

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday August 3, 1993 the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit for the project known as Z93-043. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Special Permit to construct a 66 ft. monopole cellular tower on 1.26± developed acres in the Heavy Industrial (M-2) Zone.

Location: 1101 North D St.

Assessor's Parcel Number: 001-0114-002

Applicant:	Pac Tel Cellular	Owner:	Robert and Janet Gamboa
Address:	2150 River Plaza Dr. Sacto., CA. 95833	Address:	1101 North D. Street Sacto., CA. 95814

General Plan Designation:	Industrial
Existing Land Use of Site:	Auto Body Repair Shop
Existing Zoning of Site:	Heavy Industrial (M-2) Zone

Surrounding Land Use and Zoning:

North: Industrial; M-2
South: Industrial; M-2
East: Industrial; M-2
West: Vacant; M-2

Property Area:	1.262± acres
Height of Monopole:	66 foot monopole, 4 foot cellular top hat, 4 foot whip antenna Total height: 74 feet
Height Limit of M-2 Zone	75 feet
Square Footage of Building:	12' x 28' equipment shelter (336 square feet)
Height of Building:	One story
Exterior Building Materials:	Exposed aggregate, concrete
Roof Materials:	Concrete
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Additional Information: On May 13, 1993 the Planning Commission denied a request by the applicant to construct a cellular tower at 210 North 12th Street (P92-297). At that time, Planning staff indicated to the applicant that there were several other sites in the vicinity of North D and North 11th Streets that would be an acceptable location for the proposed cellular tower. The applicant is now requesting a Special Permit to locate the cellular tower at 1101 North D Street. This is one of the sites that staff indicated to the applicant as an acceptable site. The applicant is requesting to construct a 66 ft. monopole with a 4 ft. cellular array, a ft. diameter solid H.P. dish mounted at 62 ft., and a 4 ft. whip along with a 12 ft. x 28 ft. equipment shelter.

The City Communications Division has suggested that the cellular site could be located on the City-owned communications tower at 111 Bercut Drive. The applicant has indicated, however, that this is outside the tolerance range needed for the operation of the cellular network.

Project Plans: See Exhibit A

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 15311).

Conditions of Approval:

1. The equipment shelter shall be constructed of exposed aggregate and concrete and match the materials and colors of the existing auto body shop located on the site. Exterior elevations of the building shall be reviewed and approved by Planning Division staff prior to issuance of a Building Permit.
2. The monopole shall be a metal monopole. The overall height of the cellular tower shall not exceed 75 feet to the highest point (top of the whip antenna).
3. The chain link fencing on the 11th Street frontage shall have vinyl slats to match the existing fencing.
4. A landscape and irrigation plan shall be submitted for Planning staff review and approval prior to issuance of Building Permits. The landscape plan shall indicate the relocation of the three existing redwood trees on the site (relocation necessary due to construction of the equipment shelter) and landscaping that matches the existing landscaping found in the front and street side yard setbacks of the site.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the monopole is compatible with industrial uses in the area and will not conflict with the draft policies for the Richards Boulevard Area Plan in that the tower will not be located on the future Gateway Boulevard.

2. The project, as conditioned, will not be detrimental to the public welfare and to property in the vicinity in that adequate landscaping will be provided, the monopole will be constructed of metal and the building materials of the equipment shelter will match the existing building located on the site.
3. The project is consistent with the General Plan which designates the site for Industrial uses.

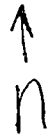
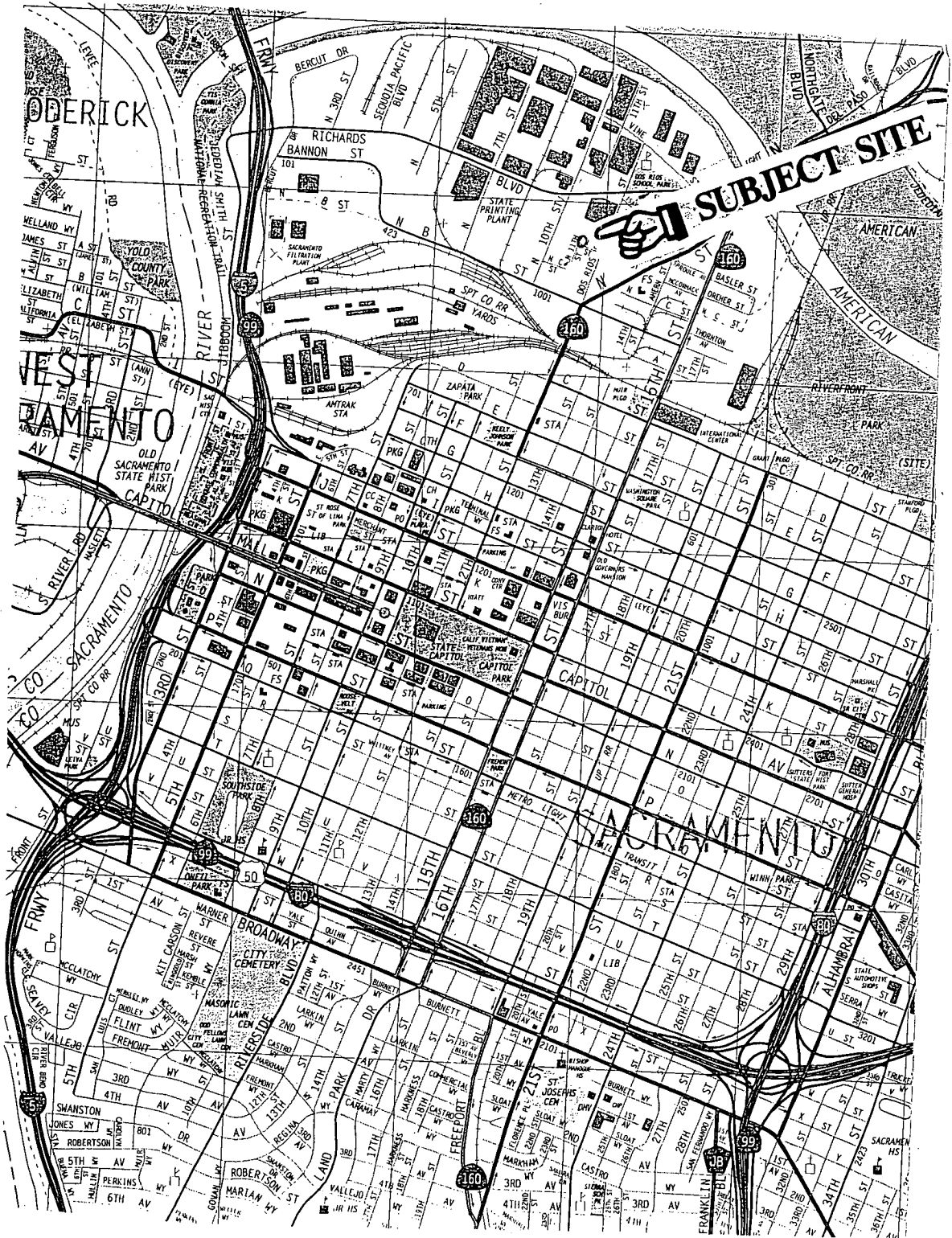


Joy D. Patterson
Zoning Administrator

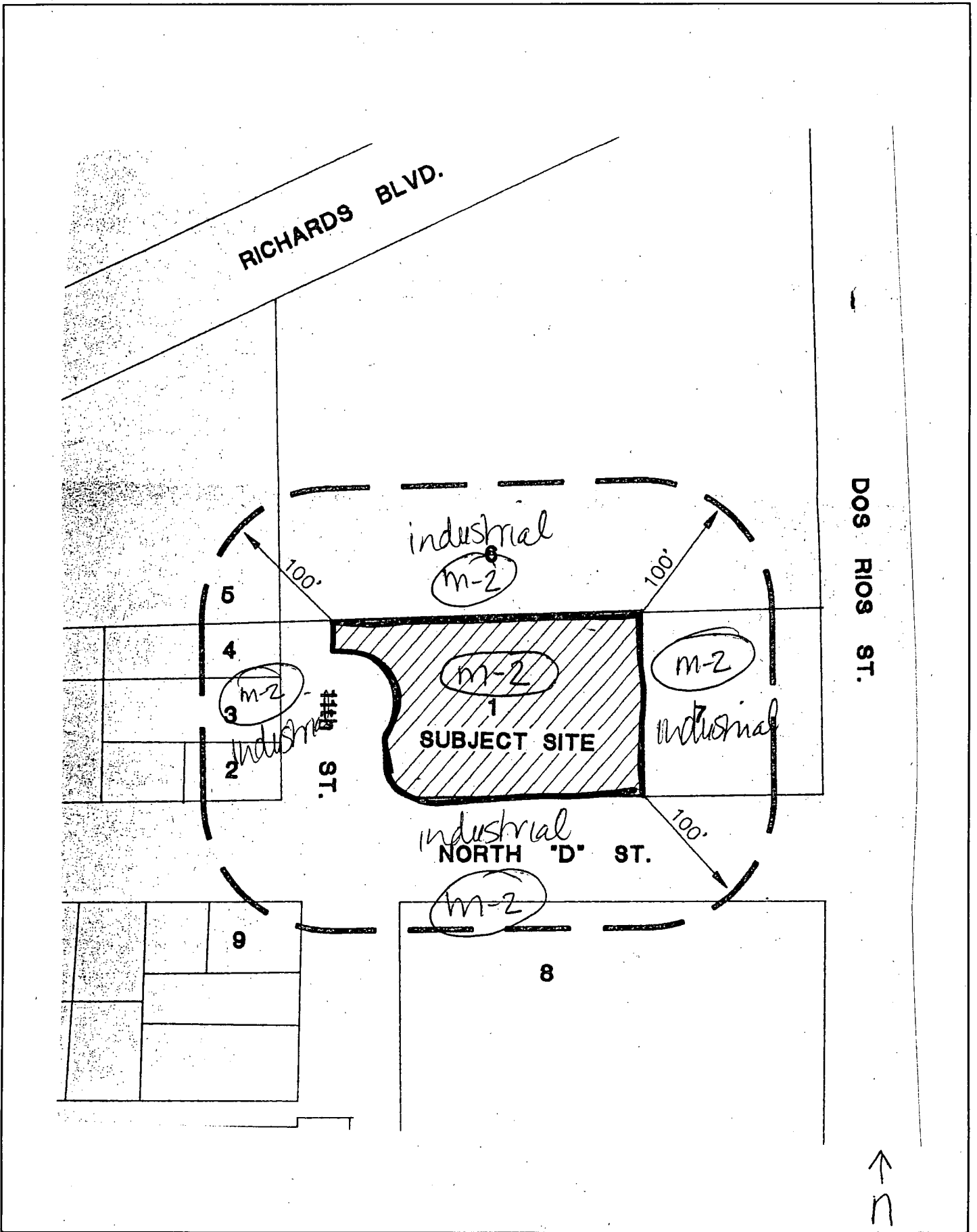
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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 (Original)
Applicant
ZA Log Book
Building Division



VICINITY MAP



LAND USE & ZONING MAP

