

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, May 14, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add cellular antennas on the roof of an existing hotel building for the project known as Z96-027. 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 panel antennas on the roof parapet of an existing 17 story hotel building located on 2.11± acres in the Central Business District- Special Planning District (C-3) zone.

Location: 1025 3rd Street (Holiday Inn) (D1, Area 1)

Assessor's Parcel Number: 006-0087-049, 050

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

Property Owner: John O. Hammons Hotels L.P.
 4243 Hunt Road
 Cincinnati, Ohio 45242

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: 2.11± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: P2585, P7167, P7281, P7286, P7465, P8847

Additional Information: The applicant proposes to attach twelve, one foot by two foot, antenna panels attached to the roof parapet and elevator structure of a 17 story hotel. A 216 square foot (12 foot by 18 foot) radio/equipment shelter will be located on the roof of the building. The proposed cellular equipment is needed to facilitate cellular communication in the area. 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 96-127). 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

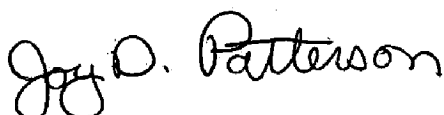
1. The proposed project shall receive Design Review staff approval for actual antenna location, design, and color scheme prior to issuance of building permits. Size and location of the antennas shall conform to the plans submitted unless the Design Review staff requires panel design/location changes. 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. {Twelve

antenna panels are approved}

3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall remove the repeater antenna from the adjacent City parking garage no later than six months after system operation at this (Holiday Inn) site.

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 hotel roof top parapet and elevator structure.
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 on the roof of the existing hotel building and the antennas will be attached to roof parapet and elevator structure of the building; and
 - b. the design and location of the antennas will not significantly impact the surrounding commercial area and will be reviewed 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.



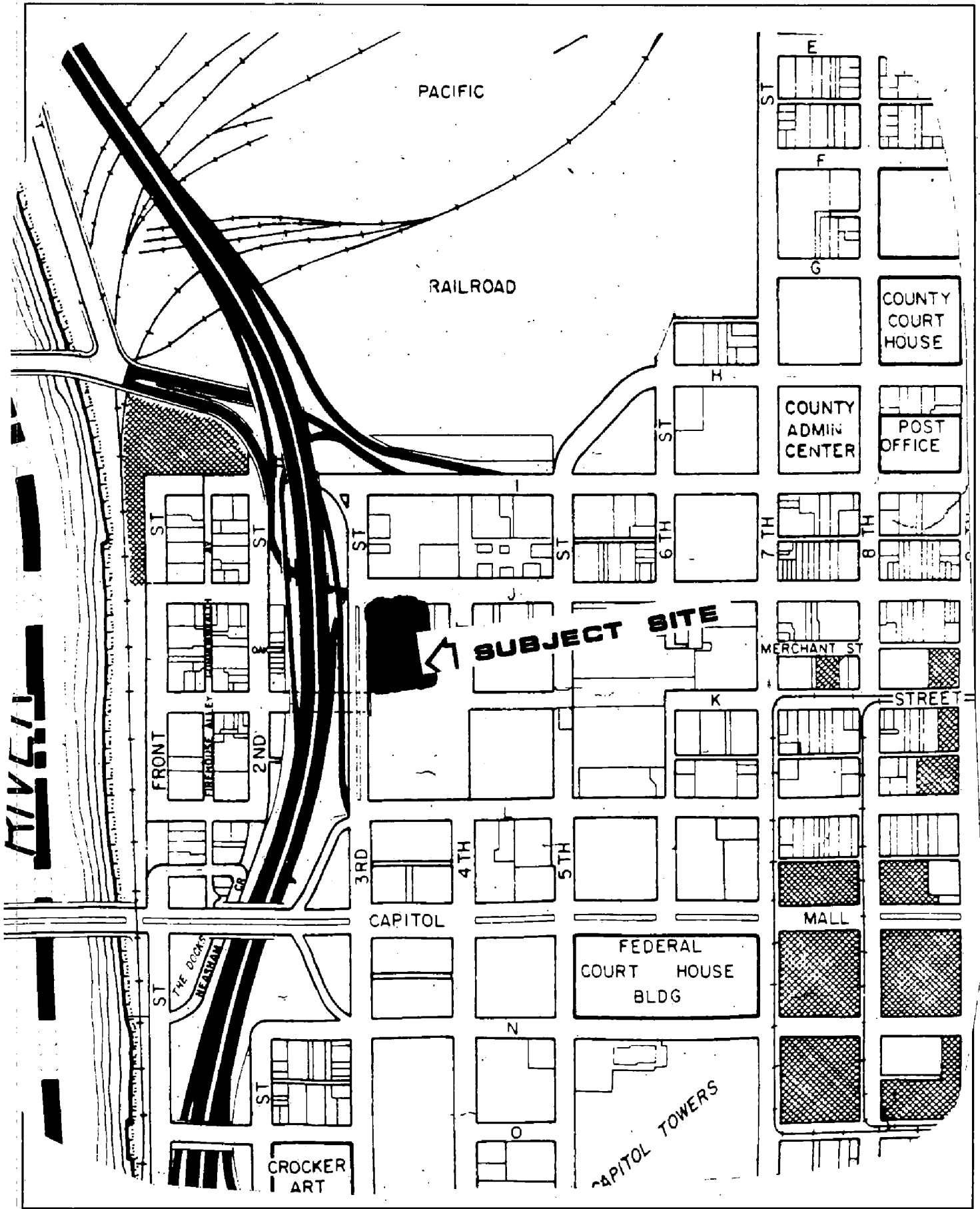
Joy D. Patterson
Zoning Administrator

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.

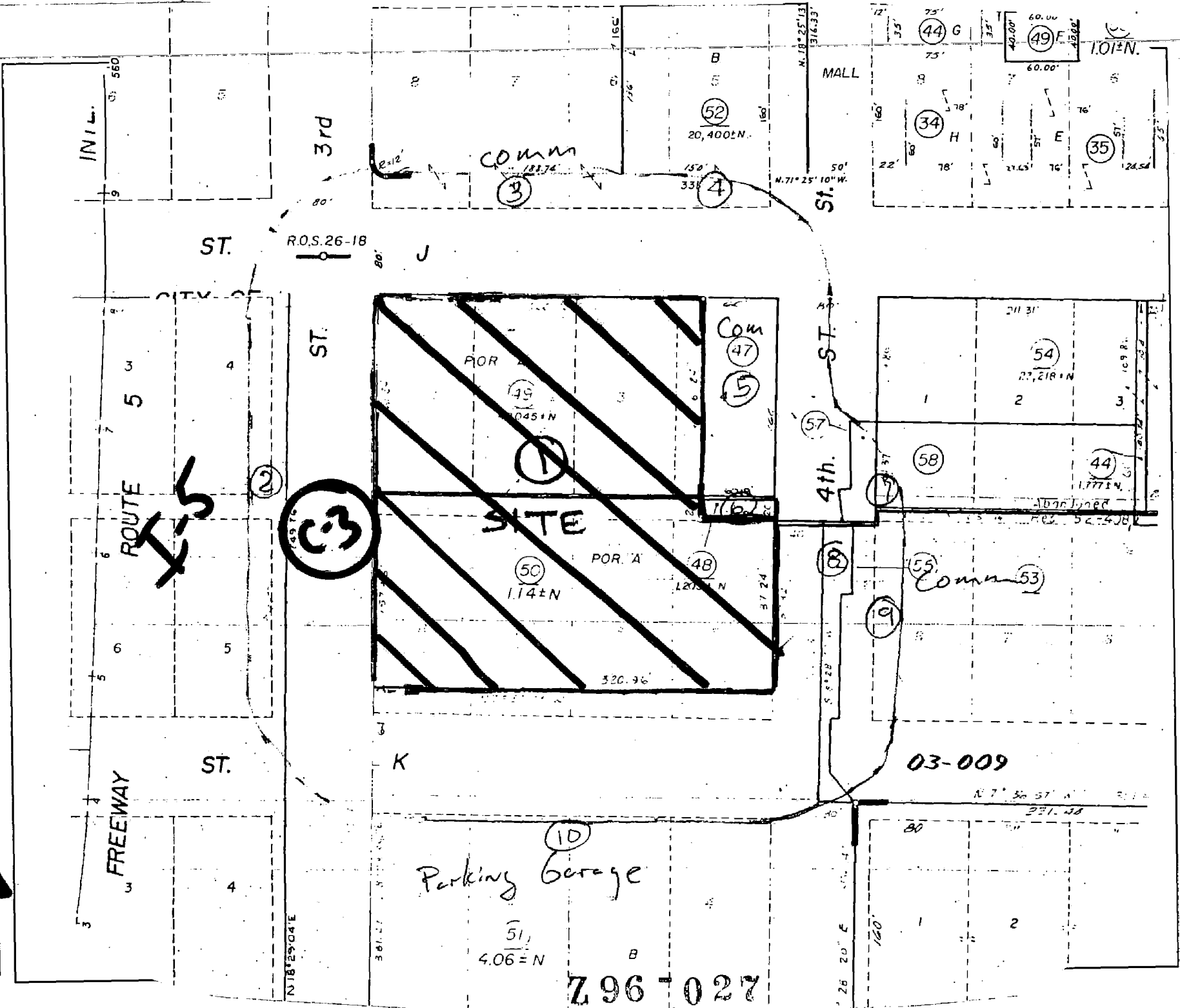
cc: File
Applicant

ZA Log Book
Luis Sanchez-Design Review



VICINITY MAP

LAND USE & ZONING MAP

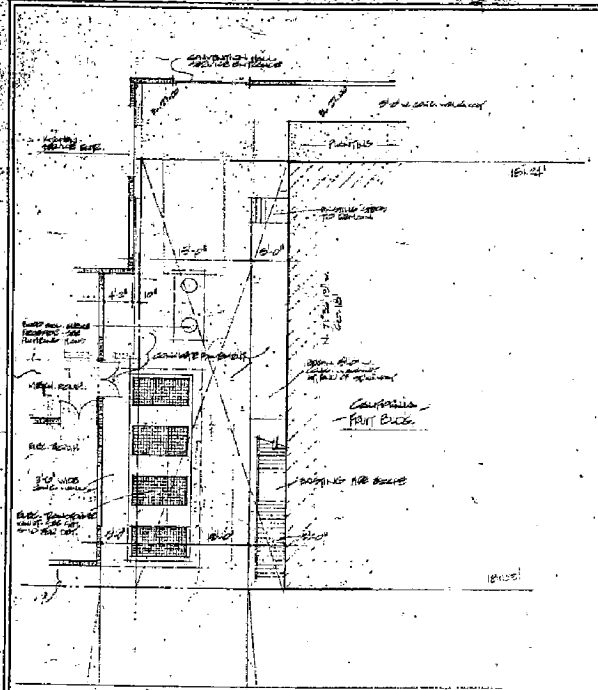


Z96-027

296-027

MAY 14, 1996

ITEM 3



Part of Section Date 1/8

296-027

CITY OF SACRAMENTO
CITY PLANNING DIVISION

APR 12 1996

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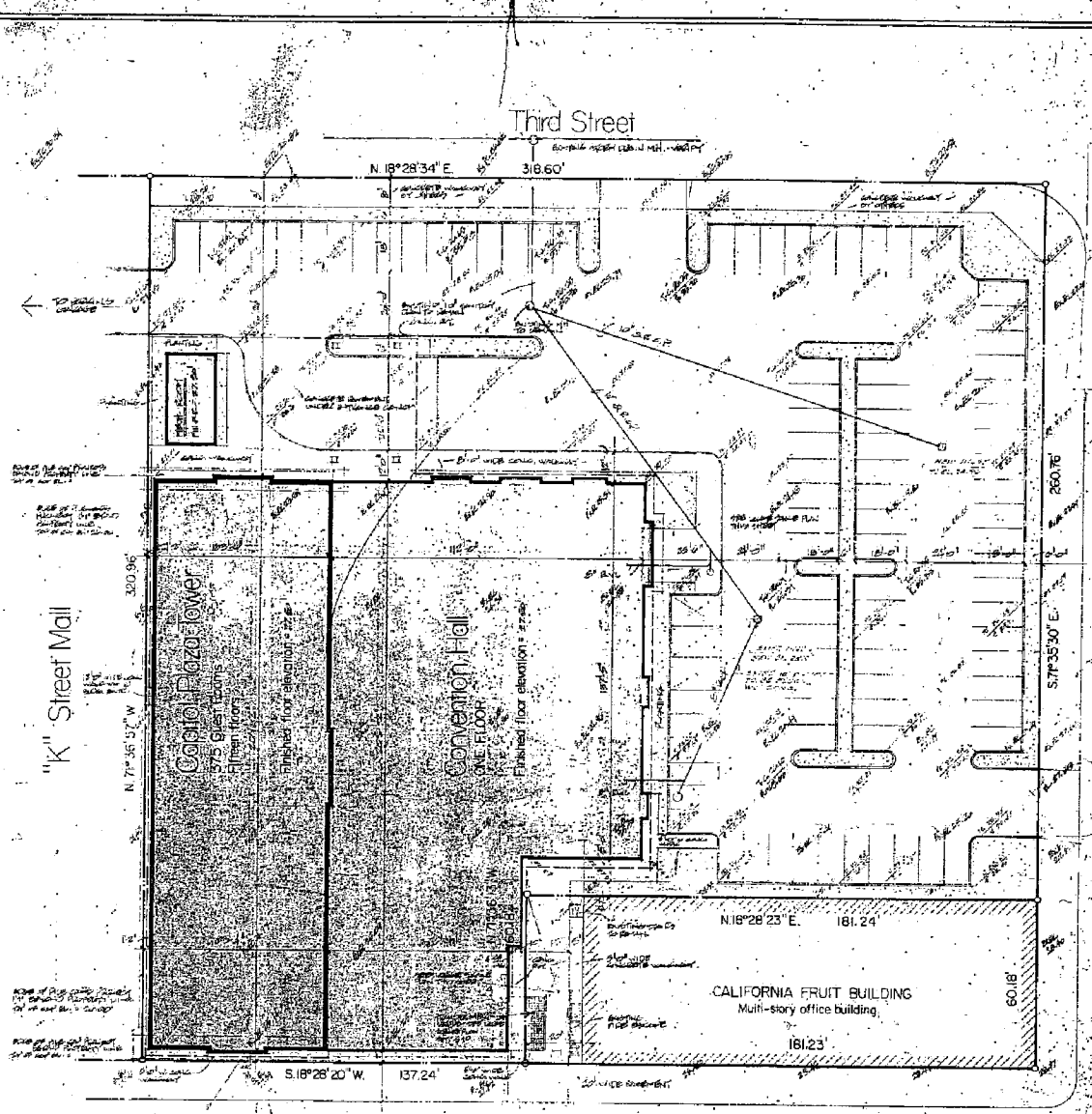


EXHIBIT A

JOHN S. RAYMOND
INDUSTRIES

Edmund C. Heine Jr.
Architect
230 Broadway, San Francisco, California

Revisors	Date	Remarks

CAPITOL PLAZA
Sacramento, California
Holiday Drive

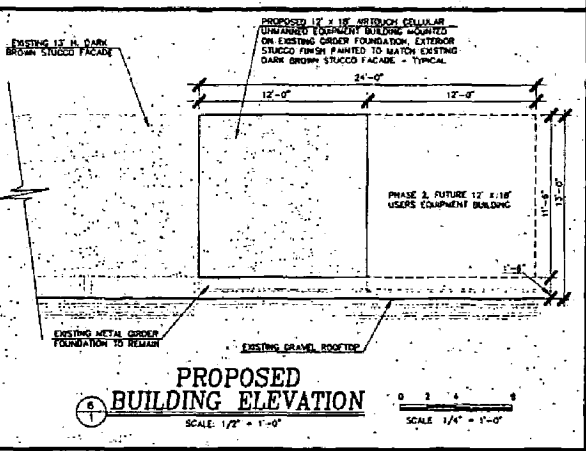
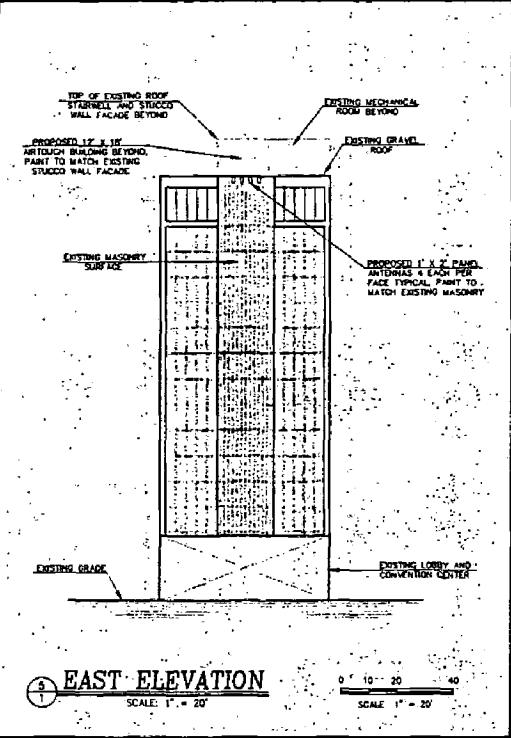
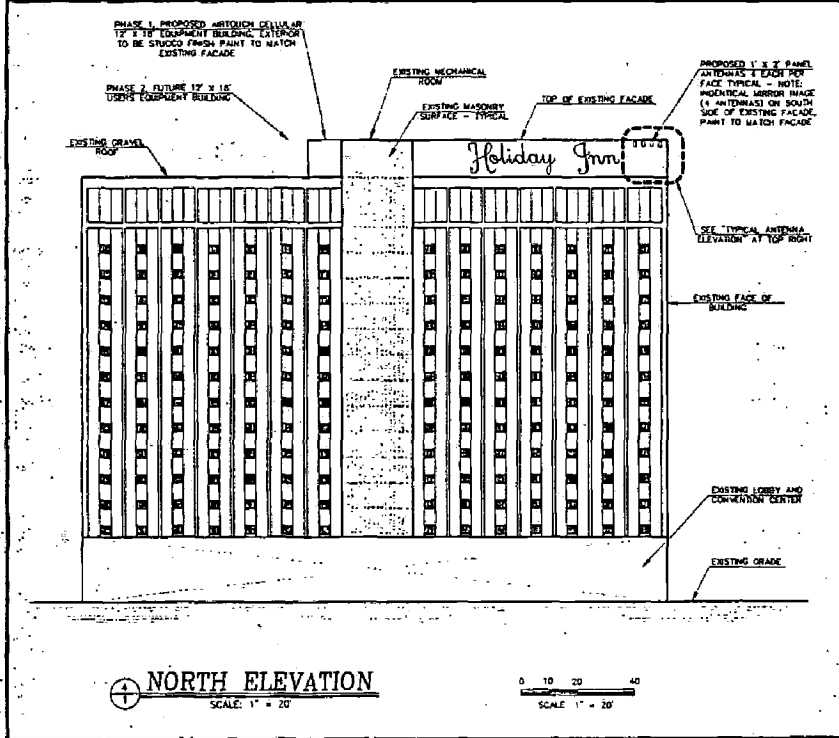
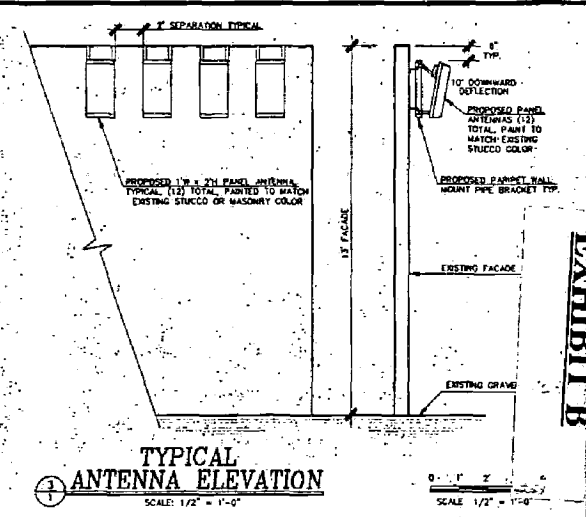
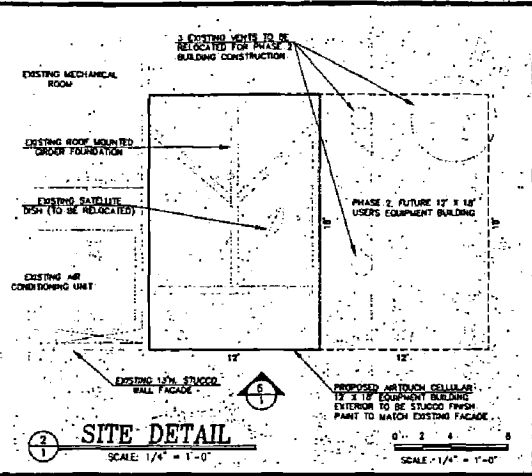
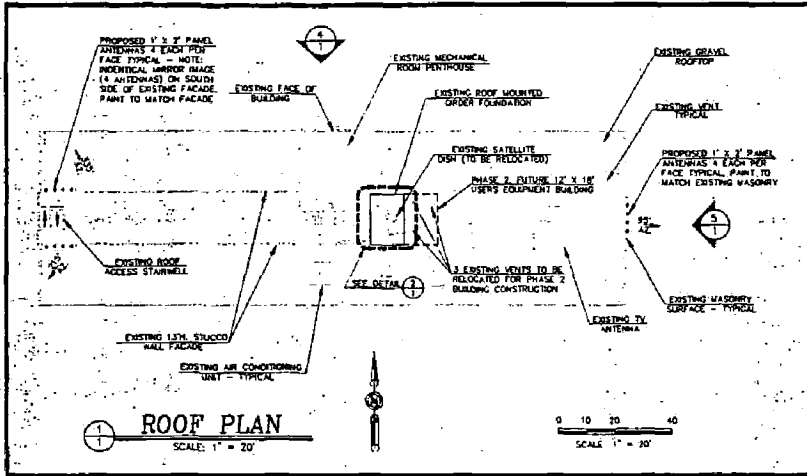
Grading & Site Drainage Plan
A-1a
1-18-77



2420-952

MAY 14, 1996

ITEM 3



PREPARED FOR:
ARTOUCH CELLAR
2550 RIVER PULSA DRIVE, STE. 400
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 648-2288
DATE PREPARED: OCTOBER 31, 1995

VICINITY MAP
NO SCALE

NO.	DATE	REVISION	BY	APPRO.

WESTERN PLANNING & ENGINEERING
1180 FLAMER ROAD, #1
ALBANY, CA 94603
(916) 821-8177 Fax 821-3518

PLANS FOR: ARTOUCH CELLULAR LEASE SITE, HOLIDAY INN SITE, CITY OF SACRAMENTO, CA

ROOF PLAN, ELEVATIONS AND DETAILS

DESIGNED	JC	DRAWN	JC	CHECKED	MEP
SCALE	NOTED	JOB NO.	700K	SHT.	1 OF 1

Z967027

EXHIBIT B