



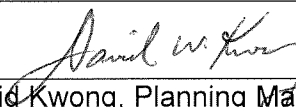
**CITY OF SACRAMENTO PLANNING COMMISSION  
RECORD OF DECISION**


**New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814**

Project Name: 4100 Folsom Blvd T-Mobile Antenna(s)  
Project Number: P06-221  
Project Location: 4100 Folsom Blvd  
Assessor's Parcel No.: 001-0070-029  
Applicant: Rama Gulati, Applied Wireless Consulting  
Action Status: Approved with Conditions Action Date: 04/12/07

**REQUESTED ENTITLEMENT(S):** A. Environmental Exemption (CEQA section 15301).  
B. Special Permit to install a rooftop antenna facility on the existing penthouse structure of a condominium building.

**ACTIONS TAKEN:** On 04/12/07, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval: The Commission approved the Special Permit to locate six (6) flush mounted cellular antenna panels on the rooftop of an existing condominium.

**Action certified by:**   
David Kwong, Planning Manager

Sent to Applicant: 04/13/2007 By:   
Staff Signature

**NOTICE OF PROTEST RIGHTS**

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

**EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

**PLAN REVIEW:** Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

**APPEALS**

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 04/23/07. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

**Findings Of Fact**

- A. Environmental Determination: Categorical Exemption. The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to CEQA section 15301 of the California Environmental Quality Act.
- B. Special Permit to locate six (6) flush mounted cellular antenna panels on the penthouse wall with related equipment on the adjacent rooftop of an existing 10-story condominium building on 2.10 +/- acres in a Multi-Family (R-2B-R) zone.
  - 1. The project, as conditioned, is based upon sound principles of land use in that:
    - a. The project will utilize an existing structure or building;
    - b. The antenna panels and related equipment will be designed to blend in with the existing building;
    - c. The project will not adversely affect the surrounding land uses.
  - 2. The project, as conditioned, will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance in that:
    - a. The antennas are proposed in a location that will not interfere with existing land uses or future uses on the subject parcel and the surrounding area;
    - b. No additional parking, utilities, or services are required at this site as a result of this proposal;
    - c. Location of the telecommunication equipment on the rooftop will provide for security and safety.
  - 3. The project, as conditioned, complies with the General Plan in that telecommunication facilities are permitted with a Special Permit. The project is also consistent with the telecommunication policy of siting telecommunication facilities on existing structures.

**Conditions Of Approval**

The Special Permit to locate telecommunication equipment on a 10-story Multi-Family condominium building on 2.10 +/- acres in a Multi-Family (R-2B-R) zone is hereby approved subject to the following conditions of approval:

B-1. The applicant shall obtain all necessary building permits prior to commencing construction.

B-2. Size and location of antennas shall conform to the plans submitted. Any modifications of the plans, additional panels (six antennas approved), or increased height of the antennas shall require a modification of the Special Permit.

B-3. Should the applicant discontinue using the antennas or equipment for wireless service, the applicant shall remove the panels and equipment within ninety (90) days of termination.

B-4. 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.

B-5. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the building.

B-6. The proposed cable run from the antenna panels to the equipment cabinets shall either be at roof level or behind the parapet, but not elevated.

B-7. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.