

**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 on the roof of an existing office building for the project known as Z96-117. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

**Project Information**

- Request:     1.     Negative Declaration
2.     Zoning Administrator Special Permit to add nine wireless communications antenna panels mounted to the penthouse on an existing seven story office building located on 0.44± developed acres in the Central Business District- Special Planning District (C-3) zone.

Location:     520 Capitol Mall (D1, Area 1)

Assessor's Parcel Number:     006-0146-031

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

Property Owner:         Sacramento City Unified School District  
                              1107 Kennedy Place, #3  
                              Davis, CA 95616

General Plan Designation:     Regional Commercial and Office  
Central City  
Community Plan Designation: Urban-Office  
Existing Land Use of Site:     Office Building  
Existing Zoning of Site:        Central Business District- Special Planning District (C-3).

Surrounding Land Use and Zoning:  
North: C-3; Office Building  
South: R-5; Residential

East: C-3; Office Building  
West: C-3; Office Building

Property Dimensions: 170 feet x 328 feet  
Property Area: 0.44± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: None

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 penthouse on the roof of a seven story office building owned and used by the Sacramento City Unified School District. The five equipment cabinets will also be located on the roof. Each antenna panel is six feet long and nine inches wide. There will be five equipment cabinets on a raised platform on the roof. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). There will also be one 18 inch whip type antenna on the roof of the penthouse. 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.

The site is within the Central City Design Review area. An application has been submitted to Design Review staff (DR96-235). Design Review staff has reviewed the project and has indicated to the applicant the equipment cabinets will need to be screened.

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

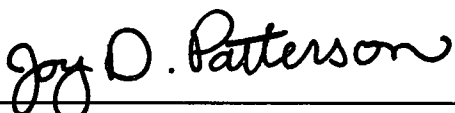
1. Size and location of the antennas shall conform to the plans submitted. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antenna

shall be painted to match the building 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. The applicant shall comply with the Design Review conditions which may include screening the equipment cabinets with materials that match the penthouse.
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 office building mechanical penthouse.
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 roof of the existing office building and the antennas will be attached to building penthouse; and
  - b. the design and location of the antennas will not significantly impact the surrounding commercial area and will be reviewed 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 Regional Commercial and Office and Urban-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.

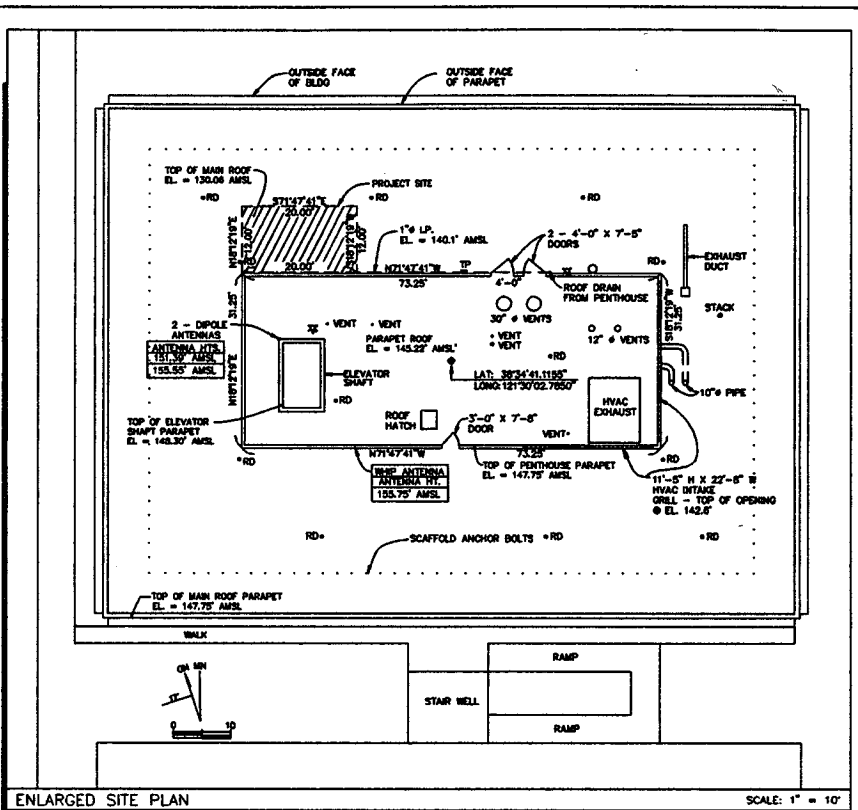
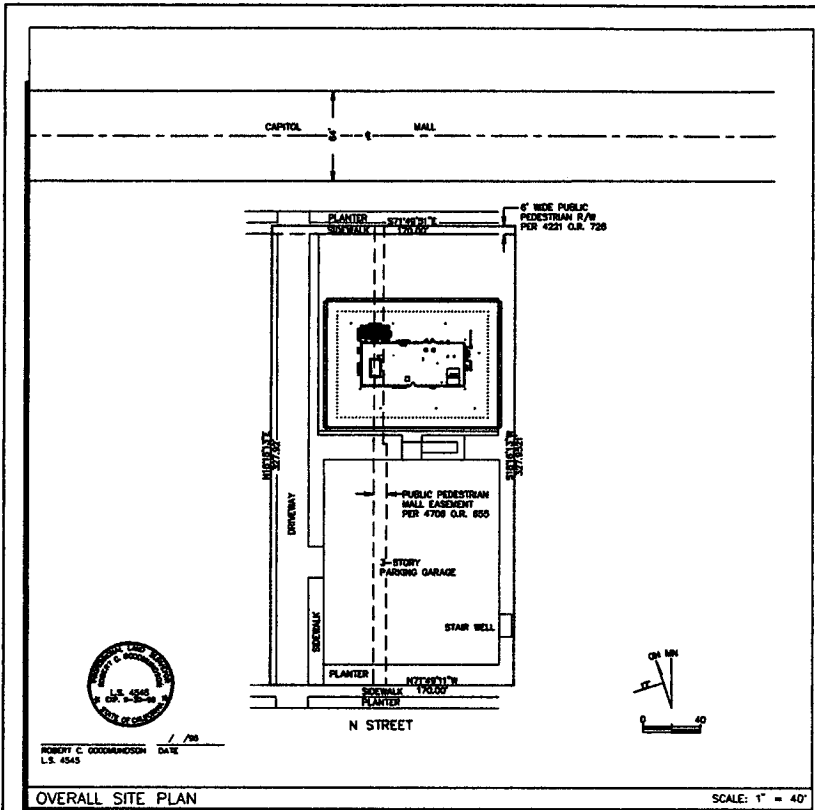
cc: File ↗  
Applicant ↗

ZA Log Book ↗

296-107

NOVEMBER 13, 1996

Items 4



**GEARON & COMPANY, INC.**  
 Wireless Network Development  
 Two The Exchange, P.O. Box 200  
 Atlanta, Georgia 30330  
 Telephone: (770) 852-0400  
 Fax: (770) 852-2880

**BOSS GOLD CAMP DRIVE**  
 SHERIDAN CORPORA, CI 95870  
 Telephone: (916) 636-7045  
 Fax: (916) 636-6800

**BOCKEY & ASSOCIATES**  
 Sacramento Contractors  
 6200 DOUGLAS BOULEVARD, SUITE 140  
 ROCKVILLE, CALIFORNIA 95961  
 (916) 708-9160  
 Fax (916) 708-9194

**SN**  
 CONSULTING ENGINEERS  
& SURVEYORS  
 912 West Broadway (916) 441-8855  
 Berkeley, CA 94704 FAX (916) 441-8877

480 Haverdell Drive (916) 221-9424  
 Redding, CA 96002 FAX (916) 221-9128

NO.	DATE	USER
1	11/4/96	PARKING GARAGE
2		
3		
4		
5		
6		
7		

520 CAPITOL MALL  
 FN-07-82

520 CAPITOL MALL  
 SACRAMENTO, CA 95814

SHEET TITLE  
 SITE SURVEY  
 GENERAL INFORMATION

SHEET NUMBER

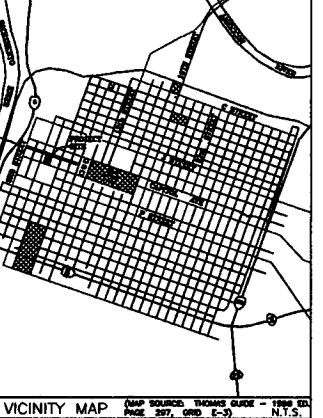
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SCALE AS NOTED

EXHIBIT A

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California described as follows:  
 All that portion of the Block bounded by Fifth and Sixth Street, Capitol Avenue and "Y" Street on said Block, Streets and Avenues are shown on that certain Record of Survey entitled "Certain Blocks in Area Bounded by "Y" and "Z" recorded in the office of the Recorder of Sacramento County, California in Book 13 of Surveys, Map No. 18, described as follows:  
 Beginning of the intersection of the westerly line of said Sixth Street with the northerly line of said "Y" Street, said Point of Beginning being further described as being North 187°23'30" East 42.00 feet and North 71°27'45" East 42.82 feet from an monument marking the point of intersection of the centerline of said Sixth Street with the centerline of said "Y" Street; thence from said Point of Beginning along the northerly line of said "Y" Street North 71°27'45" East 175.00 feet; thence parallel to and adjacent to a point located South 187°23'30" East 84 feet from the centerline of said Capitol Avenue; thence parallel to and adjacent to a point located South 175°00' East 175.00 feet; thence parallel to and adjacent to a point located South 175°00' East 175.00 feet to the westerly line of said Sixth Street; thence along the westerly line of said Sixth Street South 187°23'30" East 27.546 feet to the Point of Beginning.

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California described as follows:  
 All that portion of the Block bounded by Fifth and Sixth Street, Capitol Avenue and "Y" Street on said Block, Streets and Avenues are shown on that certain Record of Survey entitled "Certain Blocks in Area Bounded by "Y" and "Z" recorded in the office of the Recorder of Sacramento County, California in Book 13 of Surveys, Map No. 18, described as follows:  
 Commencing at the intersection of the centerline of Capitol Avenue and Sixth Street as shown on said Record of Survey along said centerline of Capitol Avenue North 71°27'45" East 125.00 feet; thence along said centerline of Capitol Avenue North 187°23'30" East 125.00 feet to the top Point of Beginning of the record hereunder described; thence from said Top Point of Beginning South 187°23'30" East 12.00 feet; thence North 71°27'45" East 20.00 feet; thence North 187°23'30" East 12.00 feet; thence South 71°27'45" East 20.00 feet to said Top Point of Beginning, containing 202 square feet, more or less.  
 The limits of bearings in this description in the California State Plane Coordinate System, Zone 2, NAD83.



SITE NAME: 620 CAPITOL MALL  
 SITE NUMBER: FN-07-82  
 SITE ADDRESS: 620 CAPITOL MALL, SACRAMENTO, CA 95814

OWNERS NAME: SACRAMENTO CITY  
 OWNERS ADDRESS: UNIFIED SCHOOL DISTRICT, 620 CAPITOL MALL, SACRAMENTO, CA 95814

ASSESSORS PARCEL NUMBER(S): 006-0148-081-000

NET AREA OF UNDERLYING PARCEL(S): 0.41 AC. (1,828 SQ. FT.)  
 NET AREA OF PROJECT AREA: 0.38 AC. (1,678 SQ. FT.)

LATITUDE: 38°26'51.11" LONGITUDE: 121°30'08.79"  
 ELEV. 95.6771' GRID 181.8500'

GROUND ELEVATION: ASBL = 29.00'  
 BASIS OF ELEVATIONS: SACRAMENTO CITY 5M 297-28A  
 BASIS OF BEARINGS: CALIFORNIA STATE PLANE  
 COORDINATE SYSTEM ZONE 2 (NAD83)

NOTE: S. LATITUDE, LONGITUDE TAKEN AT CENTER OF PENTHOUSE ROOF.

ROOF DRAIN  
 TEMPERATURE PROBE  
 FIRE DEPARTMENT CONNECTION  
 ANTENNA  
 VENT  
 CENTER OF SITE

DOCUMENT REVIEW

OWNER	CONSTRUCTION	OPERATIONS	REAL ESTATE	BY ENGINEER	ZONING	PROPERTY OWNER
_____	_____	_____	_____	_____	_____	_____

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CITY OF SACRAMENTO  
 CITY PLANNING DIVISION

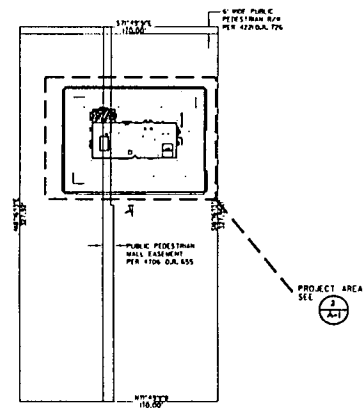
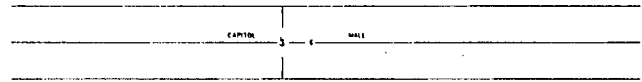
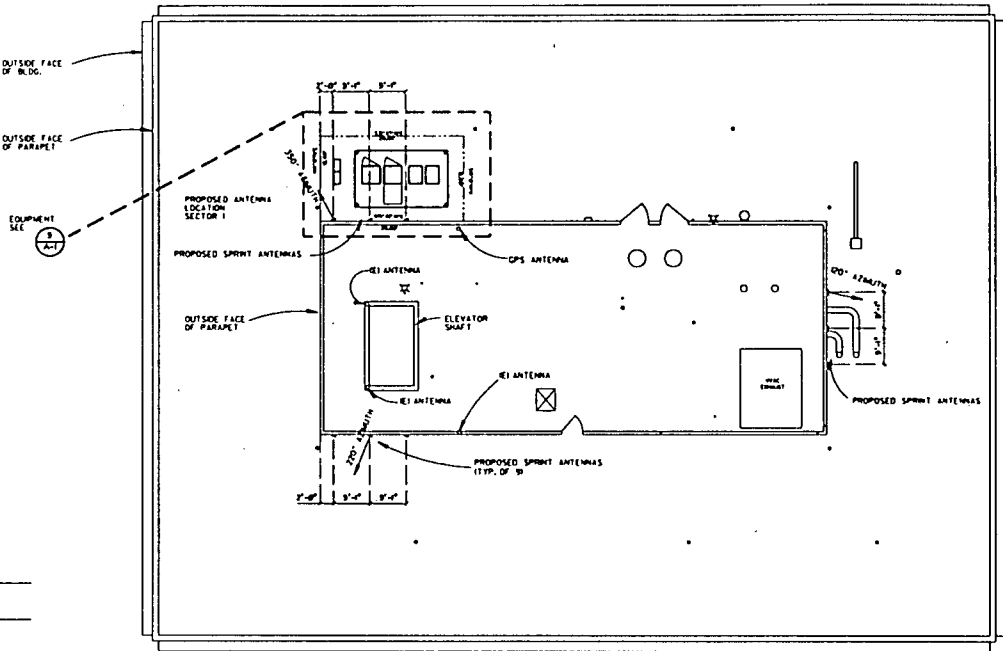
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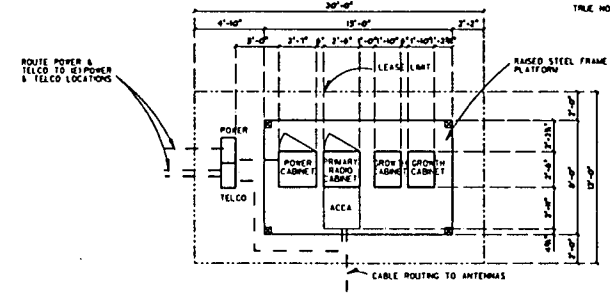
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ITW 4



2 ROOF PLAN  
SCALE: 1/4" = 10'-0"



3 ENLARGED EQUIP. PLAN  
SCALE: 1/8" = 1'-0"

1 OVERALL SITE PLAN  
SCALE: 1/2" = 40'-0"

NO.	DATE	REVISIONS	BY	CHKD	APPR
1		INITIAL ZONING SUBMITTAL			
2		COMPLETED ZONING DRAWINGS RELEASE			

**LIONAKIS-BEAUMONT DESIGN GROUP**  
100 WEST STREET 1, SACRAMENTO, CA 95811  
TEL: 916 442 1000 FAX: 916 442 1001  
ARCHITECTURE ENGINEERING PLANNING INTERIORS

**GEARON & COMPANY, INC.**  
GEARON & COMPANY, INC.  
1054 GOLD CAMP DRIVE  
RANCHO CORDOVA, CA 95670

LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE  
**BECHTEL**  
SPRINT SPECTRUM  
PCS INSTALLATION PROJECT

**SITE INFORMATION**  
**CAPITOL MALL**  
520 CAPITOL MALL  
SACRAMENTO, CA 95814  
FN-07-32

**SHEET TITLE**  
SITE PLAN / ENLARGED EQUIPMENT PLAN

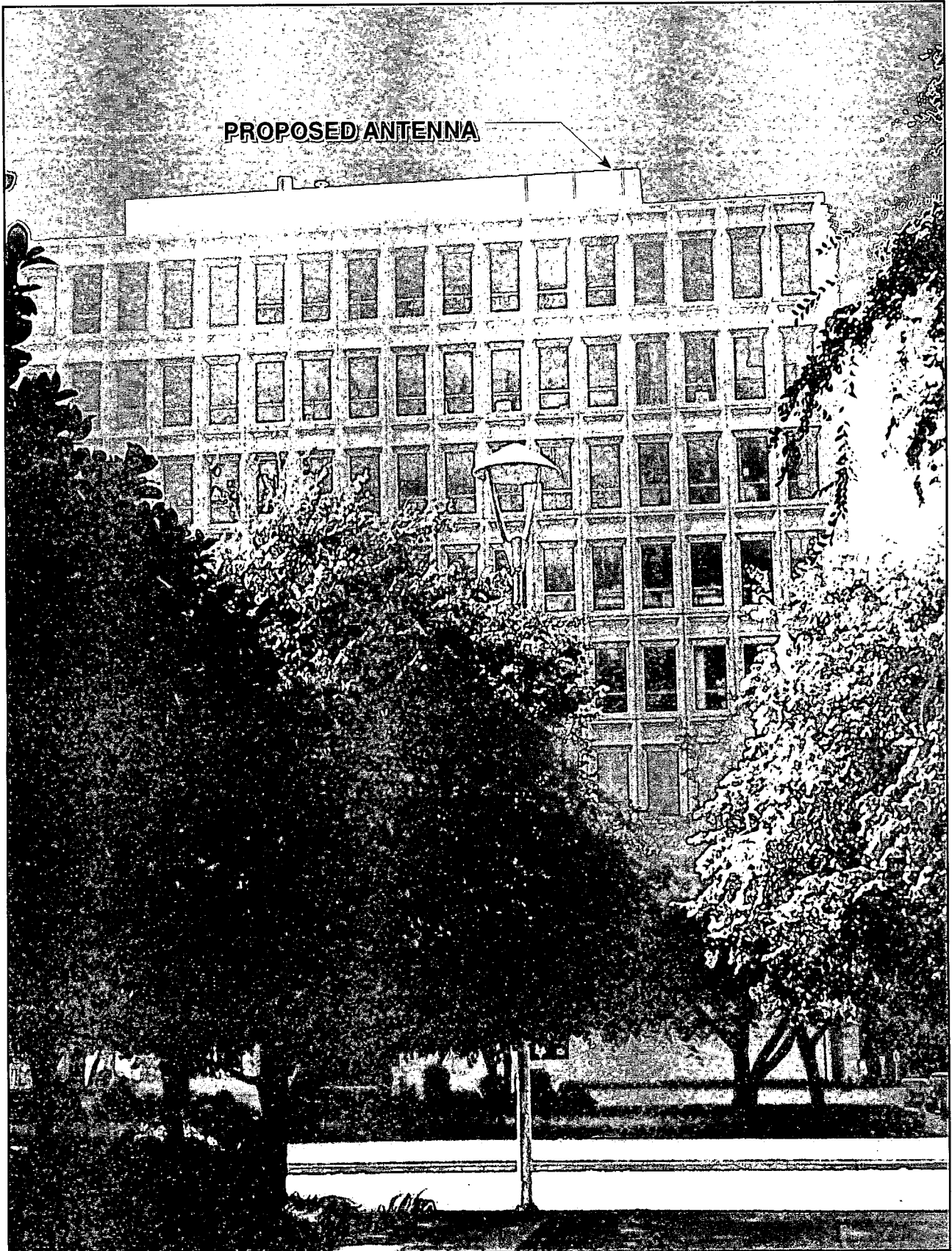
SHEET NUMBER	REV.
<b>A1</b>	<b>B</b>

EXHIBIT B

296 117



**EXHIBIT D**



**SUGNET & ASSOCIATES**  
ENVIRONMENTAL CONSULTANTS  
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**CONCEPTUAL VIEW OF PROPOSED ANTENNA  
AT SITE FN-07-32B, 520 CAPITOL MALL**

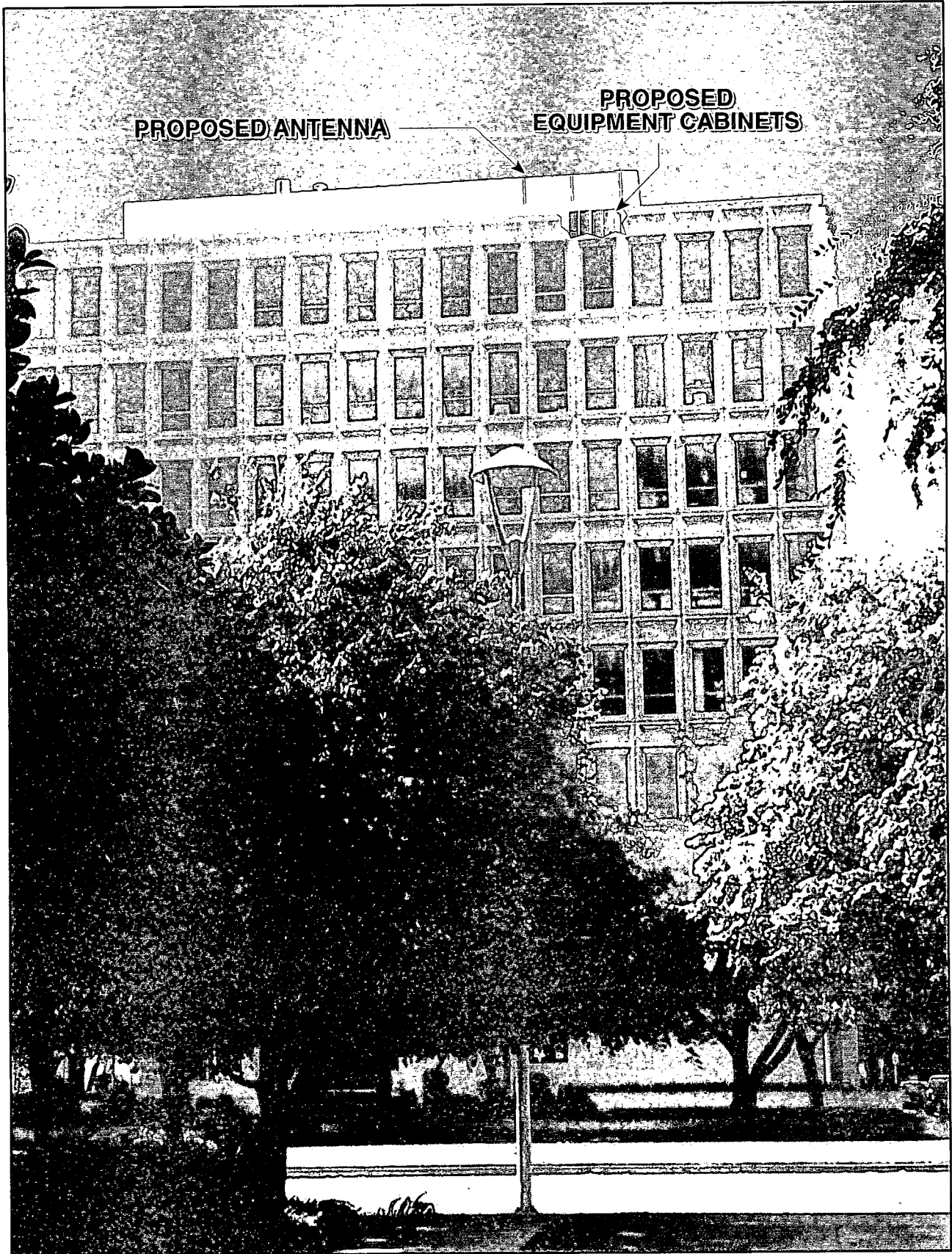
KB:25100•Gearon / Sprint

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**CONCEPTUAL VIEW OF PROPOSED CABINETS  
AT SITE FN-07-32B, 520 CAPITOL MALL**

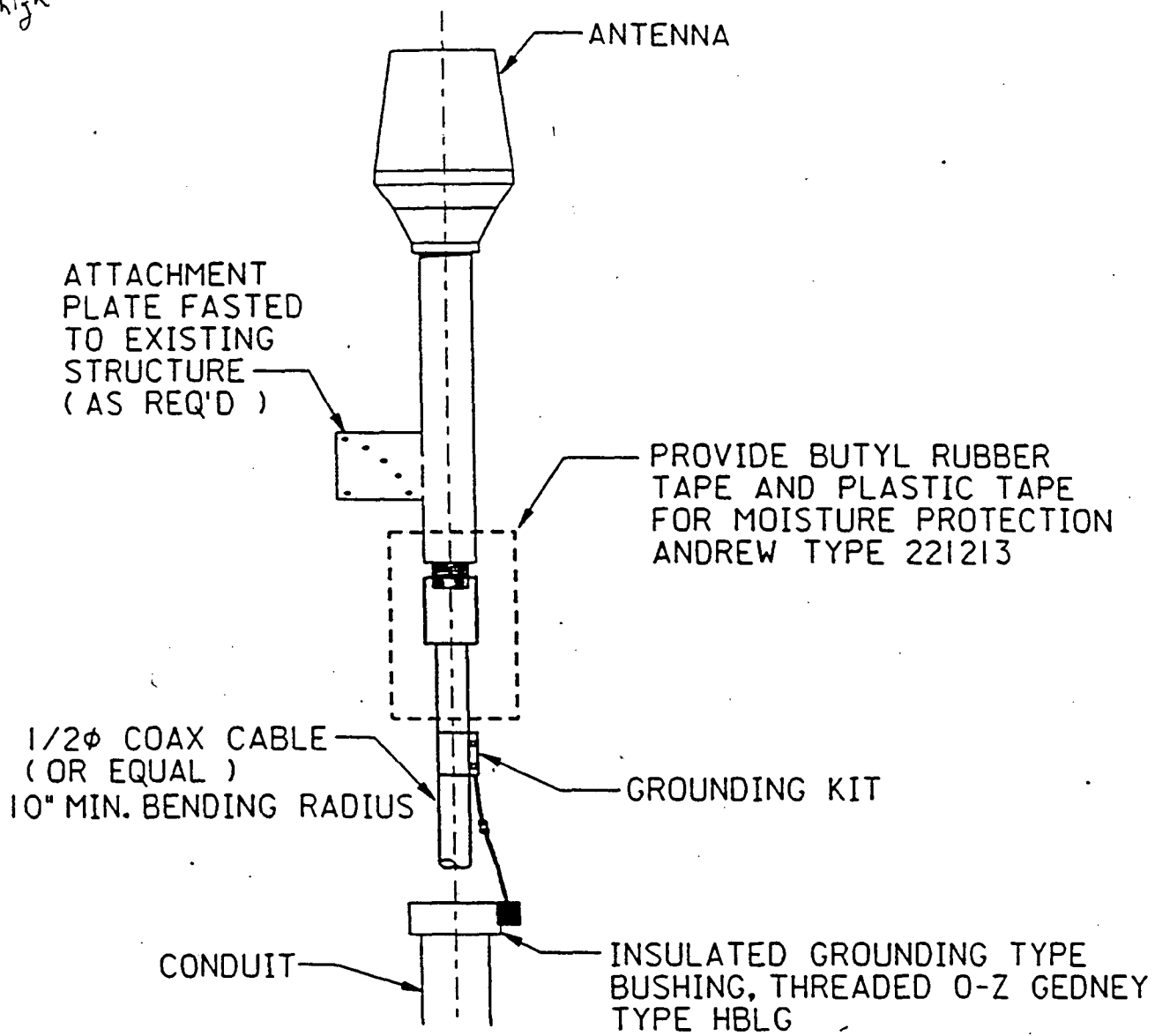
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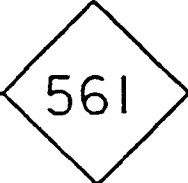
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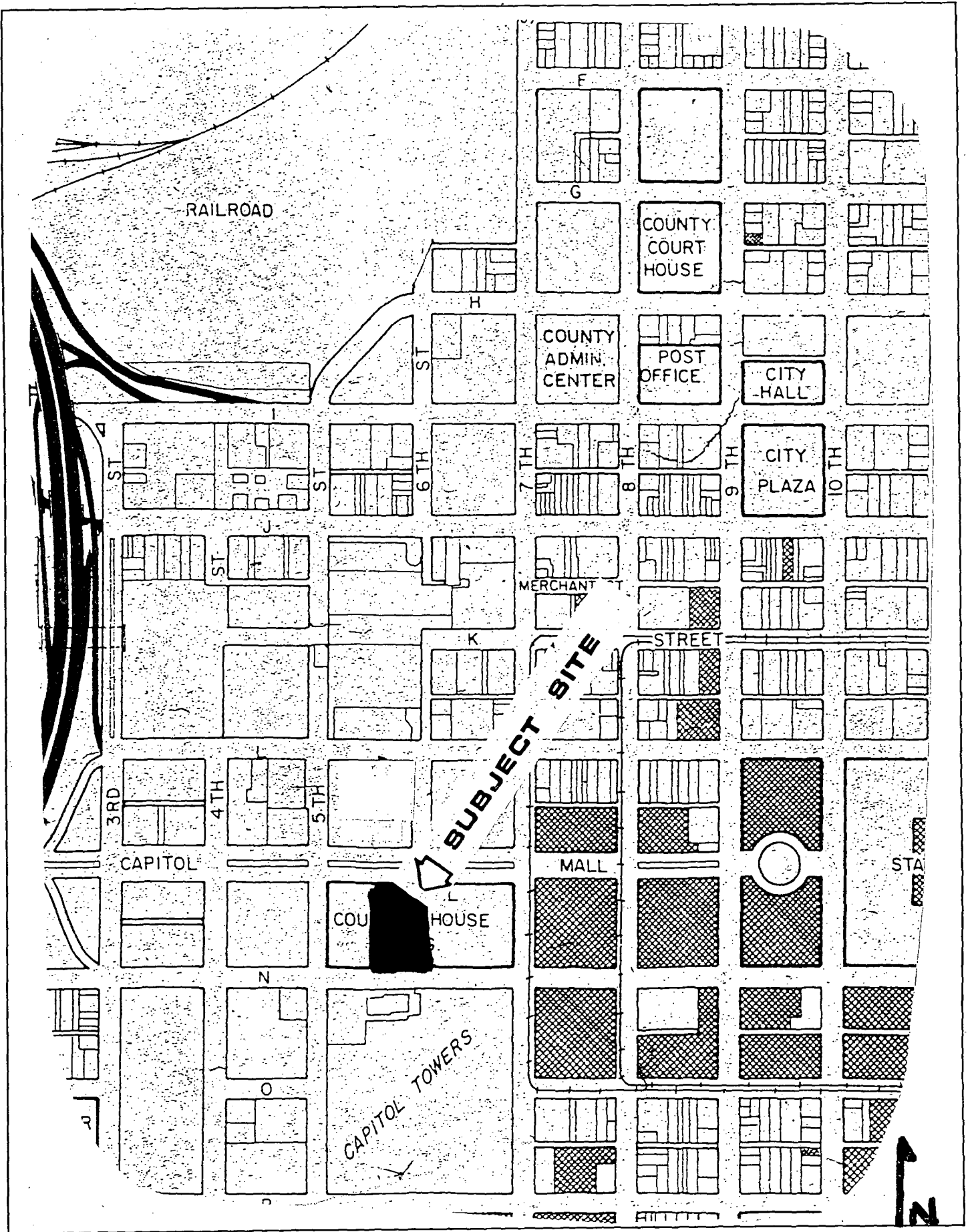
Maximum dimensions  
6" diameter x 18" high



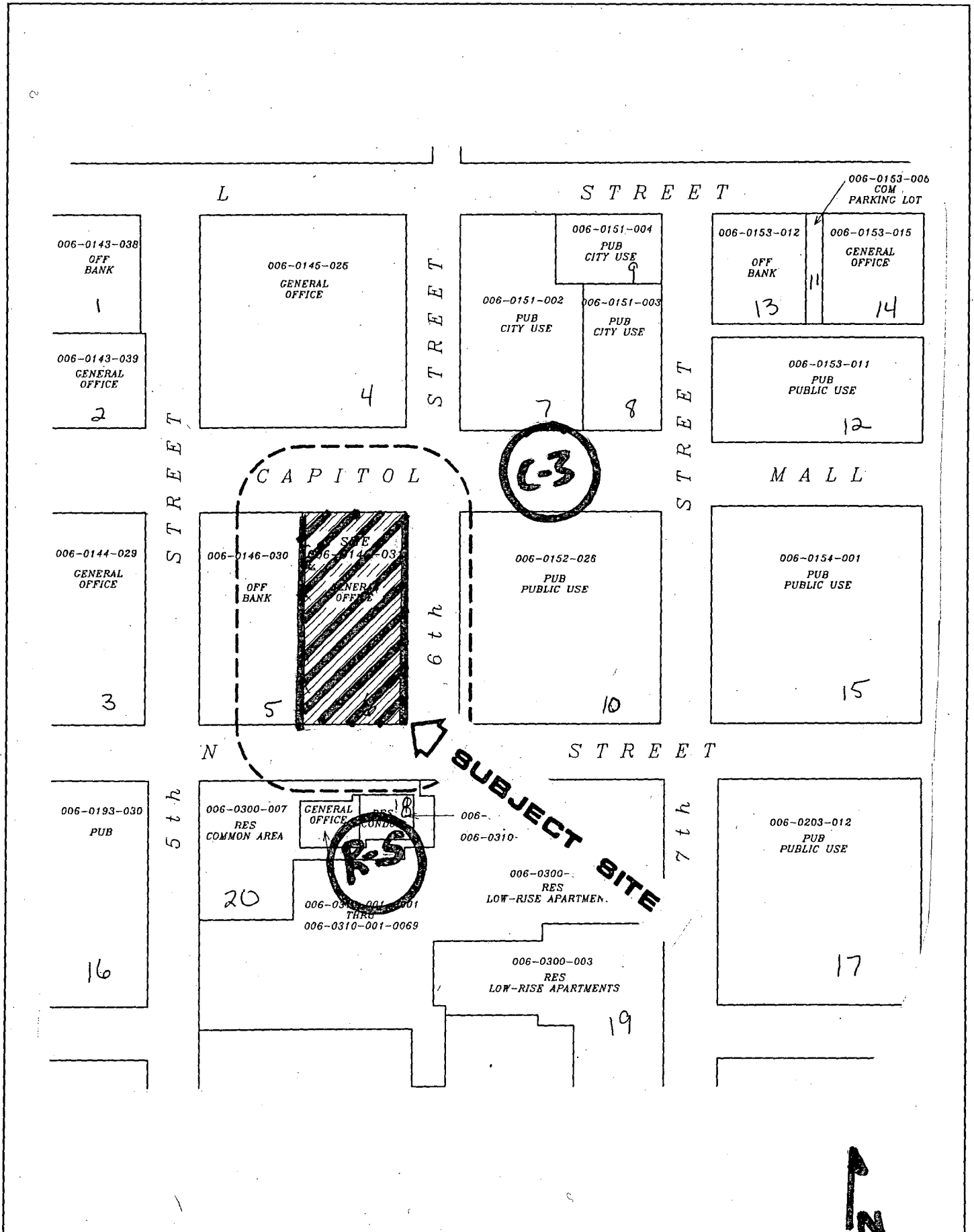
RACEWAY - STANDARD DETAIL  
ANTENNA INSTALLATION

DETAIL





VICINITY MAP



**LAND USE & ZONING MAP**