

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, January 16, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add cellular antennas on the roof of an existing shopping center complex for the project known as Z95-112. Findings of Fact and conditions of approval for the project are listed on page 3.

Project Information

- Request: 1. Negative Declaration
2. Zoning Administrator Special Permit to add six cellular communications antenna panels mounted on the roof of an existing shopping center building located on 1.71 \pm developed acres in the Central Business District-Special Planning District (C-3) zone.

Location: 547 L Street (Downtown Plaza Building)

Assessor's Parcel Number: 006-0087-031, 034

Applicant: Pacific Bell Mobile Services c/o Janet Jiggerian
 660 Bercut Drive, Suite A
 Sacramento, CA 95814

Property Owner: Hahn Co. and DPALP Limited Partnership, c/o Beckwith Associates
 2198 Chardon Lane
 El Cajon, CA 92019

General Plan Designation: Regional Commercial and Offices
Central City
Community Plan Designation: Shopping Center
Existing Land Use of Site: Shopping Center
Existing Zoning of Site: Central Business District- Special Planning District (C-3)

Surrounding Land Use and Zoning:
North: C-3 (SPD); Commercial
South: C-3 (SPD); Commercial

East: C-3 (SPD); Commercial
West: C-3 (SPD); Commercial and Parking Garage

Property Dimensions: Irregular
Property Area: 1.71 \pm acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-E

Previous Files: DR 95-258, P87-453

Background Information: Pacific Bell Mobile Services (PBMS), the applicant has applied for the appropriate entitlements to install a new cellular system throughout the City and County. The City of Sacramento anticipates approximately 18 new applications for various sites throughout the City (a total of 13 of the 18 applications have been filed to date). The proposed system consists of installing Personal Communication Services (PCS) which is a micro-cell system that provides in-building and in-car wireless telecommunication service.

Additional Information: The applicant proposes to erect six cellular antenna panels on the roof of the Downtown Plaza shopping center. There will be two antenna panels located in three locations. Each panel is 4.6 feet tall by six inches wide by 2.7 inches deep. The panels will project twelve feet above the roofline of the building and painted to match the building exterior. There will also be a 23 square foot equipment shelter located on the roof. Any cellular equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the Central City Design Review area. The applicant has filed an application with the Design Review staff (DR 95-258). The project will be reviewed by the Design Review/Preservation staff for aesthetics and design. The project will be conditioned to provide design enhancements such as antenna location and an exterior color scheme in order to aesthetically blend with the surrounding mixed use area.

The project has been noticed and staff has not received any calls. The project is within the Downtown Plaza Merchants Association and the Downtown Neighborhood Association areas. The proposed plans have been submitted to the neighborhood association and no comments have been received.

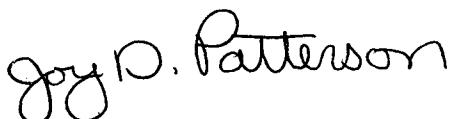
Environmental Determination: This project, as proposed, will not have a significant impact on the environment and a negative declaration with no mitigation measures has been prepared and filed.

Conditions of Approval

1. The proposed project shall receive Design Review staff approval for actual antenna location, design, and color scheme prior to issuance of building permits. Size and location of the antennas shall conform to the plans submitted unless the Design Review staff requires panel design/location changes. If changes are required, then the applicant shall submit a revised plan to Planning staff prior to issuance of a building permit. The applicant shall use non-reflective paint on the antenna dishes to prevent glare.
2. Any additional antennas shall require a modification of the Special Permit. {Six antennas are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction.

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 shopping mall building roof top.
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 and antenna panels will be located will be located on the roof of the building; and
 - b. the design and location of the antennas will not significantly impact the surrounding commercial area and will be review and approved by the Design Review staff.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Regional Commercial and Offices and Shopping Center, respectively.



Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after

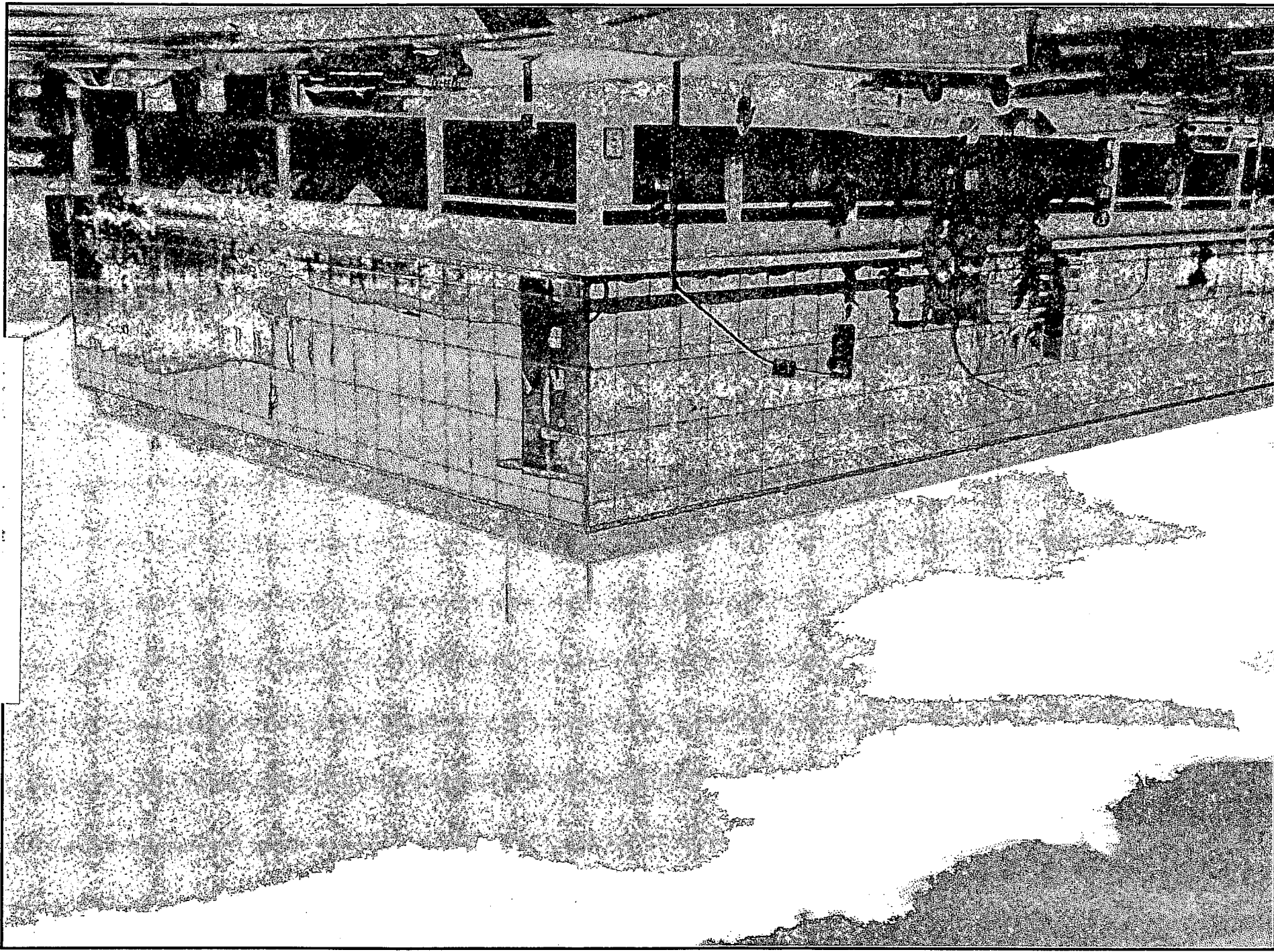
such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. 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 ✓
Applicant ✓

ZA Log Book ✓
Luis Sanchez-Design Review ✓

EXHIBIT E

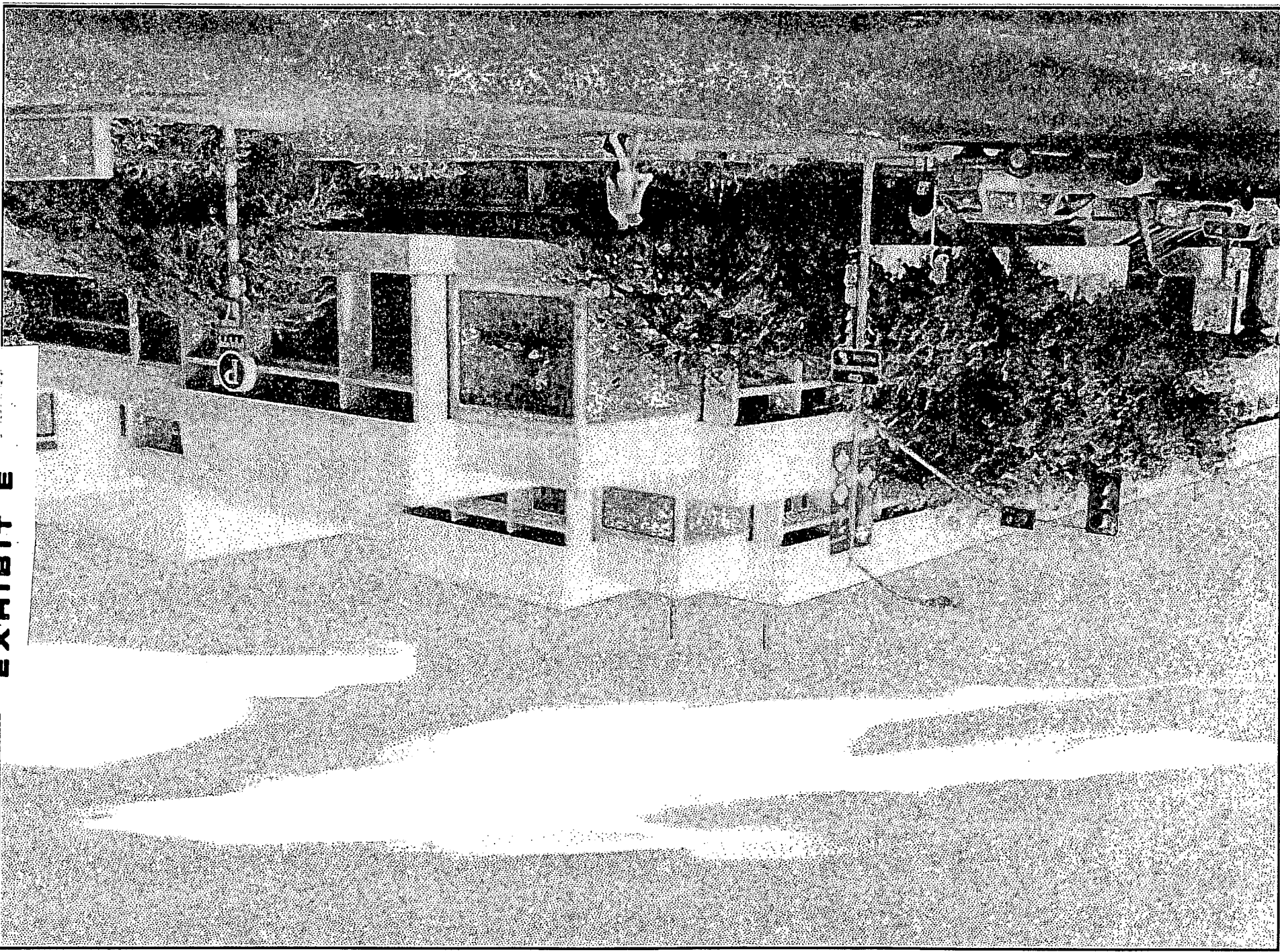


295-118

JANUARY 16, 1996

ITEMS

EXHIBIT E

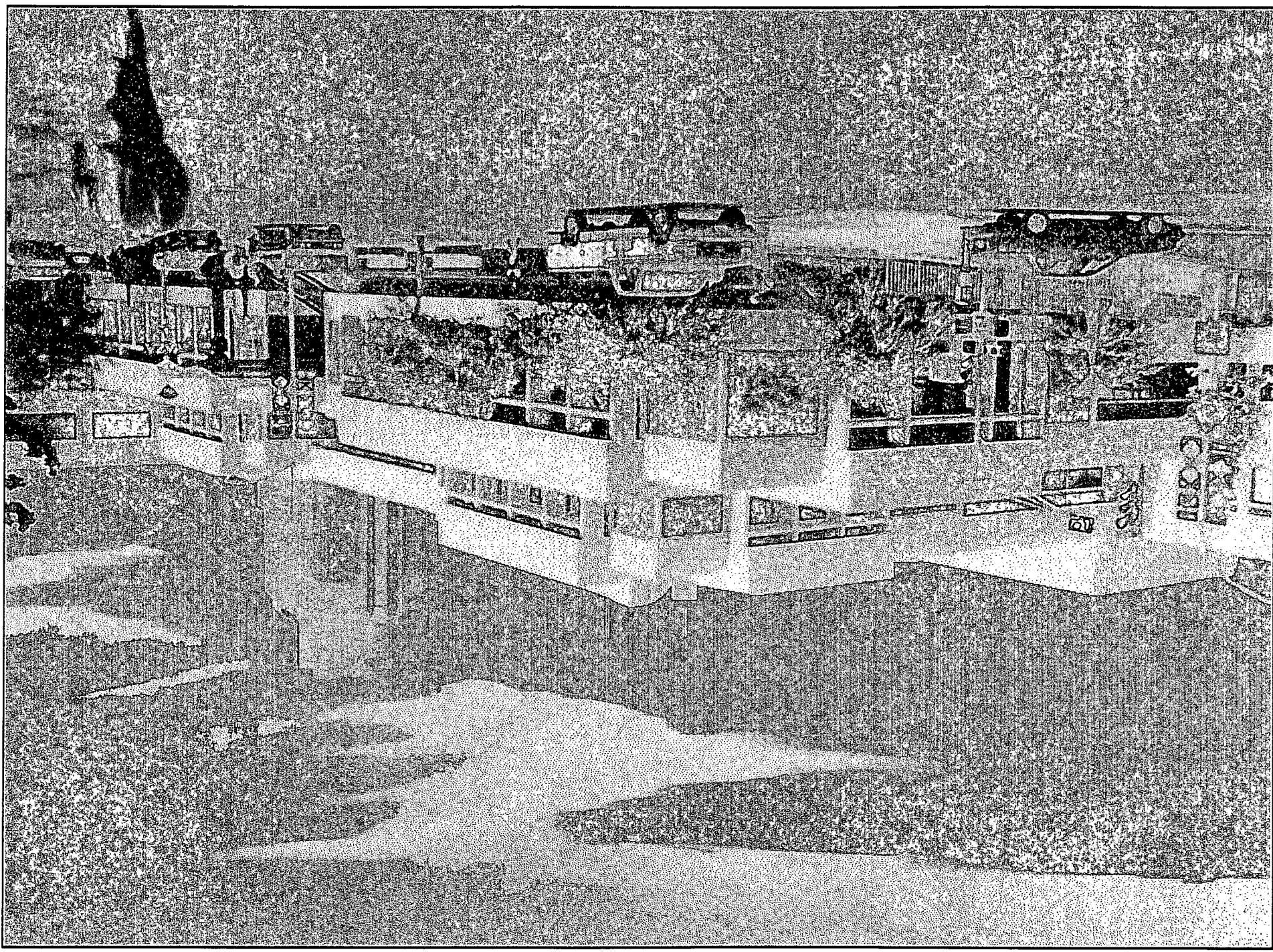


295-112

JANUARY 16, 1996

ITEM 3

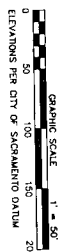
EXHIBIT E



295-112

JANUARY 16, 1996

ITEM 3

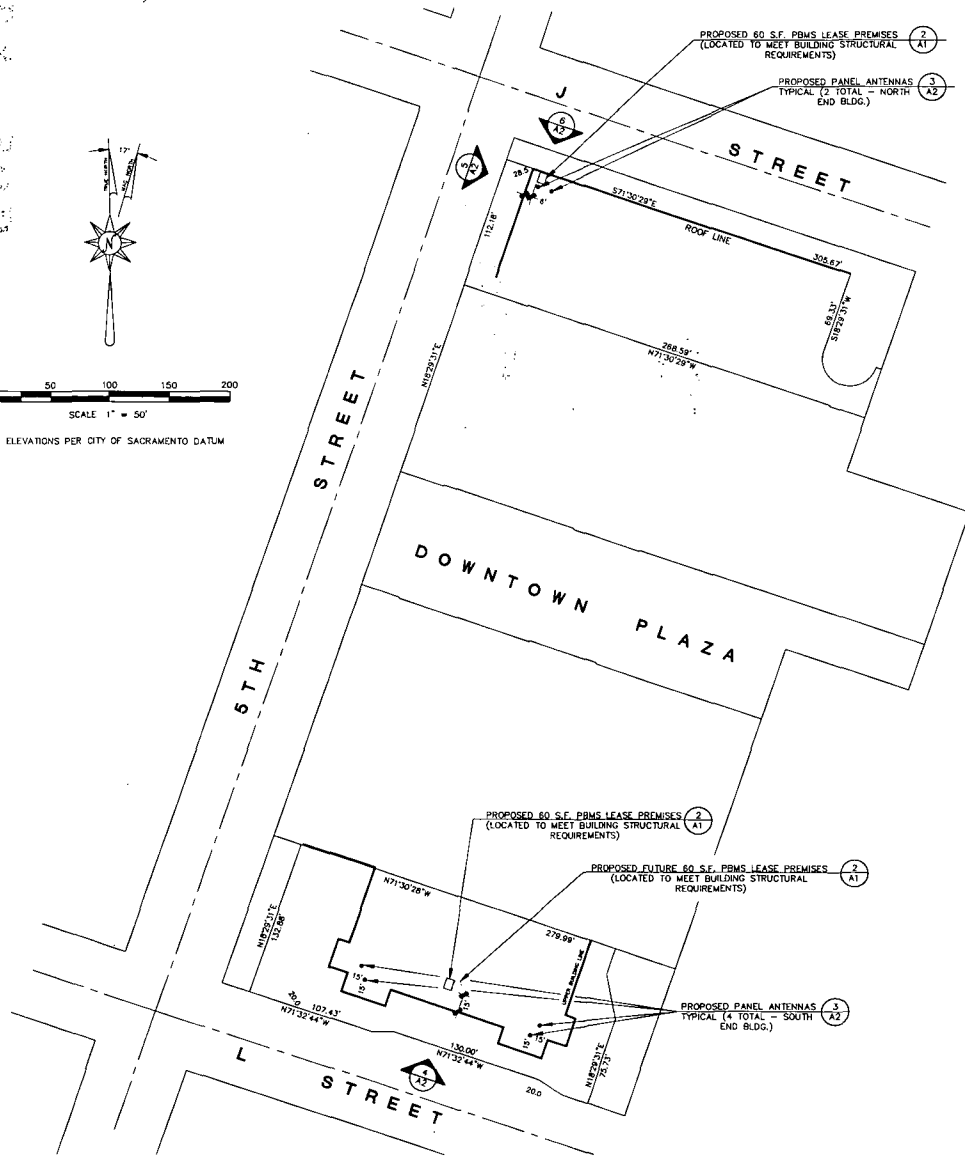
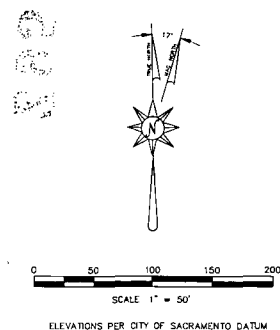


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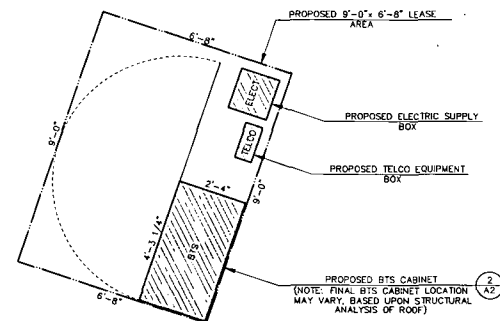
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JANUARY 16, 1996

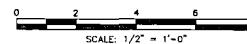
ITEM 3



SITE PLAN
SCALE: 1" = 50'



SITE LAYOUT DETAIL



DATE: 10-26-95

ENGINEER: MEF

DRAWN BY: DMC

REVISIONS

DATE	DESCRIPTION	INITIAL

PACIFIC BELL®
Mobile Services
660 BERGUT DRIVE, SUITE A
SACRAMENTO, CA 95814

WESTERN PLANNING & ENGINEERING
11862 KEMPER ROAD, #3
AUBURN, CA 95603
(916) 823-8917 FAX: (916) 823-8918

SITE NO. SA-002-04

J AND 7th ST. SITE
DOWNTOWN PLAZA
547 L STREET
SACRAMENTO, CA
95814

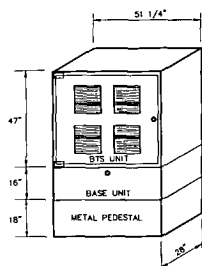
JOB NO. 2700

SITE PLAN
DETAILS

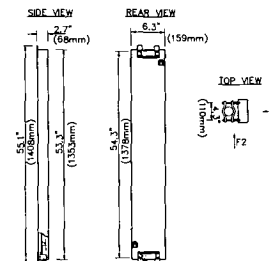
A-1

2700-A1 DMC

EXHIBIT - C



2 **BTS COMMUNICATION BOX**
NOT TO SCALE

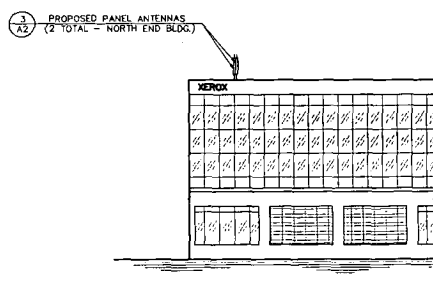


(ANTENNA MODEL NO. 58000/58010)

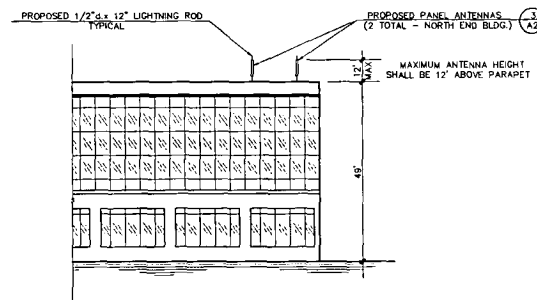
3 **PANEL ANTENNA DETAILS**
NOT TO SCALE



4 **DOWNTOWN PLAZA - SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"



5 **DOWNTOWN PLAZA - WEST ELEVATION**
SCALE: 1/16" = 1'-0"



6 **DOWNTOWN PLAZA - NORTH ELEVATION**
SCALE: 1/16" = 1'-0"



DATE: 10-25-95

ENGINEER: MEF

DRAWN BY: DMC

REVISIONS

DATE	DESCRIPTION	INITIAL

PACIFIC BELL
Mobile Services
660 BERGUT DRIVE, SUITE A
SACRAMENTO, CA 95814

WESTERN PLANNING & ENGINEERING
11860 KEMPEN ROAD, #3
AUBURN, CA 95603
(916) 823-6917 FAX (916) 823-52

SITE NO. SA-002-04

J AND 7th STREET
DOWNTOWN PLAZA
547 L STREET
SACRAMENTO, CA
95814
JOB NO. 270Q

ARCHITECTURAL
DETAILS & NOTES

A-2

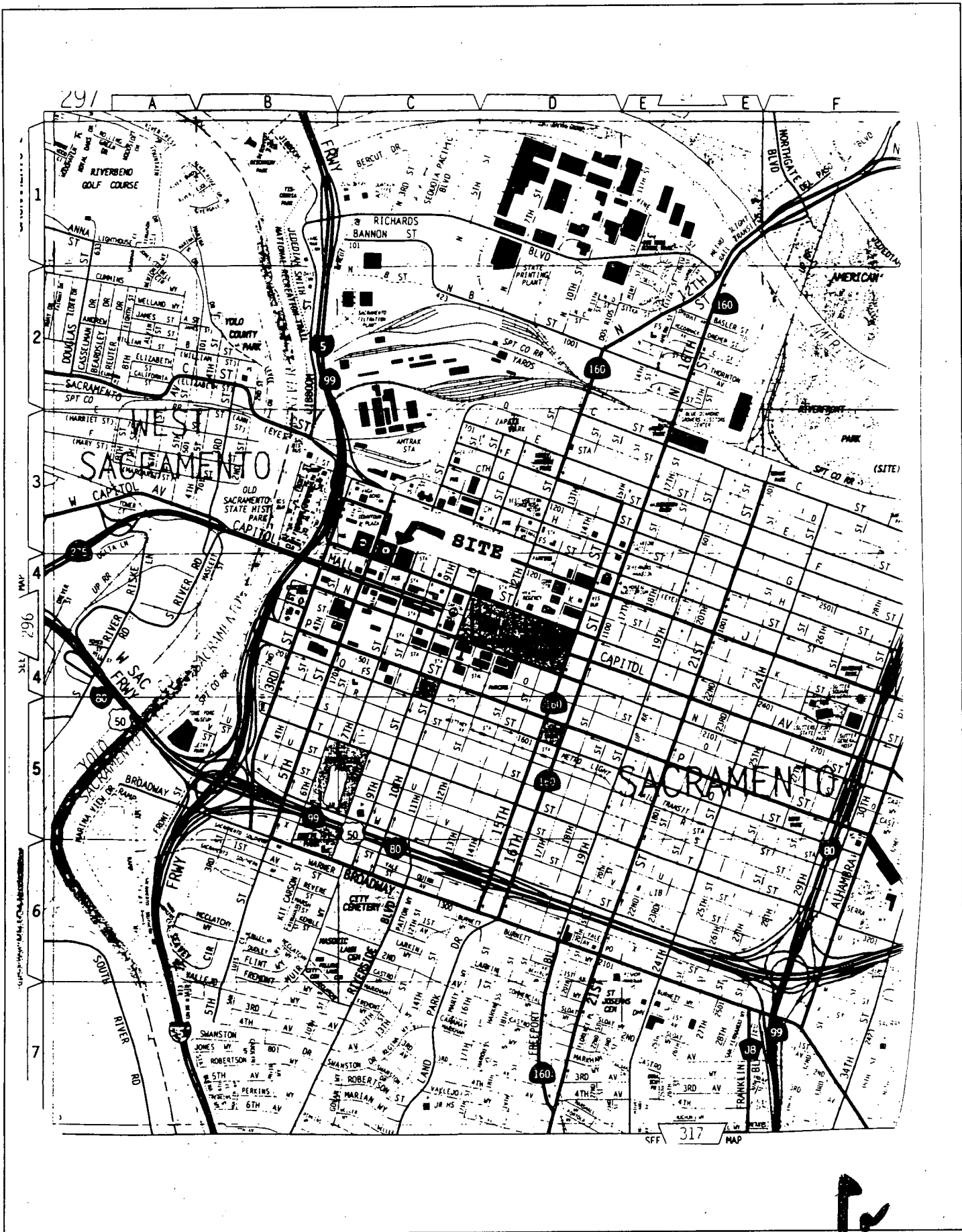
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EXHIBIT D

295-112

JANUARY 16, 1996

ITEM 3



VICINITY MAP

