



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

October 8, 1992

SPECIAL PERMIT MODIFICATION  
(P92-252)

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

APPLICATION: Planning Director's Special Permit Modification to locate a dish antenna on the roof of an exiting shopping mall in the Shopping Center Planned Unit Development (SC-PUD) zone.

LOCATION: 1000 Florin Road  
City Council District 7

PROPOSAL: The applicant wishes to mount a dish antenna onto the roof of a Marshall's clothing store. The antenna will serve to link the store with its headquarters via satellite.

BACKGROUND INFORMATION: The project site, a Marshall's store, is located within the Lake Crest Village Shopping Center. The Lake Crest Village PUD was established in 1977. The shopping center, including Marshall's, was developed under a special permit (P7812) approved by the Planning Commission on July 14, 1977. The applicant is requesting a modification of this special permit to allow a satellite dish.

APPLICANT'S PROPOSAL: SEG Communications, Inc., is seeking permission to locate a "data communicating satellite antenna" atop an existing Marshall's clothing store in the SC-PUD zone. The antenna will be rectangular in shape with dimensions of 3.5' x 1.5' and with a height of no more than 4.5 feet. The total height of the building and antenna will not be higher than 25 feet.

STAFF ANALYSIS: Section 15-E of the City's Zoning Ordinance states that the Planning Director may approve changes to a project for which a special permit was granted provided that, among other considerations, the changes do not amount to an increase in gross floor area exceeding ten percent of the gross floor area approved by the City. Though the application indicates that the size of the new structure will cover approximately 5.25 gross square feet, the proposal will not effect the gross floor area of the subject site.

The proposed antenna is not anticipated to create a visual impact. The antenna will be mounted on the top of the existing Marshall's store and will be shielded from view of the general public. Staff has no objection to the applicant's proposal.

**RECOMMENDATION:** Staff recommends that the Planning Director approve the requested Special Permit Modification subject to conditions and based on findings of fact of follow.

Conditions:

1. The satellite dish shall be situated outside the view of the general public.
2. Any modification to the type and size of the satellite dish shall require a modification of this permit.

Findings of Fact: Staff finds that the proposed project, as conditioned:

- a. is based upon sound principles of land use in that the proposal will not effect the gross floor area of the subject site;
- b. will not be detrimental to the public welfare in that the proposed antenna will not be visible to the general public; and
- c. is consistent with the General Plan which designates the site as Community/ Neighborhood Commercial & Offices.

Report Prepared By:

Mike Dale  
Mike Dale, Assistant Planner

10-8-92  
Date

Recommendation Approved By:

Gary Stonehouse  
Gary Stonehouse, Planning Director

10-9-92  
Date

POR. SEC. 3, T. 7N., R. 4E., M.D.B. & M.

31-83

05

26

FLORIN RD.

Marshall's Department Store

P92-252

3946±N

2,832±N

3,217±N

4,08±N

SC PUD

Lakecrest Village PUD

OB PUD

Greenhaven Executive Park PUD

P82-248

P-9505

1,380±N

4,377±N

P83-201

Lakecrest Village Shopping Center

P-4254

P83-369

P9259

P85-144

P82-242

P86-310

40557±N

2330±N

34194±N

32757±N

FOR MINERAL RIGHTS SEE 031-620-C780

Updated 4/82  
Verified 4/83

CITY OF SACRAMENTO  
Assessor's Map Bk. 31 Pg. 80  
County of Sacramento, Calif

APPL. NO. P92-252

4

0531

43 P. Windward Unit I-A RM Bk 128 Fol 2

Note: Discrepancy between  
Assessor's Map  
(P905-906)  
Records

Par. A

(12)

P.M. 128-12

DR.

GREENHAVEN

(62)

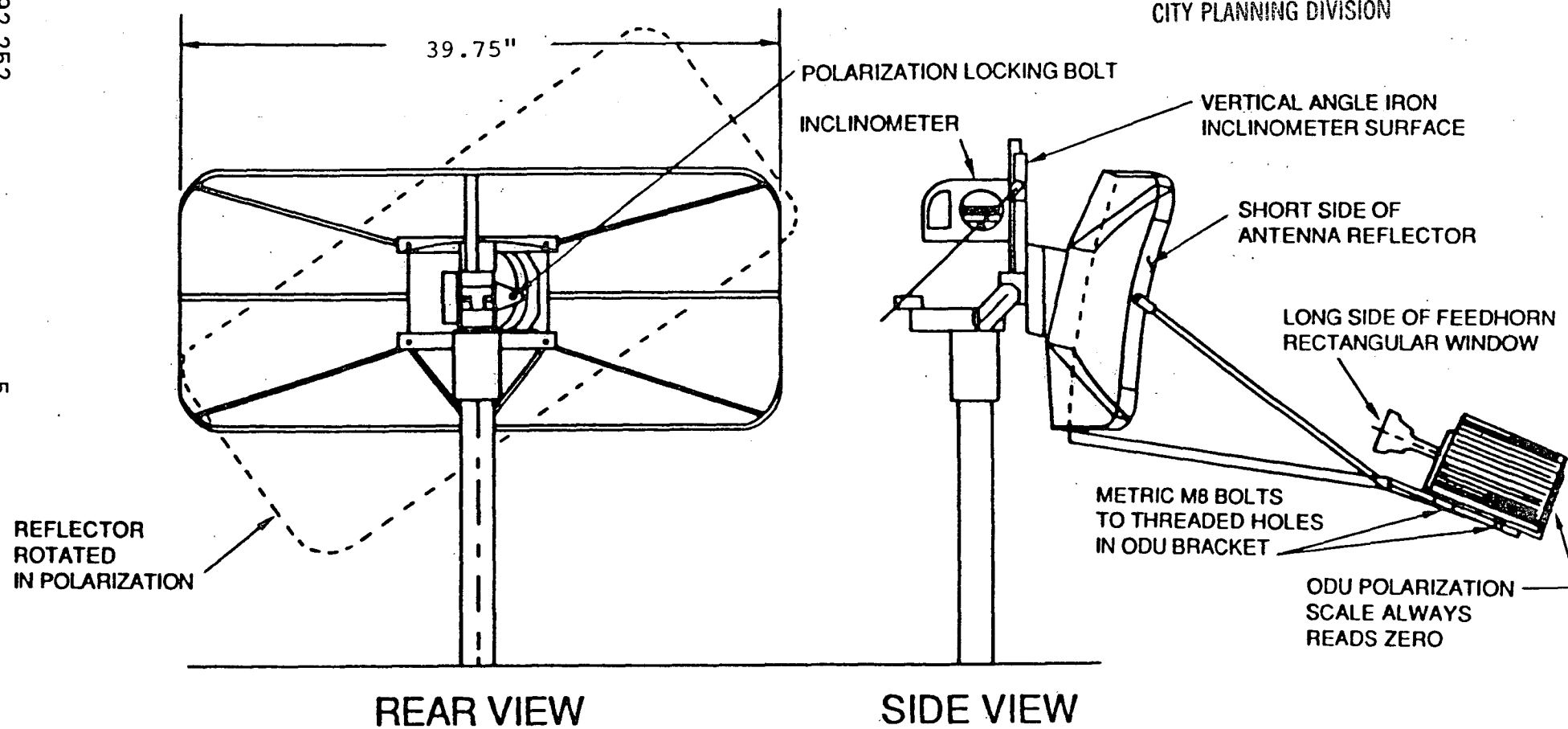
APPL. NO. P92-252

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RECEIVED

SEP 15 1992

CITY OF SACRAMENTO  
CITY PLANNING DIVISION



0582

PES3-940

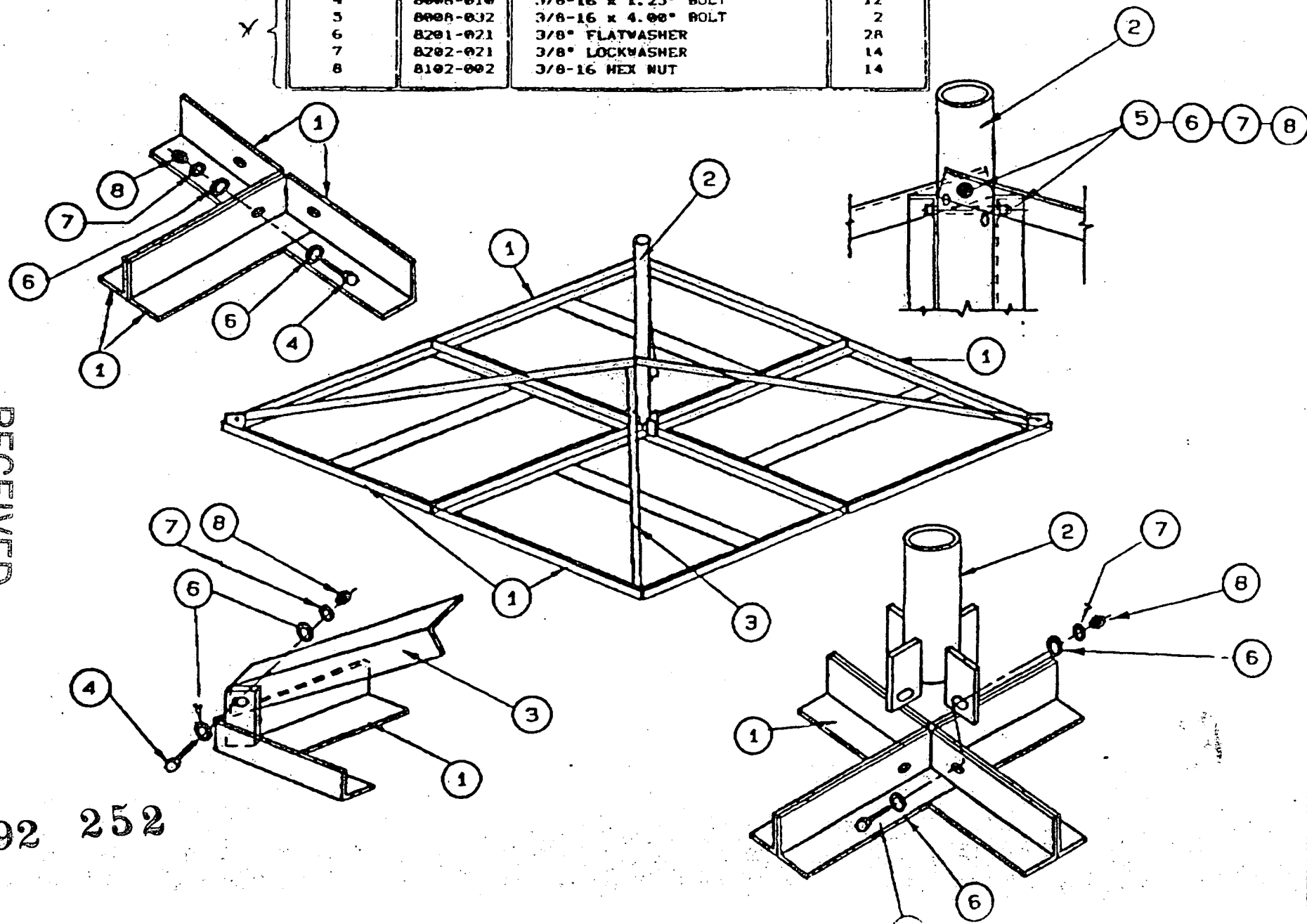
P92 252

Figure 1. PES 1.0 Meter Rectangular Antenna (Prototype Version)

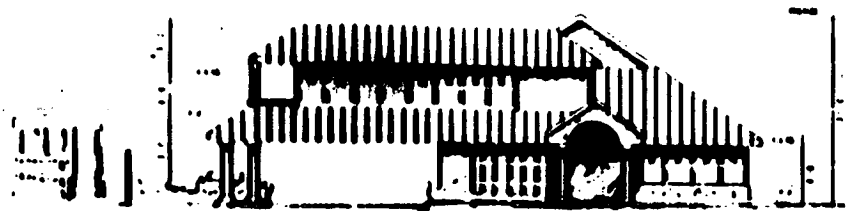
APPL. NO. P92-252

X INCLUDED IN  
0200-510 KIT, HOWE,  
110M ARM/NPMM

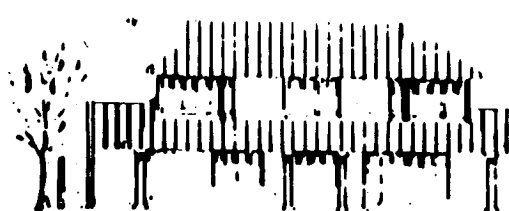
ITEM NO.	PART NO.	DESCRIPTION	QUANTITY
1	0490-224	FRAME	4
2	0490-223	MAST PIPE	1
3	0225-372	ANGLE BRACE	4
4	0000-010	3/8-16 x 1.25" BOLT	12
5	0000-032	3/8-16 x 4.00" BOLT	2
6	8201-021	3/8" FLATWASHER	20
7	8202-021	3/8" LOCKWASHER	14
8	8102-002	3/8-16 HEX NUT	14





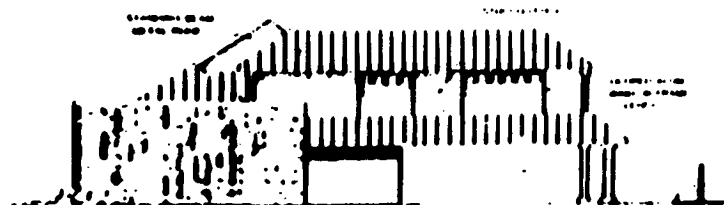


NORTH ELEVATION

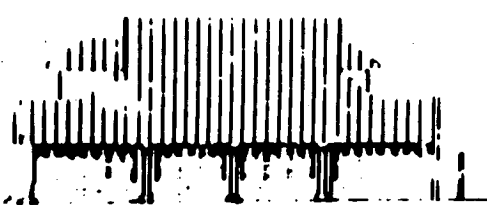


EAST ELEVATION

EXAMPLE



SOUTH ELEVATION



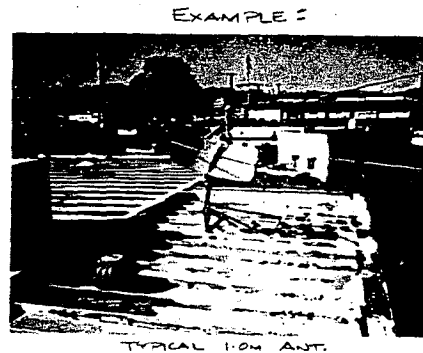
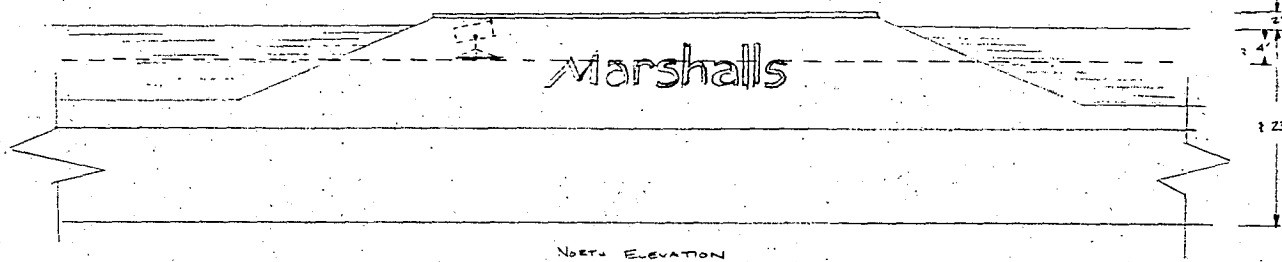
WEST ELEVATION

0586

# BUILDING ELEVATIONS

FIRST PHASE

THE BETTER BUSINESS BUREAU  
OF SACRAMENTO  
417 & Street Sacramento California



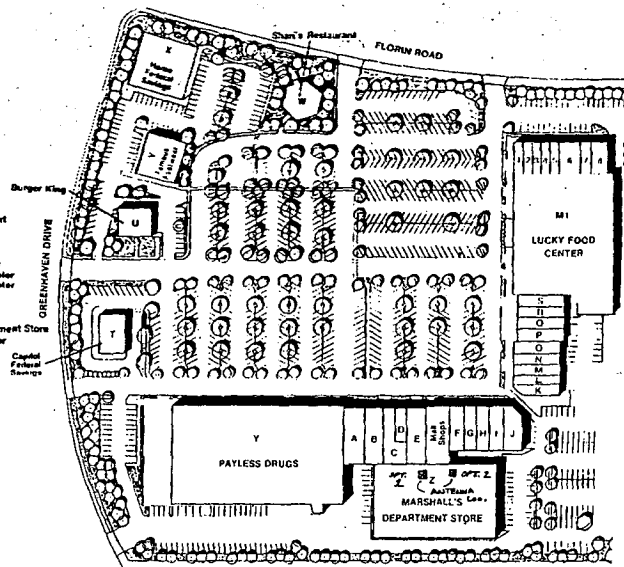
# LAKE CREST VILLAGE

SACRAMENTO • CALIFORNIA

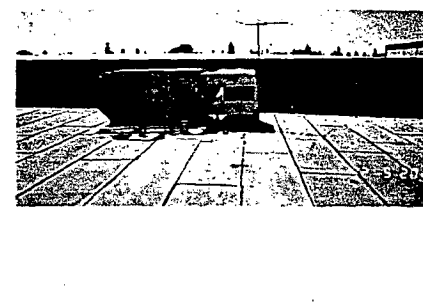
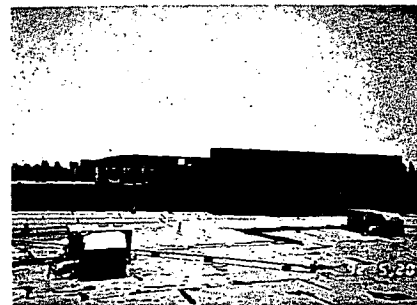
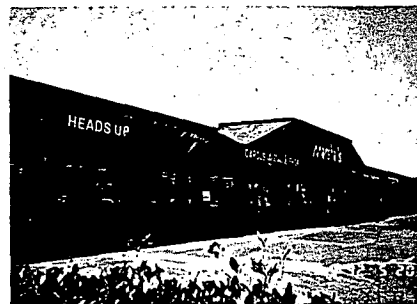
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Inter-Cal Real Estate Corporation  
(916) 489-4600.

- |                         |                              |
|-------------------------|------------------------------|
| A Round Table Pizza     | MALL SHOPS                   |
| B Mega Warehouse        | Golden State Jewellers       |
| C Clothes Time          | Hall Vids                    |
| D Clothes Time          | Sweets & Company             |
| E Payless Shoe Source   | 1 Honey Treat Yogurt         |
| F Halfmark Cards        | 2 Precious B                 |
| G My Kids Room          | 3 Little's Cleaners          |
| H Heads Up Salon        | 4 Carpet Travel              |
| I Packaging Express     | 5 Urmed's Jewellers          |
| J Teachers Exchange     | 6 Video Service Center       |
| K Dress Barn            | 7 Video Service Center       |
| L Dress Barn            | 8 Jimbo's Tacos              |
| M Egg Bag               | Y Payless Drugs              |
| N CLOTHING TO YOU       | Z Marshalls Department Store |
| O Budget Beauty Supply  | M1 Lucky Food Center         |
| P Coffee, Tea & Co.     |                              |
| Q Tabara City           |                              |
| R Great Earth Vitamins  |                              |
| S Subway Sandwiches     |                              |
| T San Francisco Federal |                              |
| U Burger King           |                              |
| V Famous Footwear       |                              |
| W Sheri's Restaurant    |                              |
| X Home Federal Savings  |                              |



SITE PLAN



MARSHALLS	MAR-0015
PROJECT: SATELLITE ANTENNA INST.	
DESIGN: M. POOL	9-4-92