**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± 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± 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.

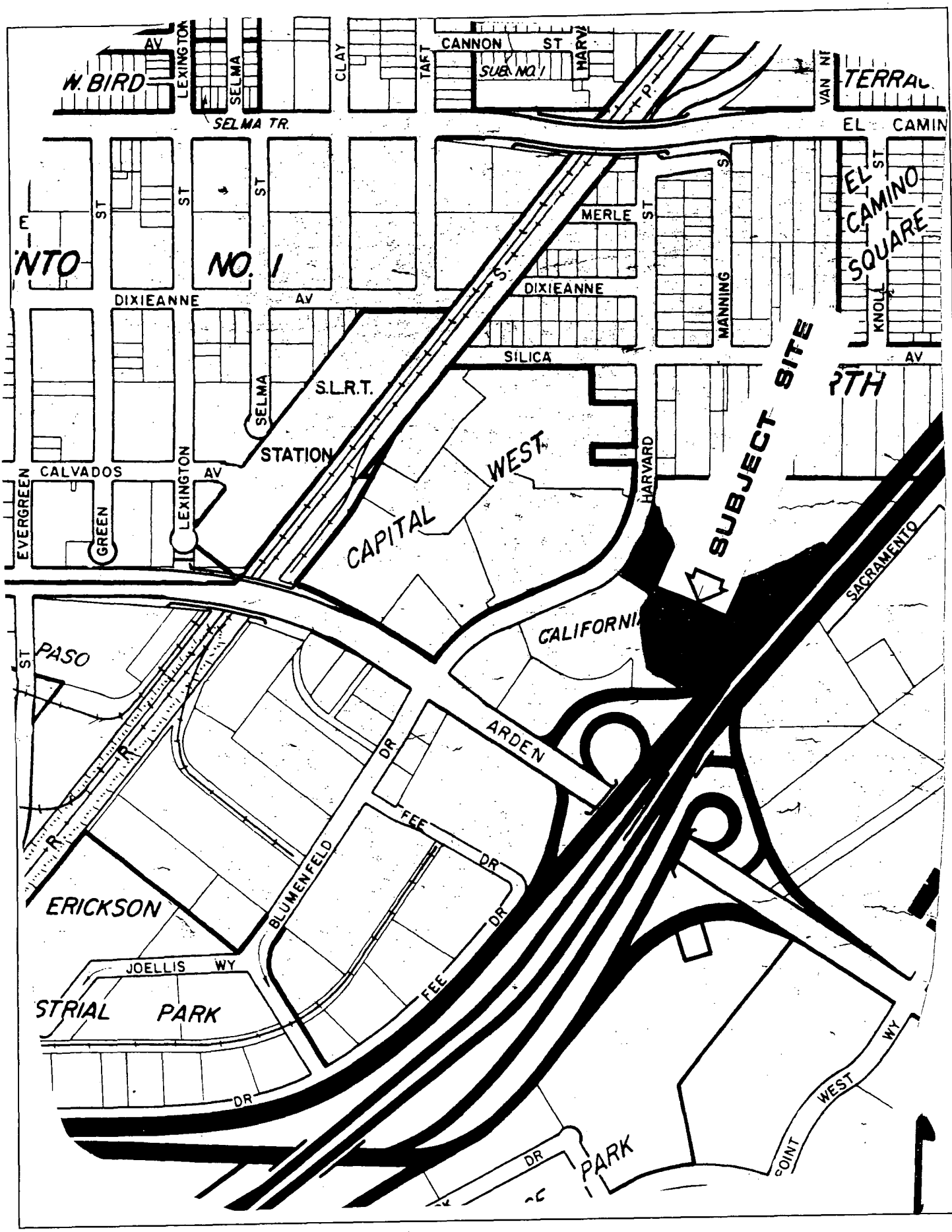
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

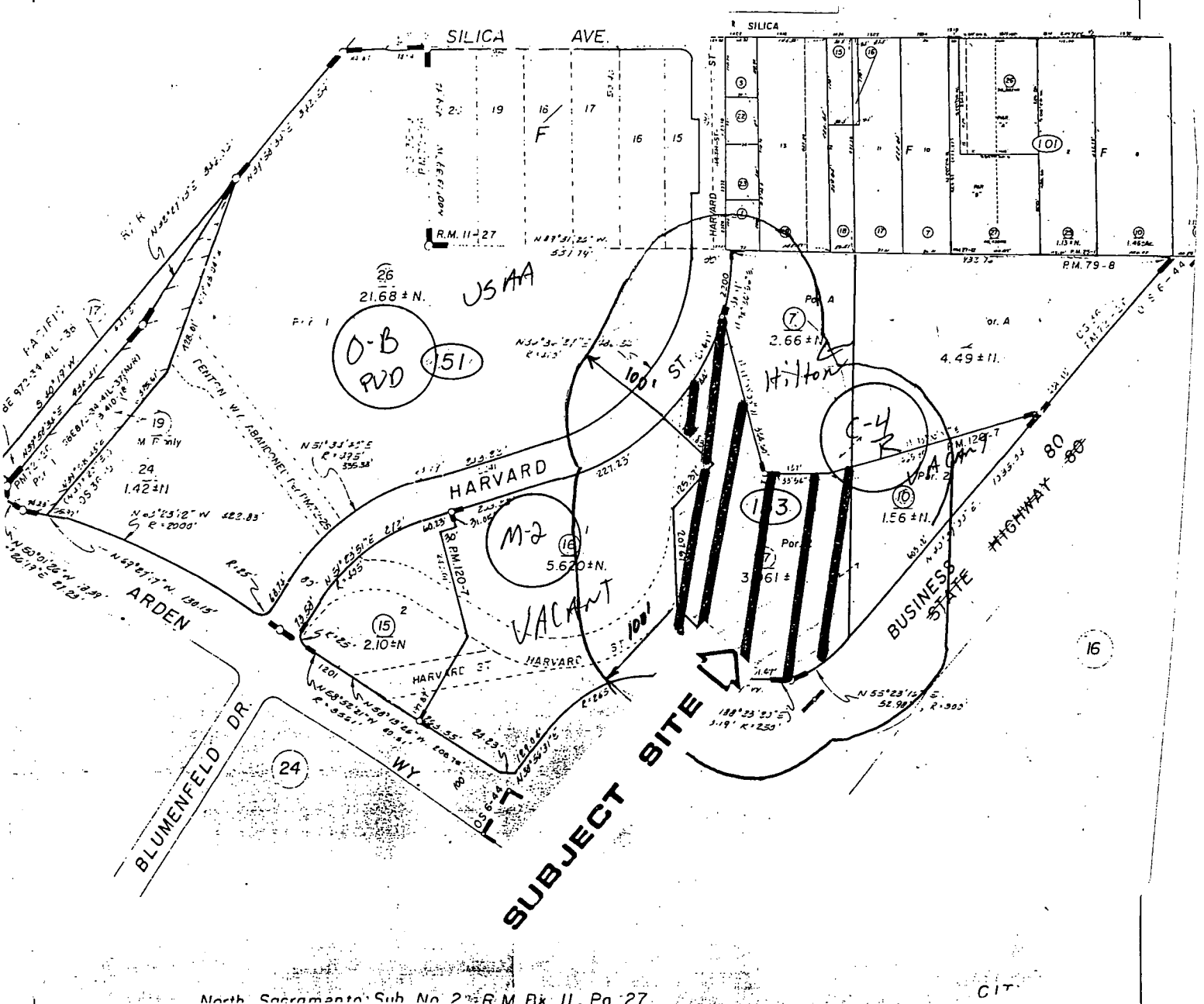
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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



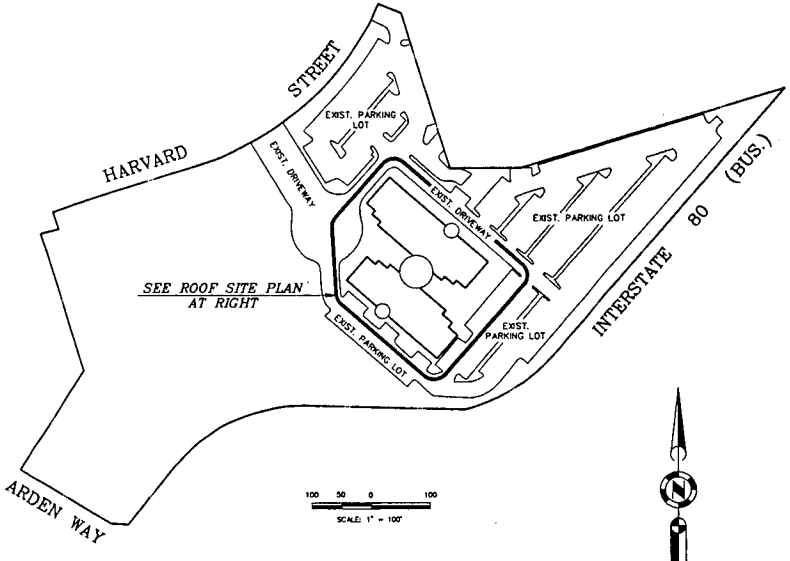

## LAND USE & ZONING MAP

Z95-042 JUNE 13, 1995 ITEM NO. 4

295-048

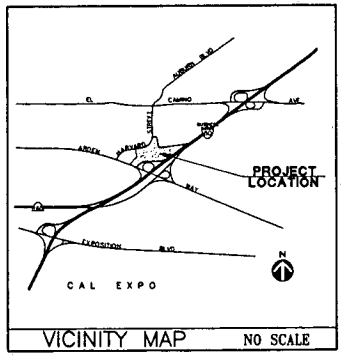
JUNE 13, 1995

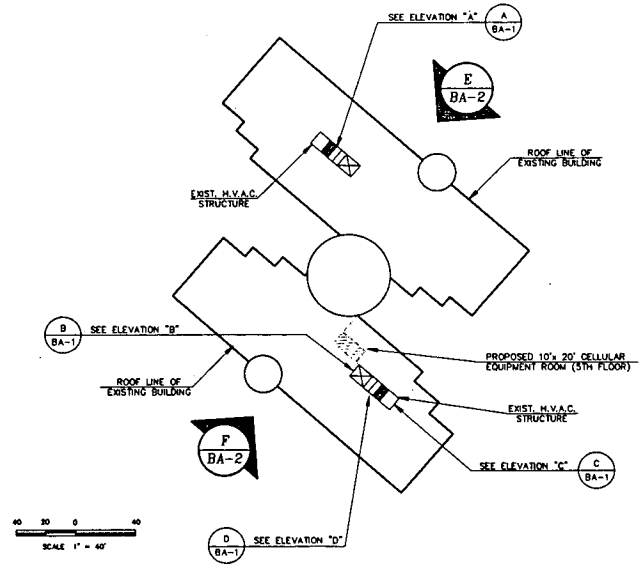
ITEM 4




# OVERALL SITE PLAN

SCALE: 1" = 100'




# ROOF SITE PLAN

SCALE: 1" = 40'

LEGEND:

F BA-2 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) 565-4400 |
| PROPERTY OWNER: | CALIFORNIA PLAZA ASSOCIATION 2180 HARVARD ST., STE. 475 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: | 6.5± AC. GROSS |
| BASIS OF ELEVATIONS: | SACRAMENTO COUNTY B.M. XXXX |
| BASIS OF BEARINGS: | BOOK XX PARCEL MAPS, PAGE XX |

GEODETIC COORDINATES OF CENTER OF PROJECT AREA:

LATITUDE: XX°X'X"  LONGITUDE: XXX°X'X" (USGS XXXX QUAD))

GROUND ELEVATION: XXX ± U.S.C. & G.S.

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. 19", 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
11880 KEMPER ROAD, #3
AUBURN, CA 95603
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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 PLAZA SITE
PROJ. NO. C-833-A
2180 HARVARD ST.
SACRAMENTO, CA
95815
SACRAMENTO COUNTY

EXHIBIT - A

DATE PREPARED: APRIL 4, 1995

APPROVALS

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

PROJECT NO
C-833-A
DRAWN BY
JC/DMC
CHECKED BY
MEF

| NO | DATE | ISSUE |
|---|---|---|
| △ | | |
| △ | | |

SHEET TITLE

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

SHEET NUMBER

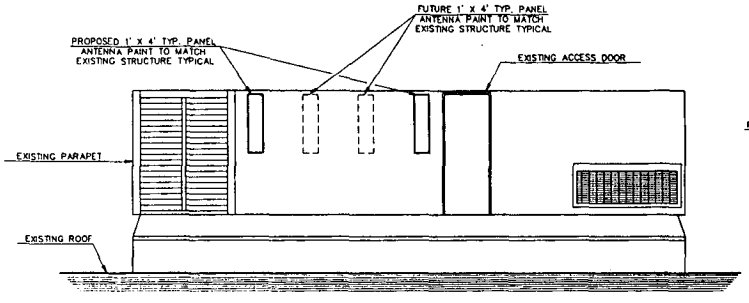
BC-1

J:\SC-BC1.DWG

295-042

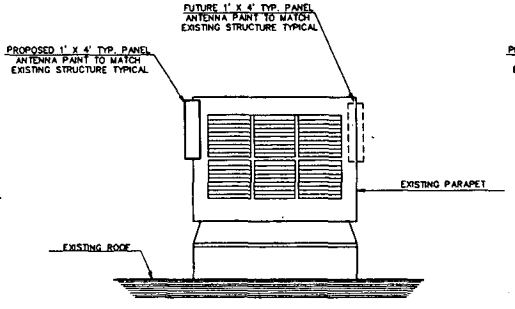
June 13, 1995

Item 4



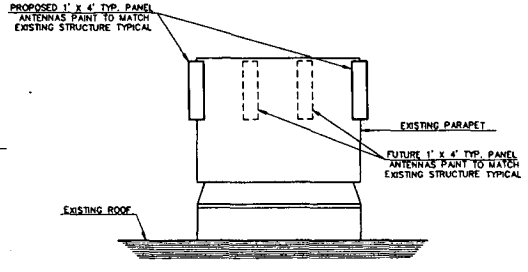

ELEVATION "A"

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



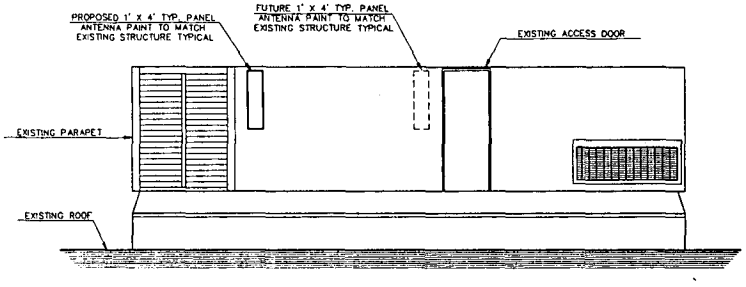

ELEVATION "B"

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



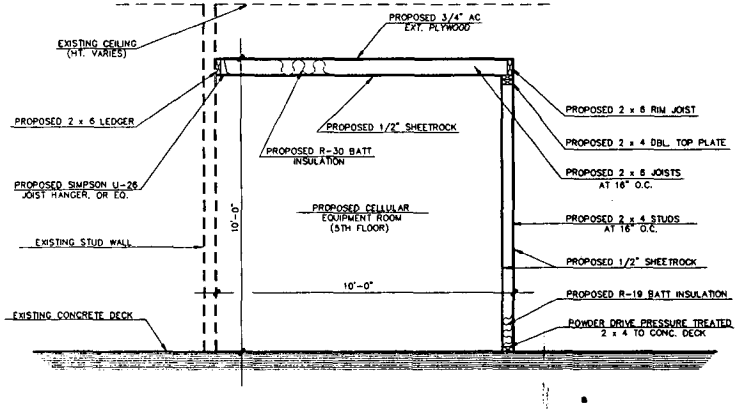

ELEVATION "C"

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




ELEVATION "D"

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

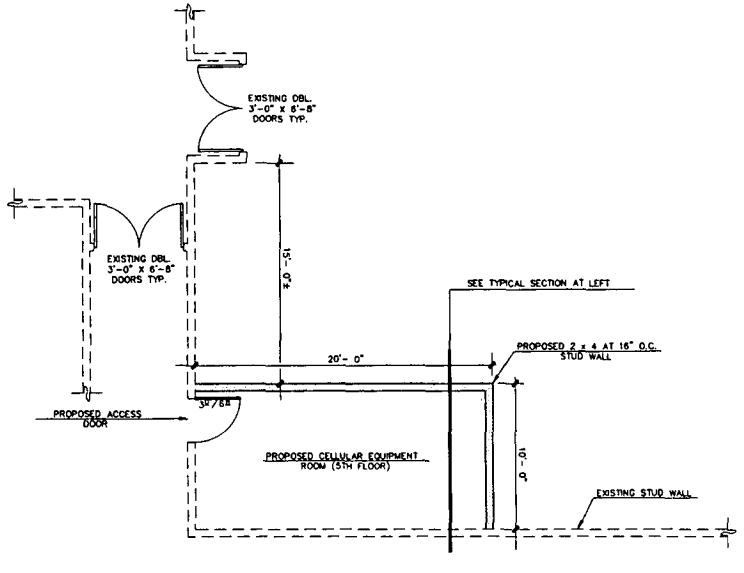



TYPICAL SECTION

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
11880 KEMPER ROAD, #3
AUBURN, CA 95603
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dba NEXTEL COMMUNICATIONS
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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
JC\DMC

CHECKED BY
MEF

| NO | DATE | ISSUE |
|---|---|---|
| △ | | |
| △ | | |

SHEET TITLE

*ELEVATIONS*
*FLOOR PLAN*
*TYPICAL SECTION*

SHEET NUMBER

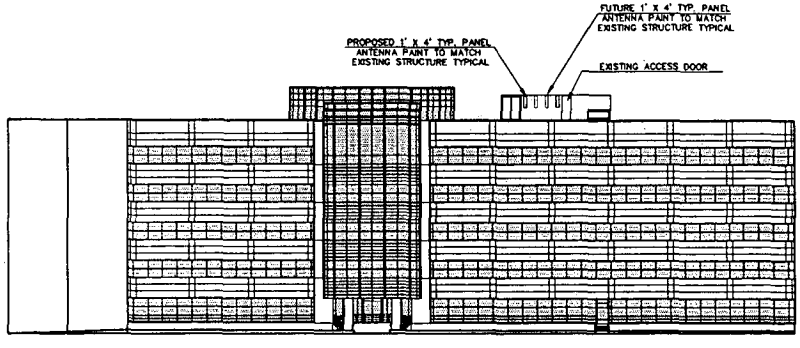
BA-1

EXHIBIT B

295-042

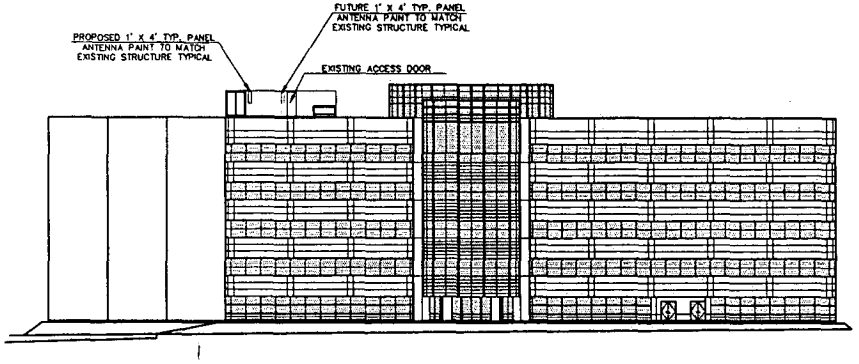
June 13, 1995

Item 4




E / BA-2 NORTH ELEVATION

SCALE: 1" = 20'




F / BA-2 SOUTH ELEVATION

SCALE: 1" = 20'


WESTERN PLANNING & ENGINEERING

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dba NEXTEL COMMUNICATIONS

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OAKLAND, CA 94612
OFFICE PH: (916) 568-4400
FAX PH: (916) 568-4500


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

EXHIBIT C

DATE PREPARED: APRIL 13, 19

APPROVALS

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

PROJECT NO
C-833-A
DRAWN BY
JC\JX
CHECKED BY
MEF

| NO | DATE | ISSUE |
|---|---|---|
| △ | | |
| △ | | |

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

BA-2

24X-BA2.DWG

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

EXHIBIT D

DECIBEL

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.

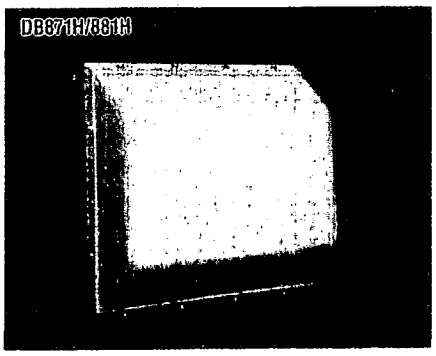
The size of the antennas depends on gain. Low gain DB871 and DB881 are 12"W×12"H×5"D. Medium gain DB872 and DB882 are 12"W×24"H×5"D. High gain DB874 and DB884 are 12"W×48"H×5"D.

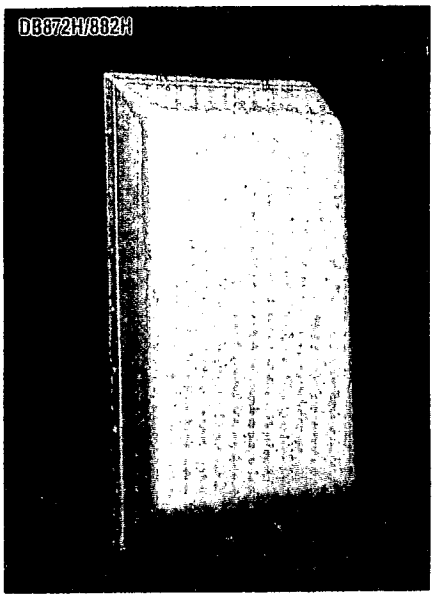
### Ordering Information

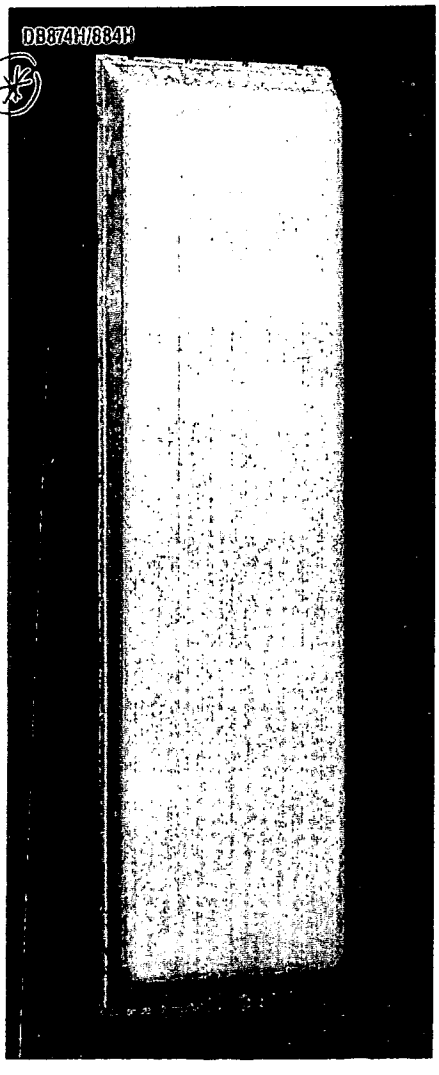
Determine your desired coverage and refer to the gain table based on horizontal radiation pattern aperture (half power points) and vertical aperture. The table shows the performance of each panel antenna model.

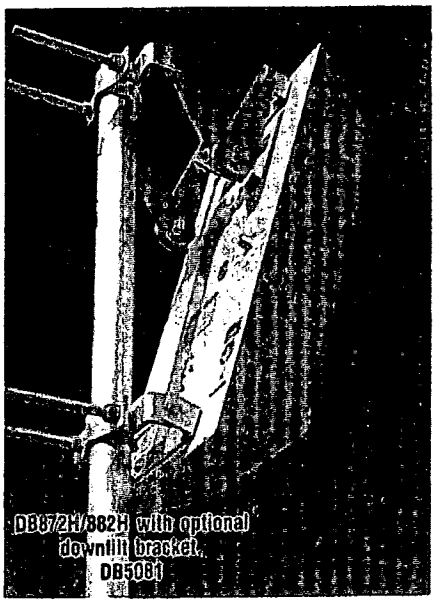
Each model is available by frequency range. Use –X suffix for 820-900 MHz or –Y for 890-960 MHz.

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 aperature | | | | | |
| 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 (flate plate equivalent) — ft² (m²) | 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 |

3184 QUEBEC ST. • P.O. BOX 569610 • DALLAS TX 75356-9610 • PHONE (214) 631-0310 • FAX (214) 631-4706



295-042 JUNE 13, 1995 ITEM 4