

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, March 19, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add cellular panel antennas on an existing cellular pole located on the roof of an office building for the project known as Z94-130. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

- Request:     1.     Negative Declaration
2.     Zoning Administrator Special Permit to add two cellular communications antenna panels to an existing 40 foot cellular monopole on the roof of an existing office building located on 1.13± acres in the Light Industrial (M-1) zone.

Location:     1401 El Camino Avenue

Assessor's Parcel Number:     266-0412-004

Applicant:             Airtouch Cellular (Lisa Burke)  
                          2150 River Plaza Drive, Suite 400  
                          Sacramento, CA 95814

Property                Spartan Plaza  
Owner:                  1401 El Camino Avenue  
                          Sacramento, CA 95814

General Plan Designation:     Industrial  
Existing Land Use of Site:     Office Building  
Existing Zoning of Site:        Light Industrial (M-1)

Surrounding Land Use and Zoning:  
  North: M-1; Industrial  
  South: M-1; Industrial  
  East: C-2 and R-2A; Office and Residential  
  West: M-1; Elevated Road

Property Dimensions: Irregular  
Property Area: 1.13± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: P83-173, P83-216

Background Information: On June 23, 1983, the Planning Commission approved a five story office building (P83-173). A 40 foot monopole was added to the roof for cellular and radio equipment prior to the enactment of the Zoning Ordinance amendment that requires a planning entitlement for cellular equipment. The monopole was constructed in 1984 which was prior to the change in the Zoning Ordinance allowing a maximum height of 75 feet for the M-1 zone.

Additional Information: The applicant proposes to attach two additional cellular antenna panels to the existing monopole located on the roof of a five story building. The antennas are needed to provide improved service and capacity along the Business 80 corridor. Any cellular equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The project has been noticed and staff has not received any calls.

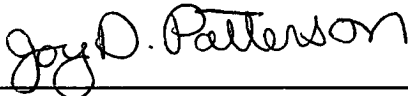
Environmental Determination: This project, as proposed, will not have a significant impact on the environment and a negative declaration with no mitigation measures has been prepared and filed.

Conditions of Approval

1. Any additional antennas shall require a modification of the Special Permit. {19 Total {17 previously added antennas} antennas are approved}
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Should the applicant ever terminate use of the facility then all antennas and the monopole shall be removed within six months of facility termination.

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 monopole with many antennas and microwave dishes.
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 panels will be added to an existing cellular monopole on the roof of a five story building; and
  - b. the design and location of the antennas will not significantly impact the surrounding commercial, industrial, and residential area.
3. The project is consistent with the General Plan which designates the subject site as Industrial.



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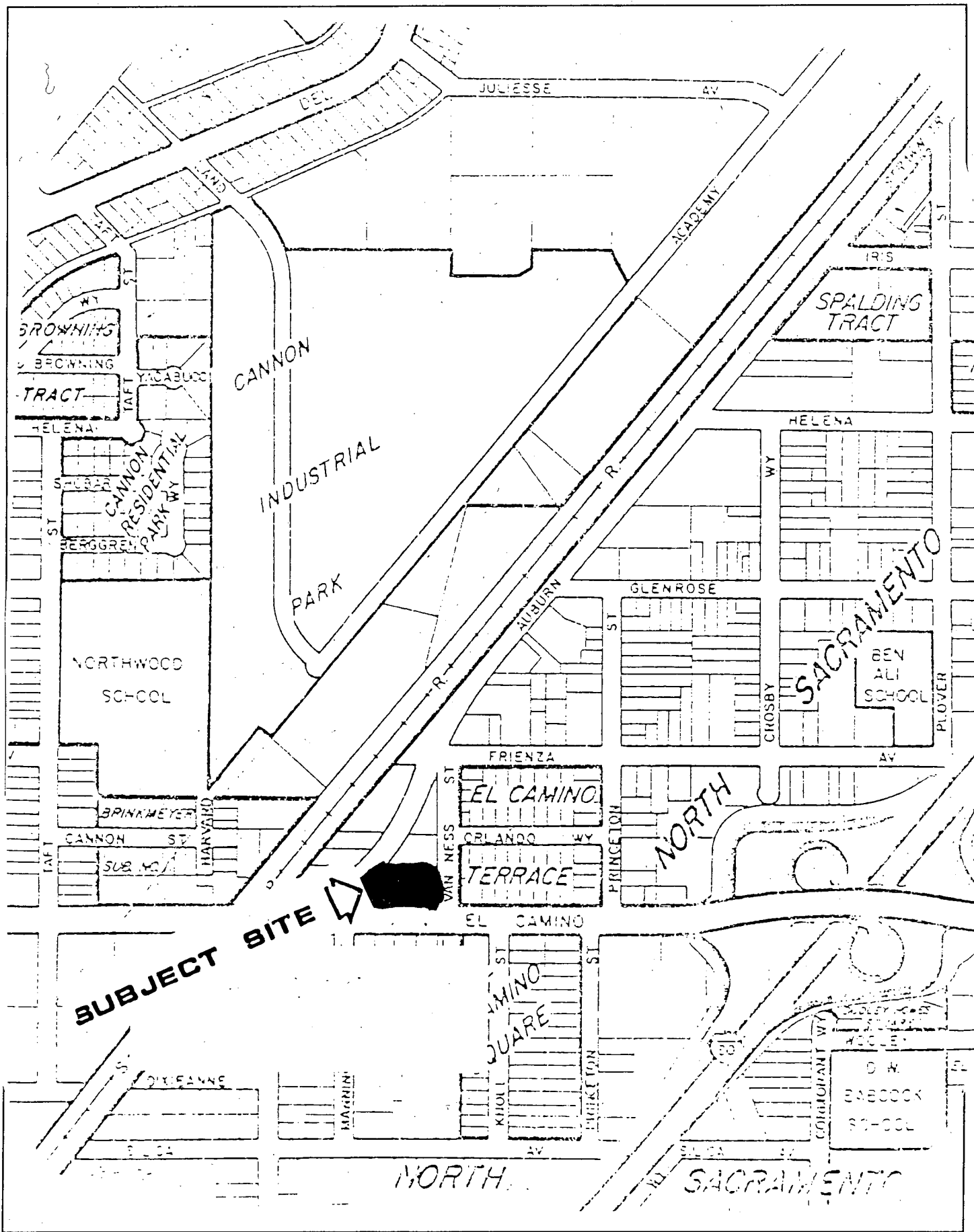
Joy D. Patterson  
Zoning Administrator

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

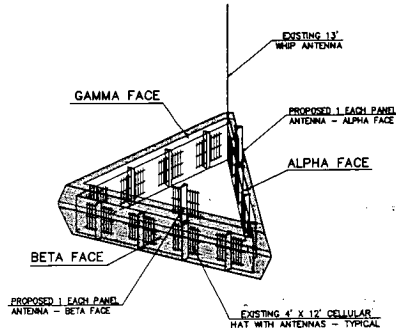
ZA Log Book



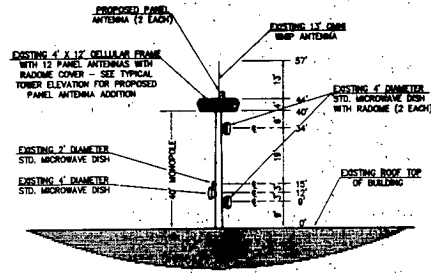
VICINITY MAP



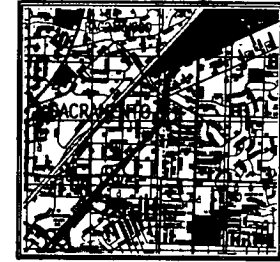
EXHIBIT A



PERSPECTIVE - TOP HAT  
NOT TO SCALE



TYPICAL TOWER ELEVATION  
SCALE: 1" = 20'



VICINITY MAP  
NO SCALE

OWNER ADDRESS:

SPRUEGAN PLAZA  
1401 EL CAMINO AVE  
SACRAMENTO, CALIFORNIA

ASSESSOR'S PARCEL NO.: 298 - 412 - 004

APPLICANT:

ARTOUCH CELLULAR  
2150 RIVER PLAZA DRIVE, STE. 400  
SACRAMENTO, CALIFORNIA 95833  
PHONE: (916) 648-2208

PREPARED BY:

WESTERN PLANNING & ENGINEERING  
11880 KEMPER ROAD, SUITE 3  
AUBURN, CALIFORNIA 95603  
PHONE: (916) 823-8817

HOWARD E. FLEMING R.C.E. 38436 DATE

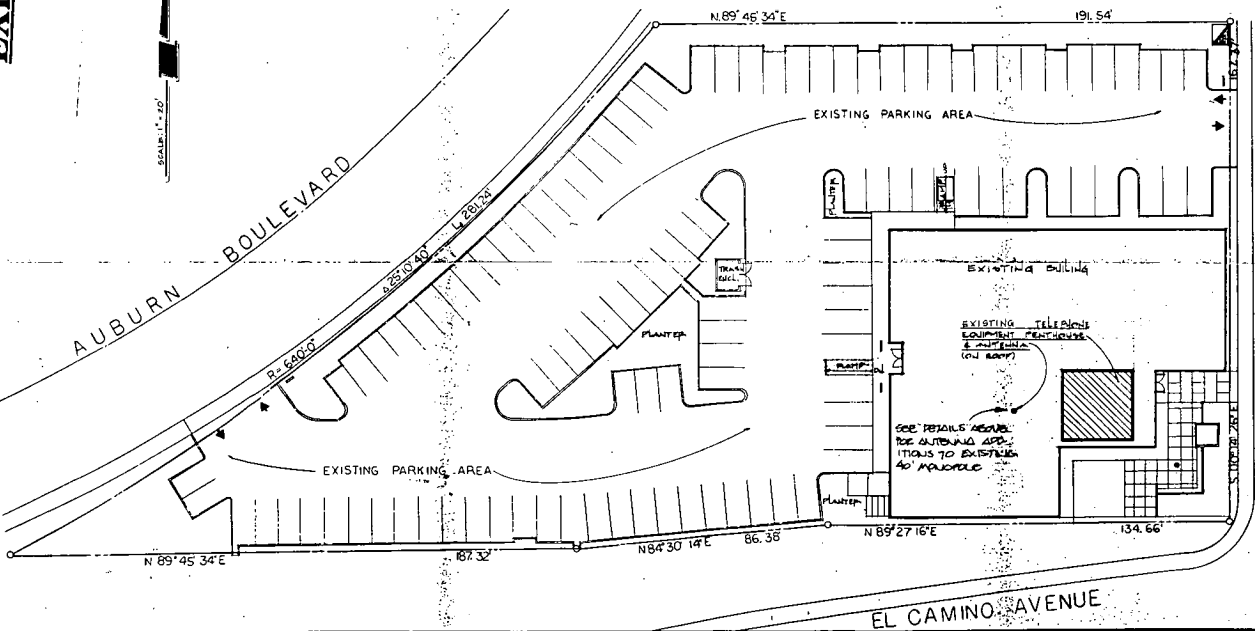
LEGAL DESCRIPTION:

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AT TIME OF CONSTRUCTION.
2. THERE ARE NO PUBLIC ROAD IMPROVEMENTS PROPOSED.
3. THERE IS NO GRADING PROPOSED FOR THIS PROJECT.
4. PLAN TAKEN FROM SITE PLAN PREPARED BY GANN AND ASSOCIATES, SHEETS "A-1" AND "A-2". INFORMATION SHOWN HEREIN REFLECTS ACCURACY OF SAID PLANS.

DATE PREPARED: NOVEMBER 16, 1994

SITE PLAN  
SCALE: 1" = 20'



294-130

MARCH 19, 1996

ITEM 2

WESTERN PLANNING & ENGINEERING  
11880 KEMPER ROAD, SUITE 3  
AUBURN, CA 95603  
(916) 823-8817 FAX 823-3818

PLANS FOR: ARTOUCH CELLULAR LEASE SITE VAN NESS SITE CITY OF SACRAMENTO, CALIFORNIA

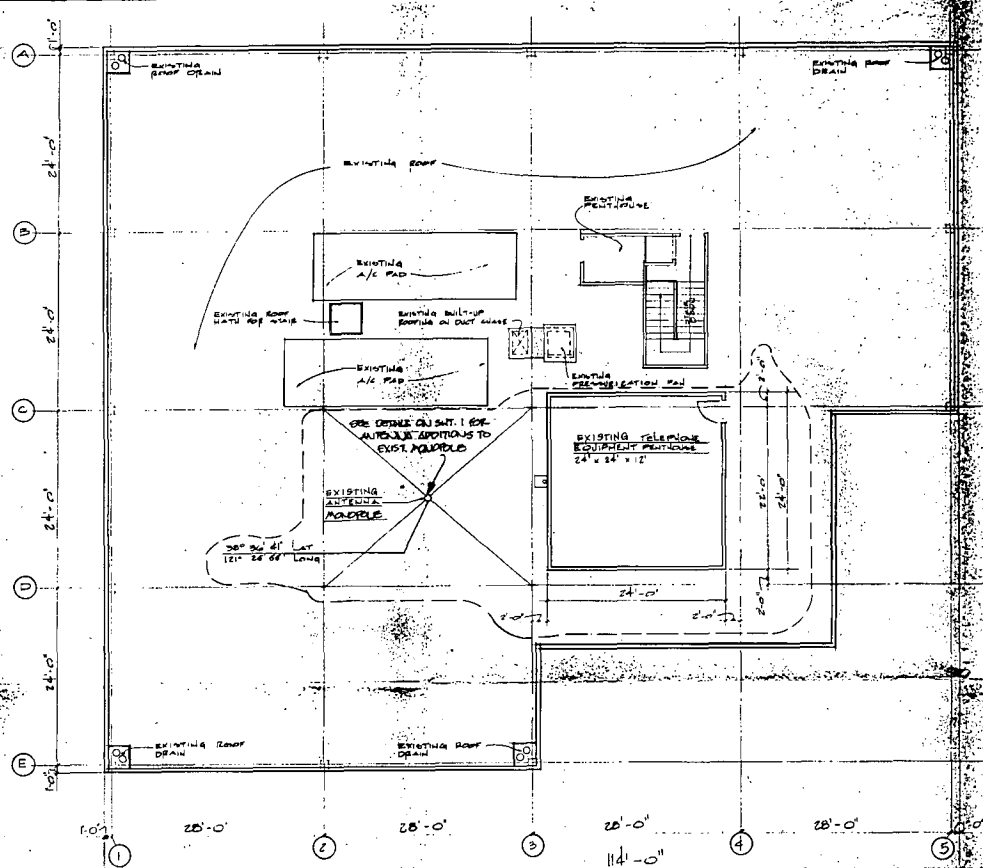
ZONING ADMINISTRATOR'S MINOR DEVIATION  
SITE PLAN, DETAILS, NOTES

DESIGNED	J.C.	SCALE	NOTED
DRAWN	D.M.C.	JOB NO.	8008
CHECKED		SHT.	1 OF 2
APPROVED			

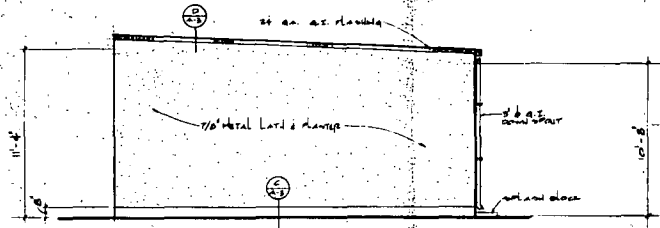
294-130

MARCH 19, 1996

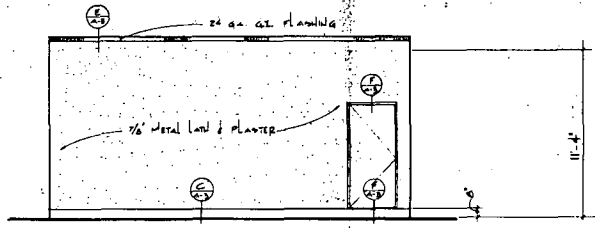
ITEM 2



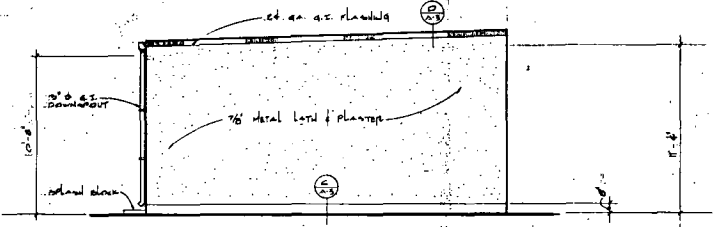
ROOF PLAN & TELEPHONE EQUIPMENT PENTHOUSE FLOOR PLAN  
1/8" = 1'-0"



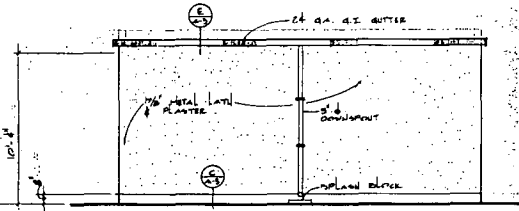
NORTH ELEVATION (EXIST) (C)



EAST ELEVATION (EXIST) (D)



SOUTH ELEVATION (EXIST) (E)



WEST ELEVATION (EXIST) (F)



PLANS FOR	APPROVED	DESIGNED	DRAWN	CHECKED	DATE
	APPROVED	DESIGNED	DRAWN	CHECKED	DATE
PROJECT CELLULAR PHONE SITE	NO. 888 812	CITY OF SACRAMENTO, CALIFORNIA			
<b>EXHIBIT - B</b>					
<b>ROOF PLAN, FLOOR PLAN, ELEVATIONS</b>					
WESTERN PLANNING & ENGINEERING					
1111 J STREET, SUITE 100 SACRAMENTO, CA 95811 (916) 433-1877 FAX 933-0388					