

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, May 14, 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 Z96-023. 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 panel antennas on the roof parapet of an existing 6 story office building located on 0.50± acres in the Central Business District- Special Planning District (C-3) zone.

Location: 901 H Street (D1, Area 1)

Assessor's Parcel Number: 002-0152-024

Applicant: Airtouch Cellular (Lisa Burke)
 2150 River Plaza Drive, Suite 400
 Sacramento, CA 95814

Property Owner: Bowman & Bay Building Joint Venture
 901 H Street
 Sacramento, CA 95814

General Plan Designation: Community Neighborhood Commercial and Offices
Central City

Community Plan Designation: Office

Existing Land Use of Site: Office Building

Existing Zoning of Site: Central Business District- Special Planning District (C-3)

Surrounding Land Use and Zoning:

North: C-3 (SPD); Commercial

South: C-3 (SPD); Commercial

East: C-3 (SPD); Vacant
 West: C-3 (SPD); Commercial

Property Dimensions: Irregular
 Property Area: 0.50± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: None

Additional Information: The applicant proposes to attach twelve, one foot by two foot, antenna panels to the roof parapet of a six story office building. The cellular antenna panels will be located on the sides of the roof parapet of the building. A 206 square foot radio/equipment room will be located within the sixth floor of the building. The proposed cellular equipment is needed to facilitate cellular communication in the area. 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. The applicant has filed an application with the Design Review staff (DR 96-119). The project will be reviewed by the Design Review/Preservation staff for aesthetics and design. The project will be conditioned to provide design enhancements such as antenna location and an exterior color scheme in order to aesthetically blend with the surrounding mixed use area. The project has been noticed and staff has not received any calls. The project is not within any neighborhood association areas.

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 proposed project shall receive Design Review staff approval for actual antenna location, design, and color scheme prior to issuance of building permits. Size and location of the antennas shall conform to the plans submitted unless the Design Review staff requires panel design/location changes. If changes are required, then the applicant shall submit a revised plan to Planning staff prior to issuance of a building permit.
2. Any additional antennas shall require a modification of the Special Permit. {Twelve

antennas are approved (four per side)}.

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 antennas will be added inconspicuously on an existing office building roof top 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 cellular equipment shelter will be located within the building and the antenna panels will be located on the roof parapet of an existing office building; and
 - b. the design and location of the antennas will not significantly impact the surrounding commercial area and will be review and approved by the 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 Office, respectively.

Joy D. Patterson

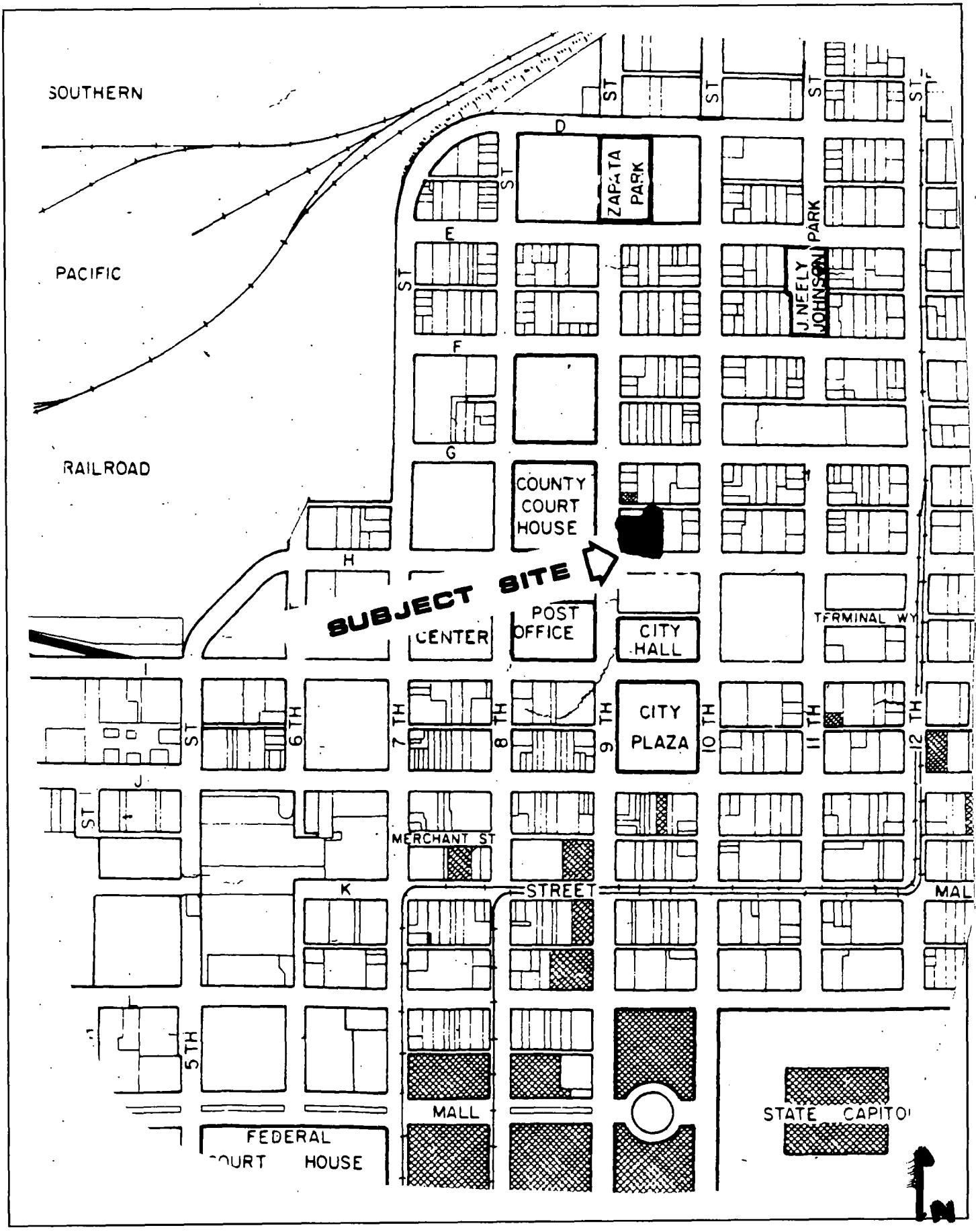
Joy D. Patterson
Zoning Administrator

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.

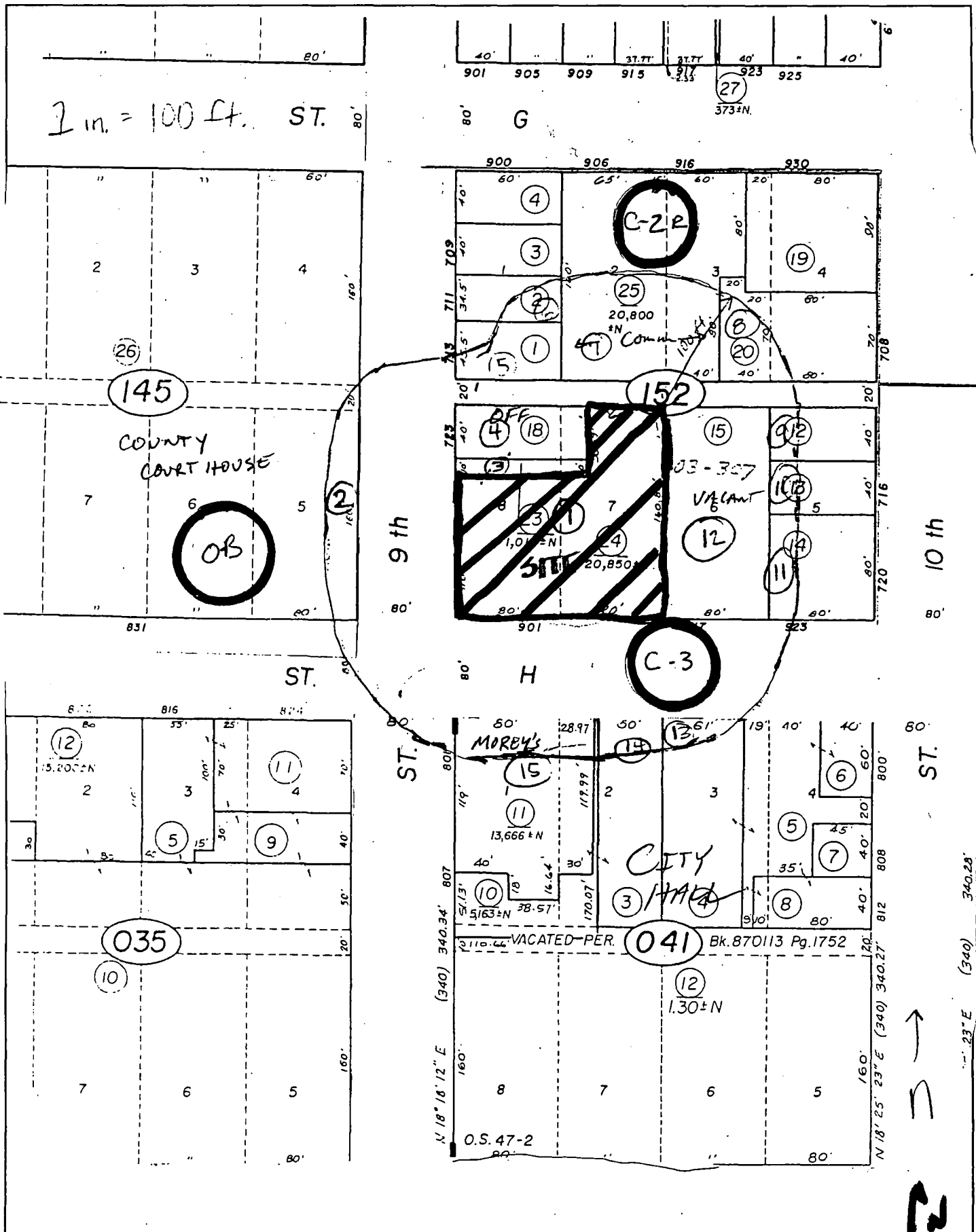
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓
Applicant ✓

ZA Log Book ✓
Luis Sanchez-Design Review ✓

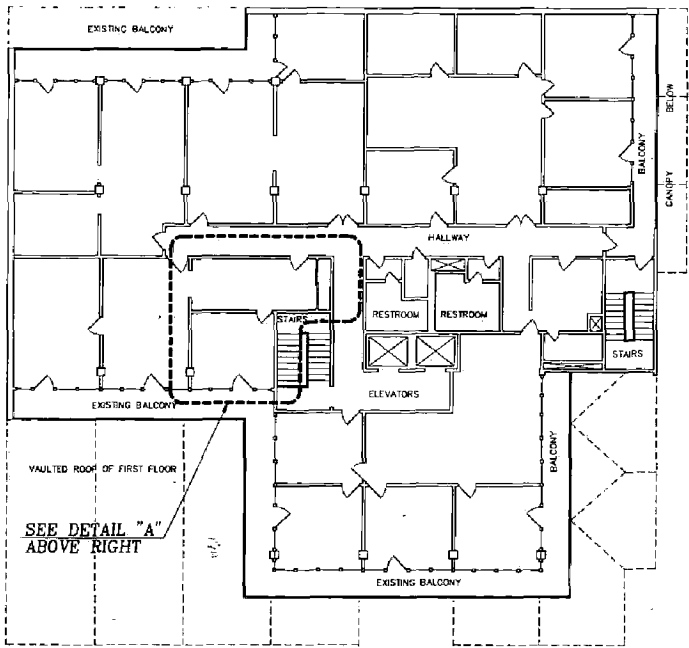


VICINITY MAP

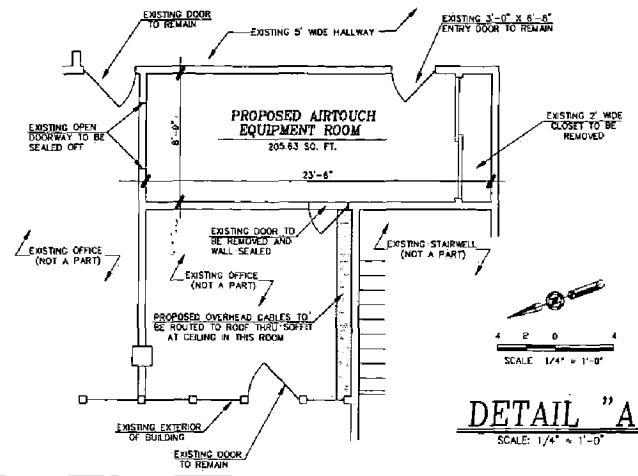


LAND USE & ZONING MAP

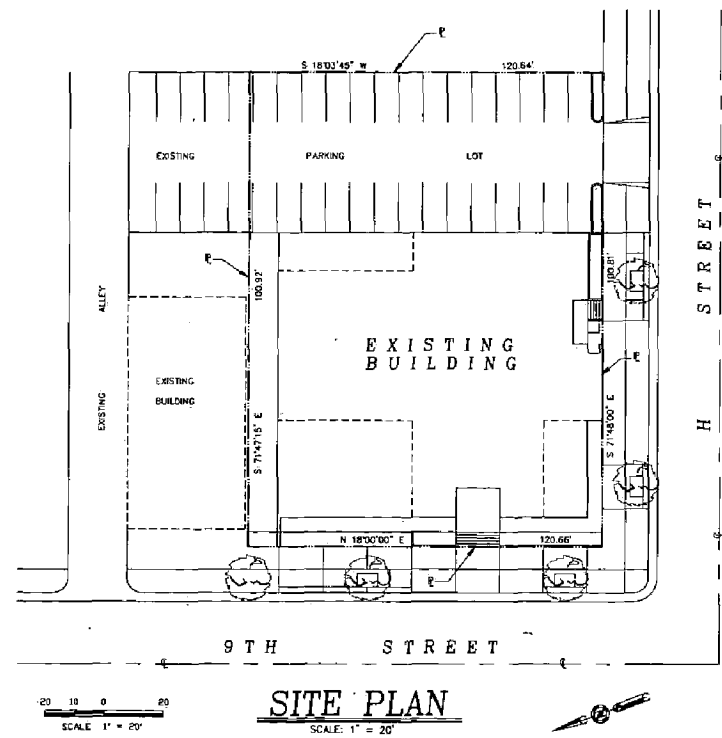
EXHIBIT A



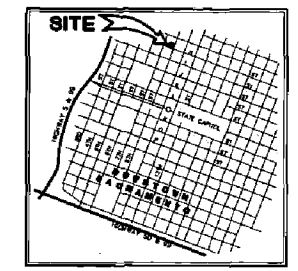
SIXTH STORY FLOOR PLAN
SCALE: 1" = 10'



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



SITE PLAN
SCALE: 1" = 20'



VICINITY MAP
NO SCALE

OWNER ADDRESS:

BOWMAN AND BAY BUILDING
JOINT VENTURE
901 H STREET
SACRAMENTO, CALIFORNIA 95833

ASSESSOR'S PARCEL NO.: 002-0152-024

APPLICANT:

AIRTOUCH CELLULAR
2100 RIVER PLAZA DRIVE, STE. 400
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 646-2286

PREPARED BY:

WESTERN PLANNING & ENGINEERING
11860 KEUPER ROAD, SUITE 3
ALBURN, CALIFORNIA 95603
PHONE: (916) 823-6917

MICHAEL E. FLEMING R.C.E. 36436 DATE

LEGAL DESCRIPTION:

ALL THAT PORTION OF LOTS 7 AND 8 IN BLOCK BOUNDED BY "C" AND "H", NINTH AND TENTH STREETS AS SHOWN ON THE OFFICIAL MAP OR PLAN OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8, THENCE ALONG THE WESTERLY LINE OF SAID LOT 8 NORTH 18°29'24" EAST 110.00 FEET; THENCE LEAVING SAID WESTERLY LINE ALONG THE FACE OF AN EXISTING BUILDING SOUTH 71°34'35" EAST 101.80 FEET; THENCE LEAVING SAID FACE OF BUILDING NORTH 18°31'45" EAST 50.59 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7; THENCE ALONG SAID NORTHERLY LINE SOUTH 71°25'25" EAST 60.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT 7 SOUTH 18°31'35" WEST 160.86 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 7; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7 NORTH 71°28'30" WEST 161.60 FEET TO THE POINT OF BEGINNING, AND MORE PARTICULARLY DESCRIBED AS PARCEL 2 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MARCH 28, 1977, IN BOOK 7703-28, PAGE 856, OFFICIAL RECORDS.

NOTES:

- CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AT TIME OF CONSTRUCTION.
- THERE ARE NO PUBLIC ROAD IMPROVEMENTS PROPOSED.
- BOUNDARY TAKEN FROM SITE PLAN PREPARED BY ROCKEY & BROOKS, DATED 5-1-82, AND ITS LOCATION IS APPROXIMATE.
- LOCATIONS AND MEASUREMENTS OF PHYSICAL FEATURES SHOWN WERE COMPILED FROM FIELD WORK WITH TAPES, COMPASS AND CLINO-METER.
- THIS PLAN DOES NOT REPRESENT A FIELD SURVEY.
- THERE IS NO GRADING PROPOSED FOR THIS PROJECT.
- MINIMUM SETBACKS SHOWN WERE PROVIDED TO WESTERN PLANNING AND ENGINEERING FROM AIRTOUCH CELLULAR AND ARE ASSUMED TO BE CORRECT.

DATE PREPARED: JANUARY 22, 1996

NO.	DATE	REVISION	BY	APPD.

WESTERN PLANNING & ENGINEERING
11860 KEUPER ROAD, #3
ALBURN, CA 95603
(916) 823-6917 FAX 823-5518

PLANS FOR: AIRTOUCH CELLULAR LEASE SITE CITY HALL SITE SACRAMENTO, CALIFORNIA
CONDITIONAL USE PERMIT NO. _____ SITE PLAN
SITE PLAN, DETAILS, NOTES

DESIGNED		DRAWN		CHECKED		WF	
	JC		JC				
SCALE	NOTED	JOB NO.	700M	SHT.	1	OF	2

ITE MZ

MAY 14, 1996

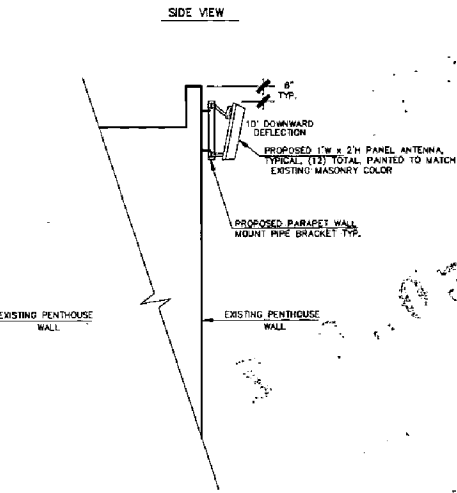
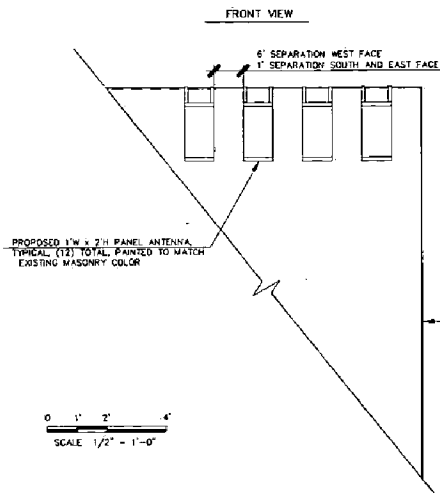
320-962

ITEM 2

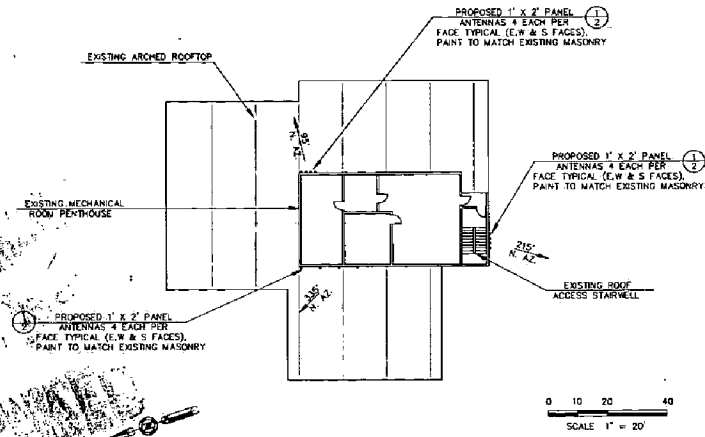
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296-023

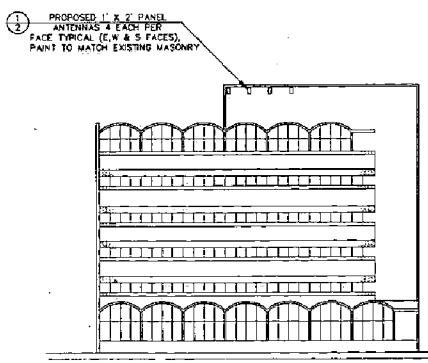
EXHIBIT B



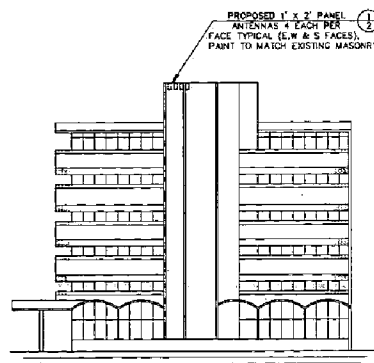
TYPICAL ANTENNA ELEVATION
SCALE: 1/2" = 1'-0"



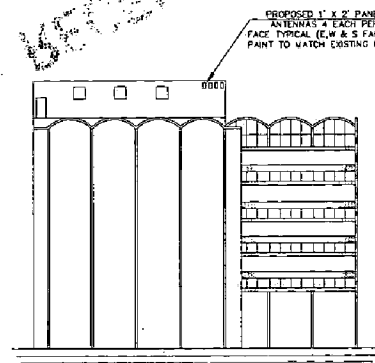
ROOF PLAN
SCALE: 1" = 20'



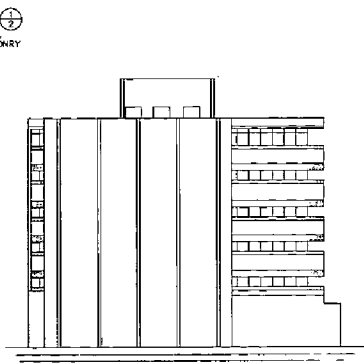
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

BOWMAN & BAY BUILDING

EXTERIOR ELEVATIONS

SCALE: 1" = 20'

DATE PREPARED: JANUARY 22, 1996

NO.	DATE	REVISION	BY	APPD.

WESTERN PLANNING & ENGINEERING
11860 KEMPER ROAD #3
AUBURN, CA 95602
(916) 823-6877 FAX 823-5518

PLANS FOR: AIRTOUCH CELLULAR LEASE SITE CITY HALL SITE SACRAMENTO, CALIFORNIA

CONDITIONAL USE PERMIT NO. _____ SITE PLAN
SITE PLAN, DETAILS, NOTES

DESIGNED		DRAWN		CHECKED		APPROVED	
JC	JC	JC	JC	MEF			
NOTED		700M					
		JOB NO.		SHT.		OF	
		700M		2		2	

700M-SP2.DWG