

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 13, 1995, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add cellular antenna panels on the roof of an existing office building for the project known as Z95-042. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: 1. Negative Declaration

 2. Zoning Administrator Special Permit to add twelve cellular communications antenna panels to air conditioning equipment on the roof of an existing office building located on 11.1± acres in the Heavy Commercial-Review (C-4R) zone.

Location: 2180 Harvard Street

Assessor's Parcel Number: 277-0153-017

Applicant: Smart SMR of California, Nextel Communications (Susan Copeland)
 2180 Harvard, Ste. 220
 Sacramento, CA 95815

Property Owner: Watt Investment Properties
 2716 Ocean Park Blvd., #2010
 Santa Monica, CA 90405

General Plan Designation: Regional Commercial and Offices
Existing Land Use of Site: Office Building
Existing Zoning of Site: Heavy Commercial-Review, C-4

Surrounding Land Use and Zoning:
North: O-B (PUD); Office
South: Business 80
East: C-4R; Hilton Hotel
West: M-2; Vacant

Property Dimensions: Irregular
Property Area: 11.10 \pm acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: P89-130, P85-402, P83-402

Background Information: On May 11, 1989, the Planning Commission approved a Special Permit to develop a 162,235 square foot office building with 630 parking spaces on a portion of the 11 \pm acre site (P89-130).

Additional Information: The applicant proposes to attach up to twelve cellular antenna panels to air conditioning equipment located on the roof of an existing five story office building. The antenna panels will be one foot by four feet in size. Initially, six panels will be attached and the remaining six at some time in the future. There will be a ten foot by twenty foot (200 square feet) equipment shelter to house cellular equipment located within the fifth floor 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 project has been noticed and staff has not received any calls.

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. Size and location of the panels shall conform to the plans submitted. The panels shall be painted to match the structure they are attached to.
2. Any additional panels shall require a modification of the Special Permit. {Twelve panels 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 antenna panels will be added inconspicuously to an existing office building's air conditioning units located on the roof.
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 equipment shelter will be located within the building and the antenna panels attached to the air conditioning units located on the roof of the building; and
 - b. the design and location of the antenna panels will not significantly impact the surrounding commercial area.
3. The project is consistent with the General Plan which designates the subject site as Regional Commercial and Offices.

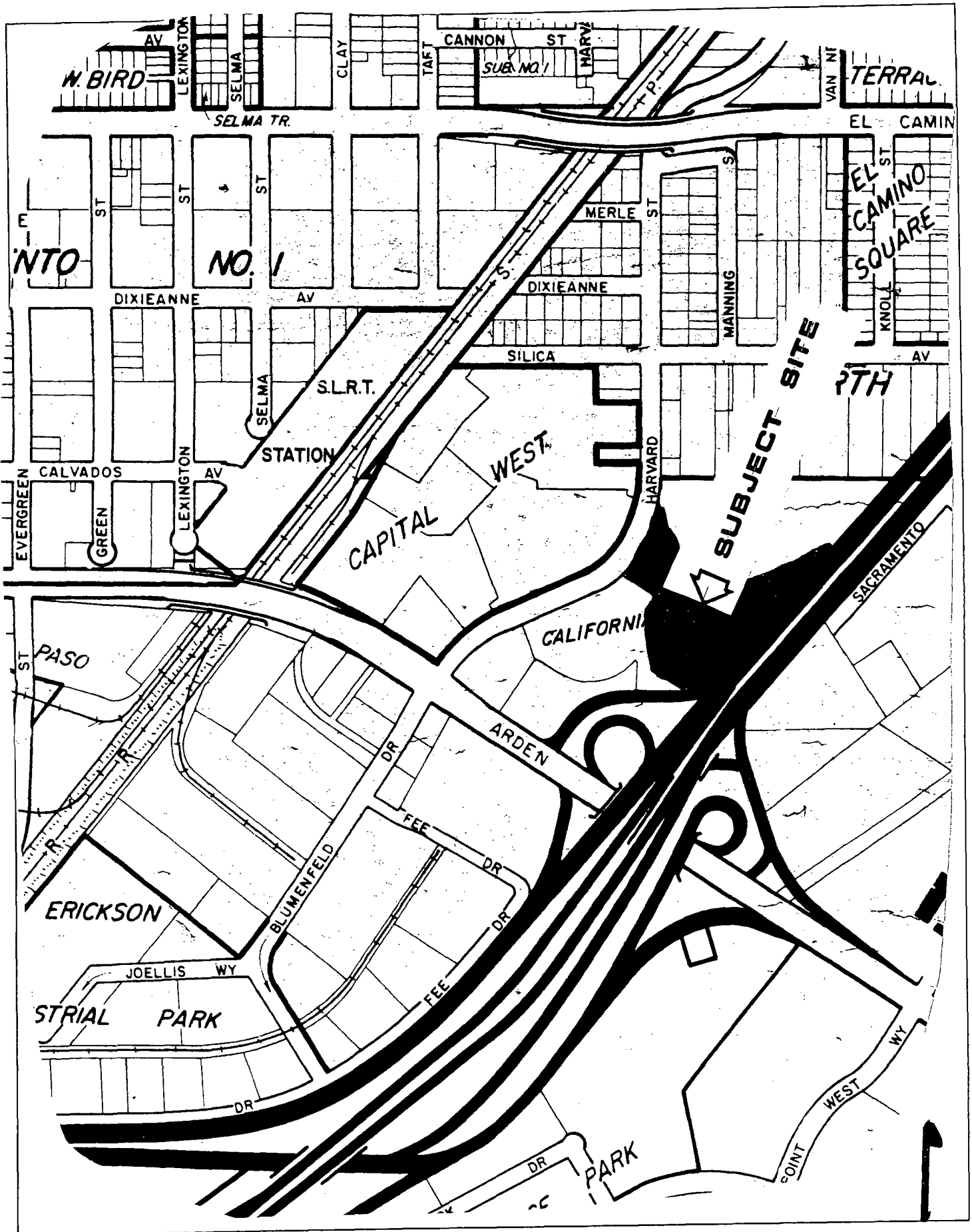
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

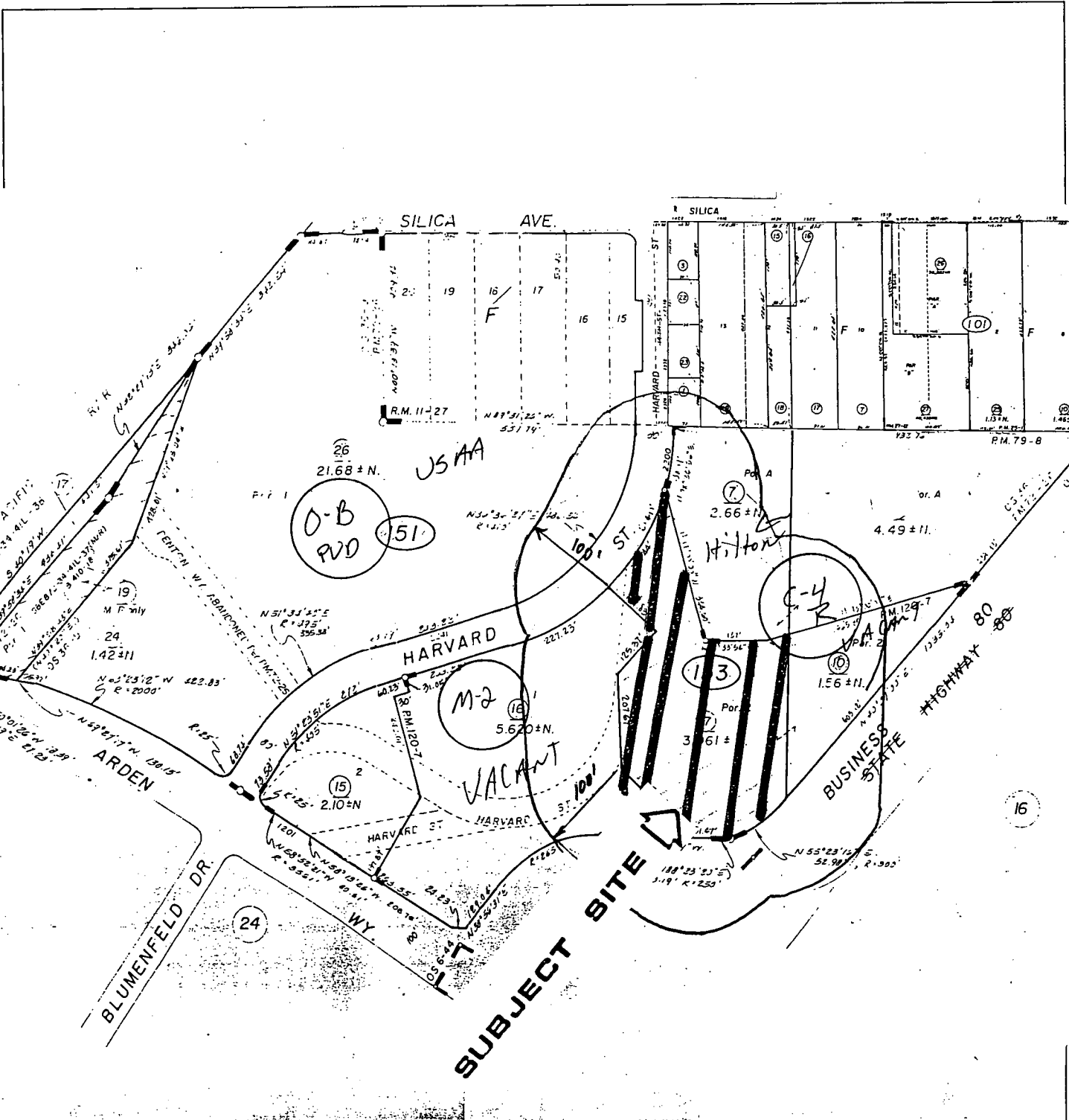
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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



VICINITY MAP



North Sacramento Sub No 2 - R.M. Bk. II, Pg. 27

CIT

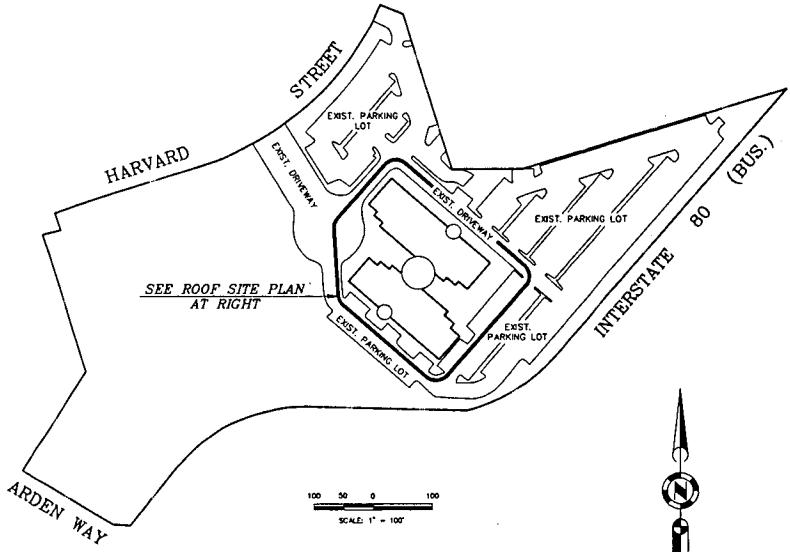
LAND USE & ZONING MAP



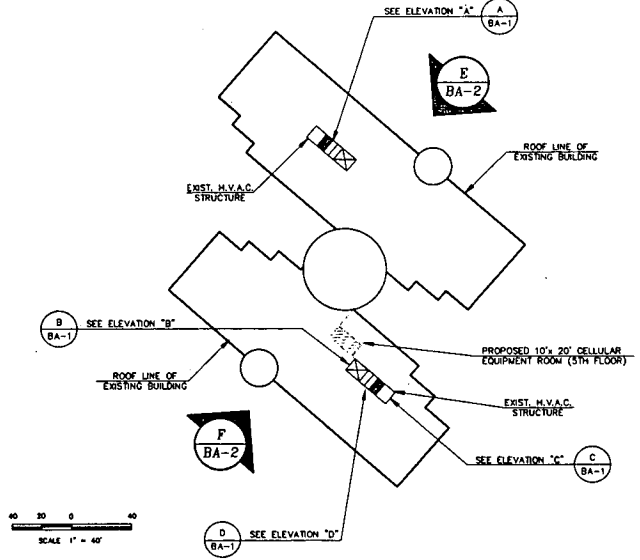
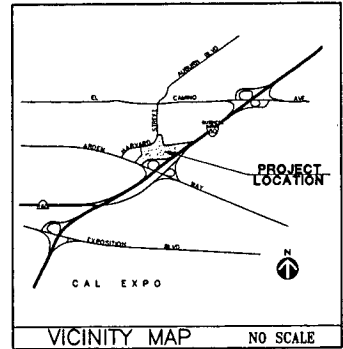
295-044

JUNE 13, 1995

ITEM 4



OVERALL SITE PLAN
SCALE: 1" = 100'



ROOF SITE PLAN
SCALE: 1" = 40'

LEGEND:
 INDICATES BUILDING ELEVATIONS AND DIRECTION OF VIEW

| SITE GENERAL NOTES | |
|---|--|
| SITE NAME: | CALIFORNIA PLAZA BUILDING SITE |
| SITE NUMBER: | C-833-A |
| SITE ADDRESS: | 2180 HARVARD STREET SACRAMENTO, CA 95815 |
| A.P.N.: | 277-153-017 & 010 |
| CURRENT ZONING: | C-4 |
| APPLICANT: | SMR OF CALIFORNIA dba NEXTEL COMMUNICATIONS 2180 HARVARD ST., STE. 100 SACRAMENTO, CA 95815 PH: (916) 568-4400 |
| PROPERTY OWNER: | CALIFORNIA PLAZA ASSOCIATION 2180 HARVARD ST., STE. 479 SACRAMENTO, CA 95815 |
| NET AREA OF PARCEL: | 200 SQ. FT. (LEASE AREA) |
| TOTAL NUMBER OF MARKED/OPEN PARKING SPACES: | |
| DATE OF SURVEY: | XXX |
| SURVEYED BY: | WESTERN PLANNING & ENGINEERING |
| GROSS AREA OF LANDS: | 6.54 AC. GROSS |
| BASES OF ELEVATIONS: | SACRAMENTO COUNTY B.M. XXXX |
| BASIS OF BEARINGS: | BOOK XX PARCEL MAPS, PAGE XX |
| GEODETIC COORDINATES OF CENTER OF PROJECT AREA: | |
| LATITUDE: XXX'XX" | LONGITUDE: XXX'XX" |
| GROUND ELEVATION: XXX ± U.S.C. & C.S. | (USGS XXXX QUAD) |
| 1927 NORTH AMERICAN DATUM | |
| NOTES: | |

| LEGAL DESCRIPTION | |
|---|--|
| LEGAL DESCRIPTION FOR PROPERTY | |
| ALL THAT CERTAIN REAL PROPERTY SITUATED, LYING AND BEING IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: | |
| PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL 1 OF 82 P.M. 18", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON JULY 30, 1990, IN BOOK 120 OF PARCEL MAPS, AT PAGE 7. | |
| LEGAL DESCRIPTION FOR PROJECT AREA | |
| NOT APPLICABLE - TENANT IMPROVEMENTS | |
| LEGAL DESCRIPTION FOR UTILITIES OR ACCESS EASEMENTS | |
| NOT APPLICABLE - TENANT IMPROVEMENTS | |

WESTERN PLANNING & ENGINEERING

11860 KEMPER ROAD, #3
AUBURN, CA 95603

PHONE: (916) 823-6917
FAX: (916) 823-5516

Smart SMR of California, Inc. dba NEXTEL COMMUNICATIONS

475 14TH ST., STE. 300
OAKLAND, CA 94612
OFFICE PH: (916) 568-4400
FAX PH: (916) 568-4500

CALIFORNIA PLAZA SITE
PROJ. NO. C-833-A
2180 HARVARD ST.
SACRAMENTO, CA
95815
SACRAMENTO COUNTY

DATE PREPARED: APRIL 4, 1995

APPROVALS

PROJECT MANAGER: _____ DATE: _____
 MOTOROLA REVIEW: _____ DATE: _____
 NEXTEL COMMUNICATIONS: _____ DATE: _____

PROJECT NO

C-833-A

DRAWN BY

JC/DHC

CHECKED BY

NET

| NO | DATE | ISSUE |
|----|------|-------|
| ▲ | | |
| ▲ | | |

SHEET TITLE

OVERALL SITE PLAN,
ROOF SITE PLAN,
DETAILS, VICINITY MAP,
LEGAL DESCRIPTION

SHEET NUMBER

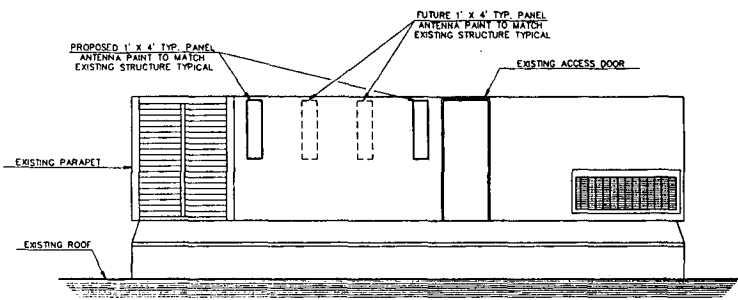
BC-1

EXHIBIT - A

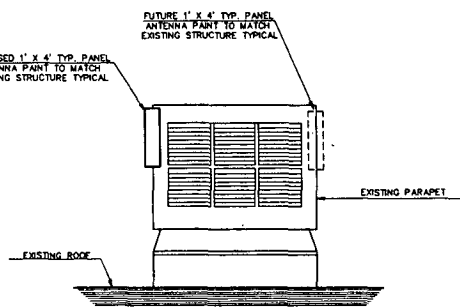
295-042

JUNE 13, 1995

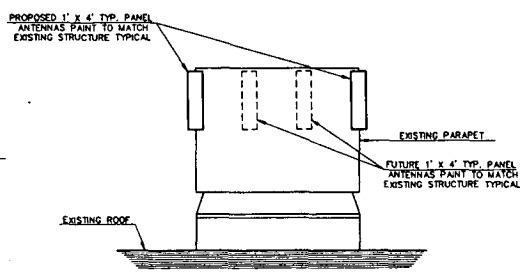
ITBm 4



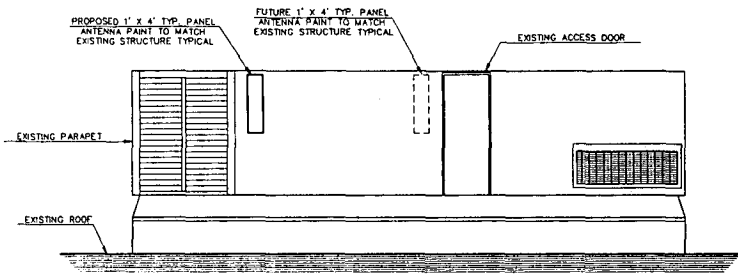
ELEVATION "A"
SCALE: 1/4" = 1'-0"



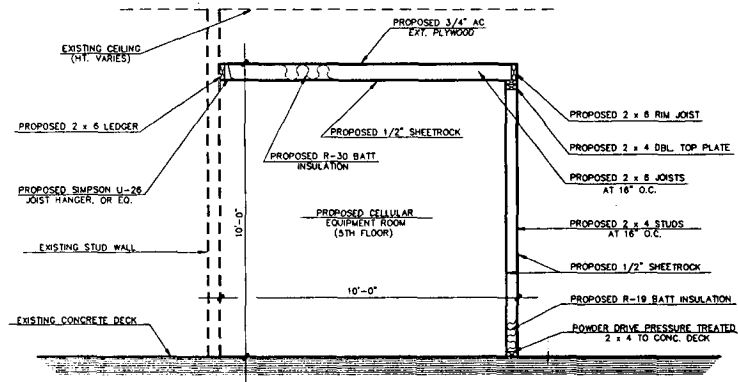
ELEVATION "B"
SCALE: 1/4" = 1'-0"



ELEVATION "C"
SCALE: 1/4" = 1'-0"

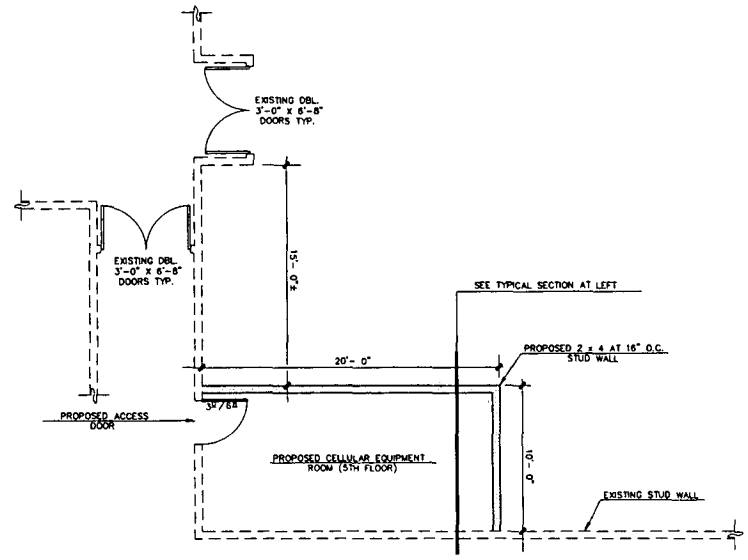


ELEVATION "D"
SCALE: 1/4" = 1'-0"



TYPICAL SECTION
SCALE: 1/2" = 1'-0"

NOTES:
1) ALL FRAMING LUMBER SHALL BE D.F. NO. 2 OR BETTER, EXCEPT AS NOTED.



FLOOR PLAN
SCALE: 1/4" = 1'-0"

WESTERN PLANNING & ENGINEERING
11860 KELPER ROAD, #3
AUBURN, CA 95603
PHONE: (916) 823-8917
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Smart SMR of California, Inc.
dba NEXTEL COMMUNICATIONS
475 14TH ST., STE. 300
OAKLAND, CA 94612
OFFICE PH: (916) 568-4400
FAX PH: (916) 568-4500

CALIFORNIA PLAZA SITE
PROJ. NO. C-833-A
2180 HARVARD ST.
SACRAMENTO, CA
95815
SACRAMENTO COUNTY

DATE PREPARED: APRIL 3, 1995

APPROVALS
PROJECT MANAGER: _____ DATE: _____
MOTOROLA REVIEW: _____ DATE: _____
NEXTEL COMMUNICATIONS: _____ DATE: _____

| PROJECT NO. C-833-A | | |
|------------------------|------|-------|
| DRAWN BY JCS/DAC | | |
| CHECKED BY MET | | |
| NO. | DATE | ISSUE |
| 1 | | |
| 2 | | |

SHEET TITLE
**ELEVATIONS
FLOOR PLAN
TYPICAL SECTION**

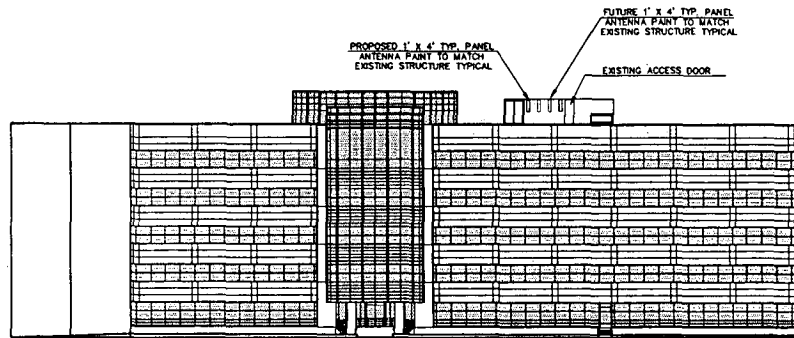
SHEET NUMBER
BA-1

EXHIBIT B

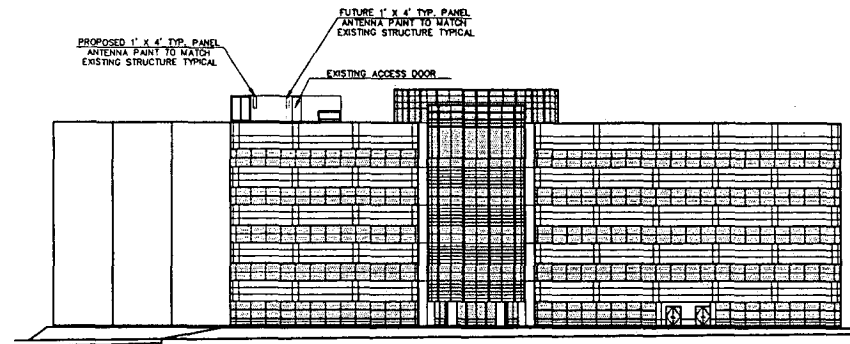
295-042

JUNE 13, 1995

ITEM 4



E
BA-2 **NORTH ELEVATION**
 SCALE: 1" = 20'



F
BA-2 **SOUTH ELEVATION**
 SCALE: 1" = 20'

WESTERN PLANNING & ENGINEERING
 11880 KEMPER ROAD, #3
 AUBURN, CA 95603
 PHONE: (916) 823-8917
 FAX: (916) 823-5518

Smart SMR of California, Inc. dba NEXTEL COMMUNICATIONS
 475 14TH ST., STE. 300
 OAKLAND, CA 94612
 OFFICE PH: (916) 568-4400
 FAX PH: (916) 568-4500

CALIFORNIA PLANNING
 PROJ. NO. C-8
 2180 HARVARD
 SACRAMENTO, CA
 95815
 SACRAMENTO CO.

EXHIBIT C

DATE PREPARED: APRIL 13, 1995

APPROVALS
 PROJECT MANAGER: _____ DA
 MOTOROLA REVIEW: _____ DA
 NEXTEL COMMUNICATIONS: _____ DA

| | | |
|------------------------|------|-------|
| PROJECT NO. C-833-A | | |
| DRAWN BY JCS/UK | | |
| CHECKED BY MEY | | |
| NO. | DATE | ISSUE |
| △ | | |
| △ | | |

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
BA-2

DB870 SERIES OF DIRECTIONAL DB880 PANEL ANTENNAS, 820-960 MHz

EXHIBIT D

Decibel's DB870 and DB880 series of directional panel antennas are designed to operate in the 820-960 MHz range. Horizontal radiation coverage is available for 120°, 105°, 83°, 60° or 45° at the 3 dB points. Some models are available with electrical downtilt.

An optional field adjustable antenna tilt bracket, DB5081, is available to mechanically tilt the major lobe of any model below the horizon.

For information regarding the use of several interconnected panel antennas to generate a near-omnidirectional pattern, contact Decibel System Engineers.

Design and Construction

Electrically and mechanically these antennas offer the best trade-off between small size vs. windloading and high front-to-back ratio.

Each antenna is tested for power rating compliance and the absence of intermodulation generators.

All antennas in the series are constructed using precision high-strength aluminum alloy, brass elements and a high impact, weather and UV resistant fiberglass radome.

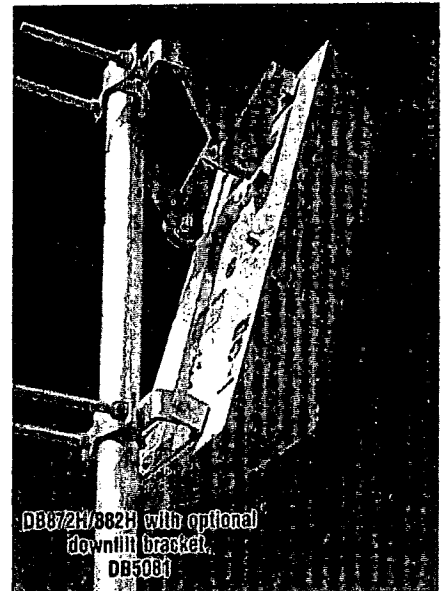
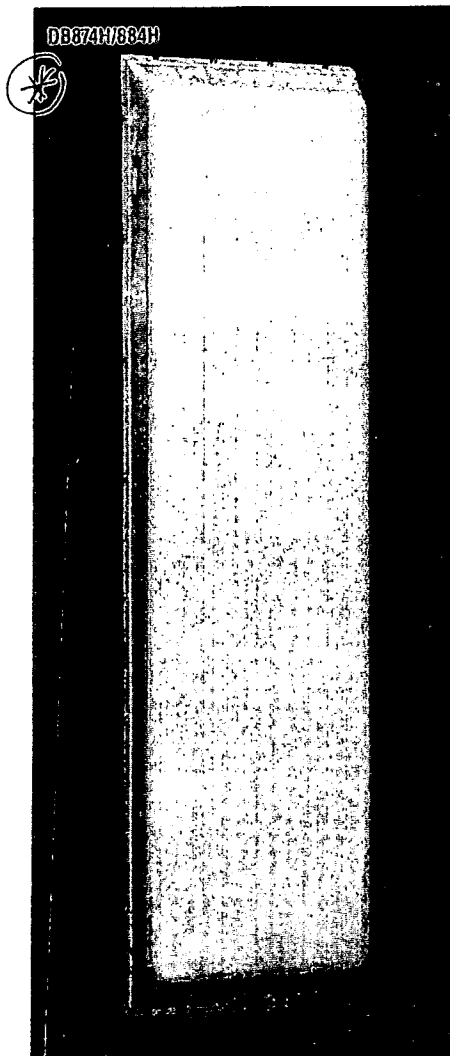
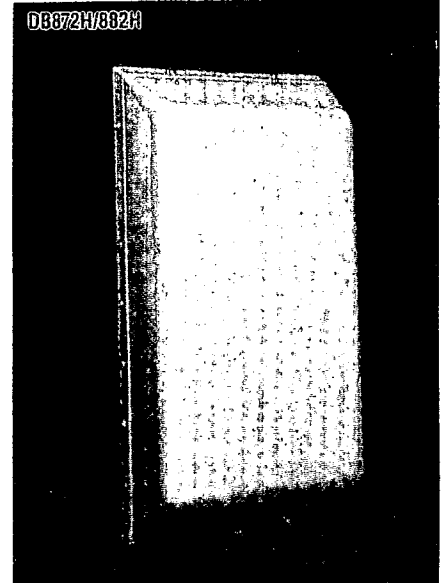
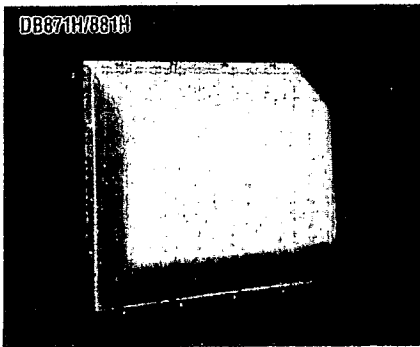
The size of the antennas depends on gain. Low gain DB871 and DB881 are 12"W×12"H×5"D. Medium gain DB872 and DB882 are 12"W×24"H×5"D. High gain DB874 and DB884 are 12"W×48"H×5"D.

Ordering Information

Determine your desired coverage and refer to the gain table based on horizontal radiation pattern aperture (half power points) and vertical aperture. The table shows the performance of each panel antenna model.

Each model is available by frequency range. Use -X suffix for 820-900 MHz or -Y for 890-960 MHz.

A mounting clamp set is included for direct attachment to 1.5" (38.1 mm) to 3.5" (89 mm) pipes. An AMPS platform pipe mounting kit, DB5080, is optional. VAPOR-WRAP® is included. If a non-pressurized EIA flange or 7/16 DIN connector is required, please specify when ordering.



| Gain Table | | | | | |
|---------------------|------|------|------|------|------|
| Horizontal Aperture | 120° | 105° | 83° | 60° | 45° |
| Vertical aperture | | | | | |
| DB871 60° — dBd | 5.0 | 5.5 | 6.2 | 8.0 | 9.2 |
| DB872 29° — dBd | 8.0 | 8.7 | 9.4 | 11.0 | 12.4 |
| DB874 14° — dBd | 11.3 | 11.8 | 12.5 | 14.3 | 15.6 |

VAPOR-WRAP is a registered trademark of Decibel Products.

| Electrical Data | |
|----------------------------------|----------------------------|
| Frequency Ranges — MHz | -X = 820-900, -Y = 890-960 |
| Gain — dBd | See back page |
| VSWR | 1.5 to 1 or better |
| Beamwidth "E" Plane (half power) | See back page |
| Beamwidth "H" Plane (half power) | See back page |
| Front-to-back ratio — dB | See back page |
| Maximum power input — watts | |
| All models except DB871 | 500 |
| DB871 | 250 |

| Mechanical Data | |
|--|---|
| Dimensions (W×H×D) — in. (mm) | See back page |
| Materials: | |
| Radome | Fiberglass |
| Radiating elements | Brass, silver plated |
| Antenna feed — in. (mm) | .250 (6.3) and .141 (3.6) Copper hardline |
| Mounting clamps | Galvanized steel |
| Fasteners | Stainless steel |
| Maximum exposed area (flange plate equivalent) — ft ² (m ²) | See back page |
| Lateral thrust at 100 mph (161 km/hr) — lbs. (kg) | See back page |
| Net weight — lbs. (kg) | See back page |
| Shipping weight — lbs. (kg) | See back page |