



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 17, 2008

REPORT NO. PC-08-093

ATTENTION: Planning Commission, Agenda of July 24, 2008

SUBJECT: T-MOBILE – THE POINTE
PROJECT NO. 140500, PROCESS 4

**OWNER/
APPLICANT:** Coastal Association SRV, Inc.
Omni-Point Communication Inc, DBA T-Mobile

SUMMARY

Issue(s): Should the Planning Commission approve a wireless communication facility consisting of twelve (12) antennas inside two (2) fully enclosed rooftop cupolas and two (2) Base Transceiver System (BTS) equipment cabinets inside the existing courtyard at 836 West Pennsylvania Avenue within the Uptown Planning Area?

Staff Recommendation:

1. **CERTIFY** Negative Declaration No. 140500; and
2. **APPROVE** Conditional Use Permit No. 490028.

Community Planning Group Recommendation:

On February 5, 2008 the Uptown Community Planning Committee voted 14-0-2 to recommend approval of this project (Attachment 11).

Environmental Review:

A Negative Declaration (ND) was prepared on May 30, 2008, and the opportunity to appeal that determination ended on June 21, 2008.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The Wireless Communication Facilities regulations identify this T-Mobile proposal as a Process 4, Conditional Use Permit due to the fact that it is located on a residentially zoned property with residential use. Nevertheless, the project complies with the Wireless Communication Facilities regulations which require a facility to use all reasonable means to conceal and minimize the visual impacts through architectural integration, landscape and siting solutions. The proposed antennas and equipment will be completely concealed inside two rooftop cupolas with decorative banding to match the existing architecture of the building as recommended in the Wireless Communication Facility Guidelines (Attachment 7). The project qualifies as a complete concealment facility and will not include an expiration date.

The property is zone MR-1000 in the Mid-City Communities Planned District and it is designated for residential use in the Uptown Planning Area. The site is surrounded by multi-family units to the north, south and east of the property and single family units to the west (Attachment 2).

There is currently one other wireless communication facility at this site. Verizon Wireless has twelve antennas inside two fully enclosed rooftop screenings. The project was approved on October 16, 2000 by staff and was not subject to a Conditional Use Permit (Attachment 10).

DISCUSSION

Project Description:

T-Mobile proposes to install a total of twelve (12) wireless communication antennas within two (2) fully enclosed rooftop cupolas and two (2) equipment cabinets inside an existing alcove within the courtyard. The equipment cabinets are located behind an architecturally integrated Concrete Masonry Unit (CMU) planter wall with an anodized bronze metal roof system. The equipment cabinets will not be visible in the courtyard. The coaxial cables shall be routed inside a vertical banding designed to integrate with the existing building. An identical vertical element shall be installed on the opposite side of the equipment shelter to ensure consistency and balance with the building's architecture.

Community Plan Analysis:

The proposed wireless communication facility is located in an area identified as Low Density Residential in the Uptown Community Plan. The Uptown Community Plan does not contain specific policies on wireless communication facility development; therefore there are no Community Plan land use issues associated with the location of the proposed project.

The Uptown Community Plan contains urban policies for new development to be compatible with the color, texture, architectural detail and overall appearance of the surrounding neighborhood. Additionally, visually distracting rooftop appendages such as stairway towers and mechanical equipment should be screened from public view. T-Mobile's proposed design will be fully camouflaged and concealed on the rooftop from the surrounding area, therefore this facility is consistent with the design policies within the Uptown Community Plan.

Project-Related Issues:

The project is proposed within a preference 4 location according to Council Policy 600-43, which is a residential land use. This is the least desirable location and the applicant must demonstrate that sites within the Preference 1, 2, and 3 locations were explored in good faith and found unacceptable. The surrounding area identified within T-Mobile's search ring primarily consists of multi-family residential uses. The nearest commercial districts are located several blocks north, along University Avenue. This area was identified by T-Mobile and considered too distant to be a feasible option within this search ring area to provide coverage that can be achieved with this facility.

In this situation, the facility is concealed and the visual impacts have been minimized. Other options were considered however, due to topography, height constraints, and limited design options, staff believes this proposal meets the intent of the regulations and the Guidelines. Therefore, staff supports the proposed design at its current location and has determined that it will not cause a visual impact.

Conclusion:

Staff has reviewed the proposed project and has determined the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the Mid City Community Planned District MR-1000 zone and the Wireless Communication Antennas Facility Regulations. A Conditional Use Permit is required as the facility is located on a residential use within a residential zone. The required findings can be made (Attachment 8) to support staff's recommendation. Therefore, staff recommends the Planning Commission approve Conditional Use Permit No. 490028.

ALTERNATIVES

1. **CERTIFY** Negative Declaration (ND) No. 140500; and **APPROVE** Conditional Use Permit No. 490028, **with modifications.**
2. **Do Not CERTIFY** Negative Declaration (ND) No. 140500; and **DENY** Conditional Use Permit No. 490028, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

Simon Tse
Associate Planner
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Project Site Photo(s)
7. Photo Simulation(s)
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Copy of Permit No. 99-0960-26
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Notice of Hearing
14. Project Chronology



Aerial Photo

T-MOBILE – THE POINTE – PROJECT NO. 140500
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103




ATTACHMENT 1



Map ONE

Uptown Existing Conditions Land Use

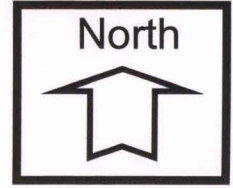
Legend
LAND USE

-  Single Family Residential
-  Multi-Family Residential
-  Group Quarters
-  Commercial
-  Industrial; Warehouse/Storage
-  Communication Utilities; Parking
-  Institutional
-  Schools
-  Parks and Open Spaces
-  Undeveloped

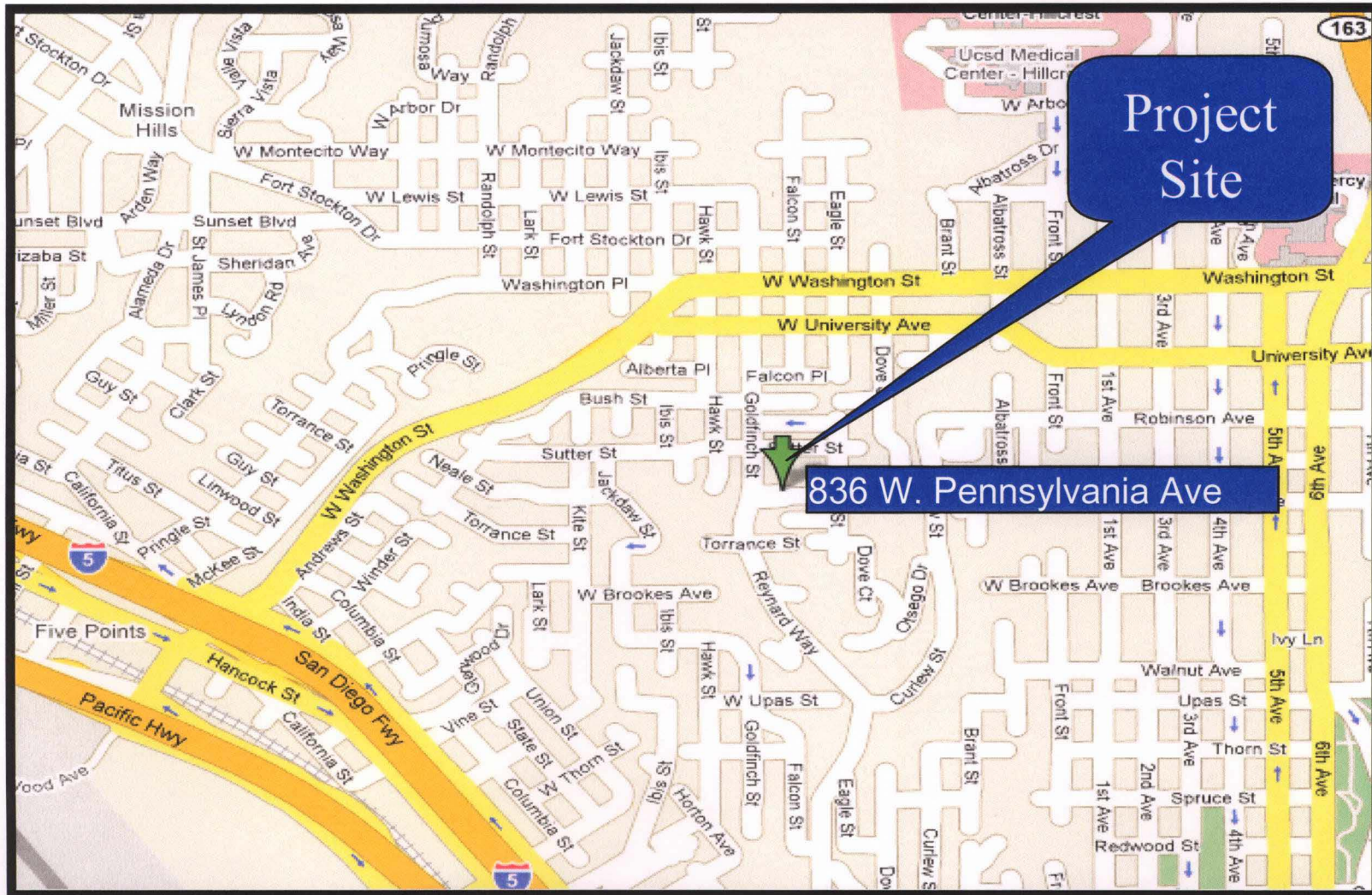


Community Land Use Map (LA JOLLA)

T-MOBILE – THE POINTE – PROJECT NO. 140500
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103



ATTACHMENT 2



Project Location Map

T-MOBILE – THE POINTE – PROJECT NO. 140500
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103



PROJECT DATA SHEET

PROJECT NAME:	T-Mobile - The Pointe	
PROJECT DESCRIPTION:	A wireless communication facility consisting of the installation of twelve (12) wireless communication antennas concealed inside two (2) roof top cupolas. The associated equipment will be located inside the courtyard behind an 8'4" high rolling gate.	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	MR-1000	
<u>ZONING INFORMATION:</u>		
Zone:	<u>Required</u> MR-1000	<u>Proposed</u> MR-1000
Height Limit:	50 feet	45 feet
Front Setback:	10 feet	10 feet
Interior Side Setback:	6 feet	6 feet
Street Side Setback:	6 feet	6 feet
Rear Setback:	1 feet if alley, 15 feet if no alley	1 feet
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	MR-1000	Multi-Family Housing
SOUTH:	MR-1000/MR-3000	Multi-Family Housing
EAST:	MR-3000	Multi-Family Housing
WEST:	RS-1-7	Single-Family Housing
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Uptown Community Planning Group voted 14-0-2 to recommend approval of the project on February 5, 2008.	

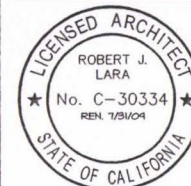
T-Mobile

THE POINTE AT MISSION HILLS SD06782A

NEW ANTENNAS ON EXISTING ROOFTOP WITH
UNMANNED TELECOMMUNICATIONS EQUIPMENT
BEHIND COURT YARD AT:

836 W. PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL VARIATIONS OR MODIFICATIONS TO WORK SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



ROBERT JERRY LARA
LICENSED ARCHITECT
STATE OF CALIFORNIA
LIC. # C-30334

4	
3	
2	
1	04/16/08 REVISED PER COMMENTS
0	11/07/07 100% REVISED LEASE
B	11/01/07 40% REVISED LEASE AREA
A	07/14/07 40% SUBMITTAL-ZONING
No.	Date Action

MORRISON HERSHFELD
5994 W. Las Positas Blvd, Suite 123,
Pleasanton, CA 94588
Tel: 925-460-3750
www.morrison-hershfield.com

Implementation Team:
PARSONS
110 WEST A STREET, SUITE 1050
SAN DIEGO, CA 92101
Tel: (619) 687-0400 Fax: (619) 687-0401

Client:
T-Mobile
10180 TELESIS COURT, SUITE 333
SAN DIEGO, CA 92121-2741

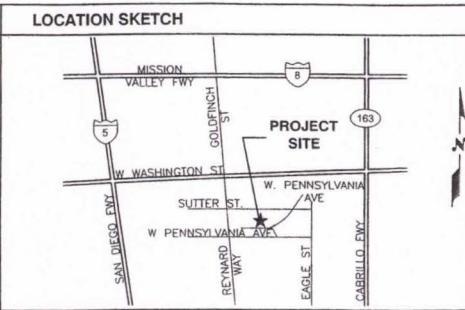
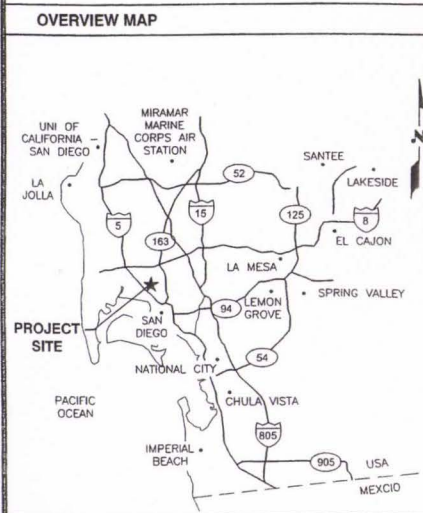
Project:
THE POINTE AT MISSION HILLS
SD06782A
836 W. PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103

Drawing Title:
COVER SHEET

Project No:
6078311
Designer:
RL
Date:
04/14/07
Drawn By:
MA
Checked By:
RL, ES
P/W Review:
ES
Client Approval

Issue No.
1
Drawing No.
G-1

SCALE IS BASED ON 22" x 34" 1/8" = 1'



SITE DIRECTIONS
FROM DOWN TOWN SAN DIEGO OFFICE HEAD TO INTERSTATE 5 (SAN DIEGO Fwy), TAKE WASHINGTON STREET & TURN RIGHT ONTO GOLDFINCH STREET ROAD NAME CHANGES TO REYNARD WAY, TURN LEFT (EAST) ONTO W. PENNSYLVANIA AVE. ARRIVE AT SITE.

CONTACT INFORMATION
PROPERTY OWNER: COASTAL ASSOCIATION SRV., INC
8640 AERO DRIVE, SUITE 115-337
SAN DIEGO, CA 92123
APPLICANT: T-MOBILE USA, INC.
10180 TELESIS COURT, SUITE 333
SAN DIEGO, CA 92121-2741
CONSULTANT REPRESENTATIVE: EDDY GARCIA (619) 232-6121
MORRISON HERSHFELD CORP.
IMPLEMENTATION TEAM: MARK CULLEN
SITE ACQUISITION REP.
(619) 719-6324
JAMES KENNEDY, ZONING REP.
PARSONS, (619) 943-1051
ARCHITECT: MR. ROBERT JERRY LARA
CA LIC. # C-30334
PH: (954) 571-4655
MORRISON HERSHFELD COR.

SITE INFORMATION
1. LATITUDE (GPS): 32 44' 44.55"
2. LONGITUDE (GPS): -117 10' 16.11"
3. TYPE OF STRUCTURE: 4 STORY MULTIFAMILY STRUCTURE
26251'
4. GROUND ELEVATION: (AMSL IN FEET)
5. EASEMENT: N/A-ALL PROJECT ELEMENTS CONTAINED WITHIN EXIST. BUILDING.

LIST OF DRAWINGS

GENERAL	ISSUE
6-1 COVER SHEET	I
6-2 GENERAL NOTES	I
ARCHITECTURE	
A-1 SITE & ROOF PLAN	I
A-2 ENLARGED ROOF PLAN	I
A-3 REAR AND FRONT ELEVATIONS	I
A-4 WEST ELEVATION	I
A-5 EQUIPMENT ROOM	I
A-6 ANTENNA DETAILS	I
SURVEY	
LS-1 SURVEY (BY CALVADA SURVEYING INC.)	I

BUILDING DATA
1. OCCUPANCY EXISTING BUILDING: RI
2. OCCUPANCY PROPOSED PROJECT: B
3. TYPE OF CONSTRUCTION (EXISTING): TYPE V, I-HOUR
4. STORIES: FOUR

APPROVALS

APPROVED BY:	INITIALS:	DATE:
O.P.E./OPS.		
LEASING:		
RF:		
ZONING:		
CONSTRUCTION:		
POWER/TELCO:		
SITE DEVELOPMENT:		

CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
1. CALIFORNIA BUILDING CODE CBC-2007
2. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 & 25) 2001
3. ANSIE/IA-222-6
4. CALIFORNIA FIRE CODE 2007
5. CALIFORNIA ELECTRICAL CODE CEC-2007
6. CALIFORNIA MECHANICAL CODE CMG-2007
7. CALIFORNIA PLUMBING CODE CPC-2007
8. LOCAL BUILDING CODE(S)
9. CITY AND/OR COUNTY CODE AMENDMENTS AND ORDINANCES
ANTENNA NOTE:
POWER OUTPUT = 10 WATTS PER CHANNEL
FREQUENCY- UPLINK 1870-1925 MHZ
DOWN LINK 1960-1975 MHZ
BATTERY NOTE:
6 LEAD ACID BATTERIES-ELECTROLYTE VOLUME = 4.6 GRAMS (NO PERMANENT STAND BY GENERATOR ON SITE)

ZONING DATA
1. ZONING CLASSIFICATION: MC GPD-MR-1000
2. JURISDICTION: CITY OF SAN DIEGO
3. LEASE AREA: TBD
4. ADJACENT TO PARCEL #: 451-193-19-01
5. LEGAL DESCRIPTION: (REFER TO SURVEY)
6. PERMIT TYPE#: PROCESS 4 GUP

HANDICAP REQUIREMENTS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS AND REQUIREMENTS NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE PART 2, TITLE 24, SECTION 11D50.3.42, EXCEPTION 1

PROJECT SUMMARY
1. INSTALLATION OF AN TELECOMMUNICATIONS EQUIPMENT BEHIND COURT YARD
2. INSTALLATION OF NEW ANTENNAS ON ROOFTOP BEHIND NEW SCREEN WALLS
3. INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE
4. INSTALLATION OF A NEW TELCO SERVICE
5. INSTALL COAXIAL CABLE IN CABLE CHASE
6. NOTE THAT THERE WILL BE NO EXTERIOR/VISIBLE CABLE TRAYS OR CABLE RUNS
EXISTING FACILITIES
1. EXISTING VERIZON TELECOMMUNICATIONS FACILITY LOCATED ON SAME BUILDING.

V:\Project\60783111 T-Mobile-Parsons San Diego NEW BUILDING\Drawings\60783111-SD06782A-The Pointe at Mission Hills_Zone_Rev_2.dwg 04/14/07 9:23am Margaret

**Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's**

I/ we the undersigned, as lessee of a portion of the property described as
836 W. Pennsylvania Ave, APN 451-193-19 (6782 The Pointe @ Mssn.)

(Address or legal description)
understand that, in accordance with the San Diego Municipal Code, Land Development Manual -
Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and
incorporate "Site Design" and "Source Control" BMP's.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are
as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public-drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee: Michael Raphael Company Name: T-Mobile
(print name)
Lessee: Michael Raphael Date: 4/16/08
(signature)

LESSEE'S INFORMATION

SCALE	2
NTS	

FLOOD PANEL

FIPS CODE: 6
PANEL FILL: 1001 F
FIS DATE: JUNE 19, 1947

FLOOD ZONE

FEMA CODE: 161
FEMA ZONE: X

FLOOD INFORMATION

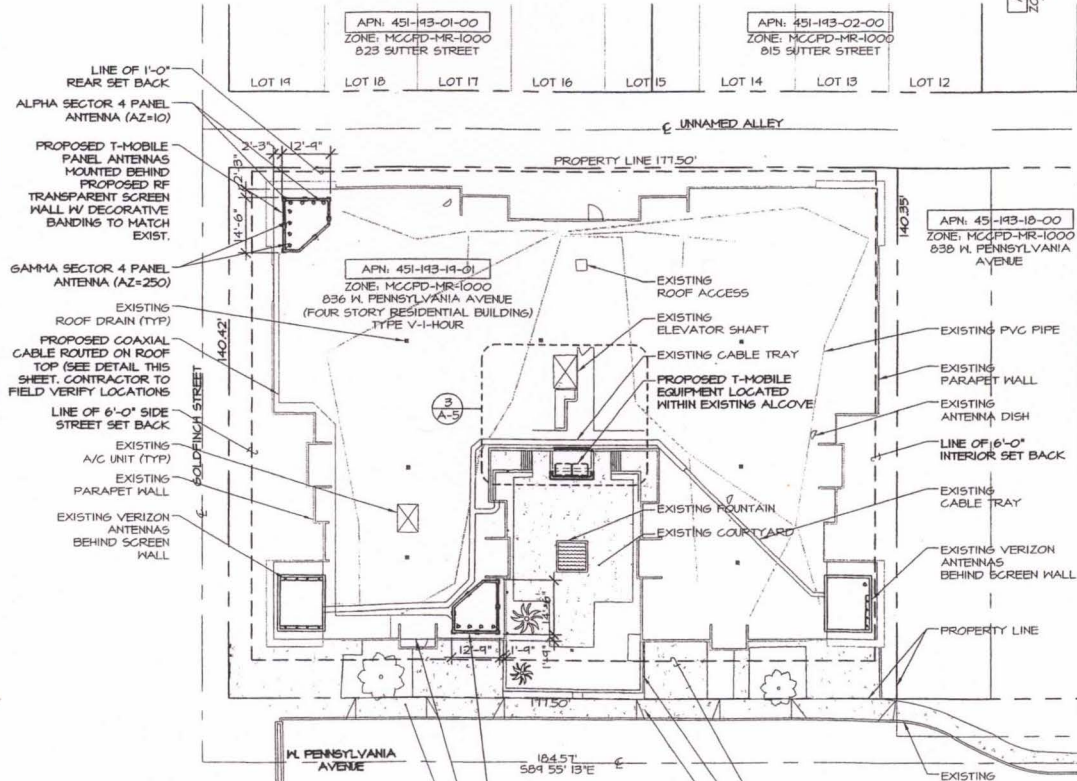
SCALE	2
NTS	

NOTES:

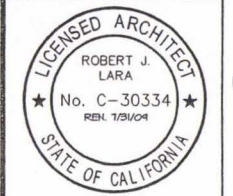
1. PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
2. PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS, THE APPLICANT 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.

SITE PLAN

SCALE: 1/16"=1'-0" (BASED ON 22X34 PAPER SIZE)
SCALE: 1/8"=1'-0" (BASED ON 11X17 PAPER SIZE)



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND VERIFY CORRECT TYPING OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



ROBERT JERRY LARA
LICENSED ARCHITECT
STATE OF CALIFORNIA
LIC. #C-30334

4		
3		
2		
1	04/16/08	REVISED PER COMMENTS
	01/04/07	100% REVISED LEASE
	01/04/07	40% REVISED LEASE AREA
	01/04/07	40% SUBMITTAL ZONING
No.	Date	Action

MORRISON HERSHFELD
5994 W. Las Positas Blvd., Suite 123,
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SAN DIEGO, CA 92101
Tel: (619) 687-0400 Fax: (619) 687-0401

Client:
T-Mobile
10180 TELECOM COURT, SUITE 333
SAN DIEGO, CA 92121-2741

Project:
THE POINTE AT MISSION HILLS
SD06782A
836 W. PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103

Drawing Title:
SITE & ROOF PLAN

Project No. 6078111	
Designer: RL	Date: 04/16/07
Drawn By: MA	Checked By: RL ES
PH Review: ES	Client Approval:

Issue No. 1	Drawing No. A-1
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SCALE IS BASED ON 33" X 41" SIZE

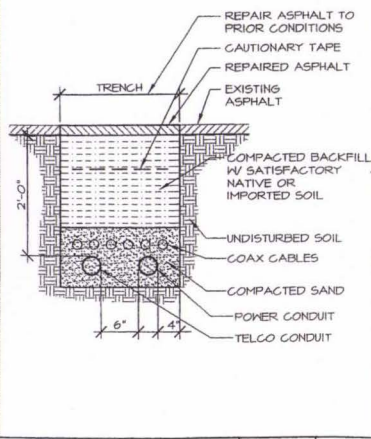
1. WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT LIMITED TO, REPAIR OF DAMAGED DRIVEWAYS, SODDING, ROADS, LANDSCAPING AND UTILITY CONNECTIONS.
2. CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. IT IS RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE AND VERIFY ALL DIMENSIONS AND NOTES BEFORE SUBMITTING BID AND PROCEEDING WITH WORK.
3. SOIL AT THIS SITE IS UNDISTURBED SAND ADEQUATE OF SUPPORTING THE DESIGN LOAD OF 2000 P.S.F. IF OTHER CONDITIONS ARE ENCOUNTERED, NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK. THIS VALUE IS CONSIDERED SAFE WITH RESPECT TO ACTUAL FAILURE OF THE SUPPORTING GROUND, BUT DOES NOT NECESSARILY ENSURE THE PREVENTION OF EXCESSIVE FOUNDATION MOVEMENTS.
4. BURY PHONE, AND ELECTRIC SERVICE NO LESS THAN 24" BELOW FINISH GRADE WITH 1'-0" RADIUS SAND BACKFILL AROUND PIPES. COORDINATE W/ ELECTRICAL DRAWINGS.
5. IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL HIS PRACTICAL TRADES.
6. WARNING SIGNS (SEE BELOW) TO BE POSTED AT EVERY ACCESS POINT TO THE EQUIPMENT AREA.
7. ACCESS TO COMMUNICATION EQUIPMENT IS RESTRICTED TO AUTHORIZED USERS ONLY.
8. CONTRACTOR TO FIELD VERIFY CLEARANCES FOR THE COAX ROUTING AND SUPPORTS.

COMPOUND NOTES		SCALE	1
		NTS	

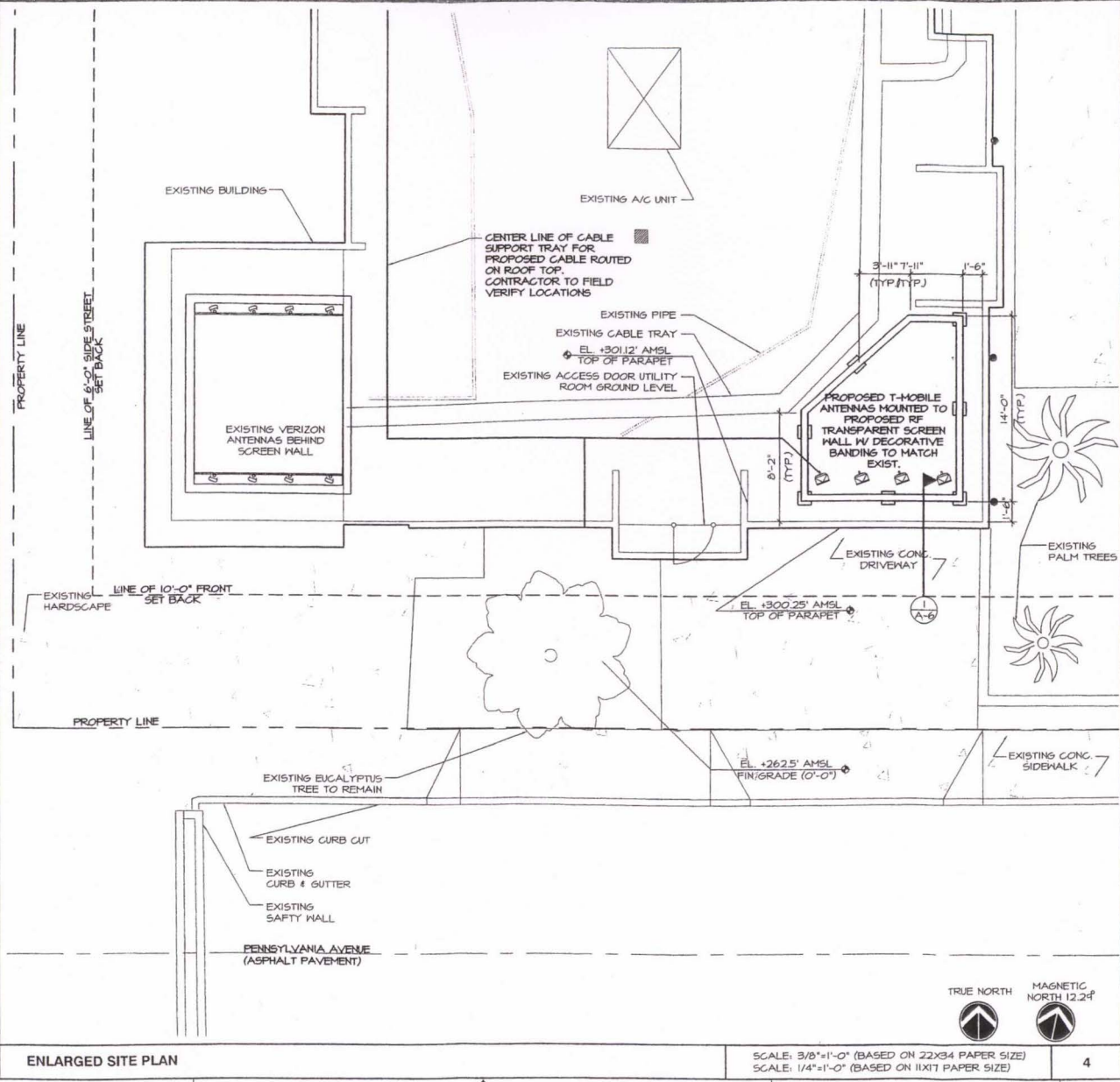
WHERE REMOVED OR DAMAGED BY CONSTRUCTION, ALL CURB, GUTTER & SIDEWALK SHALL BE REPLACED IN ENTIRESECTIONS BETWEEN EXPANSION JOINTS. NO SAW CUTTING & PARTIAL PATCHING SHALL BE PERMITTED. ALL CONSTRUCTION DETAILS FOR REPLACEMENT SECTIONS SHALL BE PER CITY/COUNTY STANDARD.

REMOVE DIG-ALERT MARKINGS: THE GENERAL CONTRACTOR SHALL REMOVE ALL DIG-ALERT MARKINGS MADE FOR THIS PROJECT (PRESSURE WASH) AT COMPLETION OF WORK

CONC. REPLACEMENT NOTE		SCALE	2
		NTS	



TRENCHING DETAIL		SCALE	3
		NTS	



ENLARGED SITE PLAN		SCALE:	4
		3/8"=1'-0" (BASED ON 22X34 PAPER SIZE) 1/4"=1'-0" (BASED ON 11X17 PAPER SIZE)	

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE ARCHITECT OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHALL BE MADE WITHOUT WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. CONTRACTOR GETSHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



ROBERT JERRY LARA
LICENSED ARCHITECT
STATE OF CALIFORNIA
LIC. # C-30334

No.	Date	Action
4		
3		
2		
1	04/16/08	REVISED PER COMMENTS
0	10/07/07	100% REVISED LEASE
B	10/07/07	100% REVISED LEASE AREA
A	04/14/07	100% SUBMITTAL-ZONING

MORRISON HERSHFELD
5994 W. Las Positas Blvd., Suite 123,
Pleasanton, CA 94588
Tel: 925-460-3765
www.morrisonhershfeld.com

Implementation Team:
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110 WEST A STREET, SUITE 1050
SAN DIEGO, CA 92101
Tel: (619) 687-0420 Fax: (619) 687-0401

Client:
T-Mobile
10180 TELLES COURT, SUITE 333
SAN DIEGO, CA 92121-2741

Project:
THE POINTE AT MISSION HILLS
SD06782A
836 N. PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103

Drawing Title:
ENLARGED ROOF PLAN

Project No. 6078111	
Designer: RL	Date: 09/14/07
Drawn By: MA	Checked By: RL, EG
PM Review: EG	Client Approval

Issue No. 1	Drawing No. A-2
----------------	--------------------

SCALE IS BASED ON 22" X 34" OR 11" X 17"

V:\Projects\0707_Herms\0707111_T-Mobile-Parsons_Site_Design_NEW_BUILDS\Site\0707111_LB00782A_The Poins at Mission Hills_Dwg_Rev_2.dwg 04/17/2008 8:38am Mepham

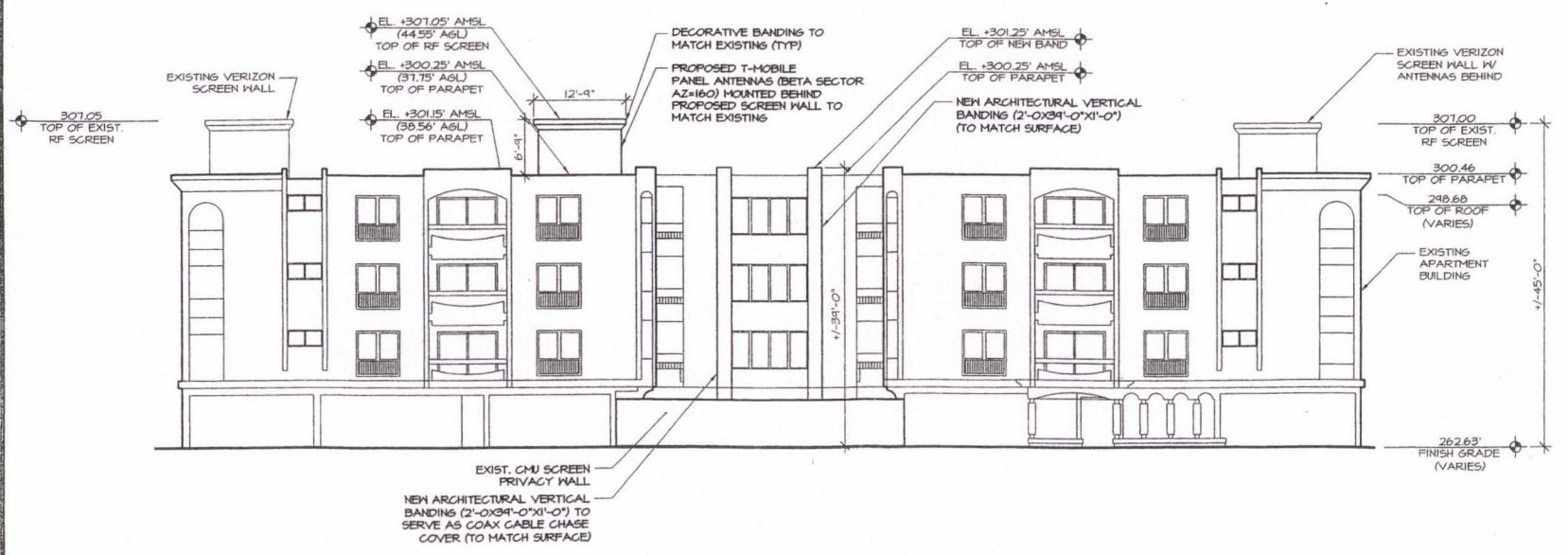
V:\Projects\057 - Mission Hills\057-1111 - The Pointe at Mission Hills\057-1111 - The Pointe at Mission Hills.dwg, Rev. 1.dwg, 01/18/2007 8:29pm, MapInfo



NORTH ELEVATION

SCALE: 1/8"=1'-0" (BASED ON 22X34 PAPER SIZE)
SCALE: 1/16"=1'-0" (BASED ON 11X17 PAPER SIZE)

1

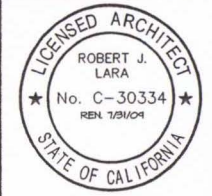


SOUTH ELEVATION

SCALE: 1/8"=1'-0" (BASED ON 22X34 PAPER SIZE)
SCALE: 1/16"=1'-0" (BASED ON 11X17 PAPER SIZE)

2

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



ROBERT JERRY LARA
LICENSED ARCHITECT
STATE OF CALIFORNIA
LIC #C-30334

4		
3		
2		
1	04/16/06	REVISED PER COMMENTS
0	11/07/01	100% REVISED LEASE
B	11/04/07	90% REVISED LEASE AREA
A	09/14/07	90% SUBMITTAL-ZONING
No.	Date	Action

MORRISON HERSHFELD

5094 w. Las Positas Blvd, Suite 123,
Pleasanton, CA 94588
Tel: 925.460.3750
www.morrisonherhsfeld.com

Implementation Team:

PARSONS
110 WEST A STREET, SUITE 1050
SAN DIEGO, CA 92101
Tel: (619) 597-0400 Fax: (619) 597-0401

Client:

T-Mobile
10180 TELESPIS COURT, SUITE 333
SAN DIEGO, CA 92121-2741

Project:

THE POINTE AT MISSION HILLS
SD06782A
836 W. PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103

Drawing Title:

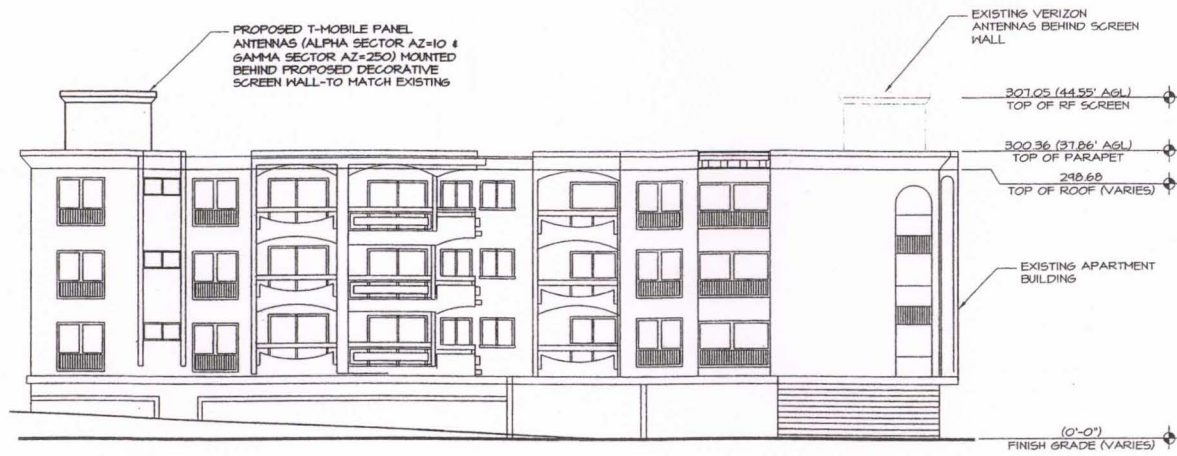
ELEVATIONS

Project No.	607B111
Designer	RL
Drawn By	MA
PH Review	ES
Date	09/14/07
Checked By	RL, ES
Client Approval	

Issue No.	1	Drawing No.	A-3
-----------	---	-------------	-----

SCALE IS BASED ON 22" X 34" 1/8" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL REVISIONS REMAIN THE PROPERTY OF MORRISON HERSHEYFIELD CORPORATION. NEITHER MORRISON HERSHEYFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



WEST ELEVATION (EAST ELEVATION SIMILAR BUT REVERSED)

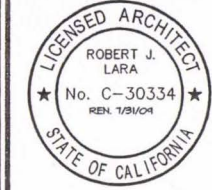
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SCALE: 1/16"=1'-0" (BASED ON 11X17 PAPER SIZE)

1

NOT USED

SCALE
NTS

2



ROBERT J. LARA
LICENSED ARCHITECT
STATE OF CALIFORNIA
Lic. # C-30334

4		
3		
2		
1	04/16/06	REVISED PER COMMENTS
0	11/07/07	100% REVISED LEASE
B	11/01/07	90% REVISED LEASE AREA
A	09/14/07	90% SUBMITTAL-ZONING
No.	Date	Action

MORRISON HERSHEYFIELD
5994 v. Las Posas Blvd., Suite 123,
Pleasanton, CA 94588
Tel: 925.460.3750
www.morrisonhersheyfield.com

Implementation Team:

PARSONS
119 WEST A STREET, SUITE 1050
SAN DIEGO, CA 92101
Tel:(619) 687-0400 Fax:(619) 687-0401

Client:

T-Mobile
10180 TELESIS COURT, SUITE 333
SAN DIEGO, CA 92121-2741

Project:

THE POINTE AT MISSION HILLS
SD06782A
836 W. PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103

Drawing Title:

WEST ELEVATION

Project No.

6078111

Designer:

RL

Drawn By:

MA

PH Review:

EG

Issue No.

1

Date:

07/14/07

Checked By:

RL, EG

Client Approval

Drawing No.

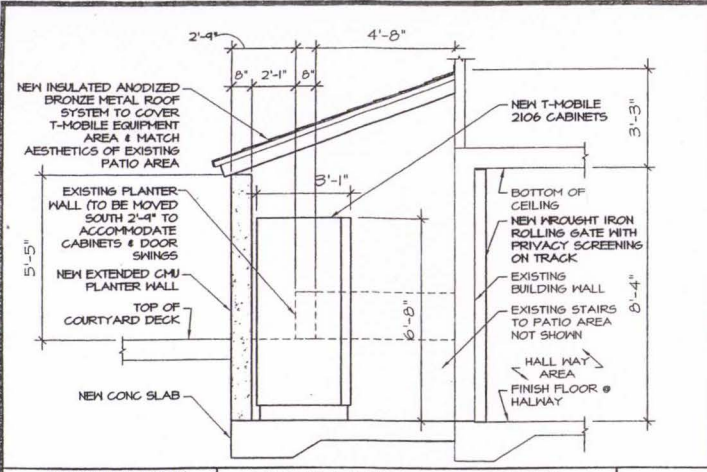
A-4

SCALE IS BASED ON 22" X 34" 1/4" SIZE

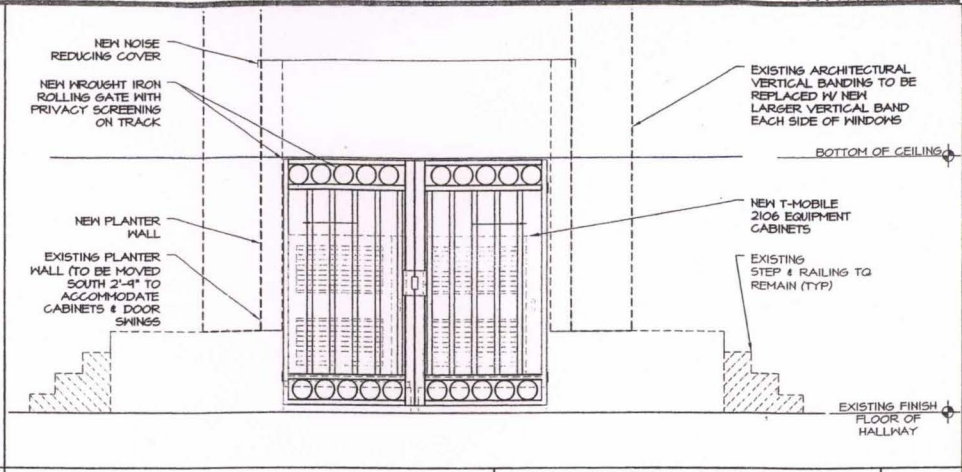
V:\Project\1807 Series\18073111 - The Pointe at Mission Hills\Drawings\18073111_000782 - The Pointe at Mission Hills\Drawings\18073111_000782.dwg 04/18/2008 8:28am Mjg

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MAKE CORRECTIONS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THIS LATEST REVISION. ALL DIMENSIONS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

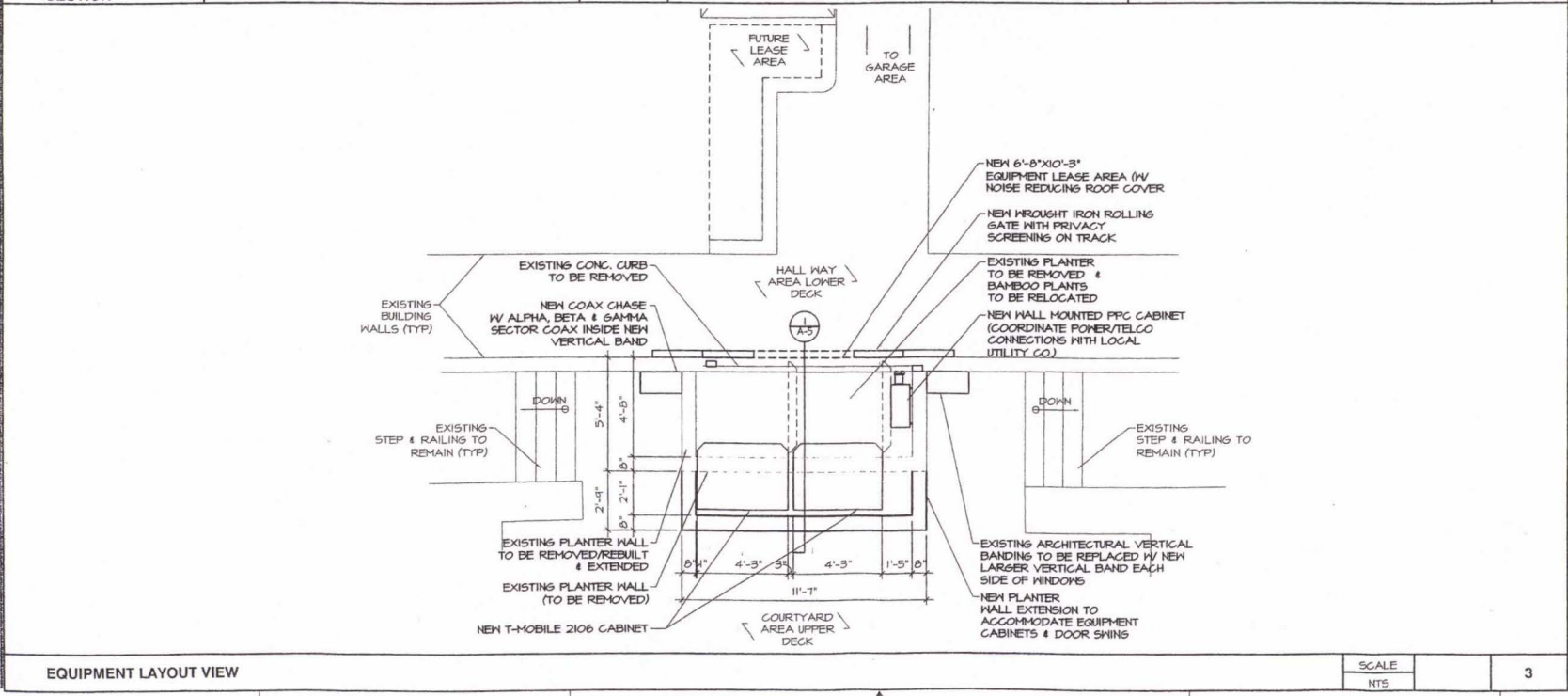
ROBERT J. LARA
 LICENSED ARCHITECT
 STATE OF CALIFORNIA
 LIC. # C-30334



EAST ELEVATION/SECTION
 SCALE: 1/2"=1'-0" (BASED ON 22X34 PAPER SIZE)
 SCALE: 1"=1'-0" (BASED ON 11X17 PAPER SIZE) 1



NORTH ELEVATION/SECTION (HALL WAY)
 SCALE: 1/2"=1'-0" (BASED ON 22X34 PAPER SIZE)
 SCALE: 1"=1'-0" (BASED ON 11X17 PAPER SIZE) 2



EQUIPMENT LAYOUT VIEW
 SCALE: NTS 3

4		
3		
2		
1		
0	04/16/06 REVISED PER COMMENTS	
B	11/07/07 100% REVISED LEASE	
B	11/07/07 90% REVISED LEASE AREA	
A	04/14/07 90% SUBMITTAL-ZONING	
No.	Date	Action

MORRISON HERSHFELD

 5994 w. Las Positas Blvd, Suite 123,
 Pleasanton, CA 94588
 Tel: 925.460.3750
 www.morrisonhershfeld.com

Implementation Team:
PARSONS
 110 WEST A STREET, SUITE 1050
 SAN DIEGO, CA 92101
 Tel: (619) 687-0400 Fax: (619) 687-0401

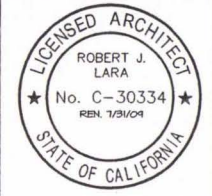
Client:
T-Mobile
 10180 TELEVIS COURT, SUITE 333
 SAN DIEGO, CA 92121-2741

Project:
THE POINTE AT MISSION HILLS
 SD06782A
 836 W. PENNSYLVANIA AVENUE
 SAN DIEGO, CA 92103

Drawing Title:
EQUIPMENT ROOM

Project No.	6CT3111
Designer	RL
Drawn By	HA
PM Review	EG
Issue No.	1
Date	09/14/07
Checked By	RL, EG
Client Approval	
Drawing No.	A-5

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THE PROJECT.



ROBERT JERRY LARA
LICENSED ARCHITECT
STATE OF CALIFORNIA
LIC. # C-30334

4		
3		
2		
1	04/14/09	REVISED PER COMMENTS
0	11/07/07	100% REVISED LEASE AREA
B	11/07/07	100% REVISED LEASE AREA
A	02/14/07	100% SUBMITTAL-ZONING
No.	Date	Action

MORRISON HERSHFIELD
5994 w. Las Positas Blvd, Suite 123,
Pleasanton, CA 94568
Tel: 925.460.3750
www.morrisonhershfield.com

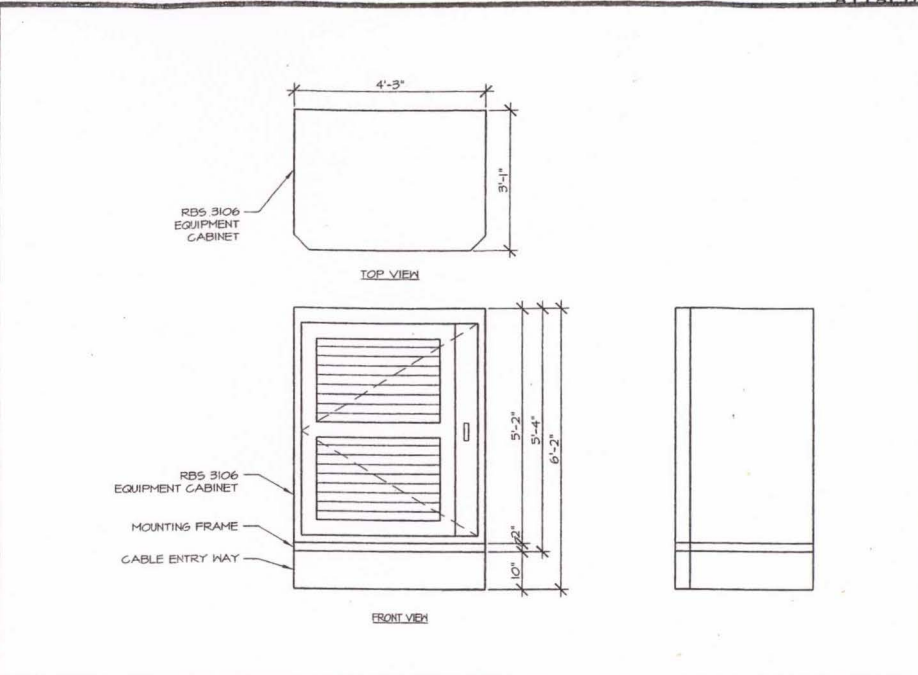
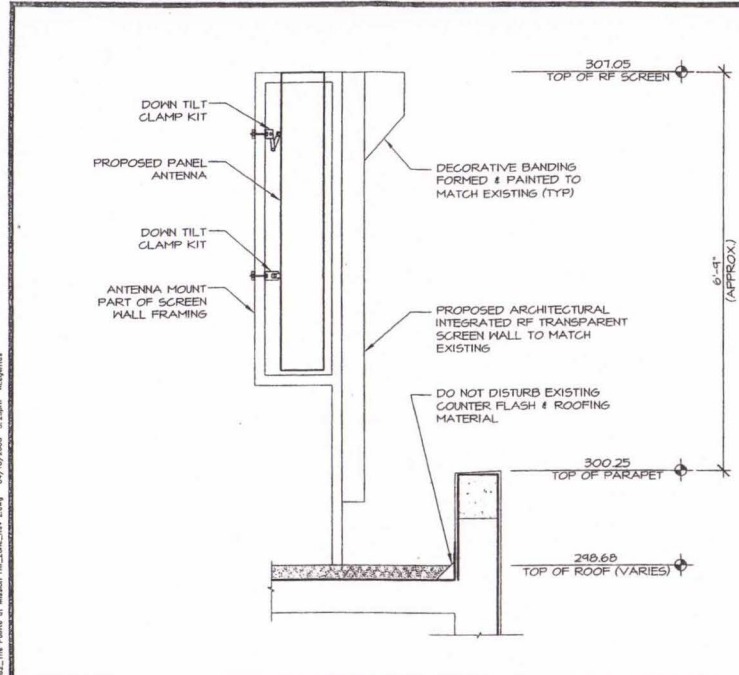
Implementation Team:
PARSONS
110 WEST A STREET, SUITE 1050
SAN DIEGO, CA 92101
Tel: (619) 597-0400 Fax: (619) 597-0421

Client:
T-Mobile
10180 TELESCOPE COURT, SUITE 333
SAN DIEGO, CA 92121-2741

Project:
THE POINTE AT MISSION HILLS
SD06782A
836 W. PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103

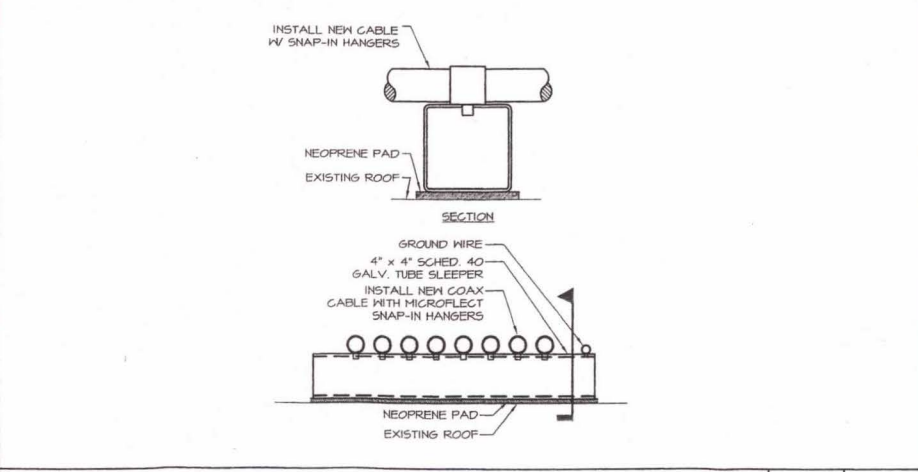
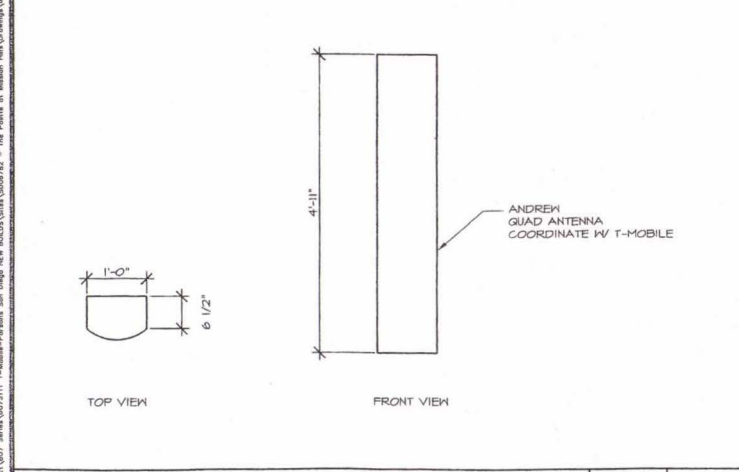
Drawing Title:
ANTENNA DETAILS

Project No. 6075111	Date 04/14/07
Designer RL	Checked By RL, EG
Drawn By MA	Client Approval
PM Review EG	
Issue No. 1	Drawing No. A-6



SCREEN WALL SCALE NTS 1

EQUIPMENT CABINET ELEVATION SCALE NTS 3

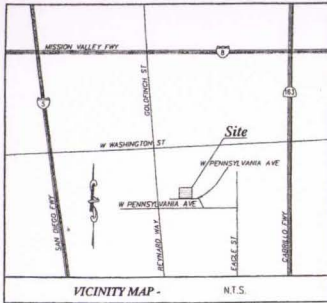


ANTENNA ELEVATION SCALE NTS 2

COAX SUPPORT DETAIL SCALE NTS 4

V:\Projects\107 Series\107111 T-Mobile-rentals Set - Stage 04\BUDGET\Site\SD06782 - The Poins at Mission Hills_Ten_Rev_2.dwg 12/18/2008 5:23pm M.garcia

SCALE IS BASE ON 24" X 36" 1/8" = 1'-0" SIZE



Title Report
 PREPARED BY: SEAWAY TITLE OF CALIFORNIA, INC.
 ORDER NO. 98732344
 DATE: JULY 20TH, 2007

Legal Description
 THE LAND REFERRED TO IN THIS LEGAL DESCRIPTION IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 1 OF 836 W. PENNSYLVANIA AVENUE, MAP No. 15118, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Assessor's Parcel No.
 451-193-018

Easements
 ① AN EASEMENT FOR PUBLIC UTILITIES RECORDED NOVEMBER 15, 1972, AS FILE NO. 208082, OFFICIAL RECORDS (DOES NOT AFFECT)
 ② AN EASEMENT FOR PUBLIC UTILITIES PURPOSES, RECORDED ON MARCH 2, 1987 AS FILE NO. 87-108823, OFFICIAL RECORDS (BLANKET IN MARITIME)

Access Easement/Lease Area
 TO BE DETERMINED

Date of Survey
 AUGUST 16, 2007

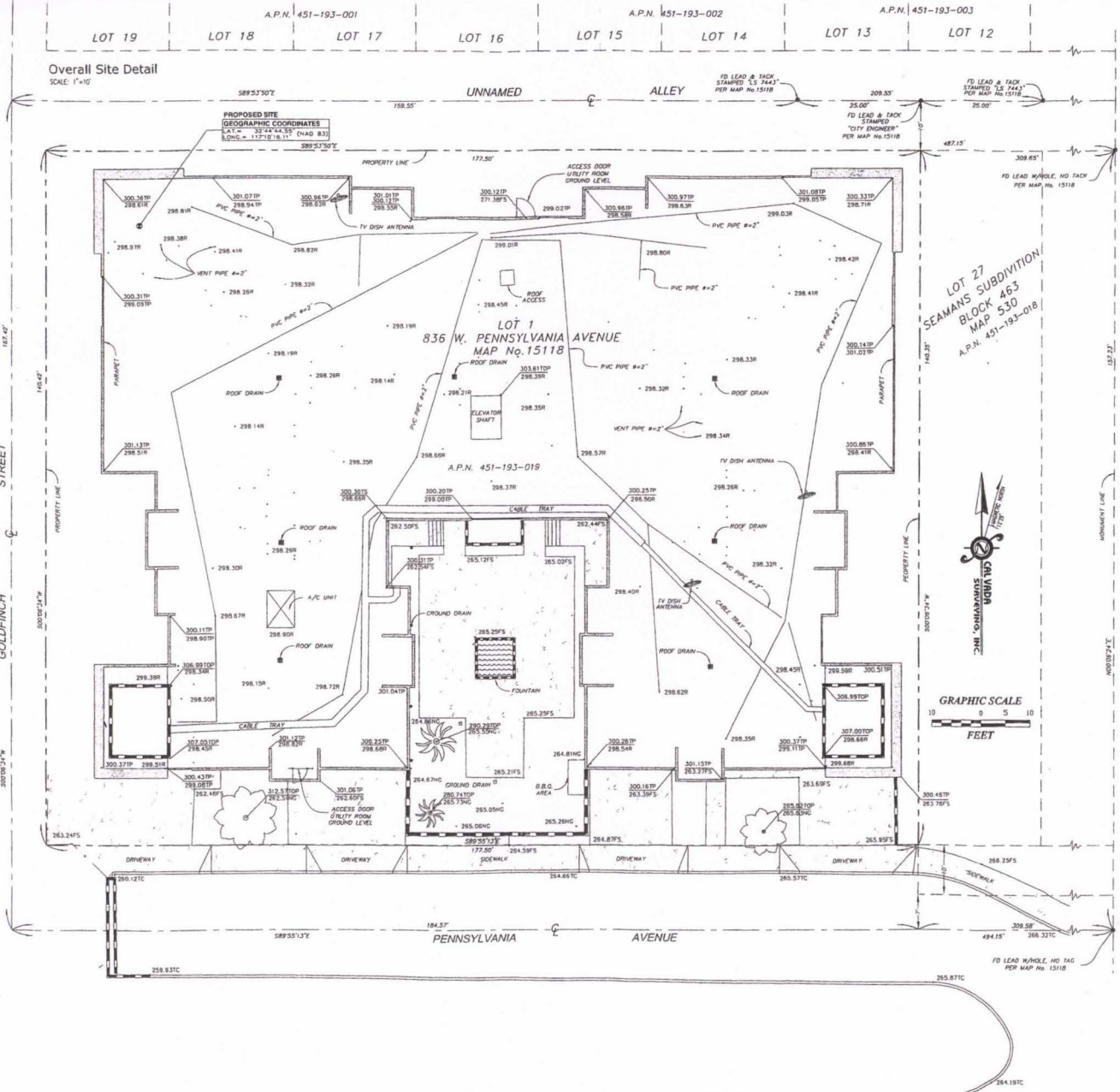
Geographic Coordinates at Proposed Site
 1983 DATUM: LATITUDE 32° 44' 44.55" LONGITUDE 117° 10' 16.11"

Basis of Bearings
 THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 8

Bench Mark
 THE CORS OPIS MONUMENT 5209P5 S - MT. SOLEDAD "505"
 ELEVATION = 611.19 FEET (NAVD 88)

Legend

FS	FINISH SURFACE	DOOR	CEODIC COORDINATES
NG	NATURAL GROUND	TOP	SURVEY CONTROL POINT
TOP	TOP OF STRUCTURE	PC	CONCRETE PAVEMENT
TC	TOP OF CURB	---	PROPERTY LINE
○	TREE		



T-Mobile

Get more from life

3 IMPERIAL PROMENADE, SUITE 1100
 SANTA ANA, CA 92707

PLANS PREPARED BY:

PARSONS

ENGINEERING
Innovative Solutions

110 W. WINTERS BLVD. 1000
 SAN DIEGO, CA 92101
 PHONE: 619-291-9900 FAX: 619-291-8444
 TEL FRO: 800-CALVADA www.calvada.com
 JOB NO. 07549

CONSULTANT:

CALVADA
SURVEYING, INC.

411 JIMMO CT., SUITE 205, CORONA, CA 92880
 PHONE: 951-269-9900 FAX: 951-269-8444
 TEL FRO: 800-CALVADA www.calvada.com
 JOB NO. 07549

NO.	DATE	DESCRIPTION	BY:
	8/14/07	PRELIMINARY	FFS
1	8/17/07	TITLE REPORT/FINAL	VO

SITE INFORMATION:

SD06782A

THE POINTE AT MISSION HILLS

836 W PENNSYLVANIA AVE
 SAN DIEGO, CA 92103
 SAN DIEGO COUNTY

SEAL:

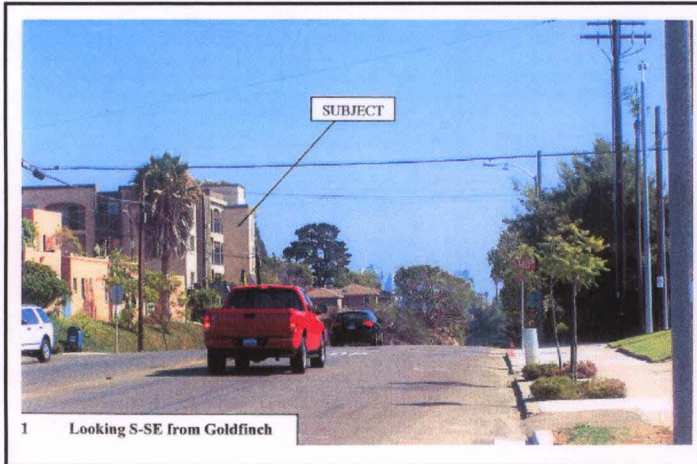
SHEET TITLE:

ROOF SURVEY

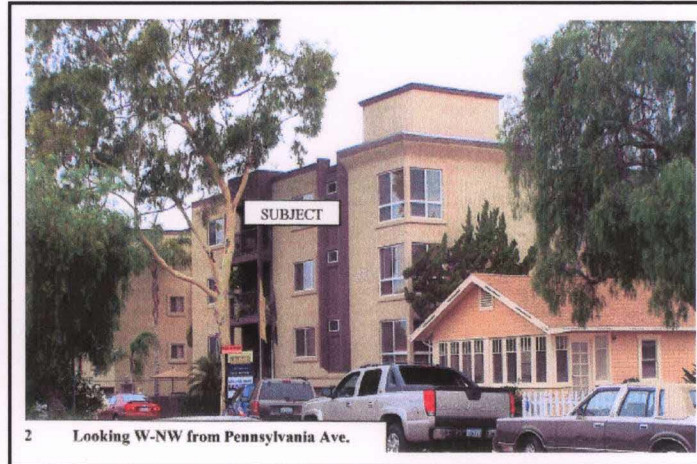
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LS-1

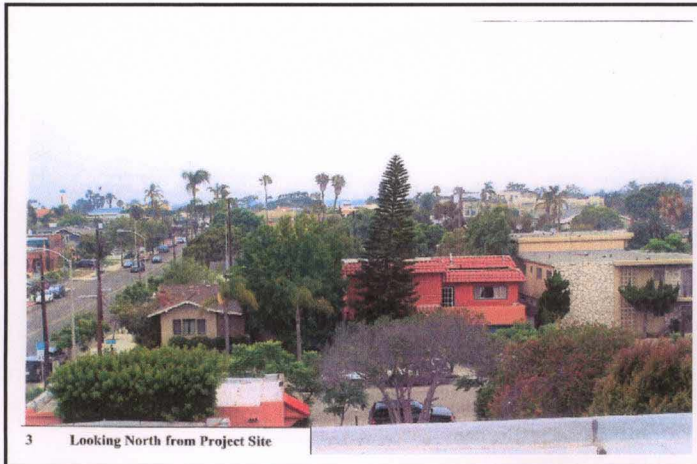
SHEET 1 OF 1



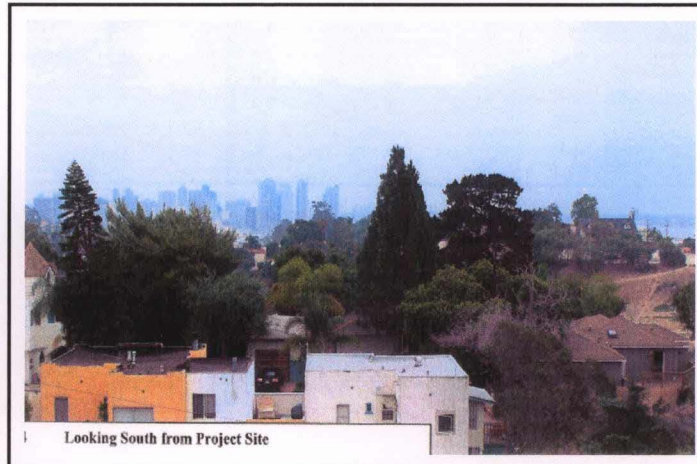
1 Looking S-SE from Goldfinch



2 Looking W-NW from Pennsylvania Ave.



3 Looking North from Project Site

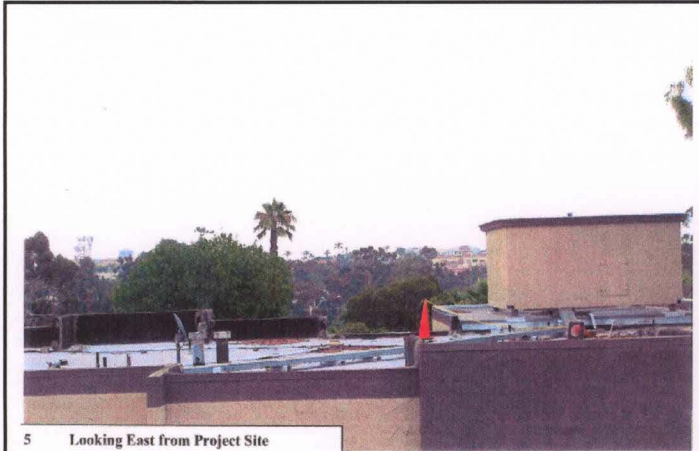


4 Looking South from Project Site

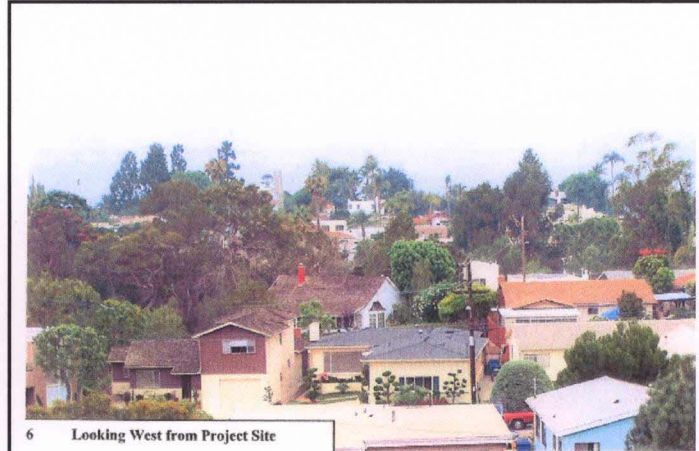


Site Photos

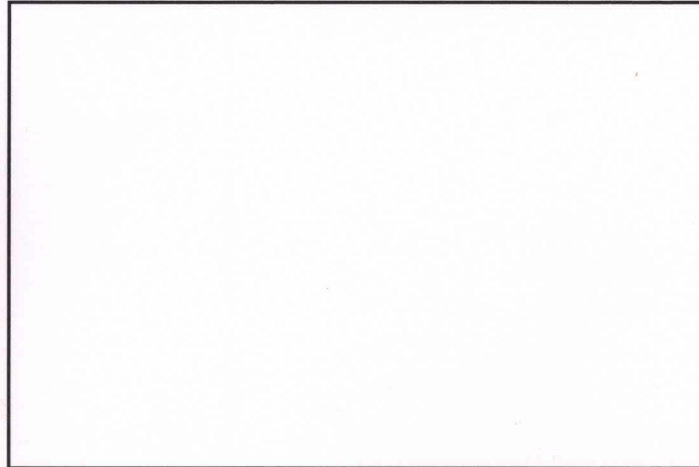
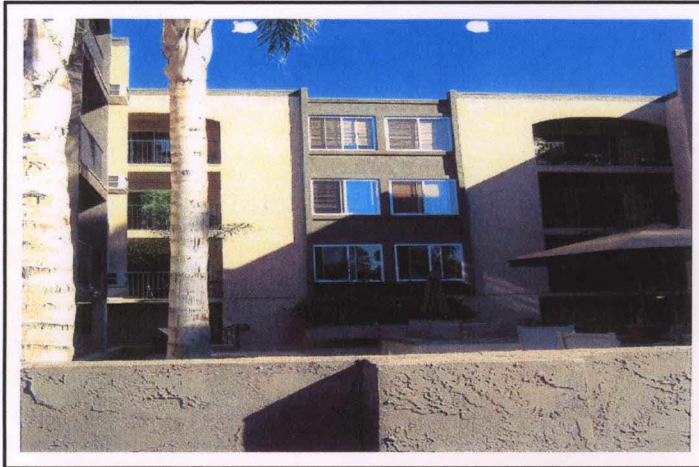
T-MOBILEE – THE POINT – PROJECT NO. 140500
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103



5 Looking East from Project Site



6 Looking West from Project Site



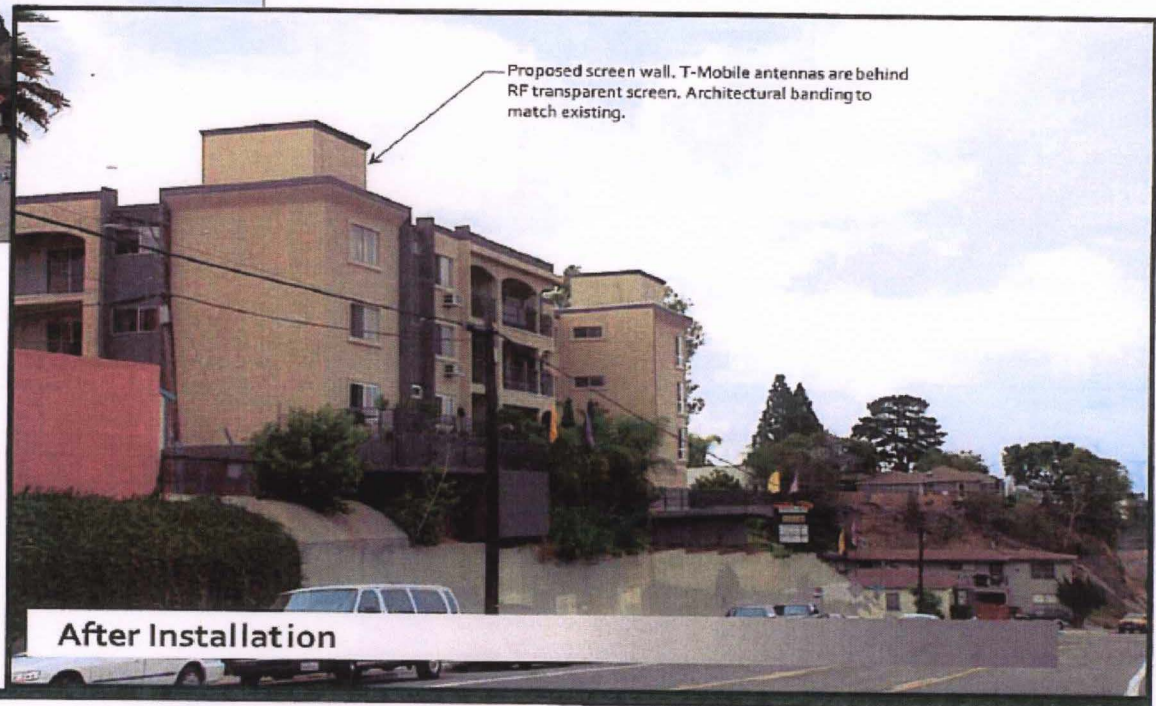
Site Photos

T-MOBILE – THE POINTE – PROJECT NO. 140500
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103

Photosimulations

The Point at Mission Hills — View 1

836 W. Pennsylvania Ave., San Diego, CA 92103
T-Mobile Site ID: SDo6782A



T-Mobile
10180 Telesis Court
Suite 333
San Diego, CA 92121-2741

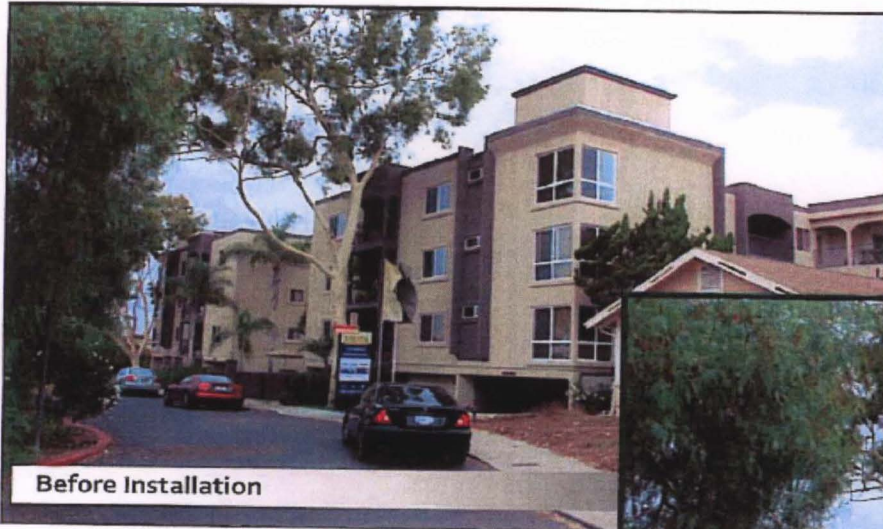
PARSONS
110 West A Street
Suite 1050
San Diego, CA 92101

**MORRISON
HERSHFIELD**
5994 W. Las Positas Blvd.
Suite 123
Pleasanton, CA 94588

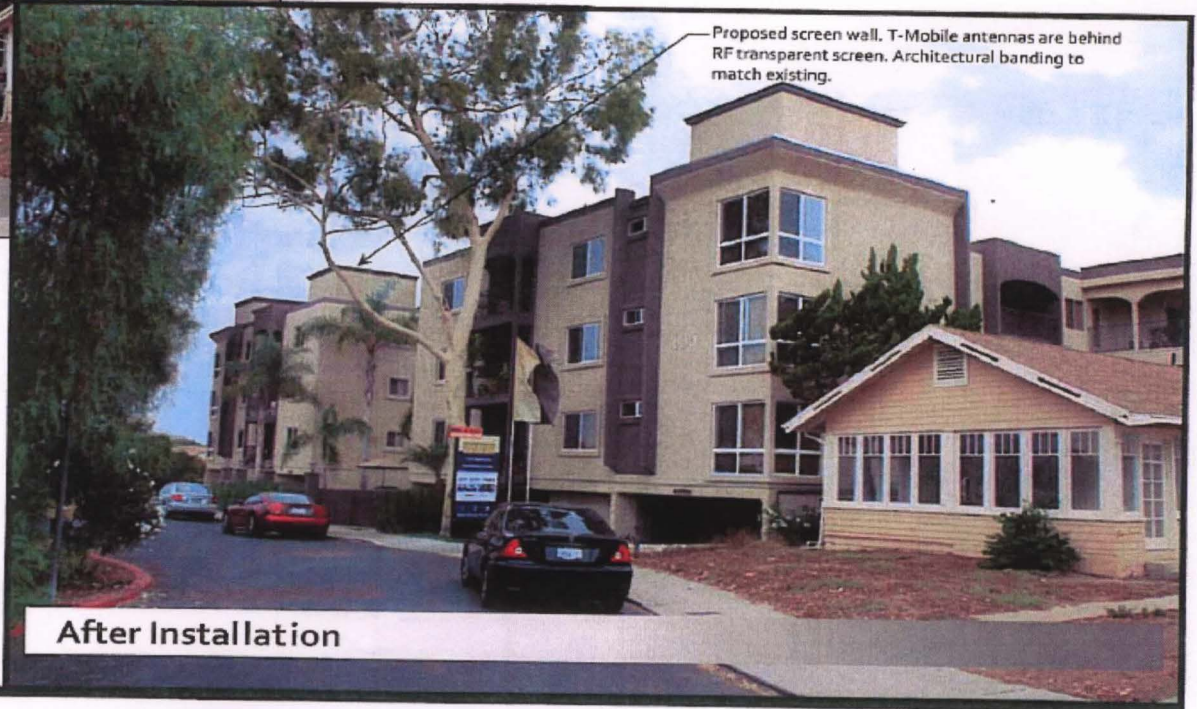
Photosimulations

The Point at Mission Hills — View 2

836 W. Pennsylvania Ave., San Diego, CA 92103
T-Mobile Site ID: SD06782A



Before Installation



After Installation

T-Mobile
10180 Telesis Court
Suite 333
San Diego, CA 92121-2741

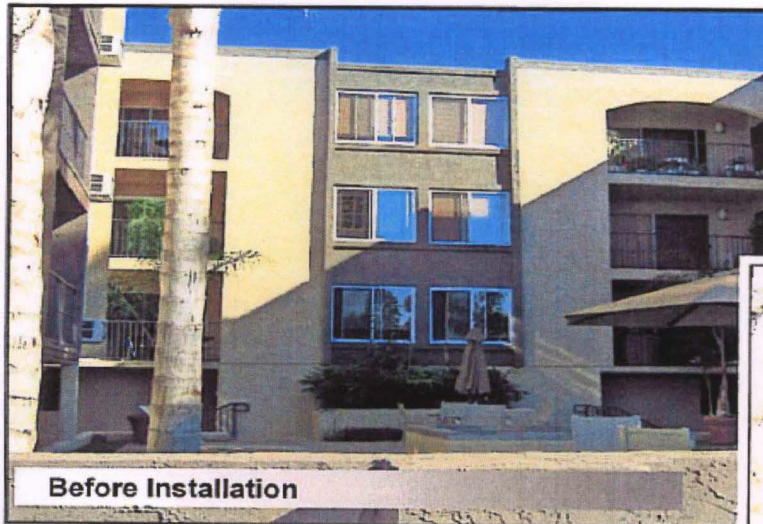
PARSONS
110 West A Street
Suite 1050
San Diego, CA 92101

**MORRISON
HERSHFIELD**
5994 W. Las Positas Blvd.
Suite 123
Pleasanton, CA 94588

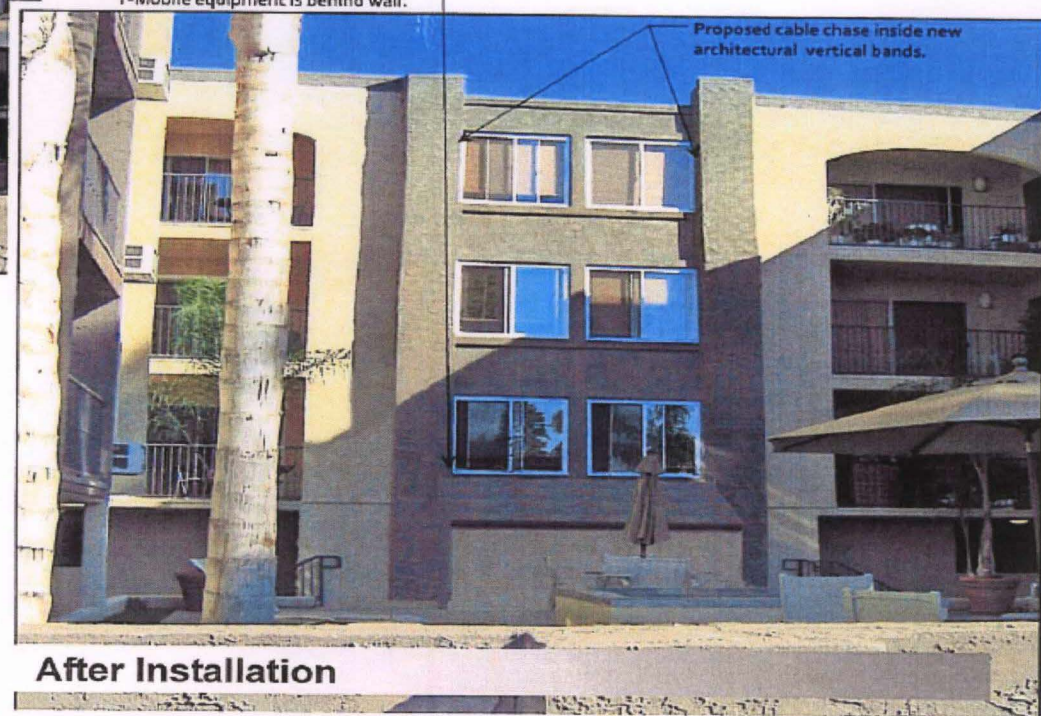
Photosimulations

The Point at Mission Hills - View 3

836 W. Pennsylvania Ave, San Diego, CA 92103
T-Mobile Site ID: SD06782A



Proposed extended CMU planter wall to match existing color of the building. T-Mobile equipment is behind wall.



T-Mobile
10180 Telesis Court
Suite 333
San Diego, CA 92121-2741

PARSONS
110 West A Street
Suite 1050
San Diego, CA 92101

**MORRISON
HERSHFIELD**
5994 W. Las Positas Blvd.
Suite 123
Pleasanton, CA 94588

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-8632

CONDITIONAL USE PERMIT NO. 490028
T-MOBILE THE POINTE
PROJECT NO. 140500
PLANNING COMMISSION

This Conditional Use Permit is granted by the Planning Commission, of the City of San Diego to **COASTAL ASSOCIATION SRV, INC.**, Owner, and **OMNIPOINT COMMUNICATIONS, INC., DBA T-MOBILE**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 2 and Section 141.0420. The site is located at 836 West Pennsylvania Ave in the Mid City Community Planned District MR-1000 zone of the Uptown Community Plan. The project site is legally described as parcel 1 of parcel map no. 14561, in the City of San Diego, County of San Diego, State of California, filed in the office of the County recorder of San Diego County, December 1, 1986. Together with that portion of the alley as vacated by the City of San Diego resolution #287127 recorded April 2, 1996. As file no. 175293 of official records adjoining said land on the east.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 24, 2008, on file in the Development Services Department.

The project shall include:

- a. A wireless communication facility consisting of the installation of twelve (12) wireless communication antennas concealed inside two fully enclosed roof top screen walls. The associated equipment will be located inside the courtyard behind an 8'4" high rolling gate; and
- b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s),