

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, November 25, 2003, the Zoning Administrator approved with conditions a special permit to add antennas on the façade of an old fire station hose tower of an existing building for the project known as Z03-347. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Special Permit** to add nine wireless communications panel antennas on the facade of an old fire station hose tower located on 0.14± acres in the Residential-Office (R-O) zone.

Location: 3414 4th Avenue (D5, Area 3)

Assessor's Parcel Number: 013-0142-031

Applicant: Nextel of California (Jim Louie)  
2180 Harvard Street, Ste. 220  
Sacramento, CA 95815

Property Owner: Wellsprings Women's Center  
3414 4<sup>th</sup> Avenue  
Sacramento, CA 95817

Project Planner: Sandra Yope

General Plan Designation: Medium Density Residential (16-29 du/na)  
Existing Land Use of Site: Office Building (Converted Fire Station)  
Existing Zoning of Site: Residential-Office (R-O)

**Surrounding Land Use and Zoning:**

North: R-O and R-2B; Residential  
South: R-O and C-2; Commercial  
East: R-2A; Residential  
West: R-O; Residential

Property Dimensions: 75 feet x 80 feet  
Property Area: 0.14± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Project Plans: See Exhibits A-C

Previous Files: P95-044 (SP for Wellspring Women's Center); P88-290 (Entitlements for previous use to Wellspring), Z01-135

Background Information: On August 15, 2001, the Zoning Administrator approved a special permit to add antenna panels on the upper facade of a hose tower for a converted fire station (Z01-135). The special permit expired prior to the applicant obtaining building permits. The applicant has resubmitted the same request.

Additional Information: The applicant proposes to attach nine antenna panels to the sides of the existing 65.5 foot tall hose tower structure that is part of a converted fire station. The building is now used as an office and is a listed structure on the National and State Registers of Historical Structures. The proposed antennas will be flush mounted at a height of 64.5 feet at the highest point. The required cable wires will run down the interior of the building and connect to equipment cabinets also located in the interior of the building. Each antenna panel is four feet long, one foot wide and five inches deep. Any wireless equipment (antennas) which both receives and transmits that is located on a listed historic structure requires a special permit according to the Zoning Code.

The site is within the Oak Park Design Review area and is a listed structure. The project has been noticed and staff did not receive any 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, Section 15301(e)}.

#### 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. The cable run shall be installed on the inside of the tower.
5. Should the applicant ever discontinue using the antenna panels for wireless services then the applicant shall remove the panels within six months of termination.
6. The applicant shall complete a Certificate of Appropriateness with the Preservation Board staff.
7. The proposed power lines for the project shall be brought to the building by underground lines. There shall be no additional overhead lines installed.
8. The roof shelter shall comply with UBC Section 1511.
9. The applicant shall provide structural calculations for the new structural and existing structures. The calculations for the existing building shall be for vertical and lateral loads.

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 hose tower 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 wireless equipment cabinets will be located within the building and the antennas will be attached to hose tower roof parapet;
  - b. the design and location of the antennas will not significantly impact the surrounding mixed use area and,
  - c. the panels will not significantly affect or alter the historic significance of the structure.
3. The project is consistent with the General Plan which designates the subject site as Medium Density Residential (16-29 du/na).

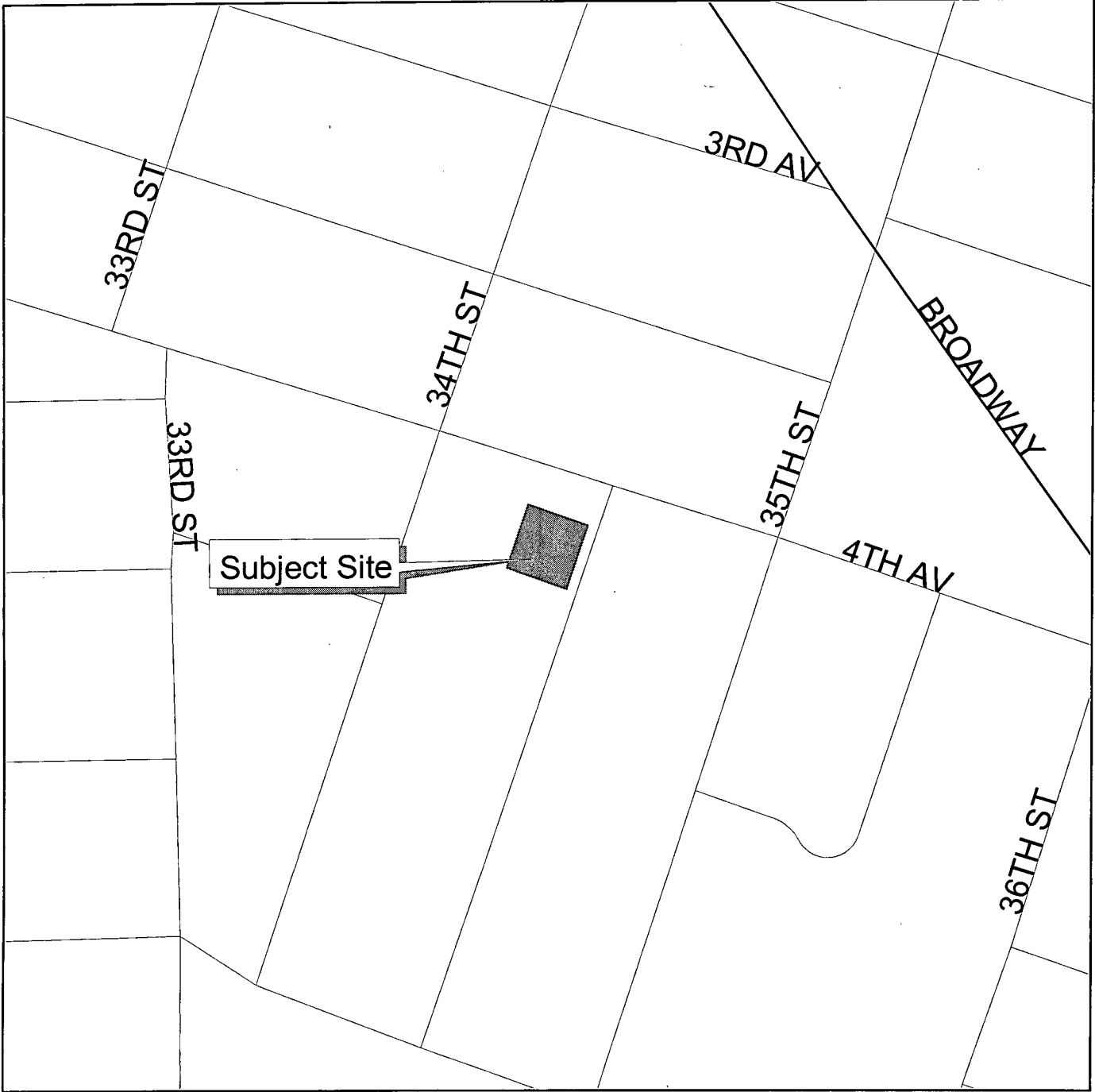


Joy D. Patterson  
Zoning Administrator

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



0 100 200 Feet



Planning & Building  
Department

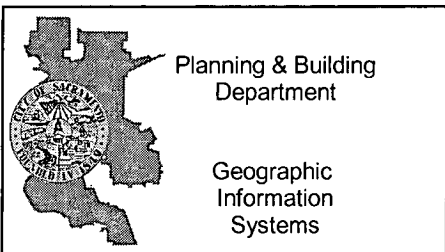
Geographic  
Information  
Systems

# Vicinity Map





0 200 Feet



## Land Use & Zoning

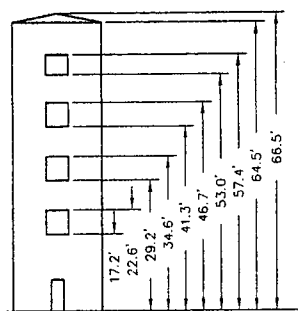


**SURVEY GENERAL NOTES**

DATE OF SURVEY: 04-20-01  
 SURVEYED BY: KENNETH D. GEL  
 RCE 14803

TITLE REPORT WAS AVAILABLE AT THE TIME OF THE FIELD SURVEY. BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORDED INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLACED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

DESCRIPTION OF PARCEL:  
 THE EAST 75 FEET OF LOTS 1 AND 2 IN BLOCK 54 OF Wm. J. LANDERS' SUBDIVISION 'B' OF OAK PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON MARCH 30, 1903, IN BOOK 5 OF MAPS, MAP NO. 15.



**TOWER DIAGRAM**  
 SCALE 1" = 20'

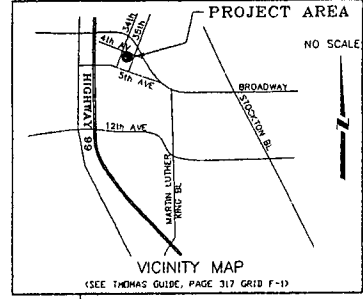
**DESCRIPTION OF PROJECT AREA:**

ALL THAT CERTAIN LEASE AREA BEING A PORTION OF LOTS 1 AND 2 IN BLOCK 54 OF Wm. J. LANDERS' SUBDIVISION 'B' OF OAK PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON MARCH 30, 1903, IN BOOK 5 OF MAPS, MAP NO. 15, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT AT ROOF LEVEL HAVING AN ELEVATION OF 69.5 FEET ABOVE MEAN SEA LEVEL, MORE OR LESS WHICH BEARS SOUTH 38°39'35" EAST 181.08 FEET FROM A MONUMENT SET AT THE INTERSECTION OF 34th STREET AND 4th AVENUE; THENCE FROM SAID POINT OF BEGINNING SOUTH 71°09'37" EAST 20.00 FEET; THENCE SOUTH 18°50'23" WEST 10.00 FEET; THENCE NORTH 71°09'37" WEST 20.00 FEET; THENCE NORTH 18°50'23" EAST 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, OVER, ACROSS AND THROUGH THE AFOREMENTIONED PARCELS OF LAND AND THE EXISTING BUILDING THEREON RUNNING FROM THE PUBLIC RIGHT OF WAY TO THE ABOVE DESCRIBED LEASE AREA.

ALSO TOGETHER WITH AN EASEMENT FOR PLACEMENT ON UTILITIES AS NECESSARY FOR SERVICE TO THE ABOVE DESCRIBED LEASE AREA.

ALSO TOGETHER WITH AN EASEMENT FOR THE PLACEMENT CELLULAR ANTENNAS AND APPURTENANCES AS NECESSARY FOR UTILIZATION OF THE ABOVE DESCRIBED LEASE AREA.



**VICINITY MAP**  
 (SEE THOMAS GUIDE, PAGE 317 GRID F-1)

**GEL ENGINEERING**

ENGINEERING • SURVEYING • PLANNING  
 1226 HIGH STREET  
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 phone: (530) 885-0426  
 fax: (530) 823-1309

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 dba **NEXTEL**  
 Communications  
 2180 HARVARD STREET  
 SACRAMENTO, CA 95815  
 PHONE (916) 997-9436  
 FAX (916) 568-1549  
 JIM LOUIE

McGeorge  
 CA 1537-C  
 3414 4th Avenue  
 Sacramento, CA  
 95817  
 City of Sacramento

CONSULTANT LOGO

STAMP & SIGNATURE

APPROVALS	
LEASING:	DATE:
ZONING:	DATE:
RF ENGINEER:	DATE:
CONSTRUCTION:	DATE:
ING CHECK:	DATE:
OWNER:	DATE:

PROJECT NO CA-1537-C

DRAWN BY DG

CHECKED BY KG

NO	DATE	ISSUE
1		
2		

SHEET TITLE

SITE SURVEY

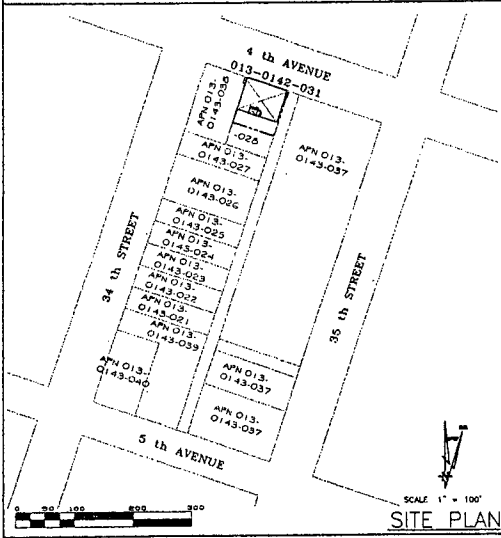
SHEET NUMBER

C-1 347

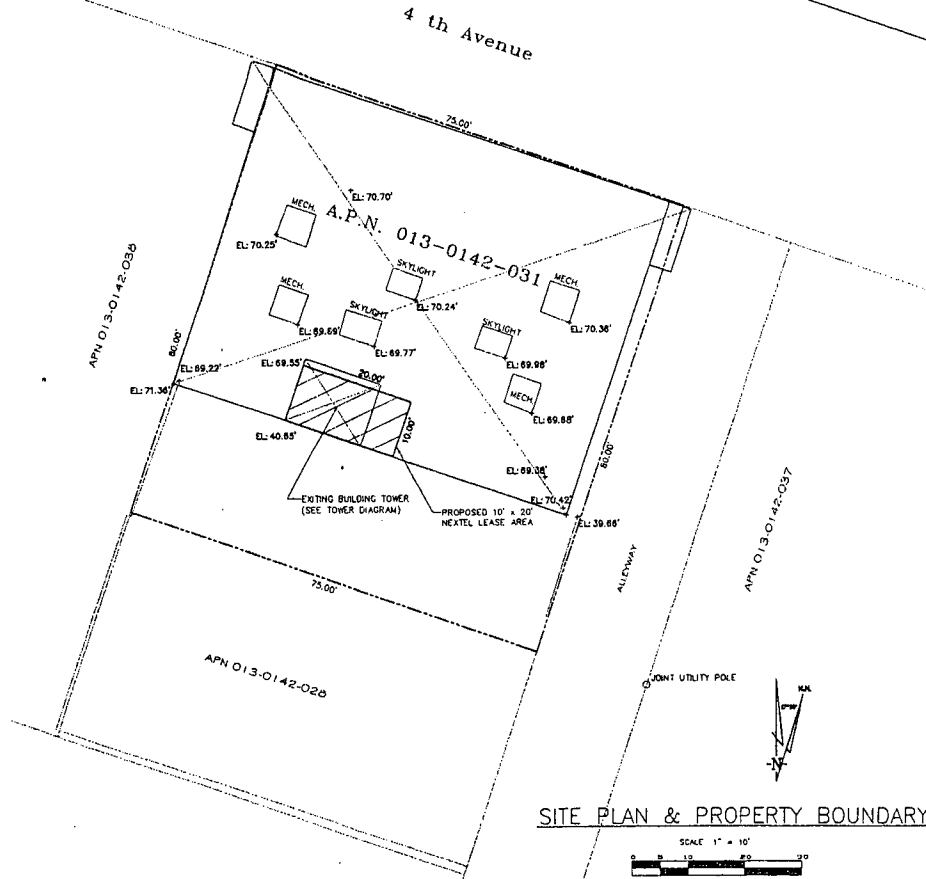
1st SUBMITTAL: 04/24/01

2nd SUBMITTAL: 8/16/01

COMPANY JOB NO.



**SITE PLAN**  
 SCALE 1" = 100'



**SITE PLAN & PROPERTY BOUNDARY**  
 SCALE 1" = 10'

SITE NAME & NUMBER: MCGEORGE / CA-1537-C  
 SITE ADDRESS: 3414 4th STREET  
 SACRAMENTO, CA 958174

ASSESSOR'S PARCEL NUMBER: 013-0142-031

APPLICANT: NEXTEL OF CALIFORNIA, INC.  
 2180 HARVARD STREET  
 SACRAMENTO, CA 95815

OWNER: WELLSPRINGS WOMEN CENTER  
 P.O. BOX 5728  
 SACRAMENTO, CA 95817

ELEVATIONS SHOWN ARE BASED ON N.G.V.D. 29

BEARINGS SHOWN ARE BASED RECORD INFORMATION  
 FLOOD PLAN ELEVATION OF PROJECT AREA IN ZONE  
 X-5 AS SHOWN ON FEMA FIRM MAP COMMUNITY  
 PANEL 88000000000000000000 DATED 8-21-82 AS  
 PROVIDED BY CITY OF SACRAMENTO HAD 88  
 CORRECTION ADD 2.51 FEET TO THE ELEVATIONS  
 SHOWN. VERTICON SHIFT APPLIED. INFORMATION  
 PROVIDED BY MGS.

THE LOCATION OF EXISTING UTILITY FACILITIES HAS  
 NOT BEEN RESEARCHED. THE CONTRACTOR SHALL  
 CONTACT THE RESPECTIVE UTILITY COMPANIES TO  
 OBTAIN INFORMATION REGARDING EXACT DEPTH OF  
 BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES  
 PRIOR TO CONSTRUCTION. GEL ENGINEERING NOR  
 THEIR REPRESENTATIVES ASSUME ANY RESPONSIBILITY  
 FOR THE DELINEATION OF SUCH UNDERGROUND  
 UTILITIES, NOR FOR THE EXISTENCE OF BURIED  
 OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

LATITUDE AND LONGITUDE FOR THE PROJECT AREA  
 WAS OBTAINED FROM INFORMATION PROVIDED BY A  
 GPS SURVEY. THE GEODETIC POSITION SHOWN WAS  
 DETERMINED UTILIZING TRIMBLE FAIFINDER PRO XL  
 G.P.S. RECEIVER THE DATA WAS DIFFERENTIALLY  
 CORRECTED WITH PINDER OFFICE VERSION 2.0 TO  
 DETERMINE LATITUDE & LONGITUDE.

FAA IA CERTIFICATION:  
 LATITUDE AND LONGITUDE DENOTED ON THIS PLAN  
 ARE ACCURATE TO WITHIN 1/32 FEET  
 HORIZONTALLY AND THE ELEVATIONS SHOWN ON  
 THIS PLAN ARE ACCURATE TO WITHIN 3/32 FEET  
 VERTICALLY.

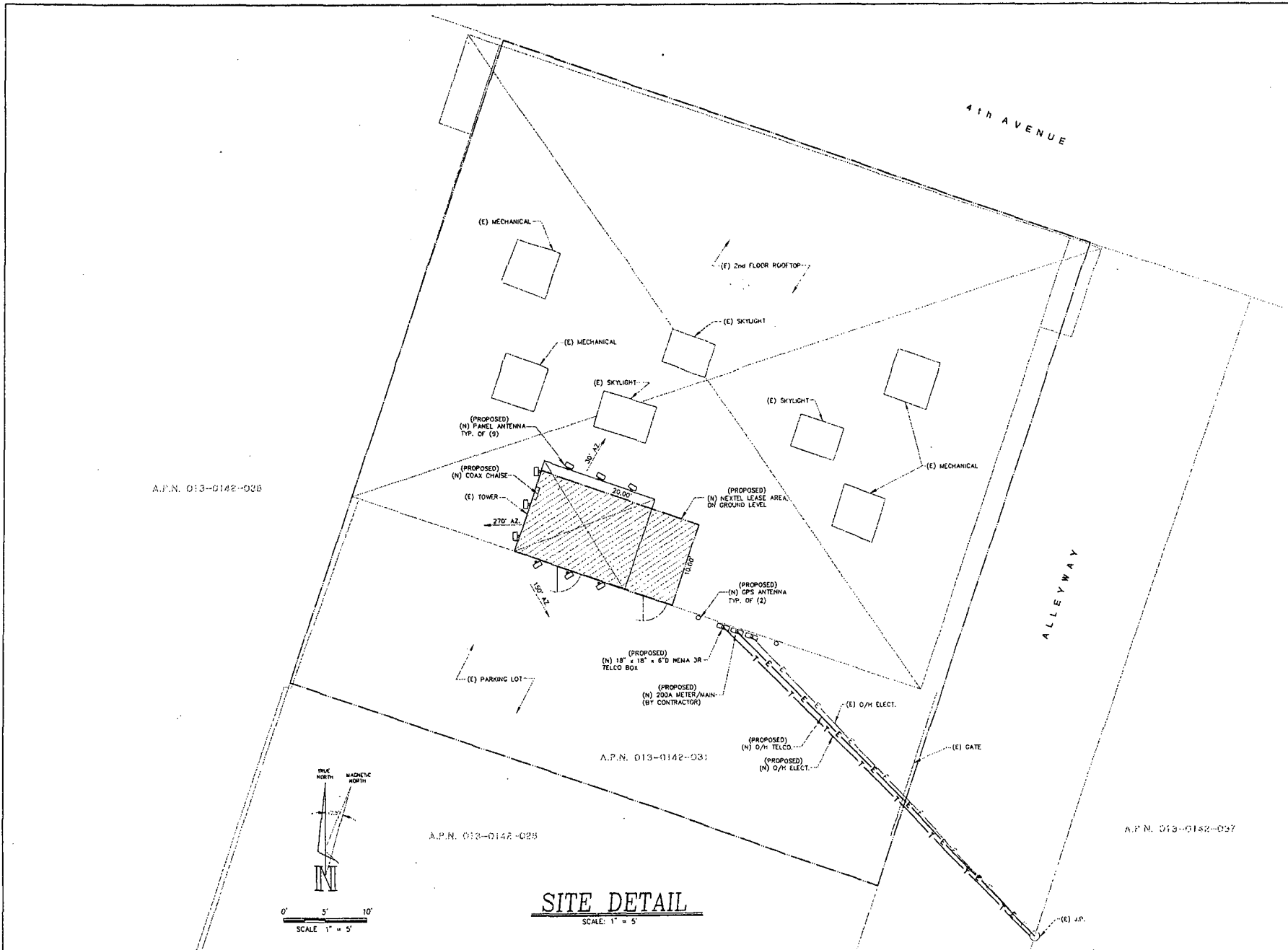
LATITUDE: 38°33'02.87" (NAD 29)  
 LONGITUDE: 121°28'07.67" (NAD 29)

LATITUDE: 38°33'02.54" (NAD 83)  
 LONGITUDE: 121°28'11.51" (NAD 83)

SITE GROUND ELEV: 40.6' MSL NGVD 29

NOTE: THIS IS NOT AN APPROVED PLAN UNLESS IT BEARS THE PROFESSIONAL SEAL AND SIGNATURE OF THE ENGINEER OR SURVEYOR WHO HAS DRAWN AND CHECKED THE PLAN. IT IS THE RESPONSIBILITY OF THE ENGINEER OR SURVEYOR TO SEE THAT THE PLAN IS ACCURATE AND COMPLETE. DO NOT USE THIS PLAN FOR CONSTRUCTION WITHOUT BOTH THE ENGINEER'S AND SURVEYOR'S APPROVAL. STAMPS AND SIGNATURES ARE REQUIRED.

November 25, 2003



**WESTERN PLANNING & ENGINEERING**  
 11860 KEMPER ROAD, #3  
 AUBURN, CA 95603  
 PHONE: (530) 823-6917  
 FAX: (530) 823-5518

Nextel of California, Inc.  
 dba **NEXTEL**  
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 SACRAMENTO, CA 95815  
 PHONE (916) 937-9436  
 FAX (916) 568-1549  
 CONTACT: JIM LOUIE

McGEORGE  
 CA-1537C  
 3414 4th AVENUE  
 SACRAMENTO, CA 95817  
 SACRAMENTO COUNTY

ZONING

APPROVALS

LEASING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONSTRUCTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TAG CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO CA-1537C  
 DRAWN BY KLB  
 CHECKED BY M.E.F.

NO	DATE	ISSUE
△		
△		

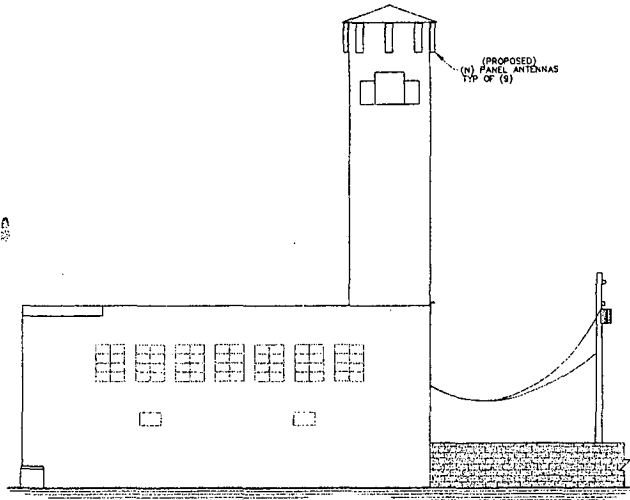
SHEET TITLE  
 SITE DETAIL

SHEET NUMBER  
 A-1

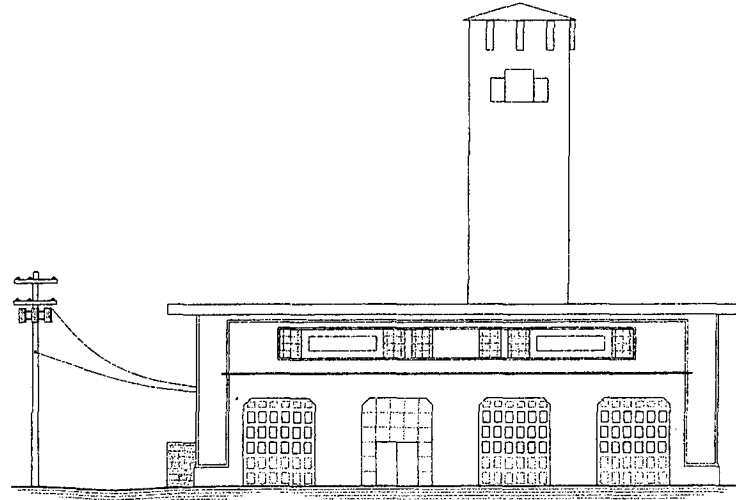
1st SUBMITTAL: 4/26/03  
 2nd SUBMITTAL: 6/15/01  
 COMPANY JOB NO. 1537C

November 25, 2003

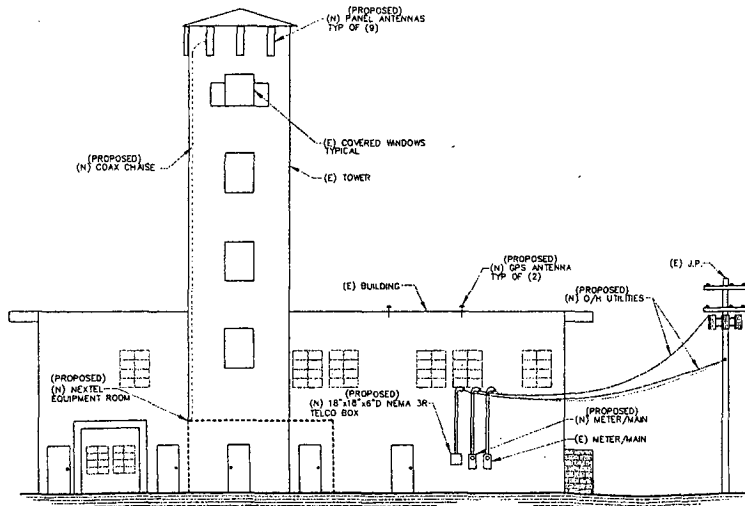
203-347



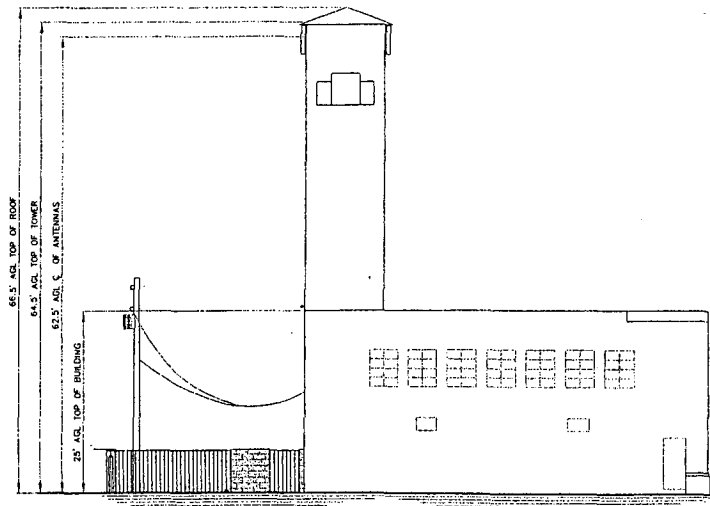
2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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McGEORGE  
CA-1537C  
3414 4th AVENUE  
SACRAMENTO, CA 95817  
SACRAMENTO COUNTY

ZONING

APPROVALS

LEASING:	DATE:
ZONING:	DATE:
RF ENGINEER:	DATE:
CONSTRUCTION:	DATE:
TAG CHECK:	DATE:
OWNER:	DATE:

PROJECT NO CA-1537C

DRAWN BY KLB

CHECKED BY M.E.F.

NO	DATE	ISSUE
△		
△		

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-2

1st SUBMITTAL: 4/27/01

2nd SUBMITTAL: 6/15/01

COMPANY JOB NO. 1537C

ITEM 9  
 November 25, 2003  
 Z03-347  
 NOTE: THIS IS NOT AN APPROVED PLAN UNLESS IT BEARS BOTH AN ENGINEER'S AND A SEAL WITH HIS SIGNATURE AND THE BUILDING DEPARTMENT APPROVAL STAMPS. DO NOT USE THIS PLAN FOR CONSTRUCTION WITHOUT BOTH