

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 26, 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 Z96-004. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

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 office building located on 2.03± developed acres in the Limited Commercial-Review, Planned Unit Development (C-1R){PUD} zone.
 3. Zoning Administrator Plan Review Modification and Special Permit Modification to add six cellular communications antenna panels mounted on the roof of an existing office building.

Location: 2335 American River Drive (D3, Area 1)

Assessor's Parcel Number: 295-0330-055

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

Property Owner: Roger Swanson and Karen Dedman
840 El Chorro Way
Sacramento, CA 95825-7022

General Plan Designation: Community Neighborhood Commercial and Offices
Existing Land Use of Site: Office Building
Existing Zoning of Site: Limited Commercial-Review (C-1R){PUD}

Surrounding Land Use and Zoning:
North: O-B (PUD); Tennis Courts

South: R-3 (PUD); Apartments
 East: O-B (PUD); Tennis Courts
 West: R-1 (PUD); Townhomes

Property Dimensions: Irregular
 Property Area: 2.03± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: P7688, P85-317, P90-238 (Sign Variance)

Background Information: On March 24, 1977, the Planning Commission approved a special permit for an office project within the Campus Commons PUD (P7688). At that time, 104 parking spaces were required and 110 parking spaces were proposed. On August 22, 1985, the Planning Commission approved additional parking for the site which brought the available parking to a total of 180 spaces (P85-317).

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 23 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 initially proposed to erect six cellular antenna panels on the roof of an existing office building. The site is within the Campus Commons Planned Unit Development (PUD) and is subject to Design Review. Design Review staff indicated the proposed panel design, placement, and height was unacceptable. The applicant resubmitted a single cylinder antenna pole that has three antennas on a pole within a housing. The pole is ten feet tall. The applicant installed a mock-up of the proposed antenna pole for staff to view. The changed design was acceptable to both Planning and Design Review staff. There will also be two 22 square foot equipment shelters located within the parking structure. There is adequate on-site parking so the elimination of one space for the equipment cabinets will not eliminate any required parking. 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 a zone that has a "R" suffix on the zoning which means all proposed development must receive planning review and approval. There is also an existing special permit for the office building. The applicant has applied for modifications

of the original Special Permit and "R" review to add the cellular equipment.

The site is located within the Campus Commons Park Corporation Homeowners Association, Nepenthe Homeowners Association, East Ranch Homeowners Association University Park Homeowners Association and Sierra Oaks Neighborhood Association areas. The project plans have been sent to each group and staff received comments. from the Sierra Oaks Neighborhood Association which dealt with design. Those concerns were eliminated with the redesign of the project. The project has been noticed and staff has not received any calls.

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 prior to issuance of building permits. The equipment shelters shall be located in the parking area as indicated on the submitted site plan. The equipment shelters shall be located outside of any required maneuvering areas. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antenna shall be painted a light matte gray.
2. Any additional antennas shall require a modification of the Special Permit. {Three antennas on a cylinder 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 higher than the parapet wall and shall not be visible above the parapet wall.

Findings of Fact-Special Permit

1. The proposed project, as conditioned, is based upon sound principles of land use in that the antennas will be conditioned by Design Review to be added inconspicuously on an existing 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 antenna panels will be located on the roof of the building;
 - b. the equipment cabinets will not be located in any required parking or maneuvering area; and

- c. the design and location of the antennas will not significantly impact the surrounding commercial and residential area and will be review and approved by the Design Review staff.
3. The project is consistent with the General Plan which designates the subject site as Community Neighborhood Commercial and Offices.

Findings of Fact-Plan Review Modification and Special Permit Modification

1. The proposed project, as conditioned, is a minor change to the original approvals and will not significantly alter the original office project in design or aesthetics.



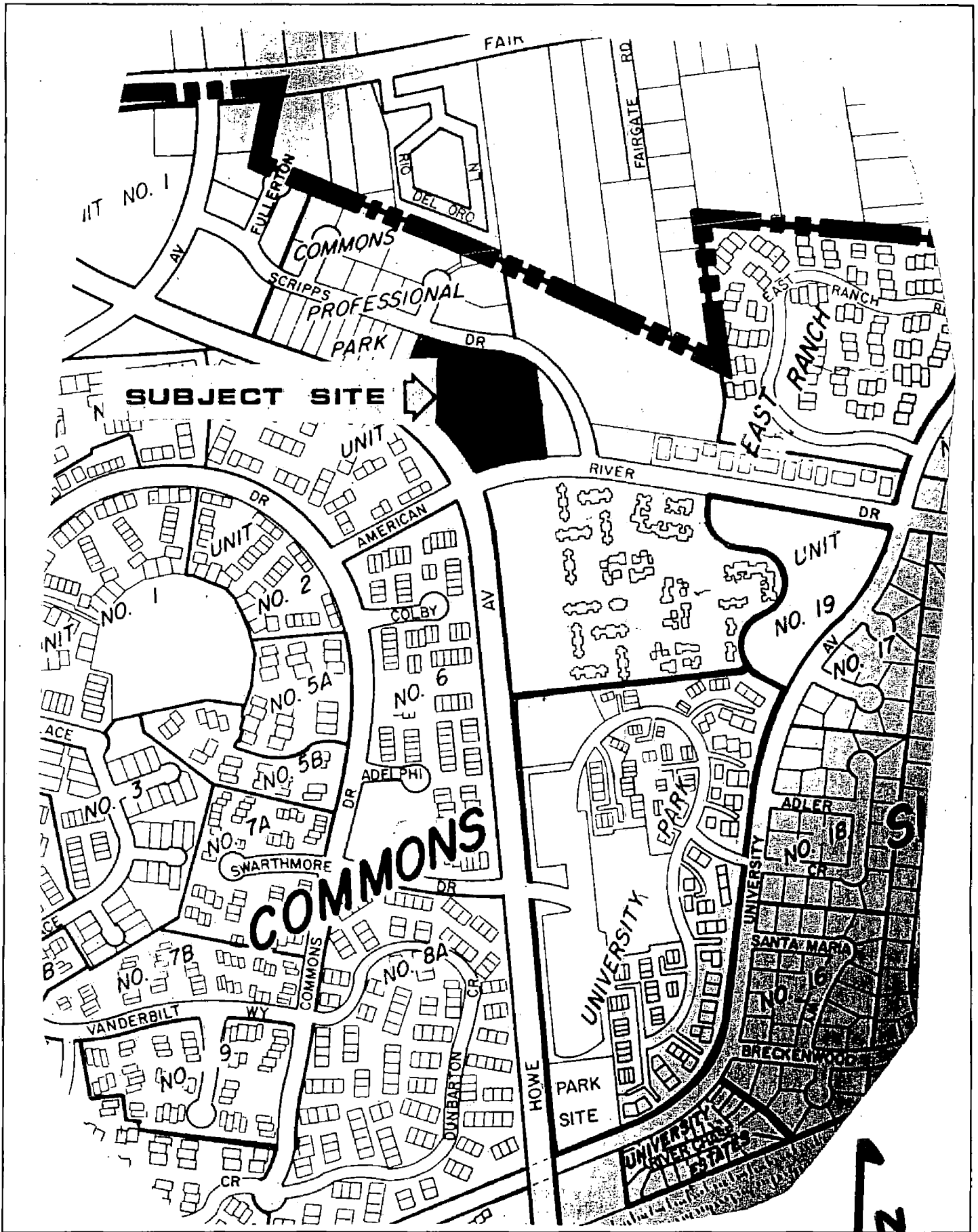
Joy D. Patterson
Zoning Administrator

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

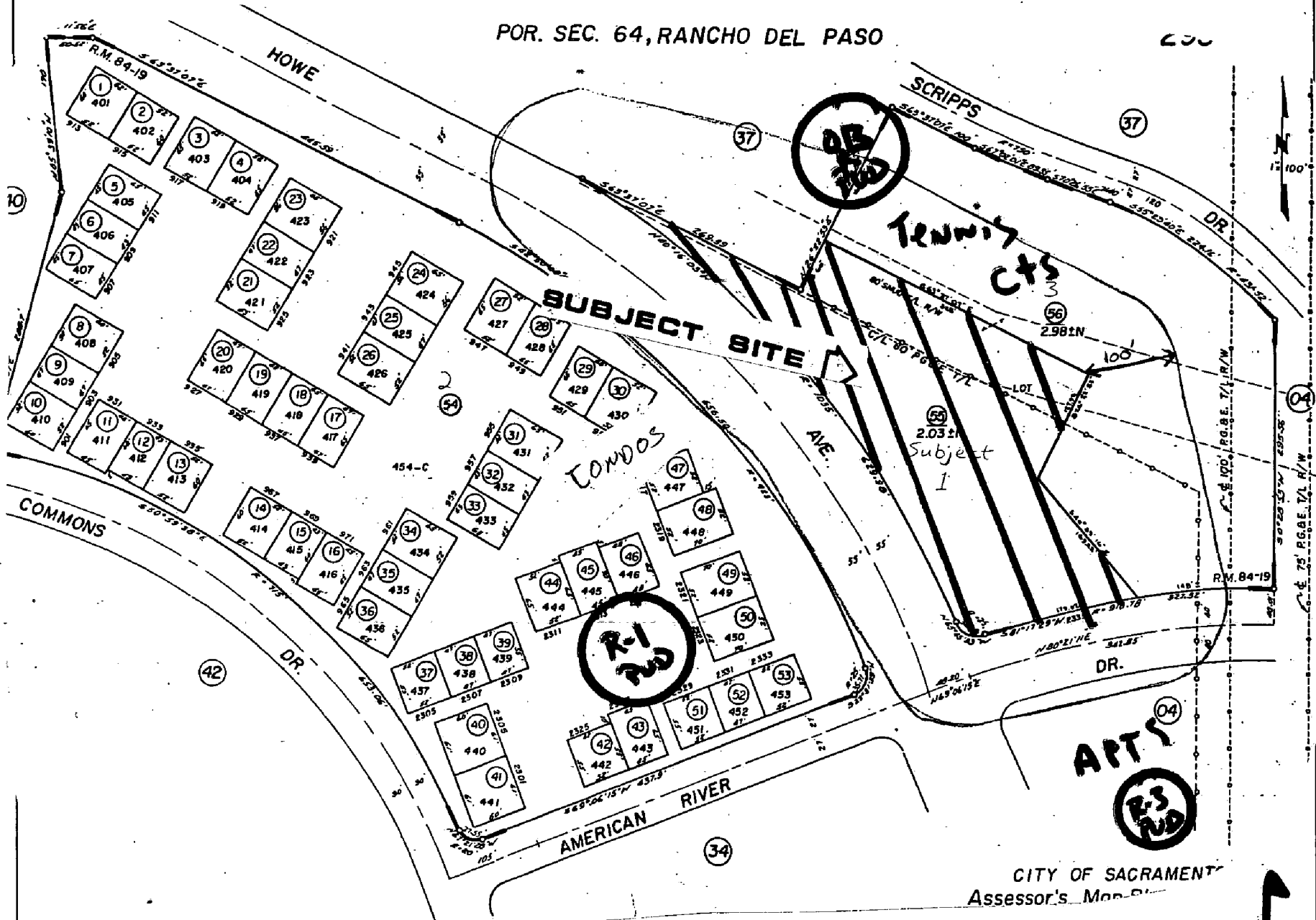
ZA Log Book



VICINITY MAP

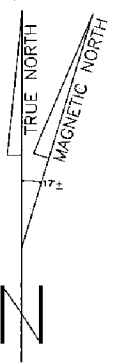
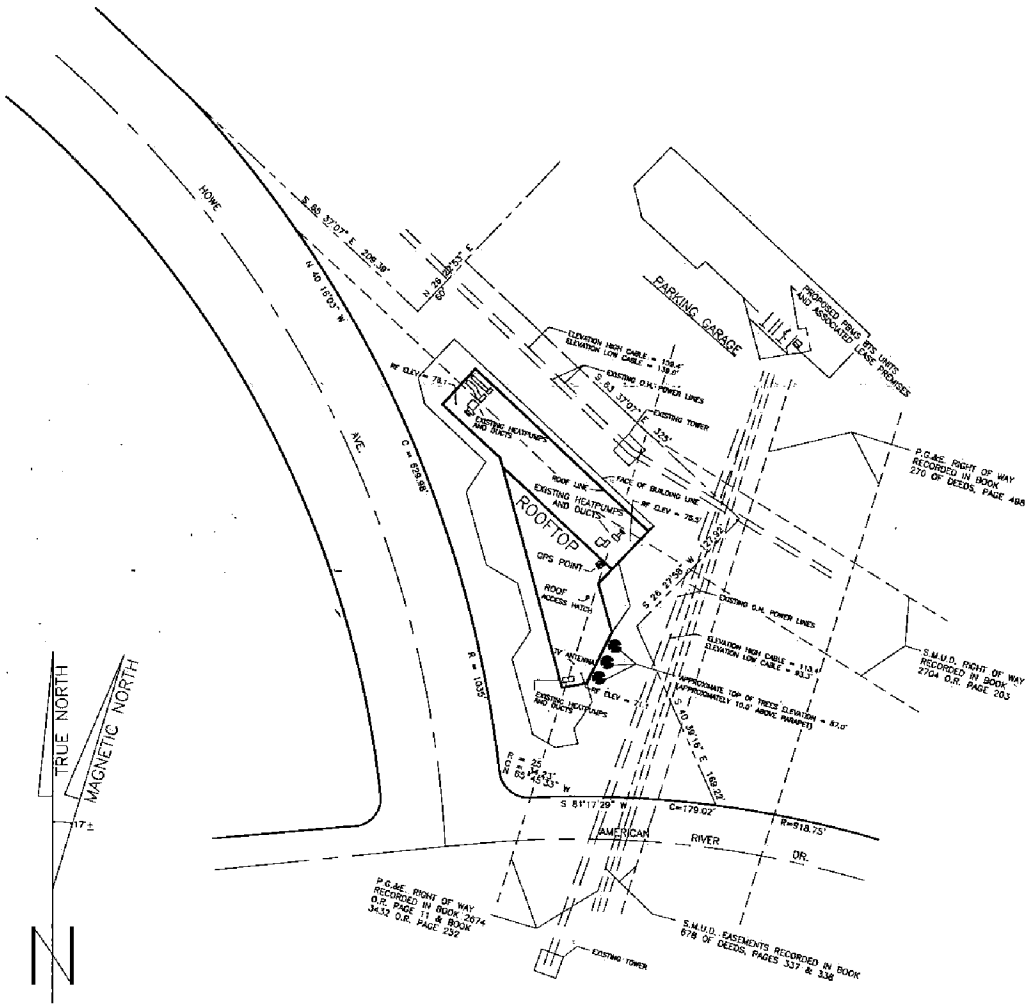
LAND USE & ZONING MAP

POR. SEC. 64, RANCHO DEL PASO



CITY OF SACRAMENT
Assessor's Map

EXHIBIT - A



SITE PLAN & PROPERTY BOUNDARY

SCALE: 1" = 50'

BENNETT

ORIN BENNETT - ENGINEERING CONSULTANTS

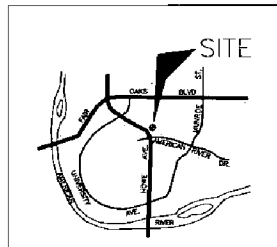
3017 DOUGLAS BLVD. SUITE 300
ROSSVILLE, CA 95661
916/774-7520
FAX 916/784-3035

DATE OF SURVEY: 12-13-95
BOUNDARY SHOWN IS BASED ON RECORD DATA AND NOT A BOUNDARY SURVEY.
EASEMENTS ARE BASED ON TITLE REPORT. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED, NOR SURVEYED, EXCEPT AS SHOWN ON THIS PLAN.

DESCRIPTION OF PARCEL: NONE PROVIDED
SITE NAME: HOWE AVENUE AND AMERICAN RIVER DRIVE
SITE ADDRESS: 2335 AMERICAN RIVER DRIVE, SACRAMENTO, CA 95825
SITE NUMBER: SA-073-04
ASSESSOR'S PARCEL NUMBER: 295-0330-005
APPLICANT: PACIFIC BELL MOBILE SERVICES
660 BERGUIT DRIVE, SUITE A
SACRAMENTO, CA 95814


BASES OF BEARINGS:
BASED ON GPS DATA ACQUISITION USING CADT CONTROL POINT NUMBER 189.
POINT DESIGNATION: "CSUS" (IN THE NORTHWEST CORNER OF THE HORNET STADIUM PARKING LOT).
APPROXIMATE LATITUDE: 38-04-00N, APPROXIMATE LONGITUDE: 121-00-00W,
APPROXIMATE ELEVATION: 50 FT. (PUBLISHED BY CALTRANS)


BASES OF ELEVATION:
BASED ON CADT CONTROL POINT NUMBER 189, APPROXIMATE ELEVATION: 50 FT (15.24M)
GEODETTIC COORDINATES OF ANTENNA SITE: LATITUDE OF 38-34-13 N AND THE LONGITUDE OF 121-24-33 W.
NAD83 COORDINATES: N1970022.977, E8730697.771, SCALE FACTOR = .999911317
FINISH FLOOR ELEVATION: 45.05'
PARAMET HEIGHT: 77.07'
ROOF ELEVATION: 74.91'
AVERAGE SITE ELEVATION: 43.1'



VICINITY MAP
NTS



		
DATE: 12-22-95		
ENGINEER: ONB		
DRAWN BY: HDD		
REVISIONS		
DATE	DESCRIPTION	INITIAL

BELL

PACIFIC
 Mobile Services
 660 BERGUIT DRIVE, SUITE A
 SACRAMENTO, CALIFORNIA 95814

BENNETT
 ENGINEERING CONSULTANTS
 ORIN BENNETT, P.E.
 SURVEYORS GROUP, INC.
 H. DEE BIERBERG, R.L.S.

HOWE & AMERICAN RIVER
 2335 AMERICAN RIVER DR
 SACRAMENTO, CA

SITE NO. SA-073-04

CIVIL SURVEY

APPROVAL SIGN OFF OF WORKING DRAWINGS			
	DATE	PRINT NAME	SIGNATURE
RF MANAGER			
SITE DEVELOPMENT MANAGER			
INDEPENDENT CONTRACTOR			

C-1

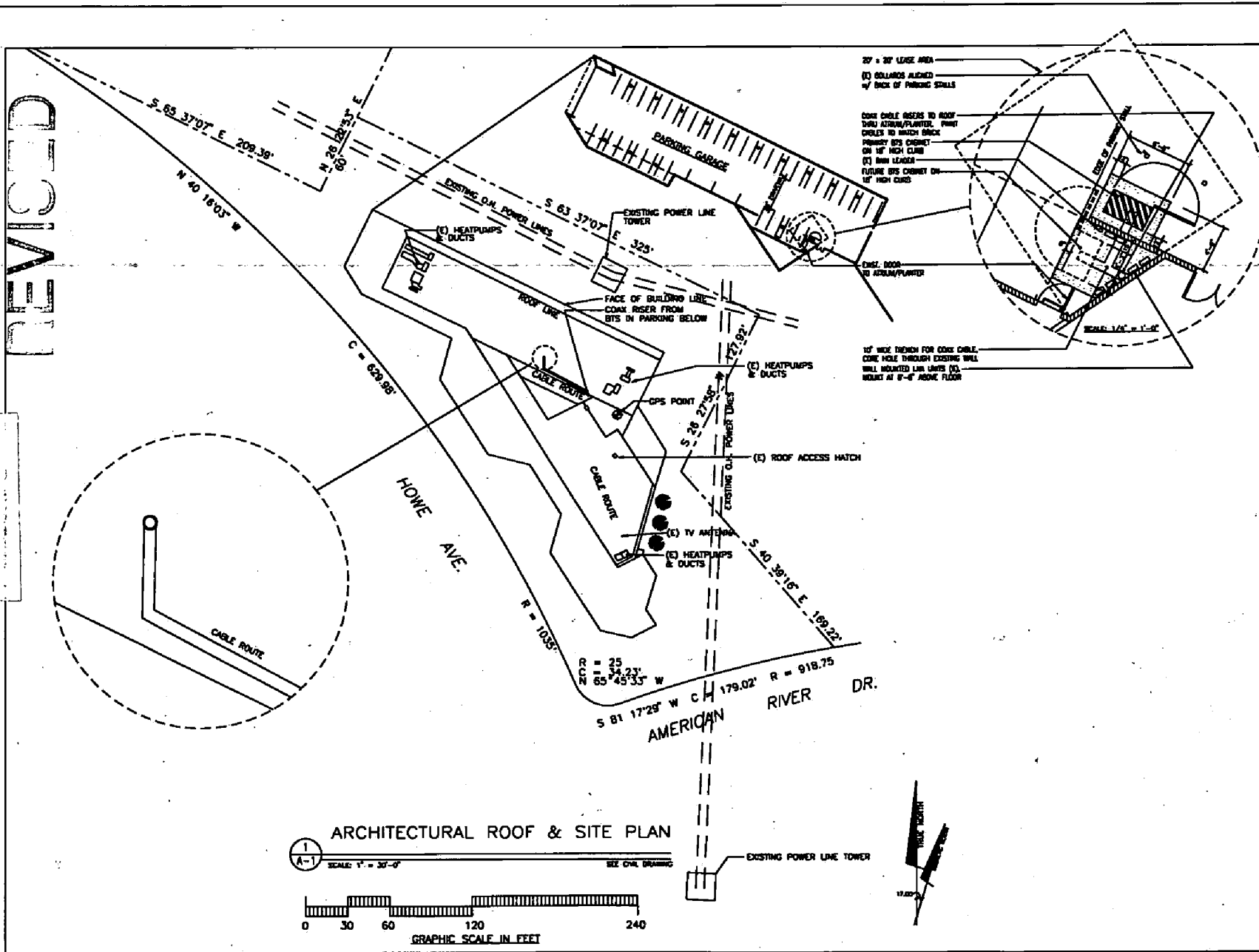
ITEM 3


JUNE 26, 1996


296-004

EXHIBIT - B

REVISED



 DATE: 06-25-96 ARCHITECT: JG DRAWN BY: MH		
REVISIONS		
DATE	DESCRIPTION	INITIAL


PACIFIC BELL®
 Mobile Services
 860 BERKELEY DRIVE, SUITE A
 SACRAMENTO, CALIFORNIA 95814



LPA
 Architecture
 Planning
 Interior Design
 Landscape Architecture
 1215 G Street
 Sacramento, Ca 95814
 916.443.0335
 FAX 916.441.2823
 FAIR OAKS AND HOWE
 2335 AMERICAN RVR. DR.
 SACRAMENTO, CA.

SITE NO. SA-073-04

SITE / ROOF PLAN

A-1

FILE: 073-04/073-SITE.DWG

ITEM 3

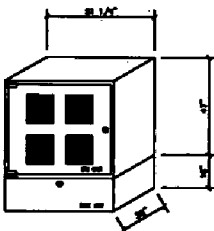
JUNE 26, 1996

296-004

ITEM 3

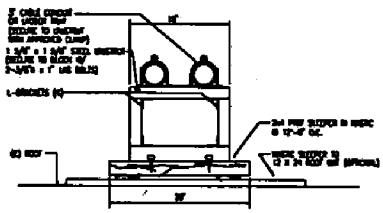
REVISED

EXHIBIT - C

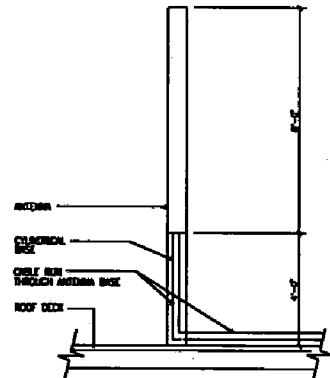


NOTES: 1. PAINT BOX UNITS TO MATCH CHIMNEY
 2. PAINT CONDUIT CABLES TO MATCH BRICK
 3. INSTALL ONE 1/2\"/>

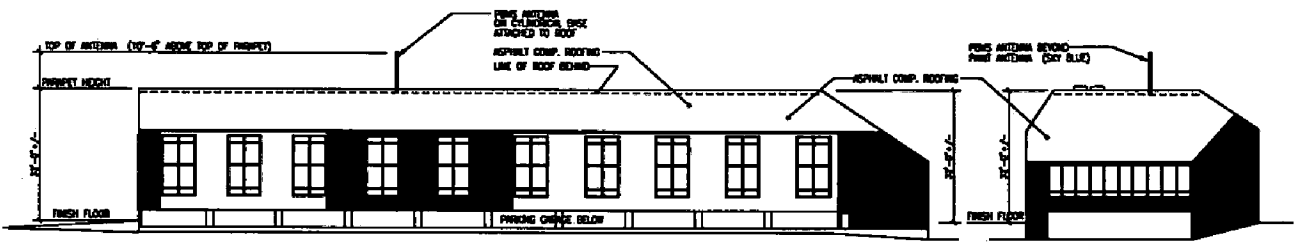
2 BTS COMMUNICATIONS BOX
 A-2 SCALE: NTS



1 CONDUIT SUPPORT AT ROOF (12'-0\"/>
 A-2 SCALE: NTS

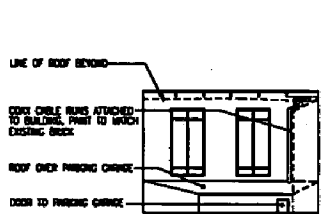


3 ANTENNA ELEVATION
 A-2 SCALE: NTS

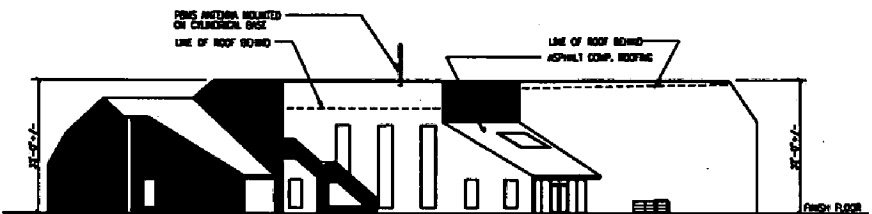


NORTH ELEVATION

WEST ELEVATION

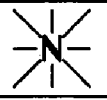
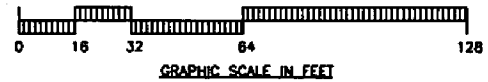


COURTYARD ELEVATION



EAST ELEVATION

4 ARCHITECTURAL ELEVATIONS
 A-2 SCALE: 1/8\"/>



DATE: 06-25-96
ARCHITECT: JG
DRAWN BY: MH
REVISIONS
DATE DESCRIPTION INITIAL

PACIFIC BELL®
 Mobile Services
 860 BERKELEY DRIVE, SUITE A
 SACRAMENTO, CALIFORNIA 95814



LPA
 Architecture
 Planning
 Interior Design
 Landscape Architecture
 1215 G Street
 Sacramento, Co 95814
 916.443.0335
 FAX: 916.441.2833

FAIR OAKS AND HOWE
 2335 AMERICAN RVR. DR.
 SACRAMENTO, CA

SITE NO. SA-073-04

ELEVATIONS
 EQUIPMENT DETAILS

A-2

JUNE 26, 1996

296-004

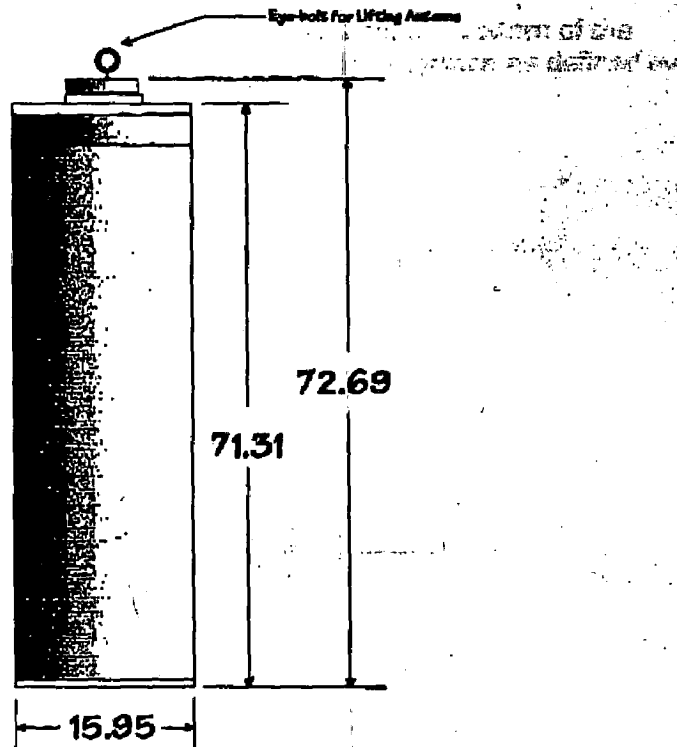


- **Never stand on or use the antenna to support one's self during installation.**
The antenna is not designed to support additional external weight. Doing so could result in bodily injury or damage to the antenna.
- This antenna should only be installed by professional personnel trained in antenna/tower installation.

Mechanical Specifications and Configuration

External Dimensions and Weight:

Figure 2 below gives the external dimensions of the antenna. All dimensions are in inches. Weight of the antenna excluding packaging is approximately 150 lbs.



Antenna Dimensions

Figure 2 - Antenna External Dimensions