



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

July 1, 1991

BUILDING INSPECTIONS  
916-449-5716

**Special Permit Modification  
(P91-119)**

PLANNING  
916-449-5604

**APPLICATION:** Planning Director's Modification of a Special Permit for cellular antennas to be mounted on an existing office building located on 2.43+ developed acres in the Office Building Planned Unit Development (OB-PUD) zone.

**LOCATION:** 77 Cadillac Drive

**SUMMARY:** The applicant is requesting a modification of the special permit for an existing office building within the Campus Commons Planned Unit Development in order to locate a cellular antenna facility on the roof.

**ANALYSIS:** The applicant has requested to locate a cellular transmission and receive antenna facility on top of the existing elevator shaft on the roof of the building. A cellular antenna facility typically includes three sets of four, two foot high by one foot wide, cellular antennas on a triangular platform that must be high enough in order to receive a full 360 degree unobstructed radius.

The applicant is proposing to locate the triangular platform with the twelve antennas on top of the existing office building. The proposed antennas are ten feet in height and there is an existing parapet wall which will screen three feet of the antenna height. The applicant is proposing to locate the antennas a minimum of twenty feet inside of the building wall which should reduce any visual impact that the antennas might create. There are existing trees with large canopies which will screen the antennas. The applicant is also requesting to locate the necessary equipment for the operation of the antennas within the existing office building.

**RECOMMENDATION:** Staff recommends the Planning Director approve the special permit modification to allow the cellular antenna facility on top of the existing office building subject to conditions and based upon findings of fact which follow.

**APPLICATION NO. P91-119**

**001173**

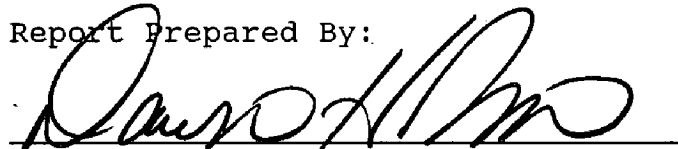
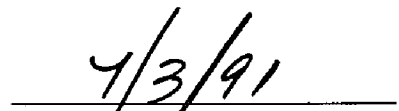
Conditions

1. The cellular antenna facility shall be located as shown on the submitted plans any relocation or modification to the type and size of antennas shall require a modification of this permit;
2. The necessary equipment for the operation of the antennas shall be located within the existing office building;
3. A satellite dish is not being permitted by this modification. If a satellite dish is needed in the future the necessary entitlement shall be obtained; and
4. The applicant shall obtain all necessary building permits prior to installation of the cellular antennas.


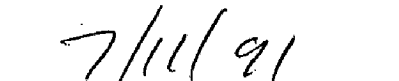
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the cellular antennas are compatible with the office development.
2. The project, as conditioned, will not be detrimental to the public welfare in that the cellular antennas will be located on top of an existing building and will be screened by existing trees.
3. The project is consistent with the General Plan which designates the site for Community/Neighborhood Commercial and Offices.

Report Prepared By:

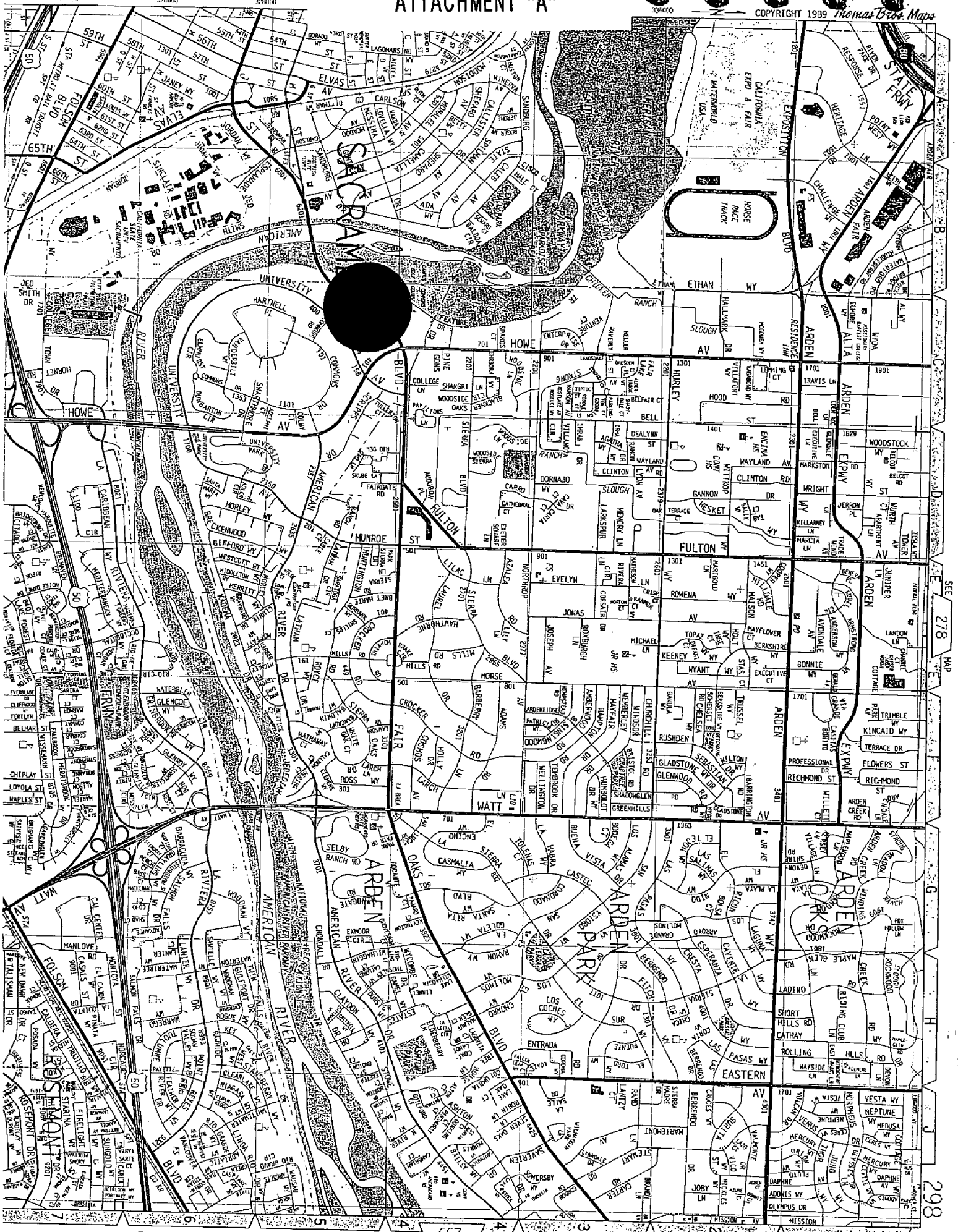
  
Dawn Holm, Planner  
Date

Recommendation Approved By:

  
Marty Van Duyn, Planning Director  
Date

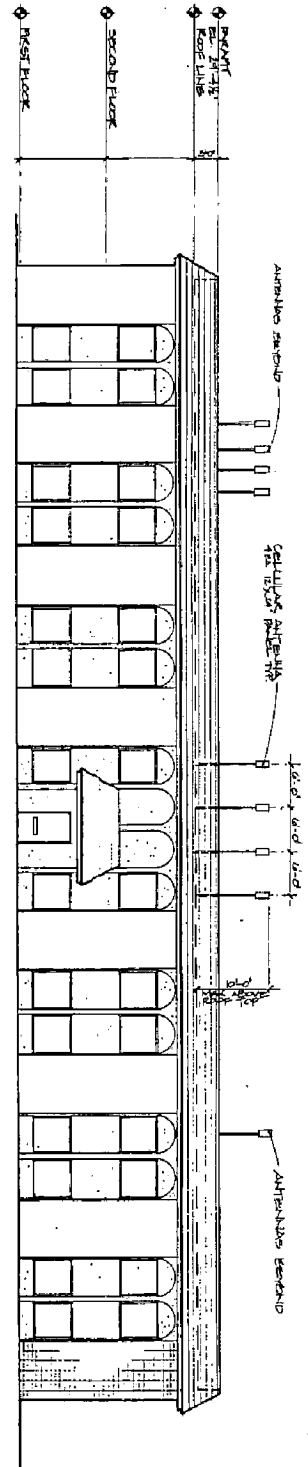
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APPLICATION NO. P91-119



SEE 278 MAP

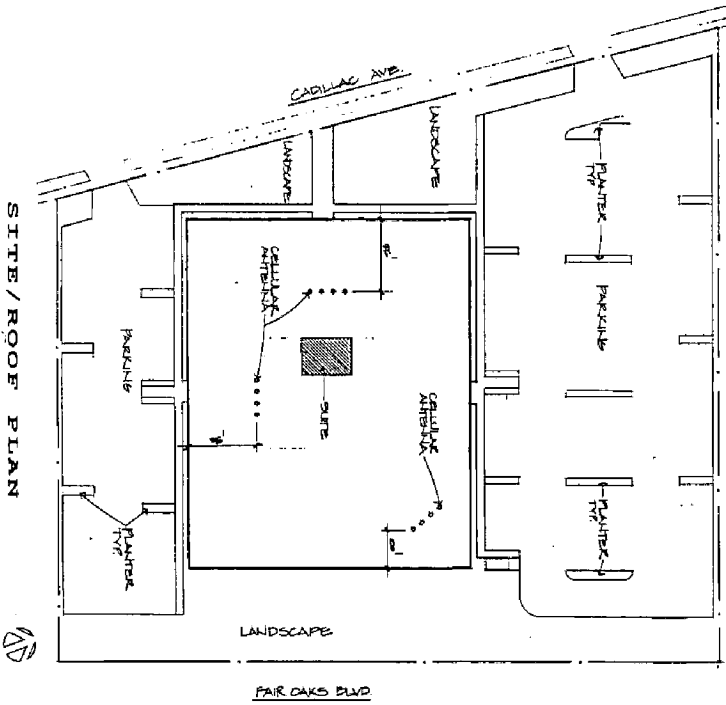
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CADILLAC AVENUE (WEST) ELEVATION

1/8"=1'-0"

611-16d



SITE/ROOF PLAN

CELLULAR ONE

77 CADILLAC DR, 280  
SACRAMENTO, CA

REVISIONS BY

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2		
3		
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Date: 6-25-91

Scale:

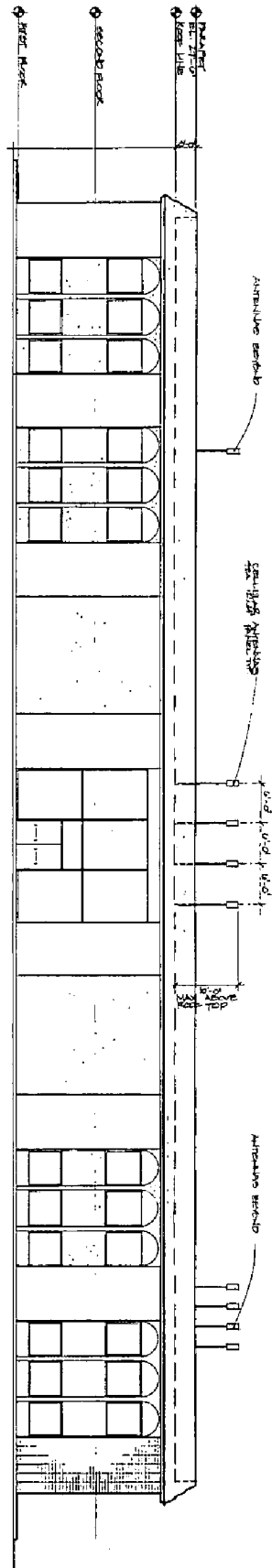
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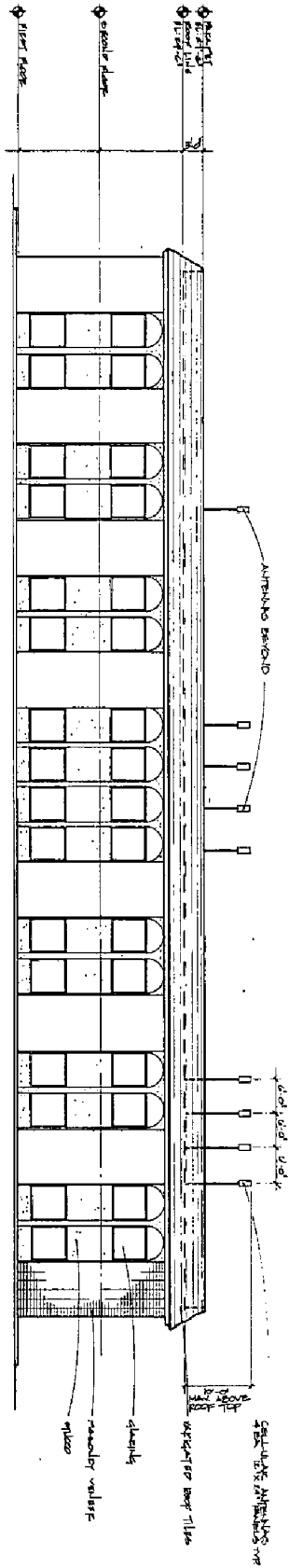
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TYPICAL SIDE (NORTH & SOUTH) ELEVATION



FAIR OAKS BLVD (EAST) ELEVATION

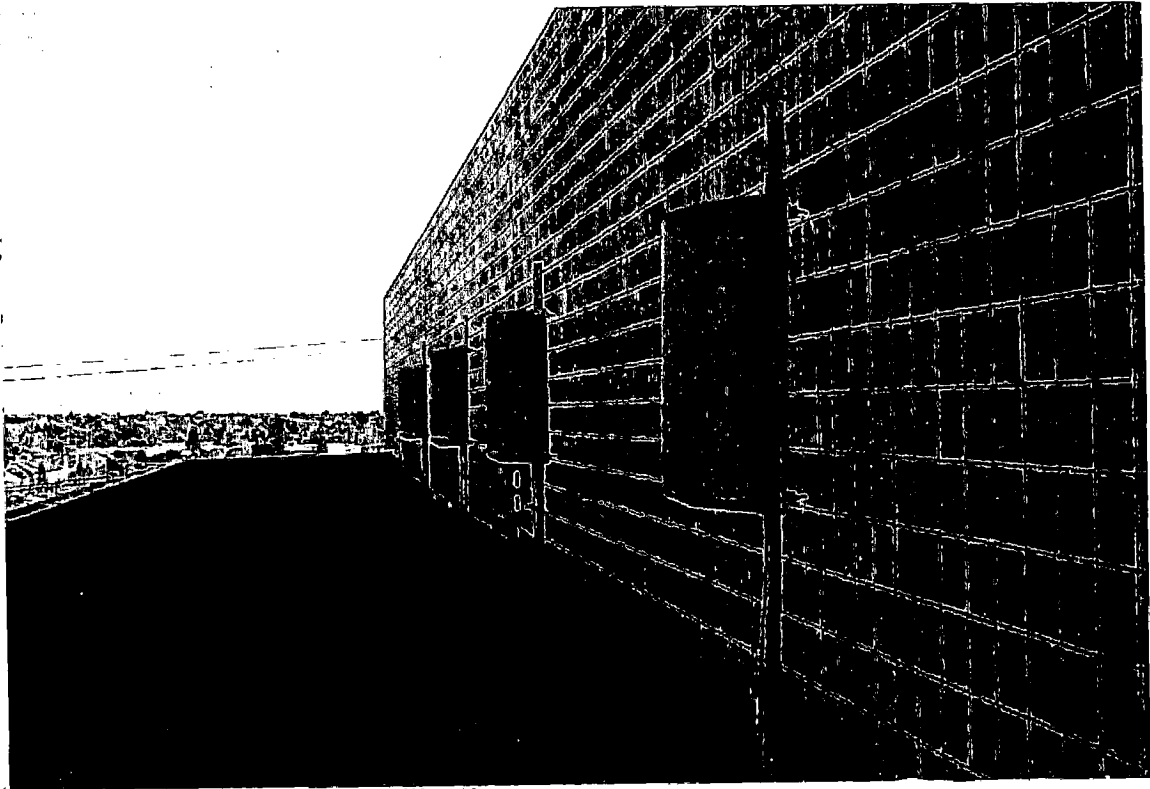


CELLULAR ONE

77 CADILLAC DR, 280  
SACRAMENTO, CA

REVISIONS	BY

DATE	6-25-91
SCALE	1/8"=1'-0"
DRAWN	
CHECK	
DATE	
BY	
DATE	



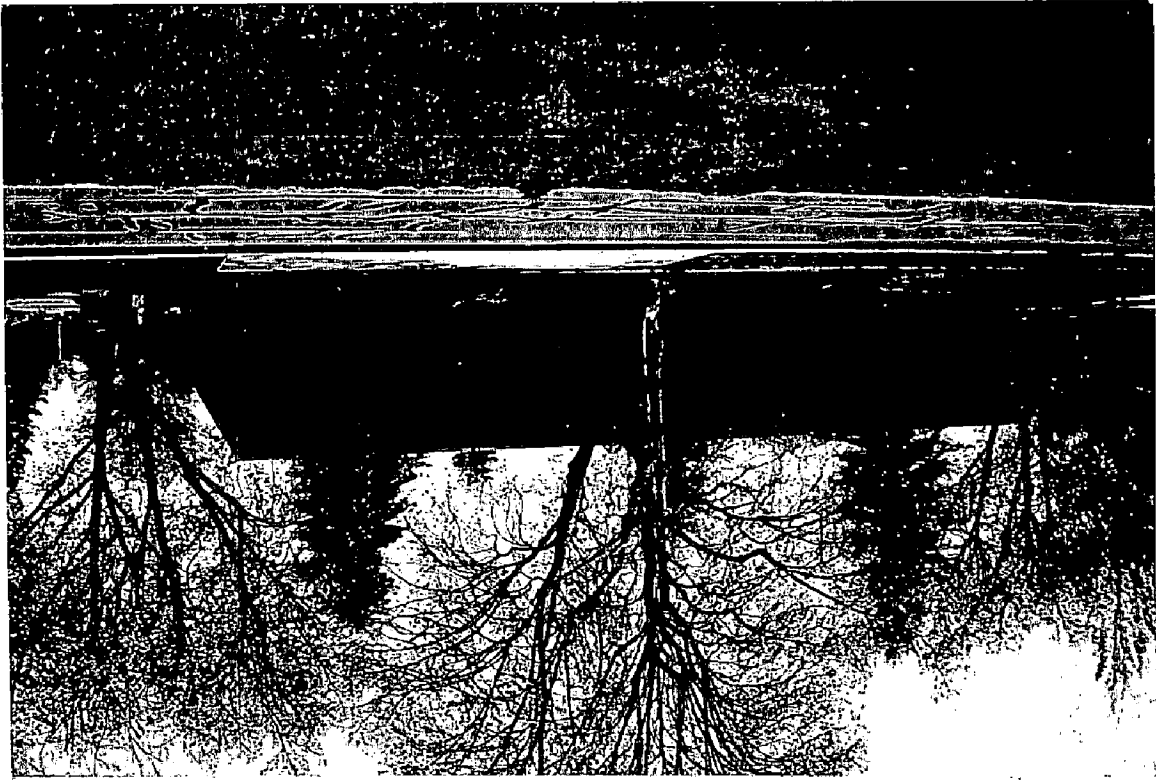
A TYPICAL SECTOR OF POLE MOUNT PANEL TYPE  
CELLULAR ANTENNAS

001178

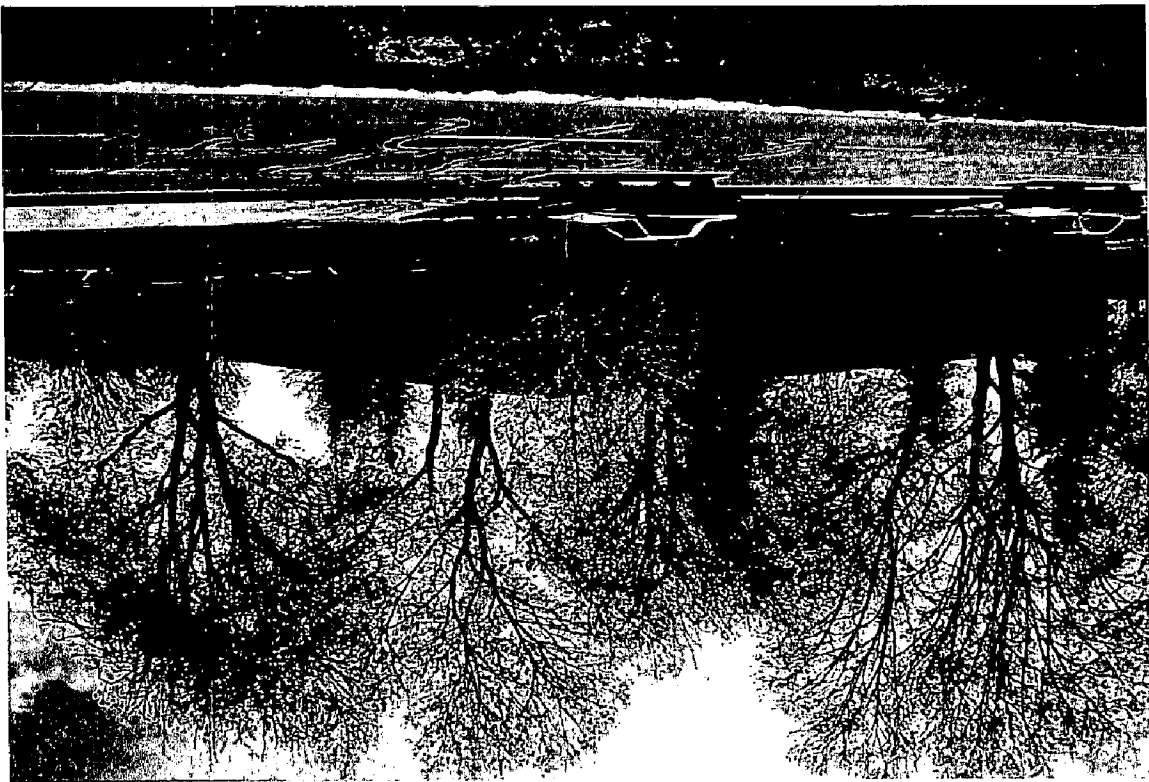
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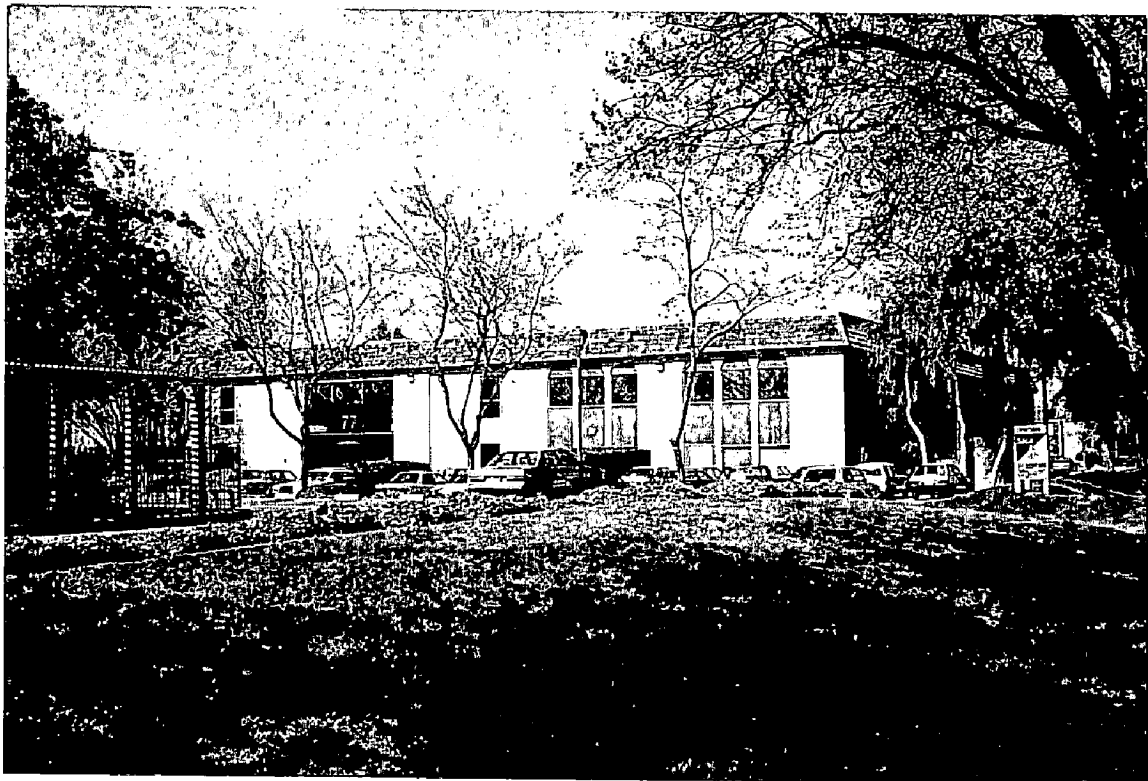


North East View Across Fair Oaks Blvd



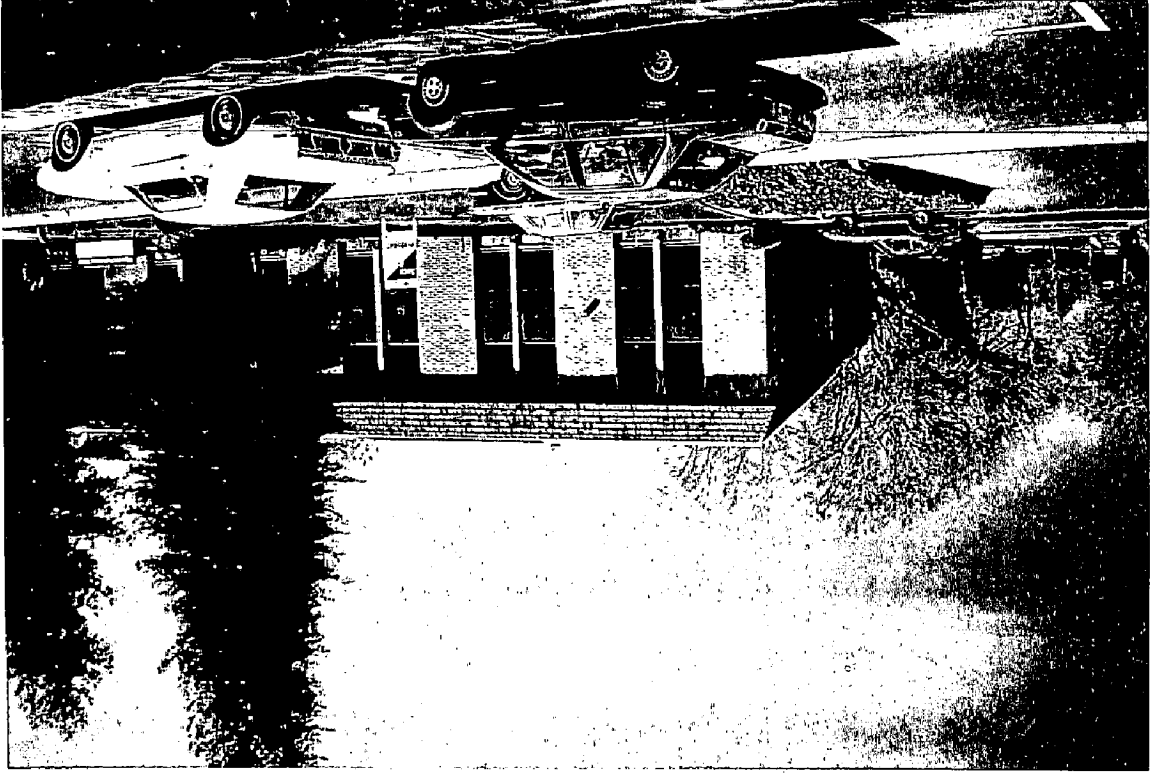


*South Eastern View of Building*



*South View  
P91-119*

001180



South West View of Building looking Across Cadillac Drive

