

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 18, 1996, the Zoning Administrator approved with conditions a special permit to add a radio antenna on the roof of an existing office building for the project known as Z96-102. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

Project Information

- Request: 1. Zoning Administrator Special Permit to add a six foot in diameter radio microwave antenna on the mechanical equipment penthouse roof on top of an existing five story office building located on 8.39+ developed acres in the Office-Business, Planned Unit Development (O-B){PUD} zone.
2. Zoning Administrator Special Permit Modification to add a six foot in diameter radio microwave antenna on the mechanical equipment penthouse roof on top of an existing five story office building.

Location: 1425 River Park Drive (D3, Area 4)

Assessor's Parcel Number: 277-0286-027

Applicant: P.T. West Associates, LP (Craig Bratton)
 1425 River Park Drive #530
 Sacramento, CA 95815

Property Owner: Same as applicant

General Plan Designation: Regional Commercial and Office
Existing Land Use of Site: Office Building
Existing Zoning of Site: Office-Business (O-B){PUD}

Surrounding Land Use and Zoning:
North: O-B; Office Building
South: O-B; Cal Expo
East: O-B; Bank
West: Business 80

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3. The applicant shall obtain all necessary building permits prior to commencing

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construction.

4. All support brackets, connections, cables, electrical boxes, etc., shall not be visible out side the screened area.

Findings of Fact-Special Permit

1. The proposed project, as conditioned, is based upon sound principles of land use in that the antennas will be screened to be added inconspicuously in the center of an existing office 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 radio microwave antenna will be located on the roof of the building;
 - b. the antenna will be screened with materials similar to other building materials used on the roof for screening other mechanical equipment; and
 - c. the design and location of the antenna 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 Office.

Findings of Fact-Special Permit Modification

1. The proposed project, as conditioned, does not significantly change the building or commercial use that was originally approved in that:
 - a. the antenna will be screened to be added inconspicuously in the center of an existing office building roof top; and
 - b. the antenna will be screened with materials similar to other building materials used on the roof for screening other mechanical equipment.



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

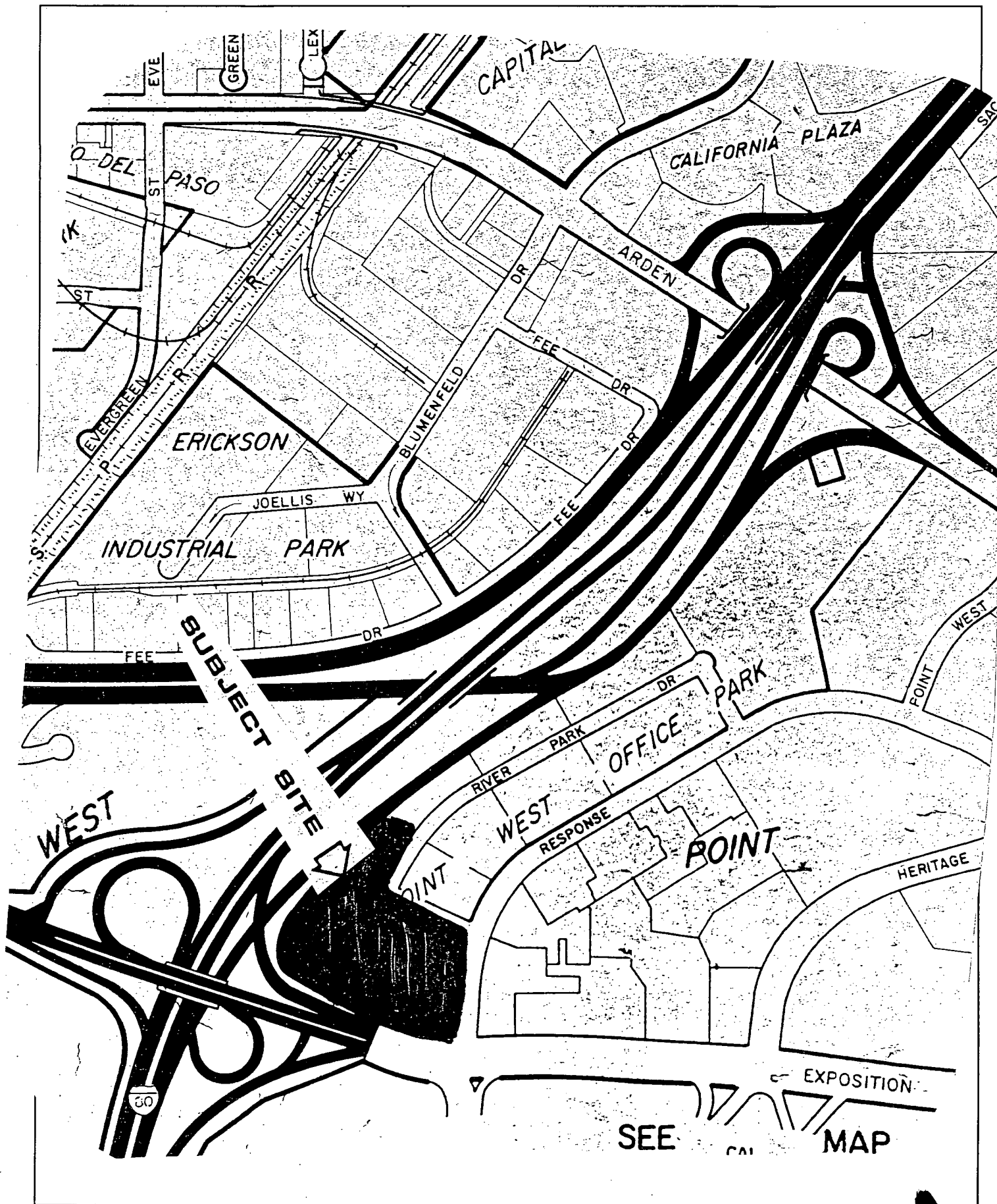
be deemed established when the activity permitted has been commenced.

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.

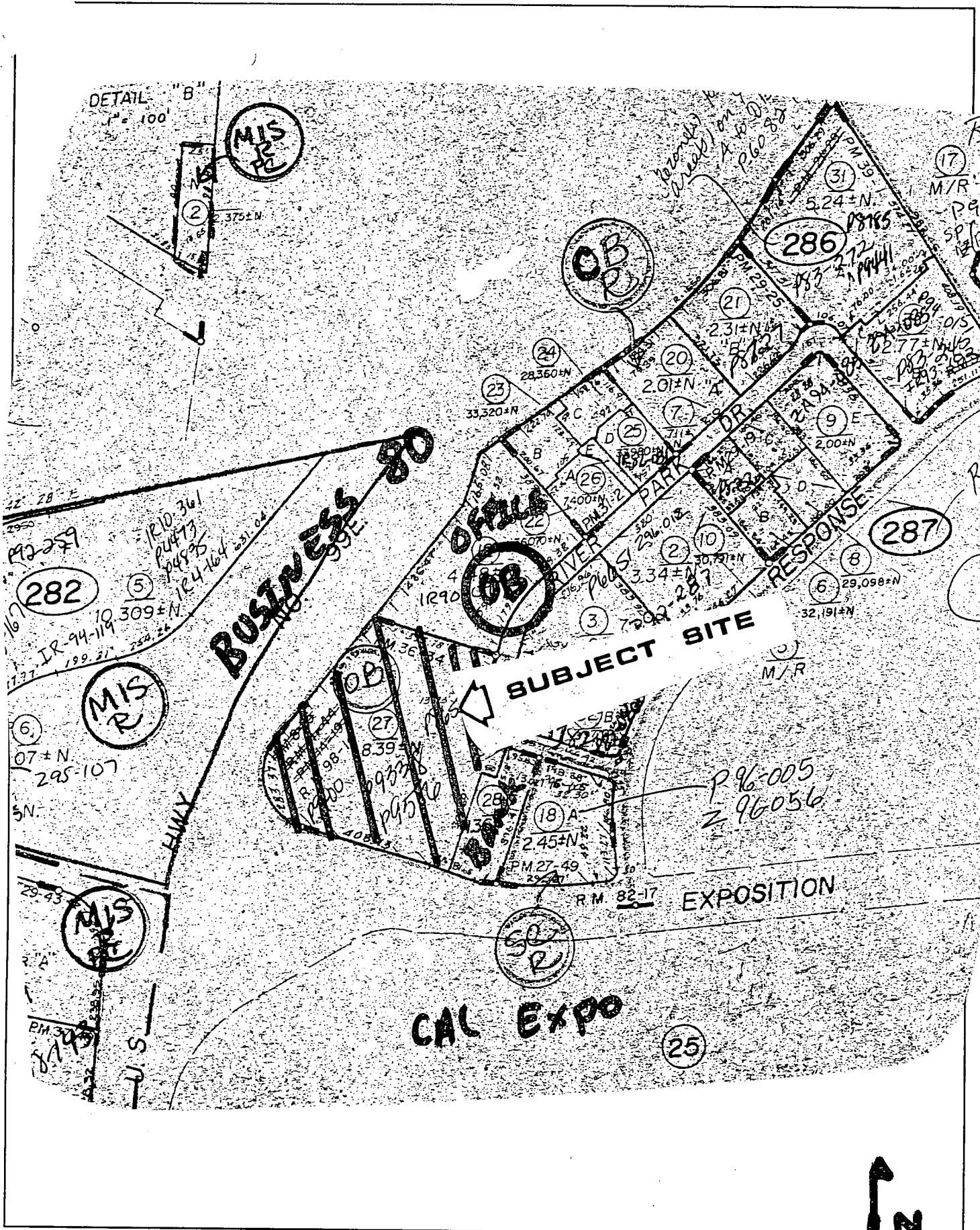
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ZA Log Book ✓

Applicant ✓



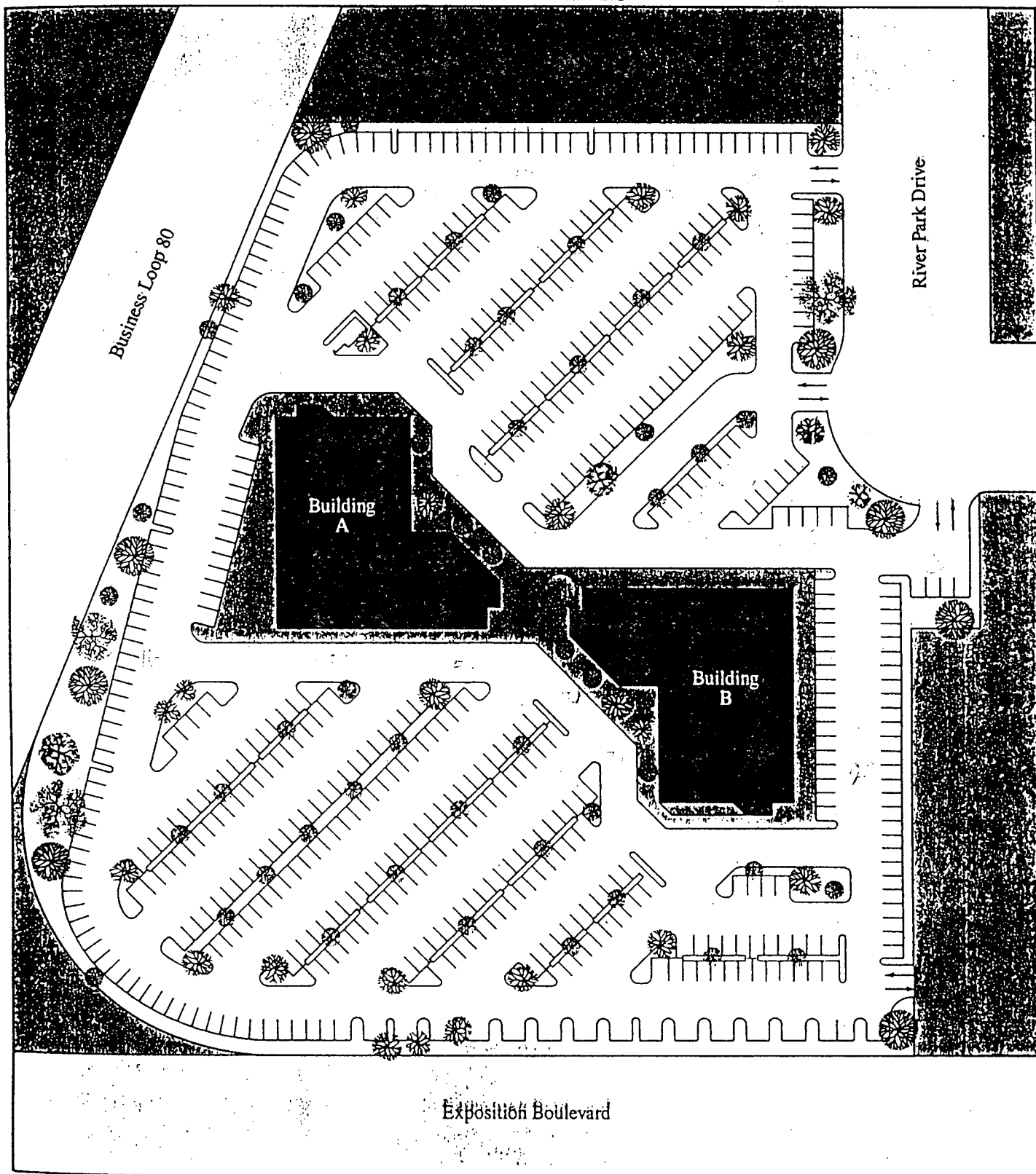
VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

SITE PLAN



RR96123

RAMIREZ ROSENTHAL COMPANY

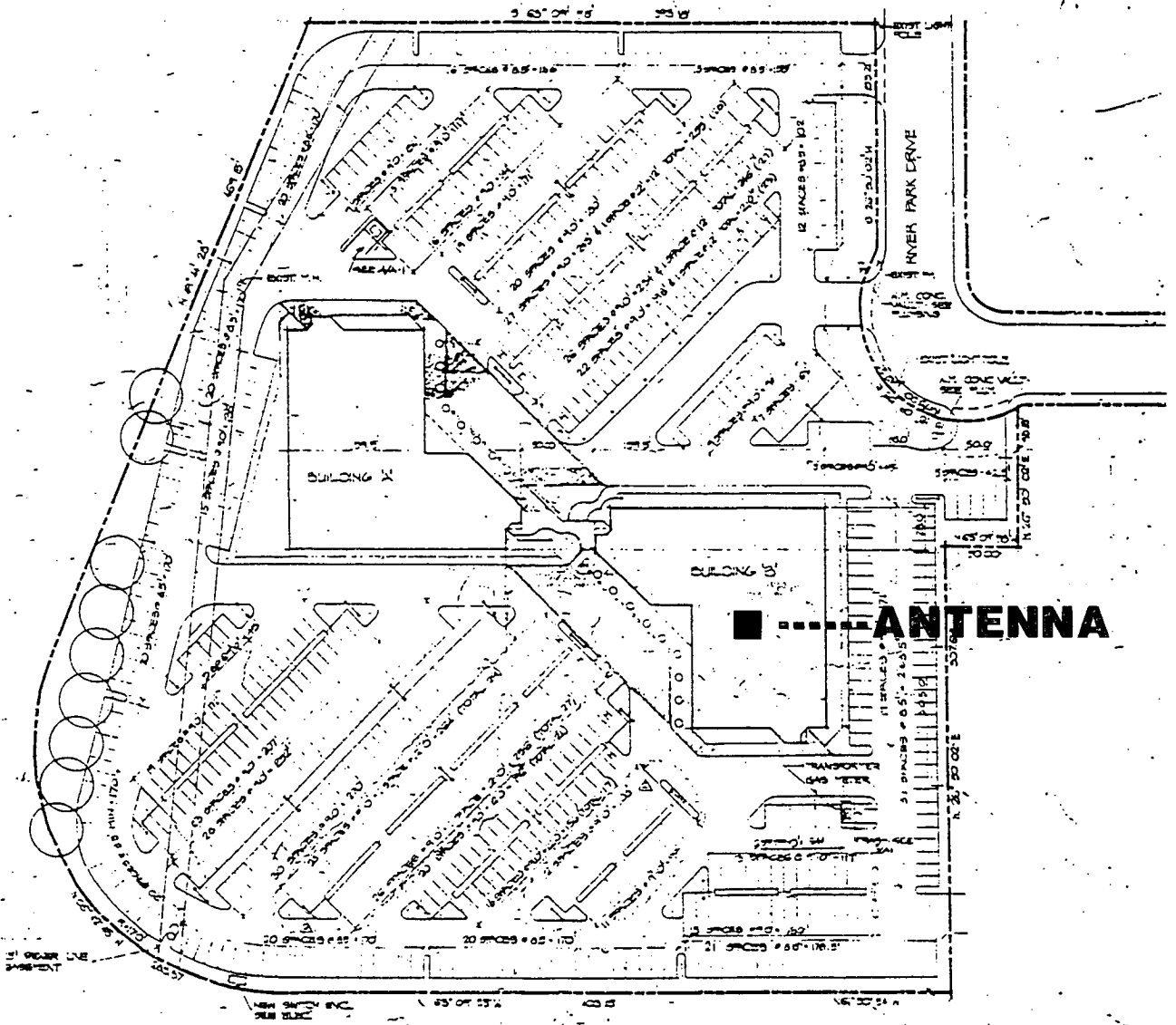
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EXHIBIT B

SITE PLAN WITH DIMENSIONS



RR96123

RAMIREZ ROSENTHAL COMPANY

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SEPTEMBER 18, 1956

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EXHIBIT C

MICRO MICROWAVE ANTENNA - ENCLOSURE INSTALLATION

APPROXIMATE DIMENSIONS

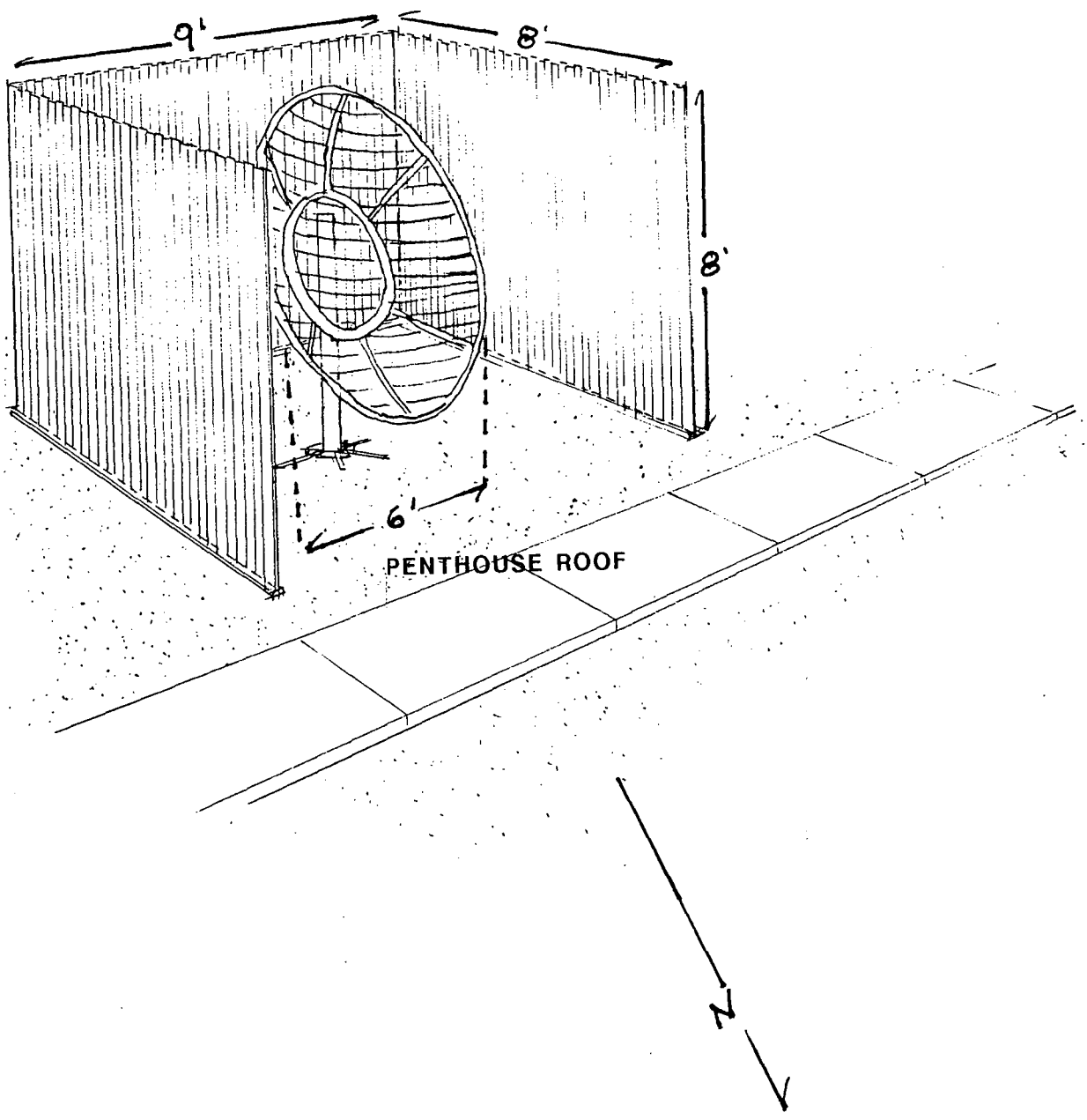


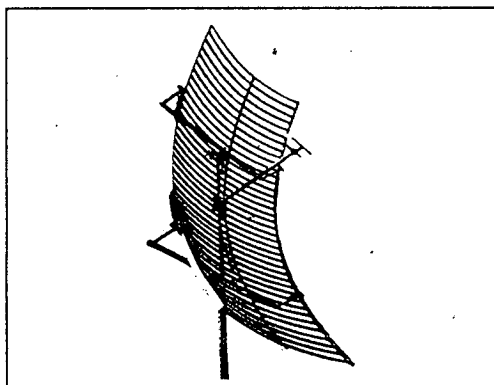
EXHIBIT D

470-790 MHz

Diameter FT. (M)	Model Number	F/B RATIO	VSWR	CROSS POL.
4 (1.2)	P-6A48G	25	1.30	*
6 (1.8)	P-6A72G	27	1.30	*
8 (2.4)	P-6A96G	28	1.30	*
10 (3.0)	P-6A120G	29	1.30	*
12 (3.7)	P-6A144G	29	1.30	*
15 (4.6)	P-6A180G	31	1.30	*

* Depends on Frequency

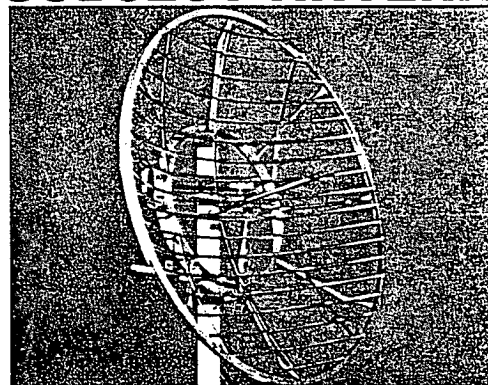
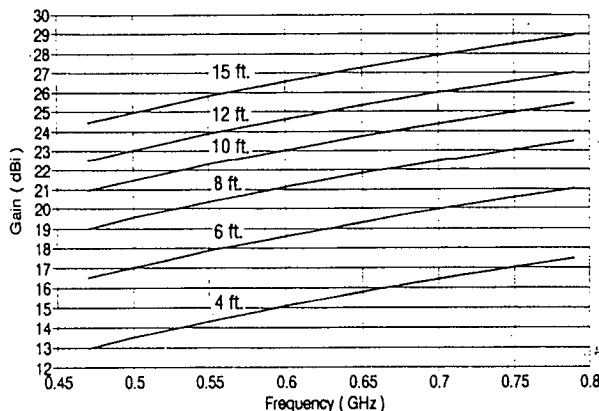
Solid Antennas also available. Call factory for specifications.



UPS Shippable Super Short Haul

*60 Ft. Diameter
Wireless
SU 180*

SUBJECT ANTENNA



900 MHz

940 - 960 MHz

Diameter FT. (M)	Model Number	Part 74 FCC CAT.	Gain/DBi			B/W DEG	F/B RATIO	VSWR	CROSS POL.
			Low	Mid	High				
Grid Antennas									
4 (1.2)	P-9A48G	B	19.1	19.2	19.3	19.25	22	1.30	25
6 (1.8)	P-9A72G	A	22.0	22.1	22.2	12.5	24	1.30	25
8 (2.4)	P-9A96G	A	25.0	25.1	25.2	8.7	24	1.30	26
10 (3.0)	P-9A120G	A	26.9	27.0	27.1	6.6	27	1.30	26
12 (3.7)	P-9A144G	A	27.7	27.8	28.9	5.8	26	1.30	26
15 (4.6)	P-9A180G	A	30.5	30.6	30.7	4.7	32	1.30	26
Short Haul Antenna									
6 (1.8)	SH-9A72G	B	19.4	19.5	19.6	20.0	20	1.30	19
Super Short Haul Antenna (UPS Shippable)									
6 (1.8)	SSH-9A72G	(V)A (H)B	19.9	20.0	20.1	10.0	29	1.10	21
Solid Antennas									
3.5 (1.1)	P-9A42	-	17.2	17.2	17.3	20.5	28	1.30	25
4 (1.2)	P-9A48	B	19.0	19.1	19.2	19.25	27	1.30	26
6 (1.8)	P-9A72	A	22.0	22.1	22.2	12.5	26	1.30	20
8 (2.4)	P-9A96	A	24.9	25.0	25.1	9.3	29	1.30	24
10 (3.0)	P-9A120	A	26.7	26.8	26.9	7.6	31	1.30	25
12 (3.7)	P-9A144	A	27.9	28.0	28.1	6.0	35	1.30	30

Feed Input Flange: N Female or 7/8" EIA Available

PORTABLE ANTENNAS 1990 - 2110 MHz

Diameter FT. (M)	Model Number	Part 74 FCC CAT.	Gain/DBi			B/W DEG	F/B RATIO	VSWR	CROSS POL.
			Low	Mid	High				
2 (0.6)	TVL-19A24	B	19.1	19.3	19.6	15.0	18	1.30	30
4 (1.2)	TVL-19A48	-	26.3	26.6	26.8	8.3	30	1.30	33
Feed Input Connector: N Female									
6.875 - 7.125 GHz									
2 (0.6)	TVL-65A24	-	28.2	28.3	28.5	4.5	30	1.30	30
4 (1.2)	TVL-65A48	-	35.2	35.4	35.5	2.6	44	1.30	22
Feed Input Connector: N Female									
12.7 - 13.5 GHz									
2 (0.6)	TVL-130A24	-	32.3	32.5	32.7	2.26	35	1.30	20
4 (1.2)	TVL-130A48	-	39.8	40.0	40.2	1.60	46	1.30	20
Feed Input Connector: N Female									