

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 22, 1997, the Zoning Administrator approved with conditions a special permit to add cellular antenna panels and PCS antenna panels to an existing tower on the roof of a hospital for the project known as Z96-149 and Z97-003. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

- Request: 1. Zoning Administrator Special Permit to add six wireless communications antenna panels mounted to an existing 53 foot tower on the roof of a four story hospital located on 27.94± developed acres in the Hospital Review (H-R) zone. (Z96-149)
2. Zoning Administrator Special Permit to add three wireless communications antenna panels mounted to an existing 53 foot tower on the roof of a four story hospital located on 27.94± developed acres in the Hospital Review (H-R) zone. (Z97-003)

Location: 6600 Bruceville Road (D8, Area 2)

Assessor's Parcel Number: 117-0170-074

Applicants: (Z96-149) Spectrum L.P. c/o Gearon & Co. (Steve Jenkins)  
3065 Gold Camp Drive  
Rancho Cordova, CA 95670

(Z97-003) Smart SMR of CA, Inc. (Nextel Communications) (Arlan Nickel)  
2180 Harvard Street, Suite 200  
Sacramento, CA 95815

Property Owner: Kaiser Foundation Hospital  
P.O. Box 12916  
Oakland, CA 94604

General Plan Designation: Public/Quasi-Public-Misc.  
South Sacramento  
Community Plan Designation: Hospital  
Existing Land Use of Site: Kaiser Hospital  
Existing Zoning of Site: Hospital Review (H-R)

**Surrounding Land Use and Zoning:**

- North: C-2; Commercial and Offices
- South: R-3; Apartments
- East: T-C; Highway 99
- West: H-R; Medical Facilities

Property Dimensions: Irregular  
Property Area: 27.94± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-E (Sprint); Exhibits F-G (Nextel)

Previous Files: P82-150, P83-373, P85-077, P86-275, P88-469, P88-475, P90-031, P92-042, P94-006

Background Information: On October 26, 1982, the City Council approved the necessary entitlements for Kaiser Foundation to construct a major medical facility (P82-150). There have been many entitlements over the years for various expansions to the medical/hospital complex. On June 27, 1985, the Planning Commission approved a special permit for a 50 foot high tower on the roof of a 65 foot tall hospital (P85-077).

Additional Information: Each applicant proposes to attach antenna panels for wireless communications to the existing tower on the roof of Kaiser Hospital. Sprint proposes to attach six antenna panels on the tower at the height of 92 feet. There will also be four equipment cabinets located within the mechanical penthouse located on the roof. Each antenna panel is six feet long and nine inches wide. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). Nextel proposes to attach antenna panels for wireless communications to the existing tower on the roof of Kaiser Hospital. Nextel proposes to attach three antenna panels on the tower at the height of 80 feet. There will also be an equipment shelter located within the mechanical penthouse located on the roof. Each antenna panel is five feet long and one foot wide. Any cellular equipment (antennas) which both receives and transmits requires a Special Permit according to the Zoning Ordinance.

The project has been noticed and staff has 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. Size and location of the antennas shall conform to the plans submitted. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antenna shall be painted to match the tower at the point of attachment.
2. Any additional antennas shall require a modification of the Special Permit. {9 total (6 panels for Sprint and 3 panels for Nextel) antenna panels are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction (building permits must be obtained from the State of California).
4. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the tower.
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 equipment shelter may require additional screening to be coordinated with Design Review staff if the shelter equipment can not be totally enclosed within the mechanical penthouse or screened behind the roof parapet wall. Nextel shall contact the Zoning Administrator's staff (Sandra Yope, 264-7158) when the shelter is installed to see if additional screening will be required.

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 on an existing tower located on the roof of a hospital 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 cellular equipment shelter (Nextel) will be located on the roof of the existing hospital building and the antennas will be attached to the existing 50 foot tower located on the roof (Sprint's equipment cabinets will be located within the hospital building.); and
  - b. the design and location of the antennas will not significantly impact the surrounding mixed use area.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the subject site as Public/Quasi-Public-Misc. and Hospital, respectively.

*Joy D. Patterson*

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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

ZA Log Book

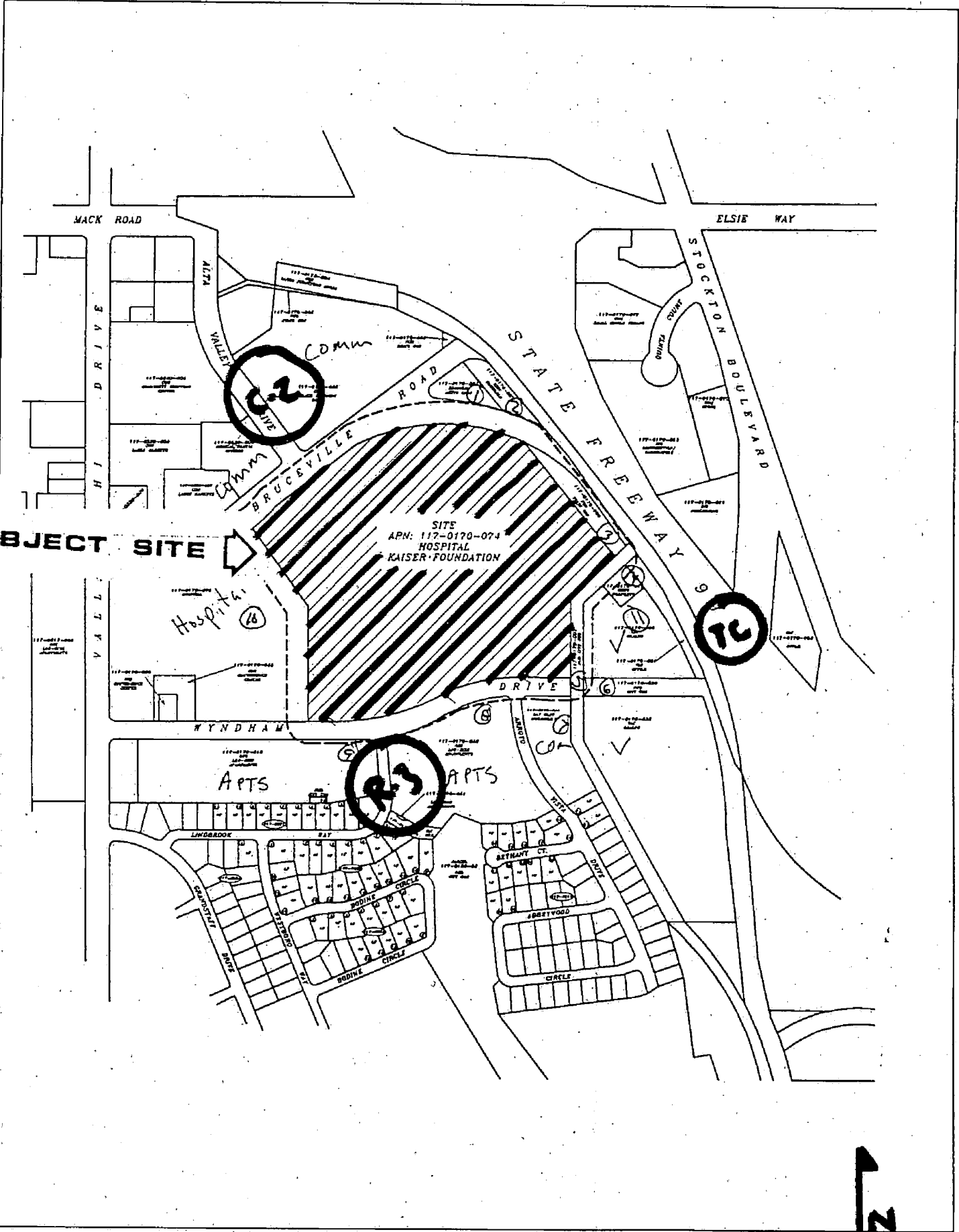
Applicants



VICINITY MAP

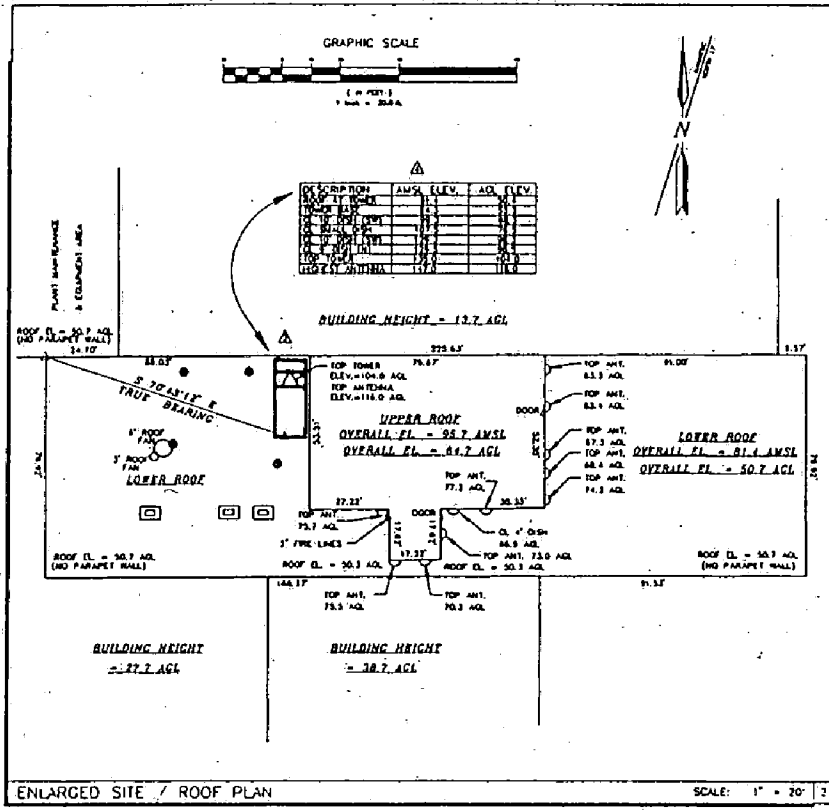
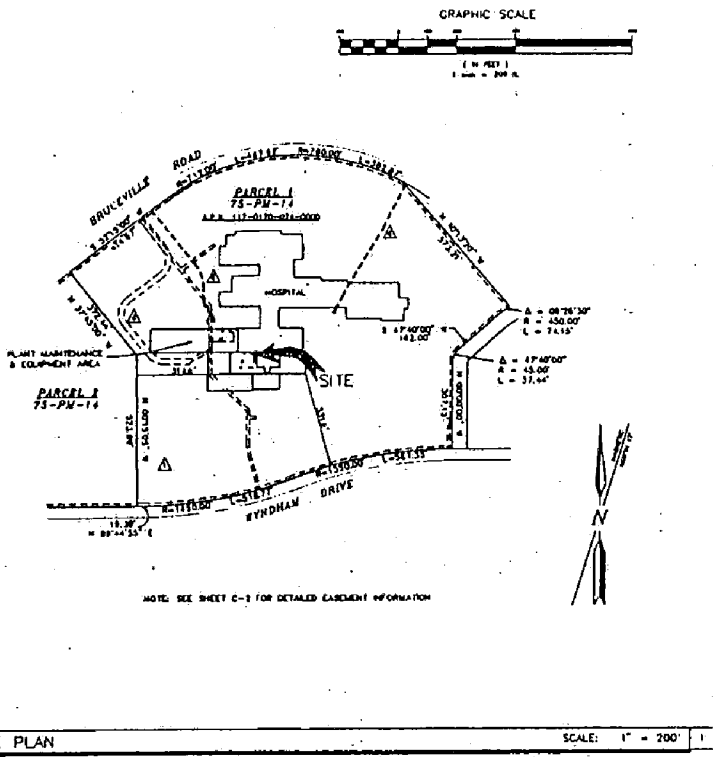
**SUBJECT SITE**

SITE  
APN: 117-0170-024  
HOSPITAL  
KAISER FOUNDATION



**LAND USE & ZONING MAP**

REVISION



ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THAT PARCEL MAP DATED "BEING A PORTION OF THE SW 1/4 OF SECTION 10, T. 1 N., R. 2 E., M.D.M. FOR KAISER FOUNDATION HOSPITAL", FILED IN BOOK 75 OF PARCEL MAPS, AT PAGE 14.

CITY OF SACRAMENTO  
CITY PLANNING DEPARTMENT

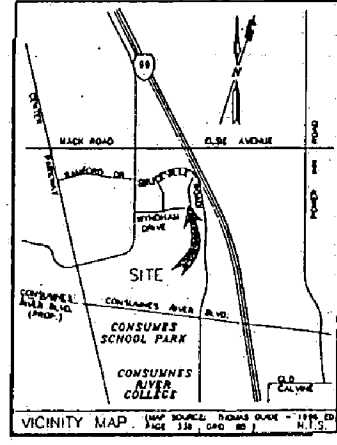
JAN 22 1997

RECEIVED

UNDERLYING PROPERTY LEGAL DESCRIPTION

PROJECT AREA LEGAL DESCRIPTION

PROJECT EASEMENT(S) LEGAL DESCRIPTION



SITE NAME: 6600 BRUCEVILLE ROAD  
SITE NUMBER: FN-07-81  
SITE ADDRESS: 6600 BRUCEVILLE ROAD, SACRAMENTO, CA 95821

OWNER'S NAME: KAISER FOUNDATION HOSPITAL  
OWNER'S ADDRESS: P.O. BOX 12911, SACRAMENTO, CA 95820

ASSESSOR'S PARCEL NUMBER(S): 112-0170-074-000

NET AREA OF UNDERLYING PARCEL(S): 27,841 SQ. FT.

LATITUDE: 38°13'2" LONGITUDE: 121°21'11" (NAD 83) (NAD 83) (112) 22

GROUND ELEVATION: 117' MSL  
PARAPET ELEVATION: 116' MSL  
BASE OF ELEVATIONS: (SACRAMENTO COUNTY BENCH MARKS)  
BASE OF MEASUREMENT: PARCEL MAP NO. 75, PG. 14

NOTE: LATITUDE, LONGITUDE, AND GROUND ELEVATION TAKEN AT HOSPITAL CORNER OF BRUCEVILLE AND SYNDHAM DRIVE AT ONE (1) FOOT INTERVALS.  
ELEVATIONS AND EASEMENT INFORMATION TAKEN FROM FILE REPORT BY OLD REPUBLIC TITLE CO. ORDER NO. 1-104437-70.

SITE DATA

LEGEND

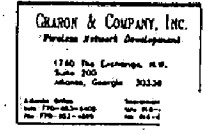
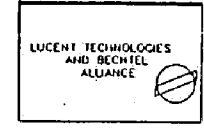
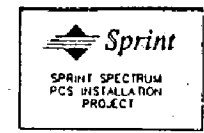
- ANTENNA ELEV.
- ROOF DRAIN
- ROOF VENT
- ELEC. BOX
- 1' HIGH PARAPET
- 2' HIGH PARAPET
- ROOF ANTENNA

LEGEND

DOCUMENT REVIEW

OWNER \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
OPERATIONS \_\_\_\_\_  
REAL ESTATE \_\_\_\_\_  
OF ENGINEER \_\_\_\_\_  
JOB NO. \_\_\_\_\_  
PROPERTY OWNER \_\_\_\_\_

APPROVALS



NO.	DATE	DESCRIPTION
1	12/18/96	ADDC BIDDING # 1
2	14/11/96	ADDC BIDDING # 1
3	14/11/96	ADDC BIDDING # 1
4	11/18/96	UPDATE FOR BILE AD

SITE NAME: KAISER HOSPITAL

SITE NUMBER: FN-07-81

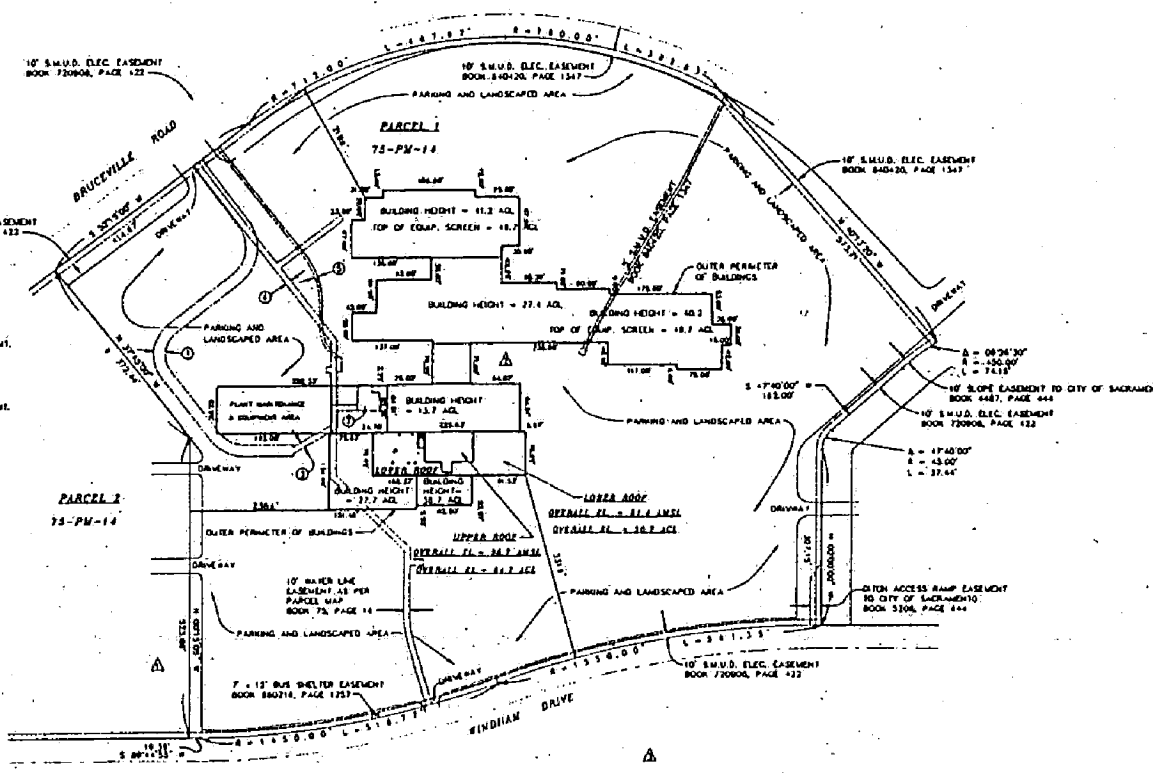
SITE ADDRESS: 6600 BRUCEVILLE ROAD, SACRAMENTO, CA 95821, U.S.A.

SHEET TITLE: SITE SURVEY GENERAL INFORMATION

SHEET NUMBER: C-1

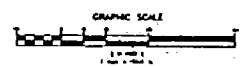
EXHIBIT A

REVISED



- EASEMENTS
- ① 20' WIDE ACCESS EASEMENT, BOOK 23271, PAGE 1343
  - ② FUEL CELL SITE, BOOK 23271, PAGE 1343
  - ③ 10' WIDE ACCESS EASEMENT, BOOK 23271, PAGE 1343
  - ④ 10' WIDE ACCESS EASEMENT, BOOK 23271, PAGE 1343
  - ⑤ 10' WIDE ACCESS EASEMENT, BOOK 23271, PAGE 1343
  - ⑥ 5' S.U.D. EASEMENT, BOOK 64070, PAGE 1347

□ SQUARE FOOTAGE OF BUILDING FOOTPRINT SHOWN = 164,413'



SCALE: 1" = 100' 1

OVERALL SITE PLAN

RECEIVED  
JAN 22 1997

CITY OF SACRAMENTO  
CITY PLANNING DEPARTMENT

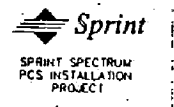


EXHIBIT B

NO.	DATE	FILE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SITE NAME  
KAISER HOSPITAL

SITE NUMBER

FN-07-61

SITE ADDRESS

6800 BRUCEVILLE ROAD  
SACRAMENTO, CA 95823  
U.S.A.

SHEET TITLE

SITE SURVEY  
GENERAL INFORMATION

SHEET NUMBER

C-2

SCALE: AS SHOWN  
12-15-84 CBA FILE NO. 530036-12





proposed Sprint PCS antennas

Proposed

**Kaiser South**

view northeast toward the maternity wing

6600 Bruceville Road  
Sacramento, CA 95823  
APN: 117-0719-074



fn-07-61




proposed Sprint PCS antennas

EXHIBIT E-2

Proposed

**Kaiser South**  
 view looking southeast from front parking area

6600 Bruceville Road  
 Sacramento, CA 95823  
 APN: 117-0719-074

 **Sprint**      fn-07-61



LIONAKIS-BEAUMONT  
Design Group

1514 2ND STREET - SACRAMENTO, CA 95811  
916-441-1000 FAX 916-441-1010

ARCHITECTURE • ENGINEERING • PLANNING • INTERIOR

BRUCE A. BEAUMONT, AIA 6 DEPT  
THOMAS S. LAY, PE 16 DEPT

PROJECT NO: 95810 DATE: 12-31-96

DRAWN BY: DK CHECKED BY: JLF

**NEXTEL**

MACK ROAD

6600 BRUCEVILLE RD.  
SACRAMENTO, CA 95815

PROJECT NUMBER  
CA - 02351

DRAWN BY  
DK

CHECKED BY  
JLF

NO. DATE

1 12-31-96

APPROVAL

PROJECT MANAGER: \_\_\_\_\_ DATE

MOTOROLA REVIEW: \_\_\_\_\_ DATE

NEXTEL: \_\_\_\_\_ DATE

NEXTEL COMMUNICATIONS  
2100 HARVARD STREET  
SUITE 220  
SACRAMENTO, CALIFORNIA  
95815  
OFFICE: (916) 568-4462  
FAX: (916) 568-1549

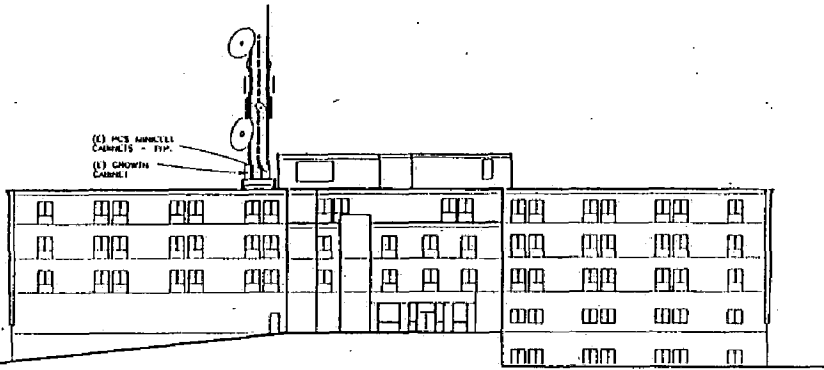
SHEET TITLE

EXTERIOR ELEVATIONS

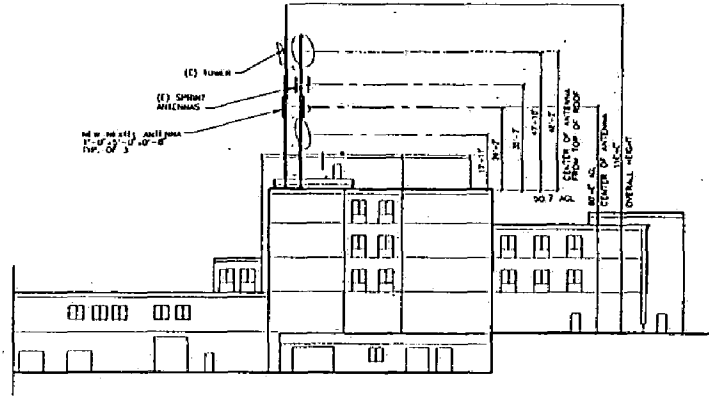
SHEET NUMBER

**A2**

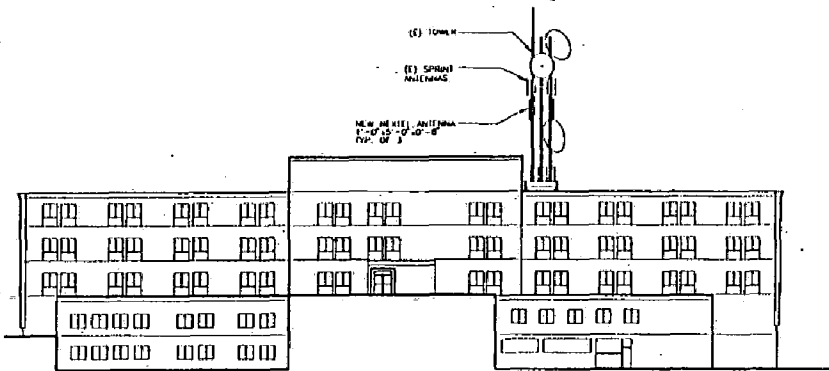
EXHIBIT F



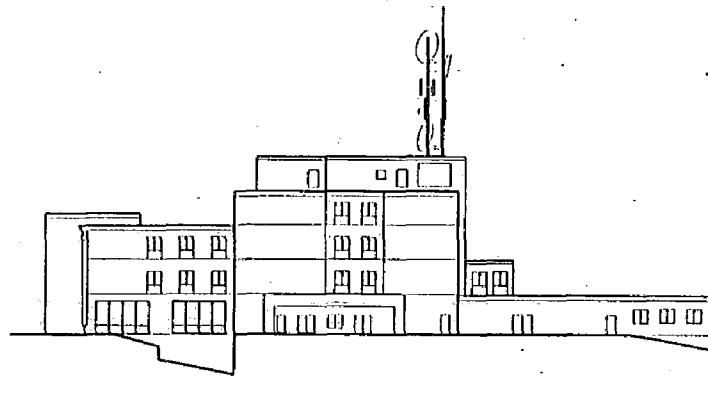
NORTH



WEST



SOUTH

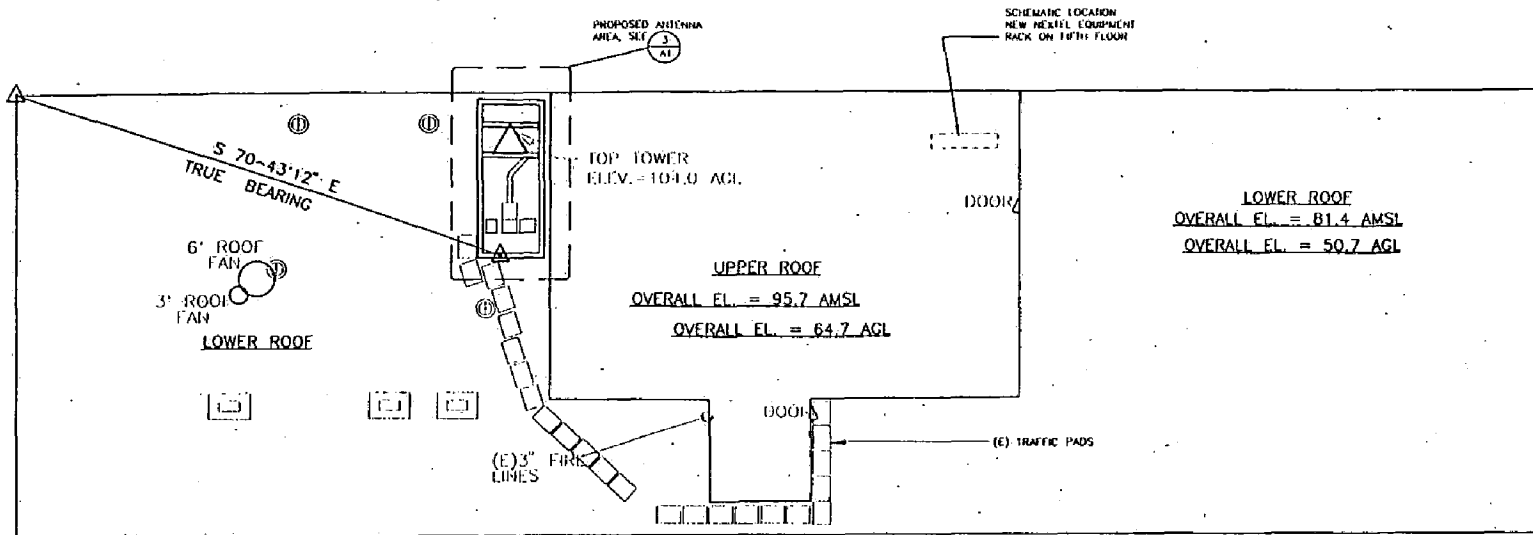


EAST

NOTE:  
NEXTEL'S ANTENNA PANELS TO BE MOUNTED DIRECTLY  
ON TOWER VERTICAL SUPPORT MEMBERS. ONE PANEL  
AT EACH OF 3 TOWER LEGS.

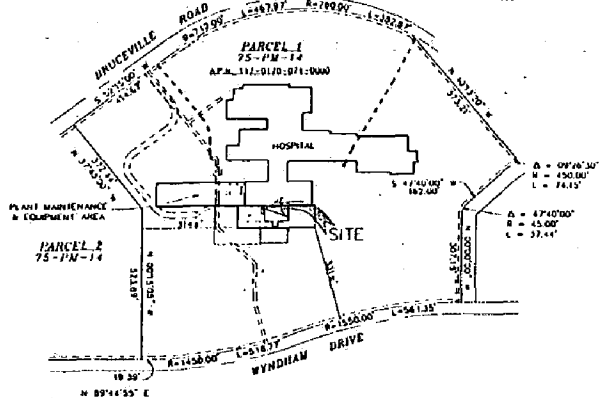
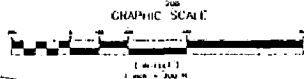
EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"



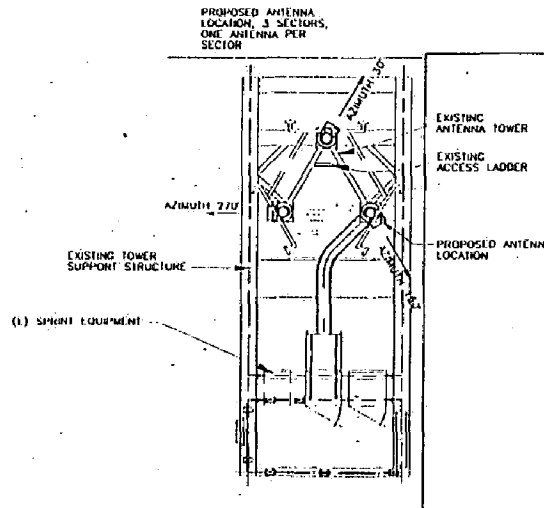
1 ROOF PLAN

1" = 10'-0"



2 OVERALL SITE PLAN

1" = 200'-0"



3 ENLARGED EQUIPMENT PLAN

1/4" = 1'-0"



LIONAKIS-BEAUMONT  
DESIGN GROUP

3119 10th STREET - SACRAMENTO, CA 95811

916-442-1000 FAX 916-442-1010

ARCHITECTURE - ENGINEERING - PLANNING - INTERIOR

BRUCE & BARRINGTON, INC. C. 1997

MARION A. P.H., M. G. 1997

PROJECT NO.: 95810 DATE: 12-31-95

DRAWN BY: DK CHECKED BY: L.J.F.

**NEXTEL**

MACR ROAD

5000 BRUCEVILLE RD.  
SACRAMENTO, CA 95823

PROJECT NUMBER  
CA - 02354

DRAWN BY  
DK

CHECKED BY  
L.J.F.

NO.	DATE
1	12-31-95

APPROVAL

PROJECT MANAGER: \_\_\_\_\_

MOTOROLA REVIEW: \_\_\_\_\_

NEXTEL: \_\_\_\_\_

NEXTEL COMMUNICATIONS  
2180 HARVARD STREET  
SUITE 270  
SACRAMENTO, CALIFORNIA  
95815  
TEL: (916) 568-4462  
FAX: (916) 568-1549

SHEET TITLE

ROOF PLAN  
SITE PLAN  
EQUIPMENT PLAN

SHEET NUMBER

A1

EXHIBIT G