REPORT TO THE HEARING OFFICER

HEARING DATE: July 30, 2014

REPORT NO. HO 14-043

ATTENTION: Hearing Officer

SUBJECT: T-MOBILE – GOLDEN GATE MARKET
PTS PROJECT NUMBER: 289207

LOCATION: 3807 National Avenue

APPLICANT: Rocki Lam, Smartlink

SUMMARY

Issue(s): Should the Hearing Officer approve a Wireless Communication Facility (WCF) at 3807 National Avenue within the Southeastern San Diego Community Planning area?

Staff Recommendation- APPROVE Conditional Use Permit No. 1313268/Site Development Permit No. 1313270.

Community Planning Group Recommendation – On June 9, 2014, the Southeastern San Diego Planning Group voted 10-0-0 to recommend approval of the T-Mobile – Golden Gate Market project with conditions (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 19, 2014 and the opportunity to appeal that determination ended June 3, 2014 (Attachment 10).

BACKGROUND

T-Mobile Golden Gate Market is an application for a Conditional Use Permit (CUP) and a Site Development Permit (SDP) for a WCF. The project is located in the Southeastern San Diego Community Planning area in the MF-1500 zone. The project is located on the Golden Gate Market at 3807 National Avenue (Attachments 1, 2, and 3).

T-Mobile currently has an existing WCF at this location, approved on September 12, 2000, which allowed four panel antennas in an extension to the existing sign tower and an associated equipment enclosure in the parking lot. The permit expired in 2010 and T-Mobile is seeking a new permit to continue operations. The project proposes to replace the three existing antennas and to provide
upgrades to the site consisting of restuccoing and painting the sign tower and equipment enclosure, adding trim detail and installing two Queen Palms in front of the market in the Public Right-of-Way (Attachments 9 and 14). These improvements will enhance the appearance of the WCF and the property as a whole and will help to achieve architectural harmony in the community.

WCFs are permitted on non-residentially used properties located in residential zones with a CUP, pursuant to Land Development Code (LDC) Section 141.0420(e)(1). An SDP is required for development in the Southeastern San Diego Planned Development for uses requiring a CUP pursuant to Section 1519.0202(a)(5).

DISCUSSION

The Southeastern San Diego Community Plan does not specifically address Wireless Communication Facilities; but it does contain Urban Design Objectives which recommend improving the visual and physical character of the community, as well as enhancing the community’s visual image through streetscape improvements along major streets and within neighborhoods. The upgrades proposed with this project include new stucco and paint that will clean up and modernize the building, but also an Aztec design pattern that will trim the sign tower and architecturally integrate it into the existing market building. T-Mobile is also adding two street trees on National Avenue in front of the market, which will significantly improve views of the WCF as well as the market. Currently signage on the market is painted on the building and T-Mobile will be upgrading the signage to current standards (Attachment 9). All of these improvements will result in an aesthetically pleasing building that will be respectful of the neighborhood context.

As required by LDC section 141.0420(b)(1), T-Mobile submitted a Radio Frequency (RF) Electromagnetic Fields Exposure Report prepared by Dtech Communications, which concluded that the project will comply with the Federal Communication Commission’s (FCC) RF Safety Guidelines with the addition of signage. A condition requiring RF safety signage is included in the permit.

COMMUNITY PLANNING GROUP

The Southeastern San Diego Planning Group included the following conditions in their recommendation for approval of the project. A response from staff follows each of the conditions.

1. Recommend that warning signs all be bilingual.

   See Condition no. 31.

2. Need language in the CUP regarding what would happen if a tree falls on a car.

   Not addressed in the permit.

3. Recommend Plum Natal bushes be planted in the parking lot to break up the massive wall on the east side. Juniper bush is also an option.
This portion of the project site does not directly relate to the WCF, therefore there were no improvements required. T-Mobile's equipment enclosure is located in the rear portion of this area of the property and minor landscape improvements, such as vine pockets were discussed during the project review. It was determined, however, that since the enclosure is at the back of the property, adding landscaping would have a minimal impact on improving the project site.

4. Need clarification as what kind of material is used on the siding and signage. It is a foam-based material for the Azteca pattern trim and is weather resistant.

The trim will be foam based and weather resistant.

5. All cycle issues must be cleared.

All issues have been resolved.

6. All Police Department recommendations must be implemented.

The Police Department does not review or comment on WCF projects.

7. Parking lots need landscaping.

Landscaping the parking lot cannot be directly related to the T-Mobile WCF, which consists of replacement antennas in the existing sign tower and associated equipment in the existing enclosure. Improvements are being proposed to the sign tower and enclosure and existing signage will be removed and replaced with updated signage in addition to new street trees along National Avenue in front of the market.

CONCLUSION

Based on the design and land use, the project complies with the WCF Regulations (LDC 141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP / SDP (Attachment 6). Therefore, Staff recommends approval of CUP No. 1313268 / SDP No. 1313270.

ALTERNATIVES

1. Approve CUP No. 1313268 / SDP No. 1313270, with modifications.

2. Deny CUP No. 1313268 / SDP No. 1313270, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.
Respectfully submitted,

Karen Lynch, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Surrounding Photos
9. Photosimulations
10. Environmental Exemption
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Project Plans
Aerial Photo
T-MOBILE – GOLDEN GATE MARKET
PROJECT NUMBER 289207
3807 NATIONAL AVENUE
SOUTHEASTERN SAN DIEGO COMMUNITY PLAN

Legend
- Residential (Single-Family)
- Residential (Multi-Family)
- Commercial
- School (3) Police Station (PBA Libraries)
- Cemetery
- Multiple Use (Residential/Commercial)
- Neighborhood Village (15-44 duto)
- Neighborhood Commercial - Residential Permitted (15-44 duto)

PROJECT SITE

SOUTHEASTERN SAN DIEGO COMMUNITY PLAN MAP
T-MOBILE - GOLDEN GATE MARKET PROJECT NUMBER 289207
3807 NATIONAL AVENUE
Project Location Map

T-MOBILE - GOLDEN GATE MARKET PROJECT NUMBER 289207

3807 NATIONAL AVENUE
### PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>T-Mobile – Golden Gate Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>A wireless communication facility consisting of a total of 3 panel antennas in an existing sign tower. Associated equipment is located in an enclosure in the parking lot.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Southeastern San Diego</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Conditional Use Permit/Site Development Permit</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Residential (Multi-Family)</td>
</tr>
</tbody>
</table>

#### ZONING INFORMATION:

**ZONE:** MF-1500

<table>
<thead>
<tr>
<th>ADJACENT PROPERTIES:</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
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</thead>
<tbody>
<tr>
<td>NORTH:</td>
<td>Residential (Multi-Family); MF-1500.</td>
<td>Commercial</td>
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<tr>
<td>SOUTH:</td>
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<td>EAST:</td>
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</tr>
<tr>
<td>WEST:</td>
<td>Residential (Multi-Family); MF-1500.</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

**DEVIATIONS OR VARIANCES REQUESTED:** None.

**COMMUNITY PLANNING GROUP RECOMMENDATION:** On June 9, 2014, the Southeastern San Diego Planning Group voted 10-0-0 to recommend approval of the T-Mobile – Golden Gate Market with conditions...
WHEREAS, Adele N. Fares Family Trust, Permittee, and T-Mobile West Corporation, Owner, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1313268/1313270;

WHEREAS, the project site is located at 3807 National Avenue in the MF-1500 zone of the Southeastern San Diego Community Planning area;

WHEREAS, the project site is legally described as The north 100 feet of Lots 21 and 22 in Block 423 of Helpington’s Addition, according to Map thereof No. 450, filed in the Office of the County Recorder of San Diego County, September 21, 1887;

WHEREAS, on July 30, 2014, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1313268/Site Development Permit No. 1313270 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 19, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated July 30, 2014.

FINDINGS:

Conditional Use Permit – Section §126.0305

1. The proposed development will not adversely affect the applicable land use plan;

The City’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the Wireless Communication Facility (WCF) is existing, approved in 2000, and consists of a
sign tower concealing three panel antennas with associated equipment in a 167-square foot enclosure located on the west side of the market. The permit expired in 2010 and T-Mobile is proposing to upgrade the antennas and continue operating the facility. The sign tower was increased in height by 5'-2" in 2000 to accommodate the T-Mobile antennas and the replacement antennas will fit within the allotted space. The exterior of the tower will be restuccoed and painted to match the market and trim will be added to the tower to match the Aztec pattern found on the west side of the building. The equipment shelter will also be restuccoed and painted to match the market. Two 10-foot brown trunk height Queen Palms will be added in the Public Right-of-Way on National Avenue in front of the market to help improve views of the wireless communication facility. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The project consists of three panel antennas concealed within an existing sign tower and an associated equipment shelter on the east side of the market. The project is located on Golden Gate Market at 3807 National Avenue and is located within the Southeastern San Diego Community Planning area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Electromagnetic Fields Exposure Report, prepared by Dtech Communications was prepared analyzing the exposure levels on a worst case basis for the general population. The report concluded that the worst case exposure levels in publicly accessible areas are below the Federal Communication Commission's (FCC) general population Maximum Permissible Exposure limits. The report recommended that advisory signage be posted at access points to the antennas. The permit contains a condition for signage in conformance with CALOSHA requirement.

Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.
3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

WCFs are permitted in residential zones containing commercial uses with a CUP, Process 3. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." In this case, the antennas will be concealed within a sign tower designed as part of a small market. The associated equipment is located in a shelter on the east side of the building in the parking area. Upgrades to the sign tower including new stucco, paint and added trim, as well as new signs will enhance the tower and better integrate the project into the neighborhood character. The existing equipment shelter will also be restuccoed and painted to match the market and two Queen Palms will be installed in the Public Right-of-Way to improve views of the project site. The project complies with the MF-1500 development regulations as well as the WCF regulations. There are no deviations requested with this project, therefore, the T-Mobile Golden Gate Market will comply with the regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

WCFs are permitted on non-residential uses within residential zones with a CUP, Process 3. Sign permits were issued for the market in 1991 so the commercial use has been in this location for at least 23 years. The neighborhood is primarily residential; however, commercial uses are located at the intersection of National Avenue and 38th Street, where Golden Gate Market sits on the southeast corner. All of the commercial development is low scale in nature. At 35-feet in height, the sign tower for the Golden Gate Market is the highest element in the neighborhood, making it an appropriate location to conceal a WCF. Based on the compliance with the regulations and the proposed design, the proposed WCF use is appropriate at the proposed location.

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan;

The City’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the WCF is existing, approved in 2000, and consists of a sign tower concealing three panel antennas with associated equipment in a 167-square foot enclosure located on the west side of the market. The permit expired in 2010 and T-Mobile is proposing to upgrade the antennas and the market and continue operating the facility. The sign tower was increased in height by 5’-2” in 2000 to accommodate the T-Mobile antennas and the replacement antennas will fit within the allotted space. The exterior of the tower will be restuccoed and painted to match the market and trim will be added to the tower to match the Aztec pattern found on the west side of the building. The equipment shelter will also be restuccoed and painted to match the market. Two 10-foot brown trunk height Queen Palms will be added in the Public Right-of-Way on National Avenue in front of
the market to help improve views of the wireless communication facility. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare; and**

The project consists of three panel antennas concealed within an existing sign tower and an associated equipment shelter on the east side of the market. The project is located on Golden Gate Market at 3807 National Avenue and is located within the Southeastern San Diego Community Planning area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Electromagnetic Fields Exposure Report, prepared by Dtech Communications was prepared analyzing the exposure levels on a worst case basis for the general population. The report concluded that the worst case exposure levels in publicly accessible areas are below the Federal Communication Commission's (FCC) general population Maximum Permissible Exposure limits. The report recommended that advisory signage be posted at access points to the antennas. The permit contains a condition for signage in conformance with CALOSHA's requirements, therefore, the project will not be detrimental to the public health, safety and welfare.

3. **The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

WCFs are permitted in residential zones containing commercial uses with a CUP, Process 3. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." In this case, the antennas will be concealed within a sign tower designed as part of a small market. The associated equipment is located in a shelter on the east side of the building in the parking area. Upgrades to the sign tower including new stucco, paint and added trim, as well as new signs will enhance the tower and better integrate the project.
into the neighborhood character. The existing equipment shelter will also be restuccoed and painted to match the market and two Queen Palms will be installed in the Public Right-of-Way to improve views of the project site. The project complies with the MF-1500 development regulations as well as the WCF regulations. There are no deviations requested with this project, therefore, the T-Mobile Golden Gate Market will comply with the regulations of the Land Development Code.

Southeaster San Diego Planned District – Section 1519.0202

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;

Although the Southeastern San Diego Community Plan does not specifically address Wireless Communication Facilities, it does contain Urban Design Objectives which recommend improving the visual and physical character of the community, as well as enhancing the community's visual image through streetscape improvements along major streets and within the neighborhoods. Additionally, the City’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

In this case, the original project proposed to extend the existing sign tower by approximately five feet to accommodate T-Mobile’s three antennas. The associated equipment was proposed in a 167-square foot enclosure located on the west side of the market. The permit expired in 2010 and T-Mobile is now proposing to upgrade the antennas and the market and continue operating the facility. The replacement antennas will fit within the area of the sign tower where the original antennas are currently located. The exterior of the entire tower will be restuccoed and painted to match the market and trim will be added to the tower to match the Aztec pattern found on the west side of the building. The equipment shelter will also be restuccoed and painted to match the market. Two 10-foot brown trunk height Queen Palms will be added in the Public Right-of-Way on National Avenue in front of the market to help improve views of the wireless communication facility. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

The proposed WCF complies with the purpose and intent of the Southeastern San Diego Planned Development Ordinance, (SDPDO), the recommendations of the Southeastern San Diego Community Plan, and the requirements of the City’s General Plan. The proposed WCF will not adversely affect the General Plan or other applicable plans adopted by the City Council.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;
The proposed Wireless Communication Facility (WCF) is compatible with the existing commercial use. Council Policy 600-43 identifies preference categories based on locational criteria for WCFs. Locating WCFs on commercial properties is a higher preference than locating them on residential properties and the WCF regulations (LDC Section 141.0420) incentivizes these facilities to be located on non-residential properties by reducing the decision level process. In this case, the project site is zoned MF-1500, but a commercial use, Golden Gate Market, operates on site and has been since at least 1991. Residential uses exist to the south and east and commercial uses exist to the north and west. The Southeastern San Diego Community Plan designates this area for Multi-Family Residential. The market is existing and has operated for a number of years at this location, affording grocery services to the predominantly residential area. T-Mobile has operated at this location for the past 14 years and wishes to continue providing wireless services to the community without disrupting the neighborhood. The antennas will not be visible and will be concealed within the sign tower and the associated equipment is located on the east side of the building in the parking area. Both will be restuccoed and painted and design features will be added to match the existing Aztec design on the west building wall. Additionally, two Queen Palms will be added in front of the market to help improve views of the WCF. The upgrades to the property will improve the appearance of the building, achieving architectural harmony with the surrounding neighborhood and community. They will also be compatible with the existing land use and will not constitute a disruptive element to the neighborhood.

3. **The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and**

The project consists of three panel antennas concealed within an existing sign tower and an associated equipment shelter on the east side of the market. The project is located on Golden Gate Market at 3807 National Avenue and is located within the Southeastern San Diego Community Planning area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Electromagnetic Fields Exposure Report, prepared by Dtech Communications was prepared analyzing the exposure levels on a worst case basis for the general population. The report concluded that the worst case exposure levels in publicly accessible areas are below the Federal Communication Commission’s (FCC) general population Maximum Permissible Exposure limits. The report recommended that advisory signage be posted at access points to the antennas. The permit contains a condition for signage in conformance with CALOSHA’s requirements.
Because of the conditions applied to the project, it will not be detrimental to the health, safety or welfare of persons residing or working in the area and will not adversely affect other property in the vicinity.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

WCFs are permitted in residential zones containing commercial uses with a CUP, Process 3. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." In this case, the antennas will be concealed within a sign tower designed as part of a small market. The associated equipment is located in a shelter on the east side of the building in the parking area. Upgrades to the sign tower including new stucco, paint and added trim, as well as new signs will enhance the tower and better integrate the project into the neighborhood character. The existing equipment shelter will also be restuccoed and painted to match the market and two Queen Palms will be installed in the Public Right-of-Way to improve views of the project site. The project complies with the MF-1500 development regulations as well as the WCF regulations. There are no deviations requested with this project, therefore, the T-Mobile Golden Gate Market will comply with the regulations of the Municipal Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 1313268/SDP No. 1313270 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 131268/1313270, a copy of which is attached hereto and made a part hereof.

__________________________
Karen Lynch
Development Project Manager
Development Services

Adopted on: July 30, 2014

Job Order No. 24003030
INTERNAL ORDER NUMBER: 24003030

CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT
T-MOBILE - GOLDEN GATE MARKET
PROJECT NO. 289207
HEARING OFFICER

This Conditional Use Permit No. 1313268/Site Development Permit No. 1313270 is granted by the Hearing Officer of the City of San Diego to Adele E. Fares, Owner, and T-Mobile West Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420, Chapter 12, Article 6, Divisions 3 and 5. The site is located at 3807 National Avenue in the MF-1500 zone of the Southeastern San Diego Community Planning area. The project site is legally described as: The north 100 feet of Lots 21 and 22 in Block 423 of Helpbingstine's Addition, according to Map thereof No. 450, filed in the Office of the County Recorder of San Diego County, September 21, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 30, 2014, on file in the Development Services Department.

The project shall include:

a. A total of three panel antennas concealed within an existing 35-foot sign tower and an existing 167-square foot equipment enclosure located within the parking area;

b. Landscaping (planting, irrigation and landscape related improvements);

c. This sign tower is for the primary purpose of providing signage for the market, but may have the secondary purpose of accommodating Permittee's operations on the Premises.

d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in
attchment 6

accordance with the adopted community plan, the California Environmental Quality Act
[CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning
regulations, conditions of this Permit, and any other applicable regulations of the
SDMC.

d. Public and private accessory improvements determined by the Development Services
Department to be consistent with the land use and development standards for this site in
accordance with the adopted community plan, the California Environmental Quality Act
[CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning
regulations, conditions of this Permit, and any other applicable regulations of the
SDMC.

standard requirements:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights
of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6,
Division 1 of the SDMC within the 36 month period, this permit shall be void unless an
Extension of Time has been granted. Any such Extension of Time must meet all SDMC
requirements and applicable guidelines in effect at the time the extension is considered by the
appropriate decision maker. This permit must be utilized by August 14, 2017.

2. This Permit and corresponding use of this site shall expire on August 14, 2017. Upon
expiration of this Permit, the facilities and improvements described herein shall be removed from
this site and the property shall be restored to its original condition preceding approval of this
Permit.

3. This Permit and corresponding use of this site shall expire on July 30, 2027. Upon
expiration of this Permit, the facilities and improvements described herein shall be removed from
this site and the property shall be restored to its original condition preceding approval of this
Permit.

4. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee
may submit a new application to the City Manager for consideration with review and a decision
by the appropriate decision maker at that time. Failure to submit prior to the deadline will be
cause for enforcement for noncompliance, which may include penalties and fines.

5. Under no circumstances, does approval of this permit authorize Permittee to utilize this
site for wireless communication purposes beyond the permit expiration date. Use of this permit
beyond the expiration date of this permit is prohibited.

6. No permit for the construction, occupancy, or operation of any facility or improvement
described herein shall be granted, nor shall any activity authorized by this Permit be conducted
on the premises until:

   a. The Owner/Permittee signs and returns the Permit to the Development Services
      Department; and
b. The Permit is recorded in the Office of the San Diego County Recorder.

7. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

8. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

10. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

11. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

12. Construction plans shall be in substantial conformity to Exhibit “A.” Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

13. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

15. Prior to the issuance of any construction permit, the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

16. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

18. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

19. All required landscape shall be maintained by the Owner in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.

20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
22. Prior to issuance of construction permits, the Permittee shall provide revised plans illustrating the signage details. All proposed signage must fit within the previously approved sign permits as illustrated on Exhibit A, dated July 30, 2014.

23. Prior to final inspection, all existing signage on the property not illustrated on the approved exhibits, shall be removed. This includes painted signs and paper or plastic signs on all portions of the property.

24. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

25. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

26. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

27. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with the approved Exhibit “A.”

28. No exposed cabling is allowed for this project.

29. The approved antenna dimensions are 50.9" x 12" x 6.5" as illustrated on the Exhibit “A” dated July 30, 2014. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission’s regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

30. The WCF shall conform to Exhibit “A” (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

31. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

32. The Permittee shall place appropriate signage (in English and Spanish) on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
33. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on July 30, 2014 by Resolution NO. ____________________.
Permit Type/PTS Approval No.: CUP No. 1313268/SDP No. 1313270
Date of Approval: July 30, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

T-Mobile
Permittee

By __________________________
NAME: ______________________
TITLE: ______________________

Helen N. Fares Family Trust
Owner

By __________________________
NAME: ______________________
TITLE: ______________________

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
On Air neighbor sites coverage

Legend: Coverage Level
- In Building Commercial
- In Building Residential
- In Car
- Outdoor
- Poor to No Signal
- No Coverage
Legend: Coverage Level
- In Building Commercial
- In Car
- Poor to No Signal
- In Building Residential
- Outdoor
- No Coverage
PHOTOGRAPHIC SURVEY
T-Mobile SD06151A, Golden Gate Market

- View of the Subject Property

(1) View of the subject property looking north

(2) View of the subject property looking west
(3) View of the subject property looking south

(4) View of the subject property looking east
- View from the Subject Property

(5) View from the subject property looking north

(6) View from the subject property looking east
(7) View from subject property looking south

(8) View from subject property looking west
The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore the A&E firm will not be held responsible for any post production design changes.

T-MOBILE
10509 VISTA SORRENTO PKWY STE 206
SAN DIEGO, CA 92121
PROPOSED T-MOBILE ANTENNAS, MOUNTED WITHIN EXISTING TOWER REPAINTED AND DECORATIVE ARCHITECTURE ADDED (PAINTED TO MATCH)

PROPOSED T-MOBILE QUEEN PALMS

The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore the AS&I firm will not be held responsible for any post-production design changes.
VIEW #: 3

PROPOSED T-MOBILE EQUIPMENT (NOT SEEN IN THIS VIEW)

PROPOSED T-MOBILE ANTENNAS, MOUNTED WITHIN EXISTING TOWER REPAINTED AND DECORATIVE ARCHITECTURE ADDED (PAINTED TO MATCH)

PROPOSED T-MOBILE QUEEN PALMS

The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary depending on approved construction plans and therefore the A&E firm will not be held responsible for any post-production design changes.
VIEW #: 4

PROPOSED T-MOBILE EQUIPMENT
(NOT SEEN IN THIS VIEW)

PROPOSED T-MOBILE ANTENNAS, MOUNTED
WITHIN EXISTING TOWER REPAINTED AND
DECORATIVE ARCHITECTURE ADDED
(PAINTED TO MATCH)

PROPOSED T-MOBILE QUEEN PALMS

The illustrations above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore the A&E firm will not be held responsible for any post production design changes.
NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 289207 PROJECT TITLE: T-Mobile Golden Gate Market

PROJECT LOCATION-SPECIFIC: 3807 National Ave, San Diego, California 92113

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP)/Site Development Permit (SDP) for an existing wireless communication facility (WCF) consisting of three panel antennas concealed within a 35' tall sign tower that is part of the Golden Gate Market located at 3807 National Avenue in the MF-1500 zone of the Southeastern San Diego Planned District. The associated equipment is located in a 167 square feet enclosure adjacent to the market.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Rocki Lam
Smartlink
1580 Union Street, STE 209
San Diego, CA 92101
949-387-1265

EXEMPT STATUS: (CHECK ONE)
( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c));
(X) CATEGORICAL EXEMPTION: CEQA EXEMPTION 15301 (EXISTING FACILITIES)
( ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from CEQA pursuant to Section 15301 which allows for the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP and SDP Permit for a Wireless Communication Facility, consisting of three panel antennas concealed within a 35' tall sign tower that is part of the Golden Gate Market, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Anna L. McPherson AICP
TELEPHONE: (619) 446-5276

IF FILED BY APPLICANT:
1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
   ( ) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Signature/Title
Anna L. McPherson AICP
Senior Planner

Date
May 19, 2014

Check One:
(X) Signed by Lead Agency
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Revised 010410mjh
Project Name: T-Mobile - Golden Gate Market

Project Scope/Location:
SOUTHEASTERN SAN DIEGO, SOUTHEASTERN; CUP/SDP Process 3 for an existing wireless communication facility consisting of three panel antennas concealed within a 35' tall sign tower that is part of the Golden Gate Market located at 3807 National Avenue in the MF-1500 zone of the Southeastern San Diego Planned District. The associated equipment is located in a 167 sf enclosure adjacent to the market. CD-8.

Applicant Name: Lynnea Barrett, Mitchell J Architecture
Applicant Phone Number: 858-650-3130

Project Manager: Karen Lynch-Ashcraft
Phone Number: (619) 446-5351
Fax Number: (619) 321-3200
E-mail Address: klynchash@sandiego.gov

Committee Recommendations (To be completed for Initial Review):

☐ Vote to Approve
Members Yes 10
Members No 0
Members Abstain 0

☐ Vote to Approve
With Conditions Listed Below
Members Yes 10
Members No 0
Members Abstain 0

☐ Vote to Approve
With Non-Binding Recommendations Listed Below
Members Yes
Members No
Members Abstain

☐ Vote to Deny
Members Yes
Members No
Members Abstain

☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)
☐ Continued

CONDITIONS:
Please statement attached.

NAME: Maria Riveroll, EA
TITLE: Chair
DATE: 6/13/2014

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Upon request, this information is available in alternative formats for persons with disabilities.
STATEMENT OF CONDITIONS

Project No. 289207  T Mobile Golden Gate Market

Committee Concerns and Recommendations:

1. Recommend that warning signs all be bilingual.
2. Need language in the CUP what would happen if a tree falls on a car. (This type of tree is notorious for rotting in the middle of the trunk). City wanted Palm Trees.
3. Recommend Plum Natal bushes be planted in the parking lot to break up the massive wall on the east side. Juniper bush is also an option.
4. Need clarification as to what kind of material is used on the siding and signage. It is a foam-based material for the Azteca pattern trim and is weather resistant.
5. All Cycle Issues must be cleared.
6. All Police Department Recommendations must be implemented.
7. Parking lots need landscaping.

Motion to approve Project with the above conditions.

Veatch/Pisaño  MSC  10-0-0
# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval(s) requested:
- Neighborhood Use Permit
- Coastal Development Permit
- Neighborhood Development Permit
- Site Development Permit
- Planned Development Permit
- Conditional Use Permit
- Variance
- Tentative Map
- Vesting Tentative Map
- Map Viewer
- Land Use Plan Amendment
- Other

**Project Title:** T-Mobile Golden Gate Market

**Project Address:**
3807 National Ave., San Diego, CA 92113

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**Part I. To be completed when property is held by Indebtedness**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, lease, or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, or individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved or amended by the City Council. Note: The applicant is responsible for notifying the Property Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Property Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached:** Yes [X] No

<table>
<thead>
<tr>
<th>Name of Individual (Type of Print):</th>
<th>Name of Individual (Type of Print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adele E. Fares</td>
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<tr>
<td>Owner</td>
<td>Owner</td>
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<td>Tenant/Lessee</td>
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<td>Redevelopment Agency</td>
<td>Redevelopment Agency</td>
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**Street Address:**
435 Hilltop Dr.
Chula Vista, CA 91910

**Phone No.:** 619-271-2696

**Signature:** Adele E. Fares 1/18/12

**Name of Individual (Type of Print):**

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</table>

**City/State/Zip:**
San Diego/CA 92113

**Phone No.:** Fax No.:

**Signature:** Date:

---

**Name of Individual (Type of Print):**

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**City/State/Zip:**
San Diego/CA 92113

**Phone No.:** Fax No.:

**Signature:** Date:

---

Printed on recycled paper. Visit our website at www.redevelopment.sandiego.gov/property

Upon request, this information is available in alternative formats for persons with disabilities.
## Project Chronology
T-Mobile – Golden Gate Market  
**PTS No. 289207**

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Description</th>
<th>City Review Time</th>
<th>Applicant Response</th>
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<td>7/30/14</td>
<td>Hearing Officer Hearing</td>
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**TOTAL STAFF TIME**

11 months  
16 days

**TOTAL APPLICANT TIME**

1 year,  
8 days

**TOTAL PROJECT RUNNING TIME**

2 years,  
10 days

**Based on 30 days equals to one month.**
ATTACHMENT 14

L - Mobile

2375 BIRCHMORE DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 231-0100

ZALOUK ASSOCIATES INC
2270 BUSINESS CENTER DRIVE
SUITE 200
IRVINE, CA 92604

PROJECT NO: 5208151A
OWNER JT: T.F.
CHECKED BY: B.W.

$19,000.00
$24,000.00
$27,000.00

SHEET TITLE: EQUIPMENT AND ANTENNA LAYOUTS
SHEET NUMBER: A-2

REFERENCES

1. EXISTING MOBILE TOWER TO BE REFINISHED AND PAINTED, 3 TOTAL.
2. PROPOSED T-MOBILE TO ADD TRAY TO EXISTING MOBILE TOWER TO ALIGN WITH NEW TOWER.
3. EXISTING ELEVATOR BYPASS TO BE ADDED TO NEW TOWER TO ALIGN WITH NEW TOWER.
4. EXISTING CABLE TRAY, TO REMAIN.
5. PROPOSED TOWER BUILDING SHELL TO BE PAINTED TO MATCH STREET PANEL BORDERS (AZTECA PATTERN).
1. EXISTING SIGN TOWER AND T-MOBILE EQUIPMENT EXCLUDED TO BE RE-STUCOED AND PAINTED TO MATCH THE EXISTING BUILDING.
2. PROPOSED T-MOBILE TO ADD "AZTECA" PATTERNS ARCHITECTURAL TRIM TO EXISTING SIGN TOWER TO ALIGN AND MATCH BUILDING.
3. EXISTING FRP SCREENING TO BE RE-TEXTURED AND PAINTED TO MATCH EXISTING BUILDING AS REQUIRED.
4. T-MOBILE EQUIPMENT MOUNTED WITH NEW PANEL, ANTENNAS, 5 TOTAL.
5. PROPOSED TOWER SHEETING SHALL BE PAINTED TO MATCH 36TH STREET MURAL BORDERS (AZTECA PATTERN).
MODIFYING EXISTING SYSTEMS

NOTES

PLANTING PLAN

IRRIGATION LEGEND

LANDSCAPE NOTES AND LEGENDS