

**CITY OF SAN DIEGO
MEMORANDUM**

DATE: December 21, 2010

TO: Mission Bay Park Committee, Agenda of January 7, 2011

FROM: Jim Winter, Park and Recreation Department, Asset Management

SUBJECT: Bonita Cove West Telecommunications Tower – AT&T

SUMMARY

Issue - Should the Mission Bay Park Committee recommend approval of the proposed AT&T telecommunication tower within the Bonita Cove area of Mission Bay Park to the City of San Diego Planning Commission?

BACKGROUND

AT&T is proposing to place a new 30' high architectural structure to house telecommunications equipment near the parking lot entrance to West Bonita Cove within Mission Bay Park. The proposed location is adjacent to Mission Blvd. at the northern most driveway entrance to the parking lot as shown in the graphic below.



AT&T has determined they need cellular telephone coverage north and south along Mission Blvd. After studying alternative locations, they have decided placing their telecommunications

facility in this general location within Mission Bay Park will best achieve their coverage goal. Park and Recreation staff has been working with AT&T representatives for several months and have reviewed and commented on previous proposals. The current proposal represents the general design AT&T has settled on and desires to pursue through the City's review process in order to obtain a Conditional Use Permit (CUP). AT&T is not required by the City process to make a formal presentation to the Mission Bay Park Committee regarding the proposed telecommunications facility. However, it is the City's desire to inform the Committee of the AT&T application. The Committee can provide a recommendation to the Planning Commission through the minutes of their meeting if the Committee so chooses. The Committee's recommendation, if any, will be carried forward when the project is heard by the Planning Commission in consideration of the CUP.

The attached plans and photo simulations prepared by AT&T provide information on the structure itself and its proposed location within the park. These plans should be considered as design development plans and do not address all the detail necessary to construct the facility. Park and Recreation staff has reviewed the latest proposal and will submit comments to the Development Services Department to be incorporated into a formal response to AT&T. These comments may include:

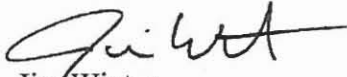
- The proposed equipment enclosure is located on what is considered useable parkland. Useable parkland includes areas with grades of less than 10% which are conducive to recreational activities common to parks within the City of San Diego.
- The proposed structure is identified as a "park monument" on the plans. This structure does not meet the generally accepted definition of a park monument and, therefore, should not be identified as such.
- The proposed 30' high structure is not consistent with the architecture and nature of Mission Bay Park.
- The proposed walkway from the existing parking lot to the public sidewalk on Mission Blvd. should be deleted. The proposed walkway directs park patrons in such a way it may infer crossing Mission Blvd. at this location is acceptable.
- Complete landscape and irrigation plans need to be provided for Park and Recreation review indicating how the area around the equipment enclosure will be landscaped and how impacts to the existing irrigation system will be mitigated. Park and Recreation does not desire small turf areas which require additional hand maintenance as shown in the photographic simulations.
- The proposed utility trench location should be relocated to avoid as many impacts to the park as possible.
- The proposed benches at the base of the equipment enclosure should be deleted. Benches will attract people to the enclosure making it more susceptible to vandalism.
- The equipment enclosure maintenance walkway should be placed on the parking lot side of the enclosure, not off the driveway walkway as shown.

The complete list of Park and Recreation staff comments can be obtained from the Development Services Department upon completion of the review cycle.

ALTERNATIVES:

1. Recommend approval to the Planning Commission of the telecommunications facility proposed by AT&T as shown in the attached plans and photographic simulations.
2. Recommend approval to the Planning Commission of the telecommunications facility proposed by AT&T as shown in the attached plans and photographic simulations with comments.
3. Do not recommend approval to the Planning Commission of the telecommunications facility proposed by AT&T as shown in the attached plans and photographic simulations.

Respectfully submitted,



Jim Winter
Project Officer II, Park and Recreation Department