

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, September 3, 1997, the Zoning Administrator approved with conditions a special permit to increase the height of an existing monopole in order to add additional wireless antennas for the project known as Z97-083. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

**Project Information**

**Request:**        Zoning Administrator Special Permit Modification to increase an existing monopole from 60 feet to 75 feet for three additional wireless antenna panels on 0.16± developed acres in the Light Industrial-Review (M-1S-R) zone.

**Location:**        2600 Talent Street (D2, Area 4)

**Assessor's Parcel Number:**        252-0102-013

**Applicant:** Pacific Bell Mobile Services c/o Greg Moorad  
660 Bercut Drive, Suite A  
Sacramento, CA 95814

**Property Owner:** Jay Wells & Linda Wells  
5425 Marmith Avenue  
Sacramento, CA 95841

**General Plan Designation:**        Heavy Commercial or Warehouse  
North Sacramento

**Community Plan Designation:**    Industrial  
**Existing Land Use of Site:**        Monopole  
**Existing Zoning of Site:**         Light Industrial-Review (M-1S-R)

**Surrounding Land Use and Zoning:**

North: M-1; Warehouse  
South: R-1; Railroad and Interstate 80  
East: R-1; Railroad and Interstate 80  
West: R-1 and M-1R; Vacant

**Property Dimensions:**                80 feet x 50 feet

**Z97-083**

**September 3, 1997**

**ITEM 1**

Property Area:	0.16± acres
Square Footage of Building:	Existing: 336 square feet Proposed: 9.2 square feet Total: 345.2 square feet
Height of Monopole:	60 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-E

Previous Files: Z95-099, P90-206

Background Information: On July 26, 1990, the Planning Commission approved a Rezone of this property to Light Industrial Review to allow the location of a 60 foot high cellular antenna monopole (P90-206). Sacramento Cellular Telephone Company (now AT&T Wireless Communications) constructed a 60 foot metal monopole with a twelve panel antenna array that projected to a height of 64 feet. A 336 square foot equipment building was also approved. On July 9, 1991, the Zoning Ordinance Amendment pertaining to antennas was heard and approved by the City Council (Ordinance No 91-048). The ordinance requiring special permits for the location of communication antennas went into effect on August 9, 1991.

On October 9, 1996, the Zoning Administrator approved a Special Permit Modification to add two antenna panels to the existing monopole at a height of 50.5 feet for Pacific Bell Mobile Services (PBMS) (Z96-099). This site was an alternative site for the applicant to 2525 Harris Avenue which staff had indicated would not be supported due to the collocation opportunities of this site which was across the street from their proposed location. A Variance was also granted to locate the equipment cabinets in the front setback area.

PBMS constructed the site and determined it did not satisfy their system needs. PBMS again applied for the 2525 Harris Avenue site (P97-022) and was informed again by staff that site would still not be supported due to other collocation options in the area. PBMS then applied to modify the previous special permit for Talent Street to locate a higher pole to meet their coverage objectives.

Additional Information: The applicant is requesting to replace an existing 60 foot high monopole with a 75 foot high monopole. The original metal monopole has a "top hat" antenna array consisting of twelve panel antennas at 60 feet. The new pole will have the existing array at 60 feet and an additional three dual-polarized antennas in a tight fit cylinder shape at 70 feet with the top of the antennas at 75 feet. There will also be one equipment cabinet, four feet wide by 2.3 feet deep by five feet tall (9.2 square feet). The equipment cabinet will be located on the existing pad from the previous cabinet site. Any cellular

equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance. The applicant is amending the existing use permit for the additional height and antenna panels.

The project has been noticed and staff received no calls.

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, Sections 15301}

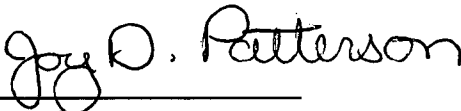
Conditions of Approval

1. The monopole extension can be painted to match the existing pole color. The applicant shall use non-reflective paint on the monopole and antenna panels to prevent glare and shall paint the monopole, antenna panels (all panels new and old), and associated brackets, connections, and cables. If the existing pole color cannot be matched then the entire pole and associated equipment shall be repainted a dull matte gray color.
2. Any additional antennas shall require a modification of the Special Permit. {Three antennas are approved for a total of 15 antenna panels.}
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. Size and location of the equipment cabinets and monopole shall conform to the plans submitted.
5. Should the applicant every discontinue using the pole for cellular services then the applicant shall remove all antennas from the pole within six months of termination and the last carrier to discontinue using the pole shall remove the monopole within six months.
6. The proposed cable run (for PBMS) from the tower to the cabinet shall be underground or no higher than two feet from the ground.
7. The applicant shall install climbing vines and shrubs with an automatic sprinkler system (or tie into the existing irrigation system) around the north, south, and west fence perimeter of leased area.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. The replaced cellular tower with the additional antenna array will be compatible

- with the surrounding industrial land uses in the area; and
- b) the proposed cellular tower modification provides a collocation of facilities on one monopole.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
- a) the increase in height, design, and location of the antenna panels will not significantly impact the surrounding industrial area; and
  - b) the design and location of the antenna panels will not significantly impact the surrounding industrial area.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Heavy Commercial or Warehouse and Industrial 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.

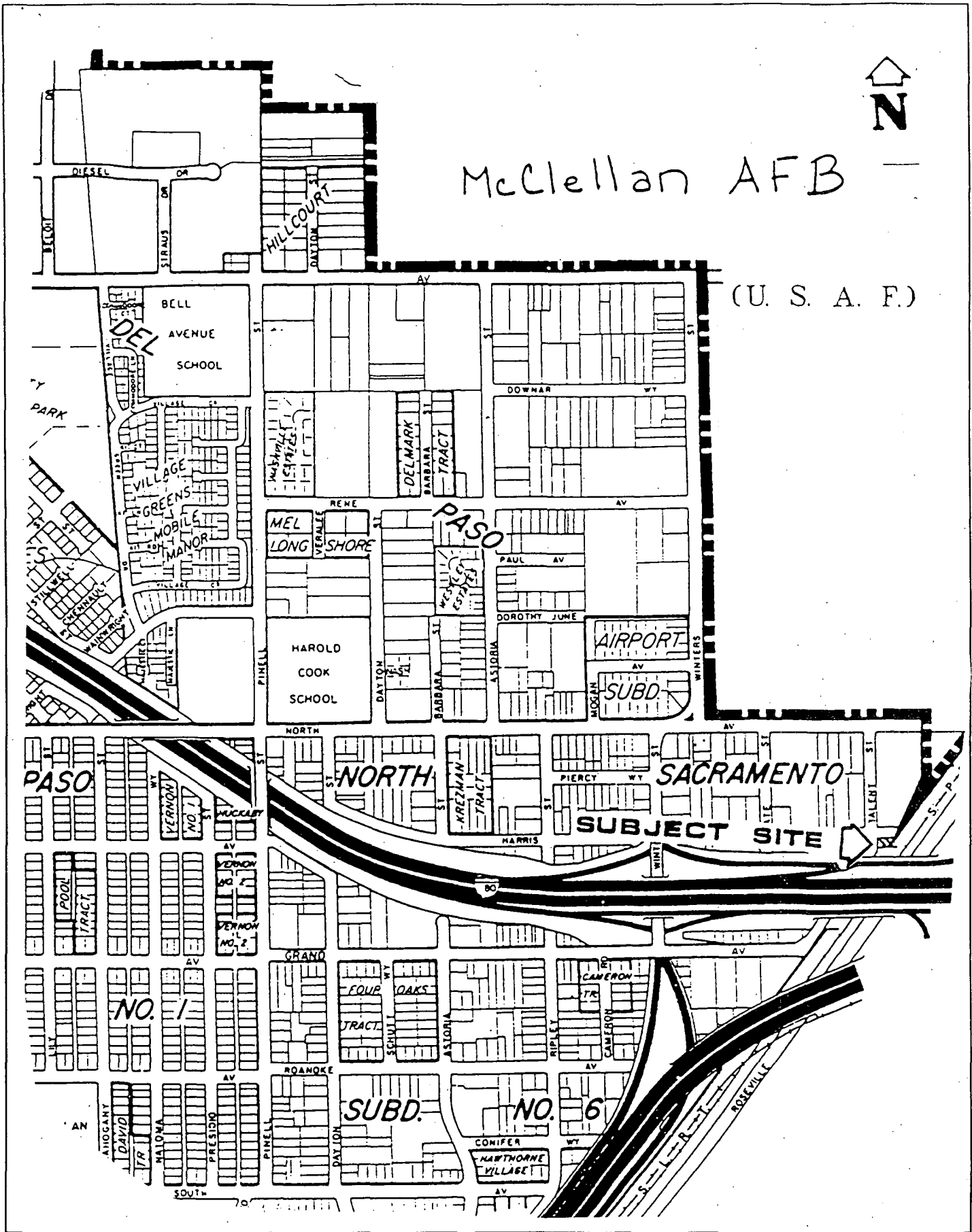
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File  
Applicant  
ZA Log Book

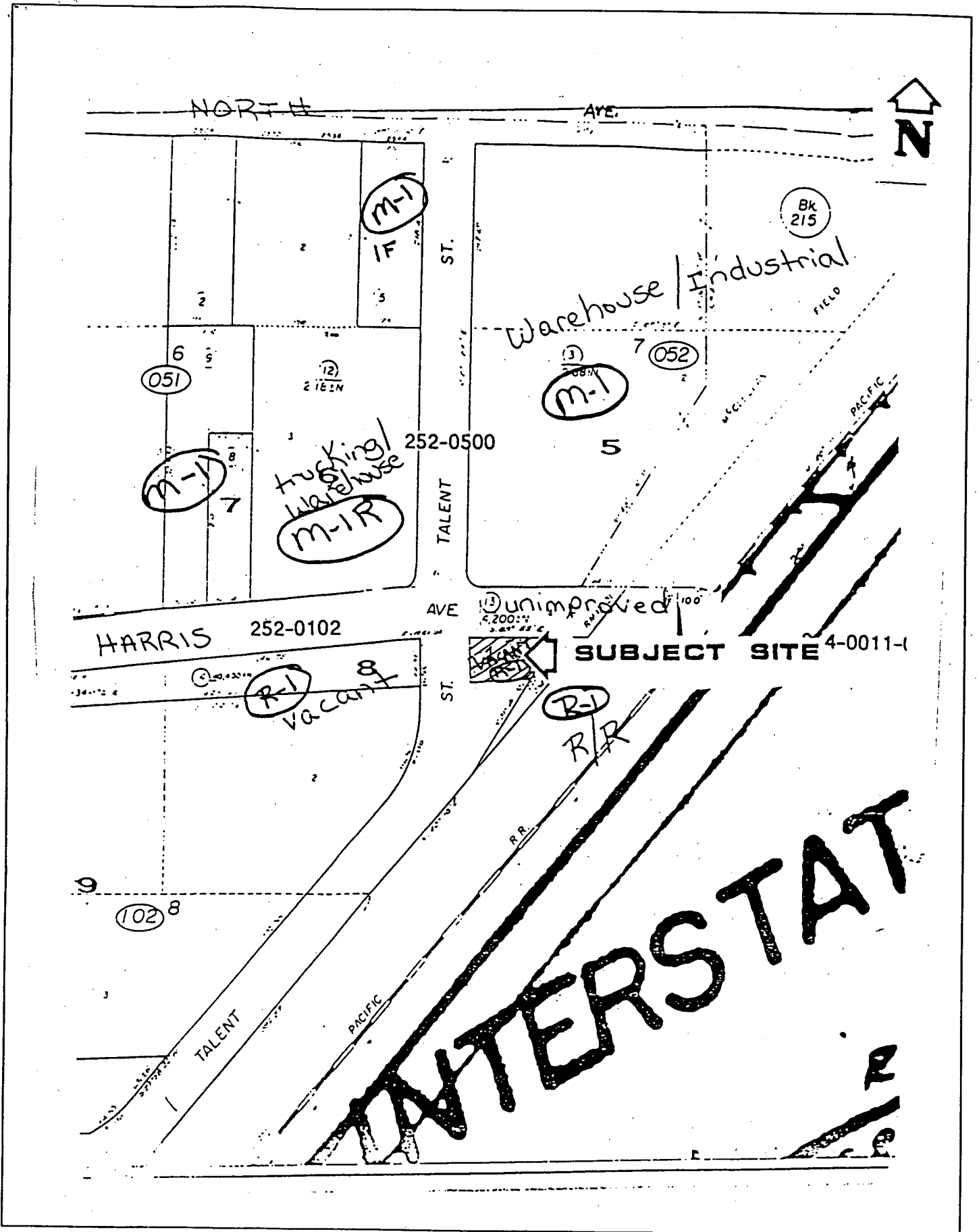


McClellan AFB

(U. S. A. F.)



VICINITY MAP



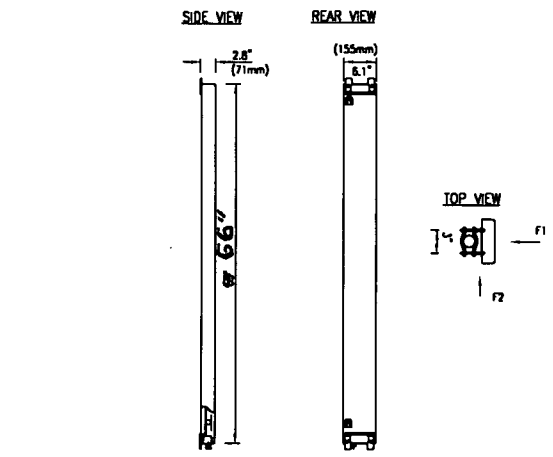
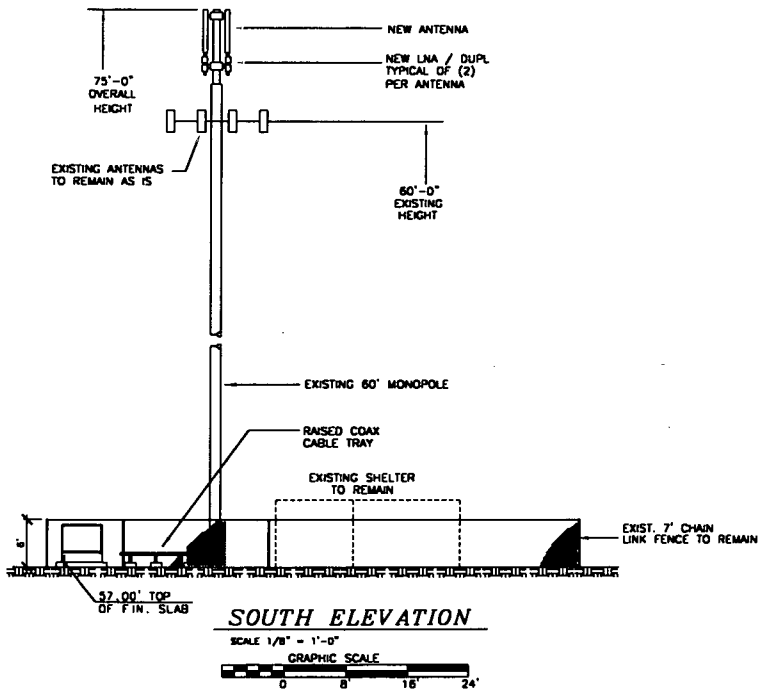
**LAND USE & ZONING MAP**



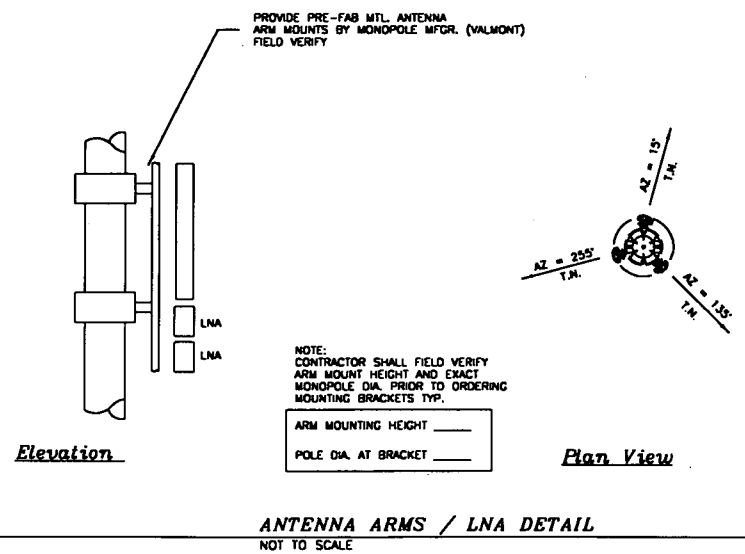
297-083

SERIAL NUMBER 3, 1997

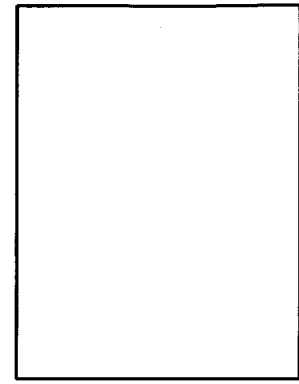
ITEM # 1



**DAPA MODEL DB961DD90E-M PCS PANEL**  
SCALE: NTS



**ANTENNA ARMS / LNA DETAIL**  
NOT TO SCALE



**SITE ADDRESS**  
2600 HARRIS AVE  
SACRAMENTO, CA 95838

**NOTE:**  
FINAL FOUNDATION DESIGN AND MONOPOLE WIDTH TO BE PROVIDED BY MONOPOLE MANUFACTURER.  
PROPRIETARY INFORMATION: THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY OF PACIFIC BELL. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PACIFIC BELL MOBILE SERVICES IS STRICTLY PROHIBITED.

**PACIFIC BELL**  
**Mobile Services**  
660 BERCT DRIVE, SUITE "A"  
SACRAMENTO, CALIFORNIA 95814

This drawing is a not, it not and does not constitute a contract. It is subject to the terms and conditions of the contract. It is subject to the terms and conditions of the contract. It is subject to the terms and conditions of the contract.

**Fallon Engineering**  
CIVIL / STRUCTURAL / ENERGY  
CAL. REG. NO. C - 02830  
2000 WASHINGTON DR. RIVERSIDE, CA. 92503 (951) 952-3300

REV. NUMBER/DESCRIPTION	DATE
1 NEW ANTENNA HOOD	8-11-97
2 OPS / RING CENTER	8-2-97

**PINELL & DEL PASO**  
DETAILS / ELEVATIONS

DATE	DESIGNED BY T-PEEK	PROJECT NO. SA-024-E1
SCALE NOTED	CREATED BY 1500 P&D	DATE NOTED
DATE 7-15-98	PRINTED	PROJECT NO. A-2
		SHEET OF

EXHIBIT-B

297-083

REVISED 9-3-97