

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, December 5, 1995, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add cellular antennas on the roof of an existing city parking garage for the project known as Z95-098. 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 three cellular communications antennas on the elevator structure of the existing six story City Parking Garage located on 4.06± acres in the Central Business District- Special Planning District (C-3) zone (non-city antennas on city property).

Location:     Northeast Corner of 3rd and L Streets

Assessor's Parcel Number:     006-0087-051

Applicant:     Airtouch Cellular (Lisa Burke)  
                  2150 River Plaza Drive, Suite 400  
                  Sacramento, CA 95814

Property Owner:     City of Sacramento  
                          1023 J Street, Room 200  
                          Sacramento, CA 95814

General Plan Designation:     Regional Commercial and Offices  
Central City

Community Plan Designation:     Shopping Center

Existing Land Use of Site:     City Parking Garage

Existing Zoning of Site:     Central Business District- Special Planning District (C-3)

Surrounding Land Use and Zoning:  
North: C-3 (SPD); Commercial

South: C-3 (SPD); Commercial  
East: C-3 (SPD); Commercial  
West: T-C; Interstate 5

Property Dimensions: Irregular  
Property Area: 4.06± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: None

Additional Information: The applicant proposes to attach three yagi antennas to the elevator structure on the roof of a City parking garage. The applicant also proposes to place a two foot by two foot by seven foot equipment shelter within the elevator structure. The antennas will be 2.5 feet long and project perpendicularly from the wall of the elevator structure. The antennas are enhancers to provide a strengthen relay signal along the Interstate 5 corridor. Any cellular equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the Central City Design Review area. The applicant has filed an application with the Design Review staff (DR 95-266). The project will be reviewed by the Design Review/Preservation staff for aesthetics and design. The project will be conditioned to provide design enhancements such as antenna location and an exterior color scheme in order to aesthetically blend with the surrounding mixed use area. The project has been noticed and staff has not received any calls. The project is not within any neighborhood association areas.

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. The proposed project shall receive Design Review staff approval for actual antenna location, design, and color scheme prior to issuance of building permits. Size and location of the antennas shall conform to the plans submitted unless the Design Review staff requires panel design/location changes. If changes are required, then the applicant shall submit a revised plan to Planning staff prior to issuance of a building permit.

2. Any additional antennas shall require a modification of the Special Permit. {Three antennas 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 antennas will be added inconspicuously on an existing parking garage elevator structure on the building roof top.
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 antennas will be located on the roof of the building; and
  - b. the design and location of the antennas will not significantly impact the surrounding commercial area and will be review and approved by the Design Review staff.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Regional Commercial and Offices and Shopping Center, respectively.



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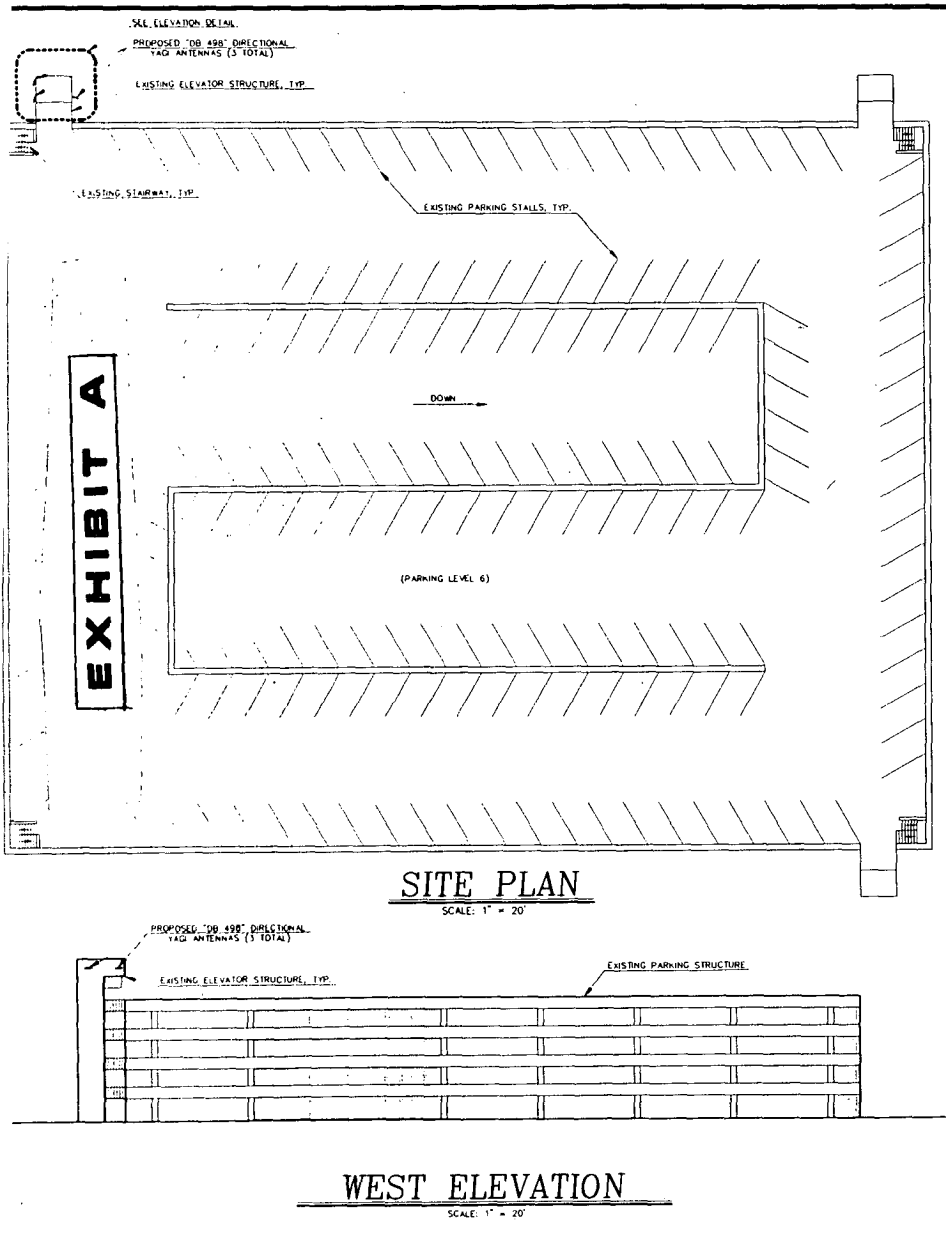
Joy D. Patterson  
Zoning Administrator

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.

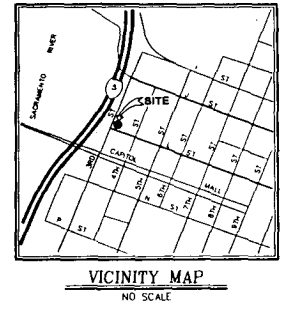
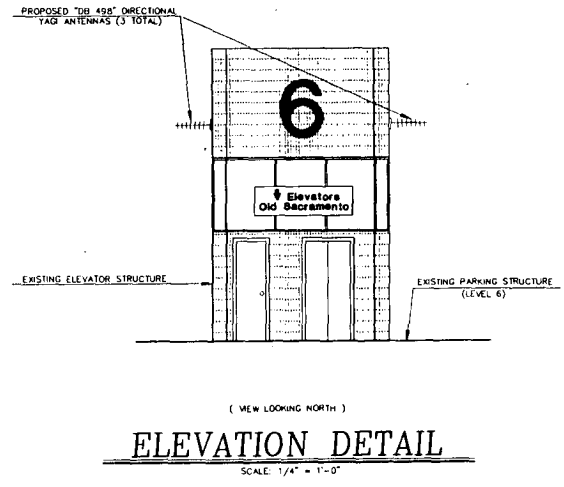
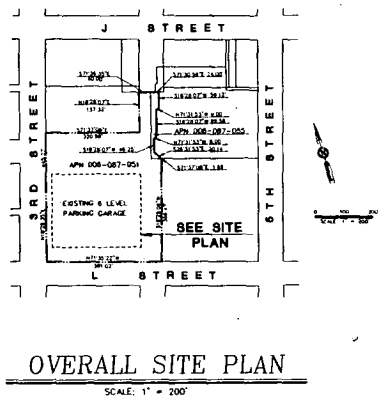
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓  
Applicant ✓

ZA Log Book ✓  
Luis Sanchez-Design Review ✓



**EXHIBIT A**



**OWNER ADDRESS:**  
 CITY OF SACRAMENTO  
 921 10th STREET (MAIL)  
 SACRAMENTO, CALIFORNIA 95814  
 3rd STREET (SITE)  
 SACRAMENTO CALIFORNIA 95814  
 PHONE: (916) 264-7110  
 ASSESSOR'S PARCEL NO.: 006 - 087 - 051

**APPLICANT:**  
 AIRTOUCH CELLULAR  
 7150 RIVER PLAZA DRIVE, STE. 400  
 SACRAMENTO, CALIFORNIA 95833  
 PHONE: (916) 646-2286

**PREPARED BY:**  
 WESTERN PLANNING & ENGINEERING  
 11800 KEMPER ROAD, SUITE 3  
 AUBURN, CALIFORNIA 95603  
 PHONE: (916) 823-6917

MICHAEL E. FLEMING R.C.E. 36436 \_\_\_\_\_ DATE \_\_\_\_\_

**LEGAL DESCRIPTION:**  
 ALL THAT PORTION OF PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 35 OF PARCEL MAPS, AT PAGE 34, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL B; THENCE FROM SAID POINT OF BEGINNING ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING SIX (6) COURSES: (1) NORTH 71°30'22" WEST 391.02 FEET; (2) NORTH 18°28'35" EAST 445.27 FEET; (3) SOUTH 71°37'09" EAST 320.96 FEET; (4) NORTH 18°28'07" EAST 137.32 FEET; (5) SOUTH 71°36'35" EAST 40.00 FEET; (6) SOUTH 71°30'59" EAST 24.00 FEET; THENCE SOUTH 18°28'07" WEST 59.12 FEET; THENCE NORTH 71°31'53" WEST 9.00 FEET; THENCE SOUTH 18°28'07" WEST 99.58 FEET; THENCE NORTH 71°31'53" WEST 8.00 FEET; THENCE SOUTH 18°28'07" WEST 48.25 FEET; THENCE SOUTH 26°31'53" EAST 30.14 FEET; THENCE SOUTH 71°37'08" EAST 11.68 FEET TO SAID BOUNDARY OF PARCEL B; THENCE ALONG SAID BOUNDARY SOUTH 18°28'06" WEST 356.47 FEET TO THE POINT OF BEGINNING.

**NOTES:**

- CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AT TIME OF CONSTRUCTION.
- THERE ARE NO PUBLIC ROAD IMPROVEMENTS PROPOSED.
- BOUNDARY TAKEN FROM ASSESSOR'S PARCEL MAP NO 06-08 AND ITS LOCATION IS APPROXIMATE.
- LOCATIONS AND MEASUREMENTS OF PHYSICAL FEATURES SHOWN WERE OBTAINED FROM FIELD WORK WITH TAPE, COMPASS AND CLINOHETER.
- THIS PLAN DOES NOT REPRESENT A FIELD SURVEY.
- THERE IS NO GRADING PROPOSED FOR THIS PROJECT.

DATE PREPARED: OCTOBER 9, 1995

<b>WESTERN PLANNING &amp; ENGINEERING</b> 11800 KEMPER ROAD #1 AUBURN, CA 95603 (916) 823-6917 FAX 823-5518		PLANS FOR: AIRTOUCH CELLULAR LEASE SITE OLD SACRAMENTO SITE CITY OF SACRAMENTO, CA		APPROVED _____ APPROVED _____	
<b>ZONING ADMINISTRATOR'S SPECIAL PERMIT</b> SITE PLAN, DETAILS, NOTES				DESIGNED JC SCALE NOTED	DRAWN DMC JOB NO. 700H
CHECKED MEF SHEET 1 OF 1					

ITEM 1

DECEMBER 5, 1995

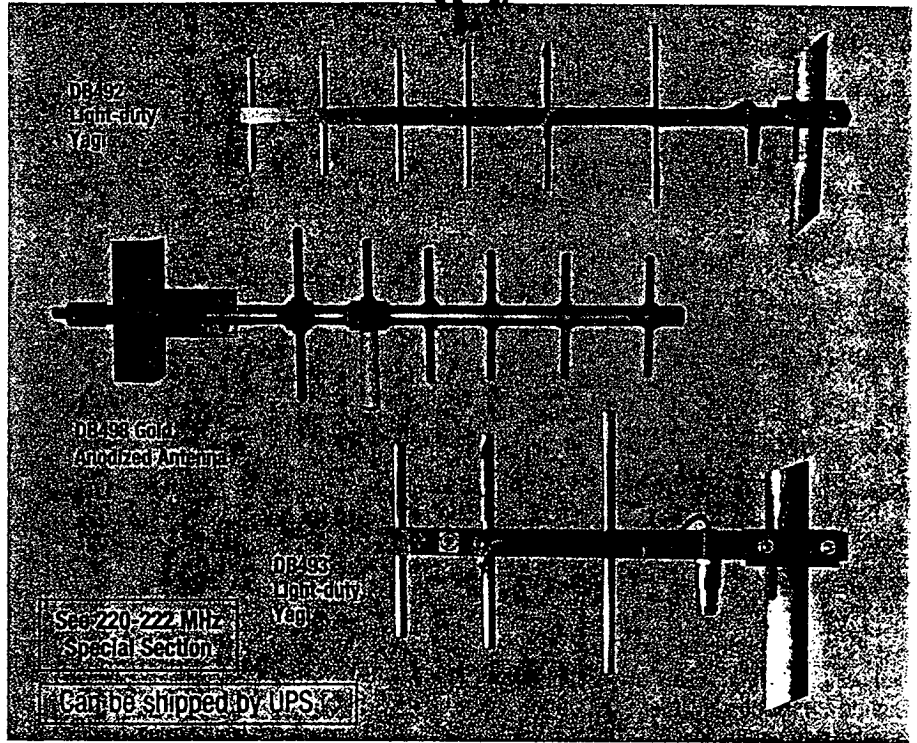
295-098

**DB492, DB493 DIRECTIONAL YAGI ANTENNAS  
DB498 6, 8 or 9 dB GAIN, 806-960 MHz**

295 098



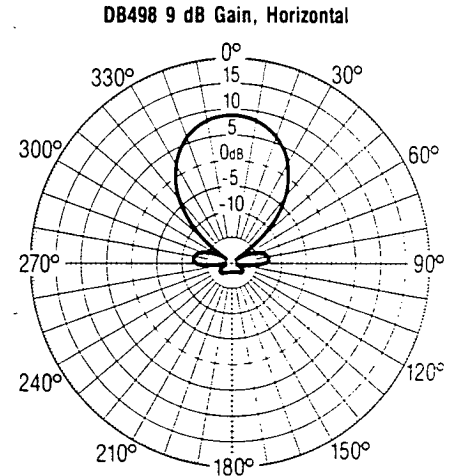
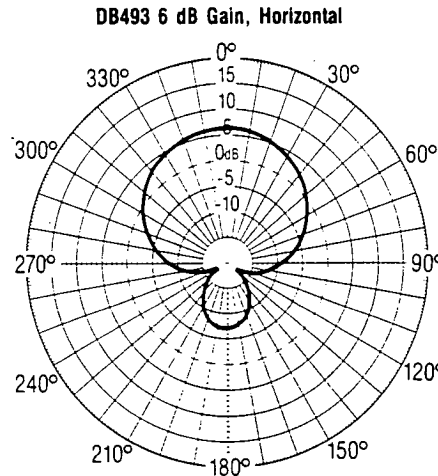
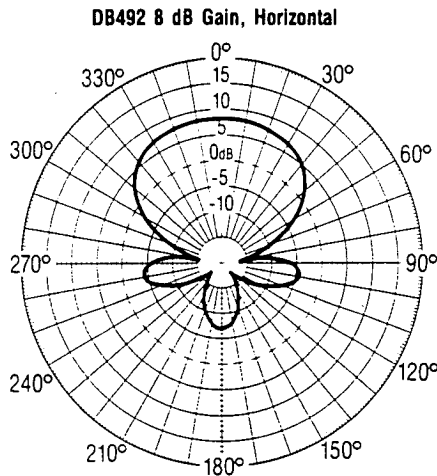
- **Light Duty** - DB492 and DB493 are excellent for control or point-to-point communications, well suited for temporary or portable use.
- **Heavy Duty** - DB498, for permanent installation, is gold anodized and has a radome cover for the radiator to prevent corrosion and ice build-up. It resists winds to 150 mph (241 km/hr).
- **Stacked Array** - Two DB498 antennas increase gain to 12 dB.
- **All Metal** - Components in the support boom and elements are made of high strength aluminum alloys; brackets and hardware of galvanized or stainless steel.
- **Easy Mount** - A unique mounting arrangement facilitates rapid azimuth orientation.
- **No Field Tuning** - Antennas are assembled and tested for minimum VSWR at the factory; pruning or adjusting is unneeded.
- **Lightning Resistant** - Protection provided by direct ground.



**Ordering Information** - Use model number for correct frequency. Mounting clamps are included. **Example:** DB492-A for 806-866 MHz.

Gain	Order - Light Duty
8 dB	1 ea. DB492 Antenna
6 dBd	1 ea. DB493 Antenna

Gain	Order - Heavy Duty
9 dB	1 ea. DB498 Antenna
12 dBd	2 ea. DB498 Antenna 1 ea. 14498/9-2 Dual Phasing Harness

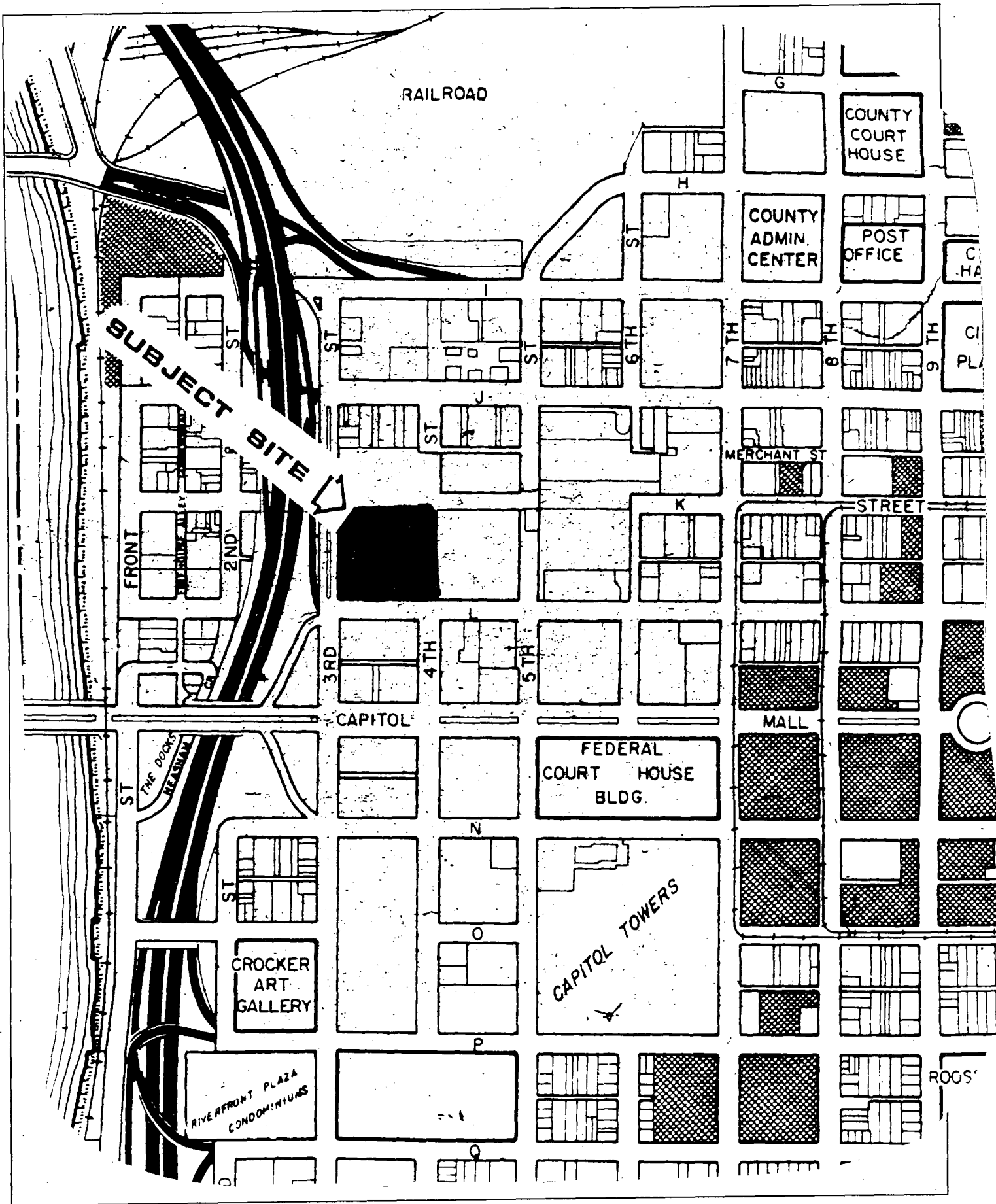


**Electrical Data**

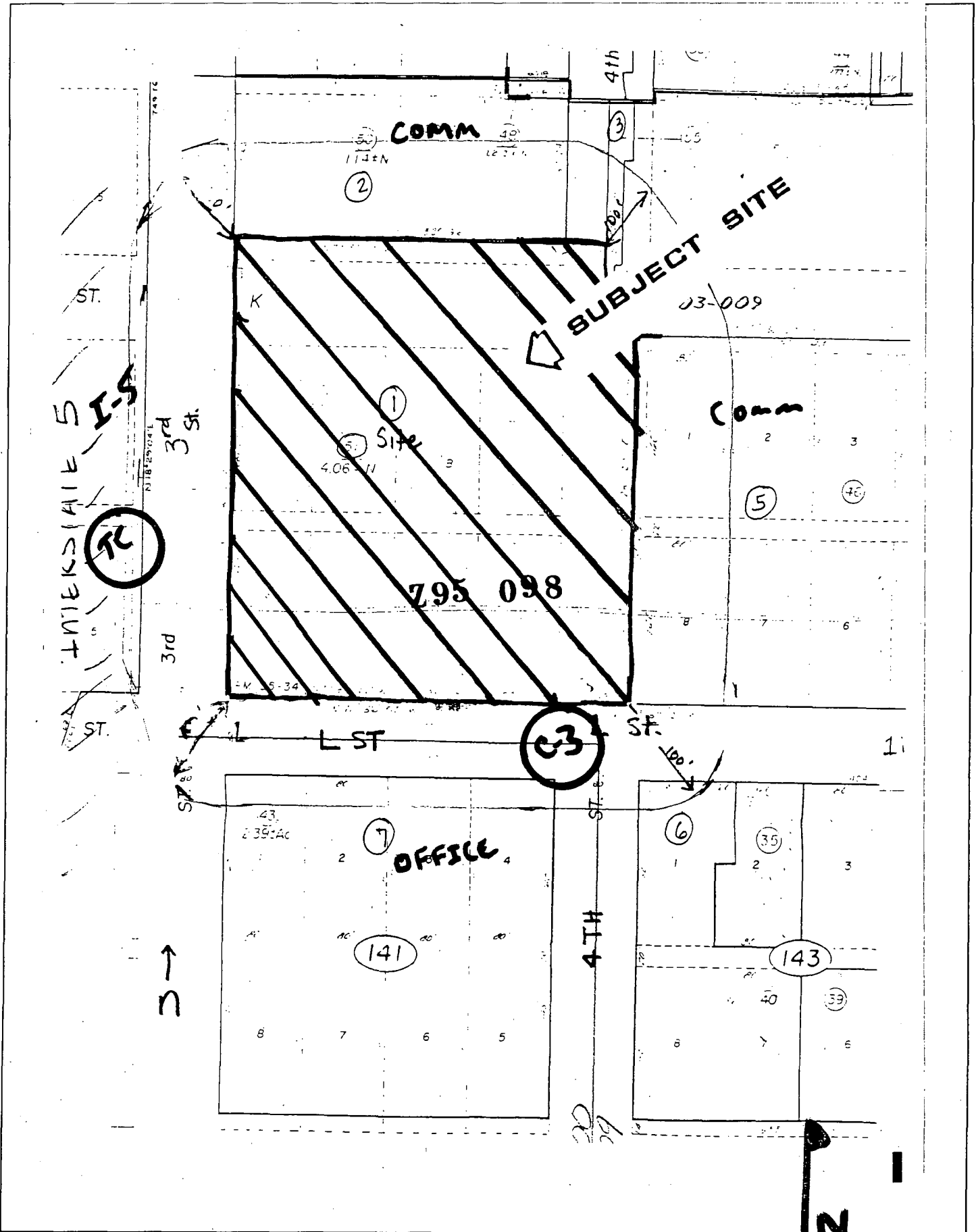
Frequency Ranges - MHz	
DB492, DB493	A = 806-866, K = 920-960
DB498	A = 806-866, C = 824-895, K = 896-960
Bandwidth - MHz	Same as above
VSWR	1.5 to 1 or less
Nominal impedance - ohms	50
Forward gain (over half-wave dipole) - dB	
DB492	8
DB493	6
DB498	9
Polarization	Vertical
Maximum power input - watts	100
Lightning protection	Direct ground
Standard Termination	Captive Type N-Female

**Mechanical Data**

Support boom	Aluminum
Elements	Aluminum
Dimensions (HxL) - in. (mm)	
DB492	7.5 (190.5)x25.5 (647.7)
DB493	7.5 (190.5)x13 (330.2)
DB498	7.5 (190.5)x25.5 (647.7)
Net weight - lbs. (kg)	
DB492	3.5 (1.59)
DB493	.7 (.32)
DB498	5 (2.27)
Shipping weight - lbs. (kg)	
DB492	6 (2.72)
DB493	3 (1.36)
DB498	8 (3.63)
Mounting brackets	Galvanized steel



VICINITY MAP



**LAND USE & ZONING MAP**