

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Sacramento Cellular Telephone Co., 1750 Howe Av. #300, Sacto, CA 95825
OWNER North Sacramento Land Co., 400 Slobe Avenue, Sacramento, CA 95815
PLANS BY Sacramento Cellular Telephone Co., 1750 Howe Av. #300, Sacto, CA 95825
FILING DATE 08/27/91 ENVIR. DET. Negative Declaration-10/21/91 REPORT BY: D. Holm
ASSESSOR'S PCL. NO. 275-0240-054-0000

APPLICATION: A. Negative Declaration

B. Planning Director's Special Permit to allow the location of 12 cellular antennas to be constructed 80 feet above ground on an existing 125 foot high television tower located on 0.9± developed acres located in the General Commercial Labor Intensive (C-2 {LI}) zone.

LOCATION: 500 Media Place

PROPOSAL: The applicant is requesting the necessary entitlements to locate 12 cellular antennas on an existing television tower in order to provide cellular telephone service to the surrounding area.

PROJECT INFORMATION:

General Plan Designation:	Industrial-Employee Intensive
1984 North Sacramento	
Community Plan Designation:	Labor Intensive
Existing Zoning of Site:	C-2 (LI)
Existing Land Use of Site:	Television Studio and Communication Tower

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: State Highway 160; C-2
East: Commercial; C-2(LI) & C-2
West: Commercial; C-2

Property Dimensions:	Irregular
Property Area:	.90± acres
Height of Existing Antenna:	125 Feet
Height of Proposed Antenna:	125 Feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.9± developed acres in the General Commercial Labor Intensive (C-2 LI) zone. The site is developed with a television studio and a 125 foot communication/broadcast tower. The site is designated for labor intensive in the General Plan and industrial-employee intensive in the 1984 North Sacramento Community Plan. The surrounding land use and zoning includes vacant land, zoned General Commercial Labor Intensive (C-2 LI), to the north and east; a hotel, conference center and restaurant, zoned General Commercial (C-2 LI), to the west; and State Highway 160, to the south.

B. Applicant's Proposal

The applicant is proposing to locate 12 cellular antennas on an existing 125 foot high communication tower which is located on 0.9± developed acres. The antennas as proposed will be located approximately 80 feet above the grade of the property. The applicant is requesting the antennas in order to provide cellular telephone service to the surrounding area.

C. Staff Analysis

There is currently a communication tower for Channel 31 located on the subject site. In order to provide cellular telephone service to the surrounding area the applicant has requested the approval of 12 cellular antennas to be located on the existing Channel 31 communication/broadcast tower. The existing tower is a 125 foot high open lattice tower (see Exhibit C). In order for the communication tower to transmit information a 12 foot by 28 foot portion of the existing warehouse will be used to house the necessary communication equipment. The proposed antennas will be located approximately 80 feet above the grade of the subject property. The existing antenna has satellite dishes but this request does not include any additional satellite dishes. Planning staff has reviewed the applicant's request and has determined that the location of the antennas on the existing tower is a good joint use of an existing tower. In addition by allowing the cellular antennas to be located on an existing tower the need for an additional freestanding tower can be eliminated therefore, has no objections to the proposed antennas.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Fire, and the Woodlake Improvement Club. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

RECOMMENDATION: Staff recommends the Planning Director take the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the special permit to allow the location of 12 cellular antennas to be constructed 80 feet above ground on an existing 125 foot high television tower subject to conditions and based upon findings of fact which follow;

Conditions

- 1. All necessary building permits shall be obtained prior to installation of the 12 cellular antennas on the existing lattice tower or before any interior improvements are made for the equipment room.

Findings of Fact

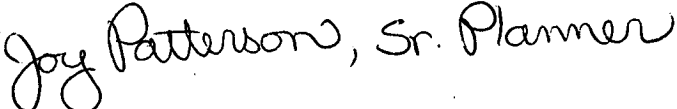
- 1. The project, as conditioned, is based upon sound principles of land use in that the project is a commercial use in a General Commercial Labor Intensive (C-2 LI) zone and is compatible with the surrounding uses;
- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that the tower is existing and the addition of the antennas will eliminate the need for another freestanding tower within the surrounding area; and
- 3. The project is consistent with the General Plan which designates the site as industrial-employee intensive and the 1984 North Sacramento Community Plan which designate the site as labor intensive.

REPORT PREPARED BY:


 Dawn T. Holm, Assistant Planner

11/22/91
 Date

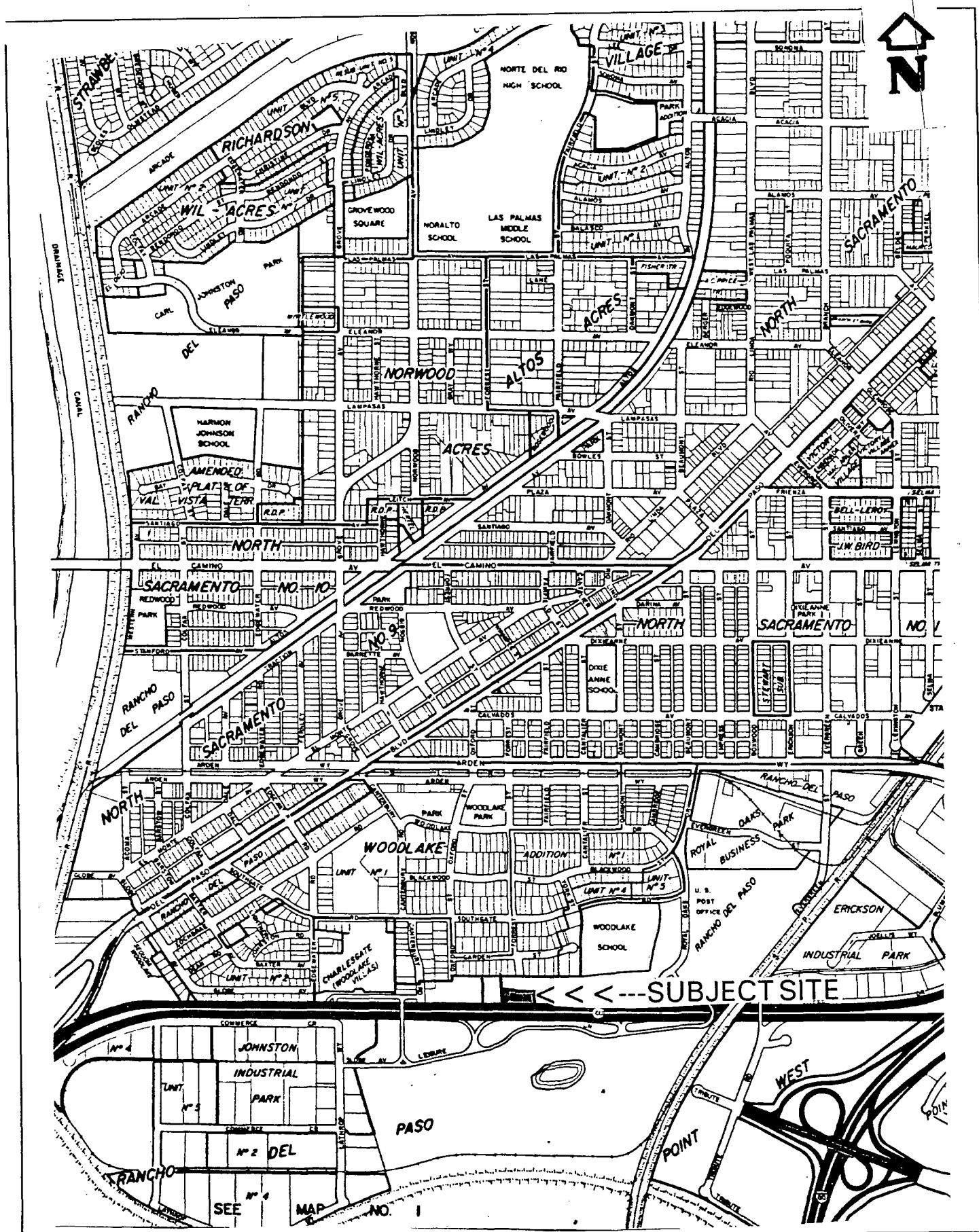
REPORT APPROVED BY:


 Joy Patterson, Sr. Planner
 for Gary Stonehouse, Planning Director

11/22/91
 Date

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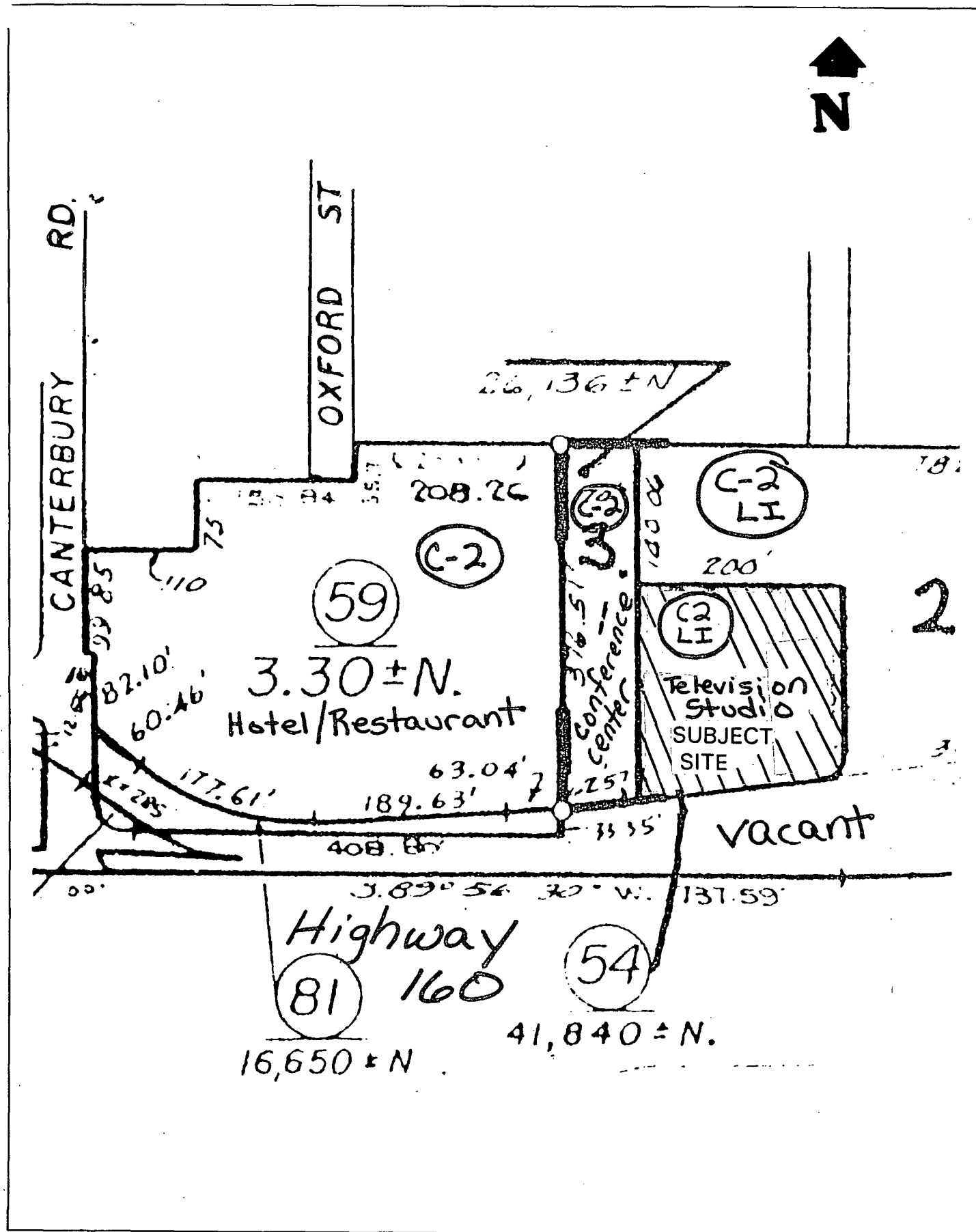
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VICINITY MAP

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LAND USE & ZONING MAP

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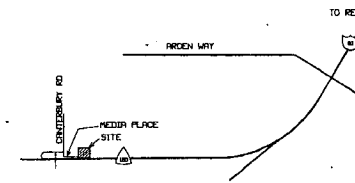
The land herein referred to is described as follows:
All that certain real property situate, lying and being in the City of Sacramento
County of Sacramento, State of California, described as follows:
Parcel No. 2, as shown on the Parcel Map entitled "Tracts of Section 14, Rancho
Del Paso", filed in the office of the Recorder of Sacramento County, California,
on September 29, 1972, in Book 8 of Parcel Maps, Map No. 22.

LEGAL DESCRIPTION

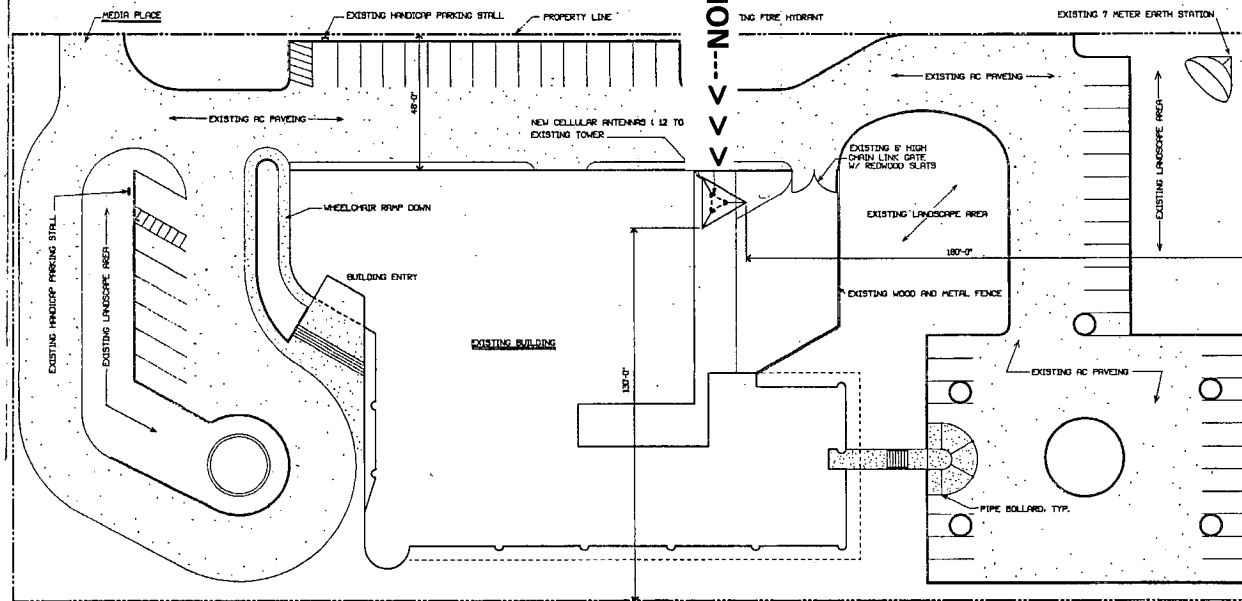
NOTE:
INFORMATION REGARDING
LANDSCAPE AREAS, PARK
ON AS BUILT DRAWINGS
DIMENSIONS SHOWN ARE

EXISTING TOWER LOCATION --->>>

STRUCTURES,
ACCESS ARE BASED
BY OWNER
ENCE ONLY.



VICINITY MAP
NORTH NO SCALE



S I T E P L A N
SCALE: 1" = 20'-0"



CELLULAR TELE. CO.

EXHIBIT - A
SITE PLAN

NOTED
of 2 SHEETS

Stephen
J. Short
& ASSOCIATES, P.C.

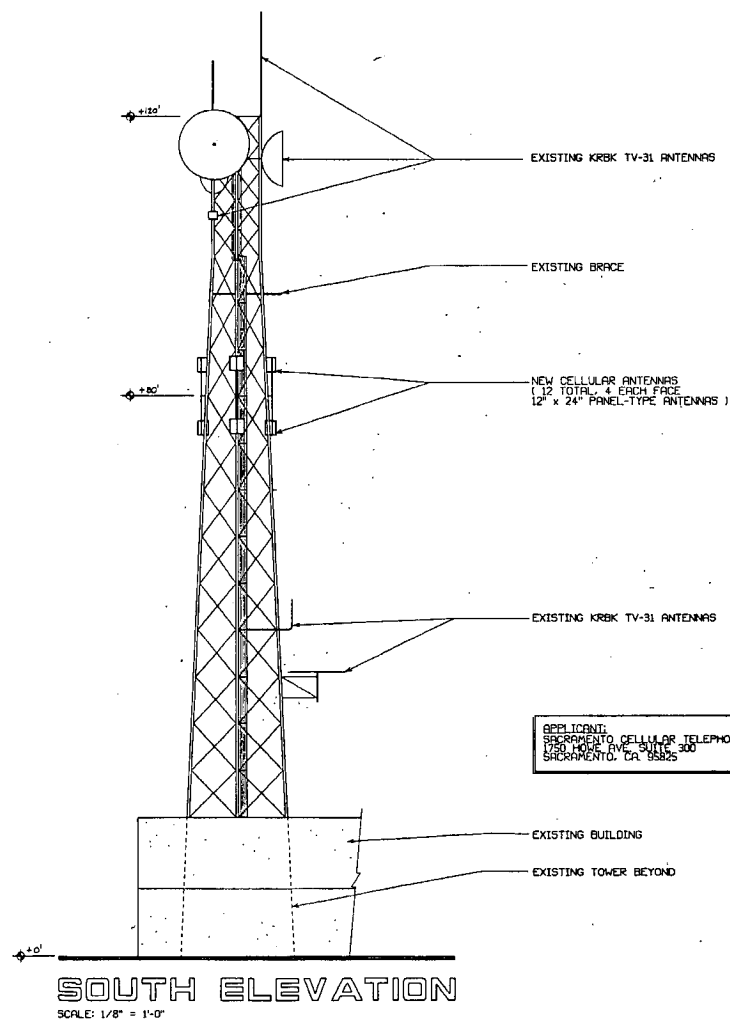
ARCHITECTURE AND PLANNING

150 BANTA CLARA DRIVE, SUITE 600
ROSEVILLE, CALIFORNIA 95661
(916) 784-7717

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CELLULAR TELE. CO.

ELEVATIONS

EXHIBIT - B

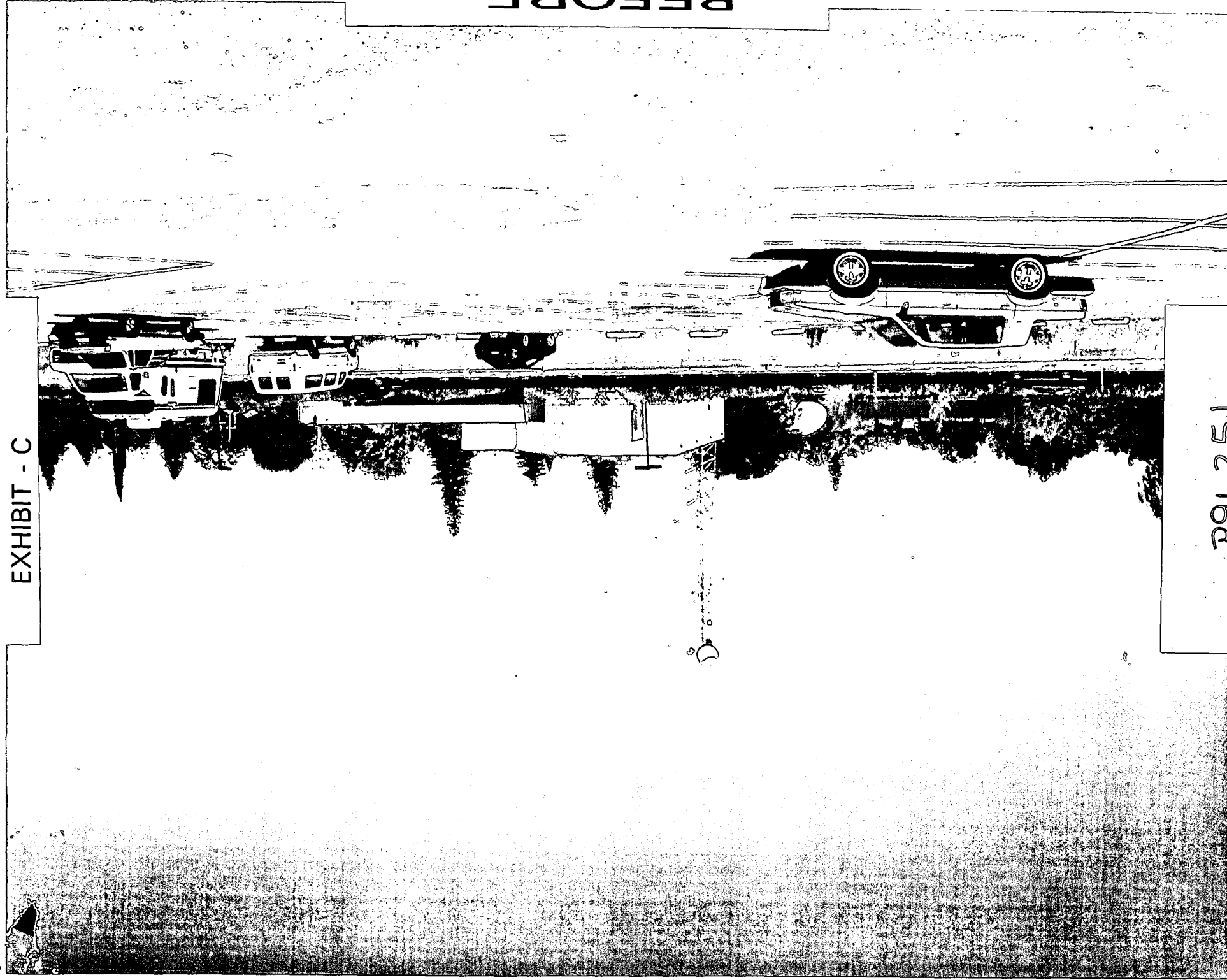
DATE	SHEET NUMBER
12/21/91	A2
12/21/91	OF 2 SHEETS

Stephen J. Short
& ASSOCIATES, INC.

ARCHITECTURE AND PLANNING

815 SANTA CLARA DRIVE, SUITE 100
ROSEVILLE, CALIFORNIA 95661
(916) 784-7777

EXHIBIT - C



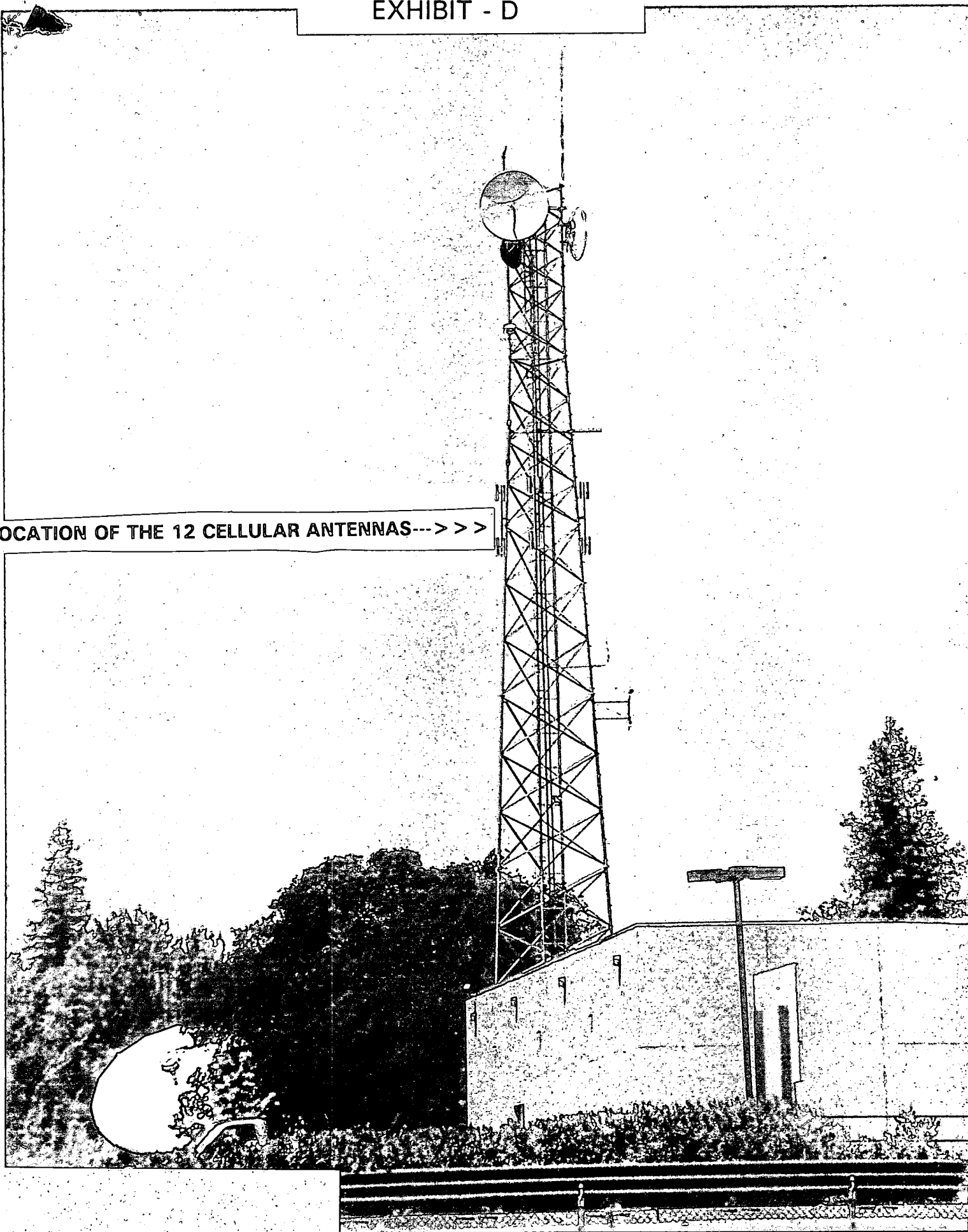
BEFORE

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EXHIBIT - D

LOCATION OF THE 12 CELLULAR ANTENNAS--->>>



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AFTER 002150

DB870 SERIES OF DIRECTIONAL
DB880 PANEL ANTENNAS, 820-960

ANTENNA SHEET

DECIBEL

EXHIBIT - E

Decibel's DB870 and DB880 series of directional panel antennas are designed to operate in the 820-960 MHz range. Horizontal radiation coverage is available for 120°, 105°, 83°, 60°, or 45° at the 3 dB points.

To obtain a 30°, or 23° horizontal 3 dB aperture, two 60° or 45° panels, respectively, can be interconnected side-by-side.

An optional field adjustable antenna tilt clamp (DB508) is available for mechanical beamtilt from 2° to 20° in 2 degree increments.

For information regarding the use of several interconnected panel antennas to generate a near-omnidirectional pattern, contact Decibel System Engineers.

Design and Construction

Electrically and mechanically these antennas offer the best trade-off between small size vs. windloading and high front-to-back ratio.

All antennas in the series are constructed using precision brass elements and a high impact, weather and UV resistant radome.

The size of the antennas depends on gain. Low gain DB871 and DB881 are 12"Wx12"Hx5"D. Medium gain DB872 and DB882 are 12"Wx24"Hx5"D. High gain DB874 and DB884 are 12"Wx48"Hx5"D.

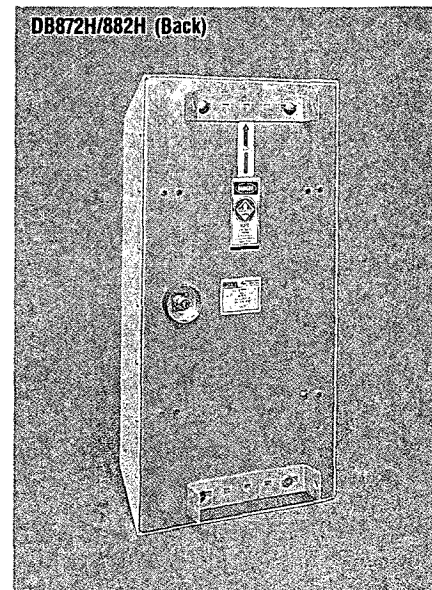
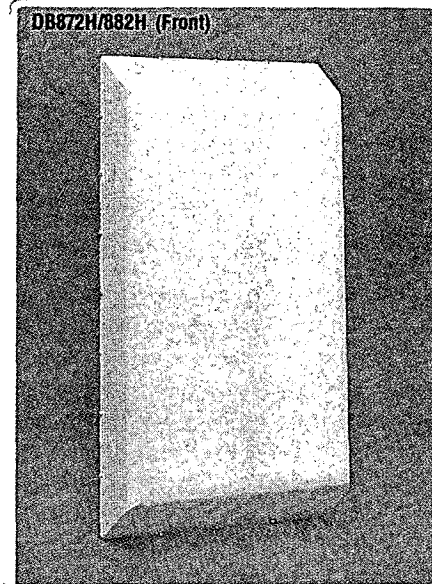
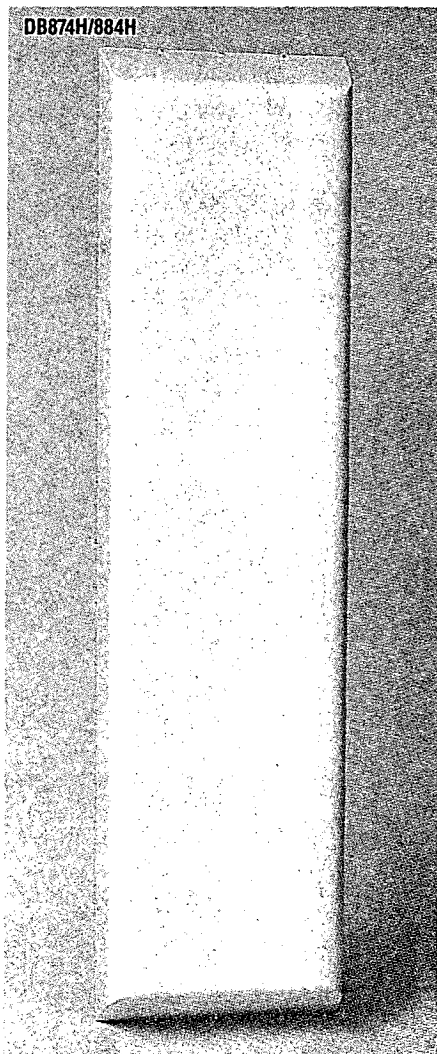
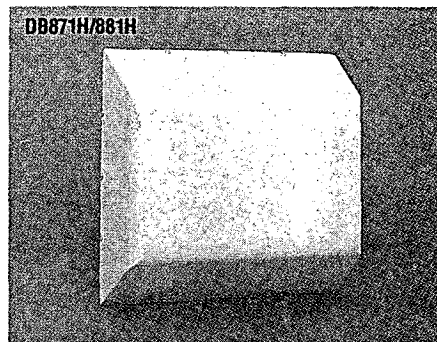
Ordering Information

Determine your desired coverage and refer to the gain table based on horizontal radiation pattern aperture (half power points) and vertical aperture. The table shows the performance of each panel antenna model.

Each model is available by frequency range. Use -X suffix for 820-901 MHz or -Y for 890-960 MHz.

A mounting clamp set is included for direct attachment to a 1.5" (38.1 mm) to 4" (101.6 mm) pipe. VAPOR-WRAP® is included. If a non-pressurized flange or 7-16 DIN connector is required, please specify when ordering.

VAPOR-WRAP is a registered trademark of Decibel Products, Inc.



Horizontal Aperture	120°	105°	83°	60°	45°
Vertical aperture					
DB871 60° — dBd	5.0	5.5	6.2	8.0	9.2
DB872 29° — dBd	8.0	8.7	9.4	11.0	12.4
DB874 14° — dBd	11.3	11.8	12.5	14.3	15.6

Electrical Data	
Frequency Ranges — MHz	-X = 820-901, -Y = 890-960
Gain — dBd	See back page
VSWR	1.5 to 1 or better
Beamwidth "E" Plane (half power)	See back page
Beamwidth "H" Plane (half power)	See back page
Front-to-back ratio — dB	See back page
Maximum power input — watts	
All models except DB871	
DB871	
Termination	

Mechanical Data	
Dimensions (WxHxD) — in. (mm)	See back page
Materials:	
Radome	Fiberglass reinforced polyester
Radiating elements	Brass
Antenna feed — in. (mm)	.250 (6.3) and .141 (3.6)
Mounting clamps	Galvanized steel
Fasteners	Stainless steel
	equivalent) — ft ² (m ²)
	— lbs. (kg)
	See back page
	See back page

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