

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Sacramento Cellular Telephone Co., 1010 Hurley Way #300, Sacramento, CA 95825				
OWNER	Deno Vaccher, 2001 Harbor Blvd, Costa Mesa, CA 95627				
PLANS BY	The Edgewater Design Group, P.O. Box 254480-188, Sacramento, CA 95825				
FILING DATE	09/11/90	ENVIR. DET.	Negative Declaration	REPORT BY	D. Holm
ASSESSOR'S PCL. NO.	265-0292-009-0000 and 265-0292-010-0000				

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to allow the construction of a 60 foot high monopole and a 10 foot by 20 foot equipment shelter on 0.47± acres in the General Commercial (C-2) zone.
  - C. Lot Line Adjustment to merge two partially developed parcels into one parcel totaling 0.47± acres.

**LOCATION:** 2537 Del Paso Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 60 foot high monopole with an equipment shelter in order to provide cellular telephone service to the surrounding area.

**PROJECT INFORMATION:**

General Plan Designation:	Community Neighborhood Commercial & Office
1984 North Sacramento Community Plan Designation:	Retail/General Commercial
Existing Zoning of Site:	General Commercial (C-2)
Existing Land Use of Site:	Electronics Store

**Surrounding Land Use and Zoning:**

North: Retail/Commercial; C-2  
South: Retail/Commercial; C-2  
East: Retail/Commercial; C-2  
West: Retail/Commercial; C-2

Property Dimensions: 200'± x 103'±  
Property Area: .47± acres

Height of Proposed Monopole:	60 feet
Required Setback off of Del Paso Boulevard:	15 feet
Proposed Setback off of Del Paso Boulevard:	150 $\pm$ feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**BACKGROUND INFORMATION:** On March 14, 1991, the ordinance relating to communication towers and antennas was heard and approved by the Planning Commission. On July 9, 1991, the ordinance was heard and approved by the City Council. The ordinance requiring special permits for the location of communication towers and antennas went into effect on August 9, 1991. The proposed project has been on hold pending the approval of the City's communication tower/antenna ordinance.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of .47 $\pm$  developed acres in the General Commercial (C-2) zone. The site is developed with a 10,800 $\pm$  square foot electronics store. The site is designated for community/neighborhood commercial and offices in the General Plan and retail/general commercial in the 1984 North Sacramento Community Plan. The surrounding land use and zoning includes commercial and single family residences, zoned General Commercial (C-2) and Standard Single Family (R-1), to the north; vacant and commercial, zoned General Commercial (C-2); to the south; single family, retail, commercial and vacant, zoned General Commercial (C-2), to the west; and commercial, single family and vacant, zoned General Commercial (C-2) and Standard Single Family (R-1), to the east.

B. Applicant's Proposal

The applicant is proposing to construct a 60 $\pm$  foot high monopole on an existing .47 $\pm$  acre developed parcel. In addition to the monopole a 10 foot by 20 foot communication equipment shelter will be constructed adjacent to the monopole. The subject site consists of two parcels that were developed with an electronics store that was constructed over the existing property line. The applicant is requesting to merge the two parcels into one parcel in order to eliminate the legal non-conforming status of the existing structure.

C. Staff Analysis

In order to provide cellular telephone service to the surrounding area the applicant has requested approval of a 60 foot high communication tower with a triangular platform at the top which will have three sets of four antennas on an existing retail/commercial site. The subject site is currently developed with a 10,800 $\pm$  square electronics store. In order for the communication tower to transmit information a 10 foot by 20 foot equipment shelter that will house the necessary communication equipment is also required to be located on the site.

The proposed communication tower will be located on the south side along the rear of the existing electronics store and will have a setback of approximately 150 feet off of Del Paso Boulevard. The proposed monopole and communication equipment room is consistent with the surrounding land uses in that monopoles and antennas for cellular telephone companies are considered commercial uses. The existing electronics store has several existing small antennas which are located on the roof of the building. The applicant has informed staff that all of the existing antennas will be removed. Staff has no objections to the proposed communication tower and equipment room.

In order to provide screening of the base of the monopole and the equipment room planning staff recommends that the applicant enclose the area with a chainlink fence with redwood slats. The existing retail/commercial development was developed prior to the City's landscaping requirements. Planning staff recommends that the applicant provide a minimum three foot wide planter adjacent to the alley and along the front of the area to be fenced for the monopole and equipment room. It is recommended that shrubs with climbing vines be planted in the planter in order to screen the visual look of the chain link fence and provide some landscaping within the parking area. In order to provide the minimum twenty foot fire lane and driveway from the front of the property to the alley a planter will not be possible along the west side of the proposed enclosed area as shown on Exhibit C.

#### D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Water and Sewer, Fire and the Del Paso Boulevard Business Improvement Association. The following comments were received.

#### Engineering - Development Division

1. We request the following conditions and comments be made a condition for approval of this lot line merger.

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed.

Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the special permit to allow a 60 foot high freestanding monopole and a 10 foot by 20 foot equipment shelter subject to conditions and based upon findings of fact which follow; and
- C. Approve the Lot Line Adjustment to merge two partially developed parcels into one parcel totaling .47± acres by adopting the attached resolution.

**Conditions**

- 1. All of the existing antennas located on the roof of the existing electronics store shall be removed prior to issuance of building permits. The applicant shall contact the Planning Director upon removal of the antennas in order for Planning staff to verify that the antennas have been removed;
- 2. A minimum three foot landscape planter with automatic irrigation shall be provided on the north and south sides of the proposed fence. The planter shall have a minimum six inch curbing surrounding the planter with a minimum of two feet of open area for plants;
- 3. The applicant shall submit a landscape plan to the Planning Director for review and approval prior to issuance of building permit;
- 4. The proposed fence shall have redwood slats installed in the chain link fence prior to obtaining a final inspection from the Building Division;
- 5. The applicant shall obtain a certificate of compliance for the Department of Public Works, Development Services Division prior to issuance of a building permit;
- 6. All necessary building permits shall be obtained prior to construction of the monopole and communication equipment shelter; and
- 7. The applicant shall contact the Planning Director for a site inspection prior to receiving a final inspection by the Building Division.

RESOLUTION NO. 1279

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF October 10, 1991

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 18 AND 19 OF BLOCK 11, AS SHOWN ON "NORTH SACRAMENTO SUBDIVISION NUMBER 8" FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 13 OF PARCEL MAPS, MAP NO. 49, TOTALING .47± DEVELOPED ACRES AT 2537 DEL PASO BOULEVARD.

(APN: 265-0292-009 & 010)

(P90-388)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 2537 Del Paso Boulevard; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and The North Sacramento Community Plan; and the proposed lot line merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located AT 2537 Del Paso Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B hereto, subject to the following conditions:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
  - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
  - b. File a Waiver of Parcel Map.

- c. **Notice:** Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

*Mike DeSine*  
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 CHAIRPERSON

ATTEST:

*Suzanne Elmstad*  
 \_\_\_\_\_  
 SECRETARY TO CITY PLANNING COMMISSION

- c. **Notice:** Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ATTEST:

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CHAIRPERSON

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SECRETARY TO CITY PLANNING COMMISSION

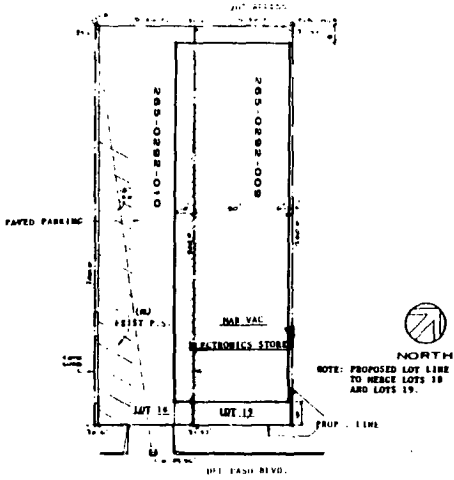


P90-388

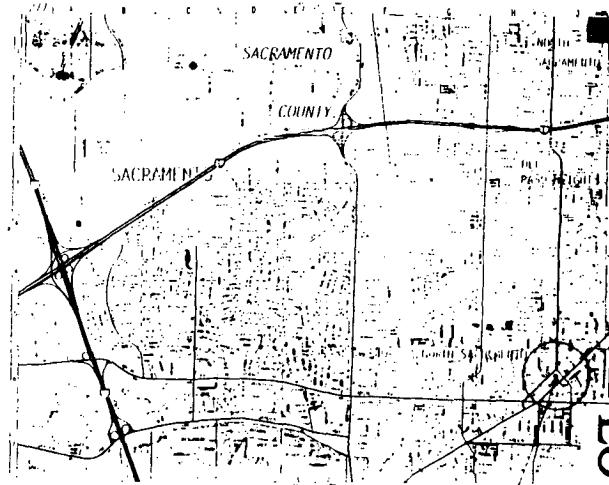
October 10, 1991

Item # 17

000318



LOT LINE ADJUSTMENT  
PLOT PLAN  
SCALE 1"=50'



VICINITY MAP  
N T S

SITE LOC.

PROPERTY OWNER:  
ERNO & MARLENE VALCHER  
2001 HARBOR BLVD  
COSTA MESA, CA 92627

BUILDING OWNER:  
SACRAMENTO CELLULAR TELEPHONE  
1010 HURLEY WAY, STE 300  
SACRAMENTO, CA 95825

SITE ADDRESS:  
2571 E. PASO BLVD.  
SACRAMENTO, CA 95815

POWER COMPANY: A.P.N. NO. 265-0292-009  
S.M.U.D.  
1708 59TH STREET A.P.N. NO. 265-0292-010  
SACRAMENTO, CA 95819-4028

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
4. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE ARCHITECT/ENGINEER SO THAT THE PROPER REVISION MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
5. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED TOPO BOUNDARY SURVEY MAP.
6. ALL GRADING RELATED ACTIVITIES TO BE DONE IN ACCORDANCE WITH KERNFELDER INC. SOILS REPORT DATED JULY 1991. CONTRACTOR TO NOTIFY SOILS ENGINEER AND OWNER PRIOR TO ANY GRADING OR RELATED ACTIVITIES.
7. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES WHERE SUCH UTILITIES MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY MEMBERS OF UNDERGROUND SERVICE ALERT 48 HOURS IN ADVANCE OF PERFORMING WORK BY CALLING THE TOLL FREE NUMBER (800) 642-2444.

PROJECT NAME: RICHARDSON VILLAGE ALT. 2

SITE NUMBER: ST-64

LOT LINE ADJUSTMENT

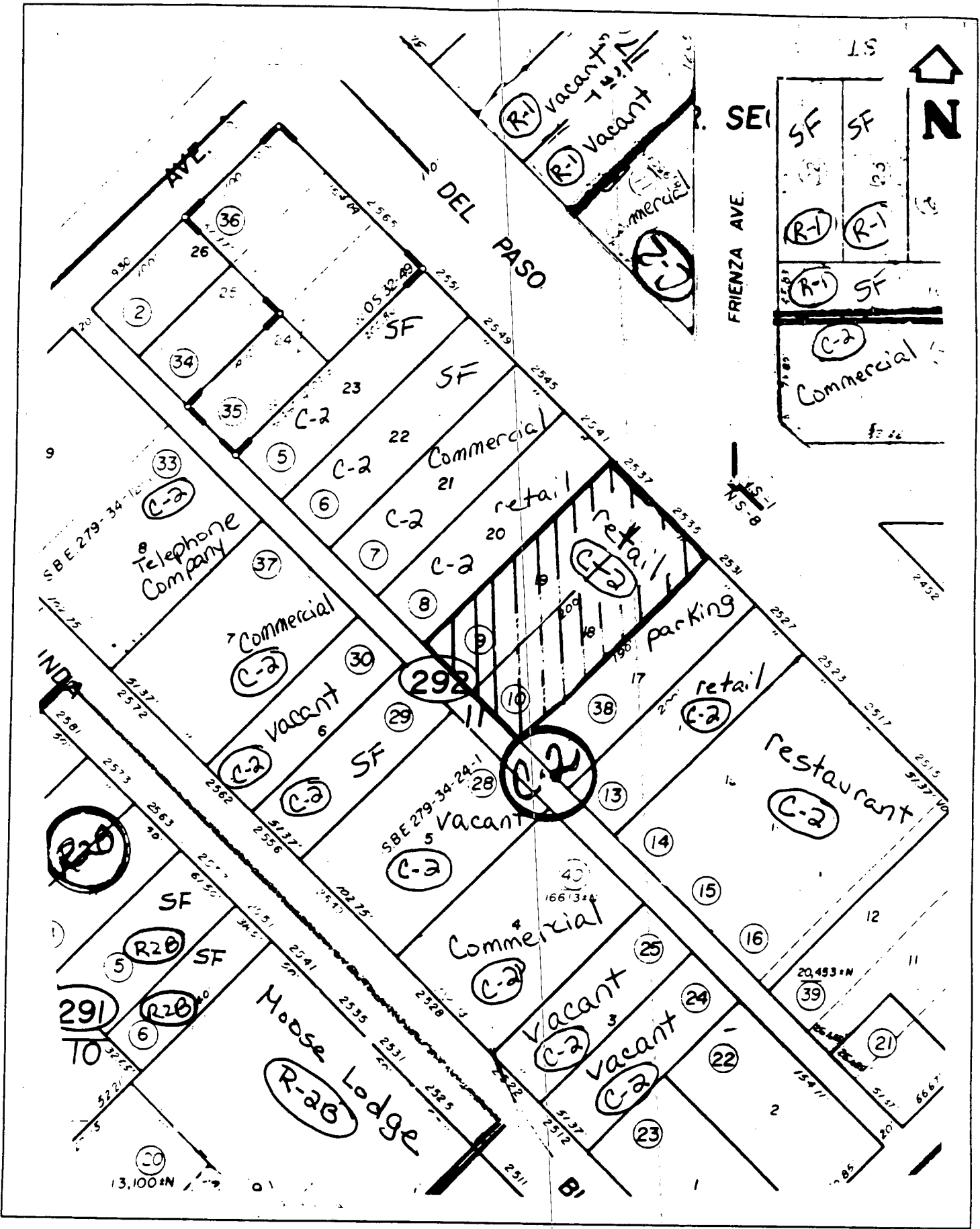
THE EDGEWATER  
DESIGN GROUP  
P.O. BOX 888 4890-188  
SACRAMENTO, CA 95888

LAR ONE  
RICHARDSON  
VILLAGE  
SACRAMENTO, CA

EXHIBIT A  
SITE PLAN AND ELEVATIONS

DATE: 8-30-90  
PROJECT NO. 17-90  
JOB NO. 9550-04

SHEET NO. 1 OF 4



LAND USE & ZONING MAP

000317

# EXHIBIT B

## DESCRIPTION OF LOTS 18 & 19 OF BLOCK 11, NORTH SACRAMENTO SUBDIVISION NUMBER 8

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF BLOCK 11 AS SHOWN AND DELINEATED ON THE PLAT OF THE NORTH SACRAMENTO SUBDIVISION NO. 8, RECORDED IN BOOK 13 OF MAPS, MAP NO. 49, SACRAMENTO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 18 OF SAID BLOCK 11; THENCE NORTH  $45^{\circ}05'$  EAST, 102.72 FEET TO THE MOST NORTHERLY CORNER OF LOT 19 OF SAID BLOCK 11; THENCE ALONG THE EASTERLY LINE OF LOT 19, SOUTH  $44^{\circ}55'$  EAST, 200.00 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF DEL PASO BOULEVARD; THENCE ALONG SAID NORTHERLY LINE, SOUTH  $45^{\circ}05'$  WEST, 102.72 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 18; THENCE ALONG THE WESTERLY LINE OF LOT 18, NORTH  $44^{\circ}55'$  WEST, 200.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY:  1990 BY:

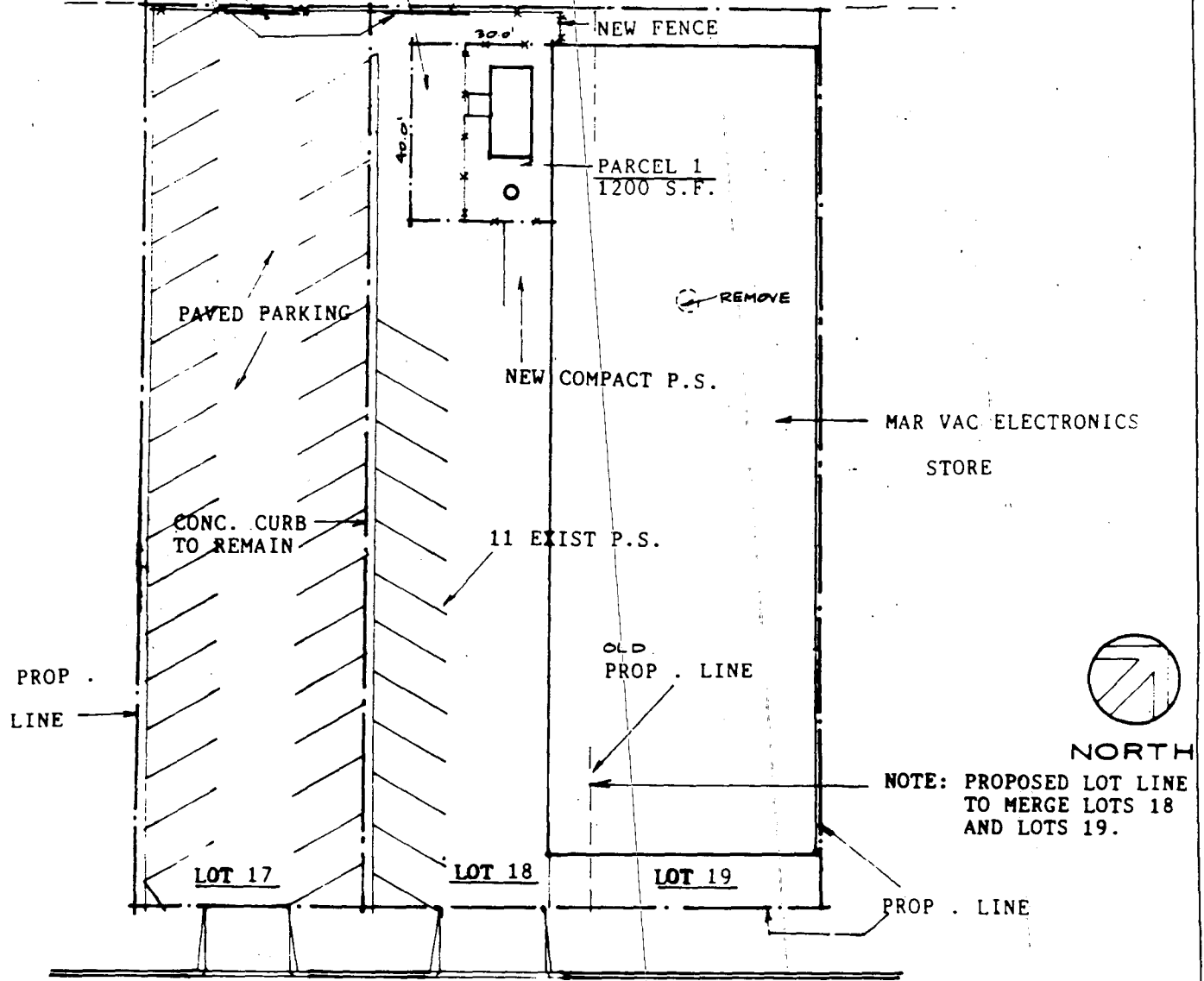
  
Charles L. Evans, S 3709

# EXHIBIT - C

(2)-12' ROLLER GATES

20' W. FIRE LANE

20' ACCESS



**PLOT PLAN**  
SCALE : 1" = 30'

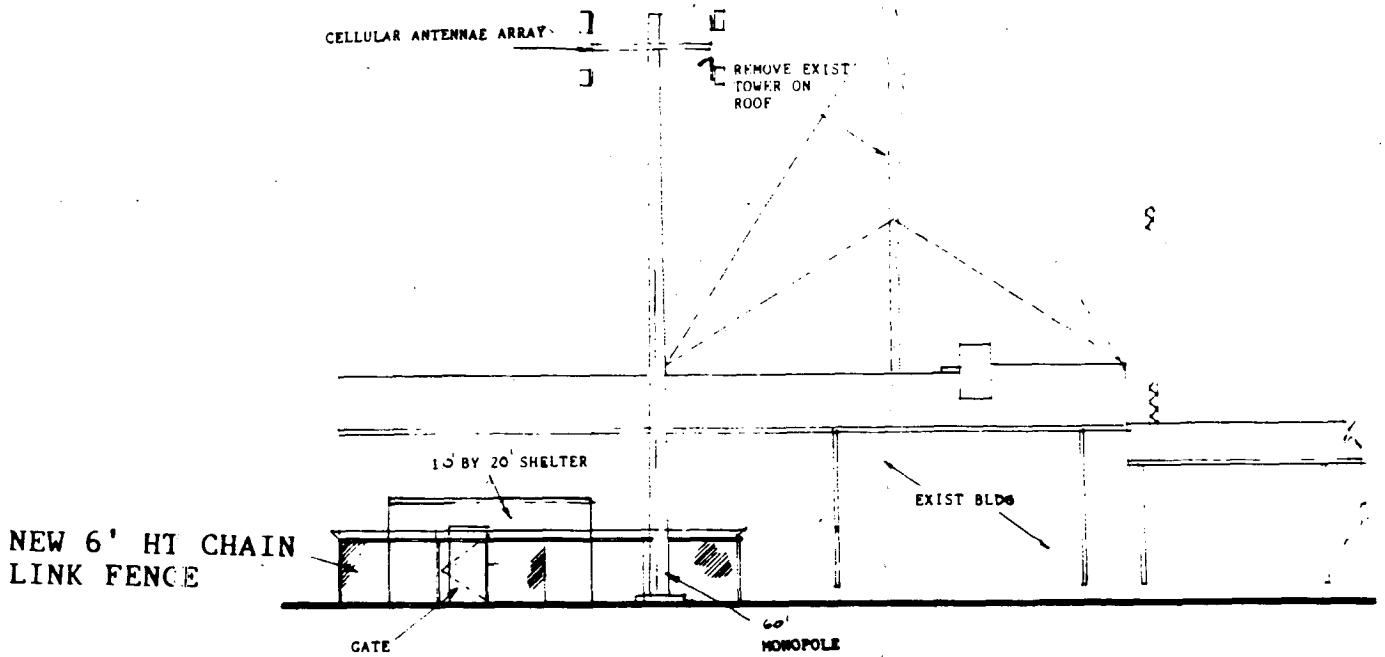
DEL PASO BLVD.

BLOCK 11

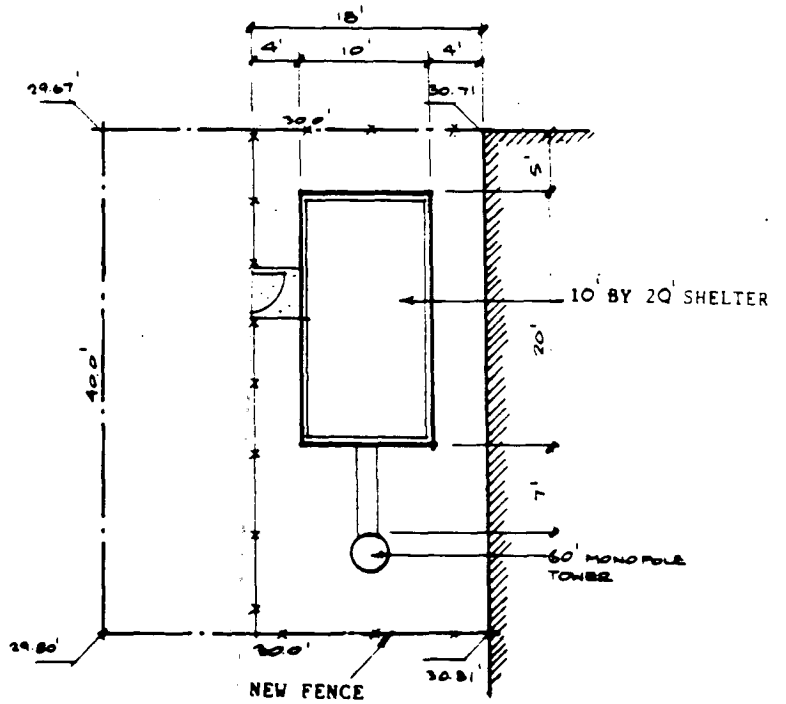
**SITE PLAN**

000320

# EXHIBIT D



**SOUTHWEST ELEVATION**  
SCALE: 1" = 10'



**PARCEL PLOT PLAN**  
SCALE: 1" = 10'

**ELEVATION/PLOT PLAN**

000321

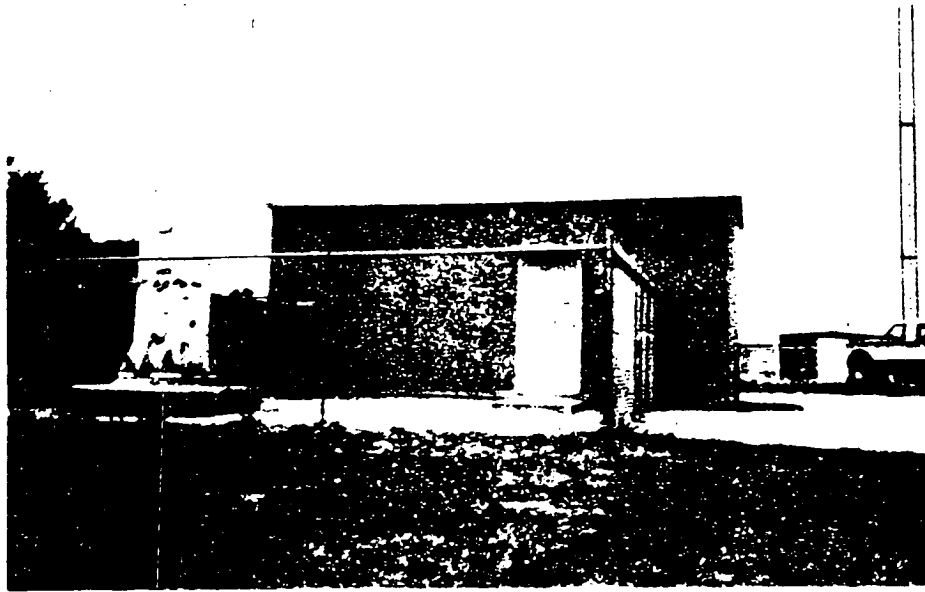
**EXHIBIT - E**

CELLULAR ANTENNA



60 FOOT MONOPOLE TOWER

EXHIBIT F



STANDARD BUILDING 10' X 20' X 10'

