

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, January 2, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add microwave dishes to an existing tower for the project known as Z95-110. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

- Request: 1. Negative Declaration
2. Zoning Administrator Special Permit to add three parabolic communications antennas to an existing 180 foot tower located on 0.44± developed acres in the Light Industrial (M-1) zone.

Location: 300 16th Street

Assessor's Parcel Number: 002-0092-028

Applicant: Western Tele-Communications, Inc. (Steven Smersh)
 5619 DTC Parkway
 Englewood, CO 80111

Property Owner: Sprint Communications Company L.P.
 903 East 104th Street
 Kansas City, MO 64131

General Plan Designation: Industrial
Central City
Community Plan Designation: Industrial
Existing Land Use of Site: Microwave Tower and associated buildings
Existing Zoning of Site: Light Industrial (M-1)

Surrounding Land Use and Zoning:

North: M-1; Park
South: C-4 and R-3A; Commercial
East: M-1; Commercial
West: M-1; Commercial

Property Dimensions: Irregular
Property Area: 0.44 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: DR 84-202

Background Information: On November 6, 1984 the Design Review Board approved a telecommunications site that included a 180 foot high tower for microwave dishes. The tower and microwave dishes were approved and installed prior to the Zoning Ordinance change which required a planning entitlement for the use.

Additional Information: The applicant proposes to attach three microwave dishes to an existing 180 foot high tower with two microwave dishes. The applicant also proposes to locate a 160 square foot equipment building at the base of the tower. There are several other telecommunication buildings located on site. The microwave dishes are being relocated from another downtown building roof top. The construction of the new Federal Courthouse building and the actual crane used for construction will block the signals of the existing dishes. Any microwave dish (antenna) 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. The applicant has filed an application with the Design Review staff (DR 95-110). The project will be reviewed by the Design Review/Preservation staff for aesthetics and design. The project will be conditioned to provide design enhancements such as microwave dish and building location and an exterior color scheme in order to aesthetically blend with the surrounding mixed use area. The project has been noticed and staff has not received any calls. The project is within the Mansion Flats and Washington Improvement Area neighborhood association areas. The proposed plans have been submitted to the neighborhood associations and no comments have been received.

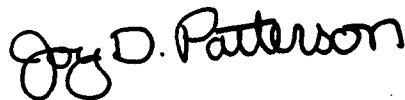
Environmental Determination: This project, as proposed, will not have a significant impact on the environment and a negative declaration with no mitigation measures has been prepared and filed.

Conditions of Approval

1. The proposed project shall receive Design Review staff approval for actual dish and building location, design, and color scheme prior to issuance of building permits. Size and location of the antennas and equipment building shall conform to the plans submitted unless the Design Review staff requires design/location changes. If changes are required, then the applicant shall submit a revised plan to Planning staff prior to issuance of a building permit.
2. Any additional antennas/microwave dishes shall require a modification of the Special Permit. {Three antennas are approved with this application and two dishes exist on site for a total of five dishes on the tower.}
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall use non-reflective paint on the antenna dishes to prevent glare.
5. The applicant shall file with the County Environmental Health office for the use of the batteries within the equipment building.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the microwave dishes will be added to an existing microwave tower.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed equipment shelter will be located at the base of the tower; and
 - b. the design and location of the microwave dishes will not significantly impact the surrounding industrial area and will be review and approved by the Design Review staff.
3. The project is consistent with the General Plan and the Central City Community Plan which both designate the subject site as Industrial.



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

>ZA Log Book

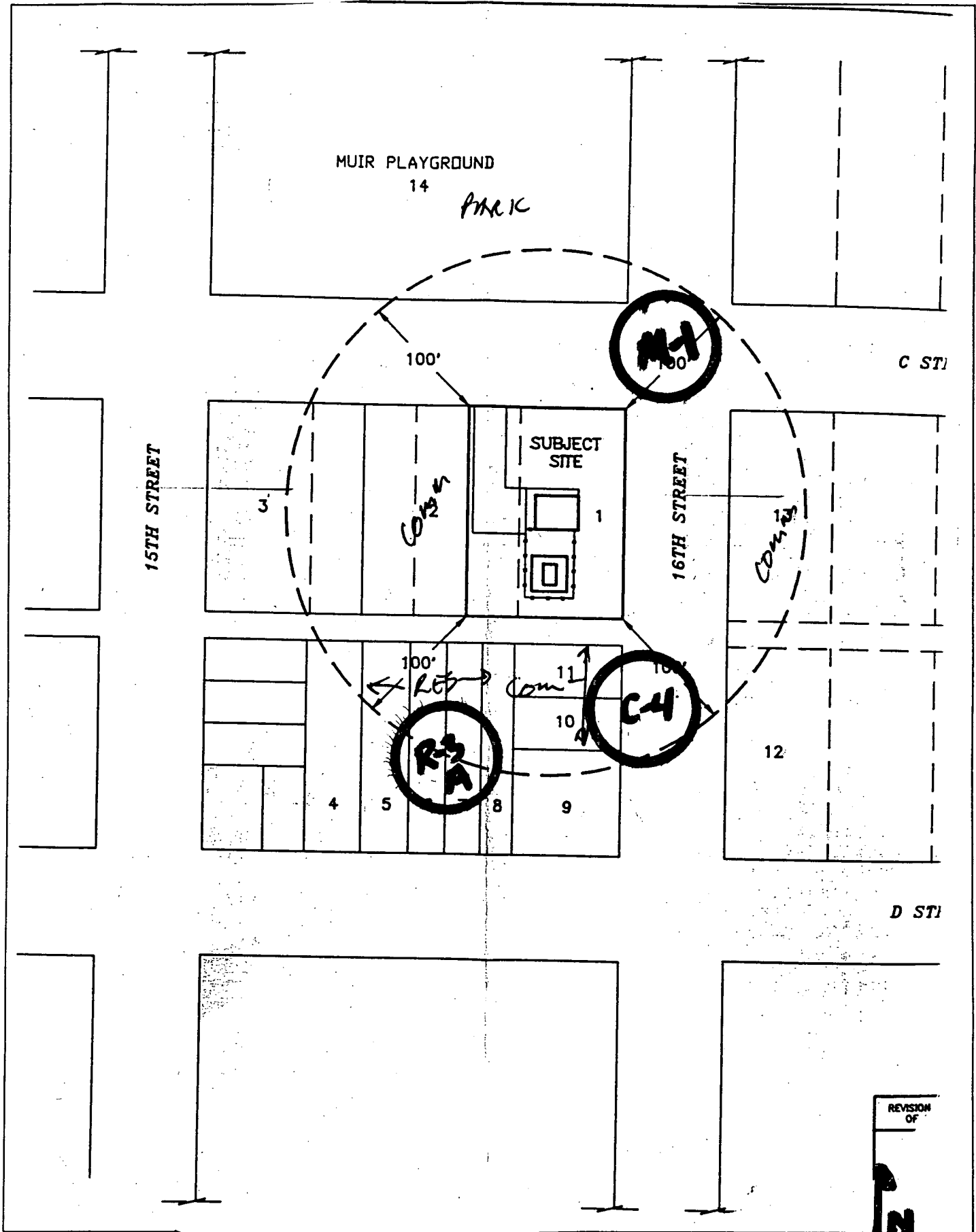
>Applicant

>Dave Jarvinen; Western Tele-Communications, 770 L St., Suite 660, Sacramento, CA 95814

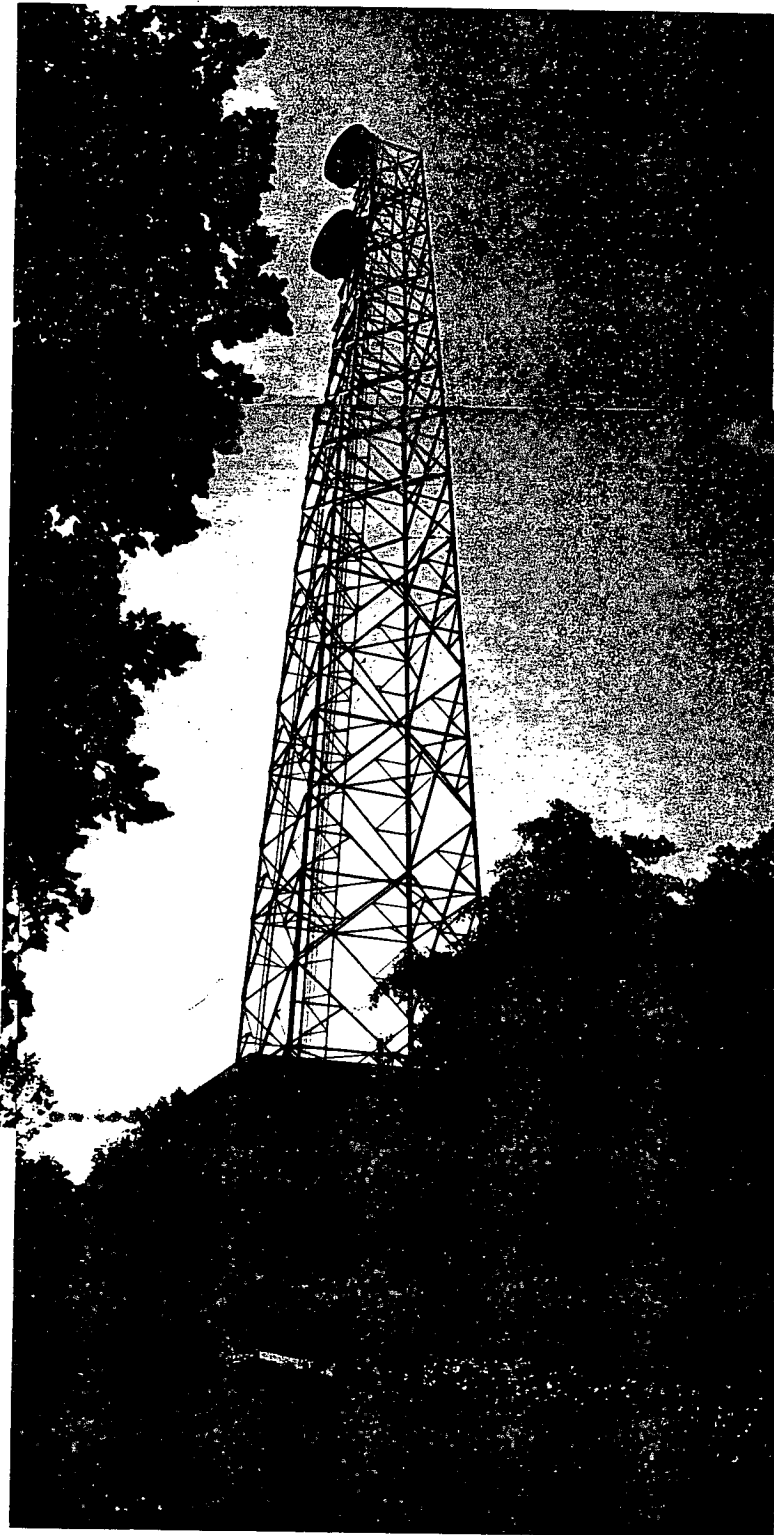
>Luis Sanchez-Design Review

>Douglas Lehrman; 428 J Street, Suite 350; Sacramento, CA 95814

>Paul Lauseviz; 1923 16th Street; Sacramento, CA 95814



LAND USE & ZONING MAP



EXISTING SPRINT FACILITY LOOKING SOUTH FROM
SIDEWALK

295-110

JANUARY 2, 1996

295 110

ITEM 3