

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, March 19, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add cellular panel antennas on an existing cellular pole located on the roof of an office building for the project known as Z94-130. 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 two cellular communications antenna panels to an existing 40 foot cellular monopole on the roof of an existing office building located on 1.13± acres in the Light Industrial (M-1) zone.

Location: 1401 El Camino Avenue

Assessor's Parcel Number: 266-0412-004

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

Property Owner: Spartan Plaza
 1401 El Camino Avenue
 Sacramento, CA 95814

General Plan Designation: Industrial
Existing Land Use of Site: Office Building
Existing Zoning of Site: Light Industrial (M-1)

Surrounding Land Use and Zoning:
 North: M-1; Industrial
 South: M-1; Industrial
 East: C-2 and R-2A; Office and Residential
 West: M-1; Elevated Road

Property Dimensions: Irregular
Property Area: 1.13± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: P83-173, P83-216

Background Information: On June 23, 1983, the Planning Commission approved a five story office building (P83-173). A 40 foot monopole was added to the roof for cellular and radio equipment prior to the enactment of the Zoning Ordinance amendment that requires a planning entitlement for cellular equipment. The monopole was constructed in 1984 which was prior to the change in the Zoning Ordinance allowing a maximum height of 75 feet for the M-1 zone.

Additional Information: The applicant proposes to attach two additional cellular antenna panels to the existing monopole located on the roof of a five story building. The antennas are needed to provide improved service and capacity along the Business 80 corridor. 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.

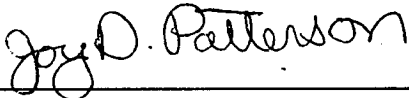
Environmental Determination: This project, as proposed, will not have a significant impact on the environment and a negative declaration with no mitigation measures has been prepared and filed.

Conditions of Approval

1. Any additional antennas shall require a modification of the Special Permit. {19 Total {17 previously added antennas} antennas are approved}
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Should the applicant ever terminate use of the facility then all antennas and the monopole shall be removed within six months of facility termination.

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 monopole with many antennas and microwave dishes.
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 panels will be added to an existing cellular monopole on the roof of a five story building; and
 - b. the design and location of the antennas will not significantly impact the surrounding commercial, industrial, and residential area.
3. The project is consistent with the General Plan which designates the subject site as Industrial.



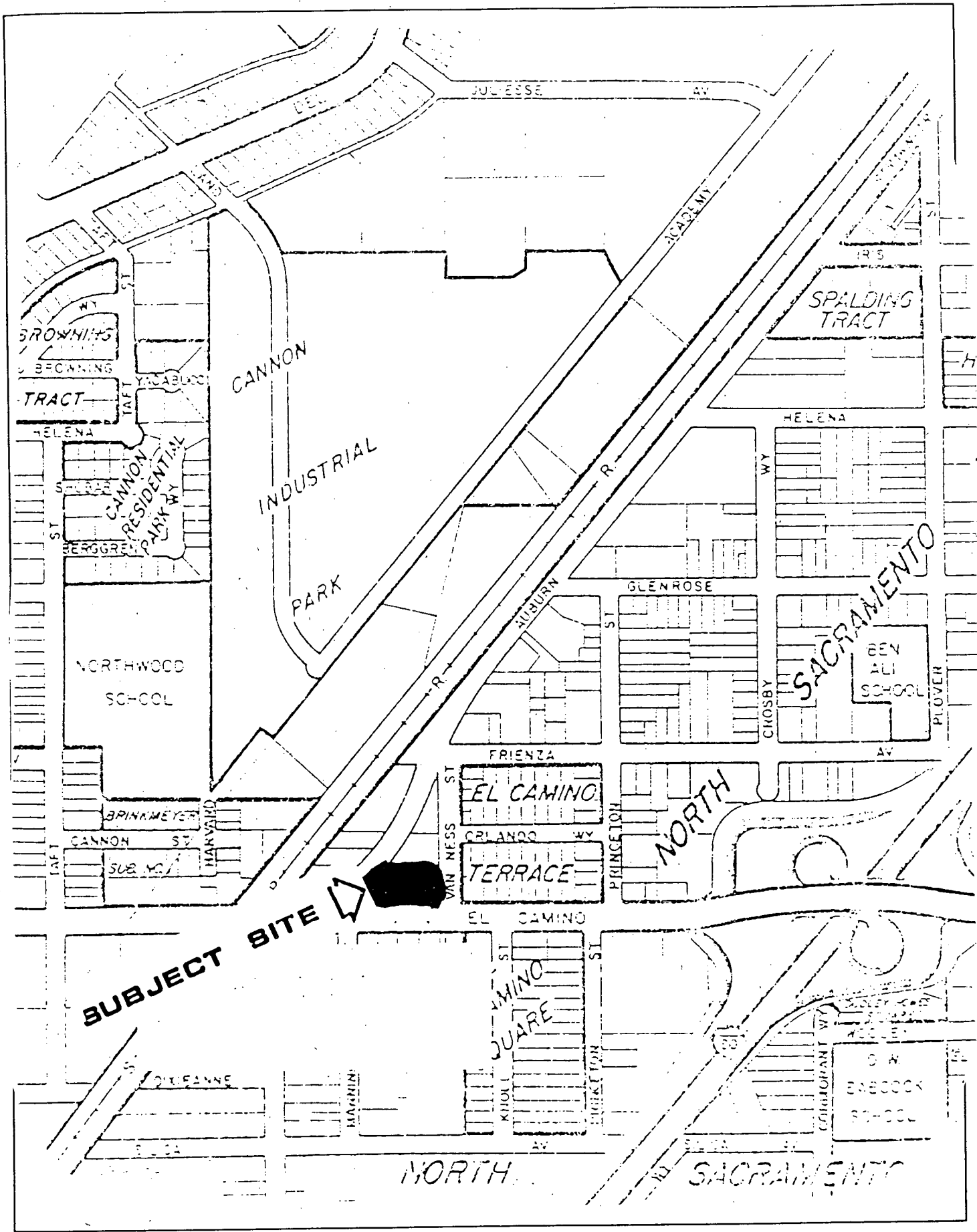
Joy D. Patterson
Zoning Administrator

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.

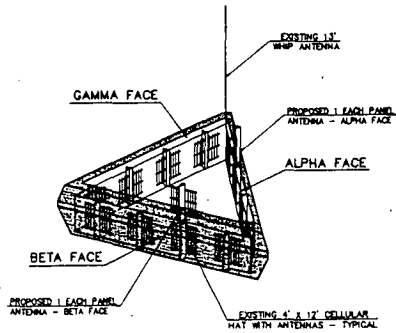
cc: File
Applicant

ZA Log Book

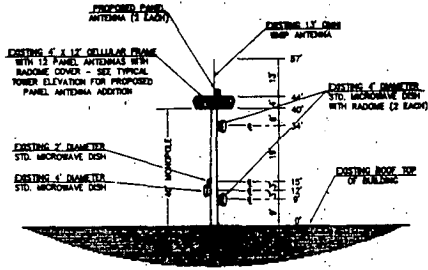


VICINITY MAP

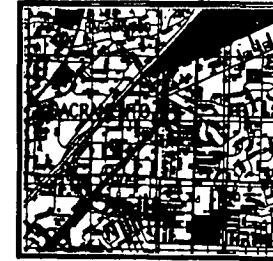
EXHIBIT A



PERSPECTIVE - TOP HAT
NOT TO SCALE



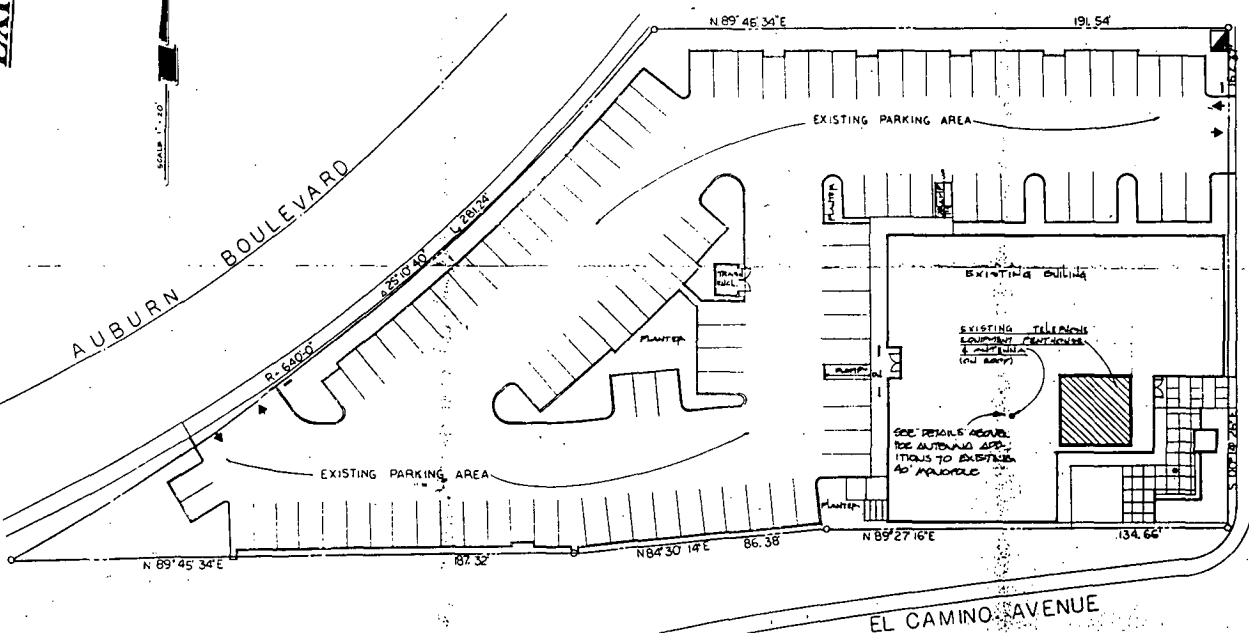
TYPICAL TOWER ELEVATION
SCALE: 1" = 20'



VICINITY MAP
NO SCALE

SITE PLAN

SCALE: 1" = 20'



OWNER ADDRESS:

SHINETEK-A PLAZA
1401 EL CAMINO AVE
SACRAMENTO, CALIFORNIA

ASSESSOR'S PARCEL NO.: 204 - 412 - 004

APPLICANT:

ARTOUCH CELLULAR
2150 RIVER PLAZA DRIVE, STE. 400
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 648-2200

PREPARED BY:

WESTERN PLANNING & ENGINEERING
11800 KEEPER ROAD, SUITE J
AUBURN, CALIFORNIA 95603
PHONE: (916) 833-0017

MICHAEL E. FLEMING, R.C.E. 36438

LEGAL DESCRIPTION:

NOTES:

- CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AT TIME OF CONSTRUCTION.
- THERE ARE NO PUBLIC ROAD IMPROVEMENTS PROPOSED.
- THERE IS NO GRADING PROPOSED FOR THIS PROJECT.
- PLAN TAKEN FROM SITE PLAN PREPARED BY GAMMA AND ASSOCIATES, SHEETS "A-1" AND "A-2". INFORMATION SHOWN HEREON REFLECTS ACCURACY OF SAID PLANS.

DATE PREPARED: NOVEMBER 16, 1994

294-130

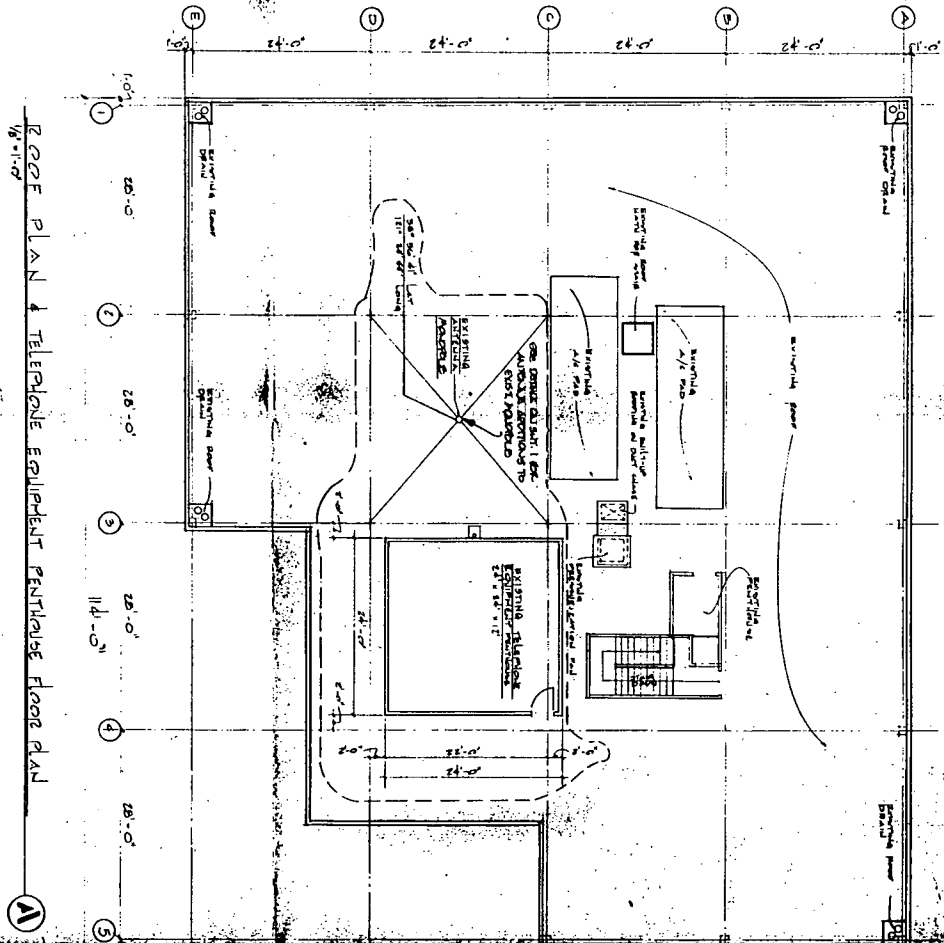
MARCH 19, 1996

ITEM 2

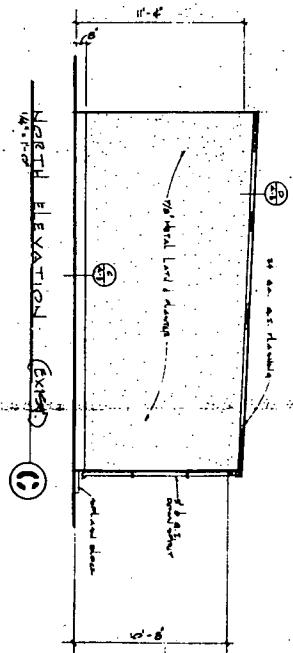
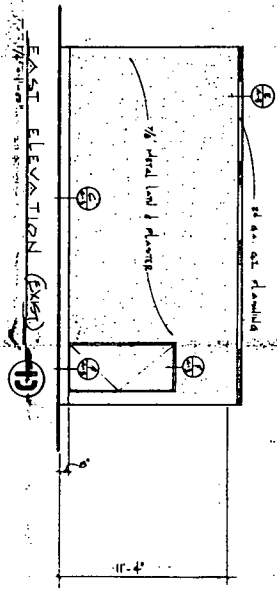
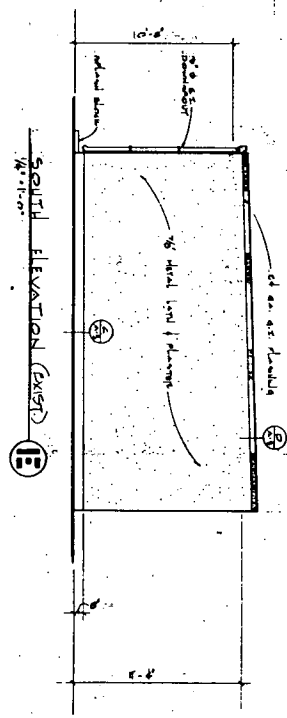
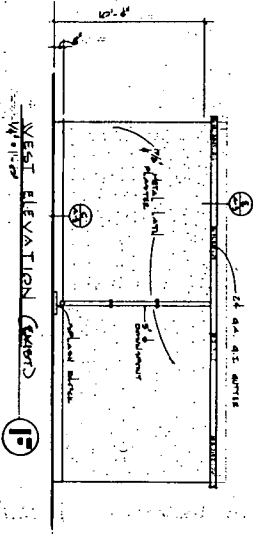
WESTERN PLANNING & ENGINEERING
11800 KEEPER ROAD, SUITE J
AUBURN, CALIFORNIA 95603
(916) 833-0017 FAX 833-5018

PLANS FOR ARTOUCH CELLULAR LEASE SITE CITY OF SACRAMENTO, CALIFORNIA
ZONING ADMINISTRATOR'S MINOR DEVIATION
SITE PLAN, DETAILS, NOTES

APPROVED	CHECKED	SHT. 1 OF 2
DESIGNED	DRAWN	DATE
SCALE	JOB NO.	NO. 0008
NOTED		



ROOF PLAN & TELEPHONE EQUIPMENT PENTHOUSE FLOOR PLAN
1/8" = 1'-0"



WESTERN PLANNING & ENGINEERING
1580 KEEPER ROAD, ST
ALBANY, CA 95002
(415) 883-8877 FAX 883-8898

PLANS FOR: **AMERICAN CELLULAR LEASE ETC** **WIN HERE SITE** **CITY OF SACRAMENTO, CALIFORNIA**
ROOF PLAN, FLOOR PLAN. ELEVATIONS

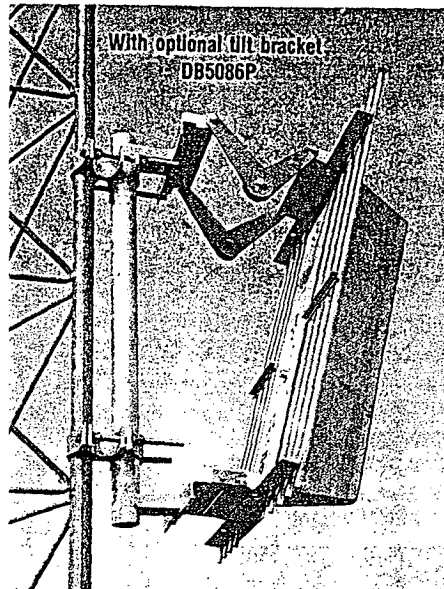
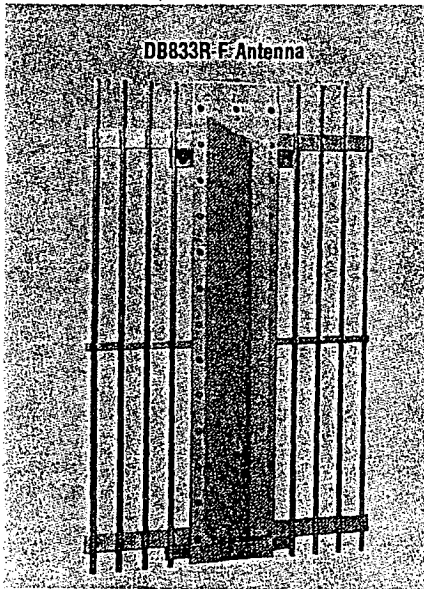
DESIGNED		APPROVED	
JC	DMC	DMC	MEY
SCALE	DATE	SHEET	OF
		2	2

EXHIBIT - C

DB833R-F 105° DIRECTIONAL ANTENNA 9 dBd GAIN, 820-900 MHz



DECIBEL



IMPROVED for AMPS cellular stations, this antenna provides gain of 9 dBd in a 105° horizontal radiation pattern. It mounts to AMPS-style monopole platforms, and the entire antenna can be mounted on the unistruts behind the AMPS-style platform radome, if required.

Model DB833R-F is also available for pipe-to-pipe mounting, if the optional mounting kit, DB5080, is ordered. This permits the antenna to be mounted to towers, poles and other structures.

Design and Construction

All DB833R-F antennas use a special phasing of three radiating elements to provide the required 820-900 MHz frequency bandwidth and the specified horizontal and vertical radiation patterns. The eight-rod backscreen is made of high strength 6061-T6 welded aluminum-to-aluminum to minimize corrosion and unwanted signals.

Radiators are made of silver plated brass and are fed via a high quality, low-loss semi-rigid cable harness.

The one-piece radome is molded of high impact plastic and offered in DB Horizon Blue™ color. The radome and a moisture resistant gasket are secured to an integral aluminum alloy plate with non-magnetic stainless steel hardware.

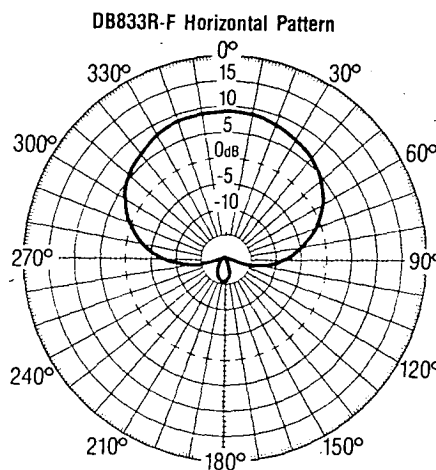
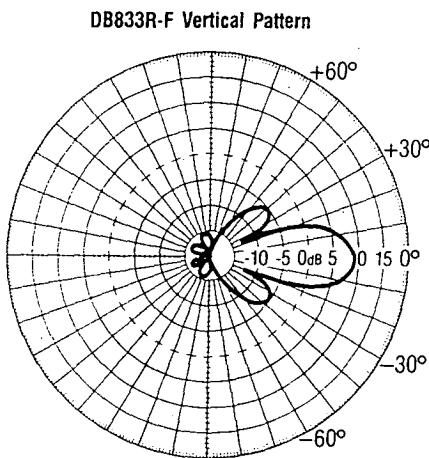
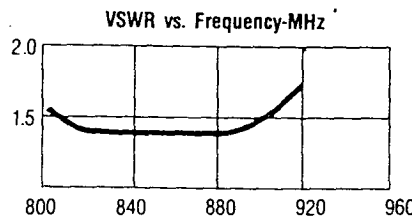
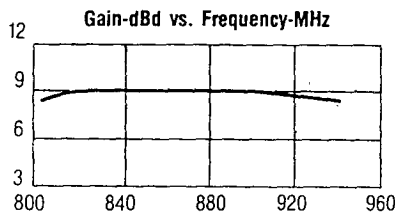
Each antenna is tested for power rating compliance and the absence of intermodulation generators.

Ordering Information

Order DB833R-F for AMPS-style platforms. For pipe mounting order DB5080 Pipe Mount Kit. VAPOR-WRAP® and jumper are included. Order DB833RF-F for EIA flange, non-pressurized.

CAN BE SHIPPED UPS.

HELIAX is a registered trademark of Andrew Corporation.
VAPOR-WRAP is a registered trademark of Decibel Products.



Electrical Data	
Frequency Range — MHz	820-900
Gain — dBd	9±1
VSWR	1.5 to 1 or better
Beamwidth "E" Plane (half power)	24°±2°
Beamwidth "H" Plane (half power)	105°±5°
Front to back ratio — dB	25±2
Maximum power input — watts	525
Nominal impedance — ohms	50
Lightning protection	Direct ground
Termination	N-Female (fixed)
HELIAX® jumper	N-Male/N-Male

Mechanical Data	
Materials:	
Radome	High impact molded plastic
Reflector screen	Alodined 6061-T6
Radiators	Silver plated brass
Support pipe	6061-T6
Mounting clamps	Galvanized steel
Maximum exposed area (flat plate equivalent) — ft² (m²)	2 (.186)
Lateral thrust at 100 mph (161 km/hr) — lbs. (kg)	80 (36.29)
Dimensions (HxWxD) — in. (mm)	33 (838.2)x20.5 (520.7)x7 (177.8)
Net weight — lbs. (kg)	
DB833R-F	15 (6.80)
DB5080	5 (2.27)
Shipping weight — lbs. (kg)	
DB833R-F	17 (7.71)
DB5080	10 (4.53)