

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 8, 2005, the Zoning Administrator approved with conditions a special permit to add antennas within a screening enclosure on the roof of an existing two story office building for the project known as Z05-115. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** to install nine wireless communications antenna panels behind a 12 foot high screening wall on the roof of an existing 41 foot commercial building (projecting ten feet above the parapet) on 0.78± developed acres in the General Commercial (C-2) zone.

Location: 2594 Rio Linda Blvd (D2, Area 4)

Assessor's Parcel Number: 265-0292-033

Applicant: Sprint (Kevin Maki)
185 Berry Street, Ste 5300
San Francisco, CA 94107

Property Owner: SBC
2600 Camino Ramon, Room 3E-300M
San Ramon, CA 94583

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial & Offices
North Sacramento

Community Plan Designation: Retail-General

Existing Land Use of Site: Commercial

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

Surrounding Land Use and Zoning:

North: R-1 and C-2; Commercial
South: C-2; Commercial
East: C-2; Commercial and Residential
West: R-2B and C-2; Commercial and Residential

Property Dimensions: 161.7 feet x 210.5 feet

Property Area: 0.78± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: P99-093 (for building)

Additional Information: The applicant proposes to attach nine antenna panels within a twelve foot high screening wall enclosure on the roof of an existing two story commercial building. The building is 41 feet high. The proposed antenna screening will be painted to match the building and the equipment cabinets will also be located within the screening enclosure. Any wireless equipment (antennas) which both receives and transmits requires a special permit according to the Zoning Code.

The site is within the South Hagginwood Neighborhood Association area. The project plans were sent to the association and staff received no comments. The project has been noticed and staff did not receive any 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, Section 15301(e)).

Conditions of Approval

1. Size and location of the antennas and screening wall shall conform to the plans submitted. The applicant shall paint the screening wall to match the building. (The screening wall shall not exceed 12 feet in height from the roof floor.
2. Any additional antennas shall require a modification of the Special Permit. {9 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. The cable run shall be installed on within the structure and not visible.
5. Should the applicant every discontinue using the antenna panels for wireless services then the applicant shall remove the panels within six months of termination.
6. The existing vertical and lateral structural elements shall be analyzed and upgraded as needed for the installation of the wireless system. (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 behind a screening wall on the roof of an existing commercial building.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed wireless equipment cabinets will be located within the screening structure on the roof; and
 - b. the design and location of the screening wall with antennas will not significantly impact the surrounding mixed use area.
3. The project is consistent with the General Plan and the North Sacramento Plan which designate the site as Community/Neighborhood Commercial & Offices and Retail-General respectively.

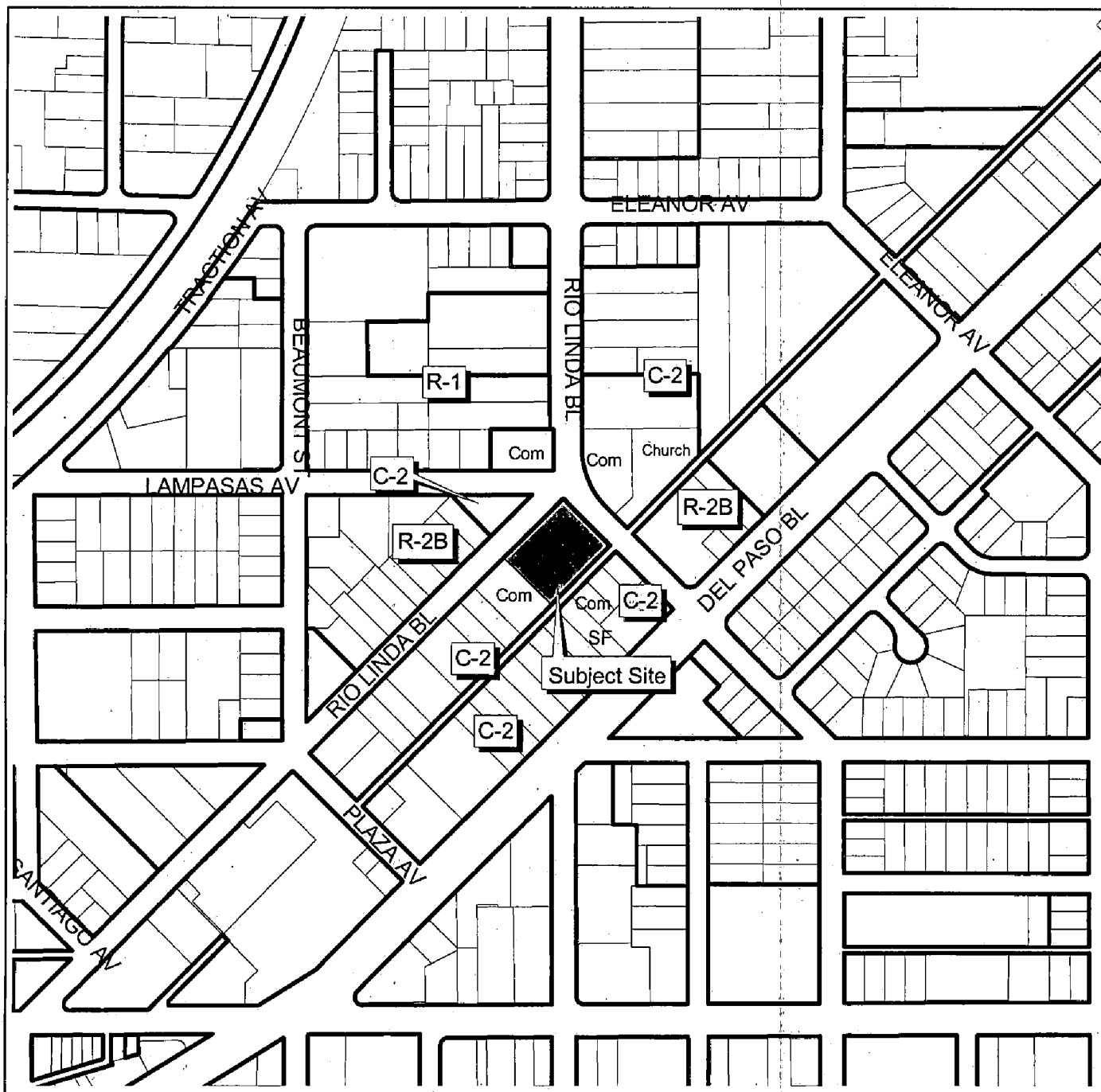

Joy D. Patterson

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

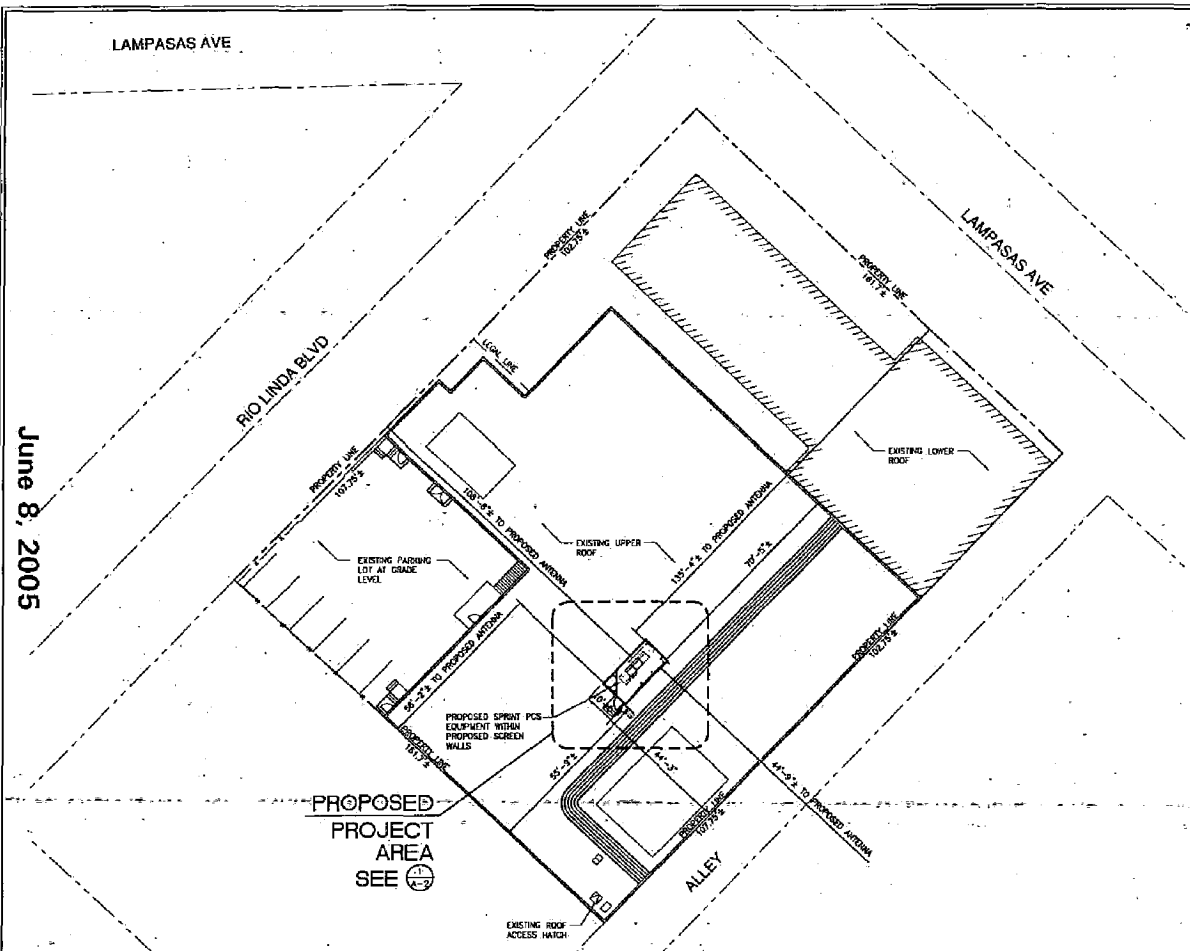



Development Services
Department

Geographic
Information
System

Land Use & Zoning





1 SITE PLAN

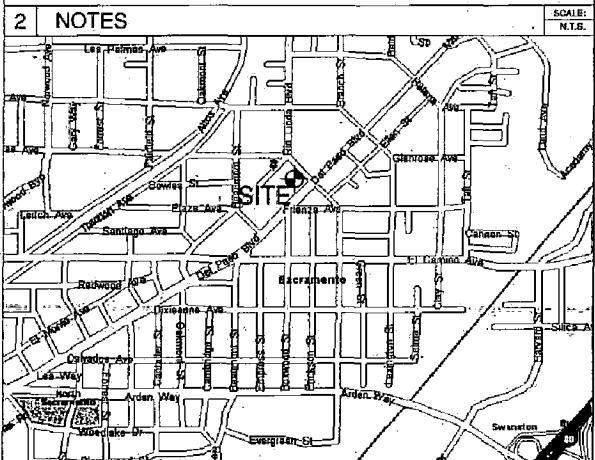
THIS IS NOT A SITE SURVEY
 ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET NAME WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

POWER/TELCO NOTE:
 ORIGINS OF POWER/TELCO UTILITIES TO BE DETERMINED

CAUTION!
CALL BEFORE YOU DIG!
 BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
 1-800-424-5555

ZONING NOTES:

- NO PARKING IS EFFECTED BY THIS INSTALLATION.
- EROSION CONTROL TO BE MAINTAINED THROUGHOUT CONSTRUCTION PHASE.
- EQUIPMENT CABINETS ARE LOCKED, SITE/FENCED AND ACCESSIBLE TO AUTHORIZED SPRINT PERSONNEL ONLY.
- PROVIDE SIGNAGE AT EQUIPMENT READING AS FOLLOWS: **TRASH-RECYCLING EQUIPMENT IN USE 24/7/365. IN CASE OF EMERGENCY, PLEASE CALL 1-800-387-7847.**
- EXACT LOCATION OF ONE ANTENNA TO BE VERIFIED AT THE FIELD AND IS TO BE MAINTAINED A MINIMUM OF 15' FROM SUPPORT.



3 VICINITY MAP

ITEM 1

4 NOT USED

5 SITE DATA

SITE NAME: SBC
 SITE NUMBER: SF70XC510C
 SITE ADDRESS: 2594 RIO LINDA BLVD, SACRAMENTO, CA 95815
 OWNER NAME: PACIFIC TELEPHONE & TELEGRAPH CO (SBC)
 OWNER ADDRESS: SACRAMENTO, CA
 OWNER CONTACT PHONE: PH: 925-823-8910
 ASSESSOR'S PARCEL NUMBER: 265-0292-033-0000
 NET AREA OF UNDERLYING PARCEL(S): 34,037± SF
 NET AREA OF PROJECT AREA: 200 SQ. FT.

6 LEGAL DESCRIPTION

SAID PROPERTY IS SITUATED IN THE CITY OF NORTH SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS DESCRIBED AS FOLLOWS:
 ALL LOTS 8 AND 9 IN BLOCK 11 AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO SUBDIVISION NO. 8," RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, MARCH 26, 1913, IN BOOK 113 OF MAPS, MAP NO. 49.



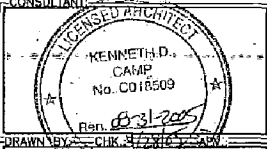
PROJECT INFORMATION:
 SBC
 SF70XC510C
 2594 RIO LINDA BLVD
 SACRAMENTO, CALIFORNIA 95815
 SACRAMENTO COUNTY

CURRENT ISSUE DATE:
 04/28/2005

ISSUED FOR:
 ZONING SUBMITTAL

REV.	DATE	DESCRIPTION	BY
1	04/21/2005	ISSUED FOR 90% ZONING REVIEW	LCN
2	04/28/2005	ISSUED FOR ZONING SUBMITTAL	LCN

PLANS PREPARED BY:
 Architects - Engineers, P.C.
 4729 220TH STREET SW, SUITE 200
 LYNNWOOD, WA 98034
 PHONE: (425) 870-8851
 FAX: (425) 712-6848



CONSULTANT:
 LCN

LICENSURE:
 N.T.S.

SHEET TITLE:
 SITE PLAN

SHEET NUMBER: A1
REVISION: 1
 175005

THIS IS NOT A SITE SURVEY
 ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

STRUCTURAL NOTE
 FINAL EQUIPMENT LOCATION TO BE DETERMINED BY STRUCTURAL DESIGN.

PROPOSED SPRINT PCS MODEL CELL EQUIPMENT W/IN PROPOSED SCREEN WALL ENCLOSURE ON EQUIPMENT PLATFORM ON 1ST ARL
 PROPOSED SPRINT PCS ANTENNAS (3 ANTENNAS PER SECTOR) (2 PROPOSED, 1 FUTURE)

PROPOSED SPRINT PCS ACCESS STAIRS W/ HANDRAILS AND LANDING
 PROPOSED SPRINT PCS UTILITY CABINETS MOUNTED TO HANDRAILS
 EXISTING CONDUITS SURFACE MOUNTED TO ROOFTOP

EXISTING BUILDING ROOFTOP
 EXISTING HVAC UNIT

1 ENLARGED SITE PLAN

PAINT NOTE:
 PROPOSED SCREEN WALL ENCLOSURE TO BE PAINTED TO MATCH EXISTING BUILDING

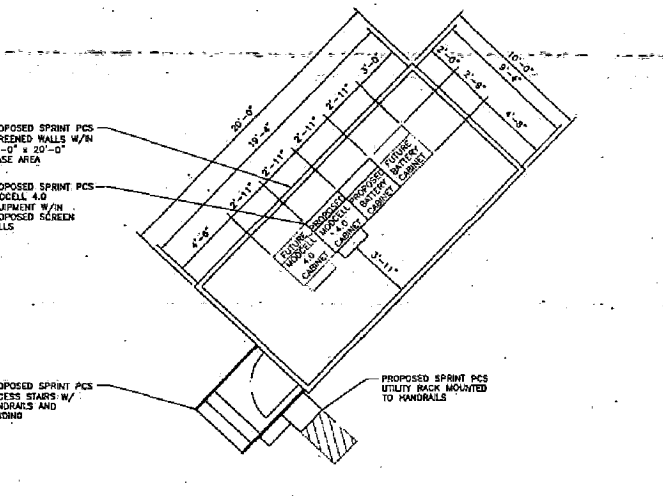
PROPOSED SPRINT PCS SCREENED WALLS W/IN 10'-0" x 20'-0" LEASE AREA
 PROPOSED SPRINT PCS ANTENNAS (3 ANTENNAS PER SECTOR) (2 PROPOSED, 1 FUTURE)
 PROPOSED SPRINT PCS ACCESS STAIRS W/ HANDRAILS AND LANDING

2 ANTENNA LAYOUT

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS MECHANICAL DOWN TILT
SECTOR 1	45°	DCCEL DR900SC-M	30'-0"	1/8"	YELLOW BROWN WHITE	6'	4'	- 0'
SECTOR 2	185°	DCCEL DR900SC-M	30'-0"	7/8"	RED BROWN WHITE	6'	4'	- 0'
SECTOR 3	225°	DCCEL DR900SC-M	30'-0"	7/8"	GREEN BROWN WHITE	6'	4'	- 0'
GPS	N/A	N/A	10'-0"	1/2"	GRAY	N/A	N/A	-

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

3 ANTENNA AND COAXIAL CABLE SCHEDULE



4 EQUIPMENT PLAN



4883 CHABOT DRIVE, SUITE 100
 PLEASANTON, CA 94588

PROJECT INFORMATION:
 -SBC
 SF70XC510C
 2594 RIO LINDA BLVD
 SACRAMENTO, CALIFORNIA 95815
 SACRAMENTO COUNTY

CURRENT ISSUE DATE:
 04/28/2005

ISSUED FOR:
 ZONING SUBMITTAL

REV.	DATE	DESCRIPTION	BY
1	04/21/2005	ISSUED FOR BOX ZONING REVIEW	LCN
2	04/28/2005	ISSUED FOR ZONING SUBMITTAL	LCN

PLANS PREPARED BY:

 Architects - Engineers, P.C.
 4725 20TH STREET SW, SUITE 200
 CHANDLER, AZ 85226
 PHONE: (480) 972-8861
 FAX: (480) 712-0888

CONSULTANT:

 DRAWN BY: CLK (S. 31-07) / APV (S. 31-07)
 CHECKED BY: JMG / JMG
 LICENSED ARCHITECT OF CALIFORNIA

SHEET TITLE:
 ENLARGED SITE PLAN, EQUIPMENT PLAN AND ANTENNA LAYOUT

SHEET NUMBER: A2
 REVISION: 1
 175005

