

**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

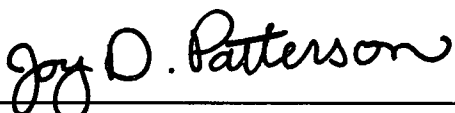
1. Size and location of the antennas shall conform to the plans submitted. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antenna

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.



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.

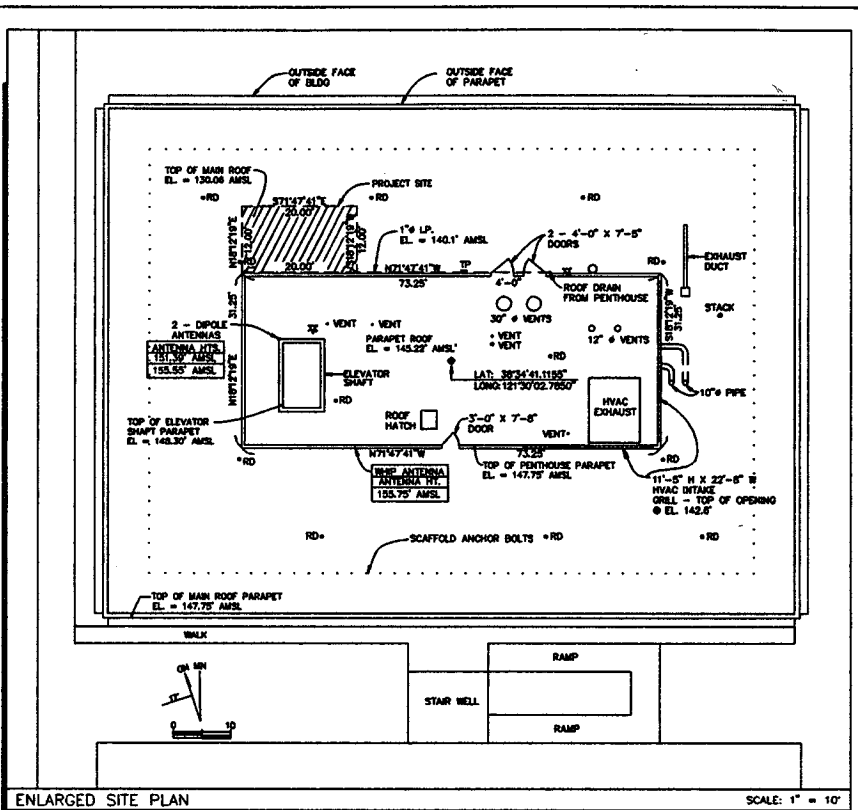
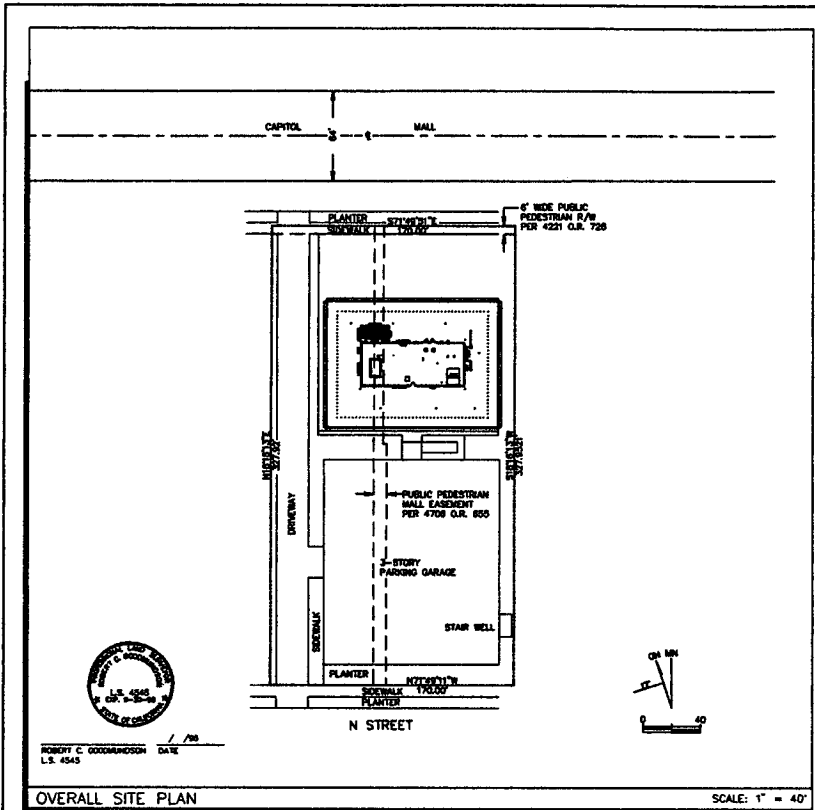
cc: File ↗
Applicant ↗

ZA Log Book ↗

296-107

NOVEMBER 13, 1996

Items 4



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 at 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 187°23'30" East 175.00 feet from the centerline of said Capitol Avenue; thence parallel to and adjacent to a point located South 187°23'30" 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.

PROJECT AREA LEGAL DESCRIPTION

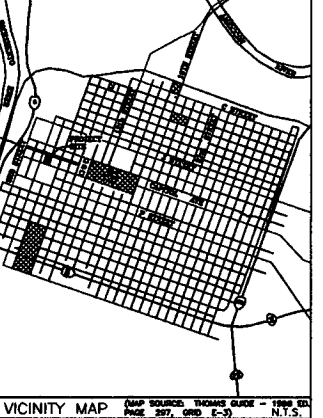
All that certain real property situated in the City of Sacramento, County of Sacramento, State of California described as follows:

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.

PROJECT EASEMENT LEGAL DESCRIPTION



SITE NAME: 620 CAPITOL MALL
 SITE NUMBER: FN-07-88
 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. (1,807 SQ. FT.)
 NET AREA OF PROJECT AREA: 0.38 AC. (1,678 SQ. FT.)

LATITUDE: 38°26'51.1" E LONGITUDE: 121°30'08.7" W
 UTM COORDINATES: 1801 854781 E 1801 1812600 N

GROUND ELEVATION: ASRL = 28.00'
 BASES OF ELEVATIONS: SACRAMENTO CITY 88 E87-88A
 BASES OF BEARINGS: CALIFORNIA STATE PLANE
 COORDINATE SYSTEM ZONE 8 (NAD83)

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

SITE DATA

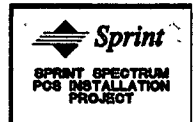
LEGEND

- RD ROOF DRAIN
- TR TEMPERATURE PROBE
- XX FIRE DEPARTMENT CONNECTION
- ANTENNA
- VENT
- CENTER OF SITE

DOCUMENT REVIEW

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

APPROVALS



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
 SAKINDI CORPORA, CI 88870
 Telephone: (916) 636-7046
 Fax: (916) 636-6800

BOCKEY & ASSOCIATES
 Sacramento Contractors
 6800 DOUGLAS BOULEVARD, SUITE 140
 ROCKVILLE, CALIFORNIA 95861
 (916) 788-8160
 Fax (916) 788-8184

SN
 CONSULTING ENGINEERS & ARCHITECTS
 812 West Broadway (916) 441-8883
 Berkeley, CA 94704 FAX (916) 441-8877

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

REVISIONS

NO.	DATE	DESCRIPTION
1	11/4/96	PARKING GARAGE
2		
3		
4		
5		
6		
7		
8		
9		
10		

SITE NAME: 620 CAPITOL MALL

SITE NUMBER: FN-07-88

SITE ADDRESS: 620 CAPITOL MALL, SACRAMENTO, CA 95814

SHEET TITLE: SITE SURVEY GENERAL INFORMATION

SHEET NUMBER: C-1

SCALE: AS NOTED

NOV 06 1996
 CITY OF SACRAMENTO
 CITY PLANNING DIVISION

REVISED

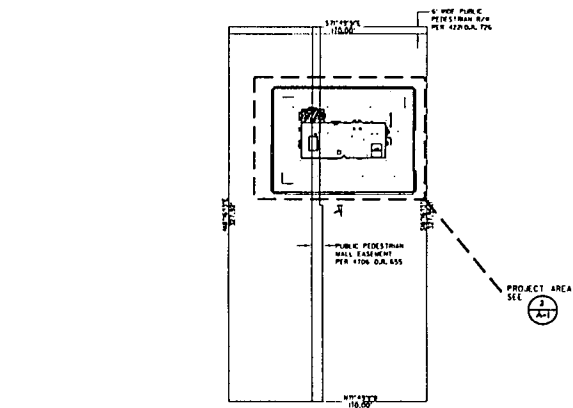
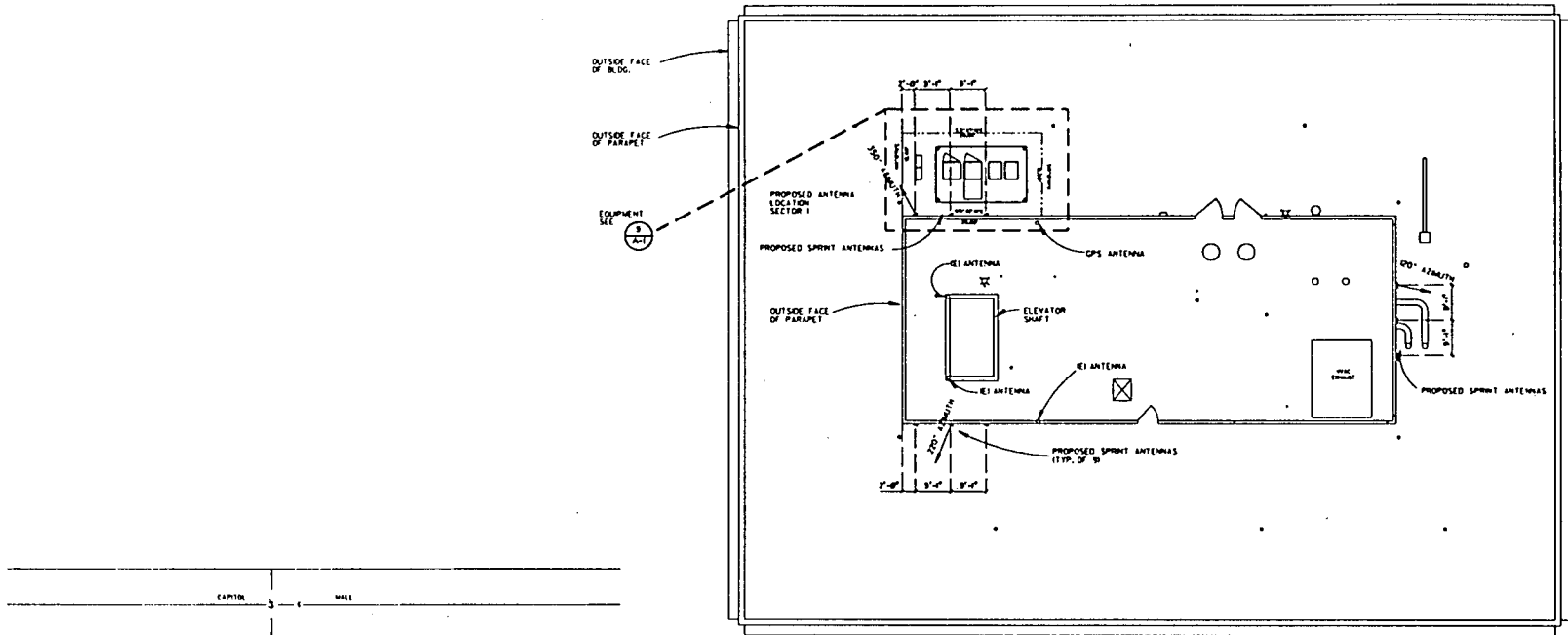
296-117

EXHIBIT A

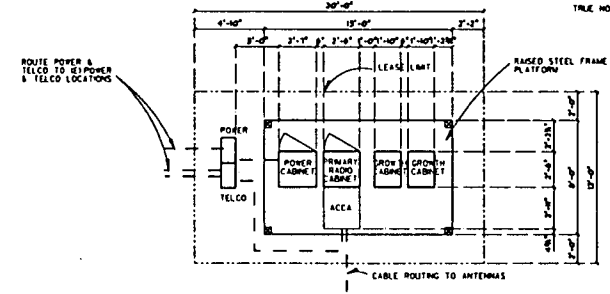
296-117

NOVEMBER 13, 1996

ITW 4



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



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

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

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.
 1074 GOLD CAMP DRIVE
 RANCHO CORDOVA, CA 95670

LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE

 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.
A1	B

PL:SPRINT\N6822135.CAP.135.A1 8/28/96

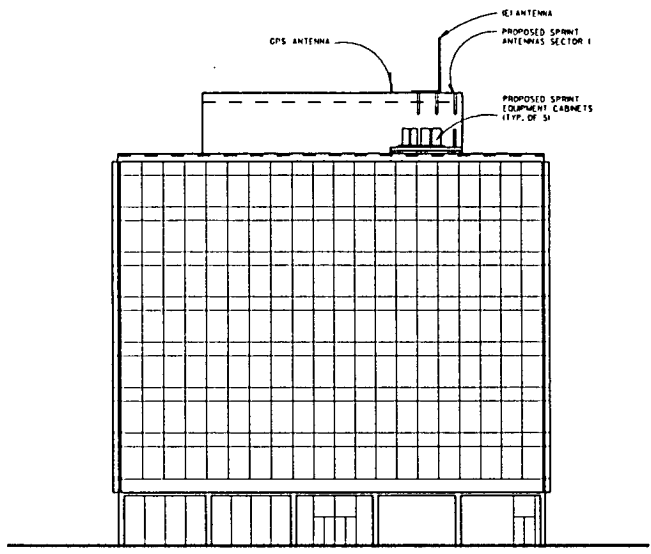
EXHIBIT B

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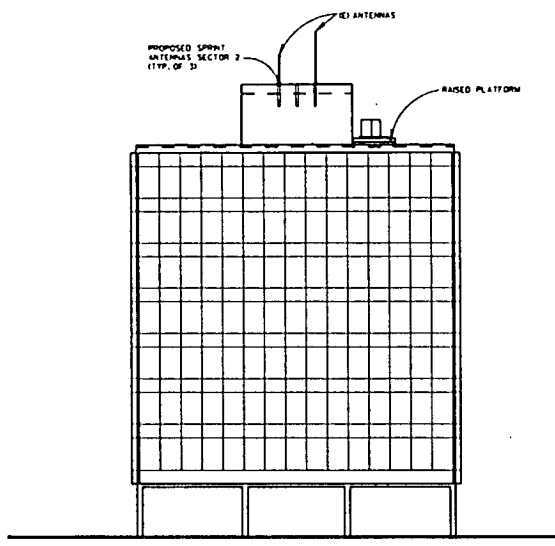
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ITC 4

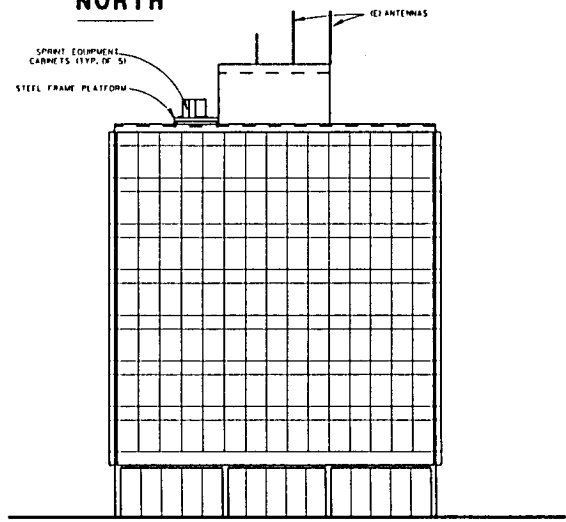
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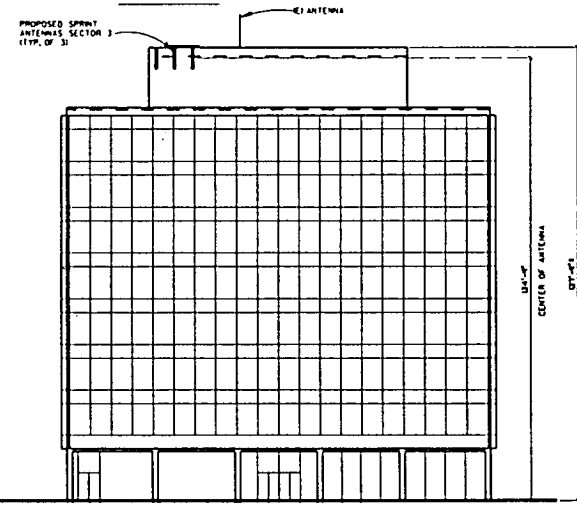
NORTH



EAST



WEST



SOUTH

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



NO.	DATE	BY	CHKD.
1		DR	
2		DR	
3		DR	
4		DR	
5		DR	
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7		DR	
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49		DR	
50		DR	

LIONARDI-BEAUMONT DESIGN GROUP
 ARCHITECTURE ENGINEERING PLANNING INTERIOR

GEARON & COMPANY, INC.
 3965 GOLD CAMP DRIVE
 TUCUENO CORDOVA, CA 95610

LUCERNE TECHNOLOGIES AND BECHTEL ALLIANCE
SPRINT SPECTRUM
 PCS INSTALLATION PROJECT

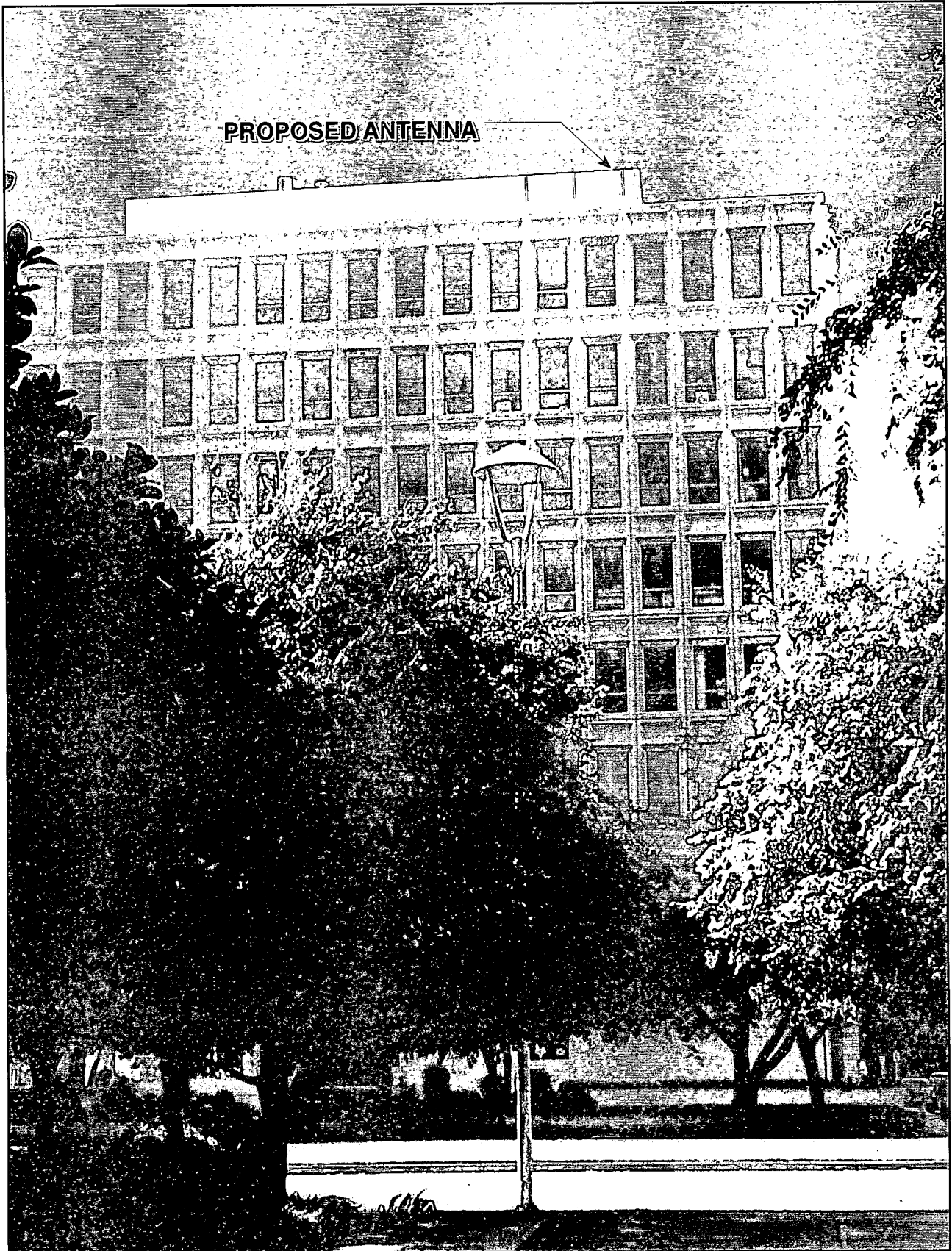
SITE INFORMATION	
CAPITOL MALL	
520 CAPITOL MALL SACRAMENTO, CA 95814	
FN-07-32	
SHEET TITLE	
ELEVATIONS	
SHEET NUMBER	REV.
A2	B

PLS/SPRINT/6822135.CMP: A2 8/28/96

EXHIBIT C

296 117

EXHIBIT D



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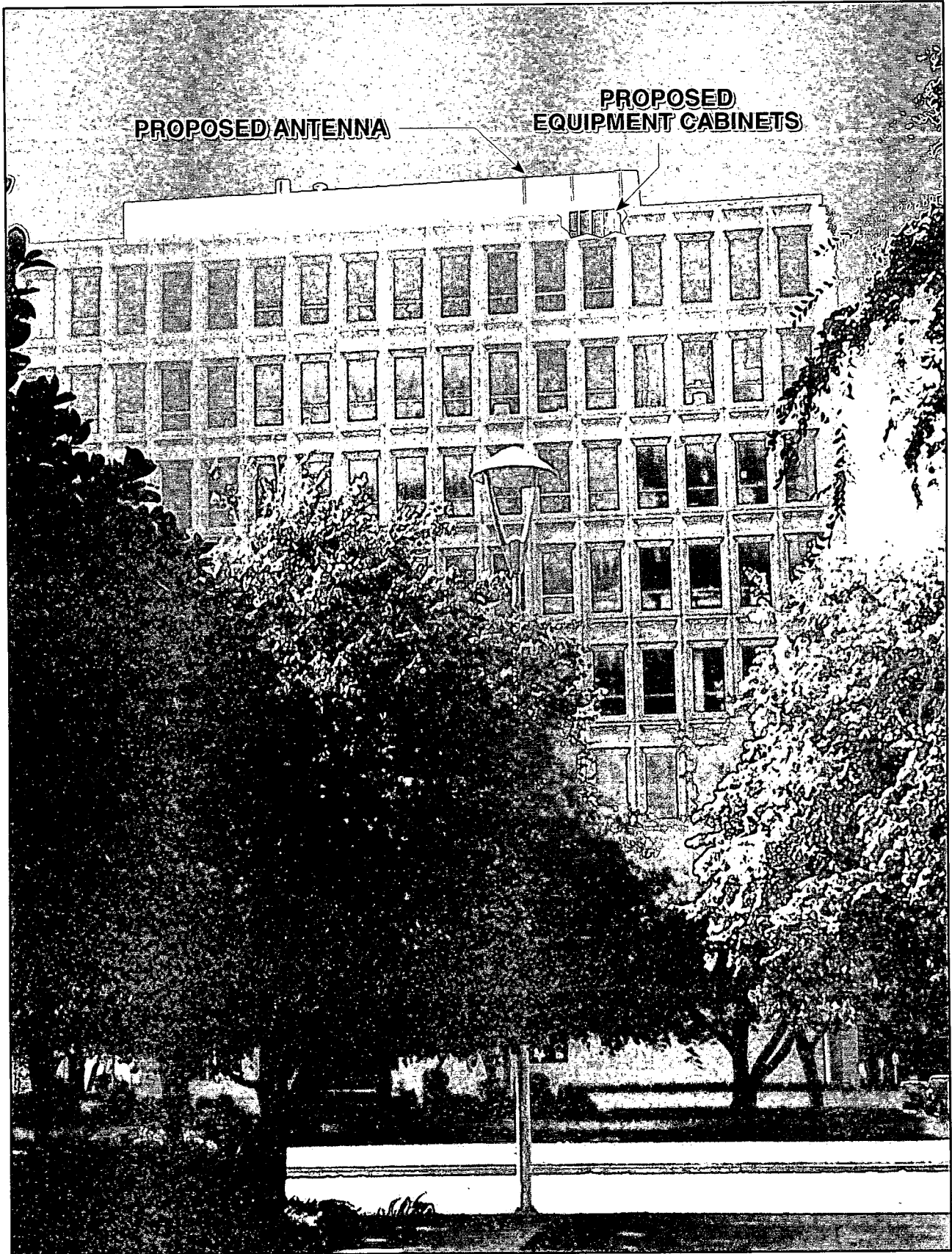
**CONCEPTUAL VIEW OF PROPOSED ANTENNA
AT SITE FN-07-32B, 520 CAPITOL MALL**

KB:25100•Gearon / Sprint

296-117

NOVEMBER 13, 1996

ITEM 4



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

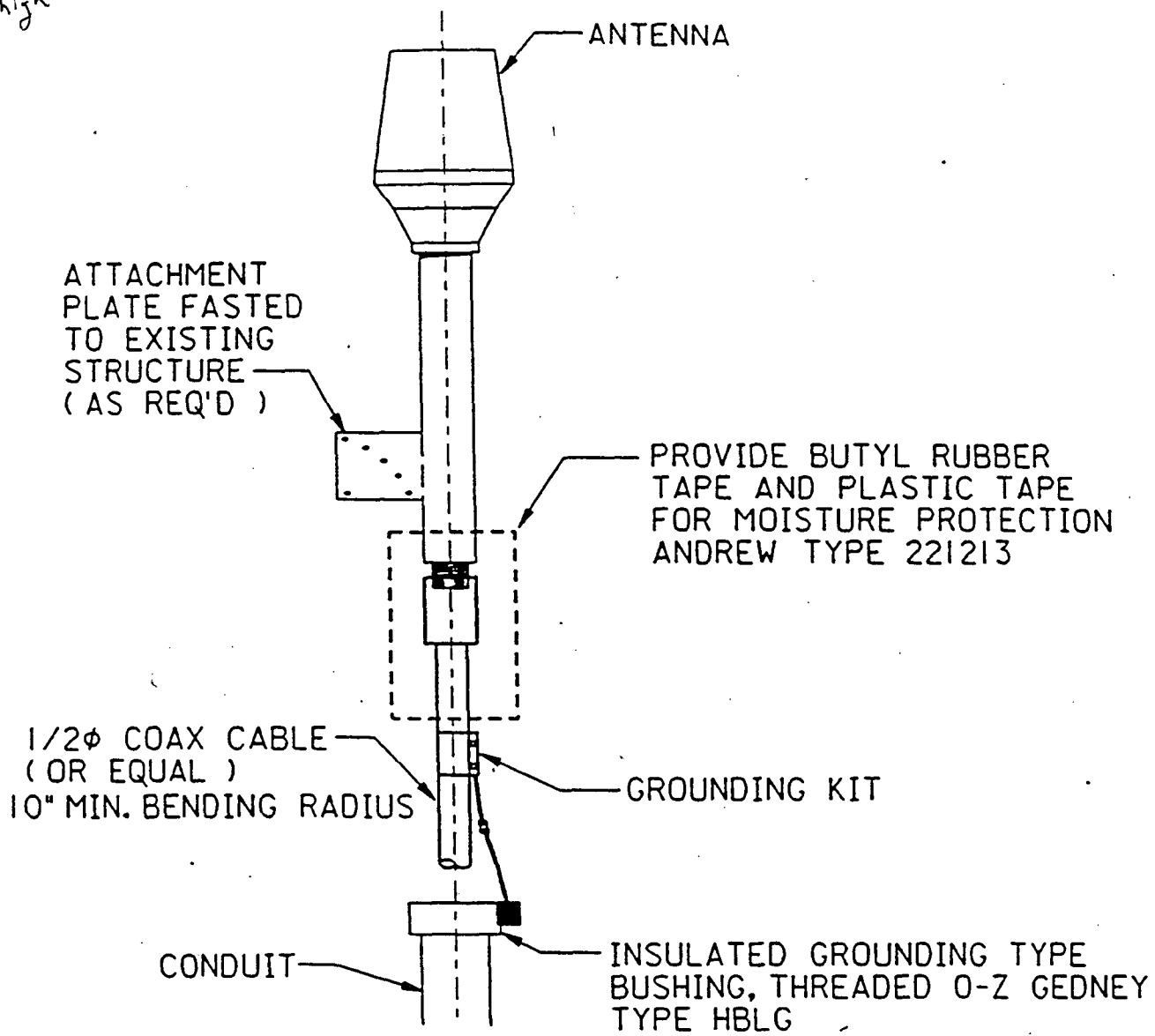
KB:25100•Gearon / Sprint

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NOVEMBER 13, 1996

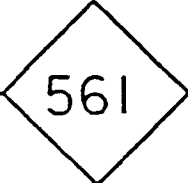
ITEM 4

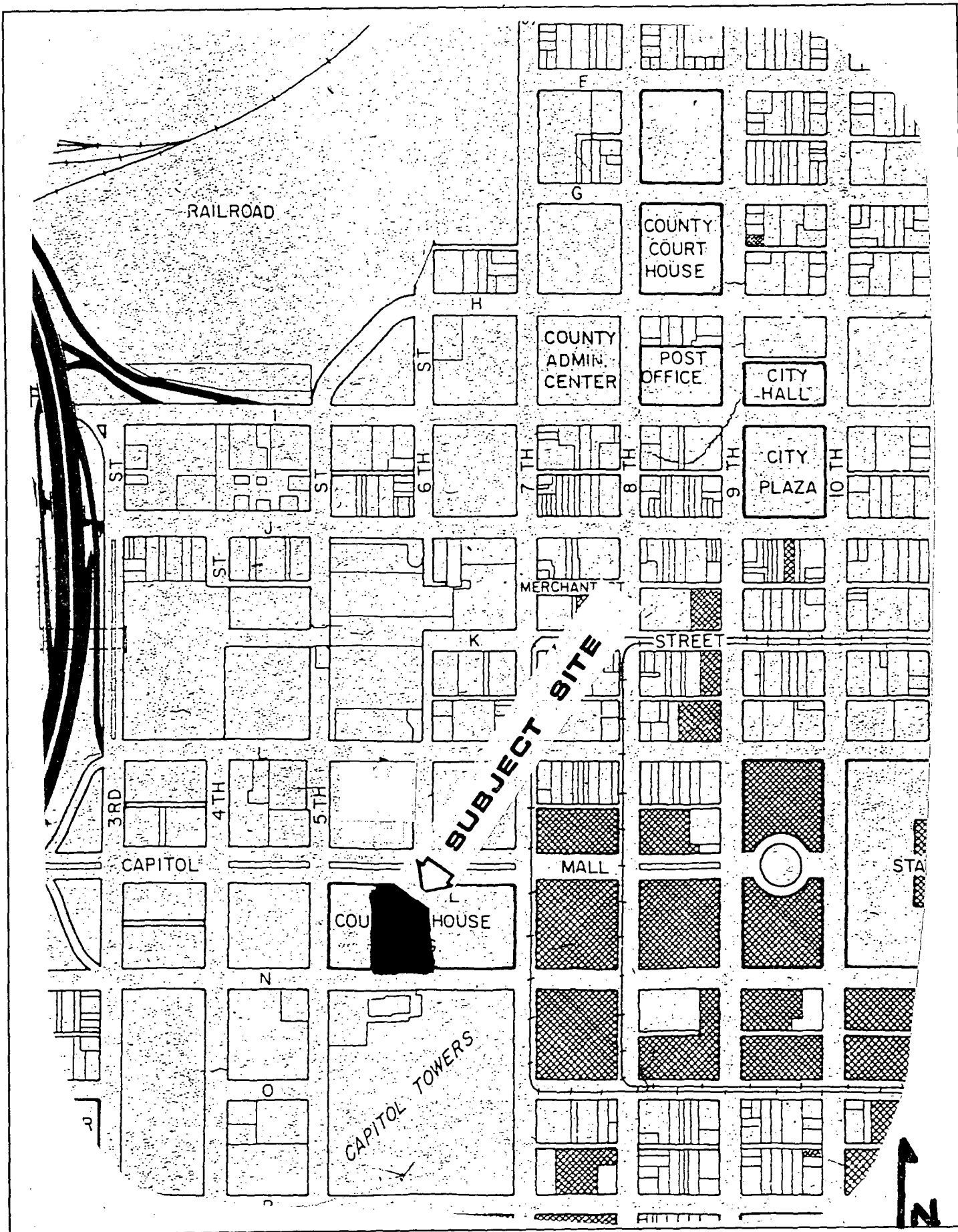
Maximum dimensions
6" diameter x 18" high



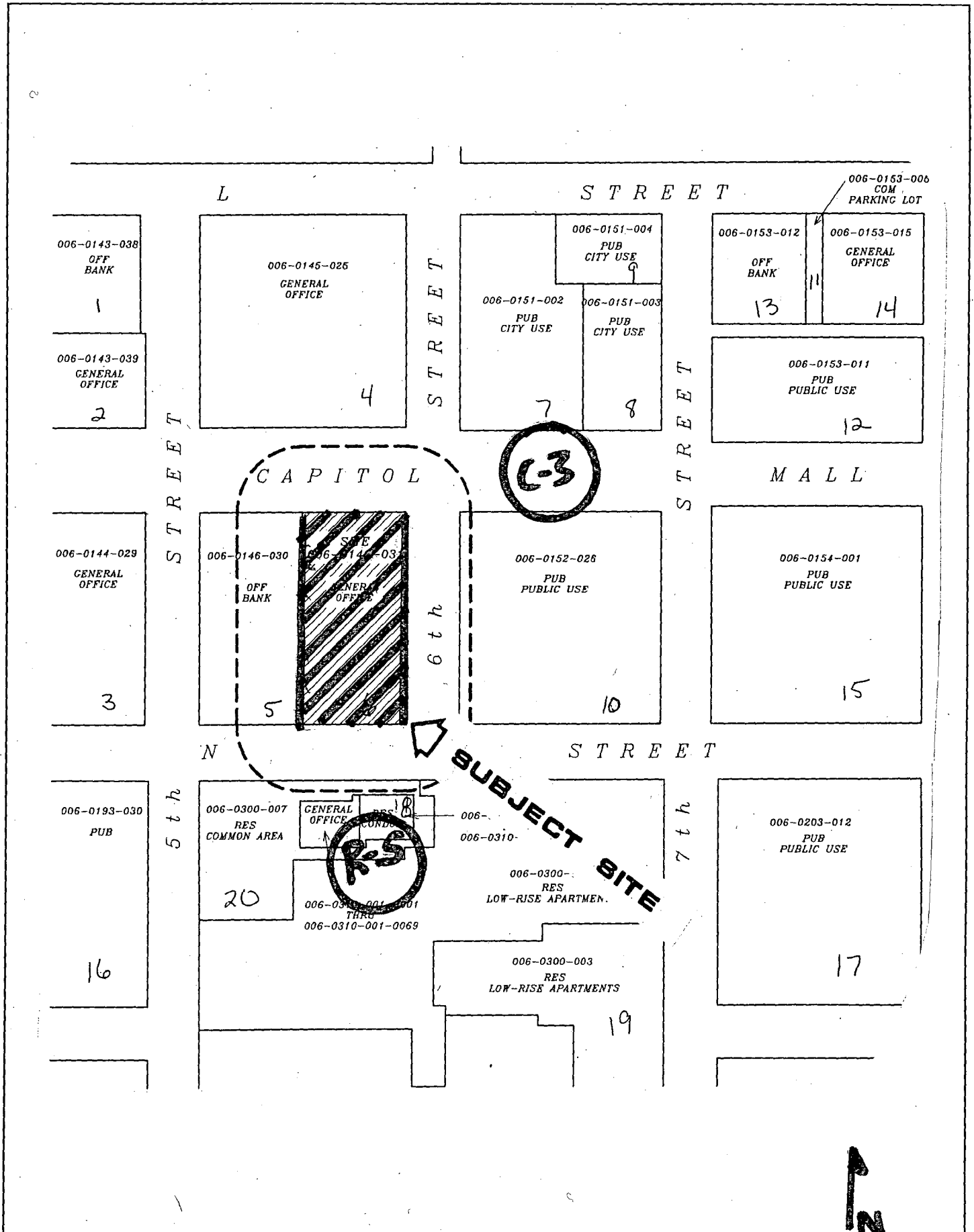
RACEWAY - STANDARD DETAIL
ANTENNA INSTALLATION

DETAIL





VICINITY MAP



LAND USE & ZONING MAP