

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 10, 1999, the Zoning Administrator approved with conditions a special permit to add whip antennas to the roof of an existing twelve story hotel for the project known as Z99-141. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit Modification to add 3 eight foot whip antennas to an existing hotel roof top penthouse on 7.15± developed acres in the Heavy Commercial-Review (C-4R) zone.

Location: 2200 Harvard Street (D2, Area 4)

Assessor's Parcel Number: 277-0153-007, 008

Applicants: Conxus Communications (%Cord Communications- James Simpson)
2277 Fair Oaks Boulevard, Ste. #440
Sacramento, CA 95825

Property Owner: Capstar Sacramento Company LC
2200 Harvard Street
Sacramento, CA 95815

General Plan Designation: Regional Commercial & Offices
Existing Land Use of Site: Hilton Hotel
Existing Zoning of Site: Heavy Commercial-Review (C-4R)

Surrounding Land Use and Zoning:
North: M-1; Industrial/Office
South: T-C and C-4-R; Vacant
East: C-4-R; Capitol Freeway
West: M-2, O-B(PUD), M-1; Office and Industrial

Property Dimensions: Irregular
Property Area: 7.15± acres

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: Z95-052, P90-489, P85-250, P83-221, P9470

Background Information: The site is the location of Hilton Hotel on 7.15± acres in the Heavy Commercial- Review (C-4R) zone. The twelve story hotel is 217,605 square feet.

Additional Information: The applicant proposes to attach three eight foot tall whip antennas and one G.P.S. antenna for paging communications to the existing mechanical penthouse on the roof of the hotel. The radio equipment room will be located within an existing electrical room on the eleventh floor. Any wireless equipment (antennas) which both receives and transmits requires a Special Permit according to the Zoning Ordinance.

The project has been noticed and staff has received no calls.

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, Sections 15301}

Conditions of Approval

1. Size and location of the antennas shall conform to the plans submitted. The applicant shall use non-reflective paint on the antennas to prevent glare.
2. Any additional antennas shall require a modification of the Special Permit. {3 whip antennas are approved.}
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the building at the point of attachment.
5. Should the applicant ever discontinue using the antennas then the applicant shall remove the antennas within six months of termination.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the antennas will be attached to an existing mechanical penthouse on the roof of a hotel building.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed antennas will be attached to the existing mechanical penthouse on the roof of an eleven story hotel; and
 - b. the design and location of the antennas will not significantly impact the surrounding mixed use area.
3. The project is consistent with the General Plan which designates the subject site as Regional Commercial & Offices.



Joy D. Patterson
Zoning Administrator

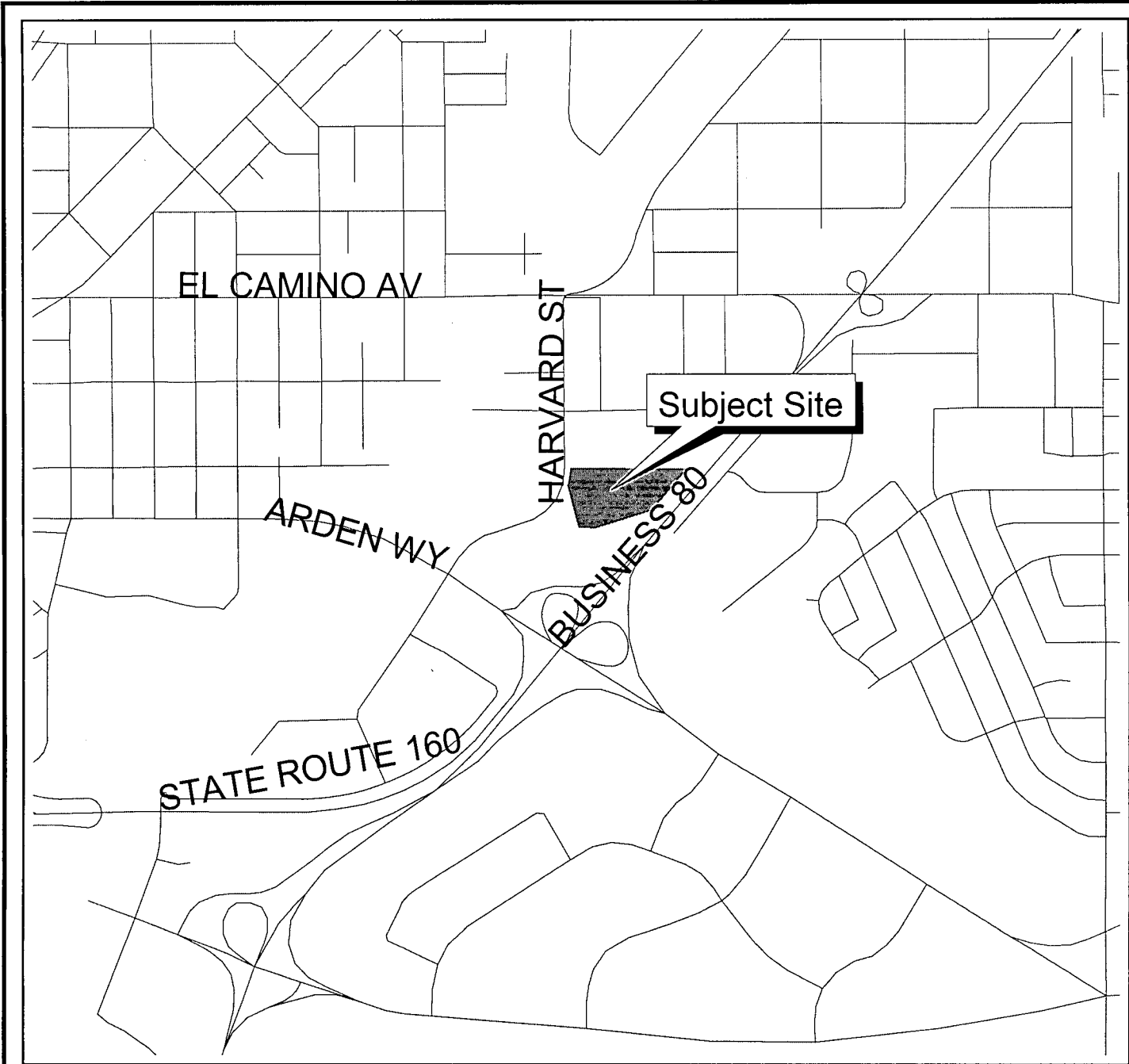
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

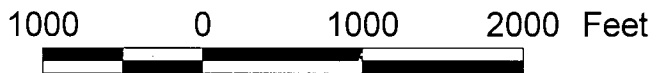
ZA Log Book

Applicants

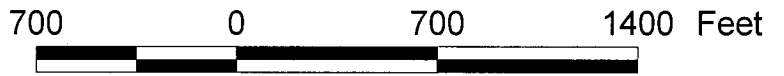
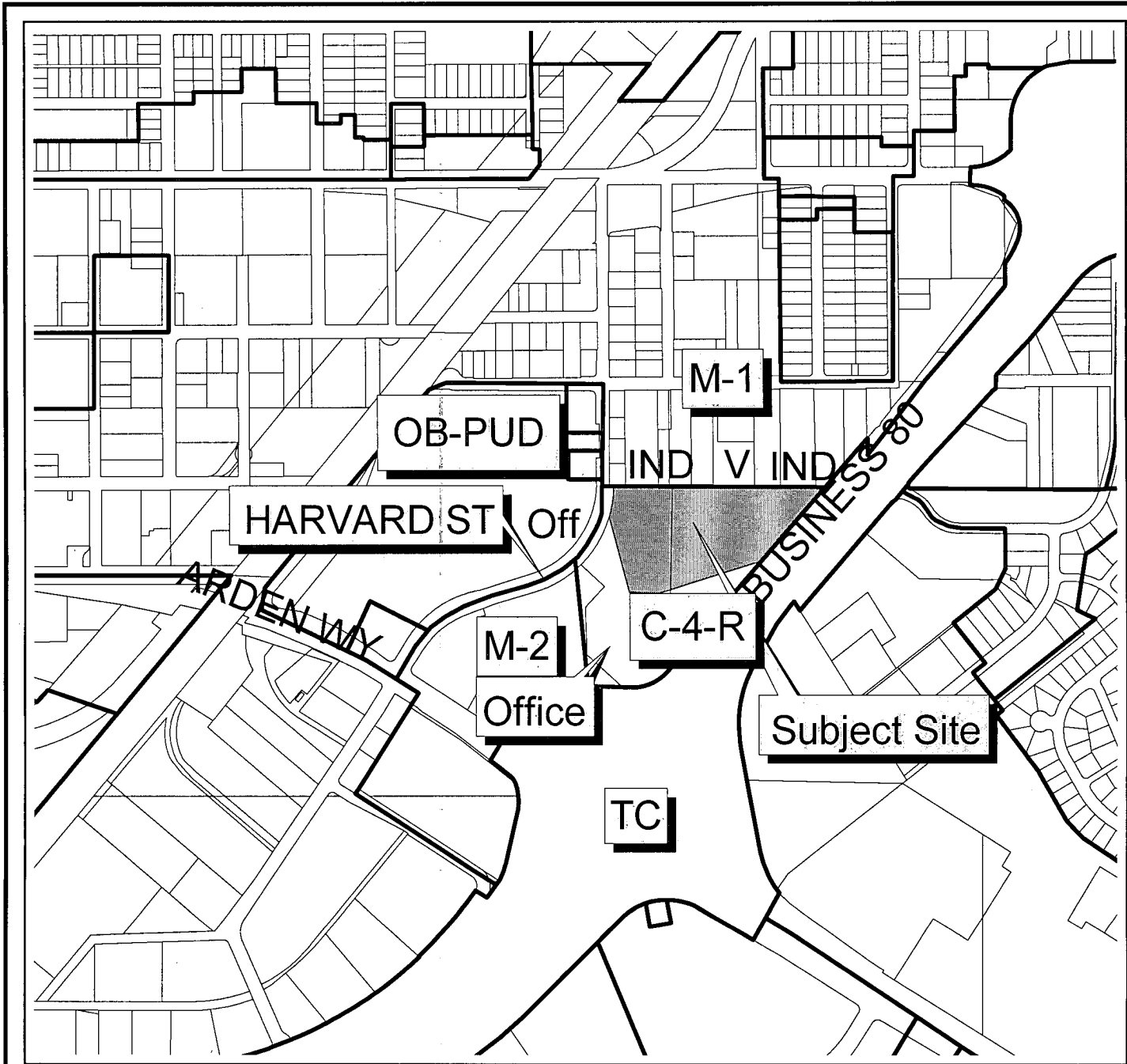


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



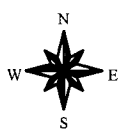
VICINITY MAP



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

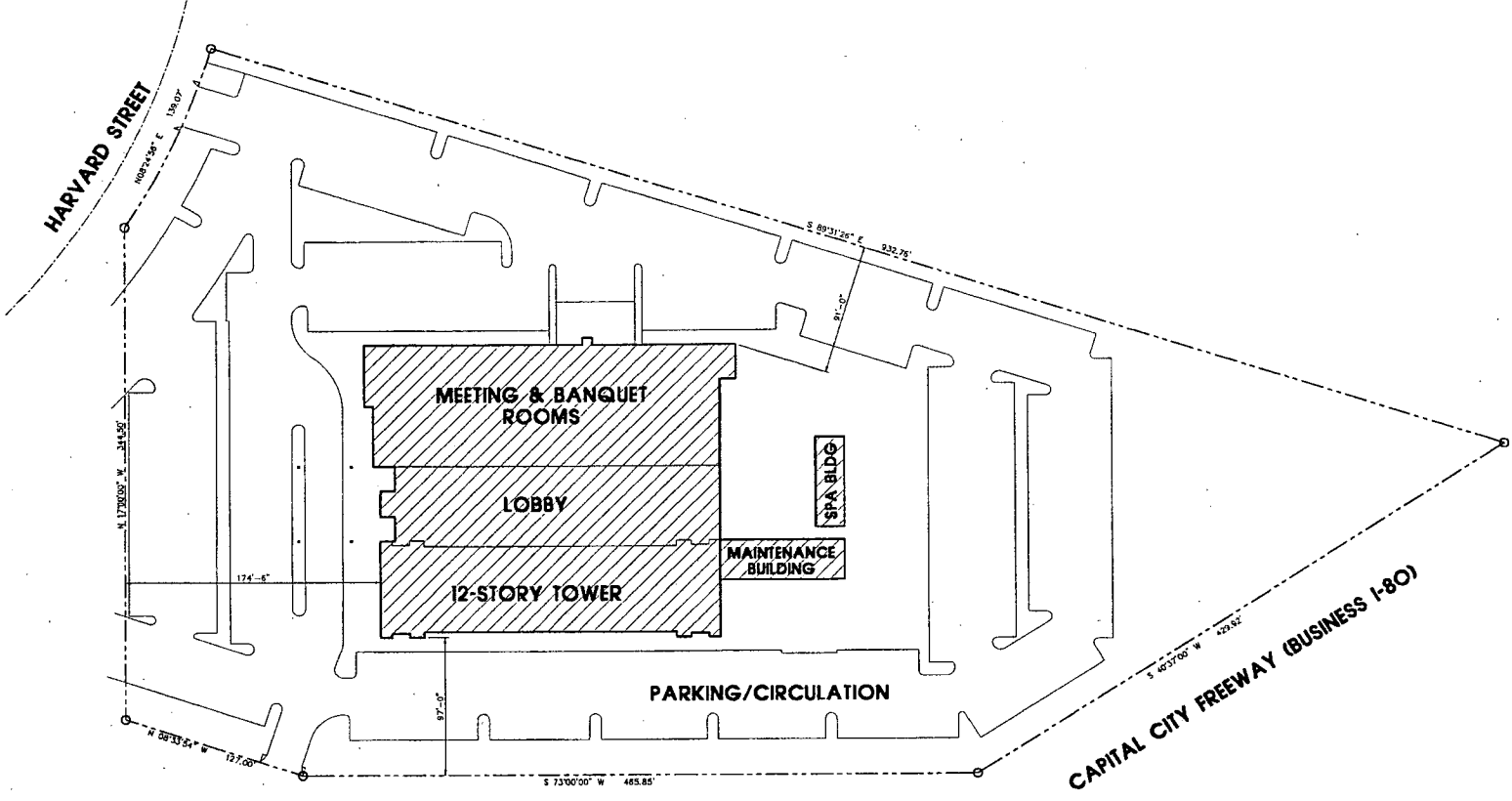
LAND USE AND ZONING



298-141

FEBRUARY 10, 1999

STEM



SITE PLAN
SCALE: 1"=40'

REVISIONS			
NO.	DESCRIPTION	DATE	BY
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△			
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PROJECT

CONTACTS

CORD COMMUNI
2277 FAIR OAKS BLVD
SACRAMENTO, CA 95811

CONTACT: JIM SIMPSON
PH: (916) 927-0842
FAX: (916) 927-2176

TA ZUI
A8
SBL

2277 FAIR OAKS BLVD
SACRAMENTO, CALIFORNIA 95811

EXHIBIT - A

SEAL

APPROVALS	
DATE	BY

DRAWN BY: KOT
CHECKED BY:

SHEET TITLE

SITE PLAN

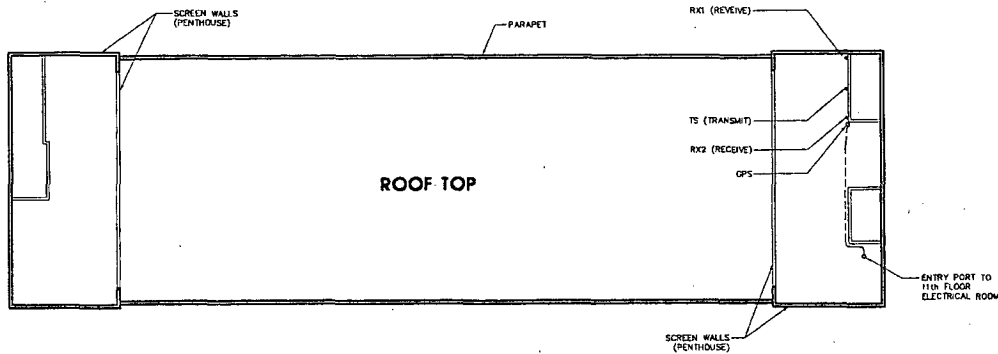
SHEET NUMBER

C-1

Z 98-14

FEBRUARY 10, 1999

ITEM 1



NOTE:
RADIO EQUIPMENT CABINET LOCATED
ONE FLOOR BELOW IN EXISTING
ELECTRICAL ROOM.

TOWER ROOF PLAN
SCALE: 1/8"=1'-0"



REVISIONS			
NO.	DESCRIPTION	DATE	BY
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PROJECT

CONTACTS
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2277 FAIR OAK BLVD
SUITE 200 SACRAMENTO
CALIFORNIA 95825

SEAL

APPROVALS	
DATE	BY

DRAWN BY: KDT

CHECKED BY:

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-1

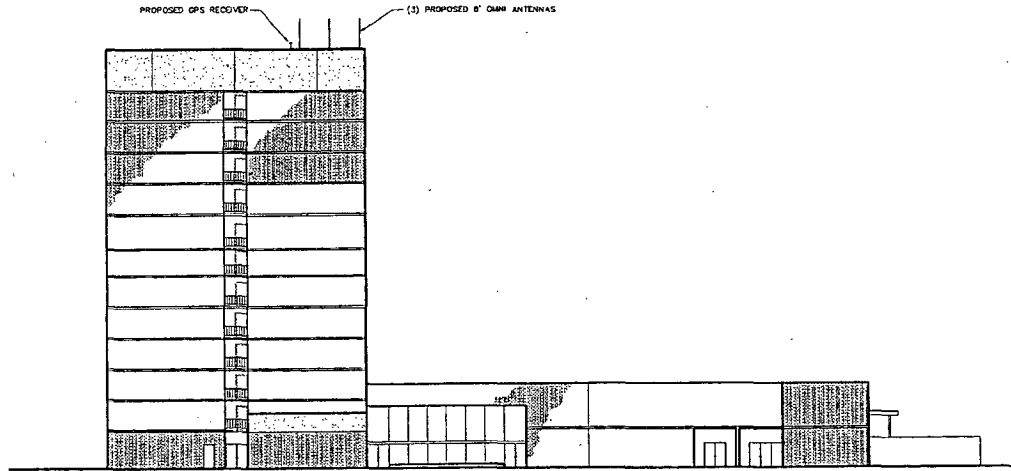
EXHIBIT - B

Z 98 141

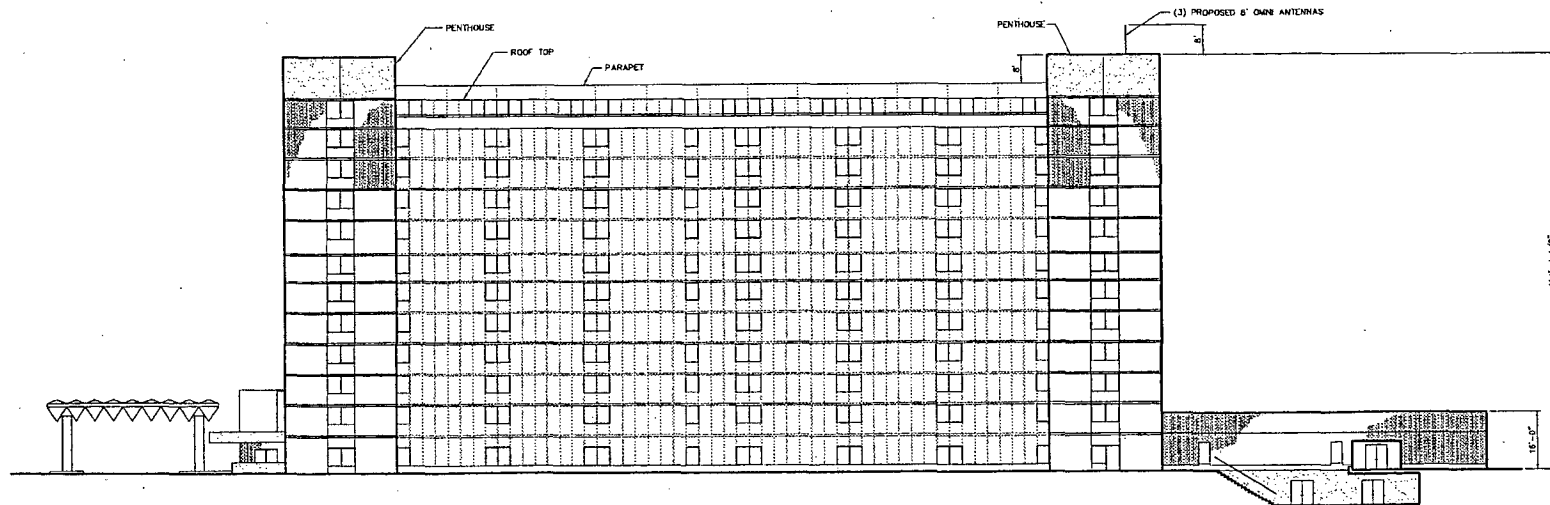
298-141

FEBRUARY 10, 1999

ITEM 1



EAST ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"

REVISIONS			
NO.	DESCRIPTION	DATE	BY
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PROJECT

CONTACTS

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ZUCCO P/
ASSOCI
STRUCTURAL E

2277 FAIR OAKS BLVD. 19941 954
8751 32 SACRAMENTO Copyright
CALIFORNIA 95825 IFA Job #

SEAL

APPROVALS	
DATE	BY

DRAWN BY: KDT
CHECKED BY:

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-2

EXHIBIT - C