

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 17, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add a cellular antenna on the roof of an existing office building for the project known as Z96-054. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: 1. Negative Declaration

 2. Zoning Administrator Special Permit to add six cellular communications antenna panels mounted on the roof of an existing six story office building/parking garage located on 0.735± developed acres in the Light-Industrial and Heavy Commercial (M-1) and (C-4) zone.

Location: 800 Q Street (D4, Area 1)

Assessor's Parcel Number: 006-0266-001 through 007

Applicant: Pacific Bell Mobile Services c/o Julie Nauman
 660 Bercut Drive, Suite A
 Sacramento, CA 95814

Property Owner: State of California, Department of General Services
 800 Q Street
 Sacramento, CA 95814

General Plan Designation: Public Offices
Central City
Community Plan Designation: Office-Building
Existing Land Use of Site: Office Building/Parking Garage
Existing Zoning of Site: Light-Industrial and Heavy Commercial (M-1) and (C-4)

Surrounding Land Use and Zoning:
North: R-3; Offices
South: C-4; Warehouse
East: C-4; Office

West: C-4; Automotive Repair Shop

Property Dimensions:	160 feet x 200 feet
Property Area:	0.735± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-D

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 attach six, 4.6 foot by six inches, antenna panels to the roof parapet of a six story office building/parking garage. There will be two 5.25 foot by 4.3 foot (23 square feet) radio/equipment cabinets located in the southwest corner on the roof of the building. Any cellular equipment (antennas) which both receives and transmits that is attached to existing structures on City owned land requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the Downtown CADA Tenants Council area. The project plans have been sent to the association and staff no received comments. The project has been noticed and staff has received one call requesting a copy of the Negative Declaration.

The site is within the Central City Design Review area. An application has been submitted to Design Review staff (DR96-162). Design Review staff has reviewed the project and has no additional comments on the design.

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. 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.

2. Any additional antennas shall require a modification of the Special Permit. {Six 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.

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 facade.
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 on the roof of the existing office building/garage structure and the antennas will be attached to building facade; and
 - b. the design and location of the antennas will not significantly impact the surrounding mixed use area and will be reviewed 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 Public Offices and Office-Building, respectively.



Joy D. Patterson
Zoning Administrator

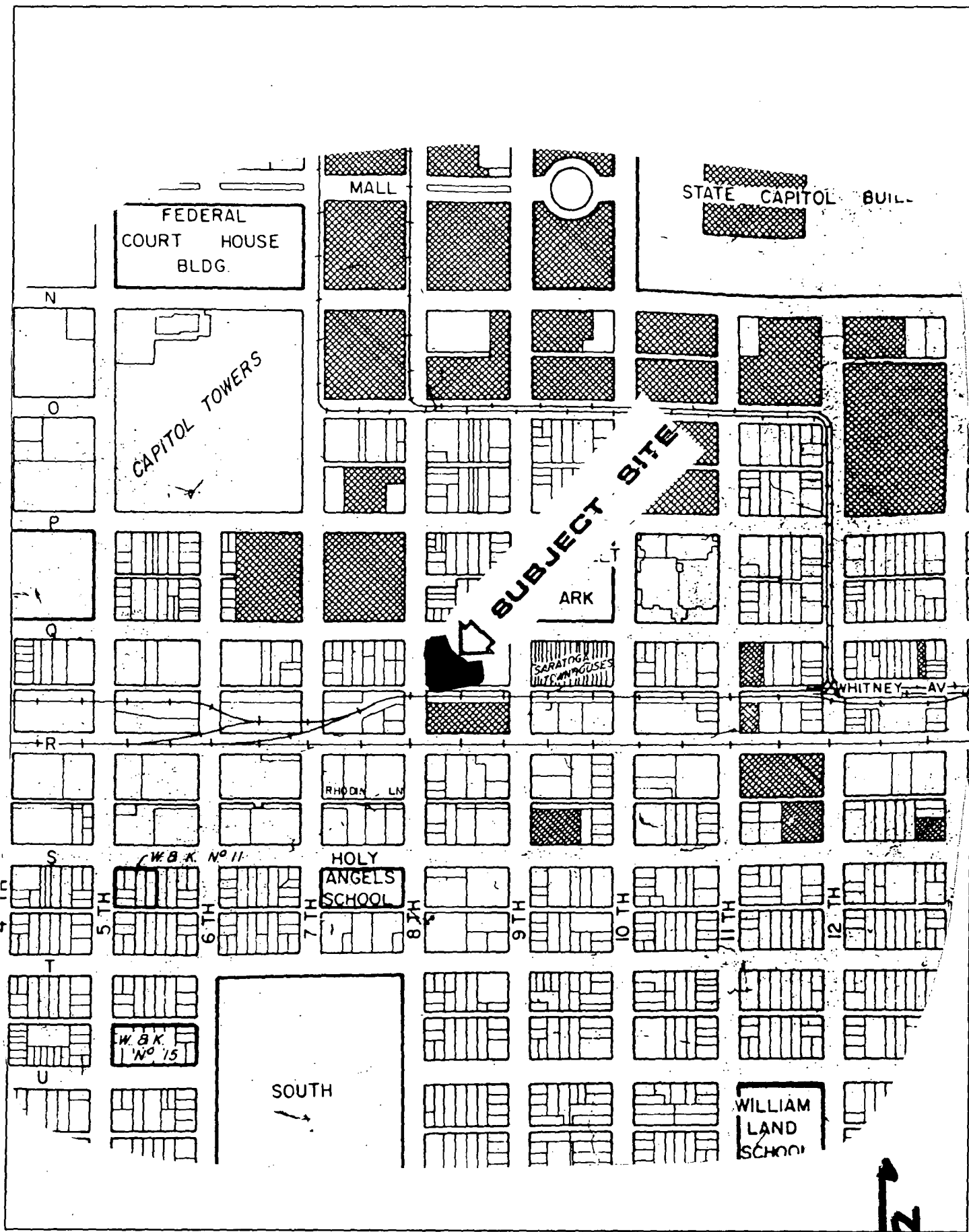
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

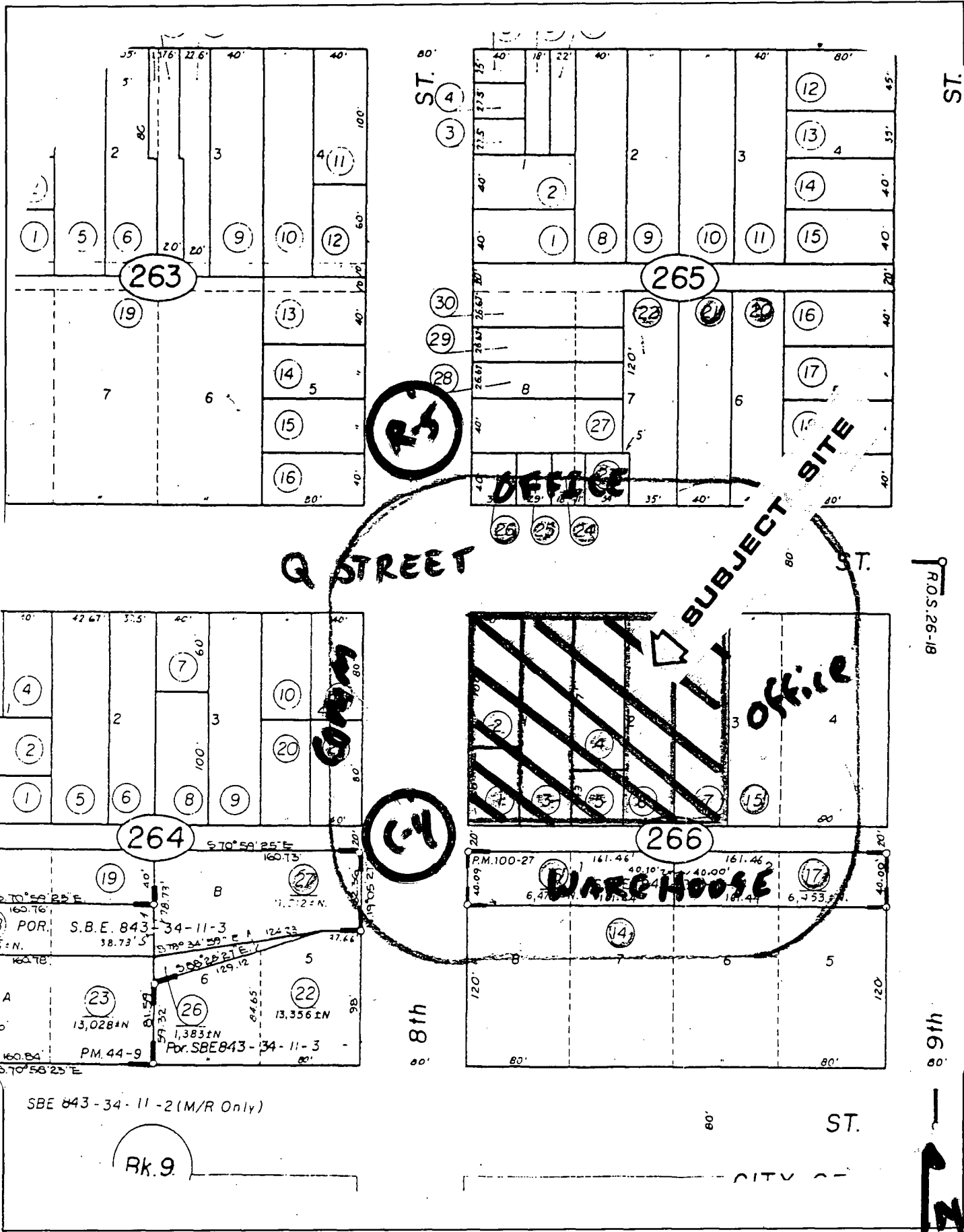
cc: File ↗

ZA Log Book ↗

Applicant ↗

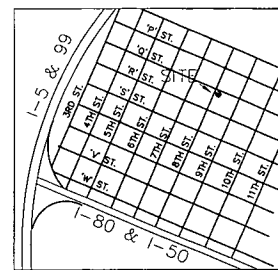
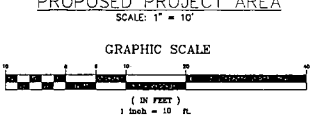
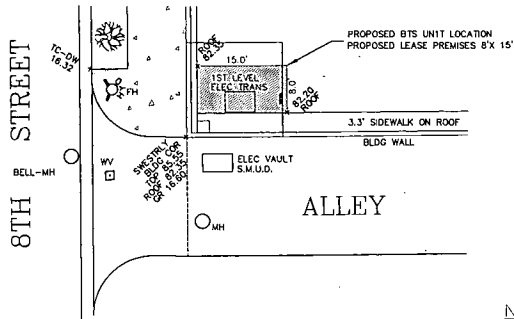
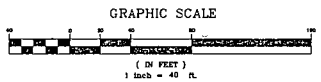
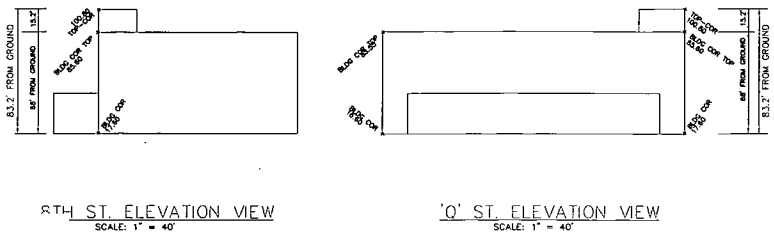


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - A



NOTES:

DATE OF SURVEY: MARCH 11, 1998
 SURVEYED BY: J.E. SCHURCHT & ASSOCIATES
 RCE 25930

BOUNDARY SHOWN IS BASED ON FOUND MONUMENTATION AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 NO EASEMENTS WERE RESEARCHED OR PLOTTED, PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED.

DESCRIPTION OF PARCEL: (PER TITLE REPORT #40800186 PLACER TITLE)
 THE NORTH 100 FEET OF THE WEST ONE-HALF OF LOT 1, IN THE BLOCK BOUNDED BY 'Q' AND 'R', EIGHTH AND NINTH STREETS OF THE CITY OF SACRAMENTO, AS SHOWN ON THE MAP OR PLAN THEREOF.

DESCRIPTION OF PROJECT AREA:
 THE PROJECT AREA IS TO BE LOCATED UPON THE EXISTING BUILDING, AT 800 'Q' STREET WITH FINAL BTS, COAXIAL RUN AND ANTENNA POSITIONING AS SHOWN BUT SUBJECT TO ADJUSTMENT.

TOGETHER WITH UTILITY AND POWER EASEMENTS NECESSARY TO SERVE THE PROJECT.

TOGETHER WITH AN ACCESS EASEMENT FROM THE PUBLIC STREET TO THE PROJECT AREA.

SITE NAME & NUMBER: 'P' & 8TH STREET SA-008-11
 SITE ADDRESS: 800 'Q' STREET
 ASSESSOR'S PARCEL NUMBER: 006-0266-002
 APPLICANT: PACIFIC BELL MOBILE SERVICES
 660 BERCT, SUITE A
 SACRAMENTO, CA 95814
 OWNER(S): STATE OF CALIFORNIA

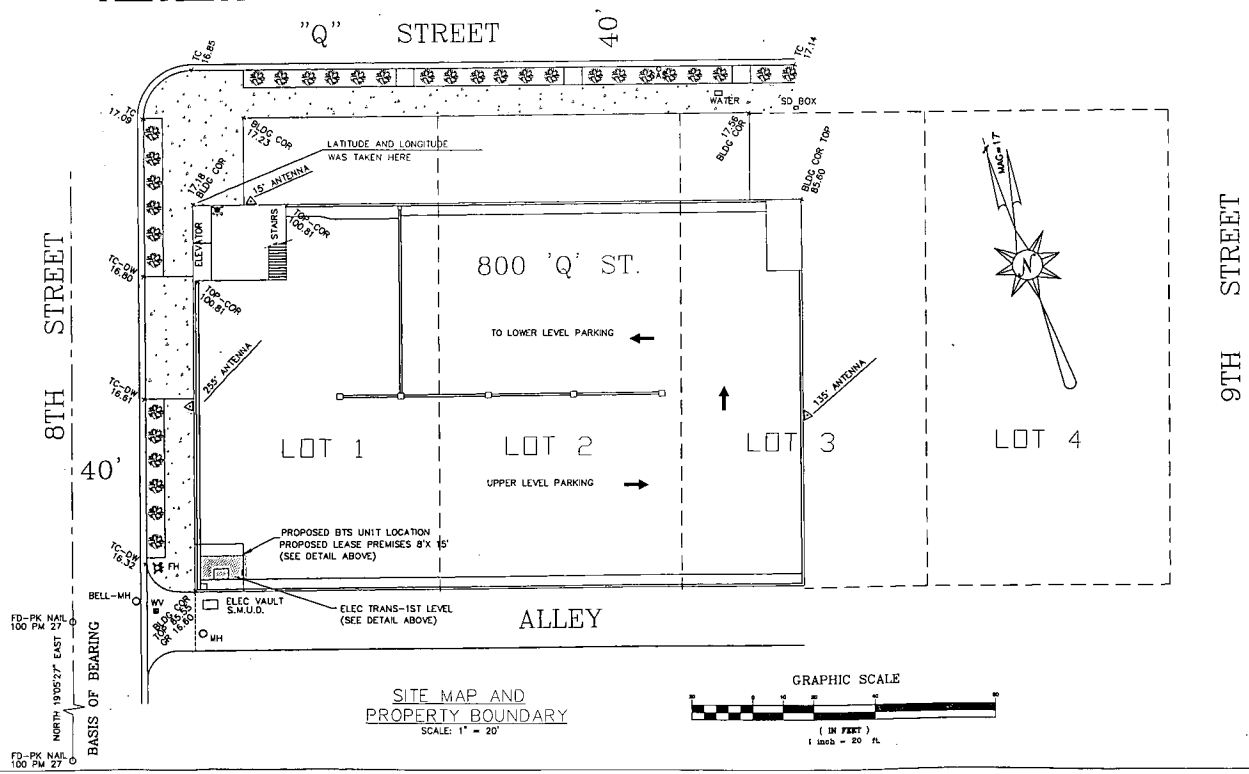
BASIS OF BEARINGS: ARE BASED BETWEEN TWO FOUND PK-NAILS IN THE CENTERLINE OF 8TH STREET AS SHOWN ON PARCEL MAP 100 PM 27 TAKEN AS NORTH 19°52'27" EAST.

ELEVATIONS SHOWN UPON THIS PLAN ARE BASED UPON THE FOUND CITY BENCHMARK STAMPED "287-054" LOCATED SE CORNER 10TH & Q ST. HLTI NAIL, AT TRAFFIC LIGHT. ELEVATION TAKEN AS 59.53 FEET.

THE LOCATION OF EXISTING UTILITY FACILITIES HAVE NOT BEEN RESEARCHED. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES TO OBTAIN INFORMATION REGARDING EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES PRIOR TO CONSTRUCTION. J.E. SCHURCHT & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

THE INFORMATION STATED BELOW AND AS THE LOCATION OF SUCH IS SHOWN ON THIS PLAN HAS BEEN CALCULATED BASED ON PRELIMINARY LOCATION OF THE TOWER/SITE AND IS SUBJECT TO CHANGE UPON COMPLETION OF FINAL DESIGN.

WE STATE THAT THE LATITUDE OF 38°34'23.1" NORTH AND THE LONGITUDE OF 121°29'57.9" WEST ARE ACCURATE TO WITHIN 50 FEET HORIZONTALLY; AND THAT THE TOP STRUCTURE SITE ELEVATION OF 100 FEET, PLUS OR MINUS, IS ACCURATE TO WITHIN 20.0 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 VERTICAL DATUM OF 1929.



DATE: 03-12-96		
ENGINEER: JES		
DRAWN BY: RKH		
REVISIONS		
DATE	DESCRIPTION	INITIAL
3/20/96	ANTENNA LOCATION REMOVE PLUMBLINE REPORT	R.K.H.

PACIFIC BELL®
Mobile Services

660 BERCT, SUITE A
 SACRAMENTO, CA 95814
 (916)40-8828
 FAX PH: (916)40-8820

J. E. SCHURCHT & ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING

2630 SALVIO STREET
 CONCORD, CA 94519
 (510)674-1151
 (510)674-1314 FAX

P AND 8TH STREET
800 Q STREET
 SACRAMENTO, CA.
 SACRAMENTO COUNTY

SITE# SA-008-11

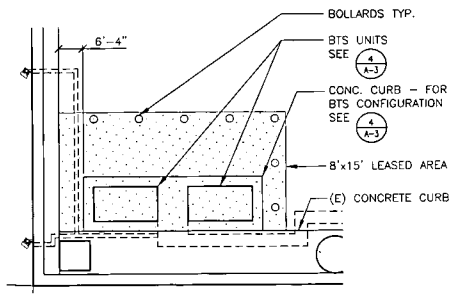
FILE: 9635

SHEET: C-1

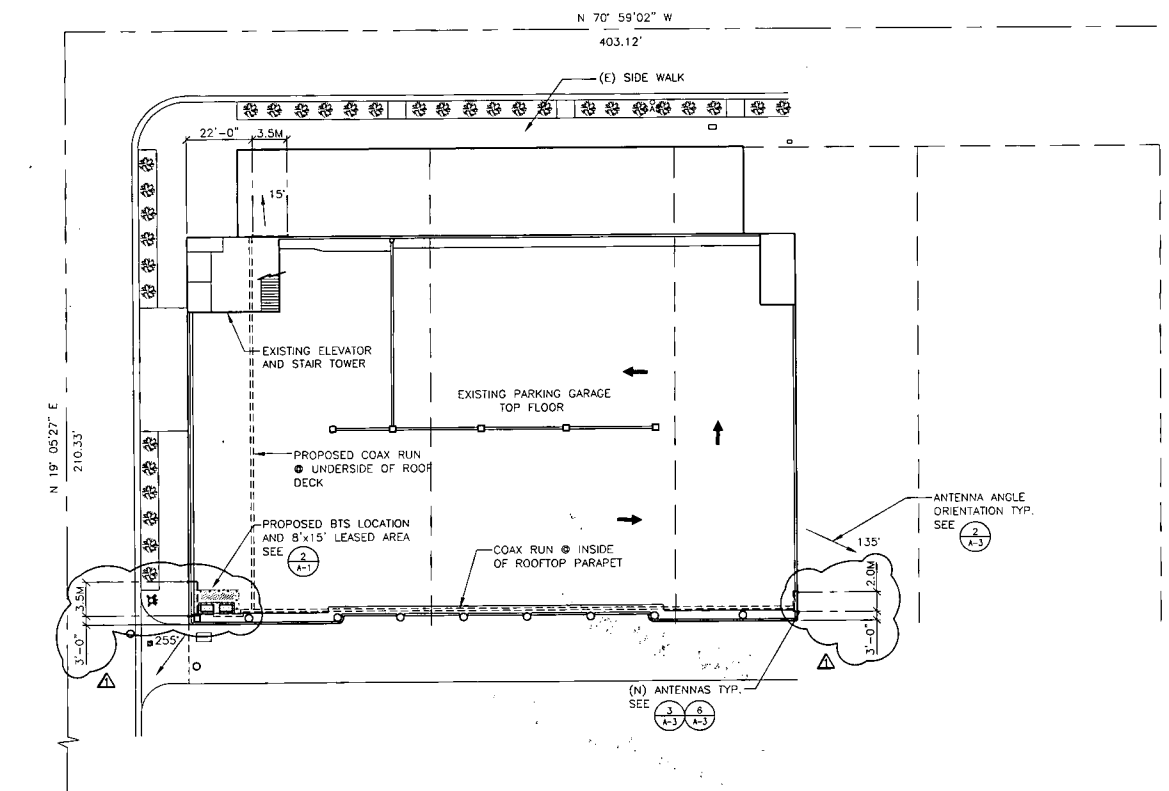
JEMMY
 JULY 17, 1996
 296-054

EXHIBIT - B

PLOT DATE: 4-23-96 C:\PACBELL\AUTOCAD\96170PB\96170A1.DWG



2 ENLARGED PLAN
 SCALE: 1/4" = 1'-0"



1 SITE PLAN
 SCALE: 1" = 20'-0"



LIONAKIS-BEAUMONT DESIGN GROUP
 1919 18TH STREET - SACRAMENTO, CA 95814
 916 558-1100 FAX 558-1919
 ARCHITECTURE - ENGINEERING - PLANNING - INTERIORS
 DATE: 4-23-96
 ENGINEER:
 DRAWN BY: TH
 REVISIONS

DATE	DESCRIPTION	INITIAL
4-4-96	90% SUBMITTAL	
4-17-96	PLANNING REVISIONS	

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

APPROVAL SIGN-OFFS

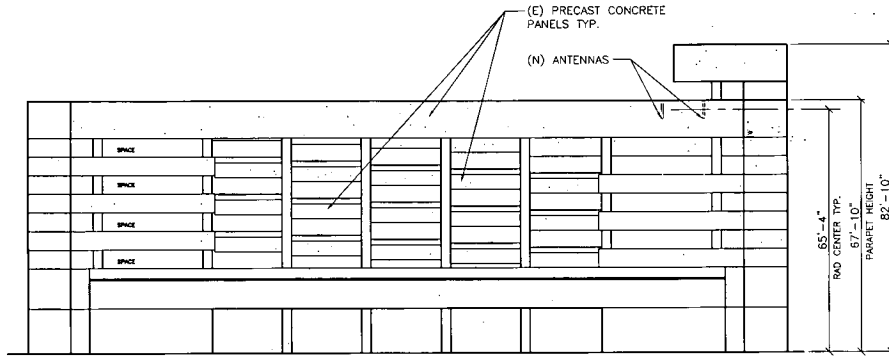
SA	RF	UP	CC	AE

SITE: SA-008-11
 ADDRESS: 800 Q STREET
 TOWN: SACRAMENTO
 MISC: PCS ANTENNA INST.
 JOB# 96170

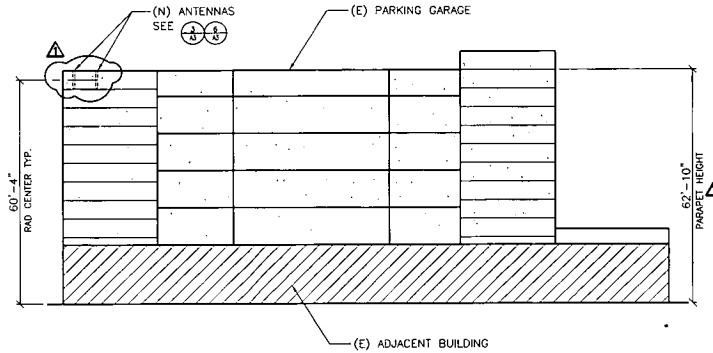
TITLE: SITE PLAN AND ENLARGED PLAN
 A-1

ITEM 4
 JULY 17, 1996
 296-054

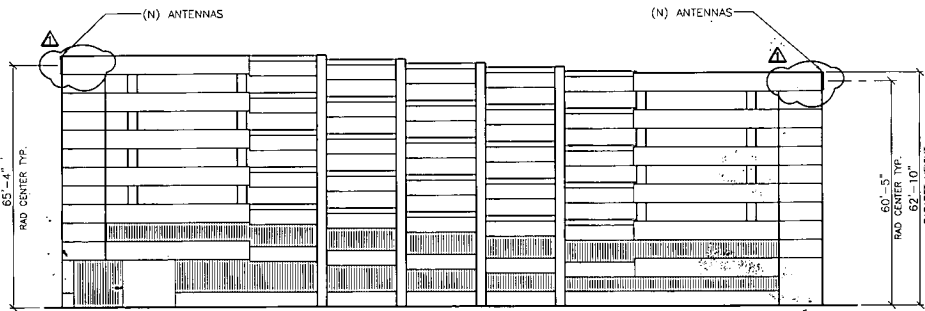
PLOT DATE: 4-23-96 0:\PACIBELL\AUTOCAD\96170PR\96170A2.DWG



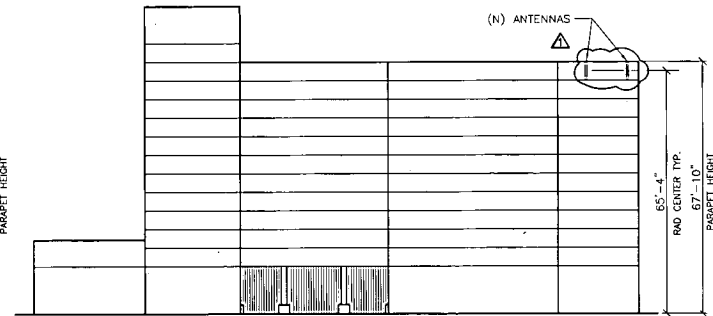
1 NORTH ELEVATION
SCALE: 1/16"=1'-0"



2 EAST ELEVATION
SCALE: 1/16"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



4 WEST ELEVATION
SCALE: 1/16"=1'-0"



**LIONAKIS-BEAUMONT
DESIGN GROUP**

1818 15TH STREET, SACRAMENTO, CA 95814
916 658-1900 FAX 558-1919

ARCHITECTURE ENGINEERING PLANNING INTERIORS

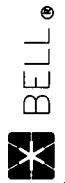
DATE: 4-23-96

ENGINEER:

DRAWN BY: TH

REVISIONS

DATE	DESCRIPTION	INITIAL
4-4-96	90% SUBMITTAL	
4-17-96	PLANNING REVISIONS	



PACIFIC BELL®

Mobile Services

660 BERGUT DRIVE, SUITE A
SACRAMENTO, CALIFORNIA 95814

APPROVAL SIGN-OFFS

SA	RF	UP	CC	AE
----	----	----	----	----

SITE: SA-008-11
ADDRESS: 800 O STREET

TOWN: SACRAMENTO
MISC: PCS ANTENNA INST.

JOB# 96170

TITLE: ELEVATIONS

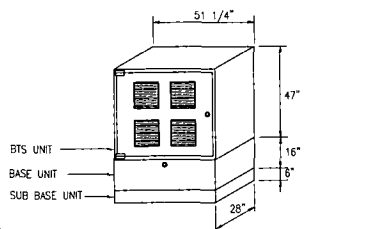
A-2

ITEM #

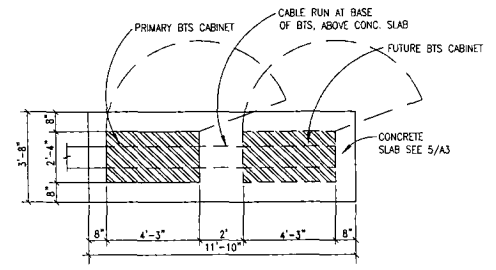
JULY 17, 1996

296-054

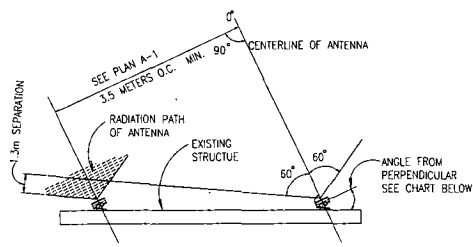
PLOT DATE: 4-23-96 0:\PACBELL\AUTOCAD\96170P8\96170A3.DWG



1 BTS COMMUNICATIONS BOX
SCALE: 3/8"=1'-0"

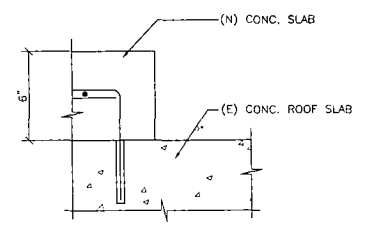


4 BTS CONFIGURATION
SCALE: 1/2"=1'-0"

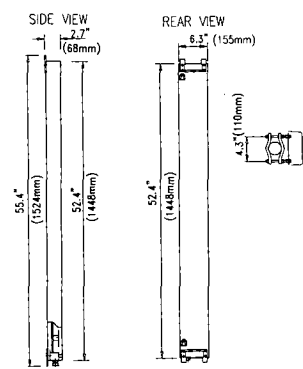


ANGLE FROM PERPENDICULAR	REQUIRED PHYSICAL SEPARATION TO ACHIEVE 1m EFFECTIVE SEPARATION ACROSS THE WHOLE SECTOR
0	2.0m(6'7")
5	2.4m(7'-10")
10	2.9m(9'7")
15	3.9m(12'10")
20	5.8m(19'0")
25	11.9m(37'9")
30	NOT POSSIBLE TO ACHIEVE ACROSS THE WHOLE SECTOR

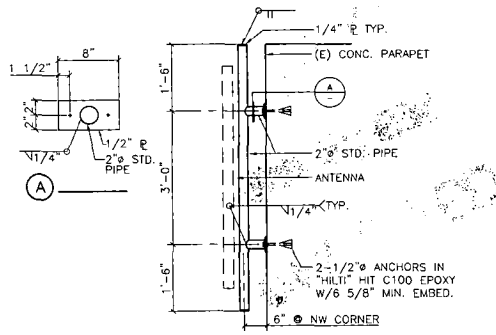
2 AZIMUTH DEVICE PLAN
SCALE: NTS



5 SLAB EDGE DETAIL
SCALE: 3"=1'-0"



3 ANTENNA 58210 (CDAPA) MODEL
SCALE: NTS



6 ANT. WALL MOUNT
SCALE: 1"=1'-0"

LIONAKIS-BEAMONT DESIGN GROUP
1919 19TH STREET, SACRAMENTO, CA 95814
916 538-1900 FAX 538-1919
ARCHITECTURE - ENGINEERING - PLANNING - INTERIORS

DATE: 4-23-96
ENGINEER:
DRAWN BY: TH

REVISIONS		
DATE	DESCRIPTION	INITIAL
4-4-96	90% SUBMITTAL	

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

APPROVAL SIGN-OFFS	
SA	
RF	
UP	
CC	
AE	

SITE: SA-008-11
ADDRESS: 800 Q STREET
TOWN: SACRAMENTO
MISC: PCS ANTENNA INST.
JOB# 96170

TITLE: ELEVATIONS

A-3

JULY 17, 1996
296-054