



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

January 17, 1989

SUBJECT: Planning Director's Special Permit Modification to allow a Microwave Antenna Dish on the CalFarm Insurance Building in the Point West P.U.D.

APPLICANT: Foothill Design Group
1215 G Street
Sacramento, CA 95814

LOCATION: 1601 Exposition Boulevard
Point West Planned Unit Development (P.U.D.)
(California Farm Bureau Federation)

APN: 277-0273-002

ZONE: OB (R) (PUD)

CPC FILE: P8309

PROPOSED MODIFICATION

The applicant requests a modification of Special Permit P8309 to allow a microwave antenna dish on top of the CalFarm Insurance Office building located in the Point West Planned Unit Development (P.U.D.). Roof projections in Point West are regulated by the P.U.D.'s Guidelines and require Architectural Review Committee approval.

The applicant proposes to construct a 10+ ft. high microwave antenna dish on the 59 1/2+ ft. high roof surface of the CalFarm Insurance Office Building. The office building includes a 3-4+ ft. high parapet wall which screens most of the microwave dish when viewed from Heritage Lane and Exposition Boulevard. The roof top includes a saw-tooth skylight array painted black which the proposed microwave antenna dish will be painted to match. Landscaped berms front the project site including mature trees that are 15-20+ ft. in height.

The applicant has prepared elevations, site plan, and load bearing engineering calculations for the proposed antenna. The Architectural Review Committee for Point West P.U.D. has reviewed the proposed project and approve of its design.

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Staff has reviewed the proposed project and have determined that it is consistent with the Point West P.U.D. Guidelines.

STAFF COMMENT

Section 15 of the Zoning Ordinance authorizes the Planning Director to approve minor deviations to Special Permit projects. The Planning Director has reviewed the subject request to allow a microwave antenna dish on top of the CalFarm Insurance Building and finds the proposal to be a minor deviation because:

- a) the height of the microwave antenna dish is approximately 6+ feet above the parapet wall of the CalFarm Insurance Building; and
- b) the antenna will be painted to match the existing roof-top color scheme; and
- c) the proposed antenna will not be readily visible from Heritage Lane or Exposition Boulevard public right-of-way.

RECOMMENDATION

The Planning Director finds the proposed microwave antenna dish to be a minor deviation from Special Permit P8309. This letter serves as approval of the modification to Special Permit P8309. This action does not require further approval by the City Planning Commission or City Council.

Report prepared by:



Steve Dee
Associate Planner

Approved by:



Marty Van Duyn
Planning Director

MVD:SD:ob

attachments