

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, July 17, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add cellular antennas on the roof of an existing office building for the project known as Z96-033. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

**Project Information**

- Request: 1. Negative Declaration
2. Zoning Administrator Special Permit to add six cellular communications antenna panels mounted on the roof of an existing three story office building located on 0.15± developed acres in the General Commercial (C-2) zone.

Location: 1713 J Street (D3, Area 1)

Assessor's Parcel Number: 006-0066-010

Applicant: Pacific Bell Mobile Services c/o Julie Nauman  
660 Bercut Drive, Suite A  
Sacramento, CA 95814

Property Owner: Art and Diane Havashida  
P.O. Box 1232  
West Sacramento, CA 95691

General Plan Designation: Community Neighborhood Commercial and Offices  
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Office Building

Existing Zoning of Site: General Commercial (C-2)

**Surrounding Land Use and Zoning:**

North: C-2; Parking Lot

South: C-2; Commercial

East: C-2; Office

West: C-2; Commercial

Property Dimensions: 40 feet x 160 feet  
Property Area: 0.15± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: None

Background Information: Pacific Bell Mobile Services (PBMS), the applicant, has applied for the appropriate entitlements to install a new cellular system throughout the City and County. The City of Sacramento has had 28 applications for various sites throughout the City to date. The proposed system consists of installing Personal Communication Services (PCS) which is a micro-cell system that provides in-building and in-car wireless telecommunication service.

Additional Information: The applicant initially proposed to erect six cellular antenna panels on the roof parapet of an existing office building. The site is within the Central City Design Review area. Design Review staff indicated the proposed panel location, placement, and height was unacceptable. The applicant revised the proposal to move the antenna panels towards the center of the roof and lower in height. The antennas will project 4.5 feet above the parapet wall. The applicant installed a mock-up of the proposed antenna panel locations for staff to view. Design Review staff was satisfied with the revisions. There will also be two 22 square foot equipment shelters located within the office building. 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 Boulevard Park Neighborhood Association area. The project plans have been sent to the association and staff no received comments. The project has been noticed and staff has not received any calls.

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

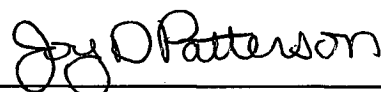
1. The applicant shall submit revised plans showing the new proposed antenna locations prior to issuance of building permits. The equipment shelters shall be located within the building as indicated on the submitted plans. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antennas shall be

painted a light matte gray.

2. Any additional antennas shall require a modification of the Special Permit. {Six antennas with individual screening covers 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 higher than the parapet wall nor visible above the parapet wall and painted to blend with the equipment.

Findings of Fact-Special Permit

1. The proposed project, as conditioned, is based upon sound principles of land use in that the antennas will be conditioned by Design Review to be added inconspicuously on an existing office building roof top.
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 located on the roof of the building;
  - b. the equipment cabinets will not be located in any required parking or maneuvering area; and
  - c. the design and location of the antennas will not significantly impact the surrounding commercial 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 designate the subject site as Community Neighborhood Commercial and Offices and General 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

Z96-033

JULY 17, 1996

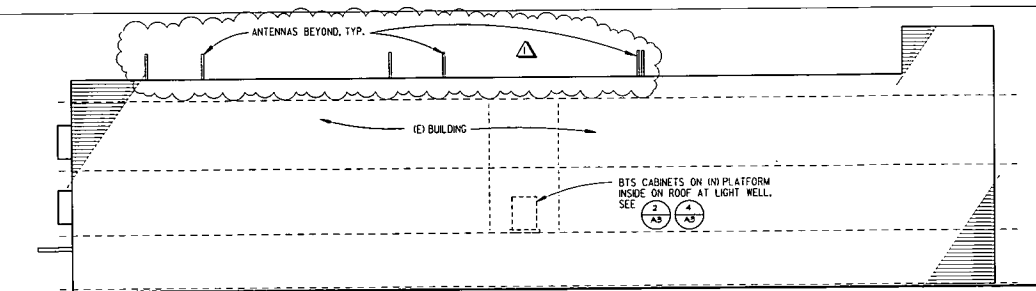
ITEM NO. 3





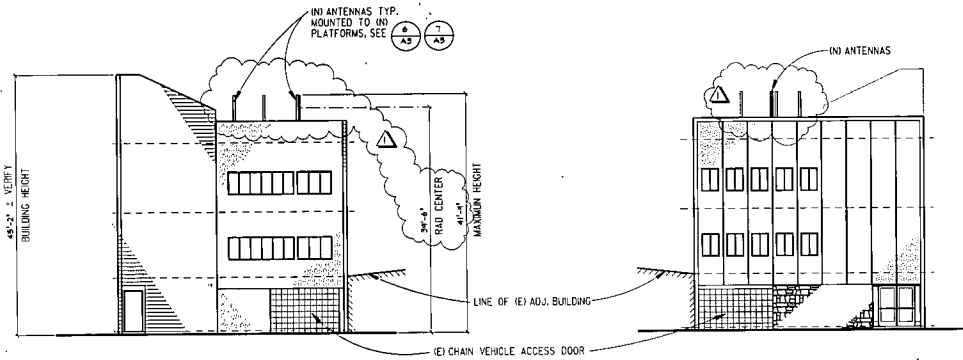
EXHIBIT B

PLOT DATE: 01/14/96 1:08PM JST/066742 3/28/96



EAST ELEVATION

1" = 10'-0"

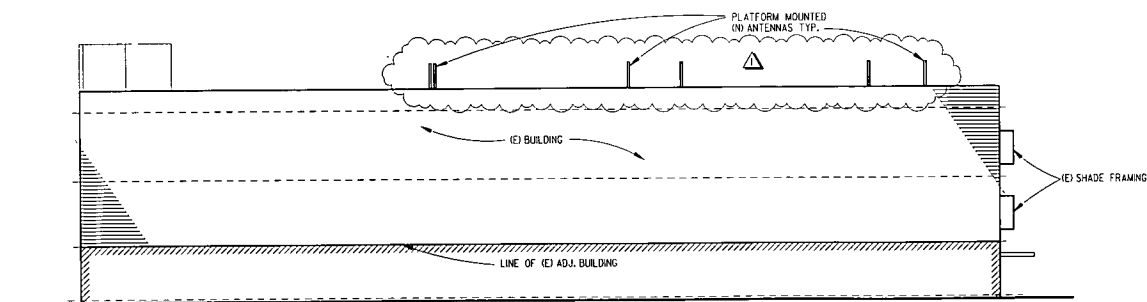


NORTH ELEVATION

1" = 10'-0"

SOUTH ELEVATION

1" = 10'-0"



WEST ELEVATION

1" = 10'-0"

NOTE:

(N) ANTENNAS AND BTS EQUIPMENT TO BE PAINTED TO MATCH (E) BUILDING.



LIONAKIS-BEAUMONT DESIGN GROUP  
199 9TH STREET - SACRAMENTO, CA 9584  
916-428-7000 FAX 916-428-7001  
ARCHITECTURE - ENGINEERING - PLANNING - INTERIORS

DATE: 3-26-96

ENGINEER:

DRAWN BY: DL

REVISIONS

NO.	DESCRIPTION	DATE	IN.
1	PLANNING REVISIONS	3/28/96	DL

PACIFIC BELL®  
Mobile Services  
660 BERKUT DRIVE, SUITE A  
SACRAMENTO, CALIFORNIA 95814

APPROVAL SIGN-OFFS	
SA	RF
UP	CC
AE	

SITE:  
ADDRESS: 1713 'J' STREET  
TOWN: SACRAMENTO, CA  
MISC: PCS ANTENNA INSTALLATION  
JOB# \*SA-009-02

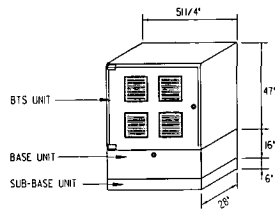
TITLE: EXTERIOR ELEVATIONS

A-2

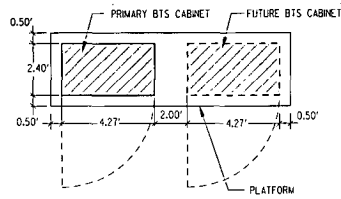
ITEM 3

JULY 17, 1996

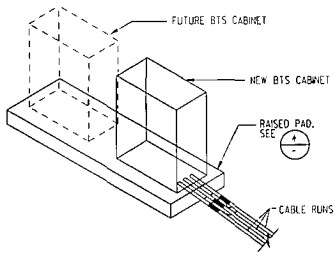
296-033



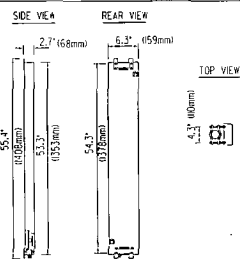
**1 BTS COMMUNICATIONS BOX**  
1/8" = 1'-0"



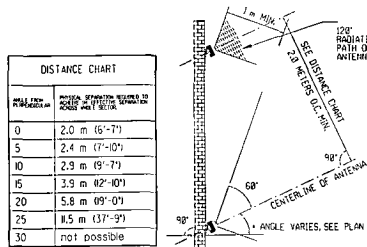
**5 BTS CONFIGURATION**  
1/8" = 1'-0"



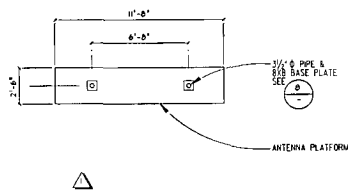
**2 BTS & PLATFORM**  
1/4" = 1'-0"



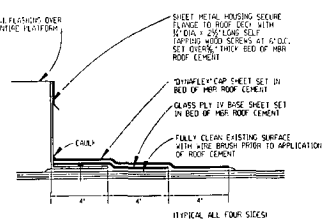
**6 DAPA MODEL 58000 / 58010**  
1/4" = 1'-0"



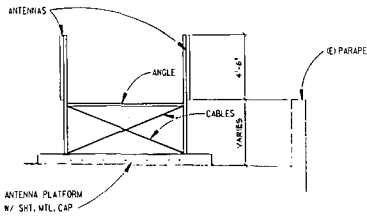
**3 AZIMUTH DEVICE PLAN**  
1/8" = 1'-0"



**7 PLATFORM FRAMING PLAN**  
1/4" = 1'-0"



**4 ROOF PATCH AT BTS SLAB**  
3/8" = 1'-0"



**8 ANTENNA BRACING**  
1/4" = 1'-0"



**LIONAKIS-BEAUMONT  
DESIGN GROUP**  
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DATE: 3-26-96

ENGINEER:

DRAWN BY: DL

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NO.	DESCRIPTION	DATE	IN.
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APPROVAL SIGN-OFFS

SA \_\_\_\_\_  
RF \_\_\_\_\_  
UP \_\_\_\_\_  
CC \_\_\_\_\_  
AE \_\_\_\_\_

SITE: \_\_\_\_\_  
ADDRESS: 1713 'J' STREET  
TOWN: SACRAMENTO, CA  
MISC: PCS ANTENNA INSTALLATION  
JOB# \*SA-009-02

TITLE: DETAILS

A-3

ITEMS

JULY 17, 1996

296-033

296-033

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ITEM 3

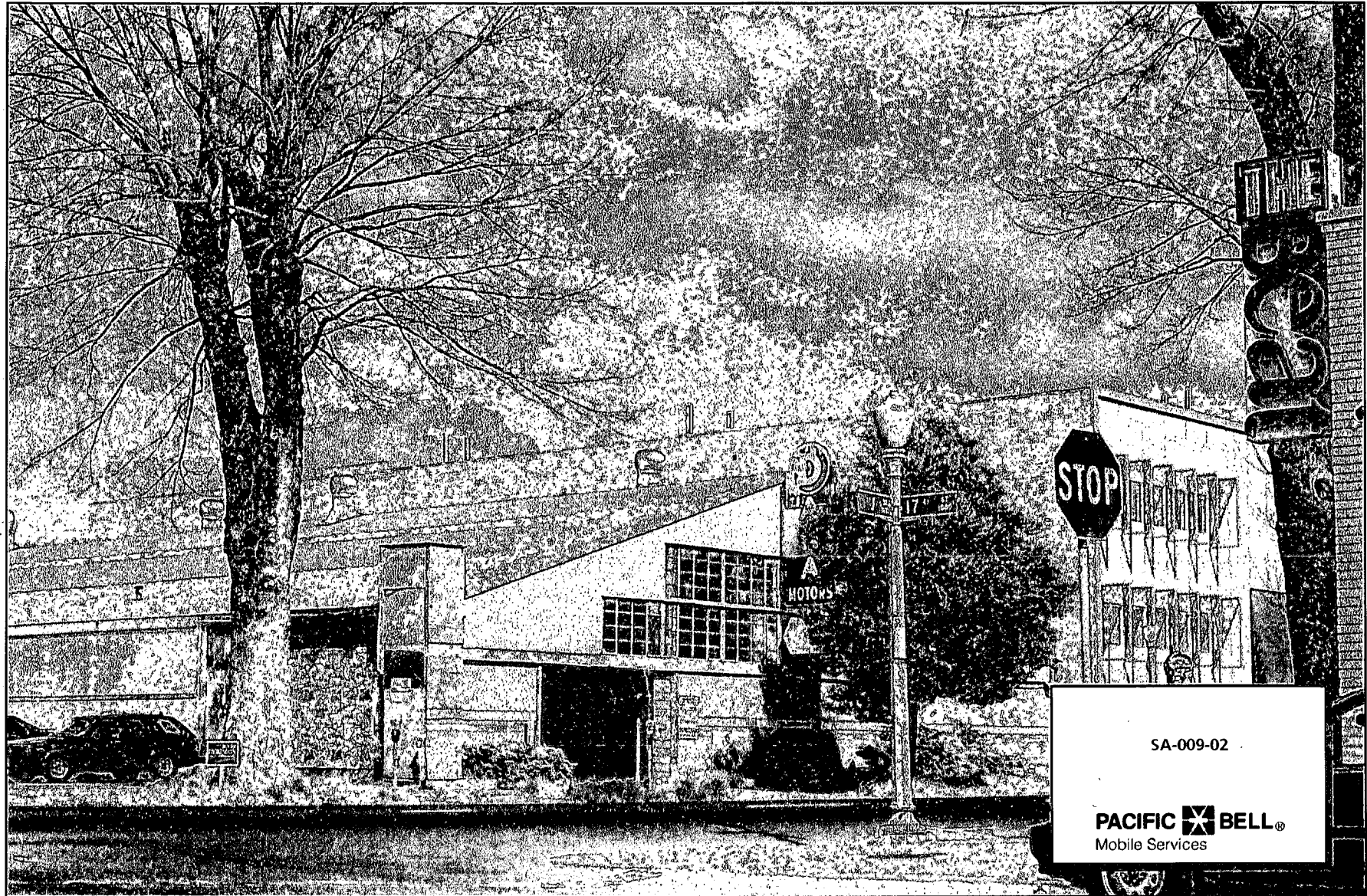


EXHIBIT - D