

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday February 8, 1994, the Zoning Administrator (approved, approved with conditions, denied) a Zoning Administrator's Special Permit to allow a 72 foot retractable antenna tower for an amateur radio station operator for the project known as Z93-112. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit to allow a 72 foot retractable antenna tower for an amateur radio station operator on 0.28+ developed acres in the Standard Single Family (R-1) zone.

Location: 4600 Valley Hi Drive

Assessor's Parcel Number: 119-0328-004

Applicant:	George Steinert 4600 Valley Hi Drive Sacramento, CA 95823A	Property Owner:	Same as Applicant
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General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Land Use of Site:	Single Family Residence
Existing Zoning of Site:	Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: R-1; Single Family Residence	Front:	25'	25.5'
South: R-1; Single Family Residence	Side(North)	5'	3'(existing)
East: R-1; Single Family Residence	Side(South):	5'	5'
West: R-1; Single Family Residence	Rear:	15'	76'

Property Dimensions:	40 feet x 150 feet	
Property Area:	0.14+ acres	
Square Footage of Building:	Existing house-	742 square feet
	Addition-	319 square feet
	Existing garage-	800 square feet
	Total-	1,861 square feet
Height of Building:	Single Story, 16 feet	

Z93-112

FEBRUARY 8, 1994

ITEM

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday February 8, 1994, the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit to allow a 72 foot retractable antenna tower for an amateur radio station operator for the project known as Z93-112. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

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Location: 4600 Valley Hi Drive

Assessor's Parcel Number: 119-0328-004

Applicant:	George Steinert 4600 Valley Hi Drive Sacramento, CA 958234	Property Owner:	Same as Applicant
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General Plan Designation:	Low Density Residential (4-15 du/na)
North Sacramento	
Community Plan Designation:	Residential (4-8 du/ac)
Existing Land Use of Site:	Single Family Residence
Existing Zoning of Site:	Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North:	R-1; Single Family Residence
South:	R-1; Single Family Residence
East:	R-1; Single Family Residence
West:	R-1; Single Family Residence

Property Dimensions:	Irregular
Property Area:	0.28± acres
Square Footage of Tower Base:	12.5 square feet
Height of Tower:	72 feet-extended; 25 feet-retracted
Building Materials:	Concrete

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-E

Additional Information:

The applicant proposes to construct a retractable antenna tower in the back yard of a single family residence in order to operate an Amateur Radio station. The tower has a telescoping design, referred to as a "crank-up", that is remotely operated by a motor. The tower will extend to a maximum height of 72 feet during operation and retract to a 25 foot height when not in service. An antenna for amateur radio operations is permitted in the (R-1) zone. If the height of the antenna exceeds 35 feet, then a Zoning Administrator Special Permit is required.

The tower will be located in the center of the back yard. The tower will be 35.5 feet from the house at the closest point and 37.5 feet to the nearest property line. The existing house is two stories (23 feet) in height. There is a thick row of trees that are approximately 50 feet tall along the south property line. There are additional trees along the east property line that range in height from 30 to 40 feet. Along the west property line is a row of trees that range 25-25 feet high. All the trees effectively screen the tower in the retracted position from all directions. The tower will only be visible during its operation at the extended height. The applicant has an existing ten foot permanent antenna located on the roof that will be removed.

The site is located within the Mesa Grande Neighborhood Association area. The proposed plans have been submitted to the neighborhood association and they support the project. The applicant has also obtained letters of support from all but one adjacent property owners (see Exhibit F).

Agency Comments

The proposed project has been reviewed by the City Communications Division, Building Division, and the Fire Department. The comments received have been included as conditions of approval.

Environmental Determination:

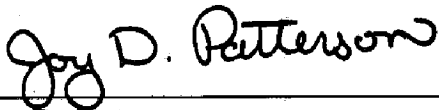
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15303(e) and 15305.

Conditions of Approval

1. Size and location of the addition shall conform to the plans submitted.
2. The antenna shall meet the FAA rules for lighting to warn low flying aircraft.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The existing radio antenna shall be removed (antenna is attached to patio).

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that radio tower is an accessory structure that is permitted in the (R-1) zone and the project will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the existing single family residence is approximately the same height as the tower in the retracted position;
 - b. there are existing tall trees along all sides of the back yard that exceed the height of the tower in the retracted position that will provide adequate visual screening;
 - c. the tower is only at the maximum height during its operation; and
 - d. there are other permanent antennas in the surrounding area that exceed the proposed antenna's retracted height.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and (4-8 du/na) respectively.

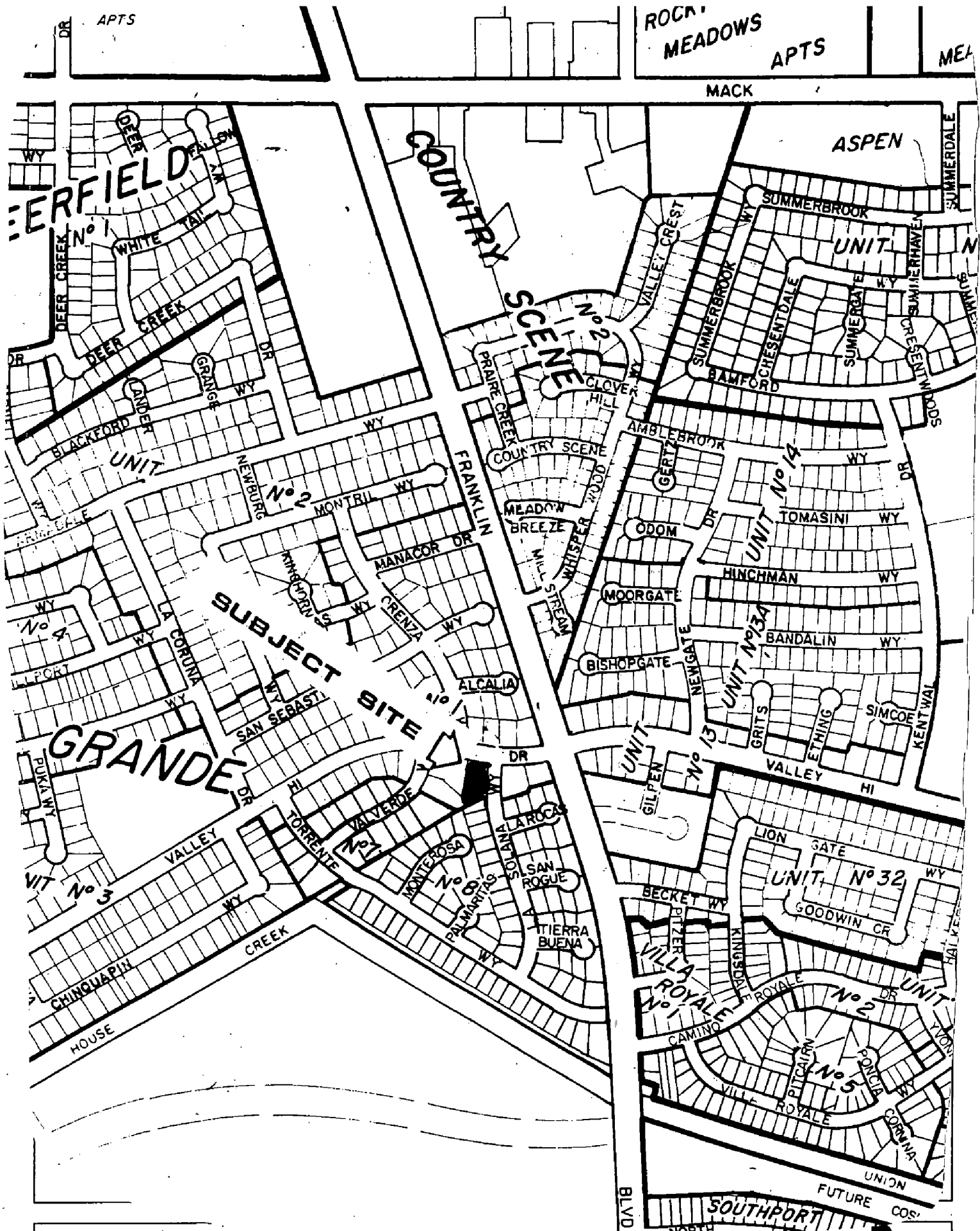


Joy D. Patterson
Zoning Administrator

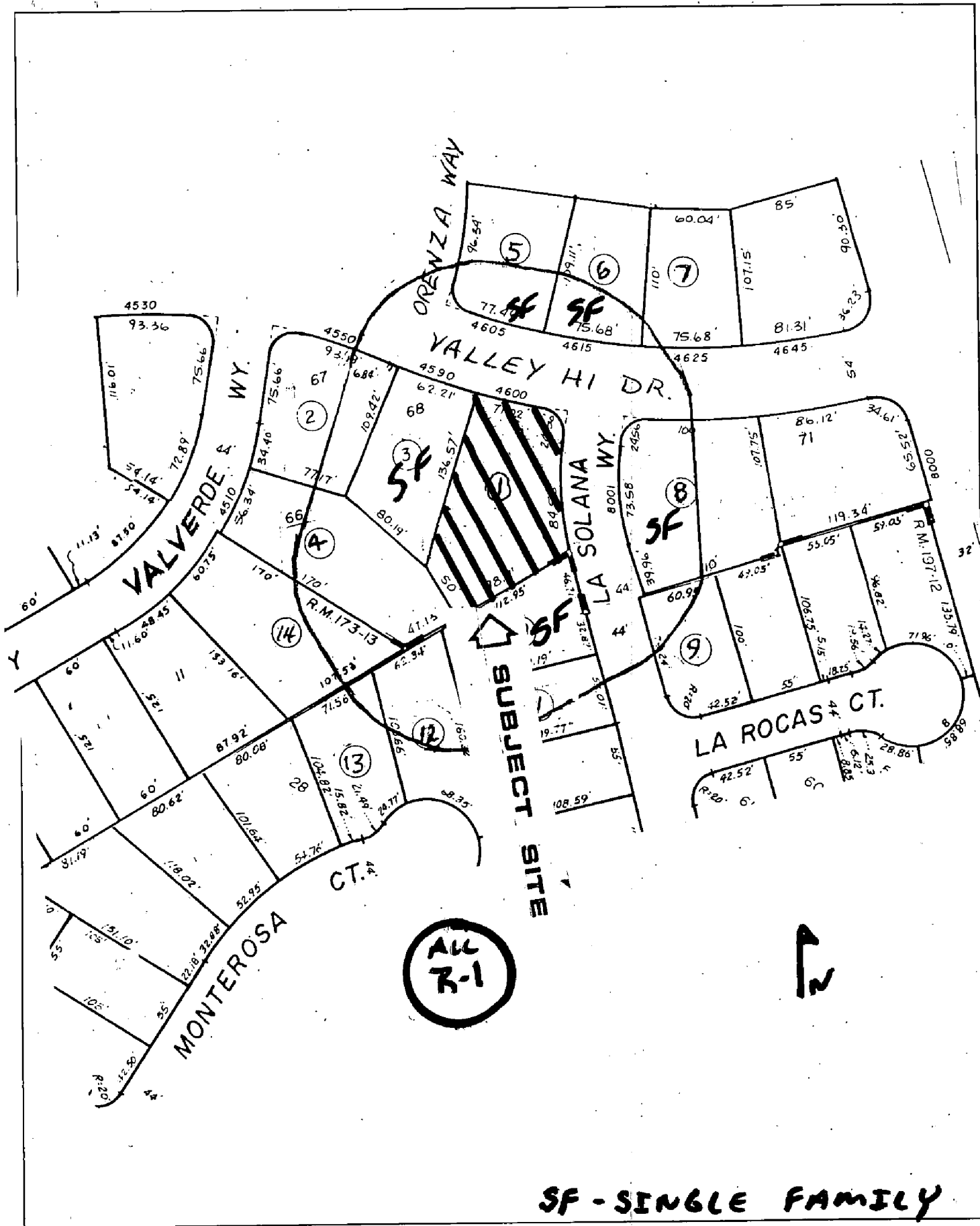
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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



VICINITY MAP



SF - SINGLE FAMILY

LAND USE & ZONING MAP

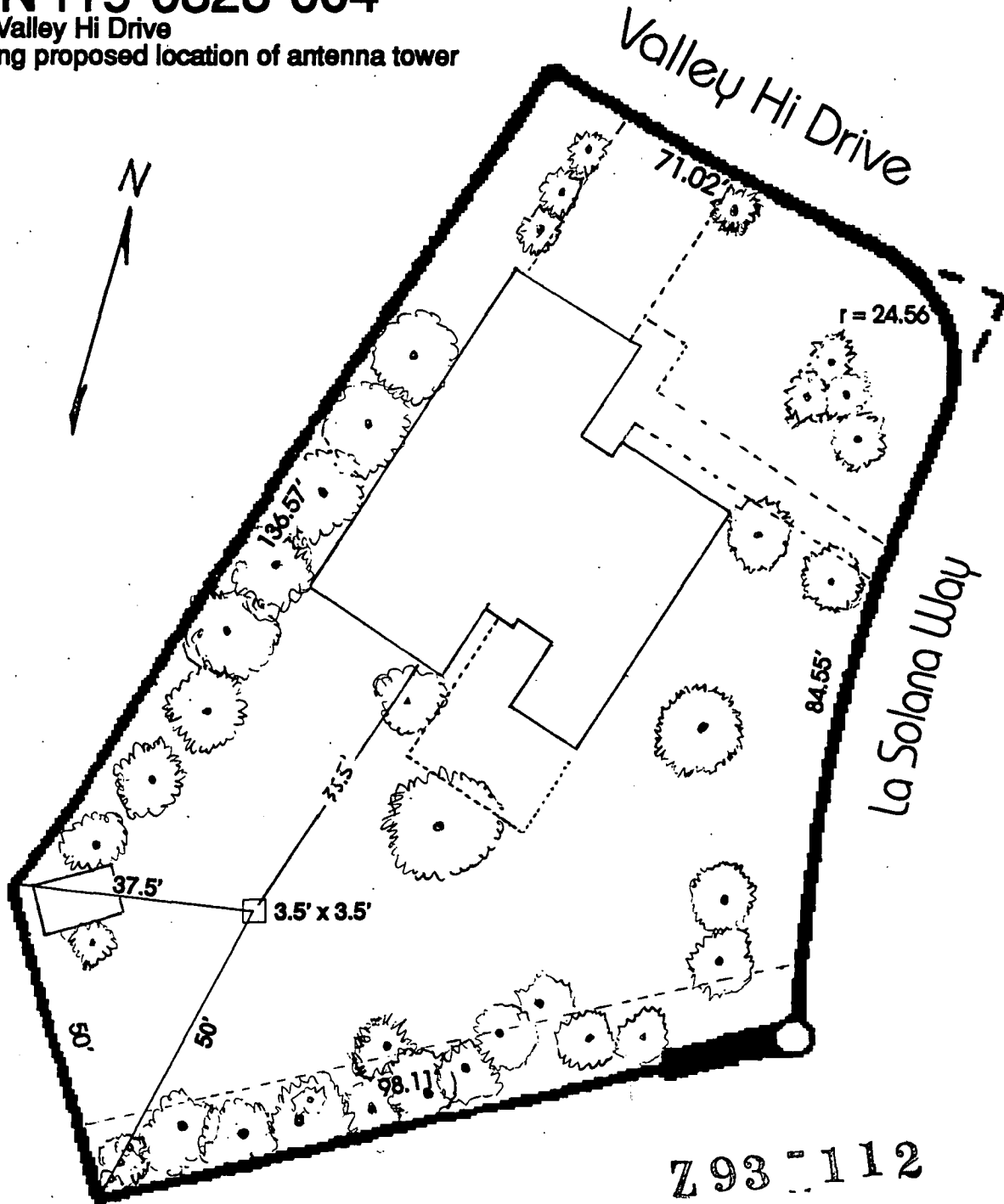
Site Plan

APN 119-0328-004

4600 Valley Hi Drive

showing proposed location of antenna tower

EX. A



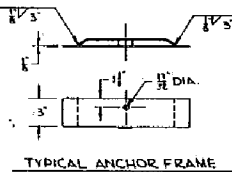
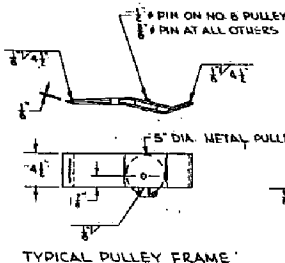
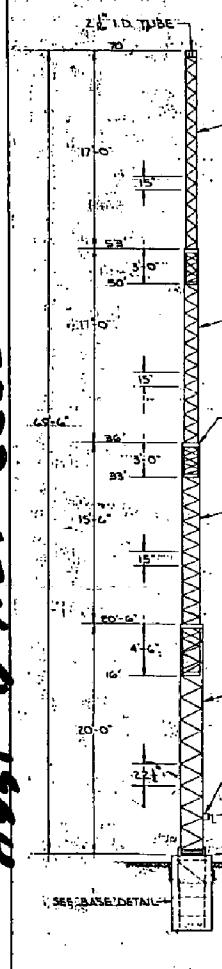
The perimeter of the above drawing has been electronically enlarged from a digital scan of the Assessor's Map, Bk. 119, Pg. 32. The scale is approximately 1"=25 ft. The locations of structures and trees have been added with pen and ink. There is a 15 ft. sewer easement along the rear edge of the property (map of Mesa Grande Unit No. 1 is attached to copy 1 of this application). *Note that when the proposed tower is at its nested height of 25 ft., it will be effectively screened by the surrounding trees which range from 30-45 ft. in height (see attached photographs).* The tower will not normally be raised for operation during business hours.

TOWER SPECIFICATIONS

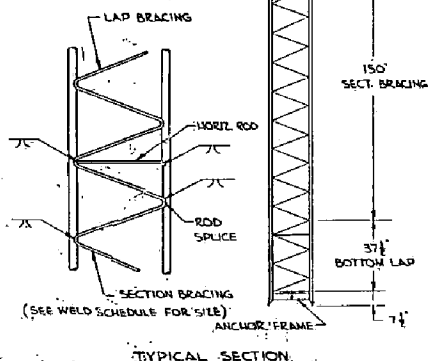
TOWER SECTION	SECTION LEG.	SECT. BRACING	LAP BRACING				WELD SCHEDULE			
			TOP	TOP HORIZ.	BOTTOM	BOT. HORIZ.	ROD	SIZE	LENGTH	TYPE
(1)	1	1/2" # ROD	1/2" # ROD	1/2" # ROD	1/2" # ROD	1/2"	1/2"	.64	FLARE-V	
(2)	2	1/2" # ROD	1/2" # ROD	1/2" # ROD	1/2" # ROD	1/2"	1/2"	.91	FLARE-V	
(3)	3	1/2" # ROD	1/2" # ROD	1/2" # ROD	1/2" # ROD	1/2"	1/2"	1.24	FLARE-V	
(4)	4	1/2" # ROD	1/2" # ROD	1/2" # ROD	1/2" # ROD	1/2"	1/2"	1.29	FLARE-V	
(5)	5	1/2" # ROD	1/2" # ROD	1/2" # ROD	1/2" # ROD	1/2"	1/2"	1.69	FLARE-V	

WELD SCHEDULE			
ROD	SIZE	LENGTH	TYPE
1/2"	1/2"	.64	FLARE-V
1/2"	1/2"	.91	FLARE-V
1/2"	1/2"	1.24	FLARE-V
1/2"	1/2"	1.29	FLARE-V
1/2"	1/2"	1.69	FLARE-V

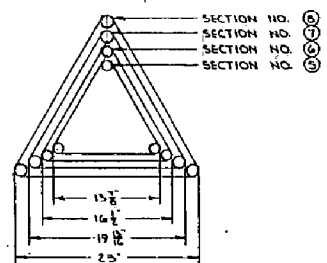
ST. MAX. ANTENNA WIND AREA AT 72' ELEVATION



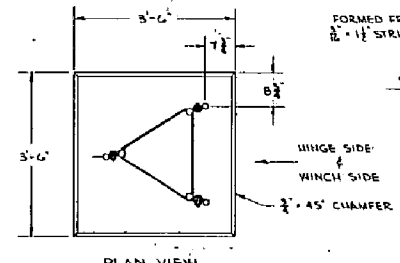
TOWER ELEVATION



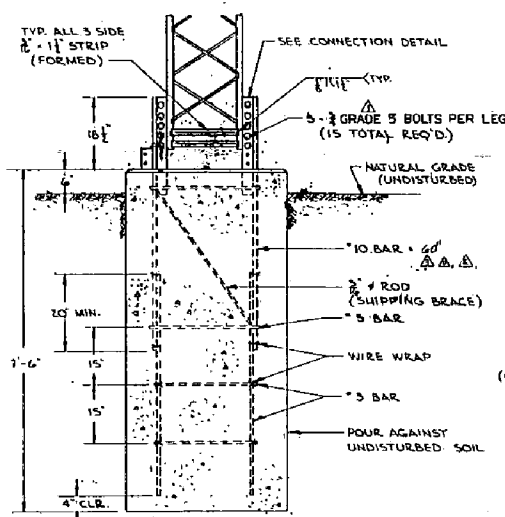
TYPICAL SECTION



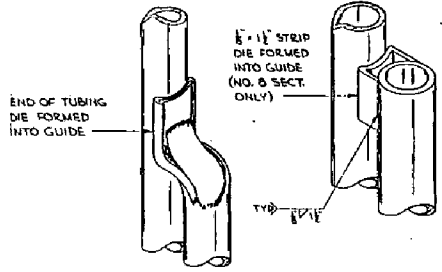
TOWER CROSS SECTION



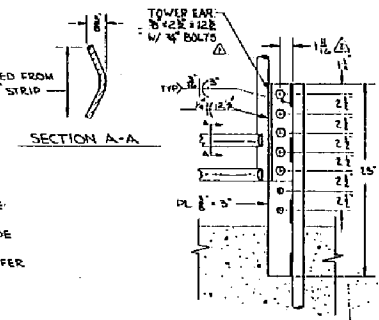
PLAN VIEW



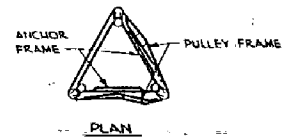
ELEVATION (CONCRETE)



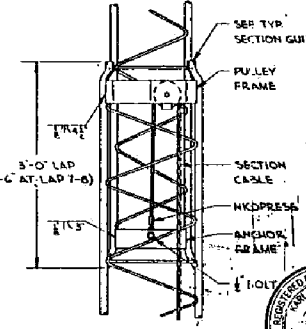
TYPICAL SECTION GUIDES



CONNECTION DETAIL

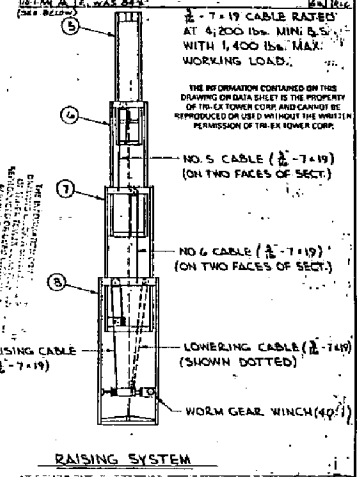


PLAN



TYPICAL LAP

DATE	REV.	REVISION
1-28-51	1	ADDED BASE CONNECTION TO TOWER LEG DETAIL. GENERAL NOTES.
1-11-51	2	DIM. REV. FROM [unclear]
2-8-51	3	REVISED [unclear]
3-11-51	4	[unclear]
4-11-51	5	[unclear]
5-11-51	6	[unclear]
6-11-51	7	[unclear]



RAISING SYSTEM

- GENERAL NOTES**
- The tower shall be fabricated and assembled in accordance with the Outline Building Code.
 - The tower shall be complete and shipped unactivated after fabrication.
 - Pilehead galvanized aircraft cables of 7/8\"/>

Tri-Ex. TOWER CORPORATION
 2182 Rosemead Avenue, Van Nuys, CALIF. 91411

1941 U.B.C. [unclear]
 75 TO 70 MPH BASIC WIND SPEED [unclear]

DATE [unclear] DRAWING NO. DA-82082

FEBRUARY 8, 1949 ITEM 3

EXHIBIT - B

EXHIBIT - C

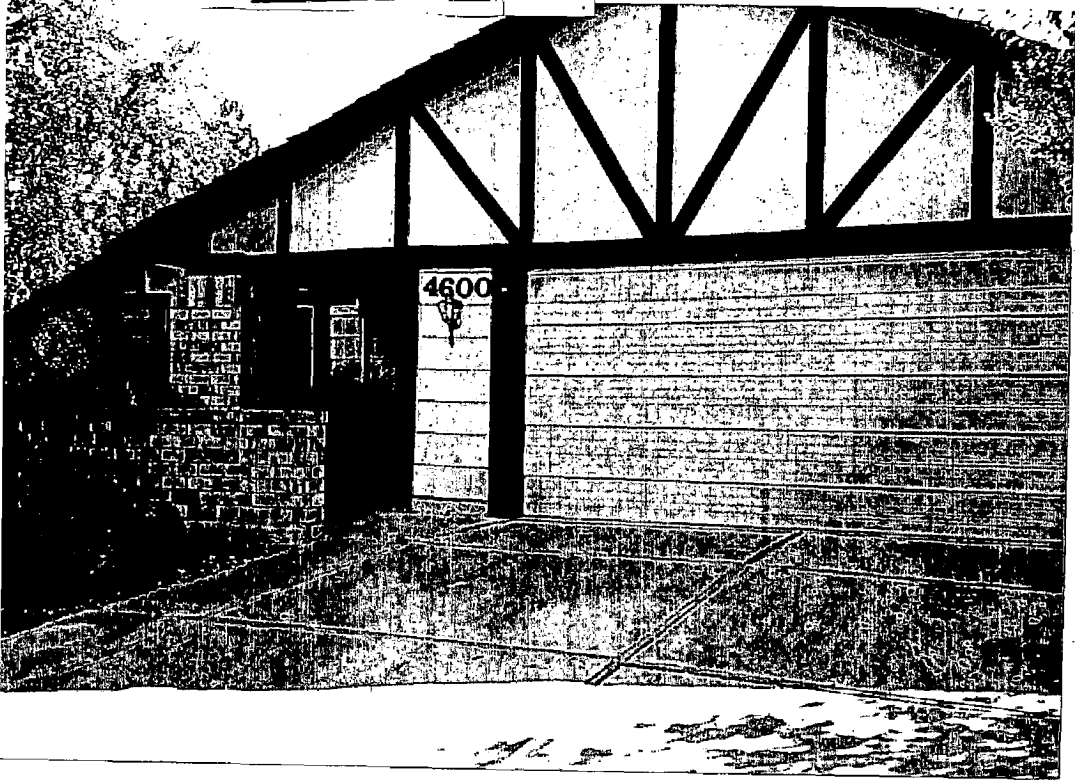


Fig. 1. Front view of house showing style and condition.



Fig. 2. View of N.E. corner of lot from the corner of La Solana Way and Valley Hi Drive. Note the heavy screen of trees and landscape plants. The Austrian Pine can be seen at the left of the photo.

Z93-112

FEBRUARY

3, 1994

ITEM 3



Fig. 3. View from the S.E. corner across La Solana Way. From r. to l., Austrian Pine, apricot tree (there is also a 6 ft. wood fence); at left is the eastern end of the thick row of trees which completely screens the site. Note that not even the top of the house can be seen from this location. In the nested position, the tower will be 2 ft. higher than the chimney.



Fig. 4. Inside the yard, looking N.E. The ash tree is at the right edge of the photo. The tower will be installed in the immediate foreground of this photo.



Fig. 5. Looking south across the installation site, the trees are 45-50 ft. in height and provide a thick screen.

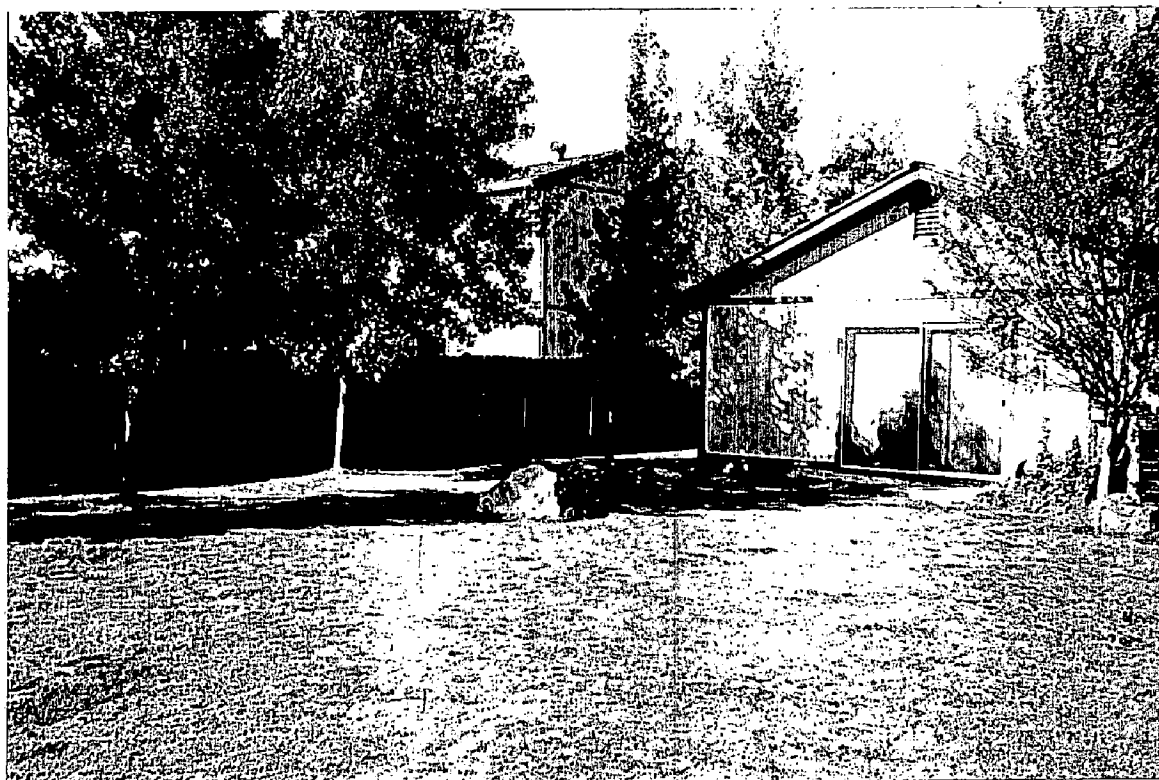


Fig. 6. Looking across the installation site to the West, the row of liquidambar trees is sufficient to completely screen the nested tower.

EXHIBIT F

City of Sacramento
Planning Commission
Attn: Sandra Yope

Re: V93-112

As owner/resident at 4605 Valley Hi Drive, Sacramento, I am aware of the application to install an antenna tower for licensed amateur radio use at the residence of George Steinert, 4600 Valley Hi Drive. I understand the installation will be of a crank-up type telescoping tower of 72' height (extended) and 25' (retracted). I further understand that it will normally be raised to its full height only during non-business hours and that otherwise it will be lowered. I have discussed such concerns as I may have with Mr. Steinert and have no objection to the project. I understand that Mr. Steinert was requested to obtain this letter by the City Planning Commission.

Mrs. Ellen Moritz

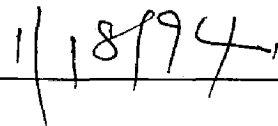
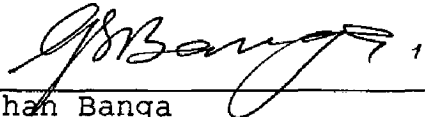
Ellen Moritz

Date

City of Sacramento
Planning Commission
Attn: Sandra Yope

Re: V93-112

As owner of the property at 8004 La Solana Way, Sacramento, I am aware of the application to install an antenna tower for licensed amateur radio use at the residence of George Steinert, 4600 Valley Hi Drive. I understand the installation will be of a crank-up type telescoping tower of 72' height (extended) and 25' (retracted). I further understand that it will normally be raised to its full height only during non-business hours and that otherwise it will be lowered. I have discussed such concerns as I may have with Mr. Steinert and have no objection to the project. I understand that Mr. Steinert was requested to obtain this letter by the City Planning Commission.



Gurbachan Banga
1708 Cooley Drive
San Jose, CA 95116
(408) 453-1745

Date

CITY OF SACRAMENTO
PLANNING DIVISION

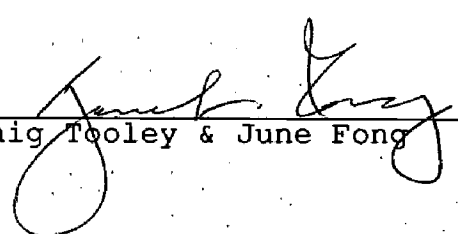
JAN 25 1994

RECEIVED

City of Sacramento
Planning Commission
Attn: Sandra Yope

Re: V93-112

As owner/resident at 4550 Valley Hi Drive, Sacramento, I am aware of the application to install an antenna tower for licensed amateur radio use at the residence of George Steinert, 4600 Valley Hi Drive. I understand the installation will be of a crank-up type telescoping tower of 72' height (extended) and 25' (retracted). I further understand that it will normally be raised to its full height only during non-business hours and that otherwise it will be lowered. I have discussed such concerns as I may have with Mr. Steinert and have no objection to the project. I understand that Mr. Steinert was requested to obtain this letter by the City Planning Commission.



Craig Tooley & June Fong

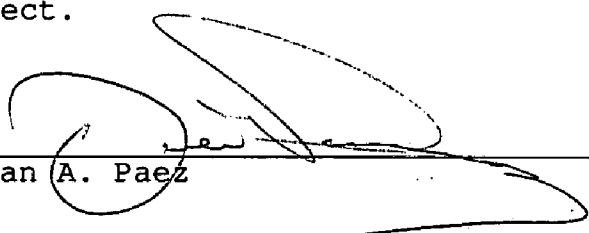


Date

City of Sacramento
Planning Commission
Attn: Sandra Yope

Re: V93-112

As owner/resident at 15 Monterosa Court, Sacramento, I am aware of the application to install an antenna tower for licensed amateur radio use at the residence of George Steinert, 4600 Valley Hi Drive. I understand the installation will be of a crank-up type telescoping tower of 72' height (extended) and 25' (retracted). I further understand that it will normally be raised to its full height only during non-business hours and that otherwise it will be lowered. I have discussed such concerns as I may have with Mr. Steinert and have no objection to the project.



Julian A. Paez

1-15-93

Date

City of Sacramento
Planning Commission
Attn: Sandra Yope

Re: V93-112

As owner/resident at 4590 Valley Hi Drive, Sacramento, I am aware of the application to install an antenna tower for licensed amateur radio use at the residence of George Steinert, 4600 Valley Hi Drive. I understand the installation will be of a crank-up type telescoping tower of 72' height (extended) and 25' (retracted). I further understand that it will normally be raised to its full height only during non-business hours and that otherwise it will be lowered. I have discussed such concerns as I may have with Mr. Steinert and have no objection to the project. I understand that Mr. Steinert was requested to obtain this letter by the City Planning Commission.

Terry Barnett

1-13-94

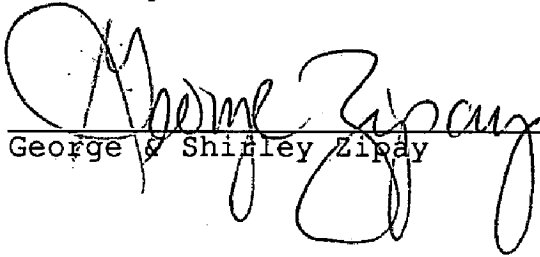
Date

Terry Barnett

City of Sacramento
Planning Commission
Attn: Sandra Yope

Re: V93-112

As owner/resident at 4510 Valverde Way, Sacramento, I am aware of the application to install an antenna tower for licensed amateur radio use at the residence of George Steinert, 4600 Valley Hi Drive. I understand the installation will be of a crank-up type telescoping tower of 72' height (extended) and 25' (retracted). I further understand that it will normally be raised to its full height only during non-business hours and that otherwise it will be lowered. I have discussed such concerns as I may have with Mr. Steinert and have no objection to the project. I understand that Mr. Steinert was requested to obtain this letter by the City Planning Commission.


George & Shirley Zipay

Jan 13, 1993
Date