

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, October 2, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add a cellular antenna on the roof of an existing office building for the project known as Z96-087. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

- Request:     1.     Negative Declaration
2.     Zoning Administrator Special Permit to add twelve cellular communications panel antennas on the roof parapet of an existing seven story County Administration office building located on 2.50± acres in the Central Business District- Special Planning District (C-3) zone.

Location:     700 H Street (D1, Area 1)

Assessor's Parcel Number:     006-0033-016, 013

Applicant:     AT&T Wireless Services (Doug Murphy)  
                  10030 Goethe Road  
                  Sacramento, CA 95827

Property Owner:     County of Sacramento  
                          700 H Street  
                          Sacramento, CA 95814

General Plan Designation:     Regional Commercial and Office  
Central City  
Community Plan Designation: Multi-Use  
Existing Land Use of Site:     County Administration Building  
Existing Zoning of Site:     Central Business District- Special Planning District (C-3)

Surrounding Land Use and Zoning:  
North: O-B; Parking Lot  
South: C-3; Office  
East: C-3; Office  
West: C-3; Sacramento County Jail

**Z96-087**

**October 2, 1996**

**ITEM 9**

Property Dimensions: 340 feet x 320 feet  
Property Area: 2.5± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-F

Previous Files: None

Additional Information: The applicant proposes to attach twelve, one foot by three feet, antenna panels to the roof parapet of a seven story office building (County Administration Building). A 342 square foot radio/equipment building will be located on the roof the building. Any cellular equipment (antennas) which both receives and transmits that is attached to existing structures on government owned land requires a Special Permit according to the Zoning Ordinance.

The project has been noticed and staff has received no calls.

The site is within the Central City Design Review area. An application has been submitted to Design Review staff (DR96-221). Design Review staff has reviewed the project and has no additional comments on the design.

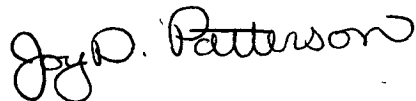
Environmental Determination: This project, as proposed, will not have a significant impact on the environment and a negative declaration with no mitigation measures has been prepared and filed.

Conditions of Approval

1. Size and location of the antennas shall conform to the plans submitted. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antenna shall be painted to match the building at the point of attachment.
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.
4. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the building.

Findings of Fact:

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 parapet.
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 equipment shelter will be located on the roof of the existing office building and the antennas will be attached to building roof parapet; and
  - b. the design and location of the antennas will not significantly impact the surrounding commercial area and will be reviewed and approved by the Design Review staff.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Regional Commercial and Office and Multi-Use, respectively.



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Joy D. Patterson  
Zoning Administrator

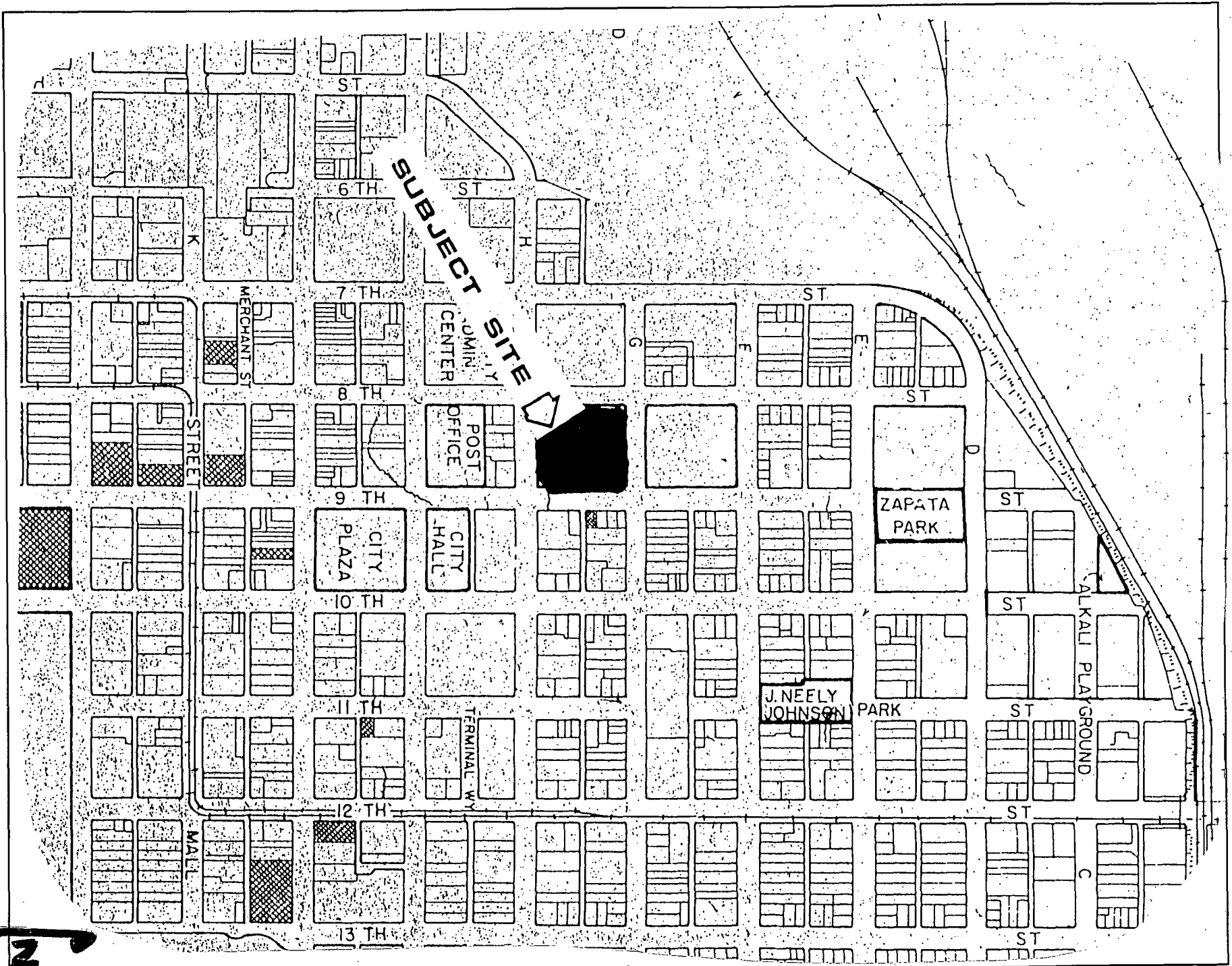
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

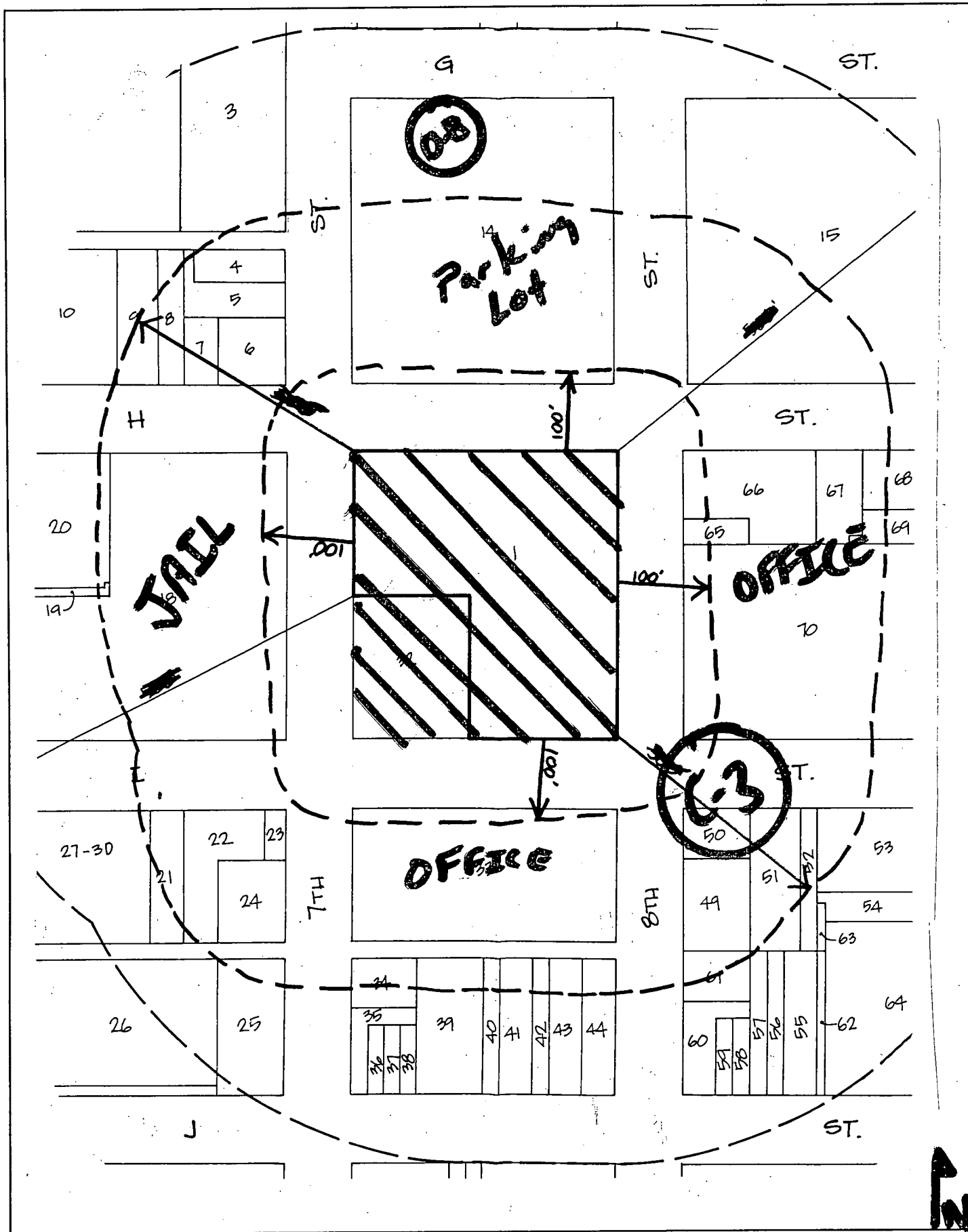


VICINITY MAP

Z96-087

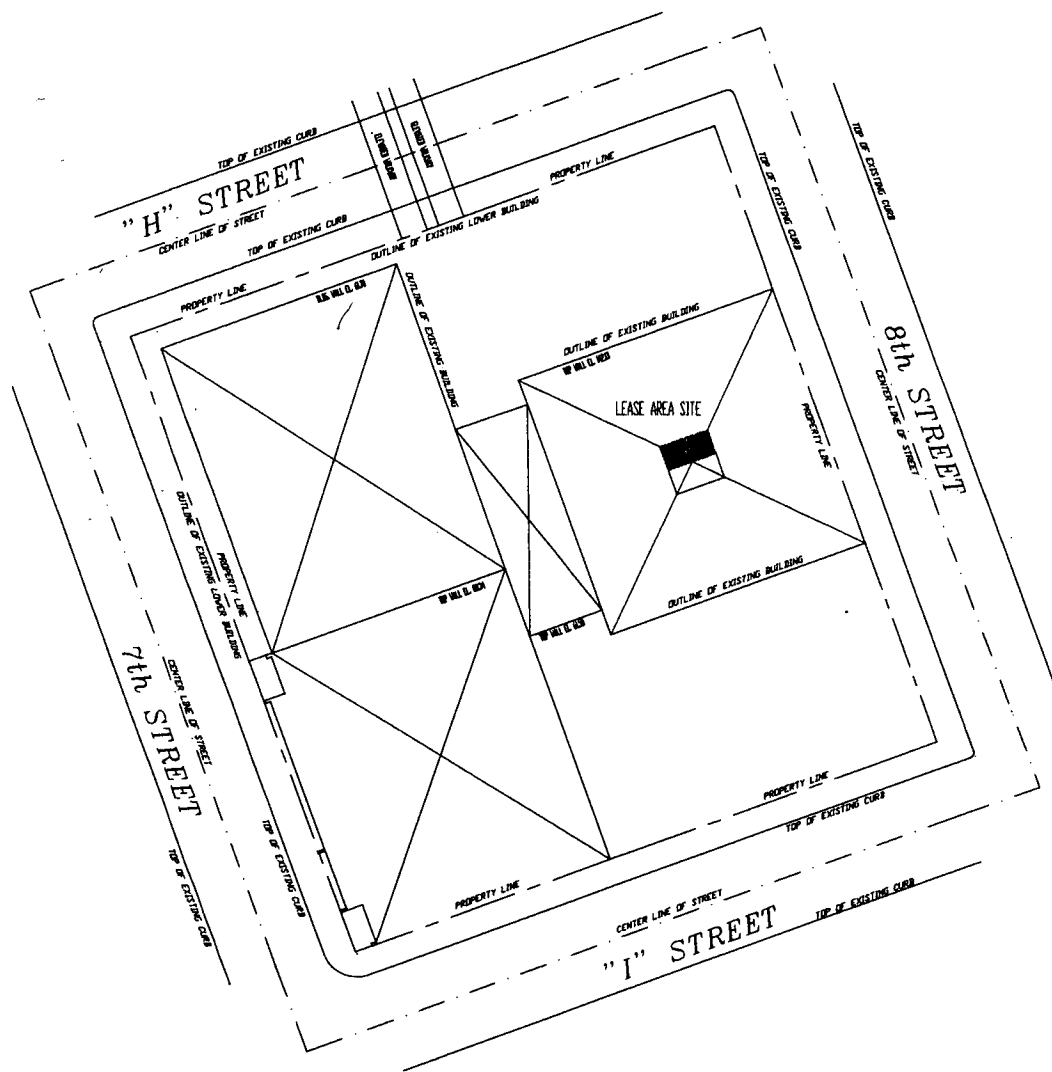
OCTOBER 2, 1996

ITEM NO. 9



**LAND USE & ZONING MAP**

EXHIBIT A



SCALE 1" = 30'

**CEIL ENGINEERING**  
Engineering • Surveying • Planning

1225 High Street  
Auburn, California 95603  
tel: (916) 825-9425  
fax: (916) 823-1309

**AT & T  
WIRELESS  
SERVICES**

PROJECT NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
IN \_\_\_\_\_

APPROVALS

Project Manager \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Date \_\_\_\_\_

**OLD TOWN  
CELLULAR SITE**

City of Sacramento  
Sacramento County  
California

A.T. & T. Wireless Services  
10000 Goeth Road  
Sacramento, California 95827

**PLOT PLAN AND  
SITE TOPOGRAPHY**

C - 1

ITEM 9

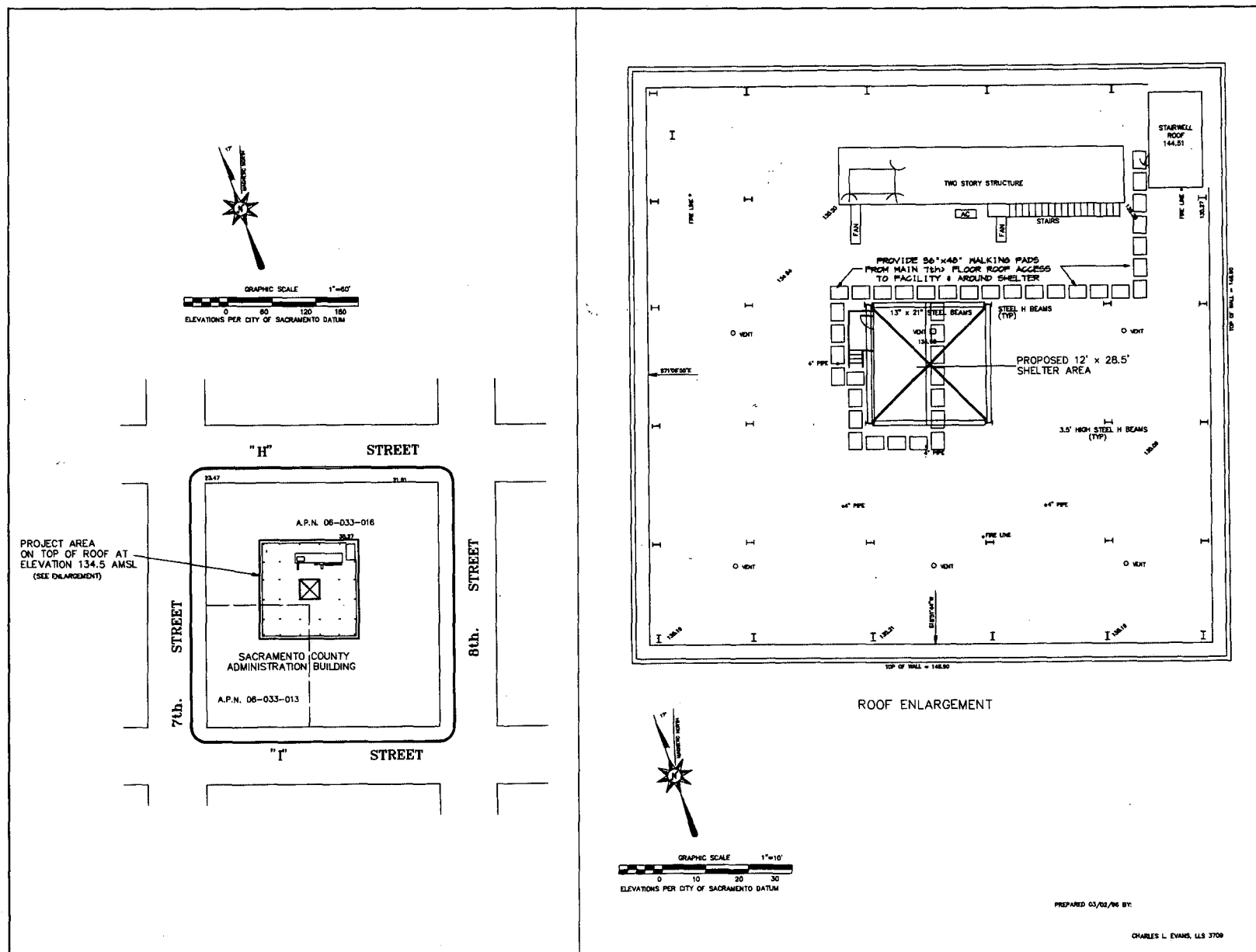
OCTOBER 2, 1996

296-087

296-087

OCTOBER 2, 1996

Item 9



Evans Surveys  
480 UNDER AVENUE  
PACIFIC HILLS, CALIFORNIA 94633  
TEL. (707) 488-0700  
FAX (707) 488-0708

A T & T  
Wireless Services

PROJECT NUMBER 95012  
DESIGNED BY C. EVANS  
CHECKED BY G. EVANS  
NO. DATE SCALE

APPROVALS  
Project Manager \_\_\_\_\_ Date \_\_\_\_\_  
Date \_\_\_\_\_  
Date \_\_\_\_\_

COUNTY ADMIN. CENTER  
CELLULAR SITE  
CITY OF SACRAMENTO  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA

SACRAMENTO CELLULAR TELEPHONE  
10030 GOETHE ROAD  
SACRAMENTO, CA. 95827

SHEET TITLE

PLOT PLAN AND  
SITE TOPOGRAPHY

SHEET NUMBER

C-1

EXHIBIT B



4-3.3

PROJECT NO.  
DRAWING NO.  
DATE  
SCALE  
AS NOTED  
CHECKED BY  
T. PECK  
DRAWN BY

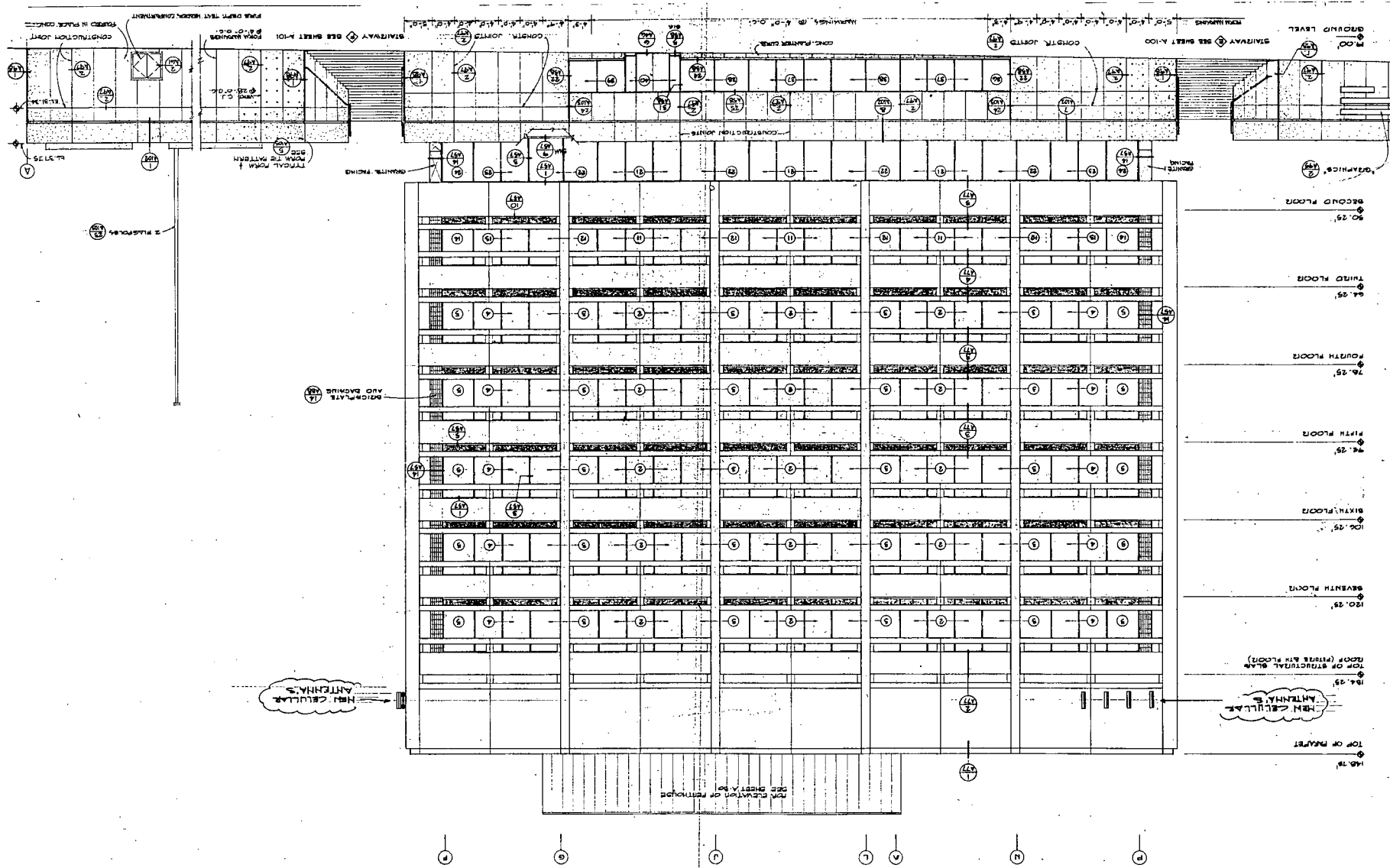
SACRAMENTO COUNTY  
ADMINISTRATION CENTER

EXHIBIT D

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H. J. Falloon  
Engineering  
CIVIL / STRUCTURAL / ENERGY  
2000 UNIVERSITY AVENUE, SUITE 200  
SACRAMENTO, CALIFORNIA 95811  
(916) 441-2200

SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



ITEM 9

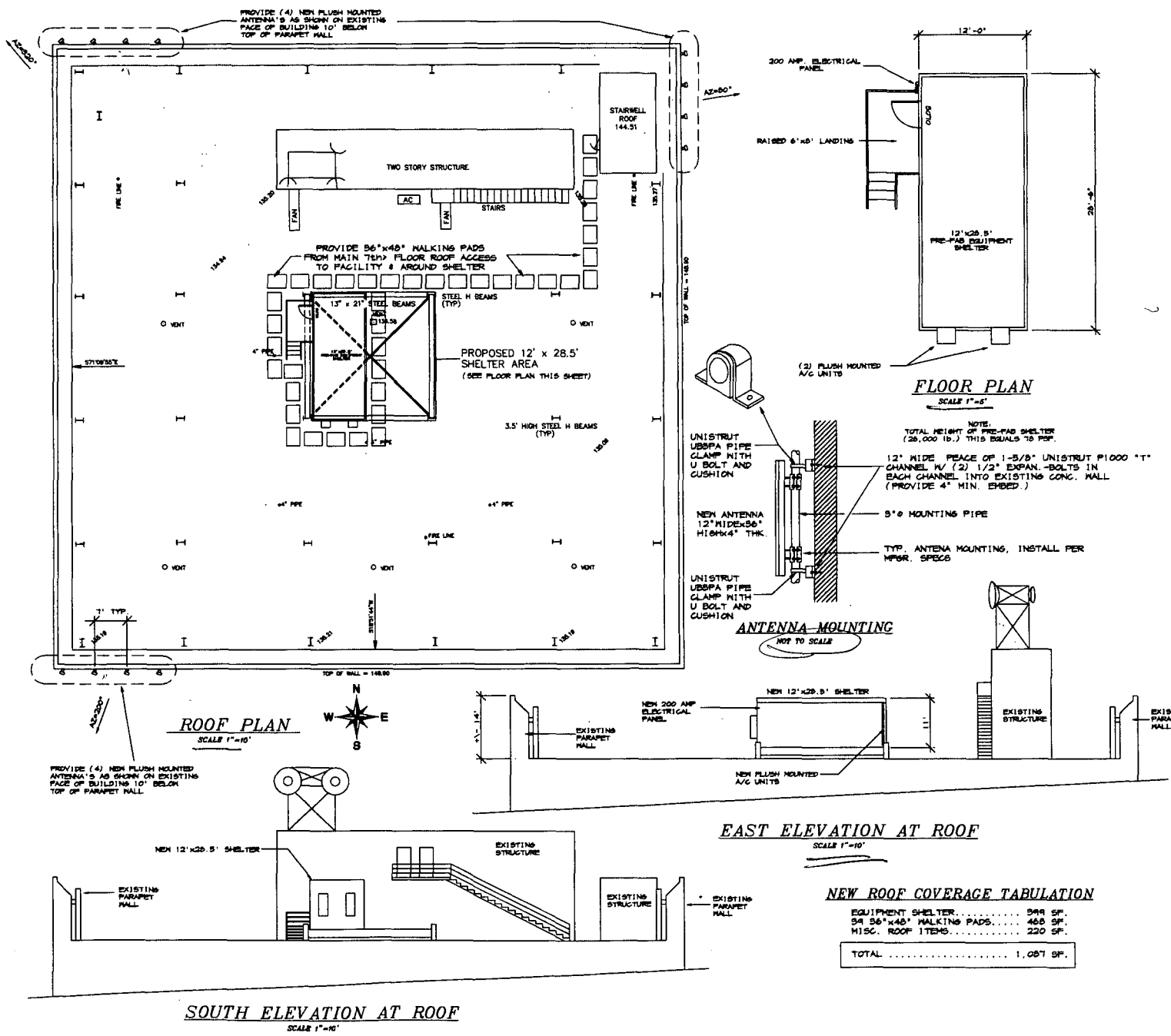
OCTOBER 2, 1996

296-087

296-087

OCTOBER 2, 1996

ITEM 9



**PROJECT OWNER:**  
**NAME:** AT & T WIRELESS SERVICES  
**ADDRESS:** 10050 GENTLE ROAD  
 SACRAMENTO, CA 95827  
**CONTACT:** JIM DANIEL  
**PHONE #:** (916) 847-7888

**PROJECT DATA:**  
**SITE NAME:** COUNTY ADMIN. CTR. (OLD TOWN)  
**ADDRESS:** 100 7th STREET  
**CITY/COUNTY:** CITY OF SACRAMENTO  
**APN #:** 06-088-015

This drawing is not final unless it is signed by the Engineer.  
 This drawing contains information which is the proprietary property of Fallon Engineering, Inc. and its use or duplication of these plans or any information contained herein, without the express written consent of Fallon Engineering, Inc. is prohibited.

**FEH Fallon Engineering**  
 CIVIL / STRUCTURAL / ENERGY  
 CA REG. NO. C - 43670  
 2880 RICHMOND DR. ALBANY, CA. 95003 (916) 885-3760

NO.	REVISION/SUBMISSION	DATE

PROJECT: COUNTY ADMIN. CENTER  
 DRAWING TITLE: ROOF PLAN / SHELTER ELEV.  
 SEAL: \_\_\_\_\_ DRAWN BY: T-PEER PROJECT NO.: \_\_\_\_\_  
 CHECKED BY: GAO FILE NO.: \_\_\_\_\_  
 SCALE: 1" = 10'  
 DATE: 9-3-96 DRAWING NO.: \_\_\_\_\_  
 PRINTED: \_\_\_\_\_ SHEET: A-2 OF \_\_\_\_\_

EXHIBIT E

EXHIBIT F

Antennas(4)

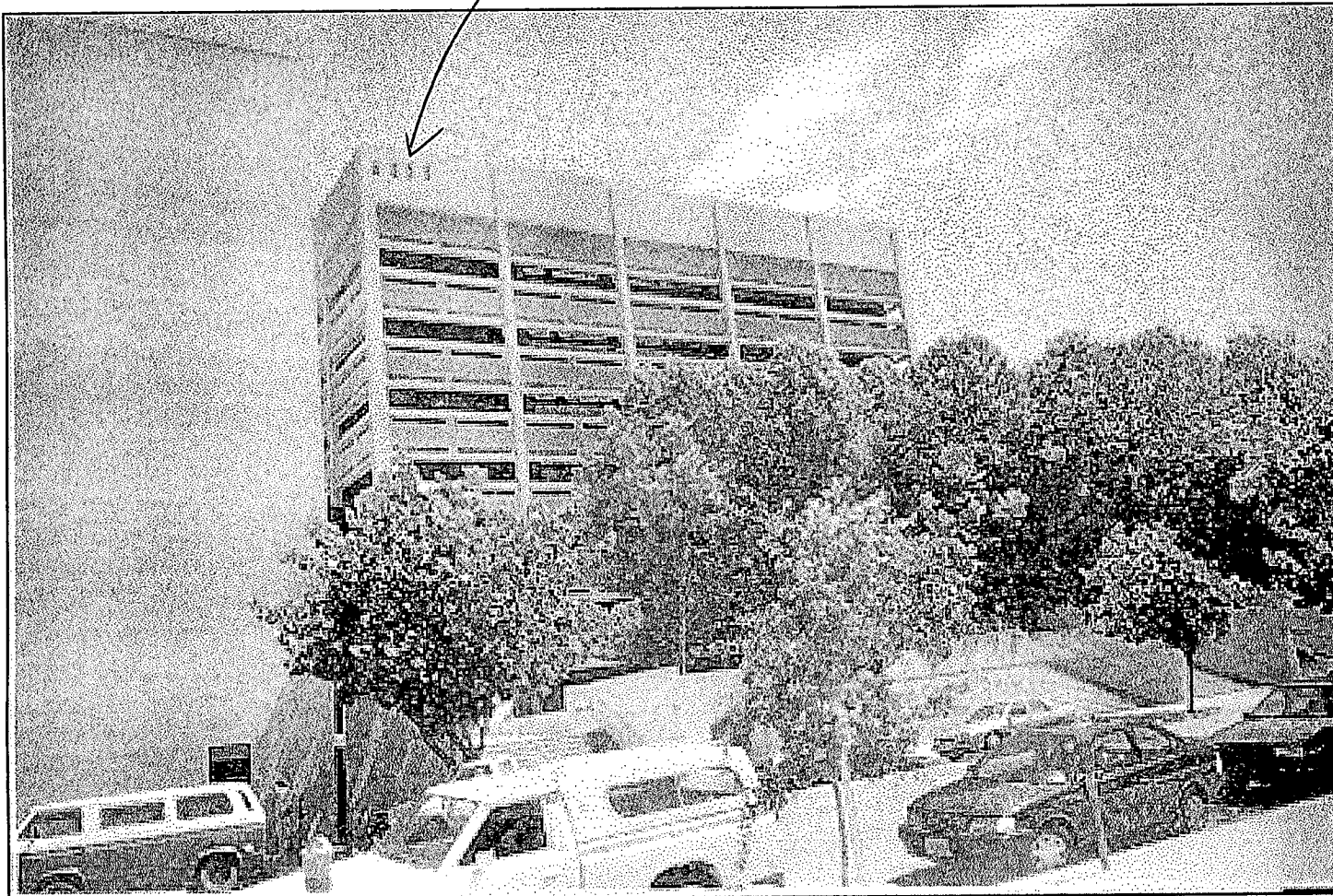


Photo Rendering

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JUL 09 1996

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

296 087

296-081

OCTOBER 2, 1996

STEM 9

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, August 14, 1996, the Zoning Administrator approved a parcel merger (File Z96-085) by adopting the attached resolution (ZA96-014).

**Project Information**

**Request:** Parcel Merger to merge two parcels into one parcel totaling 0.41± developed acres in the Light Industrial (M-1) zone.

**Location:** 1337 and 1341 Silica Avenue (D2, Area 4)

**Assessor's Parcel Number:** 277-0092-010, and 011

**Applicant:** James Howard  
4314 Maylay Drive  
Sacramento, CA 95841

**Property Owner:** Manuel/Lloydea Lopez  
1333 Silica  
Sacramento, CA 95815

**General Plan Designation:** Heavy Commercial or Warehouse  
**Existing Land Use of Site:** Heavy Commercial  
**Existing Zoning of Site:** Light Industrial, M-1

**Surrounding Land Use and Zoning:**

**North:** M-1; Industrial  
**South:** O-B PUD and M-1 PUD; USAA Complex  
**East:** M-1; Industrial  
**West:** M-1; Industrial

**Property Dimensions:** 150' x 120'  
**Property Area:** 0.41± acres  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

**Project Plans:** See Exhibit A

Legal Description: None provided

Previous Files: None

Additional Information: The two parcels to be merged are both developed with a commercial building. The applicant proposes to merge the properties in order to provide adequate parking, curb gutter, and side walks for a proposed autobody shop. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

Agency Comments

The proposed project has been reviewed by the City Utilities Department and the Public Works- Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger have been included as conditions in the attached resolution.

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 15305(a)}.

*Joy D. Patterson*

Joy D. Patterson  
Zoning Administrator

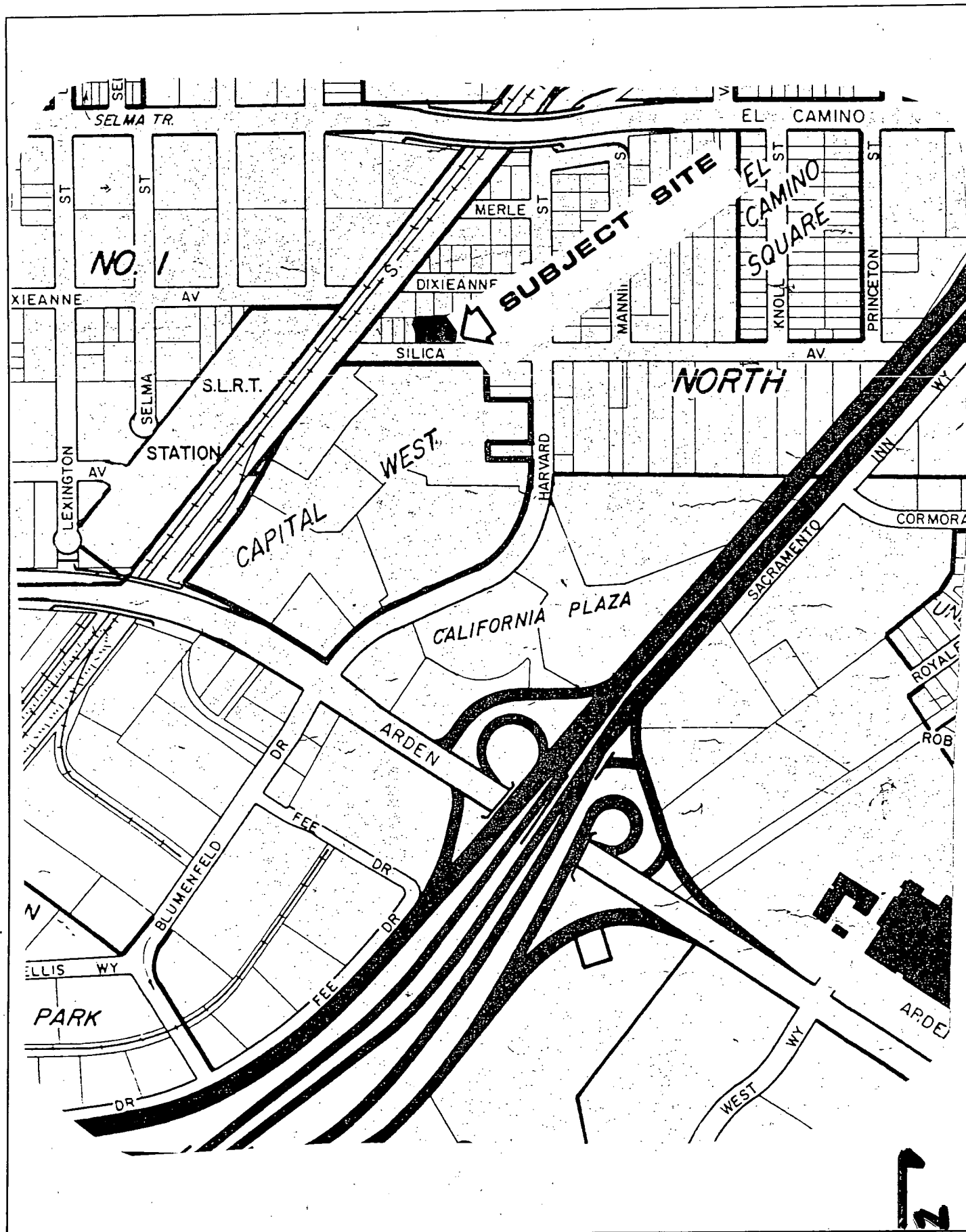
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Scott Tobey, 264-8307) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original) ✓  
Applicant ✓

ZA Resolution Book ✓  
Public Works ✓

ZA Log Book ✓

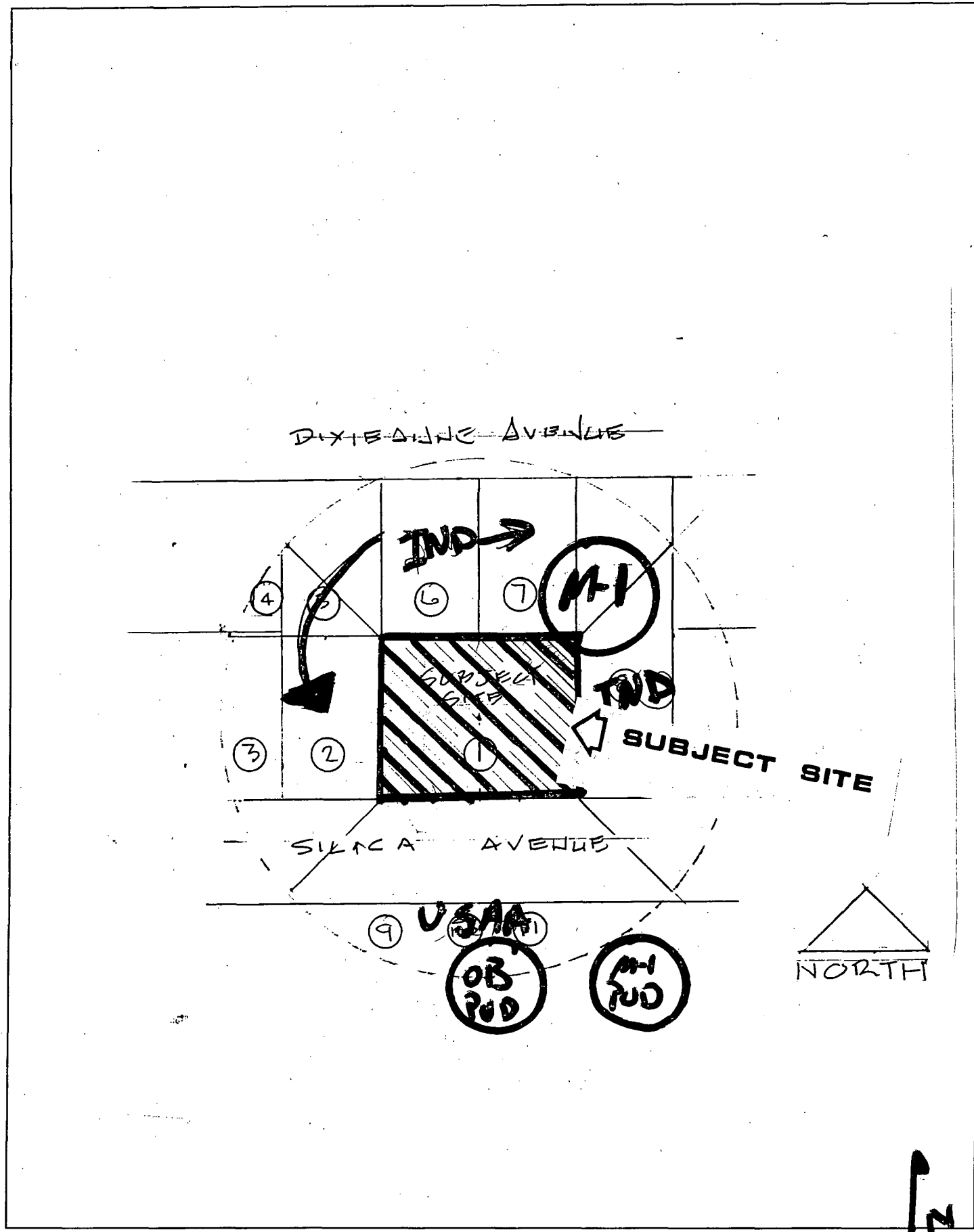


VICINITY MAP

Z96-085

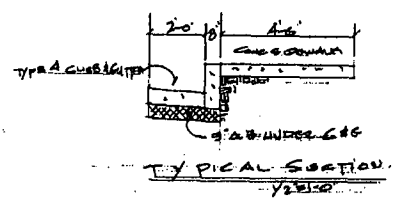
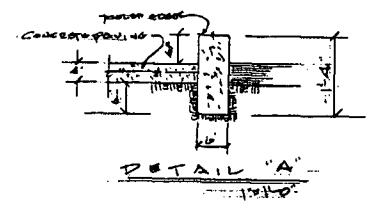
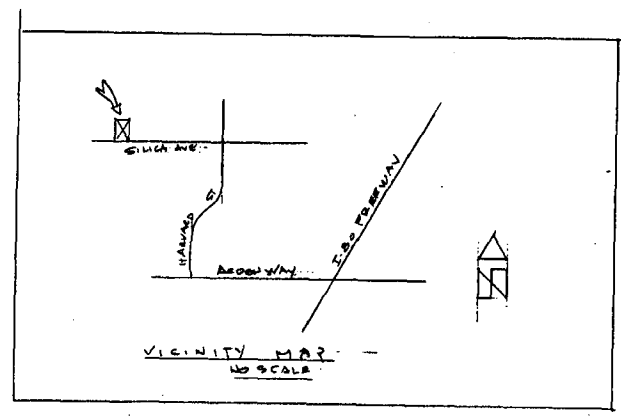
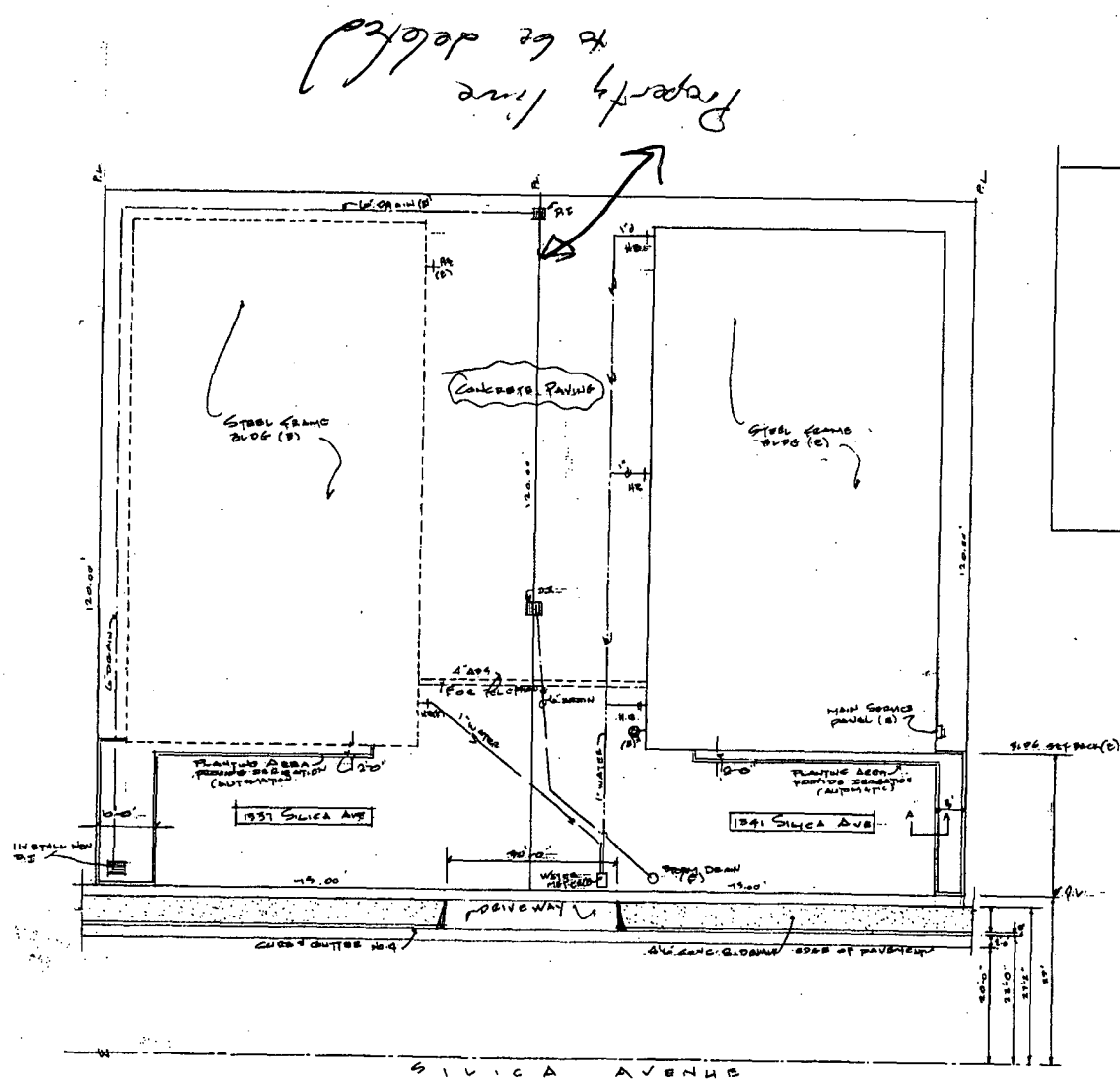
AUGUST 14, 1996

ITEM NO. 1



**LAND USE & ZONING MAP**

EXHIBIT A



796 085  
ITEM 1

AUGUST 14, 1996

580-962

REVISIONS	BY

DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 DATE