

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, January 23, 1996, the Zoning Administrator approved with conditions a special permit to erect a monopole for cellular antenna panels for the project known as Z95-105. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

**Project Information**

- Request:      1.      Negative Declaration
2.      Zoning Administrator Special Permit for a cellular communications 63 foot high monopole for six antenna panels and two 22 square foot equipment cabinets on 2.39± developed acres in the Heavy Industrial, Special Planning District (M-2) (SPD) zone.

Location:      325 North 5th Street

Assessor's Parcel Number:      001-0210-009

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

Property Owner:              William Applegate  
                                 PO Box 2728  
                                 Sacramento, CA 95812-2728

General Plan Designation:              Special Planning District  
Central City  
Community Plan Designation:      Office  
Existing Land Use of Site:              Trucking Terminal  
Existing Zoning of Site:              Heavy Industrial, Special Planning District (M-2) (SPD)

Surrounding Land Use and Zoning:  
North: M-2 (SPD); Warehouse  
South: M-2 (SPD); Vacant  
East: M-2 (SPD); Elvas Overpass, Railroad Tracks

West: M-2 (SPD); Commercial

Property Dimensions:	Irregular
Property Area:	2.39± acres
Square Footage of Building:	(2) 22 square feet
Height of Monopole:	63 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-D

Previous Files: None

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 anticipates approximately 18 new applications for various sites throughout the City (a total of 13 of the 18 applications have been filed 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 locate a 63 foot metal monopole with cellular antenna panels and a 22 square foot equipment shelter to house cellular equipment at the northeast corner of the industrial site. The site has a trucking terminal operation. The monopole will have six panels at the top. Each panel is 4.5 feet tall by nine inches wide by three inches deep. 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 Richards Boulevard Design Review area. The applicant has filed an application with the Design Review staff (DR 95-251). 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 is within the Richards Boulevard PAC and the Richards Boulevard Business Association areas. The proposed plans have been submitted to the neighborhood association. The Richards Boulevard PAC has reviewed the project at their Board meeting and recommended approval. No comments have been received from the Richards Boulevard Business Association.

The project has been noticed and staff has received one call from the adjacent property

owner to the north who is opposed to the monopole. The property owner sent a letter stating his objections relating to aesthetics and health concerns (see Exhibit E).

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 monopole/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. The applicant shall use non-reflective paint on the antenna dishes to prevent glare.
2. Size and location of the equipment cabinets and monopole shall conform to the plans submitted.
3. Any additional panels shall require a modification of the Special Permit. {Six panels are approved}
4. The applicant shall obtain all necessary building permits prior to commencing construction.
5. The Special Permit for the cellular monopole shall have a term limit of twenty years to expire on January 23, 2016. At that time the applicant shall reapply for the continued use of the site for cellular operations.
6. Any parking spaces eliminated by the location of the monopole and equipment shelter will be relocated and striped (meeting paving and stall size requirements) somewhere else on the site.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the monopole with antenna panels will be located on a portion of a heavy industrial site adjacent to railroad right-of-way.
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 and monopole will be located in a corner of a

landlocked industrial site adjacent to an railroad right-of-way; and

- b. the design and location of the monopole with antenna panels will not significantly impact the surrounding industrial 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 Special Planning District and Office respectively.



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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 ←

295-105

JANUARY 23, 1996

ITEM 2

GENERAL NOTES

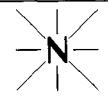
- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR INFORMATION PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFORM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/ CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/ FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHAL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-ABC, WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EXISTENTS, PAVING, CURBS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ADJACENT TO THE PROPERTY.
- CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBER AND REMOVED EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SAUAGES OF ANY NATURE.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS OR OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

# PACIFIC BELL



## Mobile Services

### BERCUT DRIVE TITLE SHEET SITE NO. SA-006-02



DATE: 08-26-95

ENGINEER: MEF

DRAWN BY: EEI

REVISIONS

DATE	DESCRIPTION	INITIAL

**PACIFIC BELL**  
Mobile Services  
4420 ROSEWOOD DR. BLDG. 2, 4TH FLOOR  
PLEASANTON, CALIFORNIA 94588

**EXHIBIT - A**

LEGEND

- \_\_\_\_\_ A \_\_\_\_\_ ANTENNA CABLE (ABOVE GROUND)
- \_\_\_\_\_ T \_\_\_\_\_ TELEPHONE SERVICE (ABOVE GROUND)
- \_\_\_\_\_ E \_\_\_\_\_ POWER SERVICE (ABOVE GROUND)
- \_\_\_\_\_ G \_\_\_\_\_ GROUND RING (ABOVE GROUND)
- A ----- ANTENNA CABLE (BURIED)
- T ----- TELEPHONE SERVICE (BURIED)
- E ----- POWER SERVICE (BURIED)
- G ----- GROUND RING (BURIED)

PROJECT SUMMARY

APPLICANT / LESSEE:  
PACIFIC BELL MOBILE SERVICES  
4420 ROSEWOOD DRIVE, BLDG. 2, 4TH FLOOR  
PLEASANTON, CALIFORNIA 94588

PROPERTY OWNER:  
WILLIAM W. APPLIGATE  
SITE ADDRESS:  
325 N. 5th ST.  
SACRAMENTO, CALIFORNIA 95814  
PHONE: (916) 443-4600

MAILING ADDRESS:  
PO BOX 2728  
SACRAMENTO, CALIFORNIA 95812  
PHONE: (916) 443-4600

PROJECT DESCRIPTION:  
60' MONOPOLE WITH ANTENNAS AND BITS AT GROUND LEVEL

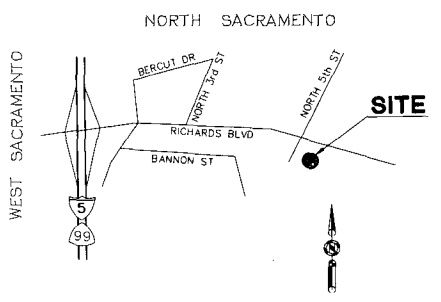
EXISTING PROPERTY INFORMATION:  
ASSESSOR'S PARCEL NO.: 001-0210-009  
LEGAL DESCRIPTION: POR 103.799 AC PARCEL GRANTED TO S.P.CO.

SHEET INDEX

- T TITLE SHEET
- C-1 CIVIL PLAN SURVEY
- A-1 SITE PLAN, ROOF PLAN, DETAILS
- A-2 ARCHITECTURAL DETAILS AND NOTES
- E-1 ELECTRICAL PLAN, SCHEDULES, ONE-LINE DIAGRAM
- E-2 GROUNDING PLAN, ALARM SCHEMATICS, DETAILS, NOTES

**WESTERN PLANNING & ENGINEERING**  
11860 KEMPER ROAD, #3  
AUBURN, CA 95603  
(916) 823-5977 FAX (916) 823-5518

VICINITY MAP



GENERAL LOCATION MAP

CONTACTS

PACIFIC BELL MOBILE SERVICES:  
4420 ROSEWOOD DR. BLDG. 2, 4TH FLOOR  
PLEASANTON, CALIFORNIA, 94588

R.F. ENGINEERING:

INDEPENDENT CONTRACTOR:  
COMASTE DEVELOPMENT CORPORATION  
860 BERCUT DRIVE, SUITE A  
SACRAMENTO, CALIFORNIA 95814

ARCHITECT:  
WESTERN PLANNING & ENGINEERING  
11860 KEMPER ROAD, SUITE 3  
AUBURN, CALIFORNIA 95603

ELECTRICAL ENGINEER:

CIVIL ENGINEER:  
WESTERN PLANNING & ENGINEERING  
11860 KEMPER ROAD, SUITE 3  
AUBURN, CALIFORNIA 95603

STRUCTURAL ENGINEER:

CONSTRUCTION CONTRACTOR:

APPROVAL SIGN OFF OF WORKING DRAWINGS

	DATE	PRINT NAME	SIGNATURE
RF MANAGER			
SITE DEVELOPMENT MANAGER			
INDEPENDENT CONTRACTOR			

SITE NO. SA-006-02

BERCUT DRIVE  
325 N. 5th ST.  
SACRAMENTO, CA  
95814

JOB# 270B

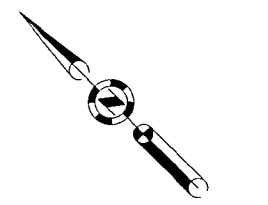
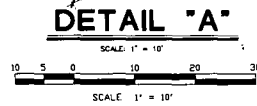
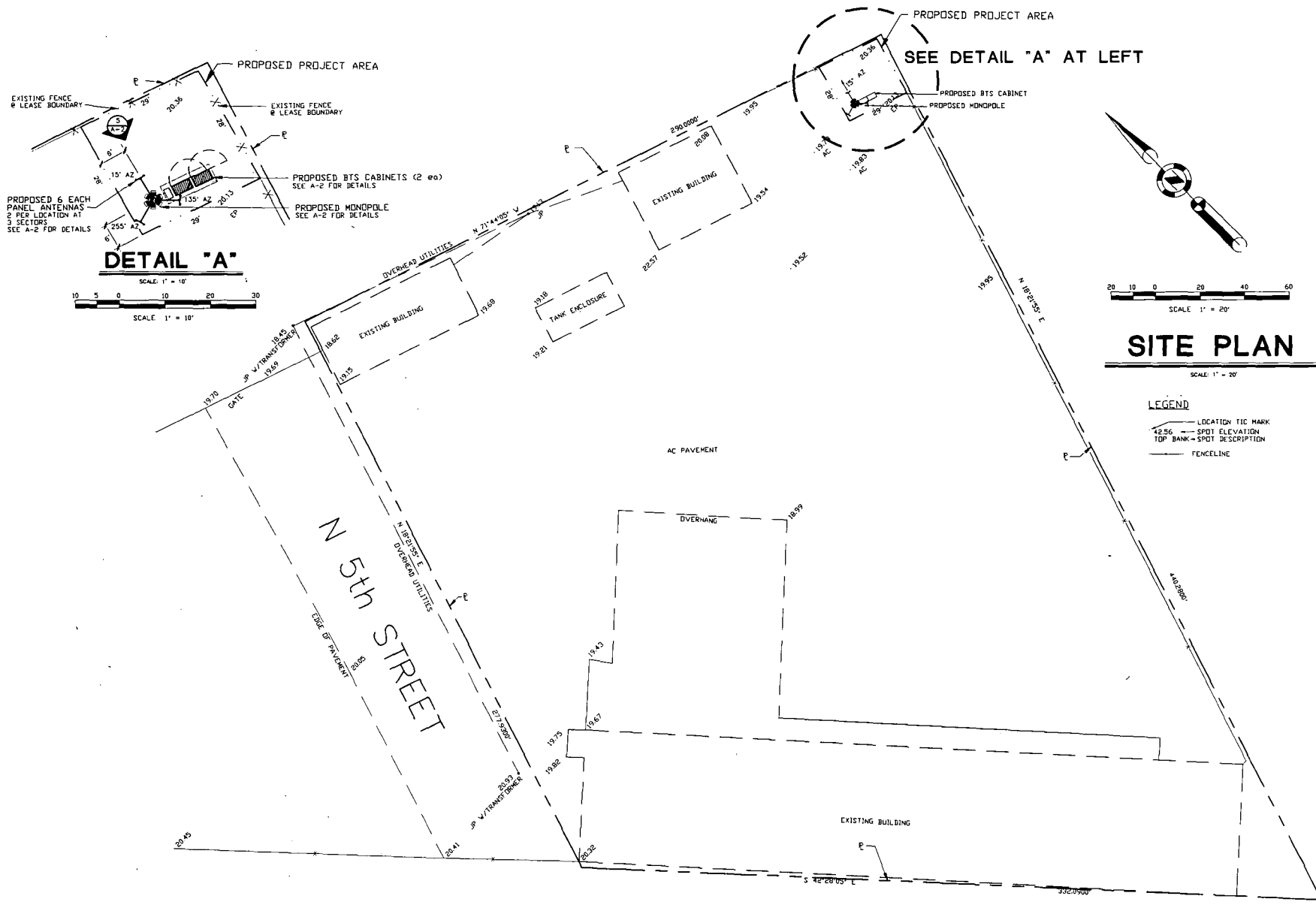
TITLE SHEET

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
JANUARY 23, 1996

ITEM 2



### SITE PLAN

- LEGEND**
- LOCATION TIC MARK
  - 42.56 — SPOT ELEVATION
  - TOP BANK — SPOT DESCRIPTION
  - FENCELINE

		
DATE: 08-31-95		
ENGINEER: MEF		
DRAWN BY: EEI		
REVISIONS		
DATE	DESCRIPTION	INITIAL

**PACIFIC BELL®**  
**Mobile Services**  
 4420 ROSEWOOD DR. BLDG. 2, 4TH FLOOR  
 PLEASANTON, CALIFORNIA 94588

**WESTERN PLANNING & ENGINEERING**  
 1160 KEMPER ROAD, #3  
 AUBURN, CA 95603  
 (916) 823-8917 FAX: (916) 823-5518

SITE NO. SA-006-02

BERCUT DRIVE  
 325 N. 5th ST.  
 SACRAMENTO, CA  
 95814

JOB# 270B

SITE PLAN, DETAILS

A-1

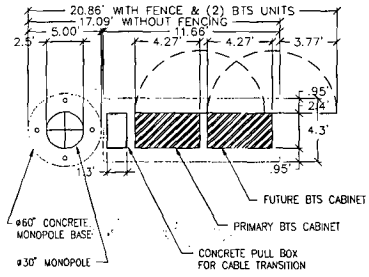
**EXHIBIT B**



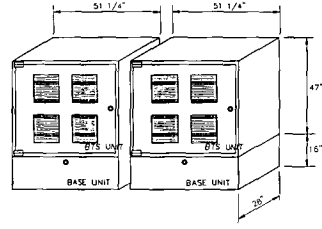
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JANUARY 23, 1996

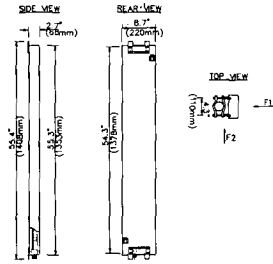
ITEM 2



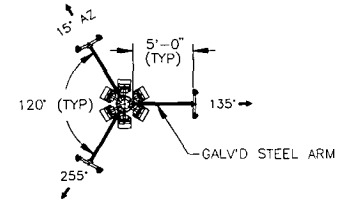
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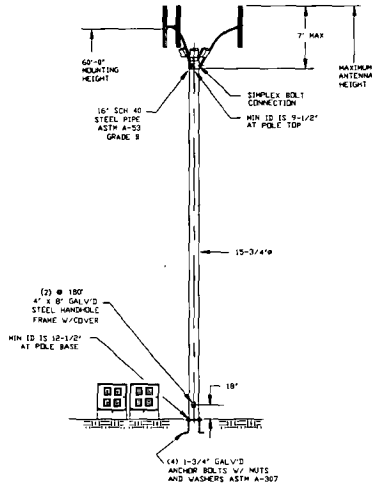
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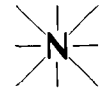
3 PANEL ANTENNA DETAILS  
A2



4 ANTENNA PLAN VIEW  
A2



5 NORTH ELEVATION  
A2



DATE: 08-31-95  
ENGINEER: MEF  
DRAWN BY: EEI

REVISIONS		
DATE	DESCRIPTION	INITIAL

**PACIFIC BELL**  
**Mobile Services**  
 4420 ROSEWOOD DR. BLDG. 2, 4TH FLOOR  
 PLEASANTON, CALIFORNIA 94588

**WESTERN PLANNING & ENGINEERING**  
 11860 KEMPER ROAD, #3  
 AUBURN, CA 95603  
 (916) 823-6917 FAX: (916) 823-5518

SITE NO. SA-006-02

BERCUT DRIVE  
325 N. 5th ST.  
SACRAMENTO, CA  
95814

JOB# 270B

ARCHITECTURAL  
DETAILS & NOTES

A-2

EXHIBIT D



**EXHIBIT E**

Fred R. Ewald  
1761 Port Manleigh Circle  
Newport Beach, CA 92660  
(714) 644-1451

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

JAN 18 1996

**RECEIVED**

January 15, 1996

Ms. Sandra Yope  
City of Sacramento  
Department of Planning & Development  
1231 "I" Street, Room 200  
Sacramento, CA 95814-2998

Re: Proposed Project AZ95-105, 325 North 5th Street  
63 Foot High Monopole for Wireless Telecommunication

Dear Ms. Yope:

My wife and I are the owners of a property at 500 Richards Boulevard, directly adjacent to the subject property where the cellular transmission pole is proposed. In fact, it appears to us that the proposed monopole will be located only ten feet from our property line.

We were first notified of this proposal in mid-November, 1995. The "Mail Notification Form" was dated 9/13/95, but it had not been postmarked until 11/15/95. Our office manager, Holly Jaffe, called and expressed our concern about the project to Mr. Randy Lum of your department. He assured us that the project had already been denied by the Zoning Administration, and that the permit for use had been denied.

Unfortunately, it appears that Mr. Lum was in error and had confused this site with another. We received the Notice of Public Hearing on January 2, 1996. Our office manager talked to you on January 4, and you suggested to her that we write a letter expressing our concerns, as we will probably not be able to come up to Sacramento for the hearing.

WE ARE OPPOSED TO THE PROPOSED PROJECT. WE FEEL IT WILL NOT BENEFIT US IN ANY WAY, AND WILL BE DETRIMENTAL TO OUR BEING ABLE TO LEASE OUR PROPERTY. ASIDE FROM BEING A TOWERING EYESORE JUST OVER THE PROPERTY LINE, MANY PEOPLE HAVE CONCERNS ABOUT CELL SITE EMISSIONS. THEIR POSSIBLE NEGATIVE EFFECTS FOR PEOPLE WHO LIVE AND WORK IN CLOSE PROXIMITY HAVE NOT BEEN ADEQUATELY STUDIED ENOUGH TO BE COMPLETELY DISMISSED.

295-105

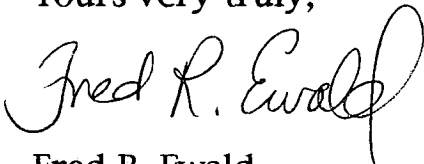
JANUARY 23, 1996

ITEM 2

Ms. Sandra Yope  
January 15, 1996  
Page Two

WE UNDERSTAND THAT YOU CONSIDER THIS A GOOD LOCATION, TUCKED BACK FROM THE STREET, ETC. WE WOULD LIKE THIS PROPOSAL TO BE DENIED. IF THE ZONING ADMINISTRATOR DOES NOT DENY THIS PROPOSAL, PERHAPS THE LOCATION COULD BE ADJUSTED SO THAT IT WAS FURTHER FROM OUR PROPERTY LINE. WE WOULD APPRECIATE YOUR CONSIDERATION OF OUR REQUEST.

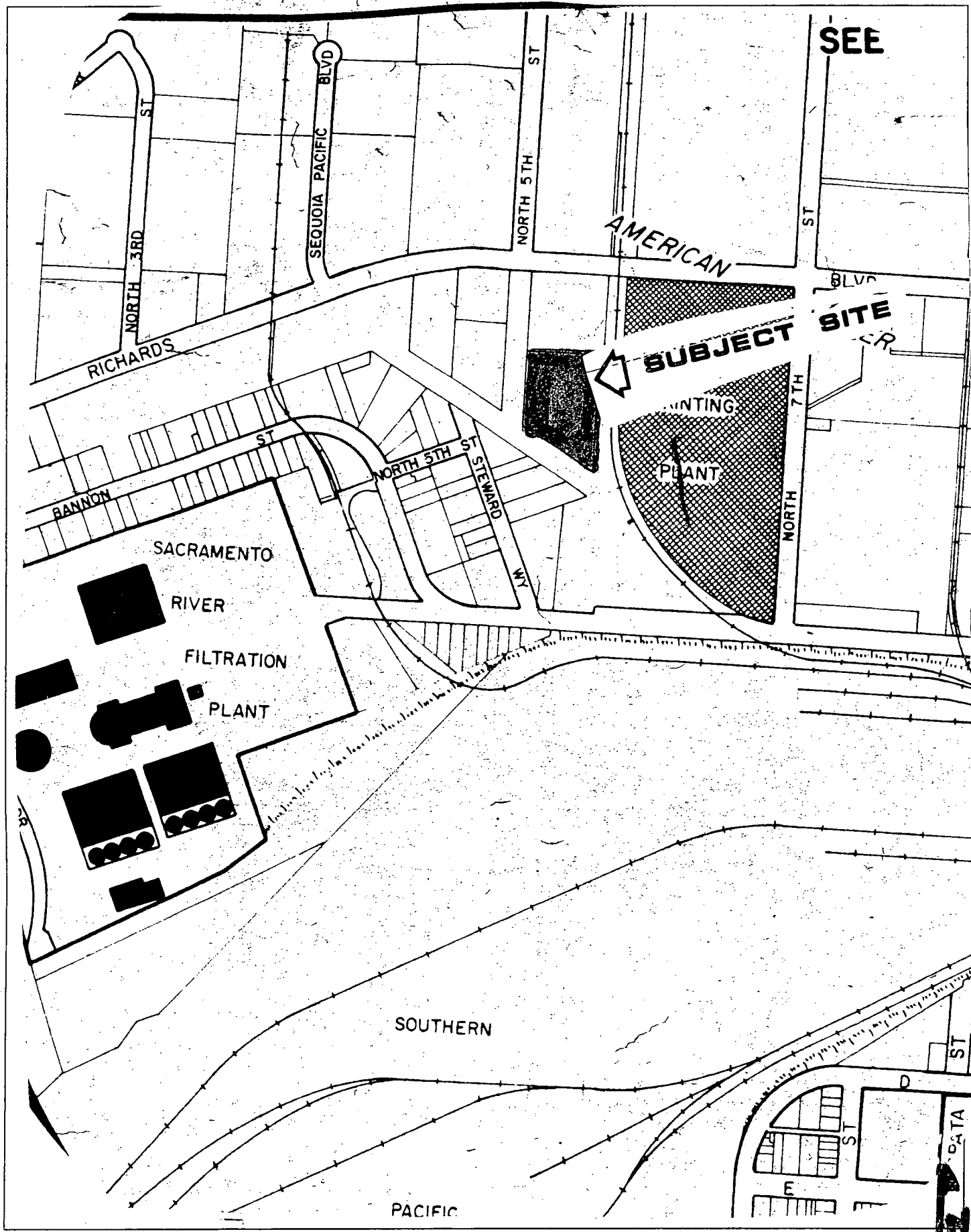
Yours very truly,

A handwritten signature in cursive script that reads "Fred R. Ewald". The signature is written in dark ink and is positioned above the printed name.

Fred R. Ewald

:hjj

Enclosure



**VICINITY MAP**

