

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 15, 1997, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add PCS antenna panels on the roof of an existing parking garage for the project known as Z96-145. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

- Request: 1. Negative Declaration
2. Zoning Administrator Special Permit to add nine wireless communications antenna panels mounted to the penthouse on an existing eight story parking garage located on 0.97 \pm developed acres in the Heavy Commercial (C-4) zone.

Location: 1515 R Street (D4, Area 1)

Assessor's Parcel Number: 006-0292-015

Applicant: Sprint Spectrum L.P. c/o Gearon & Co. (Cheryl Pence)
 3065 Gold Camp Drive
 Rancho Cordova, CA 95670

Property RJB Company
Owner: 2102 Evergreen Street
 Sacramento, CA 95815

General Plan Designation: Heavy Commercial or Warehouse
Central City
Community Plan Designation: Heavy Commercial
Existing Land Use of Site: Parking Garage
Existing Zoning of Site: Heavy Commercial (C-4)

Surrounding Land Use and Zoning:
North: C-4; Commercial
South: C-4; Office
East: C-4; Commercial
West: C-4; Commercial

Property Dimensions: 322 feet x 131 feet
Property Area: 0.97 \pm acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: P85-065, P94-046 (Established the existing structure)

Additional Information: The applicant proposes to attach nine antenna panels to the sides of the penthouse on the roof and the installation of five equipment cabinets on the roof. Each antenna panel is six feet long and nine inches wide. There will be five equipment cabinets also on the roof. Each cabinet is 2.5 feet wide by five feet tall by 2.5 feet deep (6.25 square feet). Any cellular equipment (antennas) which both receives and transmits that is attached to existing structures on government owned land requires a Special Permit according to the Zoning Ordinance.

The site is located within the Freemont Park Neighborhood Association area. The project plans have been sent to the association and staff received several calls initially from the association over siting concerns. The applicant met with the neighborhood association and they do not object to the project. The project has been noticed and staff has not received any calls.

The site is within the Central City Design Review area. An application has been submitted to Design Review staff (DR96-274). Design Review staff has reviewed the project and has no additional comments on the design.

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. 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 building at the point of attachment.
2. Any additional antennas shall require a modification of the Special Permit. {9 antenna panels are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction.

4. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the building.
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 cabinets shall be screened to the satisfaction of City Design Review Board staff (Luis Sanchez, 264-5957). The equipment cabinets may require additional screening to be coordinated with Design Review staff if they can not be totally screened behind the roof parapet wall. The equipment panels shall be painted to match the parapet wall. Contact Design Review Board staff when the equipment cabinets are placed on the roof.

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 parking garage building roof parapet.
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 cabinets will be located on the roof of the existing parking garage building and the antennas will be attached to building roof parapet; and
 - b. the design and location of the antennas will not significantly impact the surrounding commercial area.
3. The project is consistent with the General Plan and the Centra City Community Plan which designate the subject site as Heavy Commercial or Warehouse and Heavy Commercial, respectively.



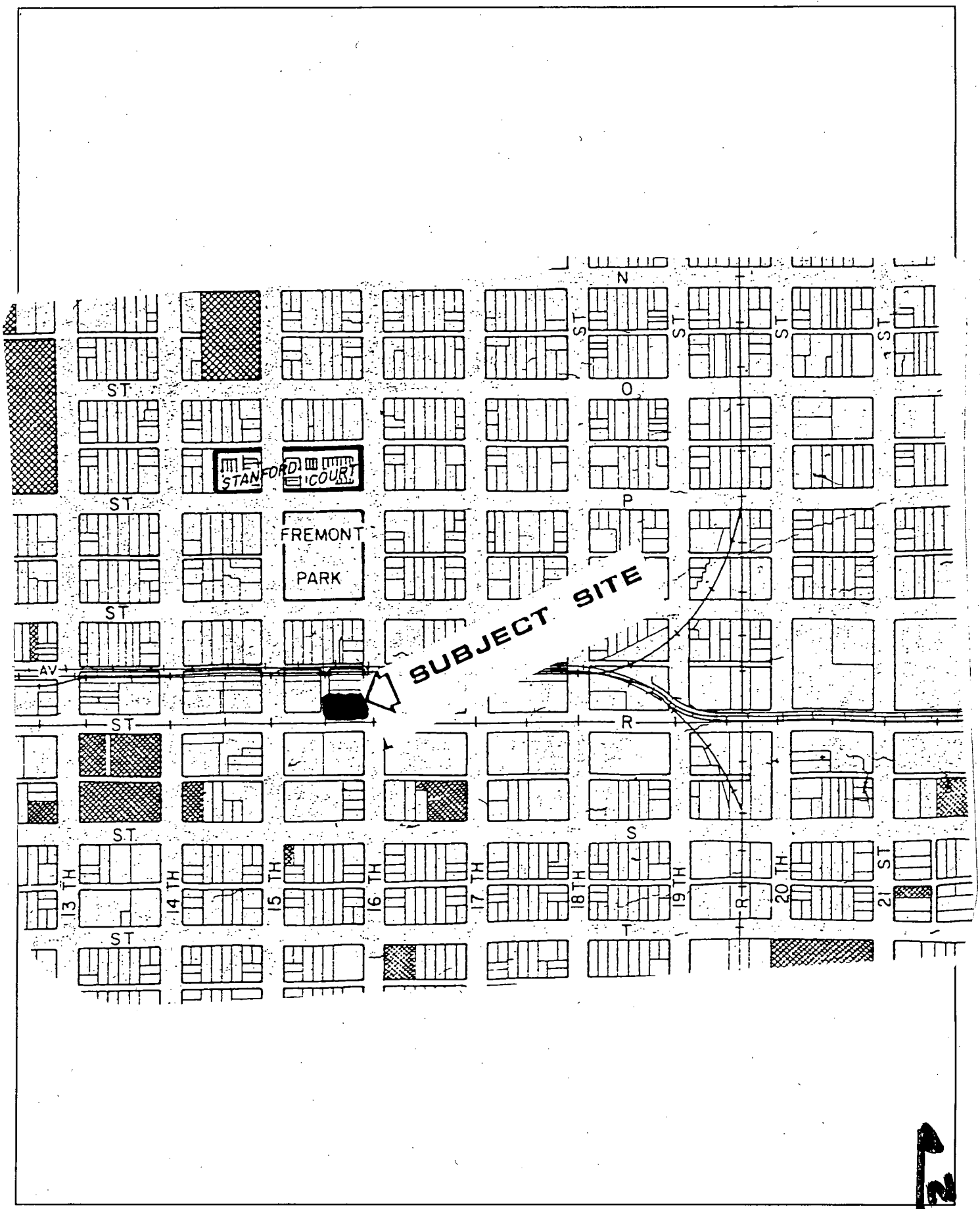
Joy D. Patterson
Zoning Administrator

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.

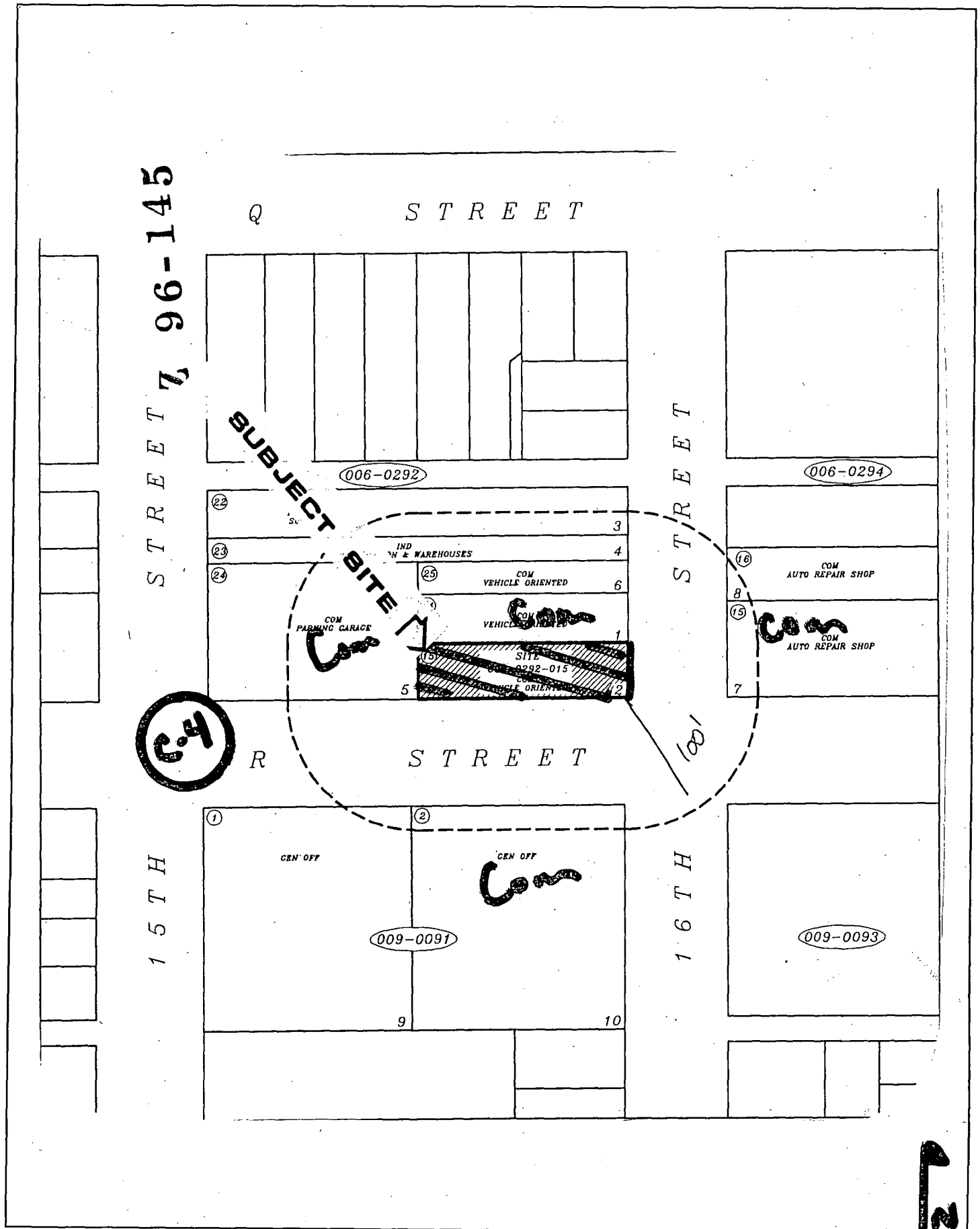
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning

Administrator is final.

cc: File ✓
ZA Log Book ✓
Applicant ✓



VICINITY MAP

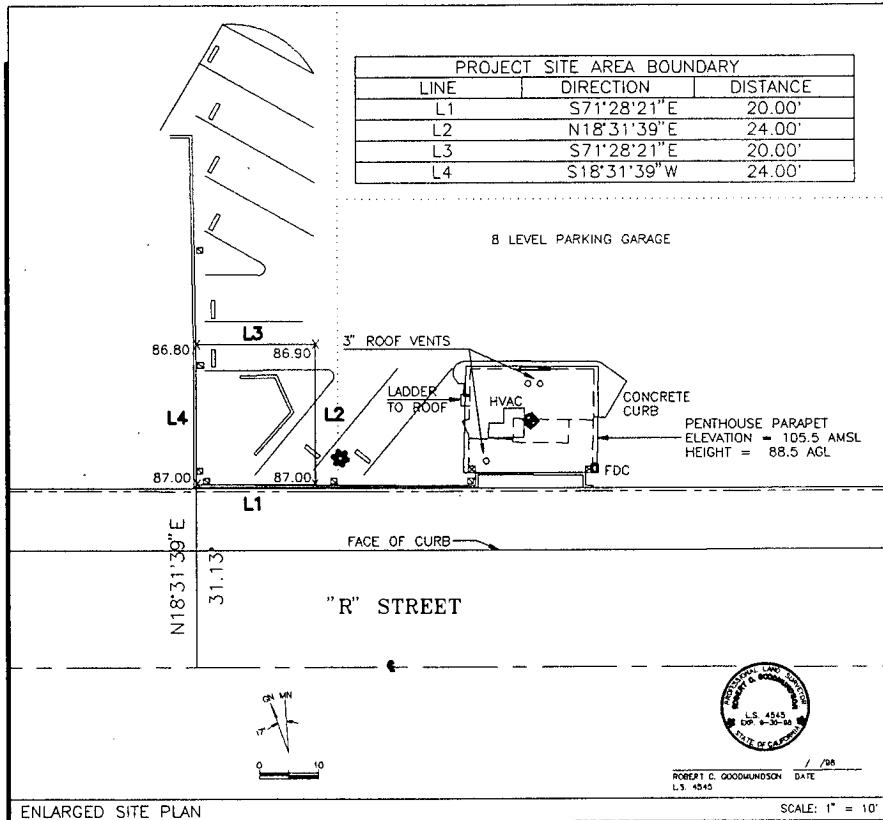
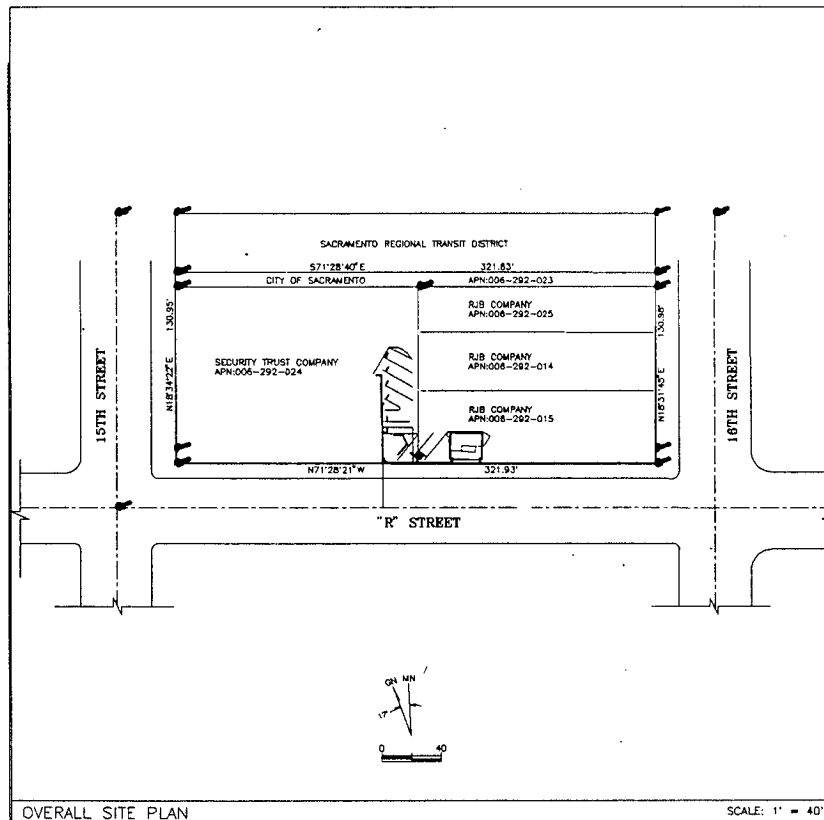


LAND USE & ZONING MAP

296-145

JANUARY 15, 1997

ITEM 1



All that certain real property situated in the City of Sacramento, County of Sacramento, State of California described as follows:

PARCEL ONE:
The South 3/4 of Lot 5 and the South 1/4 of the West 70 feet of Lot 7 in the Block bounded by 15th, 16th, "Q" and "R" Streets of the City of Sacramento, according to the official plat thereof.

TOGETHER WITH the Eastern 1/2 of the Southern 110 feet of that certain 20 feet North-South alley adjoining Lots 6 and 7 in Block bounded by 15th, 16th, "Q" and "R" Streets of the City of Sacramento, according to the official plat thereof, and the North 10 feet of "R" Street adjoining said Lots 7 and 8, in Block bounded by 15th, 16th, "Q" and "R" Streets of the City of Sacramento, according to the official plat thereof, as both alley and that portion of "R" Street above described have been abandoned by the City of Sacramento by Resolution No. 83-881.

EXCEPTING THEREFROM the South 10 feet of the North 50 feet of said Lots 7 and 8.

PARCEL TWO:
The South 40 feet of Lot 5 and the East 70 feet of the South 40 feet of Lot 6 in Block bounded by 15th, 16th, "Q" and "R" Streets of the City of Sacramento, according to the official plat thereof, together with the Eastern 1/2 of that certain 20 feet North-South alley adjoining Lots 6 and 7 in Block bounded by 15th, 16th, "Q" and "R" Streets of the City of Sacramento, according to the official plat thereof, and the North 10 feet of "R" Street adjoining said Lots 7 and 8, in Block bounded by 15th, 16th, "Q" and "R" Streets of the City of Sacramento, according to the official plat thereof, as both alley and that portion of "R" Street above described have been abandoned by the City of Sacramento by Resolution No. 83-881.

PARCEL THREE:
The North one-half of the South one-half of Lot 5 and the North one-half of the South half of the East 70 feet of Lot 6, in Block bounded by 15th and 16th, "Q" and "R" Streets of Sacramento, according to the official plat thereof.

TOGETHER WITH the Eastern 1/2 of that certain 20 feet North-South alley adjoining Lots 6 and 7, in Block bounded by 15th, 16th, "Q" and "R" Streets, according to the official plat thereof, and the North 10 feet of "R" Street adjoining said Lot 6 above described, as said alley was abandoned by the City of Sacramento by Resolution No. 83-881.

UNDERLYING PROPERTY LEGAL DESCRIPTION

PARCEL FOUR:
The South one-half of the North one-half of Lot 5 and the South half of the North half of the eastern 70 feet of Lot 6, in Block bounded by 15th and 16th, "Q" and "R" Streets of the City of Sacramento, according to the official plat thereof.

TOGETHER WITH the Eastern 1/2 of that certain 20 feet North-South alley adjoining Lots 6 and 7, in Block bounded by 15th, 16th, "Q" and "R" Streets, according to the official plat thereof, and the North 10 feet of "R" Street adjoining said Lot 6 above described, as said alley was abandoned by the City of Sacramento by Resolution No. 83-881.

EXCEPTING THEREFROM the South 10 feet of the North 50 feet of said Lots 7 and 8.

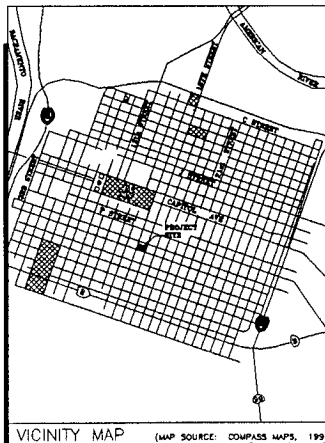
PARCEL FIVE:
The South one-half (10) feet of the North fifty (50) feet of Lots 5, 6, 7 and 8 in the Block bounded by "Q", "R", 15th and 16th Streets, as shown on the official map or plat of the City of Sacramento.

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California described as follows:

A portion of Lot 7 in the Block bounded by 15th, 16th, "Q" and "R" Streets in the City of Sacramento as shown on the official plat thereof, and a portion of the northern ten feet of said "R" Street as abandoned by the City of Sacramento by Resolution No. 83-881 being more particularly described as follows:

Commencing at a point on the centerline of said "R" Street distant thereon South 71°28'21" East 177.13 feet from the intersection of the centerline of said "R" and 15th Streets; thence leaving said centerline North 12°31'38" East 30.00 feet to a point on the southerly line of said northerly ten feet of "R" Street; thence continuing North 12°31'38" East 1.13 feet to the True Point of Beginning of the land hereinafter described; thence from said True Point of Beginning South 71°28'21" East 20.00 feet; thence North 18°31'39" East 24.00 feet; thence North 71°28'21" West 20.00 feet; thence South 18°31'39" West 24.00 feet to said True Point of Beginning, containing 460 square feet or 0.011 acres, more or less.

PROJECT AREA LEGAL DESCRIPTION



SITE NAME: "R" STREET
SITE NUMBER: PN-07-30A
SITE ADDRESS: 1501 "R" STREET, SACRAMENTO, CA 95814

FREE OWNERS NAME: SECURITY TRUST CO. AS TRUSTEE, AS TO PARCEL ONE, ONE RJB COMPANY, A GENERAL PARTNERSHIP, AS TO PARCELS TWO, THREE AND FOUR, CITY OF SACRAMENTO, AS TO PARCEL FIVE

OWNERS ADDRESS: C/O RJB COMPANY, 2101 EVERGREEN STREET, SACRAMENTO, CA 95815

ASSESSORS PARCEL NUMBER(S): 008-0292-024-0000 PARCEL ONE, 008-0292-019-0000 PARCEL TWO, 008-0292-014-0000 PARCEL THREE, 008-0292-025-0000 PARCEL FOUR, 008-0292-025-0000 PARCEL FIVE

NET AREA OF UNDERLYING PARCEL(S): 42,188 S.F. = 0.968 ACRES
NET AREA OF PROJECT AREA: 480 S.F. = 0.011 ACRES

LATITUDE: 38°34'10.40" **LONGITUDE:** 121°19'22.96"
DEC. 30.84896 **DEC. 121.4895**

GROUND ELEVATION: AMSL = 17'
BASIS OF ELEVATION: CITY OF SACRAMENTO BENCHMARK NO. 897-006
BASIS OF BEARINGS: CALIFORNIA STATE PLANE
COORDINATE SYSTEM: SORS 83 (NAD83)

NOTES: LATITUDE, LONGITUDE, JANUARY 15, 1997. PROJECT AREA, 2-GROUND ELEVATION TAKEN AT STREET LEVEL, SOUTH OF PENTHOUSE.

SITE DATA

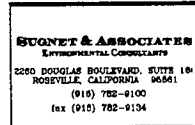
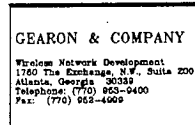
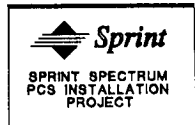
LEGEND

OWNER OF SITE
 CHILL CHANCE
 CHILL CHANCE
 CHILL CHANCE

DOCUMENT REVIEW

OWNER _____
 CONSTRUCTION _____
 OPERATIONS _____
 REAL ESTATE _____
 RF ENGINEER _____
 ZONING _____
 PROPERTY OWNER _____

APPROVALS



REVISIONS

NO.	DATE	DESCRIPTION

SITE NAME

"R" STREET

SITE NUMBER

FN-07-30A

SITE ADDRESS

1501 "R" STREET
 SACRAMENTO, CA 95814

DATE FILED

SITE SURVEY GENERAL INFORMATION

DATE MAILED

C-1

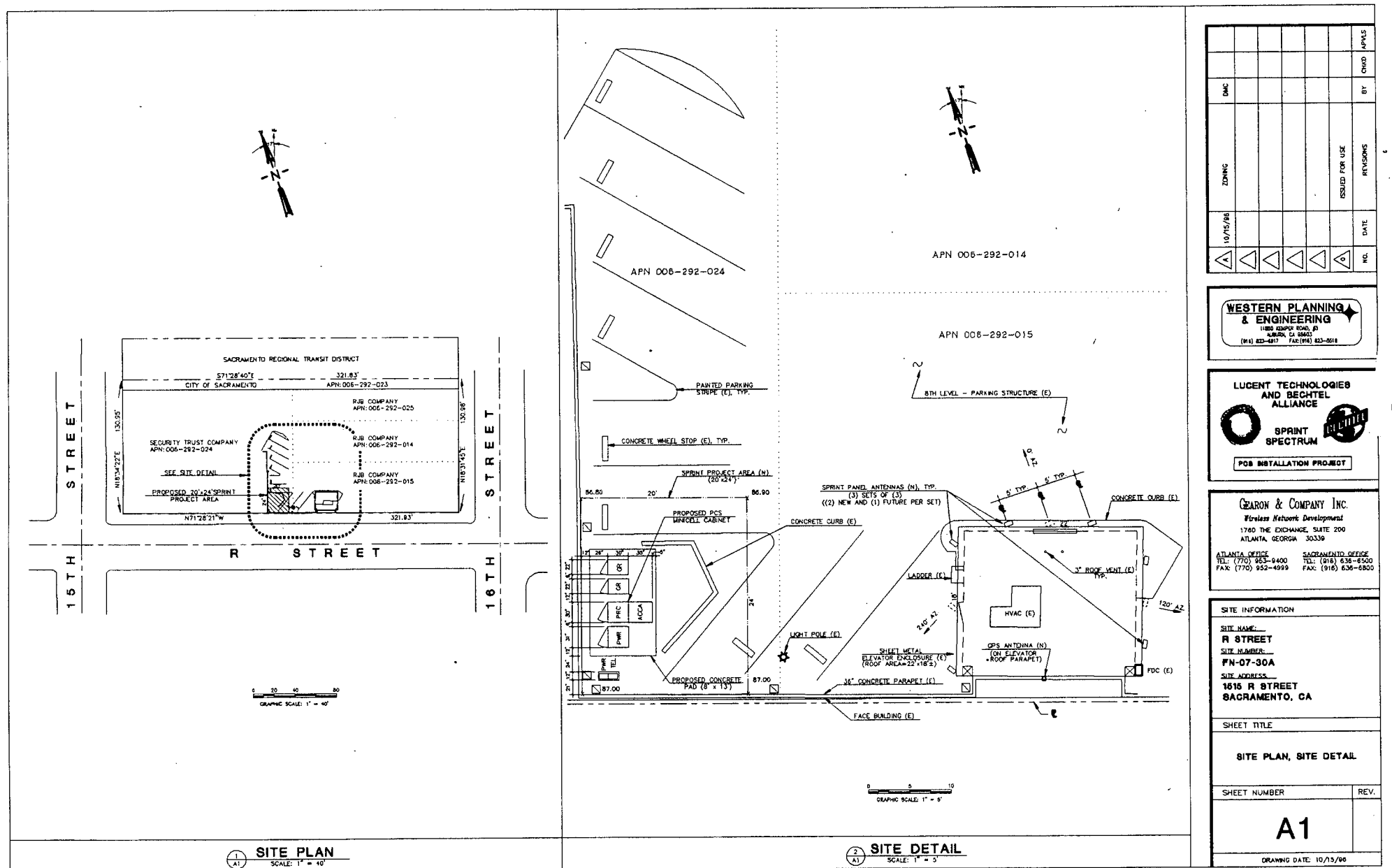
SCALE AS NOTED

EXHIBIT A

296-145

JANUARY 15, 1997

ITEM 1



NO.	DATE	REVISIONS	BY	CHKD	APPLD
1	10/15/96	ISSUED FOR USE			
2					
3					
4					
5					
6					
7					
8					
9					
10					

WESTERN PLANNING & ENGINEERING
1180 EDWIN ROAD, #1
SACRAMENTO, CA 95831
(916) 823-4817 FAX (916) 823-5014

LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE
SPRINT SPECTRUM

POB INSTALLATION PROJECT

GEARON & COMPANY INC.
Wireless Network Development
1760 THE EXCHANGE, SUITE 200
ATLANTA, GEORGIA 30339
ATLANTA OFFICE TEL: (770) 953-9400 FAX: (770) 952-4999
SACRAMENTO OFFICE TEL: (916) 636-6500 FAX: (916) 636-6800

SITE INFORMATION

SITE NAME:
R STREET
SITE NUMBER:
FN-07-30A
SITE ADDRESS:
**1615 R STREET
SACRAMENTO, CA**

SHEET TITLE

SITE PLAN, SITE DETAIL

SHEET NUMBER REV.

A1

DRAWING DATE: 10/15/96

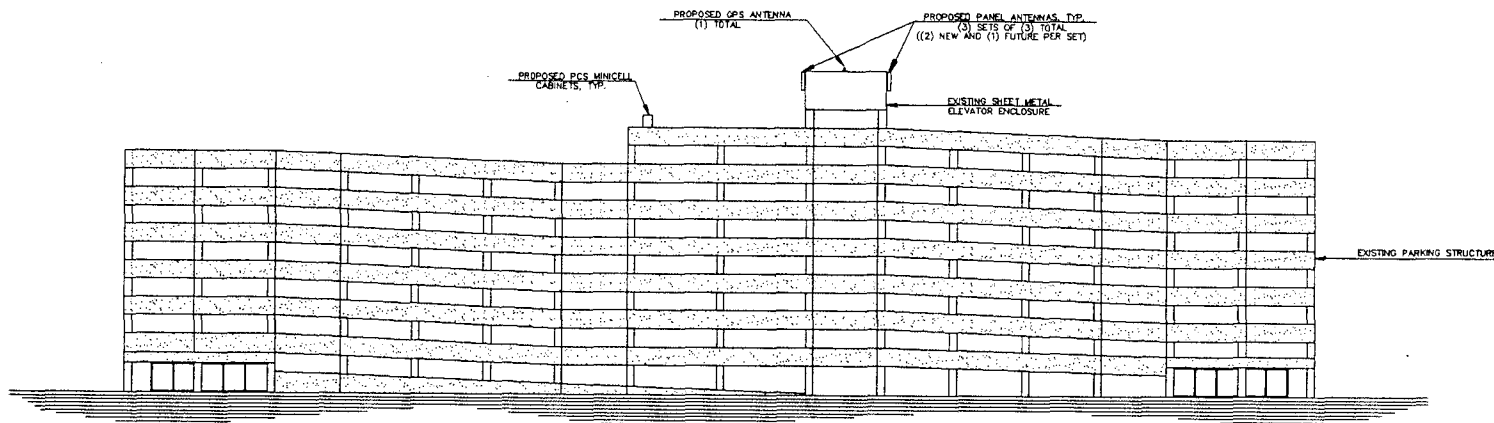
EXHIBIT B

296-145

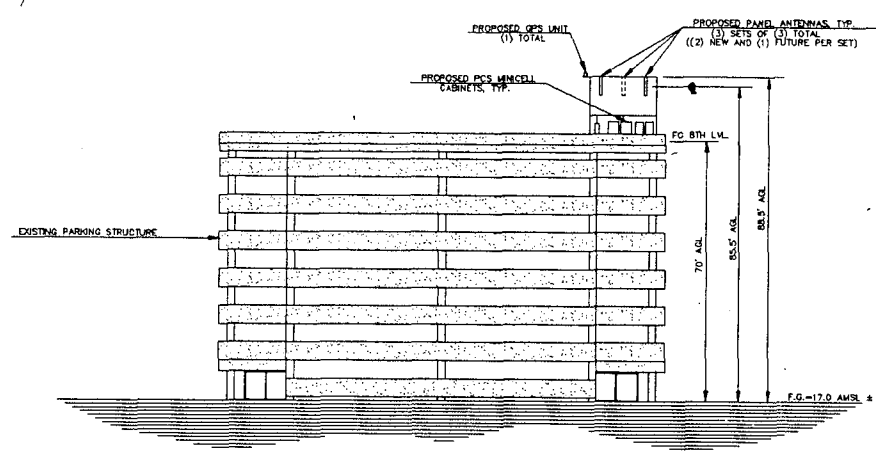
JANUARY 15, 1997

ITEM 1

EXHIBIT C



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



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISIONS	BY	CHKD	APPLS
1	10/15/96	ISSUED FOR USE			
2					
3					
4					
5					
6					

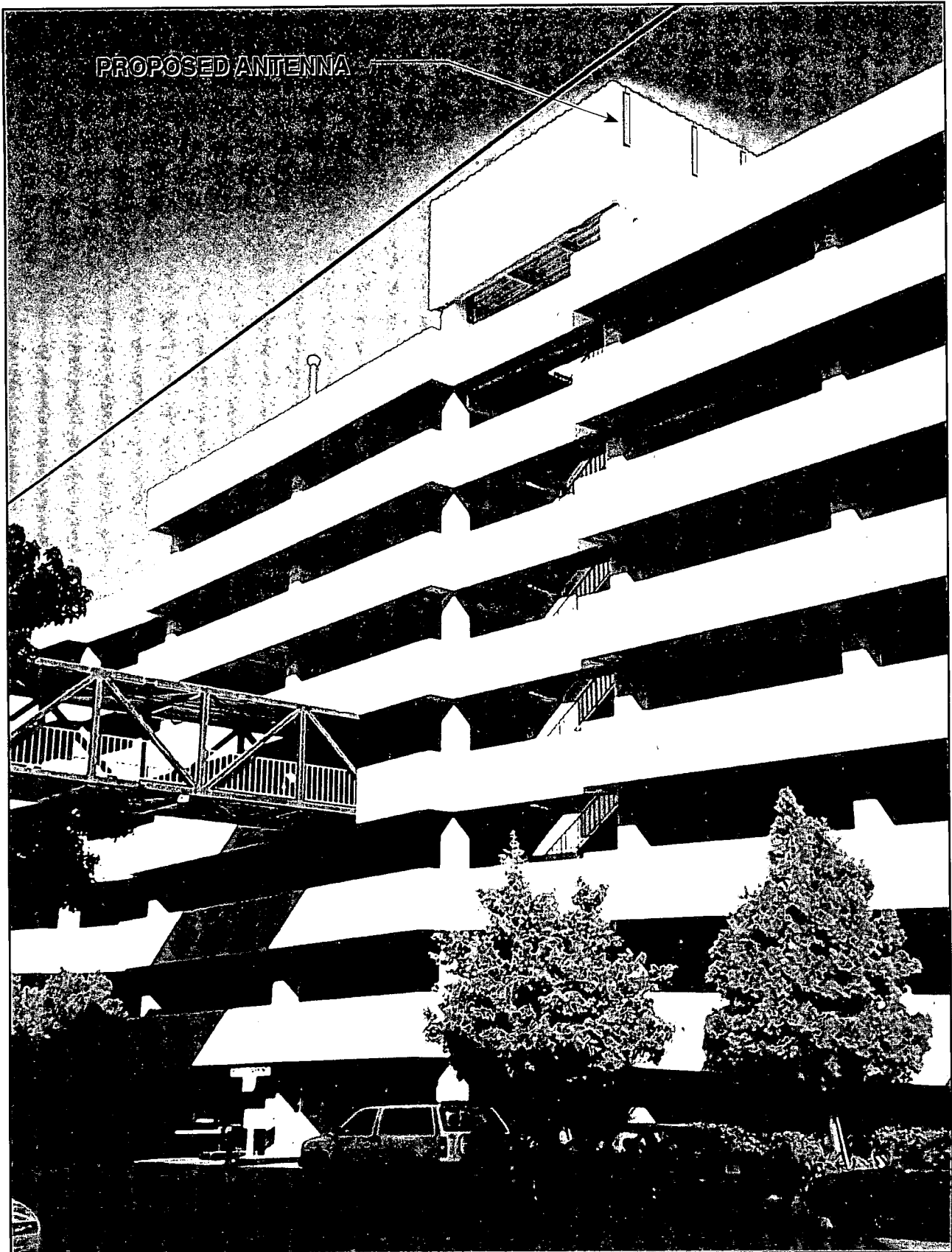
WESTERN PLANNING & ENGINEERING
11800 GARDEN ROAD, #1
DUBLIN, CA 94568
(916) 823-8917 FAX: (916) 823-5518

LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE
SPRINT SPECTRUM
PCB INSTALLATION PROJECT

GEARON & COMPANY INC.
Wireless Network Development
1760 THE EXCHANGE, SUITE 200
ATLANTA, GEORGIA 30339
ATLANTA OFFICE TEL: (770) 552-8400 FAX: (770) 552-4999
SACRAMENTO OFFICE TEL: (916) 636-6500 FAX: (916) 636-6500

SITE INFORMATION	
SITE NAME: R STREET	
SITE NUMBER: PN-07-30A	
SITE ADDRESS: 1615 R STREET SACRAMENTO, CA	
SHEET TITLE	
ELEVATIONS	
SHEET NUMBER	REV.
A2	
DRAWING DATE: 10/15/96	

EXHIBIT - D



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**CONCEPTUAL VIEW OF PROPOSED ANTENNA
AT SITE FN-07-30A, VIEW FROM EAST**

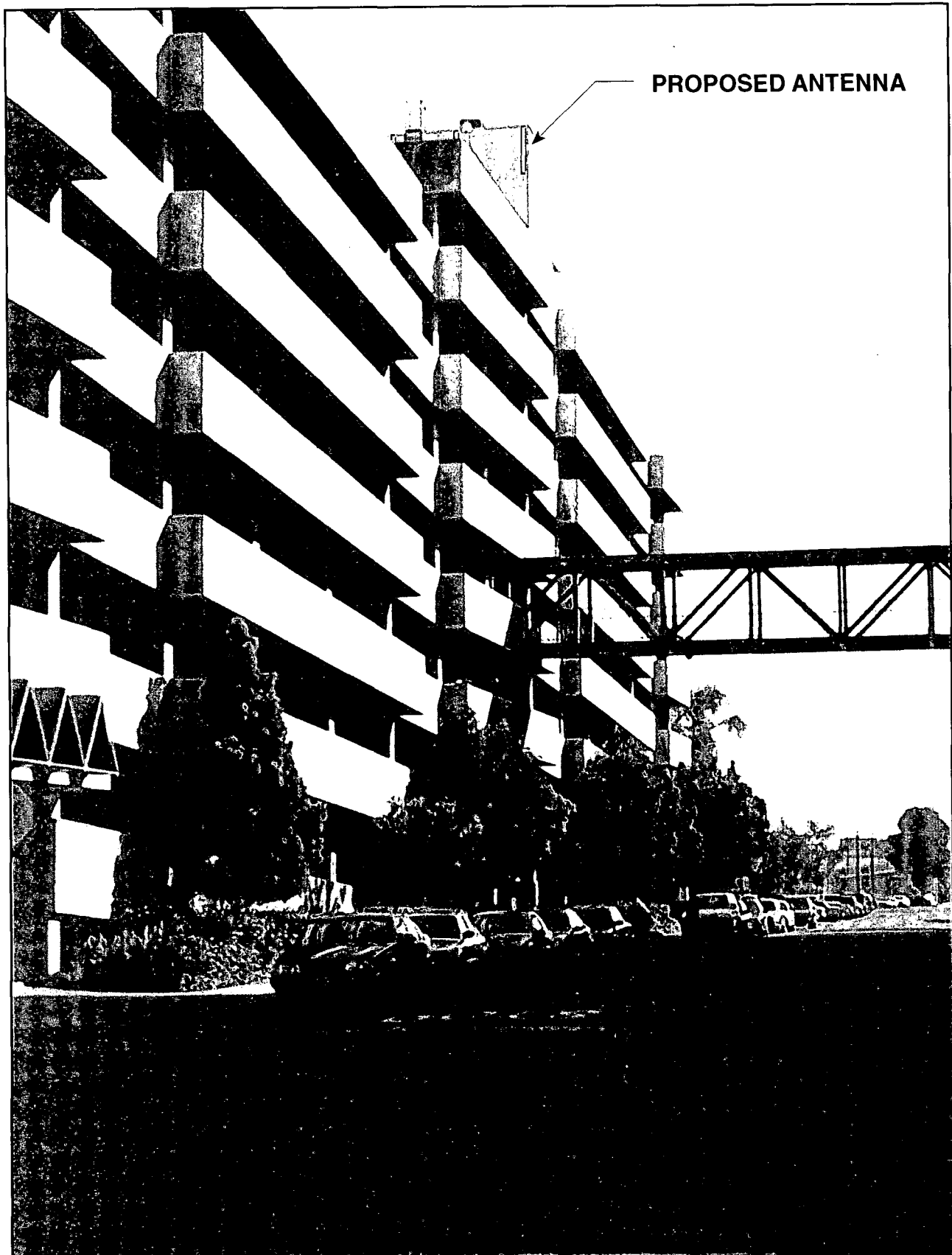
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ITEM 1

EXHIBIT - D



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**CONCEPTUAL VIEW OF PROPOSED ANTENNA
AT SITE FN-07-30A, VIEW FROM WEST**

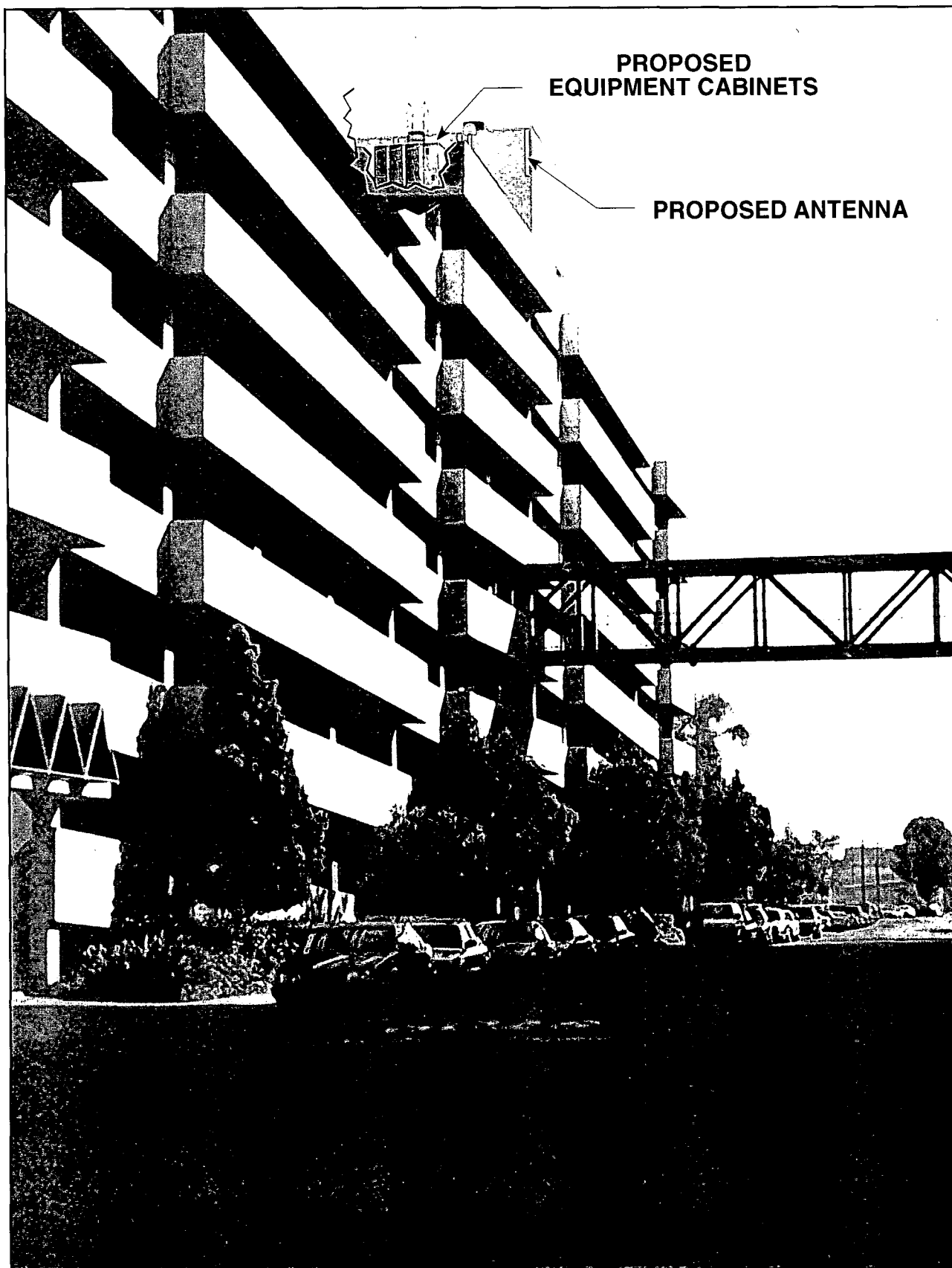
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EXHIBIT D



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**CONCEPTUAL VIEW OF PROPOSED CABINETS
AT SITE FN-07-30A, VIEW FROM WEST**

KB:25100•Gearon / Sprint

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