

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, November 13, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add wireless antennas to an existing water tower for the project known as Z96-105. 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 nine wireless communications antenna panels mounted on the catwalk of an existing water tower located on 2.19± developed acres in the Light Industrial (M-1) zone.

Location:     3301 C Street (D3, Area 1)

Assessor's Parcel Number:     004-0010-001

Applicant:     Sprint Spectrum L.P. c/o Gearon & Co. (Cheryl Pence)  
                  3065 Gold Camp Drive  
                  Rancho Cordova, CA 95670

Property Owner:     Harry T. Holgerson, Jr. & Mary Holgerson Living Trust  
                          72 98th Avenue  
                          Oakland, CA 94607

General Plan Designation:     Heavy Commercial or Warehouse  
Existing Land Use of Site:     Industrial and Office complex  
Existing Zoning of Site:     Light Industrial (M-1)

**Surrounding Land Use and Zoning:**

North: M-2; Vacant  
South: R-1; Residential  
East: M-1; Industrial  
West: R-1; Residential

Property Dimensions:     Irregular  
Property Area:     2.19± acres

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: P88-065, P92-093, P93-177 (All special permits for office)

Background Information: Sprint Spectrum, the applicant, has applied for the appropriate entitlements to install a new cellular system throughout the City and County. The City of Sacramento anticipates approximately 24 applications for various sites throughout the City and the applicant has filed 22 applications 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 nine antenna panels to the sides of the catwalk of an existing 110 foot high water tower. The catwalk is at a height of 96 feet. There will also be five equipment cabinets located on the ground adjacent to the water tower and enclosed with a six foot fence. Each antenna panel is six feet long and nine inches wide. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). 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 East Sacramento Improvement Association Neighborhood Association (ESIA) area. The project plans have been sent to the association and staff received a call and a letter from the association. They had no problems with the proposed project; however, they had design concerns such as the type of fencing used and would the equipment and panels be painted. 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. 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 water tower at the point of attachment.
2. Any additional antennas shall require a modification of the Special Permit. {Nine 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. No fencing shall be used and no crushed rock shall be used. The applicant shall delete the fencing and crushed rock from the plans submitted to the Building Division. The equipment cabinets shall also be painted tan or white.
6. Should the applicant every discontinue using the antenna panels for wireless services then the applicant shall remove the panels within six months of termination.

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 added inconspicuously on an existing water 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 wireless equipment cabinets will be located on the catwalk of an existing water tower; and
  - b. the design and location of the antennas will not significantly impact the surrounding industrial area.
3. The project is consistent with the General Plan which designates the subject site as Heavy Commercial or Warehouse.



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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.

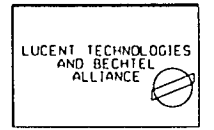
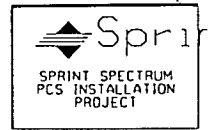
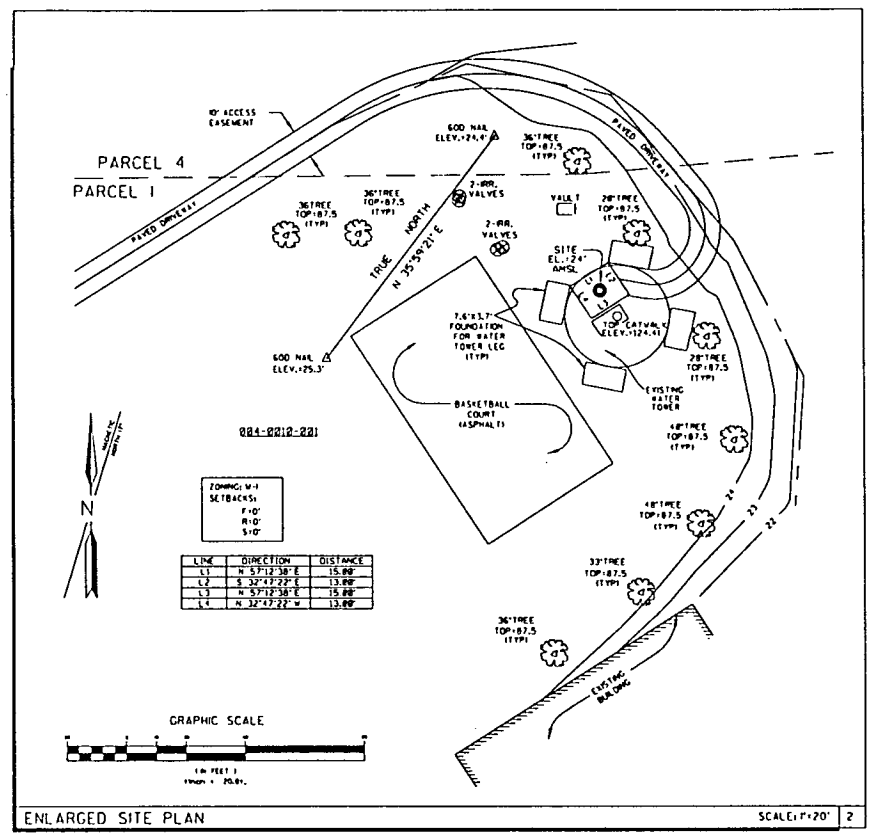
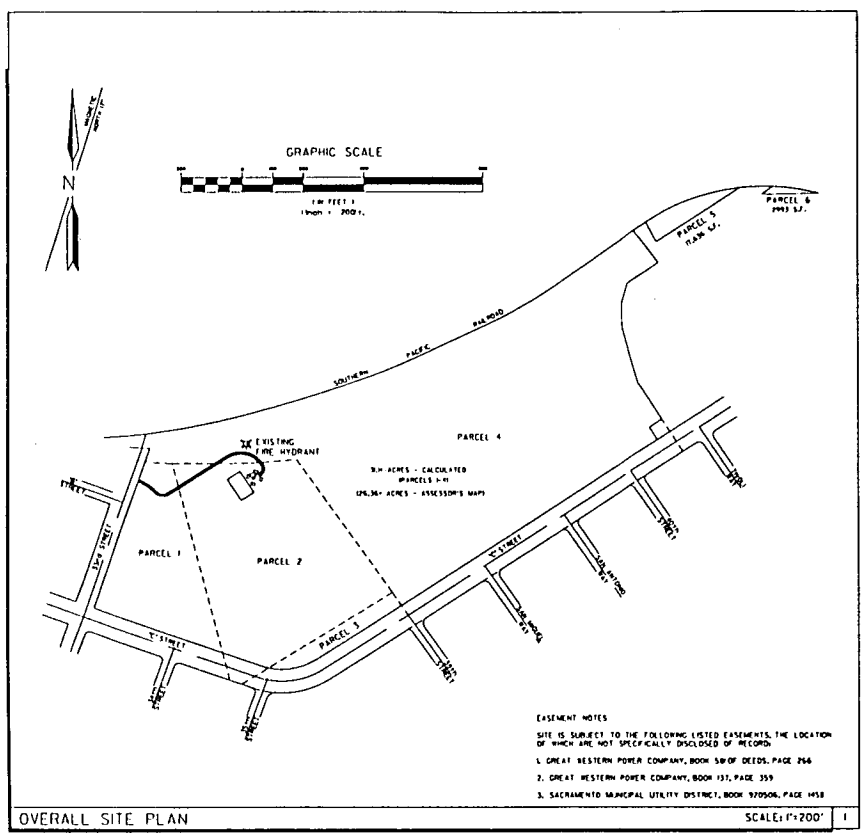
cc: File   
Applicant 

ZA Log Book 

296-105

NOVEMBER 13, 1996

ITEM 3



**GEARON & COMPANY INC.**  
 Wireless Network Development  
 1160 The Exchange, N.E.  
 Suite 200  
 Atlanta, Georgia 30339

**CBA**  
 CELLA BARR ASSOCI/  
 777 CAMPUS COMMONS RD.  
 SACRAMENTO, CALIFORNIA 95  
 (916) 645-3137  
 FAX (916) 645-8797

NO.	DATE	ISSUE
1		DESCRIPTION
2		
3		
4		
5		

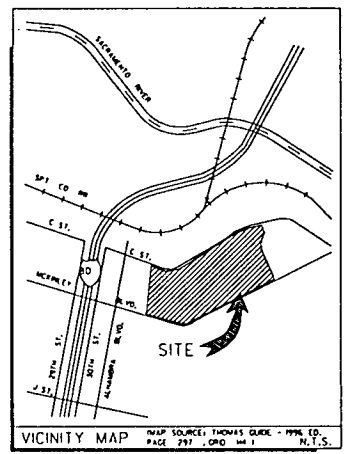
**EXHIBIT A**

SELLER/INITIAL

PROJECT AREA LEGAL DESCRIPTION

PROJECT EASEMENT(S) LEGAL DESCRIPTION

UNDERLYING PROPERTY LEGAL DESCRIPTION



**SITE NAME:** 3301 C STREET

**SITE NUMBER:** FN-07-44

**SITE ADDRESS:** 3301 C STREET SACRAMENTO, CA 9586

**OWNERS NAME:** HARRY S. MARY HOLGEMAN

**OWNERS ADDRESS:** 3301 C STREET SACRAMENTO, CA 9586

**ASSESSORS PARCEL NUMBER(S):** 004-000-00, 004-000-025

**NET AREA OF UNDERLYING PARCEL(S):** 0.27 AC.

**NET AREA OF PROJECT AREA:** 0.27 AC.

**COORDINATES:** LATITUDE: 38°12'56.1" N, LONGITUDE: 121°27'13.1" W

**GROUND ELEVATION:** 21' AMSL

**BASES OF ELEVATIONS:** SACRAMENTO COUNTY DATUM (NGVD29)

**BASES OF BEARINGS:** N 7°28'30.4" ON 33-0 STREET R/W AS PER DEED DESCRIPTIONS

**NOTES:** 1. LATITUDE, LONGITUDE, AND GROUND ELEVATION TAKEN AT CENTER OF SITE.  
 2. CONTOURS ARE AT ONE (1) FOOT INTERVALS.  
 3. PROPERTY DATA TAKEN FROM INFORMATION IN TITLE RECORD BY G.R. MEMPHIS TITLE COMPANY, NO. 7-355207-10

**SITE DATA**

- LEGEND**
- TREE, AS NOTED
  - ANSL ELEV.
  - MANHOLE
  - ⊕ FIRE HYDRANT
  - UTILITY POLE
  - CHIMNEY - OVERHEAD POWER AND TELEPHONE
  - ⊗ IRRIGATION VALVE
  - ELEC. BOX
  - FENCE
  - STREET LIGHT
- LEGEND**

**DOCUMENT REVIEW**

OWNER \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

OPERATIONS \_\_\_\_\_

REAL ESTATE \_\_\_\_\_

MP ENGINEER \_\_\_\_\_

ZONING \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_

**APPROVALS**

**SITE NAME:** 3301 C STREET

**SITE NUMBER:** FN-07-44

**SITE ADDRESS:** 3301 C STREET SACRAMENTO, CA 9586 U.S.A.

**SHEET TITLE:** SITE SURVEY GENERAL INFORMATION

**SHEET NUMBER:** C-1

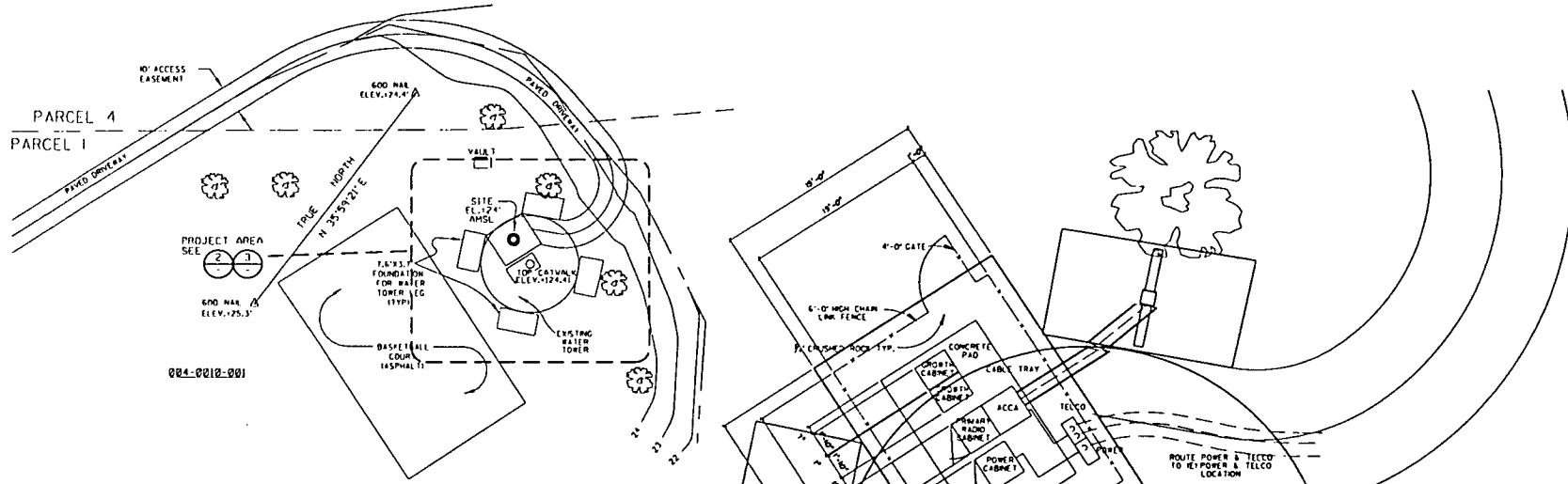
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 CBA FILE NO. 530039-04

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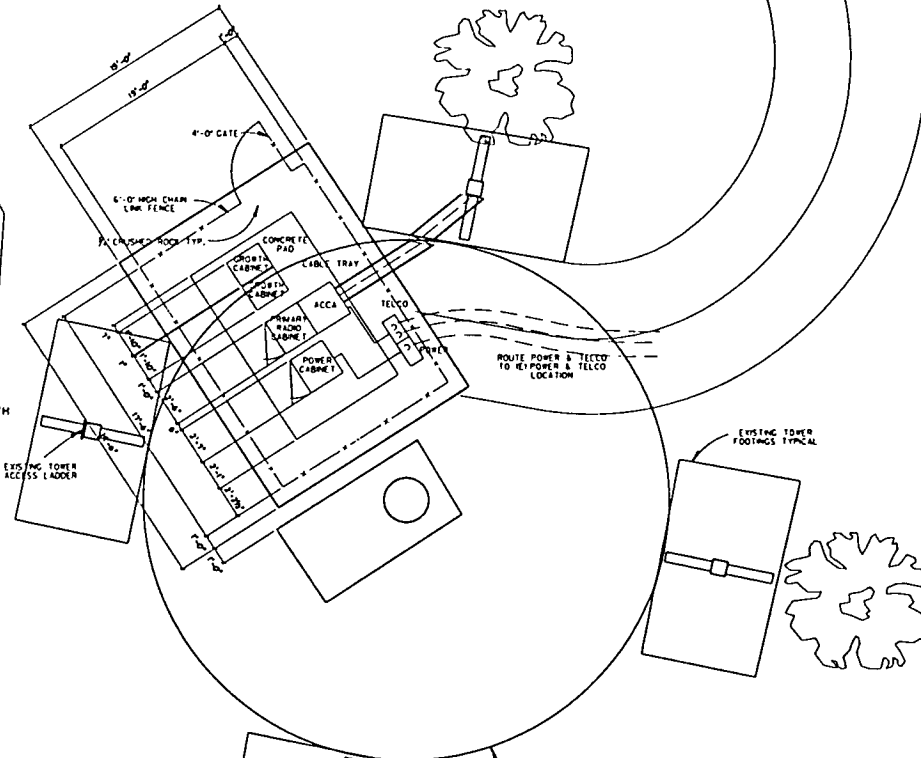
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NOVEMBER 13, 1996

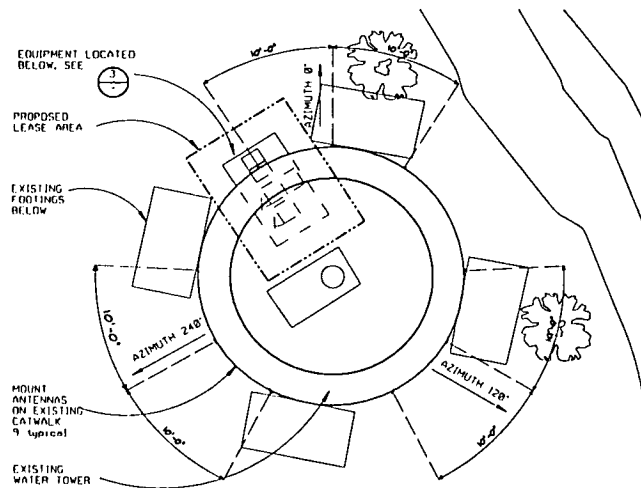
ITEMS



**1 ENLARGED SITE PLAN** SEE SHEET C1 FOR OVERALL SITE PLAN  
1" = 28'-0"



**3 ENLARGED EQUIPMENT PLAN**  
1/4" = 1'-0"



**2 ENLARGED ANTENNA PLAN**  
1/8" = 1'-0"


**LIONAKIS-BEAUMONT DESIGN GROUP**  
100 10TH STREET - SACRAMENTO, CA 95811  
916 556 5600 FAX 916 556 5601  
ARCHITECTURE ENGINEERING PLANNING INTERIOR

**GEARON & COMPANY** **EXHIBIT B**  
GEARON & COMPANY, INC.  
1005 GOLD CAMP DRIVE  
RANCHO CORDOVA, CA 95670

LUCENT TECHNICAL AND BECHT ALLIANCE  
SPRINT SPECTRUM  
PCS INSTALLATION PROJECT

**SITE INFORMATION**  
**ELVAS TOWER**  
3301 C STREET  
SACRAMENTO, CA 95816  
**FN-07-44**

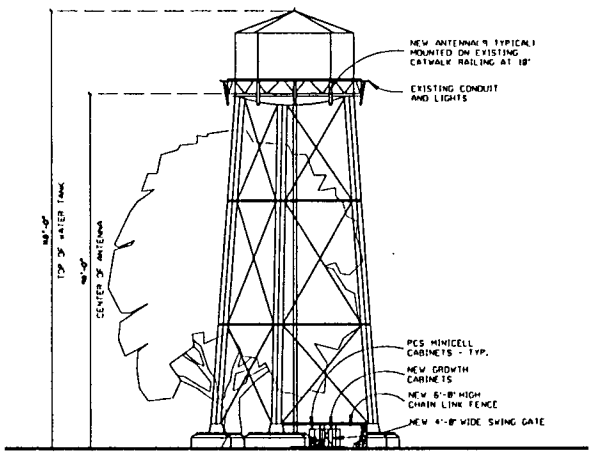
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SITE PLAN/ENLARGE EQUIPMENT PLAN  
**SHEET NUMBER**  
**A1**

296 105

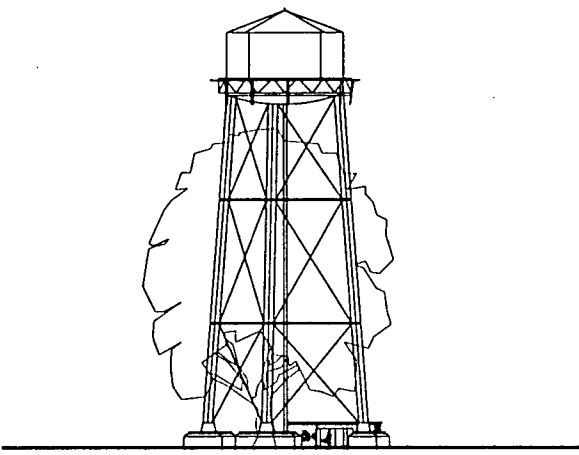
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NOVEMBER 15, 1996

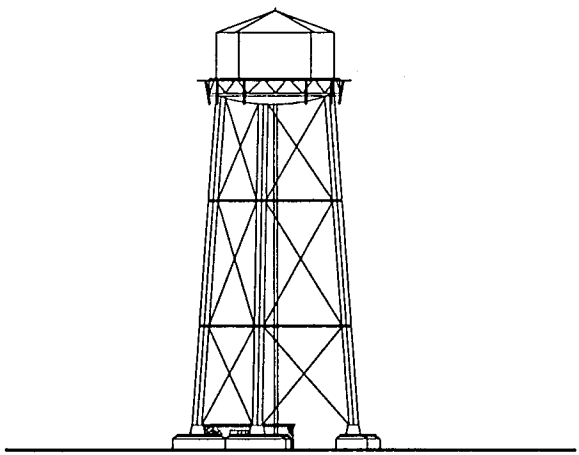
ITEM 3



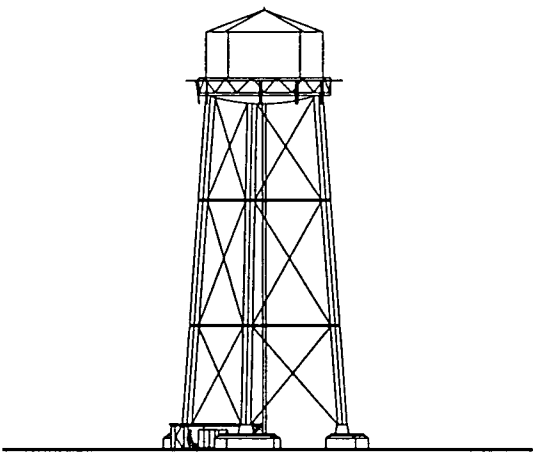
**EAST**



**NORTH**



**WEST**



**SOUTH**

**EXTERIOR ELEVATIONS**

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


**LIONAKIS-BEAUMONT DESIGN GROUP**
  
 100 30th STREET - SACRAMENTO, CA 95818

**GEARON & COMPANY, INC.**
  
 3095 GOLD CAMP DRIVE

**LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE**
  
  
 SPRINT SPECTRUM

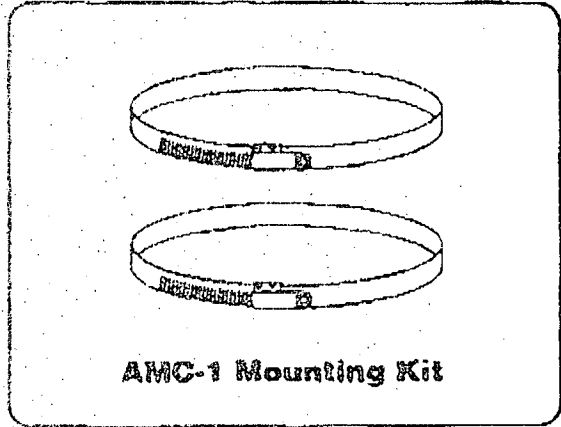
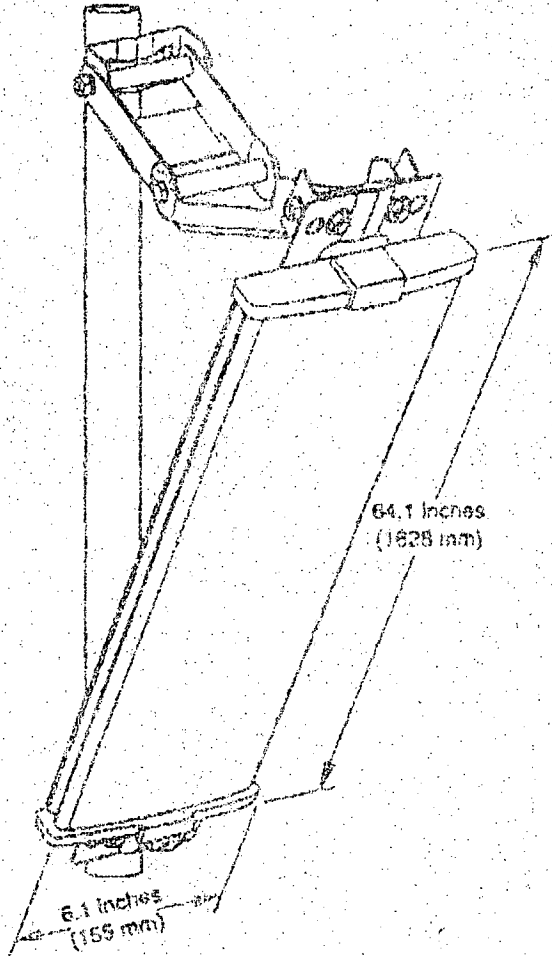
**BITE INFORMATION**
  
**ELVAB TOWER**
  
 3301 C STREET SACRAMENTO, CA 95818

**SHEET TITLE**
  
**ELEVATIONS**
  
**SHEET NUMBER**
  
**A2**

296 105

**SCALA**

**AP17-1900/090D**  
**AP17-1900/090D/DT2**  
**AP17-1900/090DU/DT2**  
**90° PANEL ANTENNA**  
 17.5 dBi gain  
 1850-1990 MHz (broadband)



AP17-1900/090D shown installed with AMC-1 Mounting Kit and TG-14 Tilt Kit.

**Mounting Options:**

Model	Description	Stock Code
AMC-1 (shown)	Mounting Kit for 1.2 to 2.125 inch (30 to 55 mm) OD mast.	67600-000
AMC-2	Mounting Kit for 2.125 to 3 inch (55 to 75 mm) OD mast.	67800-001
AMC-3	Mounting Kit for 3 to 3.75 inch (75 to 95 mm) OD mast.	67600-002
AMC-4	Mounting Kit for 3.75 to 4.5 inch (95 to 115 mm) OD mast.	67600-003
AMC-5	Mounting Kit for 4.5 to 5.3 inch (115 to 135 mm) OD mast.	67800-004
TG-14	Tilt Kit for use with the above mounting kits. 0-8.5 degrees downtilt angle.	01730-007

296-105

All specifications subject to change without notice. NOVEMBER 13, 1996

ITEM 3

**EXHIBIT - E****EAST SACRAMENTO IMPROVEMENT ASSOCIATION**

*Neighbors helping neighbors since 1958*

October 24, 1996

Sandra Yope  
City of Sacramento  
Department of Planning & Development  
1231 I Street Suite 200  
Sacramento, California 95814

Re: Project Number: Z96-105

Dear Sandra,

Thank you for the information on the project proposed on the water tower located at 3301 C Street. I will be attending the planning department's hearing on November 13, 1996 at 1:00 p.m. . This project notification has come between our ESIA board meeting times, but I will be getting feedback from the neighbors and from several of the board members prior to the 13th. Initially, there are a few concerns that I know are going to be issues with all parties:

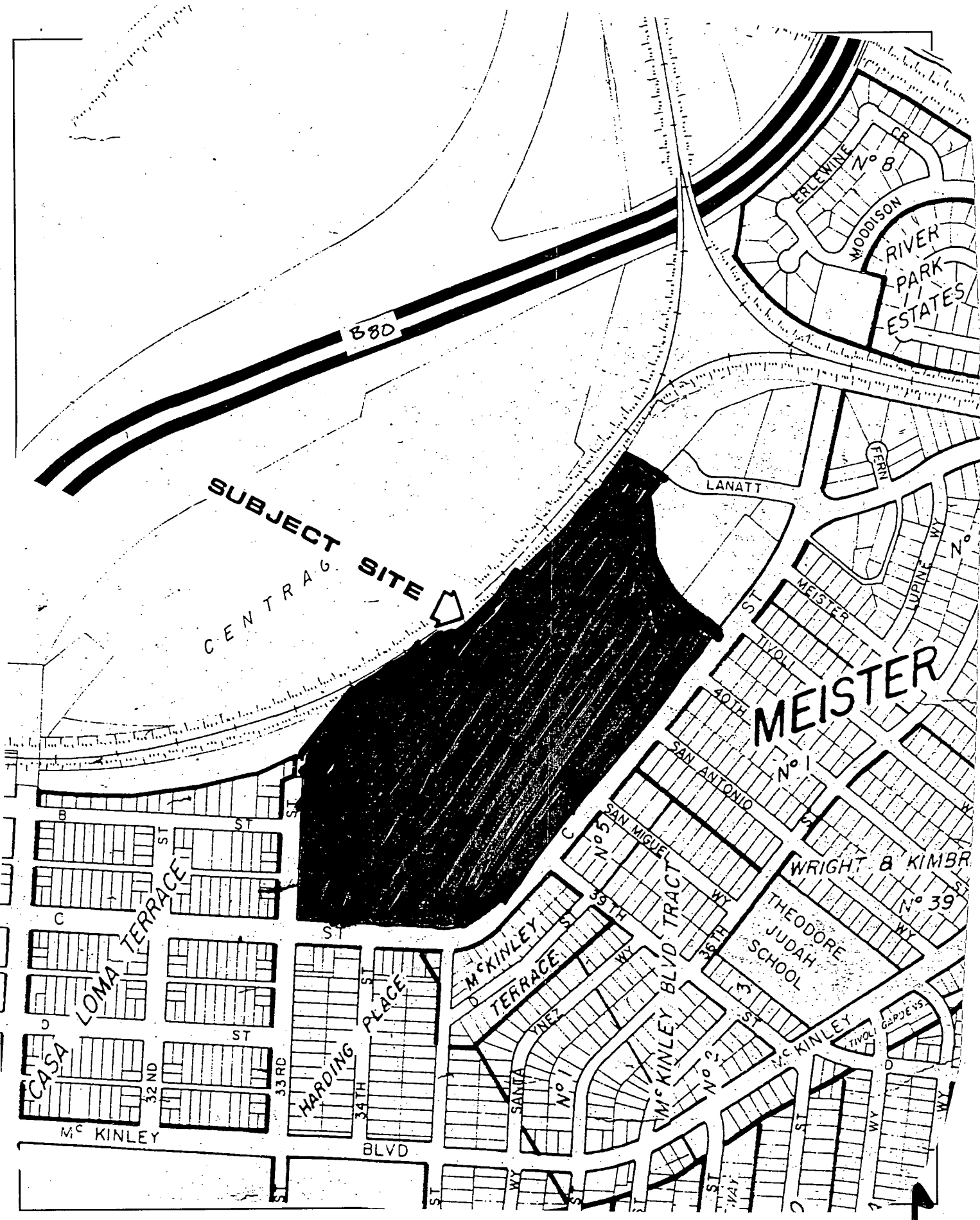
1. That all equipment and materials are color matched with the water tower.
2. That care is taken in the layout of the antennas to insure equal placement.
3. Will the chain link have any fabric or wood slats to conceal the equipment (This is not a request just an inquiry)
4. The chainlink will need to be color coordinated as well.
5. Will there be nine antennas installed at once ? There is text that refers to (9) total and other text refers to up to (9). Concern is that once this is approved will it be too easy to just continue installing equipment.
6. The text referring to removal of all equipment within 6 months after non use is greatly appreciated.

After my discussions with the board and the neighbors, I may have additional questions and concerns for the hearing. If you have any questions please contact me at my office 916 442 0450. I will be on vacation between October 28, 1996 to November 5, 1996. Please leave a message on my recorder if you need to discuss anything prior to the hearing.

Thank You,

  
Jeanine Fuller  
East Sacramento Improvement Association  
Area 1 Board Member

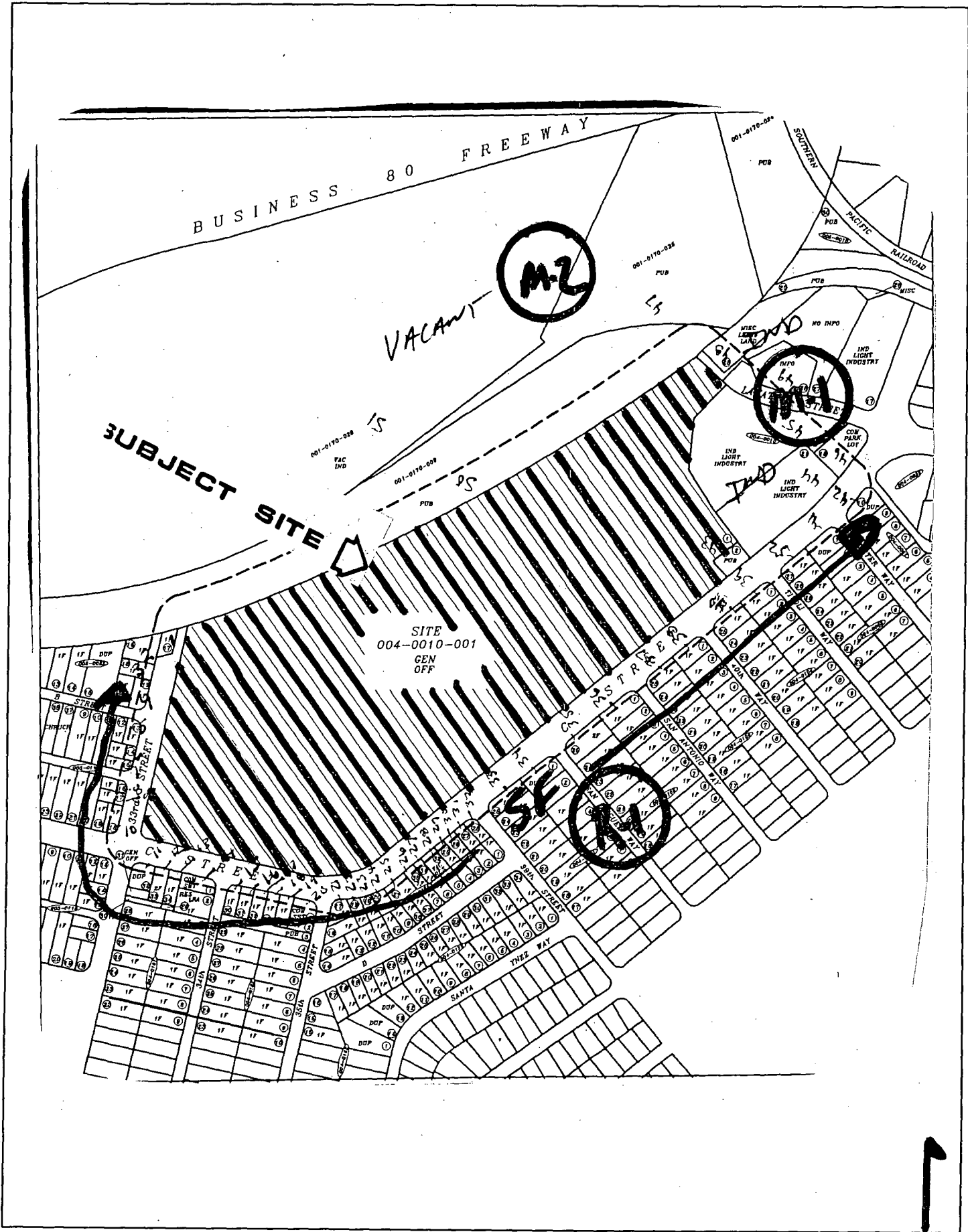




SUBJECT SITE

MEISTER

VICINITY MAP



**LAND USE & ZONING MAP**