

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, May 29, 1996, the Zoning Administrator approved with conditions approved with conditions a special permit modification to add cellular antennas on an existing communications tower for the project known as Z96-043. Findings of Fact and conditions of approval for the project are listed on page 3-4.

**Project Information**

**Request:** Zoning Administrator Special Permit Modification to add twelve cellular communications antenna panels to an existing 300 foot tower located on 2.8± developed acres in the Heavy Commercial (C-4) zone.

**Location:** 1811 22nd Street (D4, Area 1)

**Assessor's Parcel Number:** 010-033-009

**Applicant:** Smart SMR of California, Inc., dba Nextel Communications (John DeHart)  
2180 Harvard Street, Suite 200  
Sacramento, CA 95815

**Property Owner:** McClatchy Newspapers  
2100 Q Street  
Sacramento, CA 95816

**General Plan Designation:** Heavy Commercial or Warehouse  
Central City

**Community Plan Designation:** Heavy Commercial  
**Existing Land Use of Site:** Communications Tower  
**Existing Zoning of Site:** Heavy Commercial (C-4)

**Surrounding Land Use and Zoning:**

North: C-4; Industrial  
South: C-4; Industrial  
East: C-4; Industrial  
West: C-4; Industrial

Property Dimensions: Irregular  
Property Area: 2.8+ acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-E

Previous Files: Z95-108, P87-413, P88-198, P91-086

Background Information: On February 27, 1996, the Zoning Administrator approved a special permit to add cellular antennas on an existing communications tower for Pacific Bell Mobile Services (PBMS) (Z95-108).

Additional Information: The applicant proposes to attach twelve cellular antenna panels at a height of 198 feet to an existing 300 foot communications tower owned and operated by The Sacramento BEE. Each panel is four feet tall by one foot wide. The tower has several antennas to facilitate their circulation requirements and the previously approved PBMS antenna panels. The applicant will construct a 10 foot by 16 foot (160 square feet) equipment shelter at the base of the tower. 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 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.

Public/Neighborhood Association Comments

The project is within the Winn Park-Capitol Avenue Neighborhood Association area. The proposed plans have been submitted to the neighborhood association and the only comments received asked that every effort be made to minimize the visual impact of the additional antenna panels. The applicant originally submitted panels that would be eight feet in length and after meeting with the neighborhood association, the applicant revised the panel submission reducing the length to four feet. They are not opposed to the project. The project has been noticed and staff has not received any calls concerning the project.

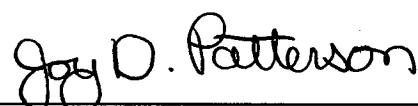
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301(e)}.

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. {Twelve antenna panels are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction.

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 300 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 300 foot high communications tower; and
  - b. the design and location of the antenna panels will not significantly impact the surrounding residential and industrial area.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Heavy Commercial or Warehouse and Heavy Commercial 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 ✓



VICINITY MAP

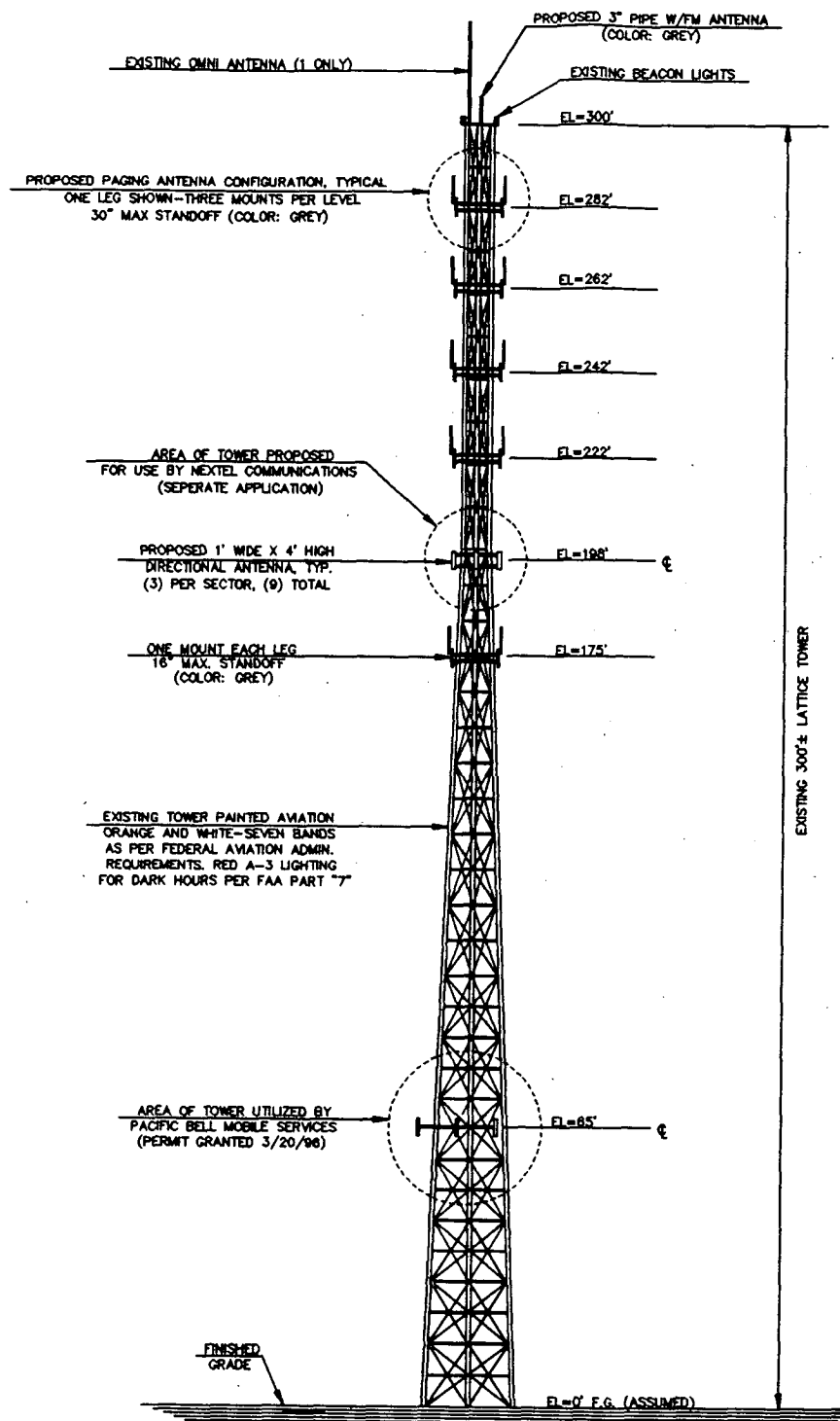
Z96-043

MAY 29, 1996

ITEM NO. 10



# EXHIBIT A



NOTE: FENCES NOT SHOWN FOR CLARITY

6 WEST ELEVATION  
A1 SCALE: 1" = 20'

## WESTERN PLANNING & ENGINEERING

11860 KEMPER ROAD, #3  
AUBURN, CA 95603

PHONE: (916) 823-6917  
FAX: (916) 823-5518

## Smart SMR of California, Inc. dba NEXTEL COMMUNICATIONS

2180 HARYARD ST., STE. 220  
SACRAMENTO, CA 95815  
OFFICE PH: (916) 568-4465  
FAX PH: (916) 568-1549  
CONTACT: JOHN LENTO

WINN PARK SITE  
PROJ. NO. SF-231A  
1829 22ND STREET  
SACRAMENTO, CA  
95816  
SACRAMENTO COUNTY

RECEIVED

MAY 28 1996

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

### APPROVALS

PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

MOTOROLA REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_

NEXTEL COMMUNICATIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

### PROJECT NO

SF-231A

### DRAWN BY

DMC

### CHECKED BY

MEF

NO	DATE	ISSUE
△		
△		

### SHEET TITLE

EXTERIOR ELEVATION

### SHEET NUMBER

A-1A

ITEM 10

296-043

MAY 29, 1996

296-043

296-043

MAY 29, 1995

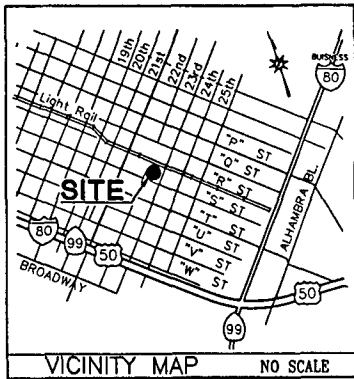
ITEM 10

**SITE GENERAL NOTES**

SITE NAME: WINN PARK  
 SITE NUMBER: SF-231A  
 SITE ADDRESS: 2100 Q STREET, SACRAMENTO, CALIFORNIA 95816  
 A.P.N.: 010-033-008  
 CURRENT ZONING: N/A  
 APPLICANT: SHR OF CALIFORNIA, 899 NEXTEL COMMUNICATIONS, 2180 HARVARD ST., STE. 220, SACRAMENTO, CA, 95815, PH: (916) 568-4439, CONTACT: JOHN DEHART  
 PROPERTY OWNER: SACRAMENTO BEE, (SACRAMENTO NEWSPAPERS), 2100 Q STREET, SACRAMENTO, CALIFORNIA 95816  
 NET AREA OF PARCEL: \_\_\_\_\_  
 TOTAL NUMBER OF MARKED/OPEN PARKING SPACES: N/A  
 DATE OF SURVEY: 9/23/93  
 SURVEYED BY: WESTERN PLANNING & ENGINEERING  
 CROSS AREA OF LANDS: \_\_\_\_\_  
 BASIS OF ELEVATIONS: USGS  
 BASIS OF BOUNDARIES: PARCEL BOUNDARY  
 GEODETIC COORDINATES OF CENTER OF PROJECT AREA:  
 LATITUDE: 38.3358.12' LONGITUDE: 121.2849.90'  
 GROUND ELEVATION: 26.5 AMSL  
 1927 NORTH AMERICAN DATUM  
 NOTES:

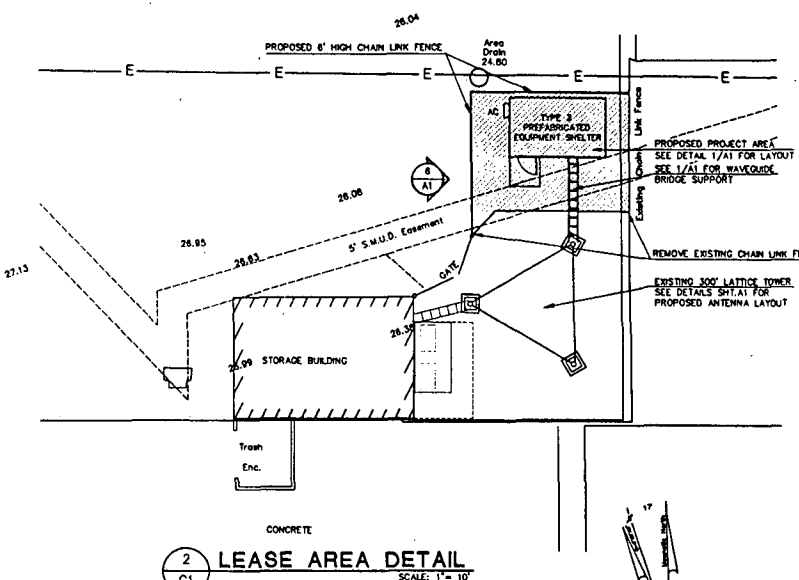
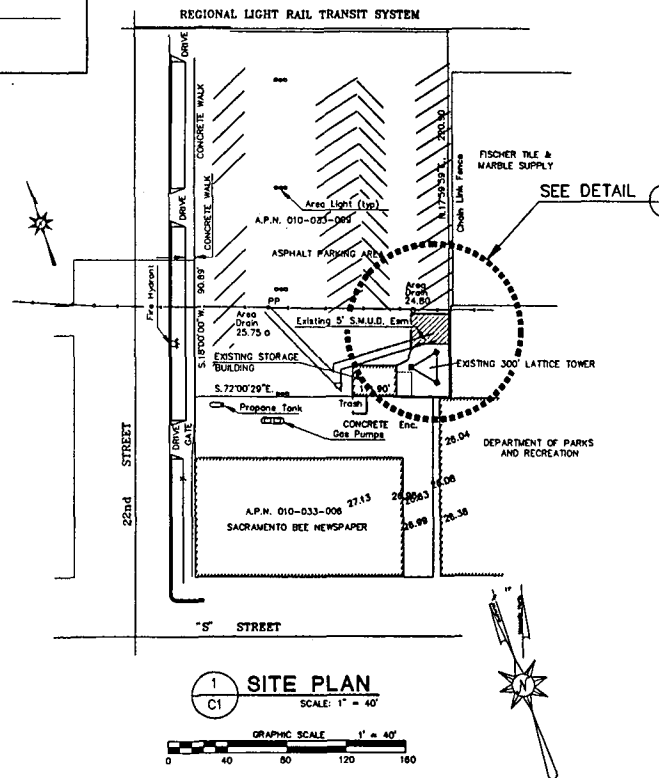
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR PROPERTY**  
 ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF THE FOUR BLOCKS BOUNDED BY 21st STREET, "Q" STREET, 23rd STREET AND "S" STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 21st STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF "Q" STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 18°22'22" WEST, 382.38 FEET TO A POINT IN THE CENTERLINE OF "R" STREET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 18°00'00" WEST, 200.89 FEET TO A POINT IN THE NORTH LINE OF THE ALLEY IN THE BLOCK BOUNDED BY 21st STREET, "R" STREET, 22nd STREET AND "S" STREET; THENCE EASTERLY ALONG SAID NORTH LINE, SOUTH 71°58'48" EAST, 322.84 FEET TO A POINT ON THE WESTERLY LINE OF 22nd STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF 22nd STREET, NORTH 18°00'00" EAST, 30.95 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF "R" STREET, SOUTH 72°00'31" EAST, 80.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF 22nd STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 18°00'00" WEST, 90.89 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF 22nd STREET, SOUTH 72°00'29" EAST, 171.90 FEET; THENCE NORTH 17°59'14" EAST, 220.90 FEET TO A POINT IN THE SOUTH LINE OF "R" STREET; THENCE NORTH 17°59'29" EAST, 40.00 FEET TO A POINT IN THE CENTERLINE OF "R" STREET; THENCE EASTERLY ALONG SAID CENTERLINE, SOUTH 72°00'31" EAST, 150.48 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF 23rd STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 17°59'45" EAST, 381.88 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF "Q" STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 71°58'13" WEST, 382.38 FEET TO A POINT ON THE CENTERLINE OF 22nd STREET (NOW ABANDONED); THENCE CONTINUING ALONG THE SOUTHERLY LINE OF "Q" STREET, NORTH 71°55'59" WEST, 382.51 FEET TO THE POINT OF BEGINNING.  
**LEGAL DESCRIPTION FOR PROJECT AREA**



**WESTERN PLANNING & ENGINEERING**  
 11880 KEMPER ROAD, #3  
 AUBURN, CA 95603  
 PHONE: (916) 823-8917  
 FAX: (916) 823-5518  
 Smart 8MR of California, Inc.  
 aka NEXTEL COMMUNICATIONS  
 2180 HARVARD ST., STE. 220  
 SACRAMENTO, CA 95815  
 OFFICE PH: (916) 568-4400  
 FAX PH: (916) 568-1549  
 CONTACT: JOHN LEDTIG

WINN PARK SITE  
 PROJ. NO. SF-231A  
**EXHIBIT B**



**APPROVALS**

PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MOTOROLA REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NEXTEL COMMUNICATIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO. SF-231A  
 DRAWN BY: EM  
 CHECKED BY: HEF

NO.	DATE	ISSUE
1	3/7/95	20%DC
2		

SHEET TITLE  
 SITE PLAN  
 ENLARGED PROJECT AREA  
 VICINITY MAP  
 LEGAL DESCRIPTION  
 SITE GENERAL NOTES  
 SHEET NUMBER  
**C-1**

Z96-043

870-96Z

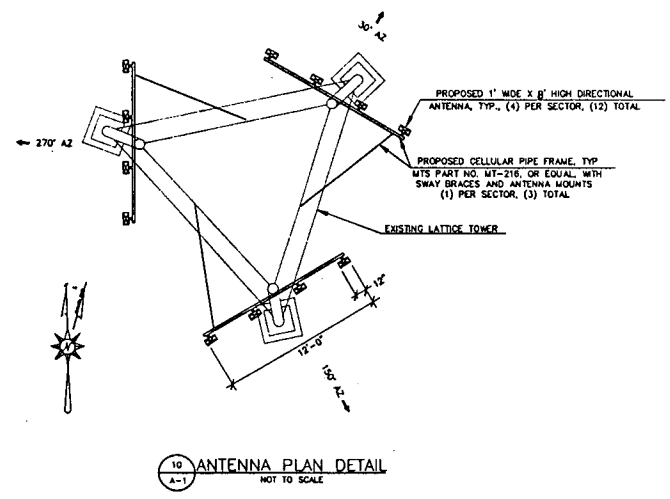
PROJECT GENERAL NOTES

1. THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A GRAPHIC OUTLINE ONLY. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, INSTALLATIONS AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION ENGINEER.
4. THE CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWS, ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONS, ORDINANCES, APPLICABLE REGULATIONS, AND METEOROLOGICAL STANDARDS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE PROJECT MANAGER AND WITH LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
9. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
10. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 3-A100C WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE UNIFORM BUILDING CODE REGARDING EARTHQUAKE PRFING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
13. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
14. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, FINISH CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
15. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SLAGGES OF ANY NATURE.
16. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
17. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS # AGGREGATE, BASE AND CRUSHED WASHED ROCK, AS SPECIFIED ON SITE PLAN.
18. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.

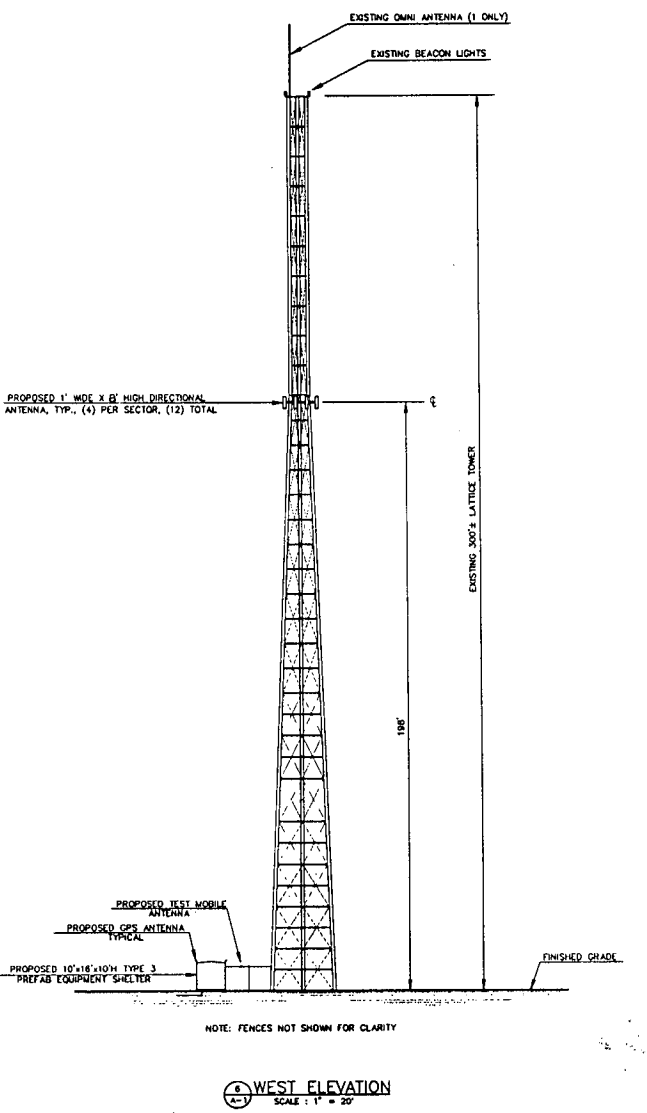
296-043

MAY 23, 1996

ITEM 10



10 ANTENNA PLAN DETAIL  
A-1  
NOT TO SCALE



WEST ELEVATION  
SCALE: 1" = 20'

**WESTERN PLANNING & ENGINEERING**  
11880 KEMPER ROAD, #3  
AUBURN, CA 95603  
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SACRAMENTO, CA 95815  
OFFICE PH: (916) 568-4465  
FAX PH: (916) 568-1549  
CONTACT: JOHN LENTO

WINN PARK SITE  
PROJ. NO. SF-2  
2100 Q STREET  
SACRAMENTO, CA  
95816  
SACRAMENTO CO.

DATE PREPARED: MARCH 28,

APPROVALS		
PROJECT MANAGER:	DATE:	
MOTOROLA REVIEW:	DATE:	
NEXTEL COMMUNICATIONS:	DATE:	
PROJECT NO.		
SF-2110		
DRAWN BY		
OWC		
CHECKED BY		
MEF		
NO.	DATE	ISS.
1	3/28/96	ZONING
2		

SHEET TITLE  
EXTERIOR ELEVATIONS  
PROJECT GENERAL NOTES

SHEET NUMBER  
A-1

EXHIBIT - C