

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 25, 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 Z96-068. 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 nine cellular communications antenna panels mounted on the roof of an existing three story office building located on 0.23± developed acres in the General Commercial (C-2) zone.

Location: 5030 J Street (D3, Area 1)

Assessor's Parcel Number: 008-0162-005

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

Property Owner: Milo Hewitt, Jr. Trust
 5030 J Street
 Sacramento, CA 95819

General Plan Designation: Community Neighborhood Commercial and Offices
Existing Land Use of Site: Office Building
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2; Commercial
South: R-1; Residential
East: R-2; Residential
West: C-2; Commercial

Property Dimensions: Irregular
Property Area: 0.23 ± 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 ten 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 initially proposed to attach nine wireless antenna panels on the roof parapet of an existing two story office building. The proposed antennas would have projected approximately four feet about the parapet. Staff indicated to the applicant that the antenna panels should be relocated to the center of the roof or lowered on the parapet as to not project above it. The applicant resubmitted a "3 in 1" or unicast antenna design located in the center of the roof. The cylinder panel contains a single mounted structure that contains three antennae. The antenna will be mounted on a tripod structure. The antenna will project ten above the roof. There will also be up to five equipment cabinets also located on the roof of the office building. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). Any cellular equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the East Sacramento Improvement Association Neighborhood Association area. The project plans have been sent to the association and staff received a call saying the association had no problems with the proposed project. 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. The applicant shall install the antennas as shown in the revised plans showing the new proposed antenna location with screening. The equipment shelters shall be located on the roof as indicated on the submitted plans. The applicant shall use non-

reflective paint on the antenna panels to prevent glare and the antenna screening shall be painted to match the building unless the applicant submits an actual antenna panel/screening material sample that is an acceptable color (reviewed and approved by the Zoning Administrator).

2. Any additional antennas shall require a modification of the Special Permit. {Three antennas with a screening cover 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 higher than the parapet wall nor visible above the parapet wall and painted to blend with the equipment.

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 roof top.
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 located on the roof of the building;
 - b. the equipment cabinets will not be located in any required parking or maneuvering area; and
 - c. the design and location of the antennas will not significantly impact the surrounding commercial area.
3. The project is consistent with the General Plan which designates the subject site as Community Neighborhood Commercial and Offices.

Joy D. Patterson

Joy D. Patterson
Zoning Administrator

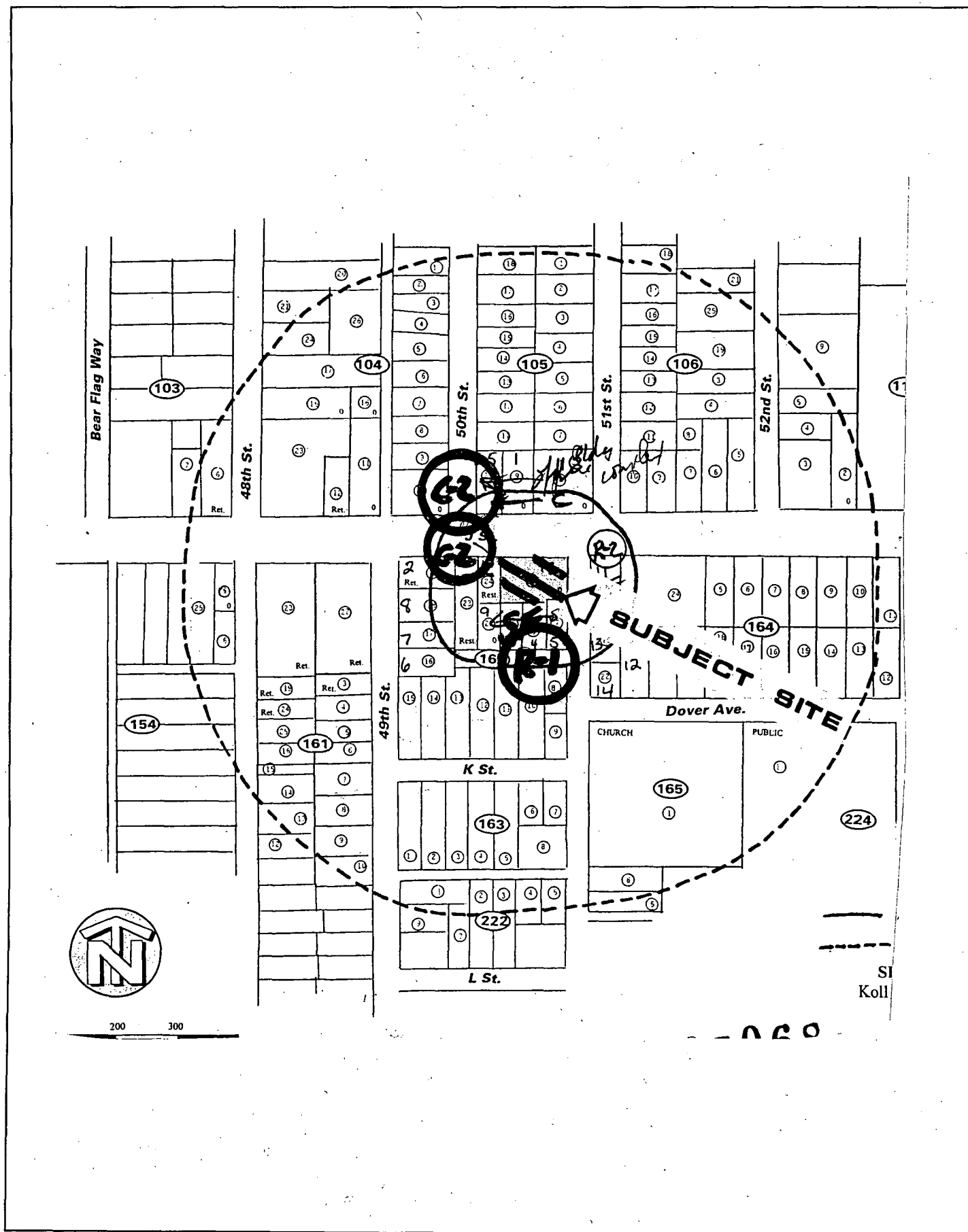
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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 ✓

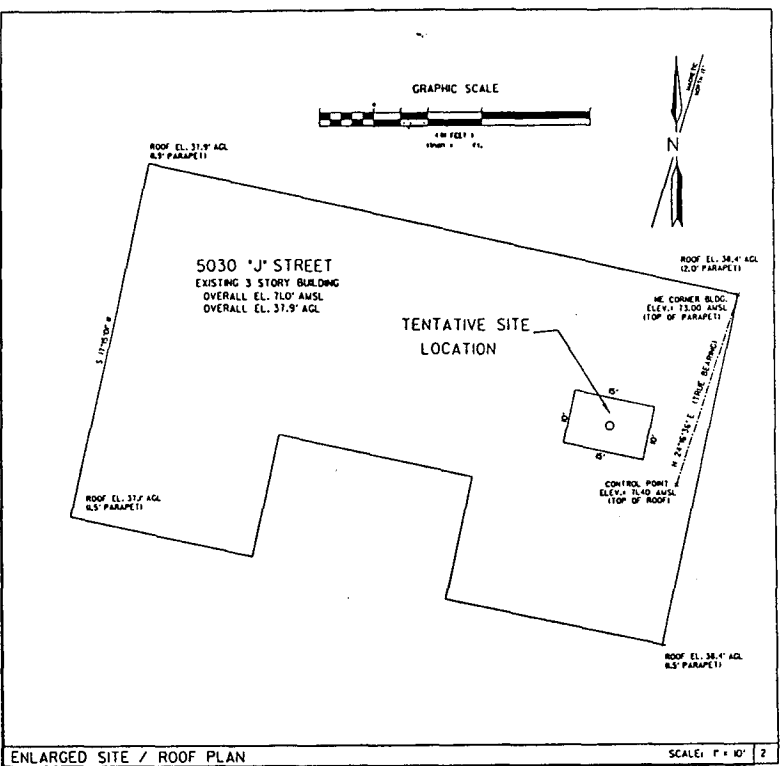
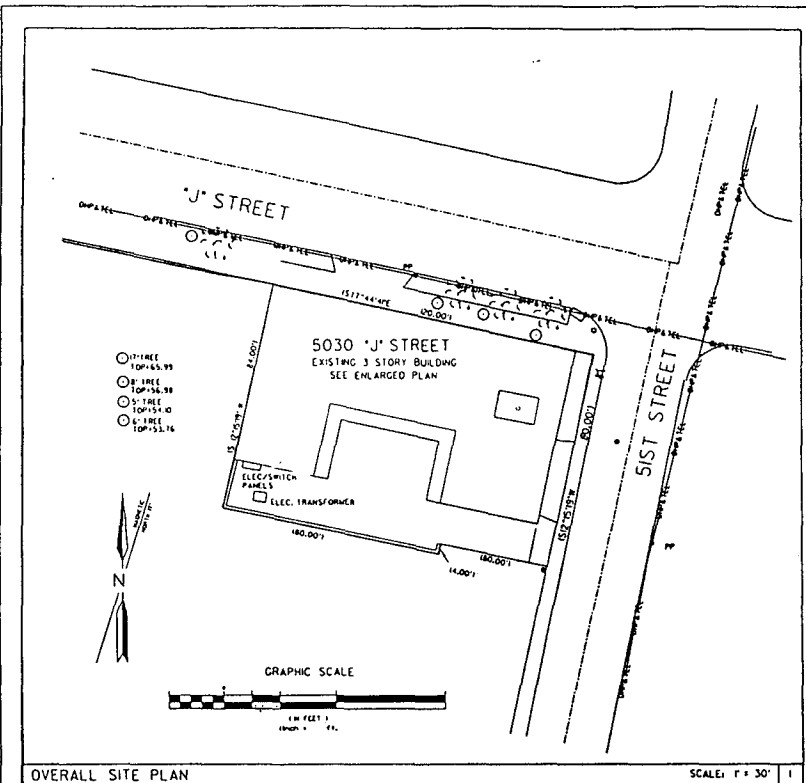


LAND USE & ZONING MAP

296-068

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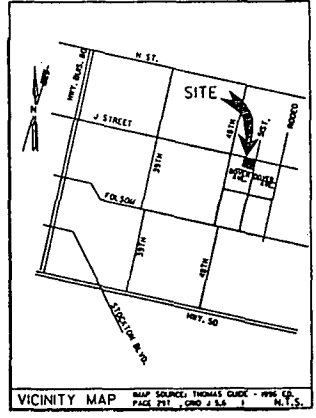


ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 12 AND 13, AS SHOWN ON THE "PLAN OF ARCADEA TRACT", RECORDED IN BOOK 8 OF MAPS, MAP NO. 3, RECORDS OF SAO COUNTY.
EXCEPTING THEREFROM THE SOUTH 88 FEET OF SAID LOT 1 AND THE SOUTH 84 FEET OF SAID LOTS 2 AND 3.
EXCEPTING THEREFROM ANY AND ALL IMPROVEMENTS SITUATED ON THE HEREINAFORE DESCRIBED PROPERTY.

UNDERLYING PROPERTY LEGAL DESCRIPTION

PROJECT AREA LEGAL DESCRIPTION

PROJECT EASEMENTS/LEGAL DESCRIPTION



SITE NAME: J STREET
SITE NUMBER: FN-07-24
SITE ADDRESS: 5030 J STREET, SACRAMENTO, CA 95801
OWNER NAME: J.B. L. KERRILL, JR. TRUST
OWNER ADDRESS: 5030 J STREET, SACRAMENTO, CA 95801
ASSESSORS PARCEL NUMBER: 009-062-005
NET AREA OF UNDERLYING PARCELS: 9920 SQ. FT. (0.23 AC)
LATITUDE: 38°33'58.8" LONGITUDE: 121°24'30.8"
GRID 83: 8856633 GRID 83: 064889
GROUND ELEVATION: 4854.37'
PARAPET ELEVATION: 73.00 AMSL, NE CORNER
BASIS OF ELEVATIONS: SACRAMENTO CITY DATUM 1985.02
BASIS OF BEARINGS: 3 04 0

NOTE: 1. LATITUDE, LONGITUDE, AND GROUND ELEVATION TAKEN AT SOUTHWEST CORNER OF BLDG.
2. CONTOURS ARE AT ONE FOOT INTERVALS.

SITE DATA

LEGEND
 --- TREE
 --- FENCE
 ○ MANHOLE
 ○ WATER VALVE
 X FIRE HYDRANT
 □ ELEC. BOX
 ○ UTILITY POLE
 --- OHP OVERHEAD POWER LINE
 ○ CENTER OF SITE

LEGEND

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

APPROVALS

Sprint
 SPRINT SPECTRUM PCS INSTALLATION PROJECT

LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE

KOLL
 KOLL TELECOMMUNICATIONS SERVICES
 450 WESTGATE BLVD., 450
 SACRAMENTO, CA 95834

CBA
 CELLA BARR ASSOCIATES
 771 CAMPUS COMMONS RD., 700
 SACRAMENTO, CALIFORNIA 95825
 (916) 497-3311
 FAX (916) 649-8191

REVISION	DATE	ISSUE

SITE NAME: J STREET
 SITE NUMBER: FN-07-24
 SITE ADDRESS: 5030 J STREET, SACRAMENTO, CA 95801, USA
 SHEET TITLE: _____
 SITE SURVEY GENERAL INFORMATION
 SHEET NUMBER: C1

EXHIBIT A

REVISED

Z 96-068

RECEIVED

SEP 13 1996

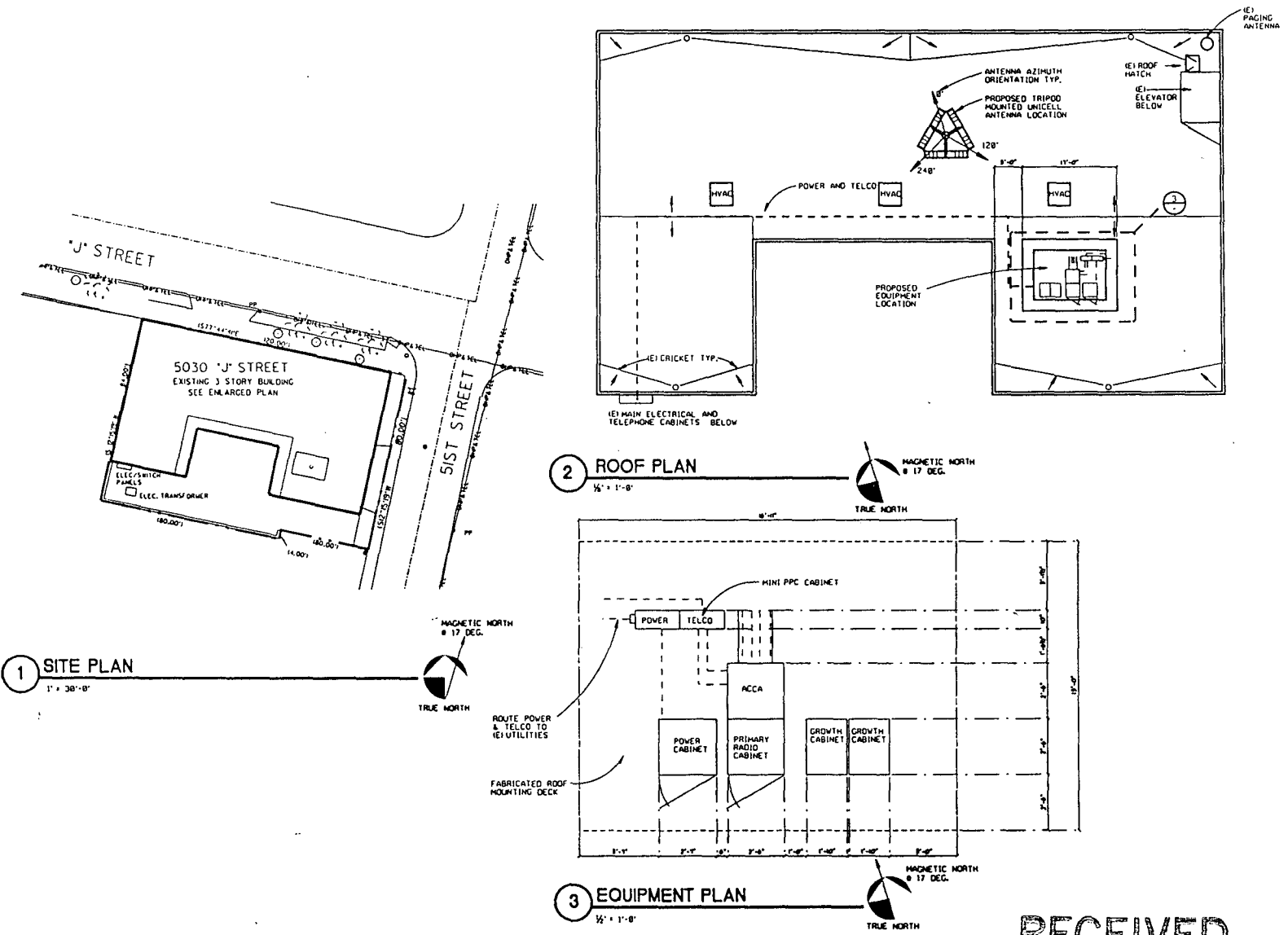
CITY OF SACRAMENTO
 CITY PLANNING DIVISION

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NO.	DATE	REVISIONS	BY	CHKD.
1		ISSUED FOR PERMIT		
2		REVISED		
3		REVISED		
4		REVISED		
5		REVISED		

LIONAKIS-BAUMONT DESIGN GROUP
 801 17th STREET, SACRAMENTO, CA 95811
 TEL: 916-441-1100 FAX: 916-441-1101
 ARCHITECTURE ENGINEERING PLANNING INTERIOR

KOLL
 KOLL TELECOMMUNICATIONS SERVICES
 1400 HORTONWAY BLVD, SUITE 400, SACRAMENTO, CA 95834
 916-441-1100 FAX: 916-441-1101

LUCANT TECHNOLOGIES AND BECTEL ALLIANCE
 SPRINT SPECTRUM
 PCS INSTALLATION PROJECT

SITE INFORMATION
 J STREET
 5030 J STREET
 SACRAMENTO, CA 95812
 FN-07-024

SHEET TITLE
 SITE, ROOF, AND ENLARGED PLAN

SHEET NUMBER	REV.
A1	C

REVISED

RECEIVED

SEP 13 1996

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CITY PLANNING DIVISION

EXHIBIT C

REVISED

Proposed Antenna

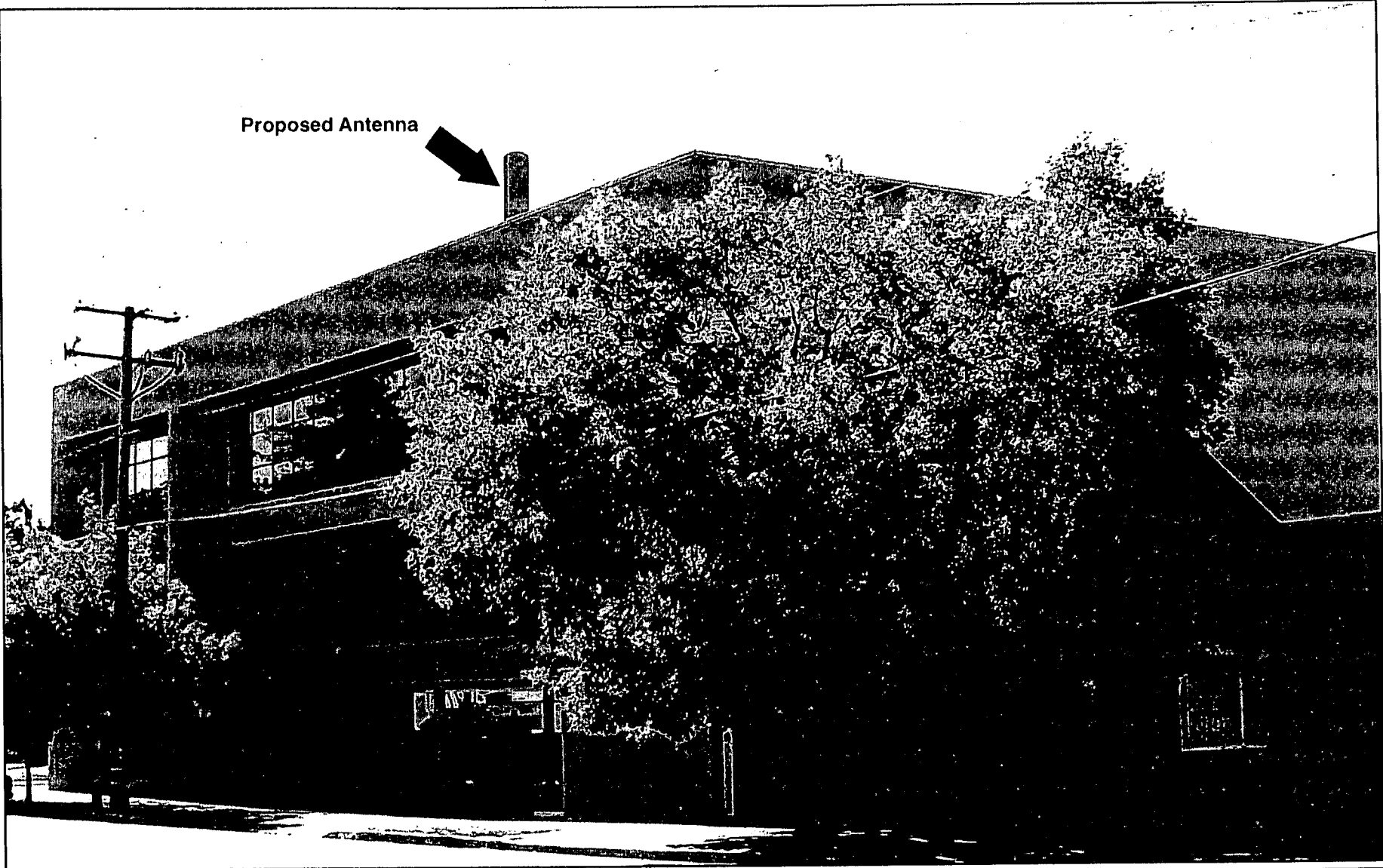


EXHIBIT D

SUGNET & ASSOCIATES
ENVIRONMENTAL CONSULTANTS
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FN-07-24
CONCEPTUAL ANTENNA LOCATION
5030 J Street

EXHIBIT A

Photo Date: 8/27/96

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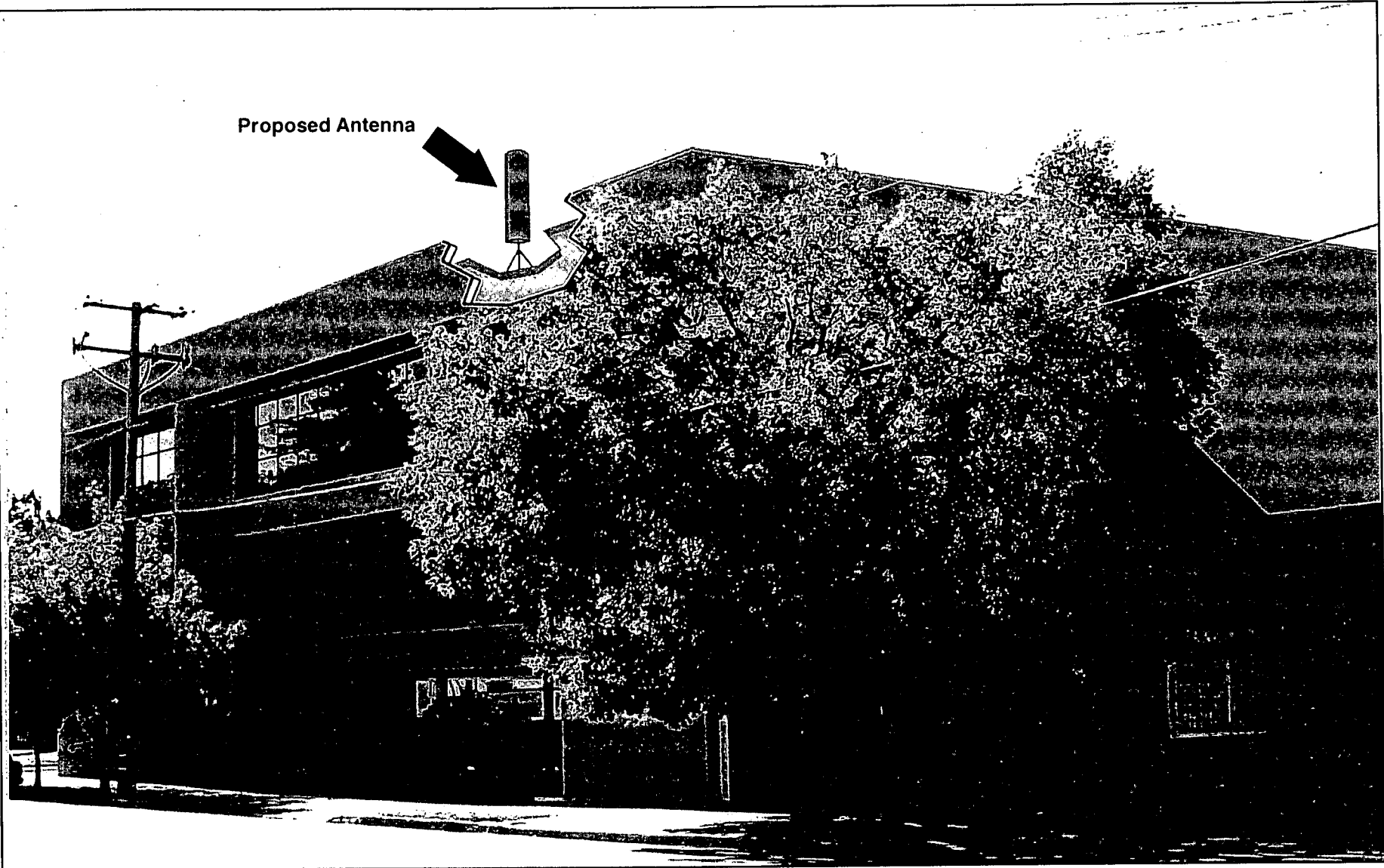
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REVISED

Proposed Antenna



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Z 96-068

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FN-07-24
CONCEPTUAL ANTENNA LOCATION
5030 J Street

EXHIBIT B

Photo Date: 8/27/96

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