

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, April 16, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit and a plan review modification to add cellular antennas on the roof of an existing office building for the project known as Z95-120. Findings of Fact and conditions of approval for the project are listed on page 3-4.

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 office building located on 1.5± developed acres in the Office-Business- Review, Executive Airport Overlay-3 (O-B-R) {EA-3} zone.
 3. Zoning Administrator Plan Review Modification to add six cellular communications antenna panels mounted on the roof of an existing office building.

Location: 7248 South Land Park Drive

Assessor's Parcel Number: 031-0122-018

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

Property Owner: Security Syndication #2 Medical Center/William Dedman
2335 American River Drive #404
Sacramento, CA 95825

General Plan Designation: Community Neighborhood Commercial and Offices Pocket
Community Plan Designation: Business/Professional Offices
Existing Land Use of Site: Office Building
Existing Zoning of Site: Office-Business- Review (O-B-R) {EA-3}

Surrounding Land Use and Zoning:

North: O-B-R {EA-2}; Office Building
 South: R-1 {EA-2}; Residential
 East: O-B-R {EA-2}; Office Building
 West: Interstate 5

Property Dimensions: Irregular
 Property Area: 1.5± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-E

Previous Files: P84-099 (Created Office Park Complex)

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 many new applications for various sites throughout the City (a total of 19 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 an existing office building. The site is adjacent to the east side of the off-ramp for northbound Interstate 5 at Florin Road. There will be two antenna panels located in three locations. Each panel is 3.2 feet tall by six inches wide by 2.7 inches deep. The panels are proposed to project five feet above the roofline (parapet wall) of the building and to be painted to match the building exterior. There will also be two 22 square foot equipment shelters located in the center of the roof of the building. Any cellular equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is within the Executive Airport-Overlay-3 zone. According to the Executive Airport Comprehensive Land Use Plan (CLUP) and the Zoning Ordinance; the proposed cellular antennas would be categorized as communications facilities. Under that land use designation there is no height limitation. The office building is limited to 30 feet in height; however, the intent of the height limitation was to limit the number of personnel within the buildings in the airport approach paths. Staff confirmed with the Sacramento Area Council of Governments (SACOG) representative that the proposed cellular antennas to be mounted on the building would not be in conflict with the CLUP. Additionally, the applicant must clear the location and frequencies with the FAA prior to use of a site to prevent any conflicts with the approach paths of the airport.

The R designation in the zoning requires a Plan Review modification for any exterior additions made to the site. The proposed project requires minor modifications to the existing exterior and no modifications to the site.

The project has been noticed and staff has received one call that requested a copy of the Negative Declaration. The project is within the South Land Park Neighborhood Association, the Z'Berg Park Neighborhood Association, and the Neighborhood Awareness Group Inc., association areas. The proposed plans have been submitted to the neighborhood associations and no only 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 (including final height), design of the structure/enclosure for the antenna mount, and color scheme prior to issuance of building permits. The equipment shelters shall be located on the roof of the building as indicated on the submitted site plan. The applicant shall submit a revised plan indicating the changes required by Design Review staff to Planning staff prior to issuance of a building permit. The applicant shall use non-reflective paint on the antenna panels to prevent glare. Should the applicant and Design Review staff be unable to reach an acceptable solution to the aesthetic issues related to the antennas, then the applicant shall appeal the Design Review staff requirements to the Design Review Board.
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 conditioned by Design Review to be added inconspicuously on an existing office 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 antenna panels will be located on the roof of the building;

- b. the design and location of the antennas will not significantly impact the surrounding commercial and residential area and will be review and approved by the Design Review staff; and
 - c. the proposed antennas meet the height and site locations requirements for the Executive Airport CLUP and Overlay zone.
3. The project is consistent with the General Plan and the Pocket Community Plan which designate the subject site as Community Neighborhood Commercial and Offices and Business/Professional Offices respectively.

Joy D. Patterson

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.

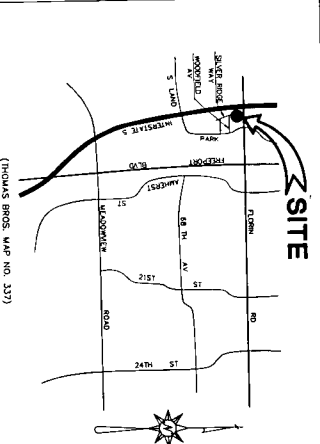
cc: File ✓
Applicant ✓

ZA Log Book ✓
Randy Lum-Design Review ✓

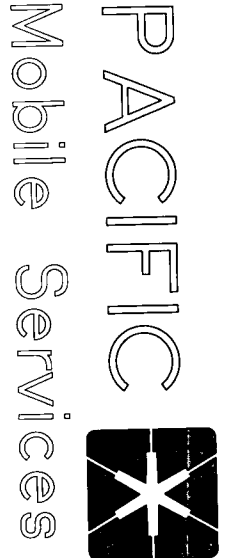
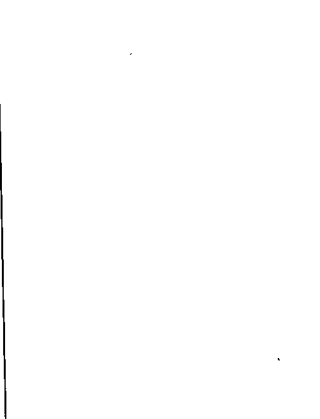
GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALE. ALL DIMENSIONS AND LOCATIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS AS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
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VICINITY MAP



GENERAL LOCATION MAP



**RT. 5 & FLORIN
TITLE SHEET
SITE NO. SA-036-04**

LEGEND

- ANTENNA CABLE (ABOVE GROUND)
- TELEPHONE SERVICE (ABOVE GROUND)
- POWER SERVICE (ABOVE GROUND)
- GROUND RING (ABOVE GROUND)
- ANTENNA CABLE (BURIED)
- TELEPHONE SERVICE (BURIED)
- POWER SERVICE (BURIED)
- GROUND RING (BURIED)

PROJECT SUMMARY

APPLICANT: /ISSUE: [REDACTED]
 PROJECT NO: [REDACTED]
 PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 PROJECT CITY: [REDACTED]
 PROJECT STATE: [REDACTED]
 PROJECT ZIP: [REDACTED]
 PROJECT CONTACT: [REDACTED]
 PROJECT PHONE: [REDACTED]
 PROJECT FAX: [REDACTED]
 PROJECT E-MAIL: [REDACTED]
 PROJECT WEBSITE: [REDACTED]
 PROJECT DESCRIPTION: [REDACTED]
 PROJECT SCOPE: [REDACTED]
 PROJECT START DATE: [REDACTED]
 PROJECT END DATE: [REDACTED]
 PROJECT STATUS: [REDACTED]
 PROJECT COMMENTS: [REDACTED]

SHEET INDEX

SHEET NO.	TITLE
T	TITLE SHEET
C-1	CIVIL PLAN SURVEY
A-1	SITE PLAN, DETAILS
A-2	ARCHITECTURAL DETAILS AND NOTES
E-1	ELECTRICAL PLAN, SCHEDULES, ONE-LINE DIAGRAM
E-2	GROUNDING PLAN, ALARM SCHEMATICS, DETAILS, NOTES

CONTACTS

CLIENT: [REDACTED]
PROJECT MANAGER: [REDACTED]
PROJECT ENGINEER: [REDACTED]
PROJECT ARCHITECT: [REDACTED]
PROJECT ELECTRICAL ENGINEER: [REDACTED]
PROJECT MECHANICAL ENGINEER: [REDACTED]
PROJECT PLUMBING ENGINEER: [REDACTED]
PROJECT CIVIL ENGINEER: [REDACTED]
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PROJECT DEMOLITION ENGINEER: [REDACTED]

2700-1186

APPROVAL SIGN OFF OF WORKING DRAWINGS	DATE	PRINT NAME	SIGNATURE
PROJECT MANAGER			
SITE DEVELOPMENT MANAGER			
INDEPENDENT CONTRACTOR			

OWNER: [REDACTED]
PROJECT MANAGER: [REDACTED]
PROJECT ENGINEER: [REDACTED]
PROJECT ARCHITECT: [REDACTED]
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PROJECT DEMOLITION ENGINEER: [REDACTED]

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

WESTERN PLANNING & ENGINEERING
 1550 KENNA ROAD, #2
 SACRAMENTO, CA 95833
 (916) 833-8877 FAX (916) 833-2598

SITE NO. SA-036-04
RT. 5 & FLORIN
7248 S. LAND PARK DR.
SACRAMENTO, CA
95831
JOB NO. 270-0
TITLE SHEET

ITEM 1

APRIL 16, 1996

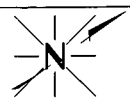
295-120

EXHIBIT A

296-110

APRIL 16, 1994

ITEM 1



DATE: 10-26-95
 ENGINEER: MEF
 DRAWN BY: JC

REVISIONS		
DATE	DESCRIPTION	INITIAL

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

WESTERN PLANNING & ENGINEERING
 11865 KEMPER ROAD, 4F
 AUBURN, CA 95603
 (916) 823-6917 FAX: (916) 823-5518

SITE NO. SA-036-04

RT. 5 & FLORIN
 7248 S. LAND PARK DR.
 SACRAMENTO, CA
 95831

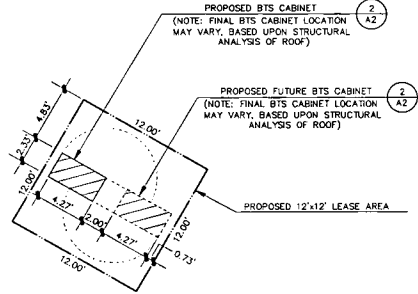
JOB NO. 270-0

SITE PLAN DETAILS

A-1

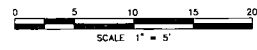
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EXHIBIT B

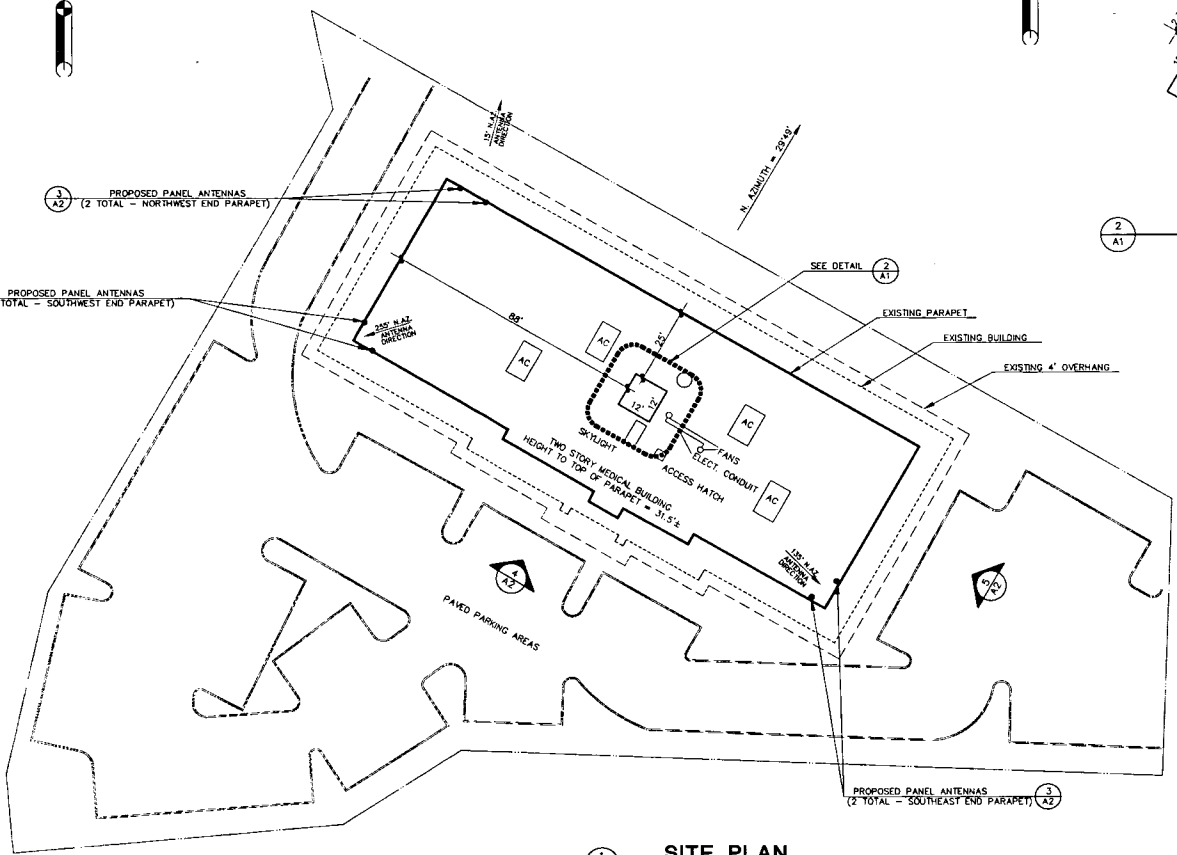


2 SITE LAYOUT DETAIL

SCALE: 1" = 5'

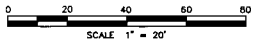


SCALE 1" = 5'



1 SITE PLAN

SCALE: 1" = 20'

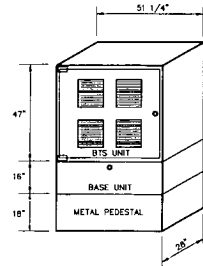


SCALE 1" = 20'

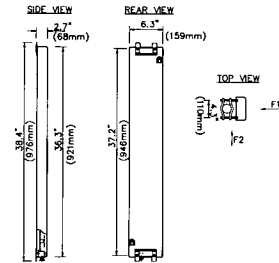
295-120

APRIL 16, 1996

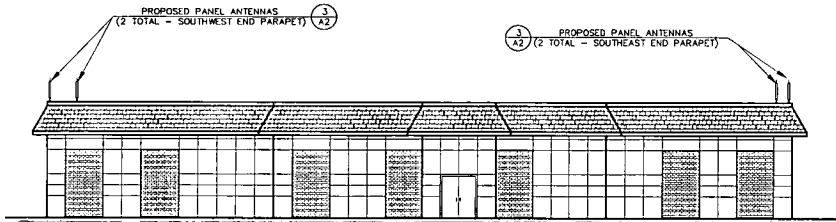
ITEM 1



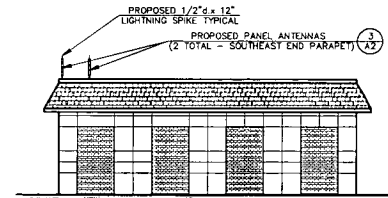
2 **BTS COMMUNICATION BOX**
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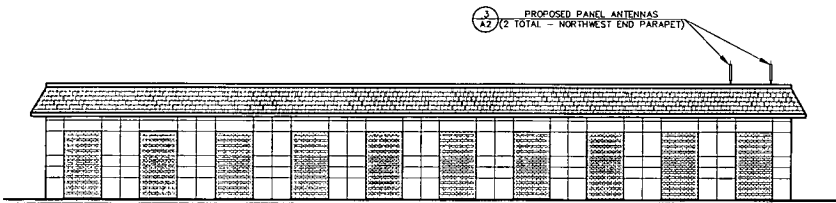
3 **PANEL ANTENNA DETAILS**
ANTENNA MODEL NO. 56000/56010
NOT TO SCALE



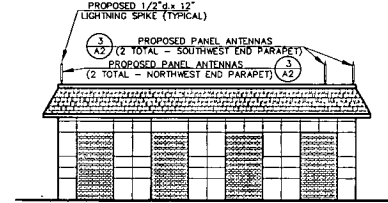
4 **SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"



5 **EAST ELEVATION**
SCALE: 1/16" = 1'-0"

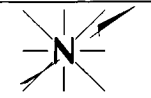


6 **NORTH ELEVATION**
SCALE: 1/16" = 1'-0"



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

SOUTHLAND MEDICAL BLDG - ELEVATIONS
SCALE: 1/16" = 1'-0"



DATE: 10-27-95
ENGINEER: MEF
DRAWN BY: JC

REVISIONS		
DATE	DESCRIPTION	INITIAL

PACIFIC BELL
Mobile Services

EXHIBIT D

WESTERN & ENGI
1860 KEM
AUBURN
(916) 823-6917

SITE NO. SA-036-04

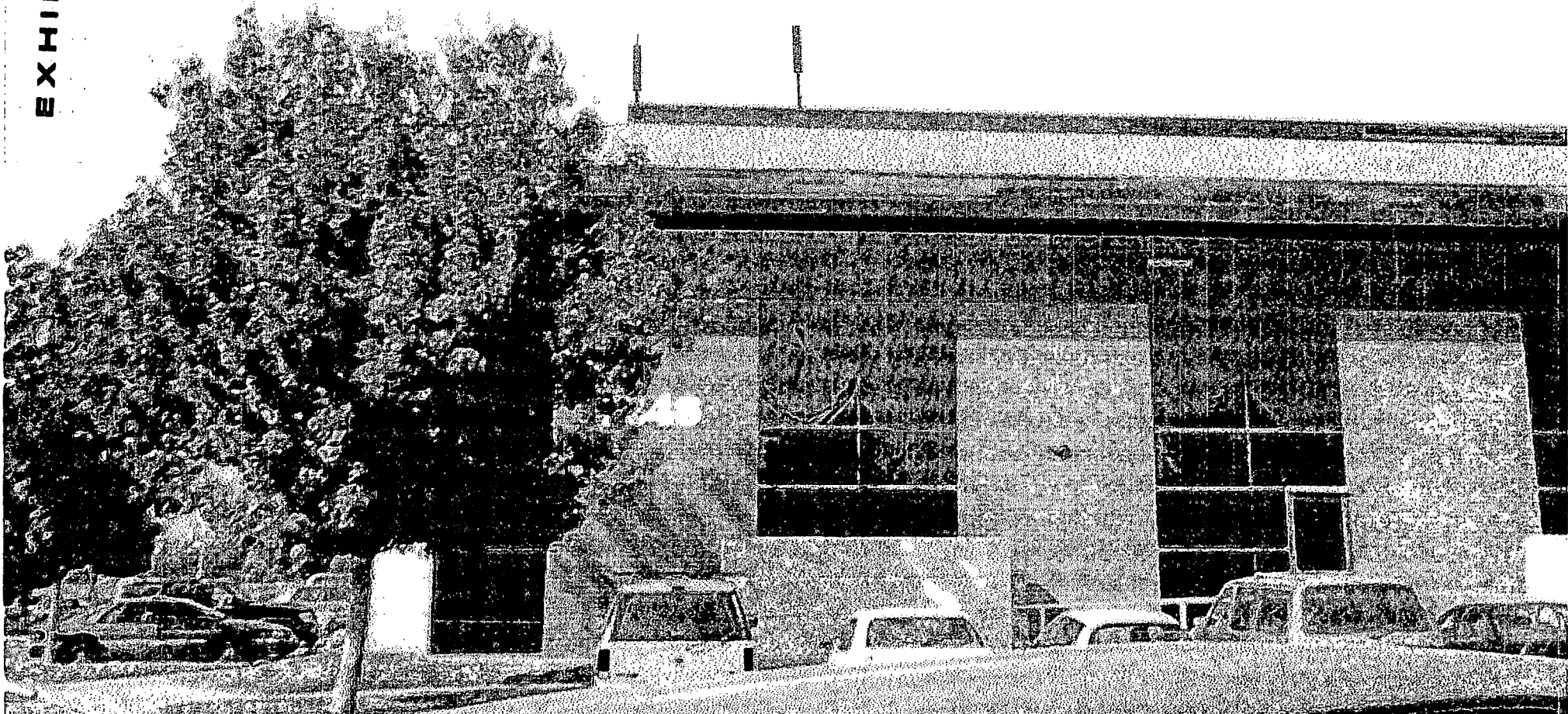
RT. 5 & FLORIN
7248 S. LAND PARK DR.
SACRAMENTO, CA
95831

JOB NO. 270-0

ARCHITECTURAL
DETAILS & NOTES

A-2

EXHIBIT E



296-120

APRIL 16, 1996

ITEM 1

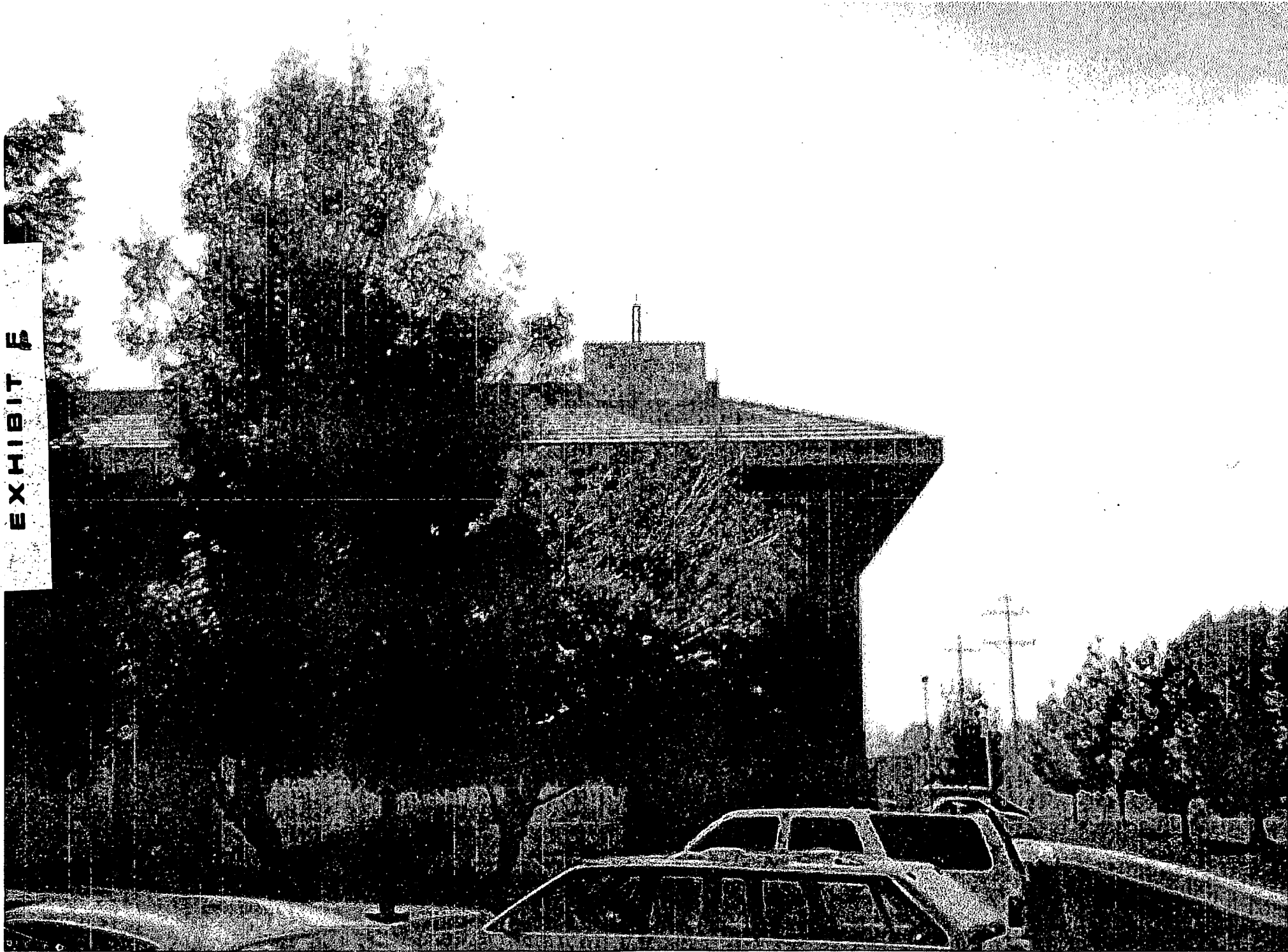
EXHIBIT E



APRIL 16, 1998

ITEM 1

EXHIBIT F



295-120

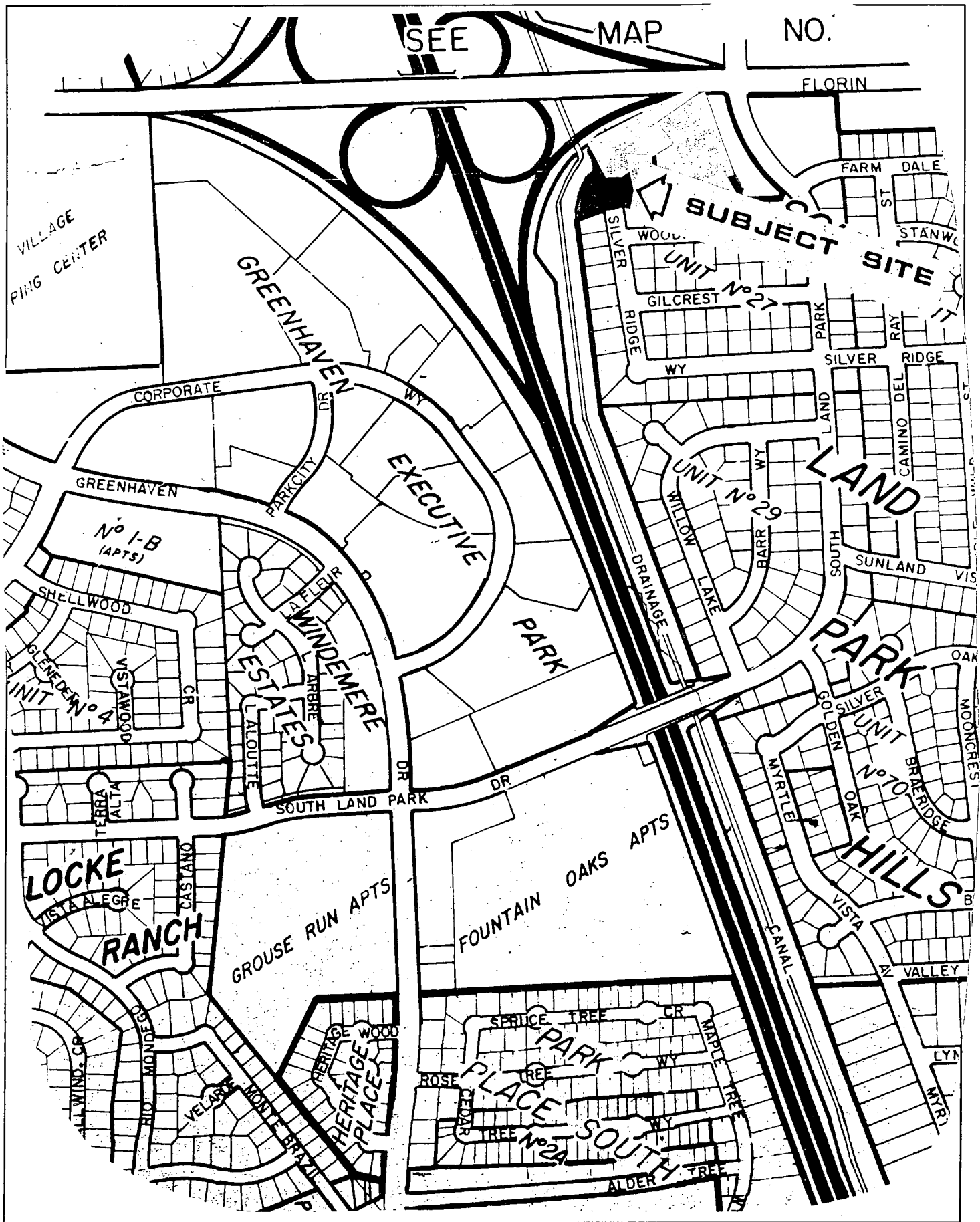
APRIL 16, 1996

ITEM 1

SEE

MAP

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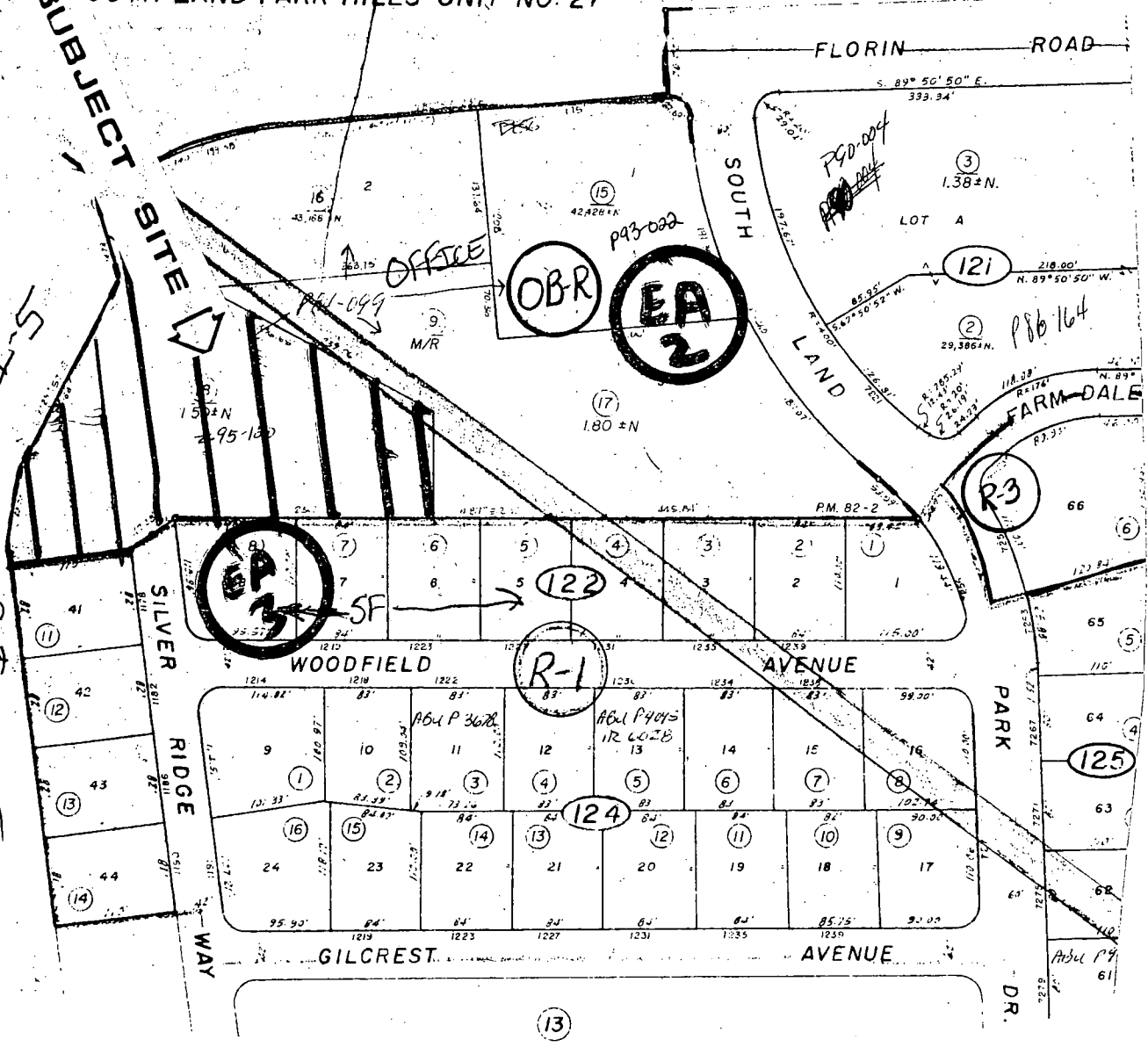


VICINITY MAP

SOUTH LAND PARK HILLS UNIT NO. 27

SUBJECT SITE

I-5
I-5



LAND USE & ZONING MAP