

CITY PLANNING COMMISSION
1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sacto Cable TV - 4350 Pell Drive, Sacramento, CA 95838		
OWNER	El Mirador etal - 3500 American River Drive #100, Sacramento, CA 95825		
PLANS BY	D. Crane & Assoc. - 3327 Longview Drive #200, N. Highlands, CA 95668		
FILING DATE	5-24-85	50 DAY CPC ACTION DATE	REPORT BY: SC:sg
NEGATIVE DEC	6-17-85	EIR	ASSESSOR'S PCL NO. 006-222-28

APPLICATION: A. Negative Declaration
B. Special Permit to exceed the height limit in the General Commercial (C-2) zone (Section 3-C-8)

LOCATION: 1230 N Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 60 foot cable television structure with two TV towers and microwave dishes on a 0.3+ acre site which is developed with a 138 foot structure.

PROJECT INFORMATION:

1974 General Plan Designation: Major Public/Quasi Public Transportation Facility

1980 Central City Community

Plan Designation: Multiple Family Residential

Existing Zoning of Site: C-2

Existing Land Use of Site: Residential hotel and office space

Surrounding Land Use and Zoning:

North: Capitol Park; R-5

South: State buildings; C-2

East: Church and office; R-5

West: Office; C-2

Property Dimensions: 80' x 160'
Property Area: 0.3+ acres
Height of Building: 138'; height of TV structure 60'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Brown/beige
Exterior Building Materials: Concrete/stucco

BACKGROUND INFORMATION: This request involves the necessary facilities to develop the cable television system for the Sacramento region. The system was approved and contracts awarded on November 22, 1983 by the Board of Supervisors and City Council in a joint hearing on this issue. On January 29, 1985 the City Council approved a change of the franchise operator to Sacto Cable TV system. This facility, along with another in the City and one in the County, are included together under a negative declaration prepared by the County, which is the lead agency for the development of a cable system. The proposed transmission tower and receiving system, along with a satellite receiving station, to be located east of Freeport Boulevard, are the only proposed facilities which will be developed within the City other than the underground utility lines.

PROJECT EVALUATION: Staff has the following comments regarding this request:

- A. The subject site is located in the Central City on the south side of Capitol park. The neighborhood surrounding the site contains a mixture of uses which consist of office use, multiple family residential development and a church. The subject site is developed with a 138 foot residential hotel structure which is in the Capitol Area Development Authority boundary.
- B. The applicant proposes to develop a microwave structure which will house nine microwave dishes and two off-air antennae. The structure will be developed on an upper roof adjacent to a penthouse structure and elevator housing. The total height of the structure is 60+ feet. The main support structure is a 34 foot high metal lattice cage which is 32 feet by 15 feet wide. Since the proposed structure exceeds the height limit in the General Commercial zone, a special permit is required.
- C. The proposed cable facility will also include a control room and office facilities which will be located on the floor directly below the tower. The roof top location of the microwave structure is also being used by other communication operators and includes an antenna mast and a microwave antenna.
- D. The facility will be operated on a 24 hour basis by from one to six technicians. Parking for these individuals will be provided in the underground parking garage on the subject site.
- E. Since the subject site is located in the Central City, this proposed structure will require Design Review Board approval. The Design Review Board will comment on this request on June 19th and final action by the Board will be made on July 3, 1985. The Design Review Board staff report has indicated concern over the cluttered appearance of the facility, especially in light of the structure's visibility from Capitol Park. The applicant will, however, be required to comply with conditions approved by the Design Review Board. Comments from the Board's meeting on June 19th will be presented orally at the City Planning Commission meeting.
- F. The applicant's proposal has been submitted to the State Architect, Capitol Area Development Authority, City Fire Department and the Building Inspections Division. No comments have been received by the Planning Department at this time. Staff will report on any subsequent comments received at the Commission hearing.

ENVIRONMENTAL DETERMINATION: The County of Sacramento is the lead agency for the cable system in Sacramento. The County Environmental Coordinator prepared the original environmental report for the cable system and has prepared a negative declaration on this request which has been filed with both the County Clerk and City Clerk. The County Environmental Coordinator has determined the project will not have a significant adverse impact on the environment and has, therefore, filed a negative declaration with mitigation measures set forth in the negative declaration (control number 84-CATV-1254).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration, subject to mitigation measures which follow;
- B. Approval of the special permit, subject to the following conditions and based upon findings of fact which follow.

Environmental Mitigation Measures

1. Provide an acoustical enclosure for any standby generators to be located at the main headend or hubsites to minimize noise and vibration at adjoining structures.
2. Clearly mark any facilities which produce microwave emissions with warning signs and provide fencing to prohibit access to such facilities by unauthorized persons. Implement procedures required by OSHA for authorized technical persons who may contact such equipment.
3. Construct all towers and provide lighting in accordance with appropriate structural standards, and obtain licenses required by the Federal Aviation Administration and Federal Communication Commission rules and regulations.
4. Implement any conditions of approval required during the review of special permits, architectural design review or use permits in the City and County of Sacramento. Conditions which might be recommended include:
 - a. Landscaping to screen cable television facilities from passersby or nearby residents.
 - b. Fencing for visual screening which complements surrounding uses.
 - c. Modification to rooftop or ground installations to reduce height and visibility where feasible.
 - d. Painting or other architectural treatment to blend facilities into surroundings or otherwise screen them from view.

Conditions - Special Permit

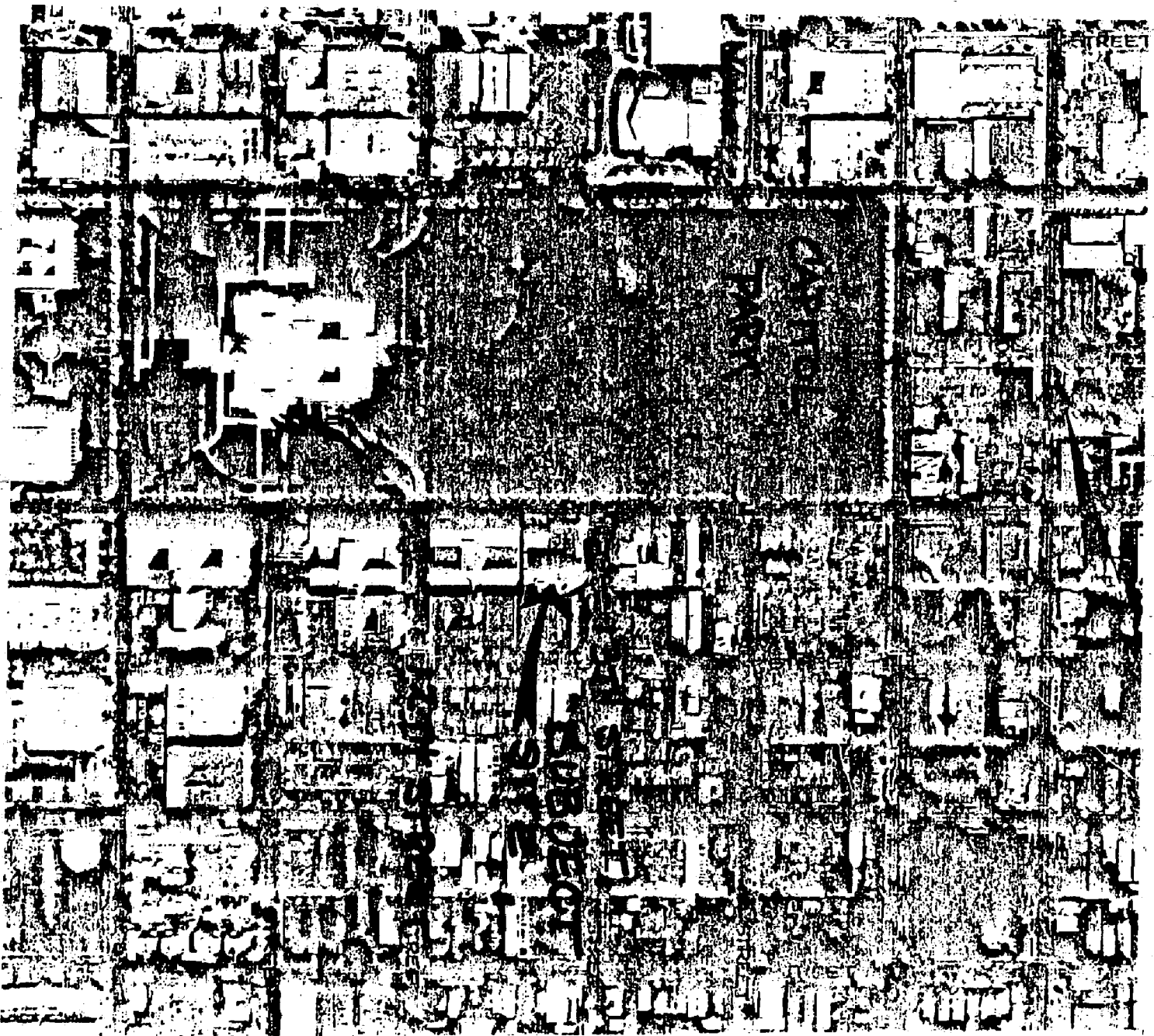
The applicant shall comply with all conditions imposed by the Design Review Board. Any modifications necessary to comply with the Board's conditions shall be submitted to the Design Review Board staff and Planning Director for review and approval prior to issuance of a building permit.

Findings of Fact - Special Permit

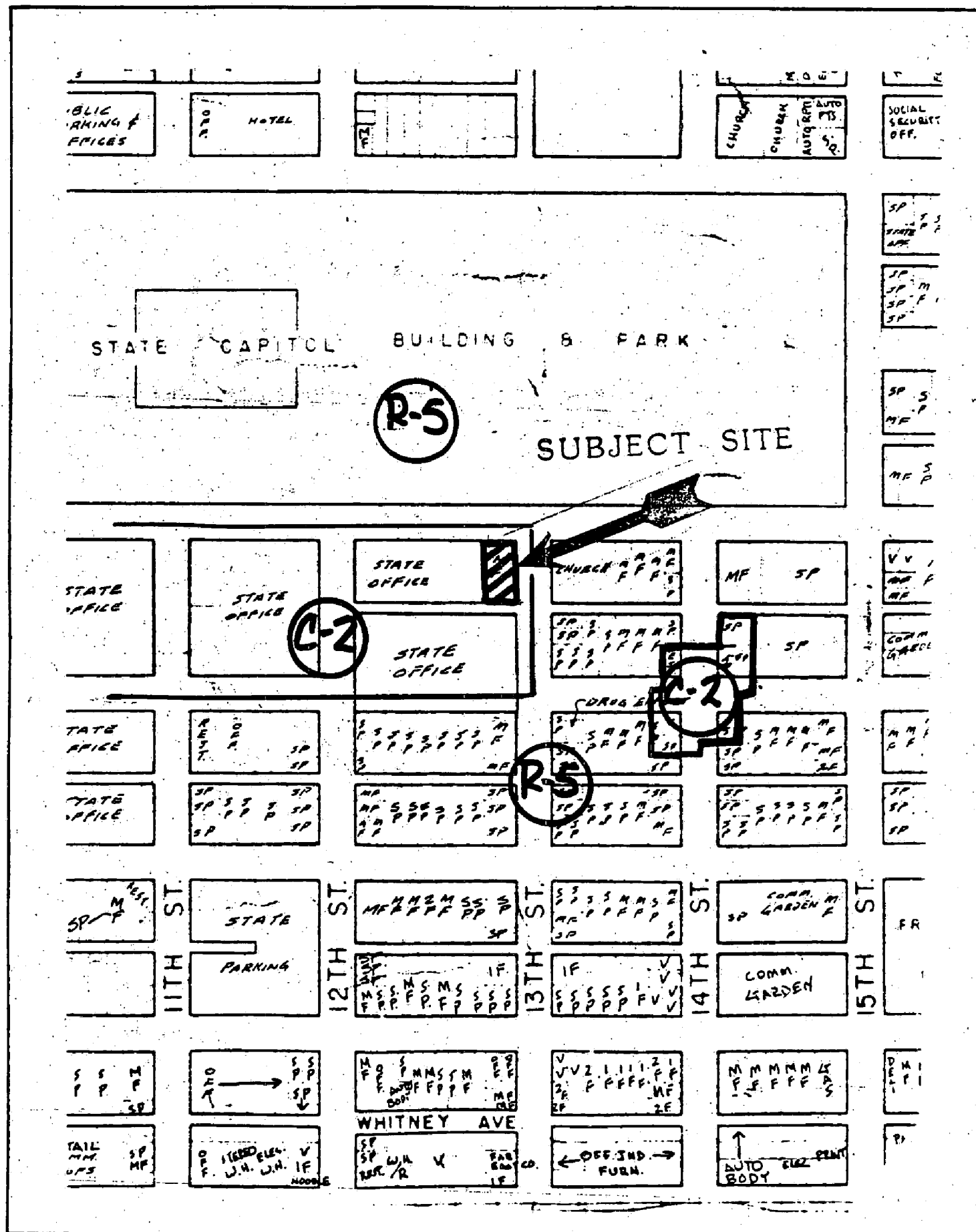
1. As proposed and conditioned, the special permit is based upon sound principles of land use in that (a) the height of the structure is

necessary for the operation of a cable system in Sacramento; and (b) the structure will be designed in a manner which will not distract from surrounding uses.

2. As proposed and conditioned, the special permit will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that (a) the proposed structure will comply with applicable building codes; and (b) will meet all criteria set forth in the environmental mitigation measures.
3. As proposed and conditioned, the project complies with the objectives of the Central City Community Plan sub goal to "Protect and enhance the unique visual features such as entrances into the Central City, attractive arterials, notable landmarks and access to view of the rivers."



VICINITY MAP



LAND USE & ZONING MAP

CAPITOL

PARK

N

STREET

STREET

12th

EXIST.
OFFICE
BLDG.

EXIST. BLDG.

STREET

EXISTING
CHURCH

ALLEY

EXIST.
OFFICE
BLDG.

EXIST.
OFFICE
BLDG.

13th

PROPOSED
ROOFTOP FACILITIES
(SEE ROOF DETAIL)

SCALE: 1"=60'

STREET

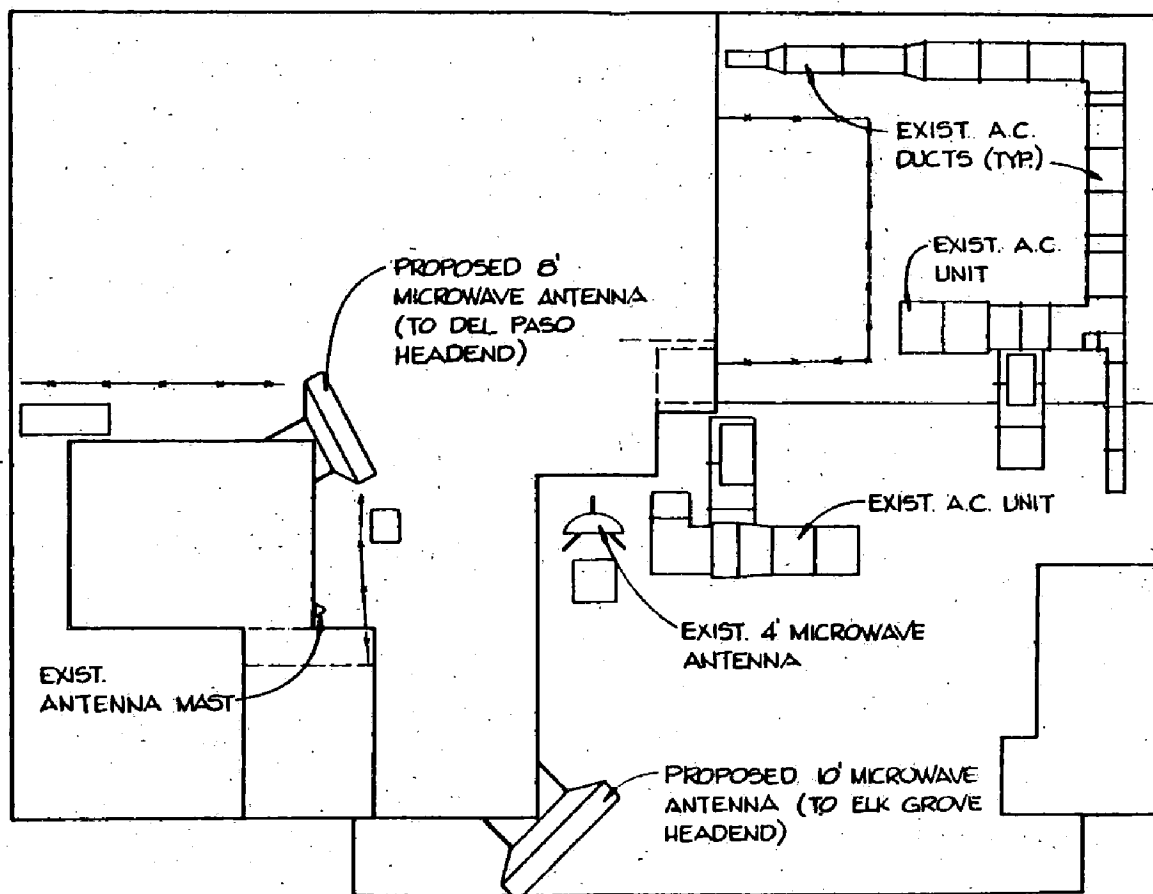
13th & N STREETS
PARK PLACE APARTMENTS

FIGURE 1-1
SITE PLAN
DOWNTOWN HEADEND FACILITY
CABLEVISION OF CALIFORNIA

PS5-238

6-27-85

Item 23

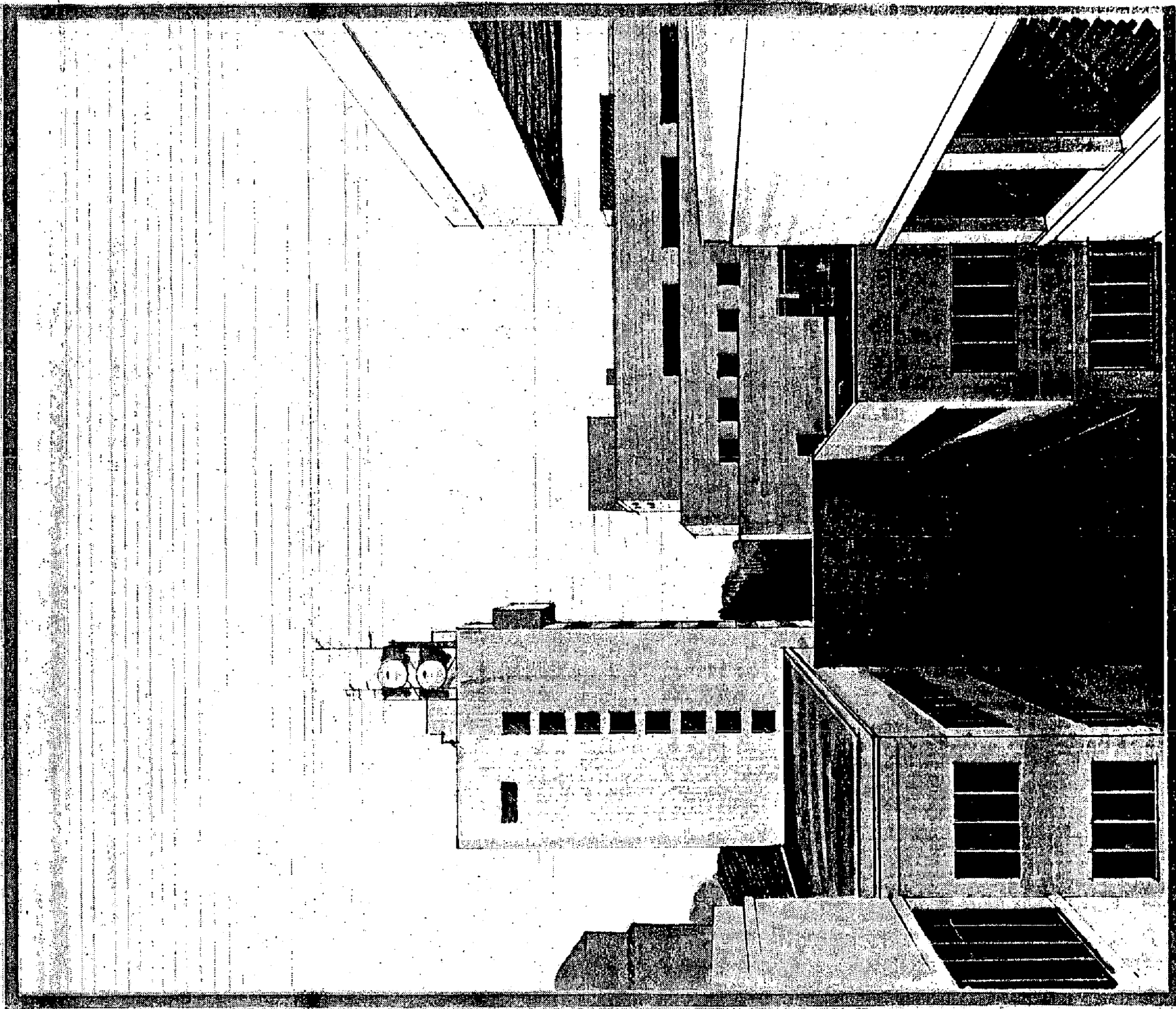


ROOF PLAN

SCALE: 1" = 10'

FIGURE J-5
ROOF DETAIL
DOWNTOWN HEADEND FACILITY
CABLEVISION OF CALIFORNIA





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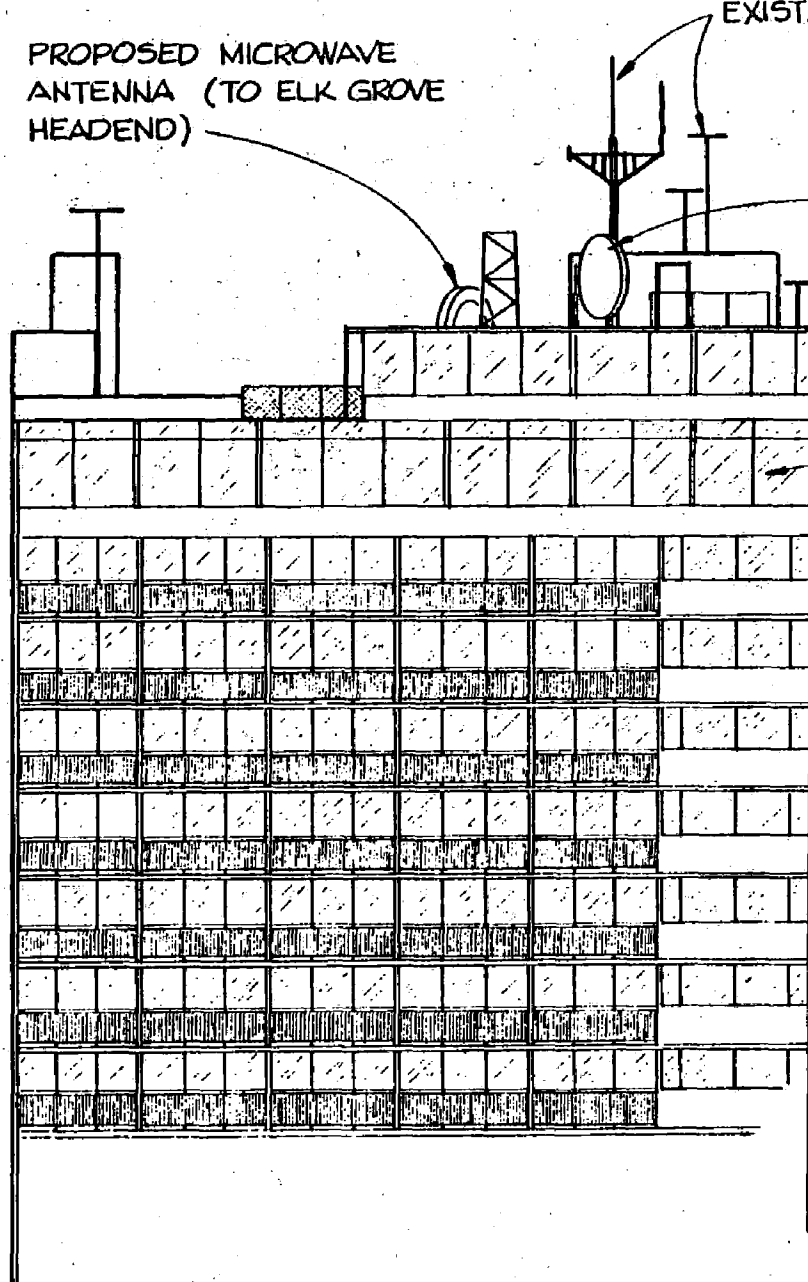
PROPOSED MICROWAVE
ANTENNA (TO ELK GROVE
HEADEND)

EXIST. ANTENNAE

PROPOSED MICROWAVE ANTENNA
(TO DEL PASO HEADEND)

PROPOSED CABLEVISION
FACILITIES LOCATION

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M
A
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HE



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(AVE ANTENNA
DEND)

ABLEVISION
LOCATION

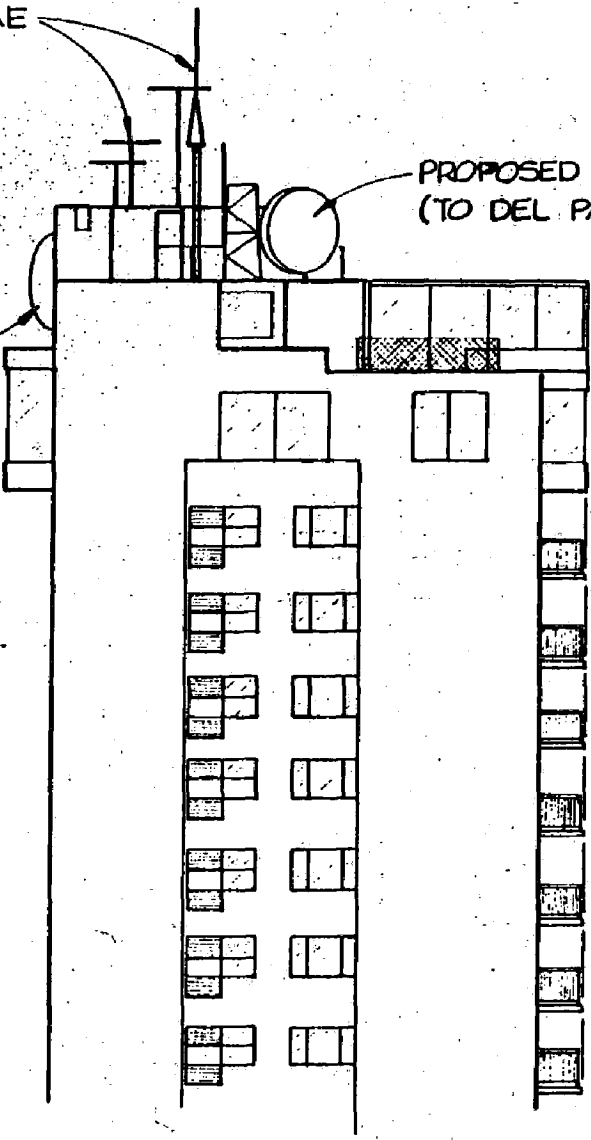
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EXIST. ANTENNAE

PROPOSED
MICROWAVE
ANTENNA
(TO ELK GROVE
HEADEND)

PROPOSED MICROWAVE ANTENNA
(TO DEL PASO HEADEND)



EAST ELEVATION

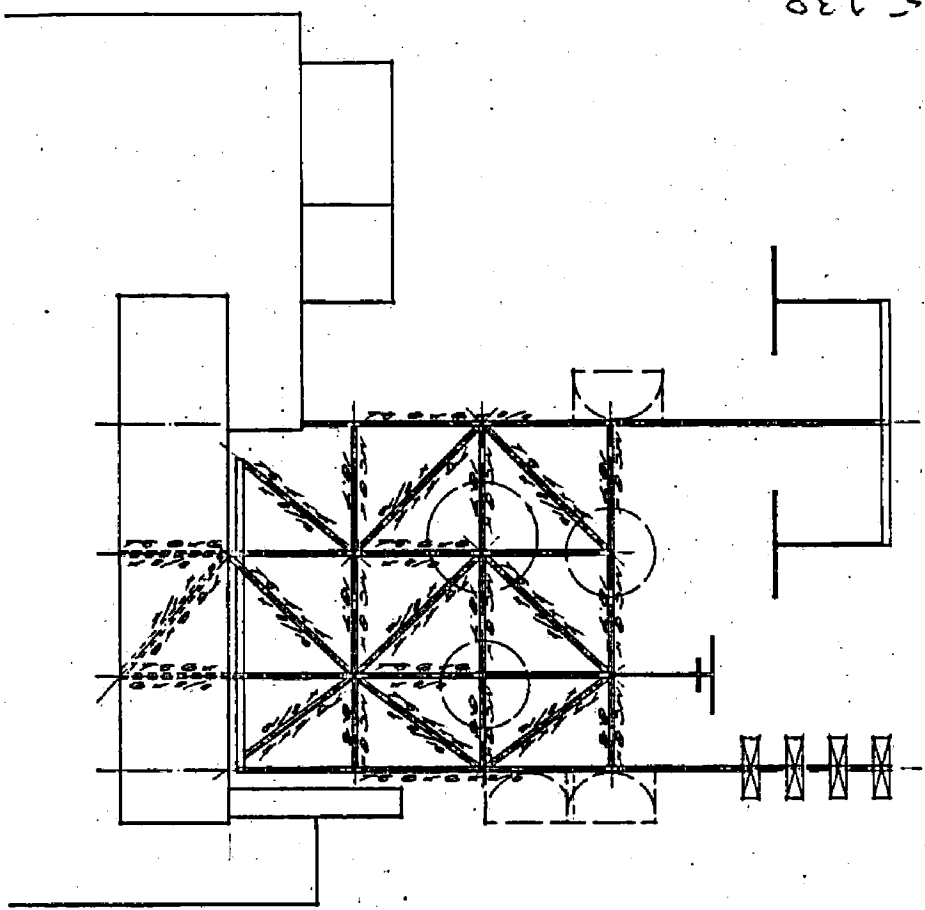
SCALE: 1" = 20'

13th & N STREET
PARK PLACE APARTM

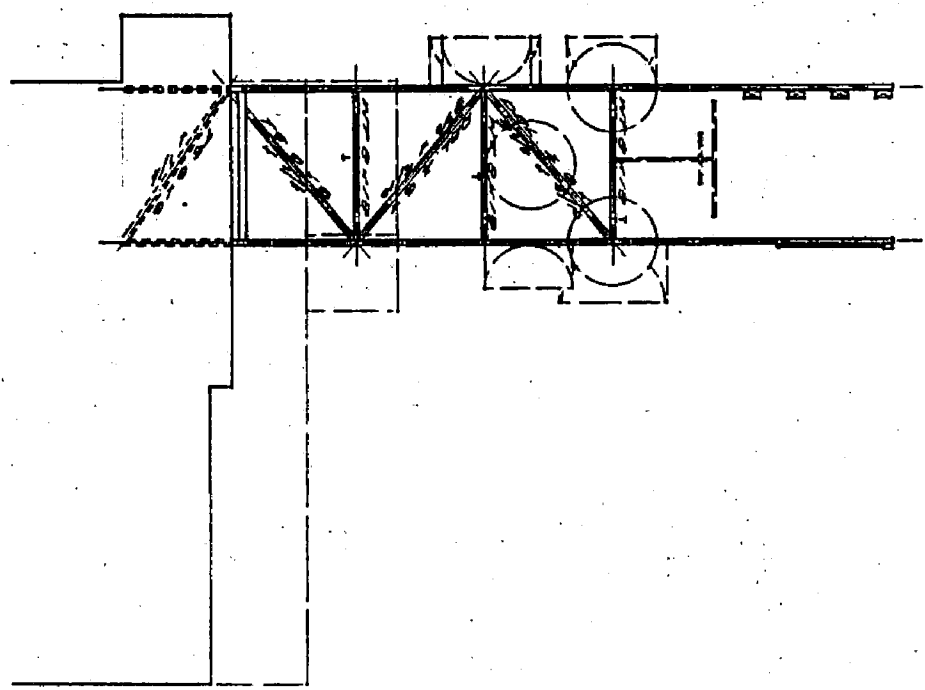
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South elevation



East elevation



S-2

SACRAMENTO CABLE TELEVISION
DOWNTOWN HEADEND FACILITY

1220 N STREET SACRAMENTO, CALIFORNIA



DAVID A. CRANE & ASSOCIATES
 CIVIL AND STRUCTURAL ENGINEERING
 1000 J STREET, SUITE 1000, SACRAMENTO, CA 95811
 (916) 441-1111

NO.	DATE	DESCRIPTION

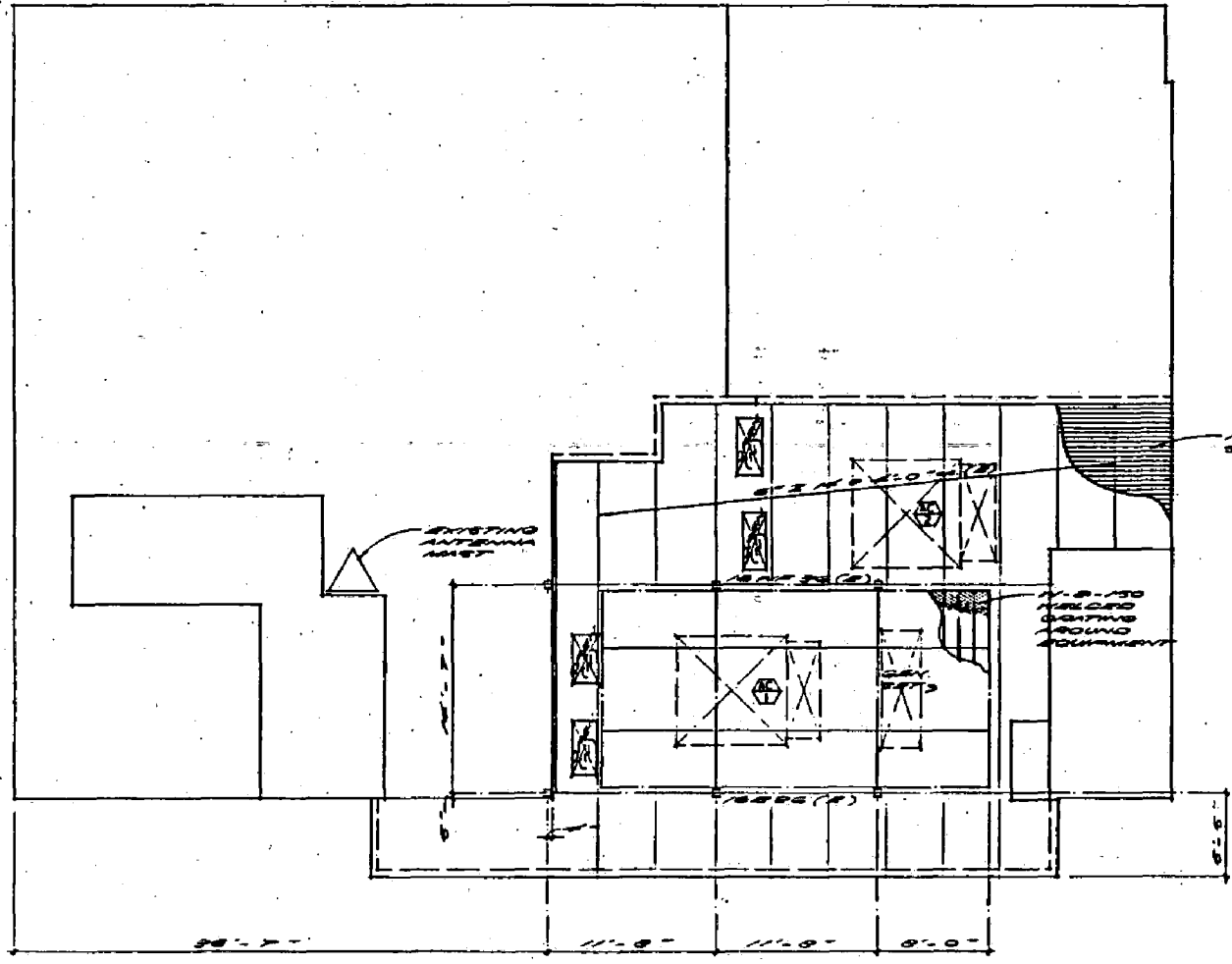
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N ST



roof plan

- SECTION STEEL**
- FABRICATION, ERECTION AND MATERIALS SHALL CONFORM WITH THE AISC SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND BRACED STEEL JOIST SYSTEMS.
 - STRUCTURAL STEEL SHALL CONFORM WITH ASTM A-36.
 - WELDING SHALL BE DONE BY THE ELECTRIC ARC PROCESS IN ACCORDANCE WITH "A-5.1" SPECIFICATIONS, USING ONLY CERTIFIED WELDERS. ALL BUTT WELDS SHALL HAVE COMPLETE PENETRATION. ALL EXPOSED BUTT WELDS SHALL BE GRINDING.
 - PIPE COLUMNS SHALL CONFORM TO ASTM A-502, (F-406-435).
 - PLACE NON-SHIMMING SAND UNDER ALL BASE PLATES BEFORE APPLYING VERTICAL LOAD.
 - ALL STRUCTURAL STEEL SHALL BE ERECTED PLUMB AND TRUE TO LINE. TEMPORARY BRACING SHALL BE INSTALLED AND SHALL BE KEPT IN PLACE UNTIL OTHER MEANS ARE PROVIDED TO ADEQUATELY BRACE THE STRUCTURE.
 - HOLES FOR UNFINISHED BOLTS OR RIVETS SHALL BE OF THE SAME NOMINAL DIAMETER OF THE BOLT OR RIVET PLUS 1/16".
 - USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE.
 - FABRICATION SHALL SUBMIT SHOP DRAWINGS TO BUILDING DEPARTMENT AND JOB ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
 - BEFORE LEAVING SHOP, ALL STEEL WORK SHALL BE THOROUGHLY CLEANED OF ALL LOOSE DIRT, SCALE, RUST, SPATTER, SLAG OR SAND DEPOSITS, OIL AND OTHER FOREIGN MATTER. THEN STEEL TO BE GIVEN ONE COAT OF APPROVED METAL PROTECTION, APPLIED EVENLY AND WELL WORKED INTO JOISTS AND OTHER OPEN SPACES. PAINT SHALL BE APPLIED TO A DRY SURFACE.

GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES AND REGULATIONS. STANDARD DETAILS AND GENERAL NOTES ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE NOTED OR SHOWN. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION. VERIFY ALL DIMENSIONS OF EXISTING CONDITIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB. SHALL NOTIFY ARCHITECT IMMEDIATELY FOR INTERFERENCES BEFORE PROCEEDING. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SHORING, BRACING, AND OTHER SHORING CONDITIONS AS REQUIRED TO SAFELY COMPLETE THE STRUCTURE AND PROTECT AGAINST SOILY RAIN AND PROPERTY DAMAGE.



TRUE NORTH

REVISIONS BY

DAVID A. CRANE & ASSOCIATES
 CIVIL AND STRUCTURAL ENGINEERING
 1220 G STREET
 SACRAMENTO, CALIFORNIA 95811
 TEL. 441-1111



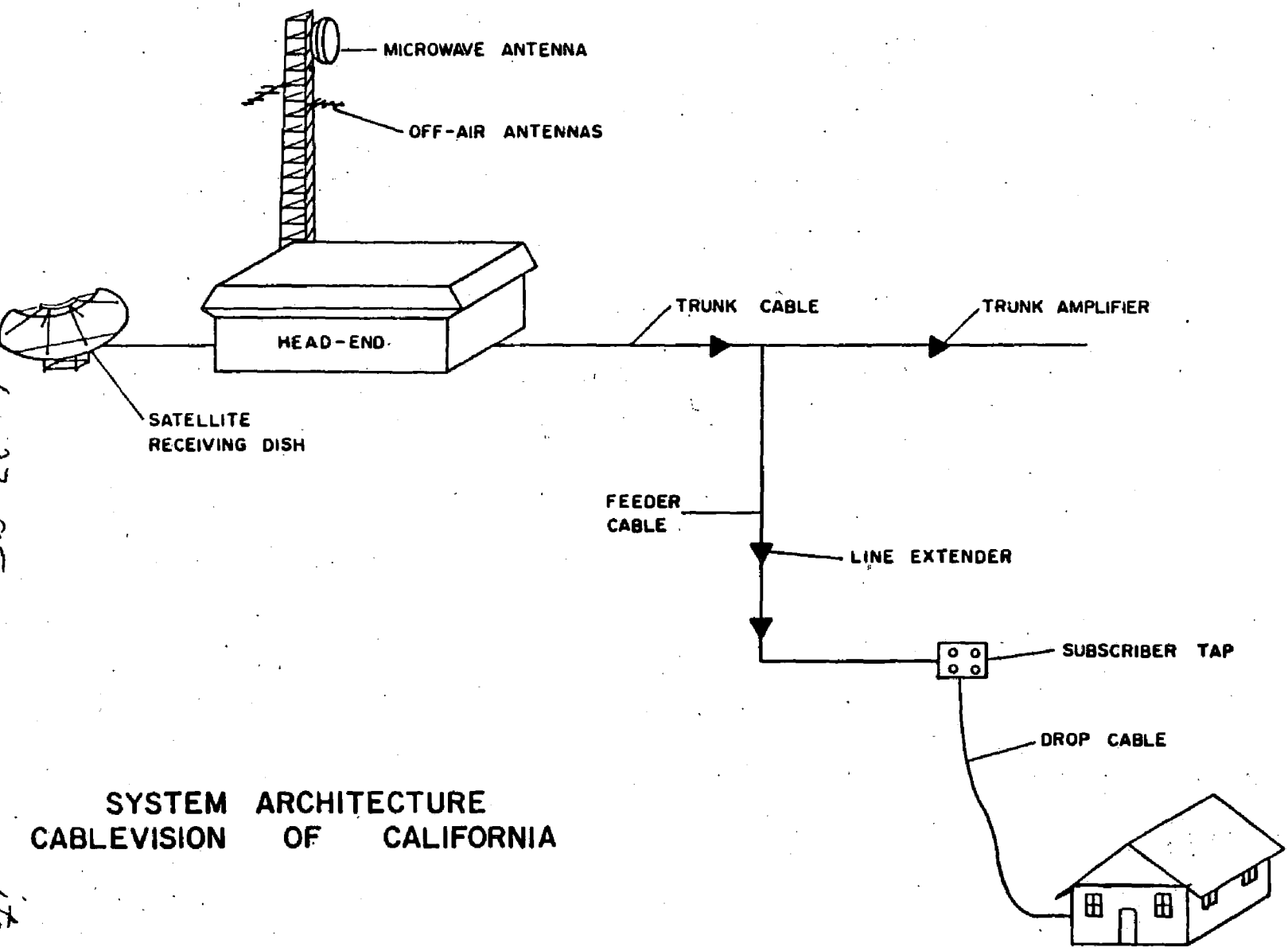
SACRAMENTO CABLE TELEVISION
 DOWNTOWN HEADQUARTERS FACILITY
 1220 G STREET
 SACRAMENTO, CALIFORNIA

DATE: 5/85
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**SYSTEM ARCHITECTURE
CABLEVISION OF CALIFORNIA**