (D99510090E-M) THIS ANTENNA IS 6'-6" HIGH



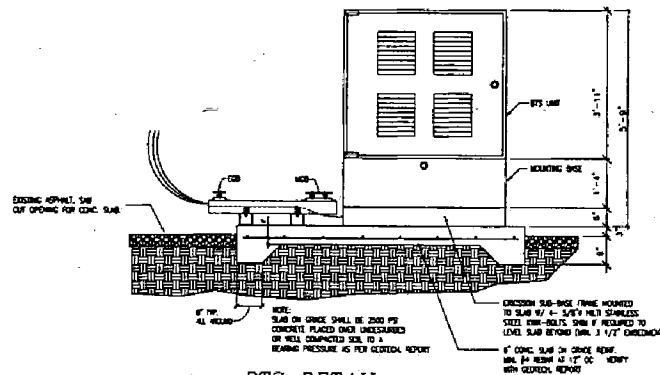
**NORTH ELEVATION**  
 SCALE 1/8" = 1'-0"



**EAST ELEVATION**  
 SCALE 1/8" = 1'-0"



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



**BTS DETAIL**  
 SCALE: NTS

Revised Antennas

**SITE ADDRESS:**  
 1900 FRUITRIDGE ROAD  
 SACRAMENTO, CA 95822

NOTE:  
 FINAL FOUNDATION DESIGN AND MONOPOLE WIDTH TO BE PROVIDED BY MONOPOLE MANUFACTURER  
 PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY IN NATURE. ANY USE OR DISCLOSURE, OTHER THAN THAT WHICH RELATES TO PACIFIC BELL MOBILE SERVICES IS STRICTLY PROHIBITED.

**PACIFIC BELL®**  
 Mobile Services  
 3851 NORTH FREEWAY BOULEVARD  
 SACRAMENTO, CALIFORNIA 95834

We warrant to you that we will use our best efforts to meet the schedule on which this is agreed to by the City and State.  
 We warrant to you that we will use our best efforts to meet the schedule on which this is agreed to by the City and State.  
 We warrant to you that we will use our best efforts to meet the schedule on which this is agreed to by the City and State.

<b>Fallon Engineering</b>	
CIVIL / STRUCTURAL / ENERGY	
CALIFORNIA LICENSE NO. 40000	
1100 KENDRICK AVENUE, SUITE 100, SACRAMENTO, CA 95811	
DATE: 4-8-97	
BY: [Signature]	
CHECKED BY: [Signature]	
PROJECT: FRUITRIDGE & FREEPORT	
DRAWING TITLE: EXT. ELEVATION	
SHEET: 4-2	

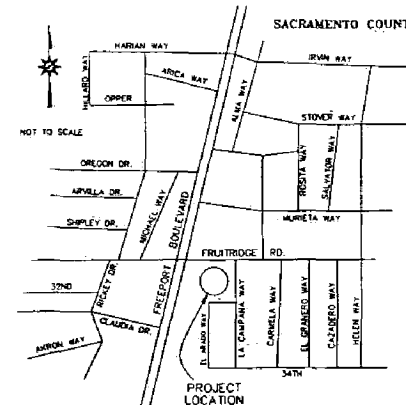
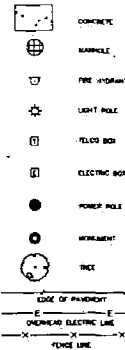
CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAY 21 1997  
RECEIVED

FREEMONT BOULEVARD

FRUITRIDGE ROAD

LEGEND



VICINITY MAP

Evans Surveys

428 DODGE AVENUE  
FAIRFIELD, CALIFORNIA 94533  
TEL (707) 428-1700  
FAX (707) 428-1708

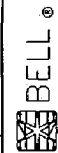
DATE: 4/10/97

SURVEYOR: C. EVANS

DRAWN BY: I. NIEDERKORN

REVISIONS

DATE	DESCRIPTION	INITIAL
4/7	90% CIV. MAP	T.C.N.
4/10	100% FIN. MAP	T.C.N.



PACIFIC BELL®  
Mobile Services

3851 NORTH FREEMONT BLVD.  
SACRAMENTO, CALIFORNIA 95834

BY ENGINEERING

Pacific Bell Mobile Services  
3851 NORTH FREEMONT BLVD.  
SACRAMENTO, CA 95834

FRUITRIDGE & FREEMONT  
1900 FRUITRIDGE RD.  
SACRAMENTO, CA  
95822

SA-160-06

SURVEY

C-1

1 OF 1

NOTES

DATE OF SURVEY: 4/3/97

SURVEYED BY OR UNDER THE DIRECTION OF: CHARLES L. EVANS, PLS 3709  
LOCATED IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

I CERTIFY THAT THE LATITUDE OF 38°31'28.17" NORTH AND THE LONGITUDE OF 121°29'48.00" WEST AT THE CENTER OF THE INDICATED GPS LOCATION ARE ACCURATE TO WITHIN ±50 FEET HORIZONTALLY AND THAT THE ELEVATION OF 56.19 FEET ABOVE SEA LEVEL IS ACCURATE TO WITHIN ±10 FEET VERTICALLY. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF THE NATIONAL GEODETIC DATUM OF 1979 AND ARE DETERMINED TO THE NEAREST FOOT.

LATITUDE AND LONGITUDE AT THE CENTER OF THE GPS LOCATION.

NAD 83 NAD 27  
LATITUDE 38°31'28.17" NORTH LATITUDE 38°31'28.31" NORTH  
LONGITUDE 121°29'48.00" WEST LONGITUDE 121°29'44.96" WEST

BEARINGS SHOWN ARE BASED UPON THE CENTERLINE OF FRUITRIDGE ROAD, AS SHOWN ON THE PLAT OF TERA BOMBA VISTA, BOOK 29 OF MAPS, MAP NO. 28, SACRAMENTO COUNTY OFFICIAL RECORDS.

ELEVATIONS SHOWN UPON THIS PLAN ARE BASED UPON SACRAMENTO COUNTY DATUM.

BOUNDARY SHOWN IS BASED UPON RECORDED INFORMATION ON FOUND MONUMENTATION.

THIS IS NOT A BOUNDARY SURVEY.

HEIGHTS OF TREES DETERMINED BY ANGULAR MEASUREMENT TO AN ESTIMATED TREE TOP AT TIME OF SURVEY.

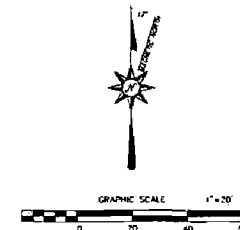
SITE NAME & NUMBER: FRUITRIDGE & FREEMONT, SA-160-06

SITE ADDRESS: 1900 FRUITRIDGE ROAD, SACRAMENTO, CALIFORNIA

ASSESSOR'S PARCEL NUMBER: 025-0041-019

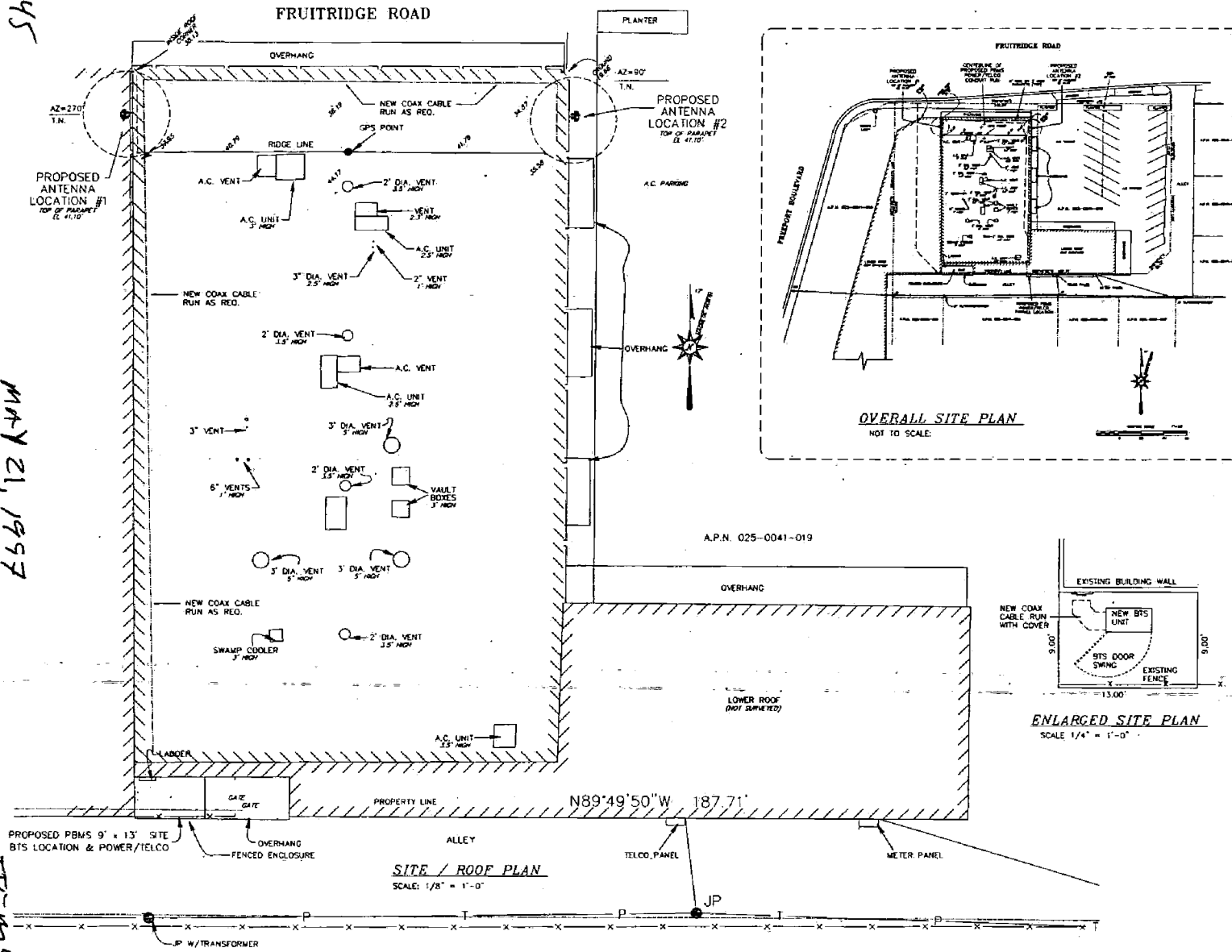
CURRENT ZONING: C2

OWNER(S): INABA BRUS



REVISED

—X—



# REVISED

**CITY OF SACRAMENTO**  
**CITY PLANNING DIVISION**

MAY 21 1997  
RECEIVED

SITE ADDRESS:  
1900 FRUITRIDGE ROAD  
SACRAMENTO, CA 95822

NOTE:  
FINAL FOUNDATION DESIGN AND MONOPOLE  
WIDTH TO BE PROVIDED BY MONOPOLE  
MANUFACTURER

PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED IN THIS SET OF  
CONSTRUCTION DOCUMENTS IS PROPRIETARY  
BY NATURE. ANY USE OR DISCLOSURE OTHER  
THAN THAT WHICH RELATES TO PACIFIC BELL  
MOBILE SERVICES IS STRICTLY PROHIBITED.

**PACIFIC \* BELL**  
Mobile Services  
3851 NORTH FREEWAY BOULEVARD  
SACRAMENTO, CALIFORNIA 95834

This drawing is not final written record to be used for construction until it is signed by the Engineer.

---

This drawing contains information which is the proprietary property of FALLEN Engineering. No reproduction, reuse or duplication of these plans or any information contained herein, without the express written consent of SEW FALLEN.

**FE** **Fallon Engineering**  
CIVIL / STRUCTURAL / ENERGY  
CA. REG. NO. C-14-9870  
2800 RICHARDSON DR. ALHAMBRA, CA. 91803 (310) 885-1760

NO.	REVISION/ELABORATION	DATE
1	SIZE CORRECTION	4-8-87
2	WON CORRECTION REV BY	5-18-87

PROJECT	FRUITRIDGE & FREEPORT
DRAWING TITLE	SITE PLAN

75A	CHRYSLER T-PEE	PROJECT NO. SA-180-06
	CHECKED BY	CACD FILE NO.
	SCALE AS NOTED	ESTIMATING NO.
	DATE 4-8-97	A-1
PRINTED	SHEET OF	

**EXHIBIT B**



297-045

MAY 21, 1997

ITEM 4

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAY 21 1997

RECEIVED

SITE ADDRESS:  
1900 FRUITRIDGE ROAD  
SACRAMENTO, CA 95822

NOTE:  
FINAL FOUNDATION DESIGN AND MONOPOLE  
WIDTH TO BE PROVIDED BY MONOPOLE  
MANUFACTURER.  
PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED IN THIS SET OF  
CONSTRUCTION DOCUMENTS IS PROPRIETARY  
BY NATURE. ANY USE OR DISCLOSURE OTHER  
THAN THAT WHICH RELATES TO PACIFIC BELL  
MOBILE SERVICES IS STRICTLY PROHIBITED.

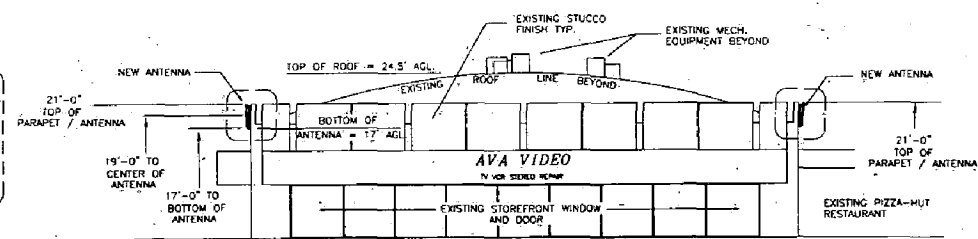
PACIFIC BELL  
Mobile Services  
3851 NORTH FREEWAY BOULEVARD  
SACRAMENTO, CALIFORNIA 95834

This drawing is not a contract. It is for the use of the  
contractor only. It is subject to the contract.  
This drawing shall be prepared on a 12" x 18" sheet.  
All dimensions shall be in feet and inches. All dimensions  
shall be given to the nearest 1/8" or 1/16". All dimensions  
shall be given to the nearest 1/8" or 1/16". All dimensions  
shall be given to the nearest 1/8" or 1/16".

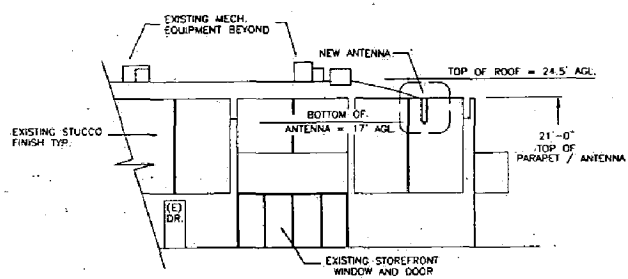
<b>Fallon Engineering</b>	
CIVIL / STRUCTURAL / ELEC	
CA REG. NO. C-10878	
2000 MCARDEN DR. SACRAMENTO, CA 95834	
(916) 925-1700	
NO. REVISED / REVISION	DATE
1. NOTE CHANGES	6-8-97
2. NOTE CHANGES	6-18-97
PROJECT	
FRUITRIDGE & FREEPORT	
DRAWING TITLE	
EXT. ELEVATION	
SCALE	DATE
1" = 1'-0"	6-8-97
CHECKED BY	DESIGNED BY
SCALE AS NOTED	SCALE AS NOTED
DATE	DATE
6-8-97	6-8-97
PROJECT	PROJECT
FRUITRIDGE & FREEPORT	FRUITRIDGE & FREEPORT
SHEET	SHEET
A-2	A-2

EXHIBIT - C

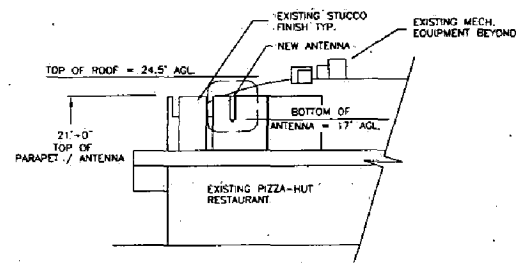
NOTES:  
\* ALL ANTENNAS AND ASSOCIATED EQUIPMENT SHALL  
BE PAINTED TO MATCH EXISTING BUILDING  
\* NEW ANTENNA'S SHALL BE FLUSH MOUNTED ON  
EXISTING WALL NOT TO EXCEED 12" FROM BUILDING  
\* ALL ANTENNA'S SHALL BE DAPA (DB958-DD-90)  
THIS ANTENNA IS 48" HIGH



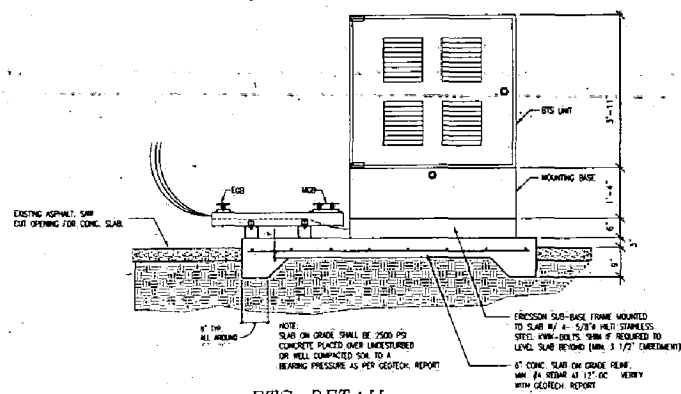
**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



**BTS DETAIL**  
SCALE: NTS

REVISED