

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 18, 1997, the Zoning Administrator approved with conditions approved with conditions a special permit to add wireless antennas on an existing communications tower for the project known as Z96-165. Findings of Fact and conditions of approval for the project are listed on page 3-4.

Project Information

Request: Zoning Administrator Special Permit to add nine wireless communications antenna panels mounted at 70 feet on an existing 126 foot tower located on 36.34± developed acres in the Heavy Industrial (M-2) zone.

Location: 4th Street and I Street (Amtrack Station) (D1, Area 1)

Assessor's Parcel Number: 002-0010-034

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

Property Owner: Union Southern Pacific Railroad
No. 1 Market Plaza, Rm 1007
San Francisco, CA 94105

General Plan Designation: Transportation, Utilities
Central City
Community Plan Designation: Downtown Commercial Mixed District
Existing Land Use of Site: Amtrak Station (with a Communications Tower)
Existing Zoning of Site: Heavy Industrial (M-2)

Surrounding Land Use and Zoning:

North: M-2; Industrial
South: C-3; Interstate 5, Commercial and Industrial
East: Varied zones; Industrial and Residential
West: M-2; Sacramento River

Property Dimensions: Irregular
Property Area: 36.34± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: Many related to the Railyards and reuse

Additional Information: The applicant proposes to attach nine wireless antenna panels at a height of 70 feet to an existing 126 foot communications tower owned and operated by the Union Southern Pacific Railroad. The tower was constructed prior to Zoning Ordinance requirements for a Special Permit for a communications tower. Each antenna panel is six feet long and nine inches wide. There will be five equipment cabinets located adjacent to the tower within an existing enclosed fence area. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). Any wireless equipment (antennas) which both receives and transmits and added to an existing lattice tower requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the Central City Design Review area. Design Review staff has reviewed the project as an over the counter review and approved the project subject to the design conditions stated under conditions of approval. The project has been noticed and staff has received no calls.

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, Section 15301(e)}.

Conditions of Approval

1. The proposed antenna panels shall be located as shown on the submitted plans and painted to match the corresponding tower color at the height of mounting (including the mounting equipment). The applicant shall use non-reflective paint on the antenna panels to prevent glare.
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. Should the applicant every discontinue using the tower for wireless services then the

applicant shall remove the panels and equipment within six months of termination.

5. Size and location of the equipment cabinets shall conform to the plans submitted.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the antenna panels will be added inconspicuously to an existing 126 foot high communications tower with other cellular/radio equipment.
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 antenna panels will be attached to an existing 126 foot high communications tower; and
 - b. the design and location of the antenna panels will not significantly impact the surrounding industrial area.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Transportation, Utilities and Downtown Commercial Mixed District respectively.



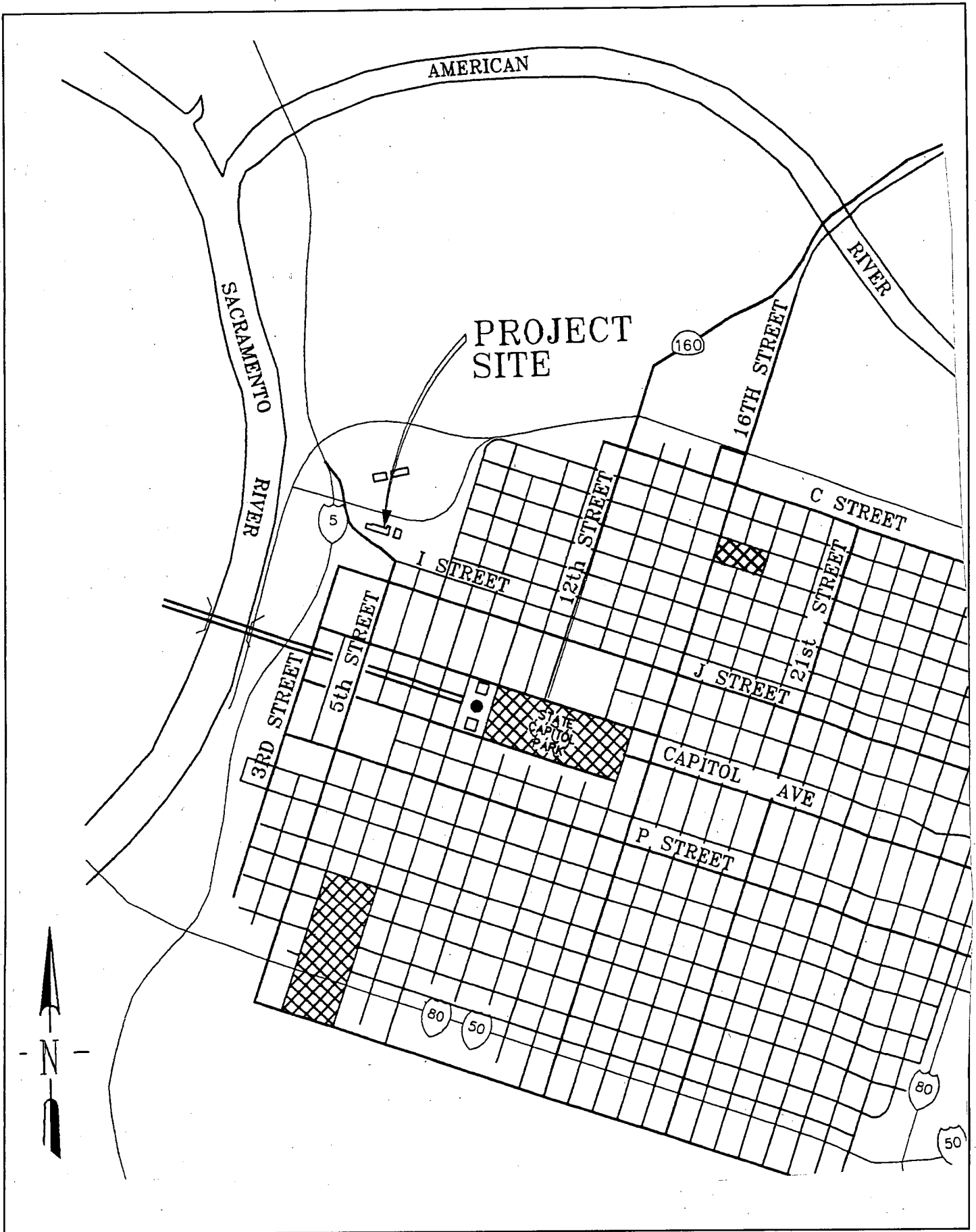
Joy D. Patterson
Zoning Administrator

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.

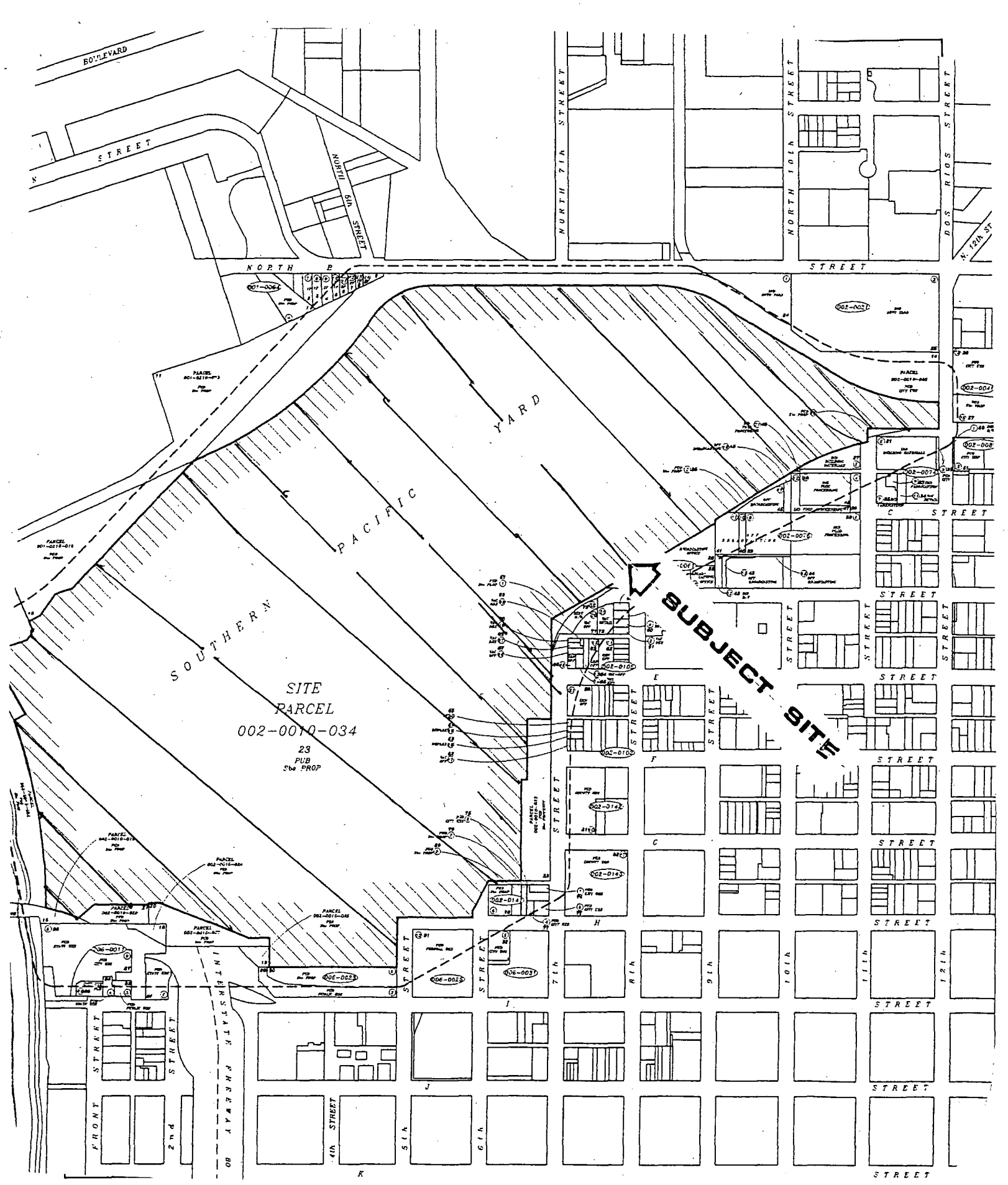
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File *L*
Applicant *L*

ZA Log Book *L*



VICINITY MAP

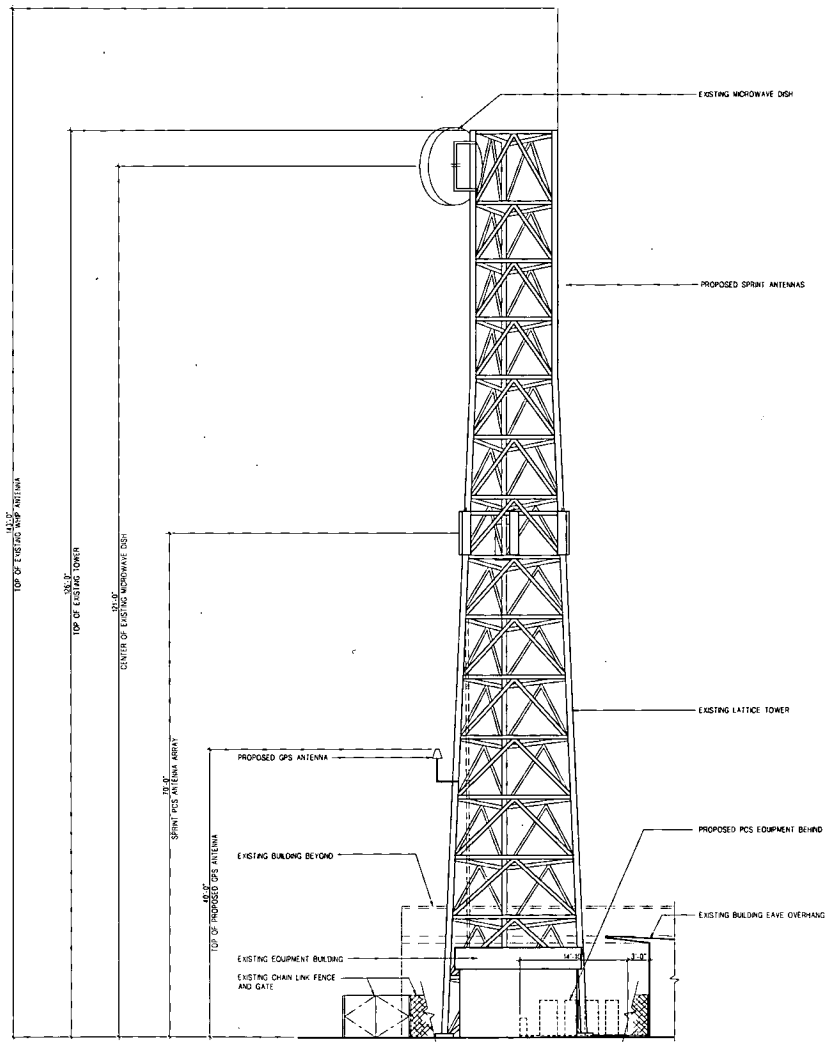


LAND USE & ZONING MAP

296-165

JUNE 18, 1997

ITEM 3



WEST ELEVATION

ELEVATIONS



CARRILLO
ARCHITECTURAL GROUP INC

1321 Howe Ave
Suite 202
Sacramento,
CA 95825
916 822-0550

J. Steven Carrillo A.I.A. C11222

ALL WORKS, EXCEPT WHERE SHOWN OTHERWISE, SHALL BE SUBJECT TO THE STANDARD AND SPECIFICATIONS OF THE PROFESSIONAL SOCIETY OF ARCHITECTS AND ENGINEERS OF CALIFORNIA. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE WORK IF THE WORK IS NOT DESIGNED OR CONSTRUCTED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS OF THE PROFESSIONAL SOCIETY OF ARCHITECTS AND ENGINEERS OF CALIFORNIA.

**SPRINT PCS
INSTALLATION
PROJECT**

**LUCENT TECHNOLOGIES
AND BECHTEL
ALLIANCE**

GEARON & COMPANY

Wireless Network Development
1760 The Exchange Suite 200
Atlanta, Georgia 30339

Atlanta Office: (404) 525-8400
Tel: (770) 953-8400
Fax: (770) 952-4999

Sacramento Office: (916) 866-8500
(916) 336-8600

NO.	DATE	ISSUE
1	11-25-96	ZONING SUBMITTAL

SITE NAME/ADDRESS

DOWNTOWN PLAZA
AMTRACK STATION
4TH & 1 STREET
SACRAMENTO, CA

SITE NUMBER

FN-07-33E

SHEET TITLE

ELEVATIONS

SHEET NUMBER	REV
A-2	A

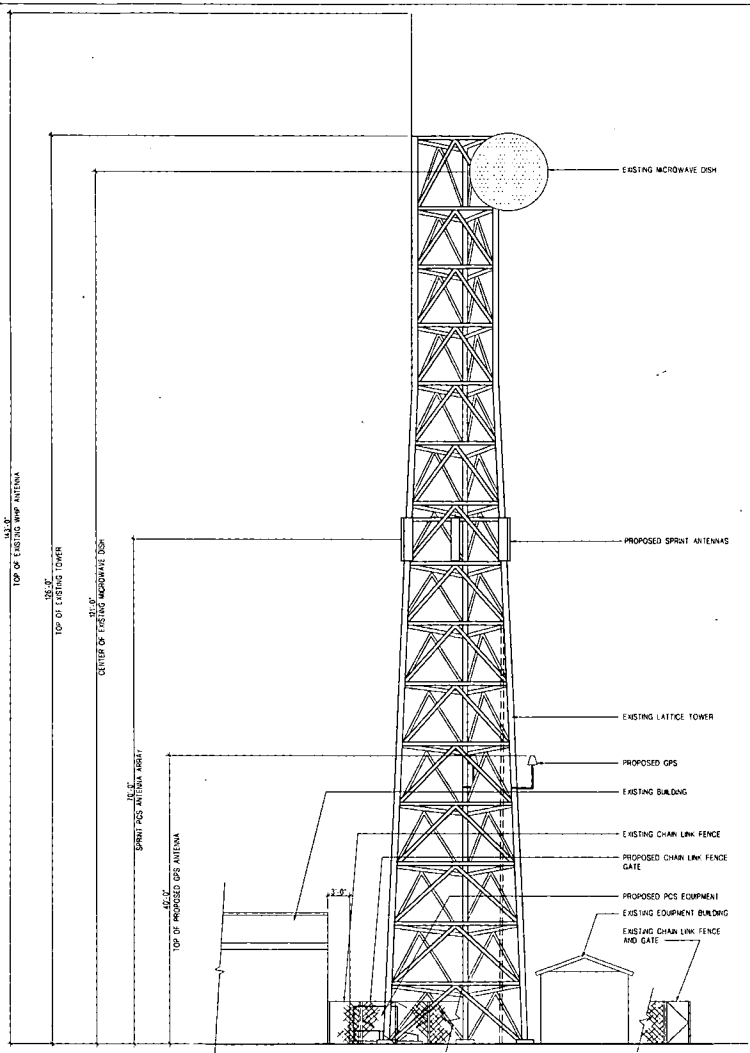
PROJECT NUMBER 96129.028

EXHIBIT - B

296-165

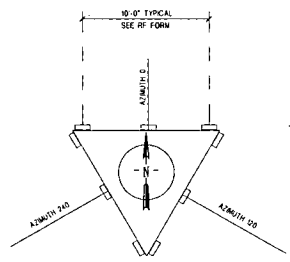
JUNE 18, 1997

ITEM #3

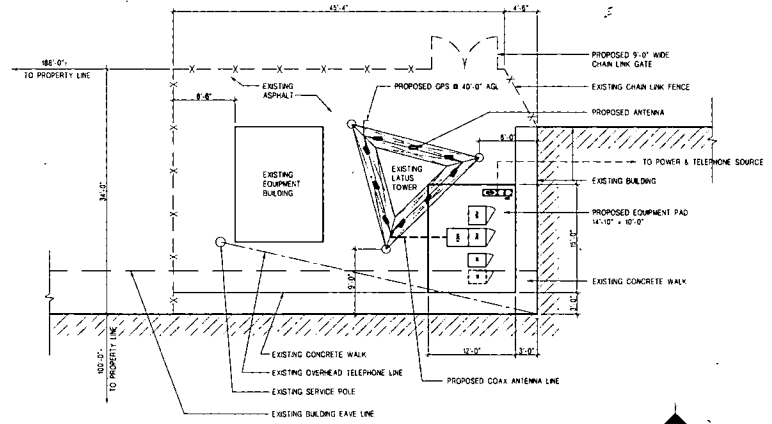


NORTH ELEVATION

ELEVATIONS



PLAN - ANTENNA ORIENTATION



SITE PLAN



CARRILLO
ARCHITECTURAL GROUPING



1321 Howe Ave
Suite 202
Sacramento,
CA 95825
916 922-0550

J. Steven Carrillo A.I.A. C11222

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SPRINT PCS
PCS INSTALLATION
PROJECT

LUCENT TECHNOLOGIES
AND **BECHTEL**
ALLIANCE



GEARON & COMPANY
Wireless Network Development
1700 The Exchange Suite 500
Atlanta, Georgia 30339

Atlanta Office: (770) 623-9400
Sacramento Office: (916) 436-6000
Fax: (770) 622-4999 Fax: (916) 436-6000

NO.	DATE	REVISION
1	11-25-96	ZONING SUBMITAL

SITE NAME/ADDRESS

DOWNTOWN PLAZA
AMTRAK STATION
4TH & I STREET
SACRAMENTO, CA.

SITE NUMBER

FN-07-33E

SHEET TITLE

SITE PLAN ELEVATION

SHEET NUMBER	REV
A-1	A

PROJECT NUMBER 06120.028

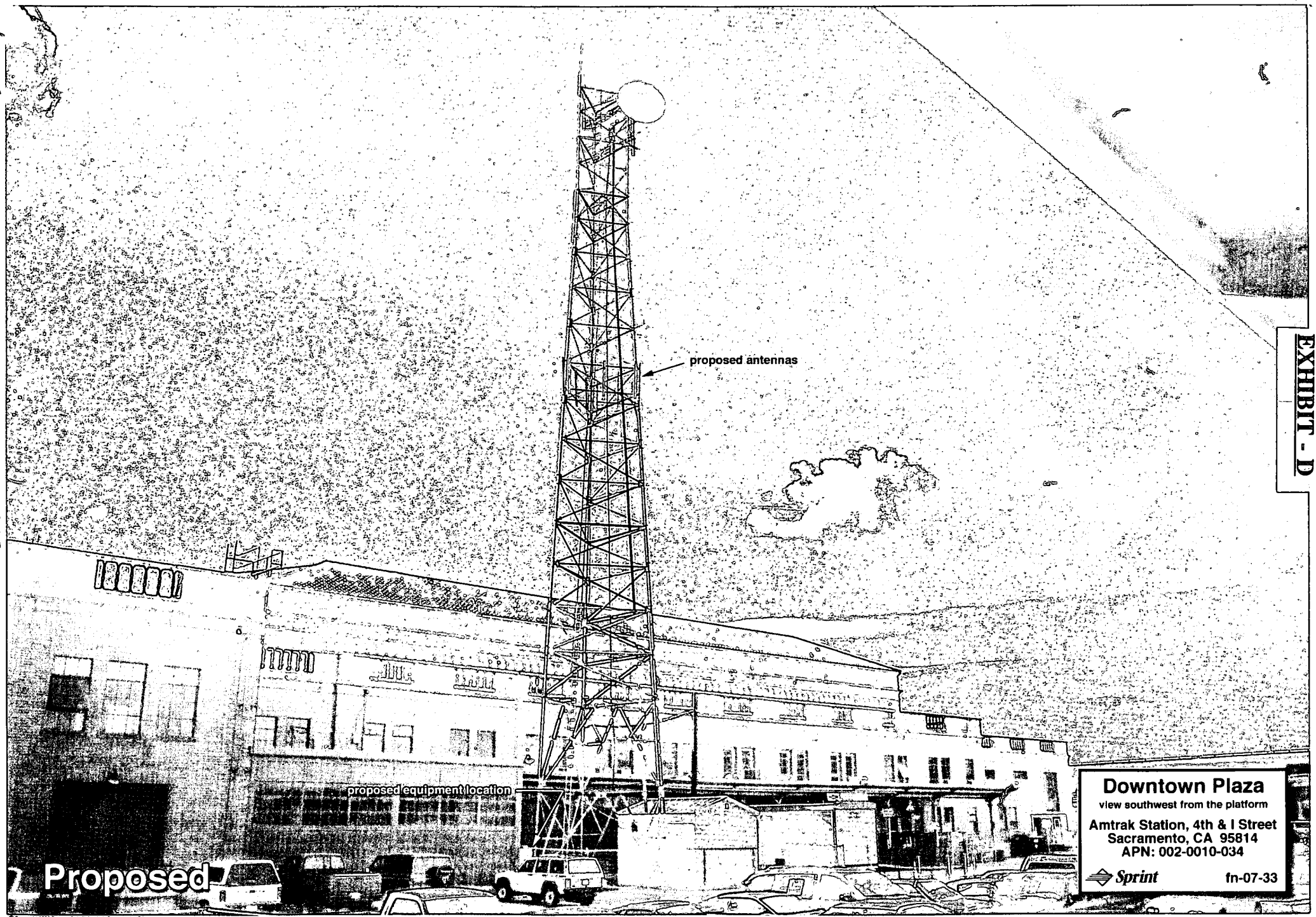
EXHIBIT C

296-165

JUNE 18, 1997

ITEM 3

EXHIBIT - D



Proposed

proposed antennas

proposed equipment location

Downtown Plaza
 view southwest from the platform
 Amtrak Station, 4th & I Street
 Sacramento, CA 95814
 APN: 002-0010-034

Sprint fn-07-33

296-165

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