



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 29, 2010 **REPORT NO. PC-10-060**

ATTENTION: Planning Commission, Agenda of August 5, 2010

SUBJECT: T-MOBILE - LA JOLLA SHORES: PROJECT NO. 203372.
PROCESS 4.

**OWNER/
APPLICANT:** CITY OF SAN DIEGO/
T-MOBILE WEST CORPORATION

SUMMARY

Issue(s): Should the Planning Commission approve a Conditional Use Permit for a Wireless Communication Facility within Cliffridge Park located at 8311 Cliffridge Drive within the La Jolla community planning area?

Staff Recommendation: Approve Conditional Use Permit No. 727373.

Community Planning Group Recommendation: On June 3, 2010, the La Jolla Community Planning Association approved this project 15-0-1. The group recommended that the equipment enclosure be painted a dark green with new slats added to the fence. These recommendations have been incorporated into the project. (Attachment 14)

Other Recommendations: None.

Environmental Review: This project has been reviewed per the California Environmental Quality Act (CEQA) and has been determined to be exempt per the Categorical Exemption: 15301 Existing Facilities. The environmental exemption determination for this project was made on June 29, 2010, and the opportunity to appeal that determination ended July 14, 2010. (Attachment 7)

Fiscal Impact Statement: T-Mobile West Corporation is the Financially Responsible Party associated with this project and is responsible for costs associated with the processing of this permit application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

T-Mobile operates a Wireless Communications Facility (WCF) in Cliffridge Park at 8311 Cliffridge Avenue in the OP-1-1 zone (Attachments 1, 2, and 3). The facility consists of three antennas located on a 20'5" high pole situated within a line of existing trees. Equipment associated with the antennas is located within a fenced enclosure shared with Sprint/Nextel and located adjacent to the pole. (Attachments 8 and 9)

An approval for this WCF was originally issued to Pacific Bell Mobile Services on October 7, 1999. This approval was issued for a period of 10 years and expired on October 7, 2009. The current application is for a new permit to continue operation of this WCF.

Per the Wireless Communication Facility Regulations, Land Development Code section 141.0420, a Conditional Use Permit, Process 4, is required as this WCF is located in an Open Space zone (OP-1-1) and in a park where the antennas are located less than 100 feet from the property line of an elementary school (Torrey Pines Elementary School).

DISCUSSION

Project Description:

This existing facility consists of a 20'5" high pole which supports 3 antennas. Adjacent to the pole, an equipment enclosure contains two cabinets associated with the T-Mobile antennas, as well as equipment for a Sprint/Nextel facility also located in Cliffridge Park.

This facility will be updated to better integrate with the park by painting the pole and antennas to blend in with the line of trees as well as repainting the equipment shelter fence and adding slats to screen the equipment.

Community Plan Analysis:

The City of San Diego's General Plan addresses Wireless Facilities in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a. Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b. Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c. Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This facility has been designed to utilize screening techniques, blends in with the park setting, and is respectful of the neighborhood context. Equipment associated with the antennas is located

within an unobtrusive structure located adjacent to the pole.

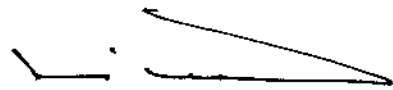
Conclusion:

This existing Wireless Communication Facility complies with the Wireless Communication Facility Regulations, Land Development Code 141.0420, the City's General Plan, and the findings (Attachment 5) for a Conditional Use Permit (Attachment 6) can be made in the affirmative. Therefore, Staff recommends approval of Conditional Use Permit No. 727373.

ALTERNATIVES

1. **Approve** Conditional Use Permit No. 727373, with modifications.
2. **Deny** Conditional Use Permit No. 727373, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

Attachments:

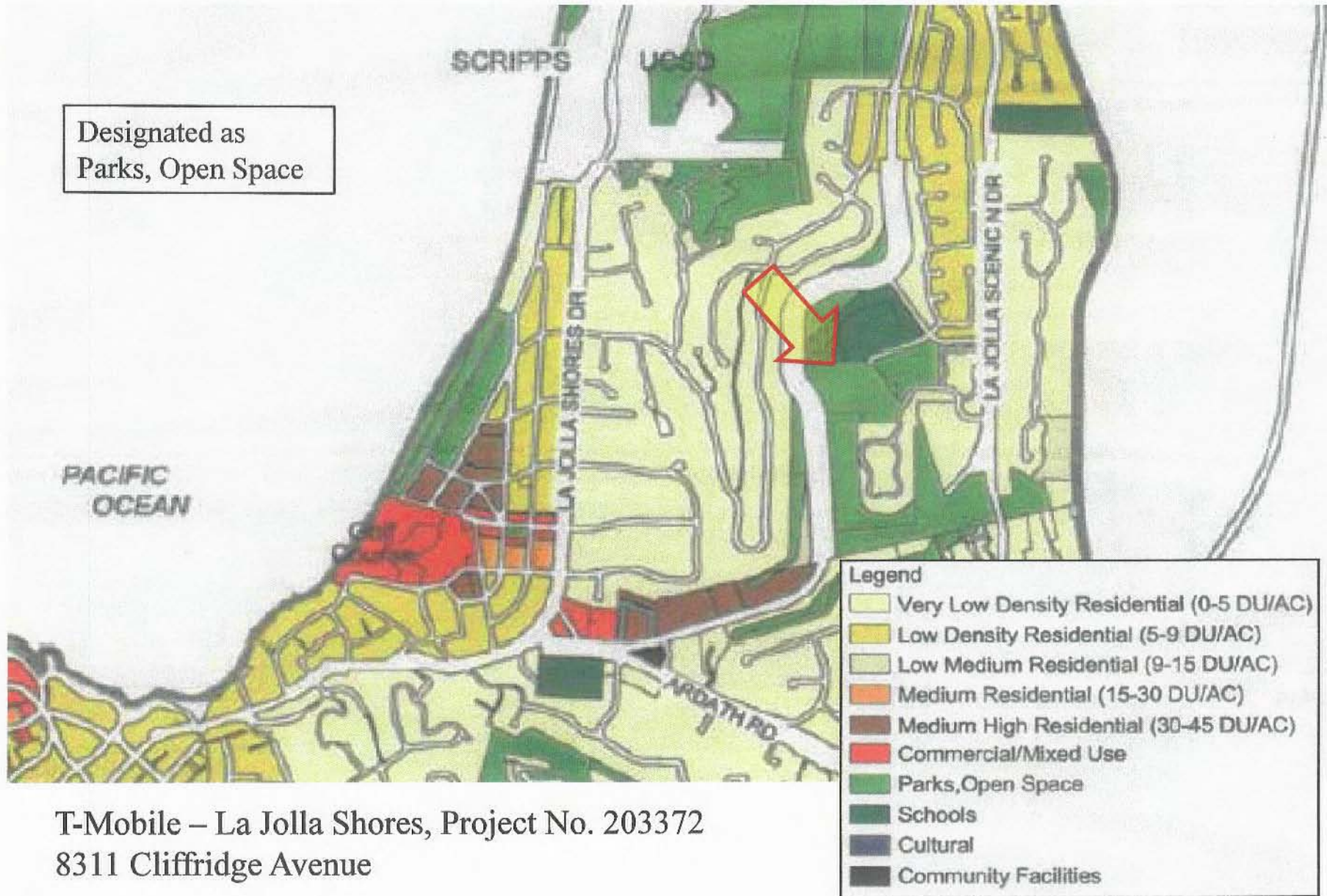
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photo Simulation
9. Photo Survey
10. Site Justification
11. Ownership Disclosure Statement
12. T-Mobile West Corporation Officers
13. Project Chronology
14. Community Planning Group Recommendation
15. Planning Commission Notice of Public Hearing
16. Project Plans

Aerial Photo

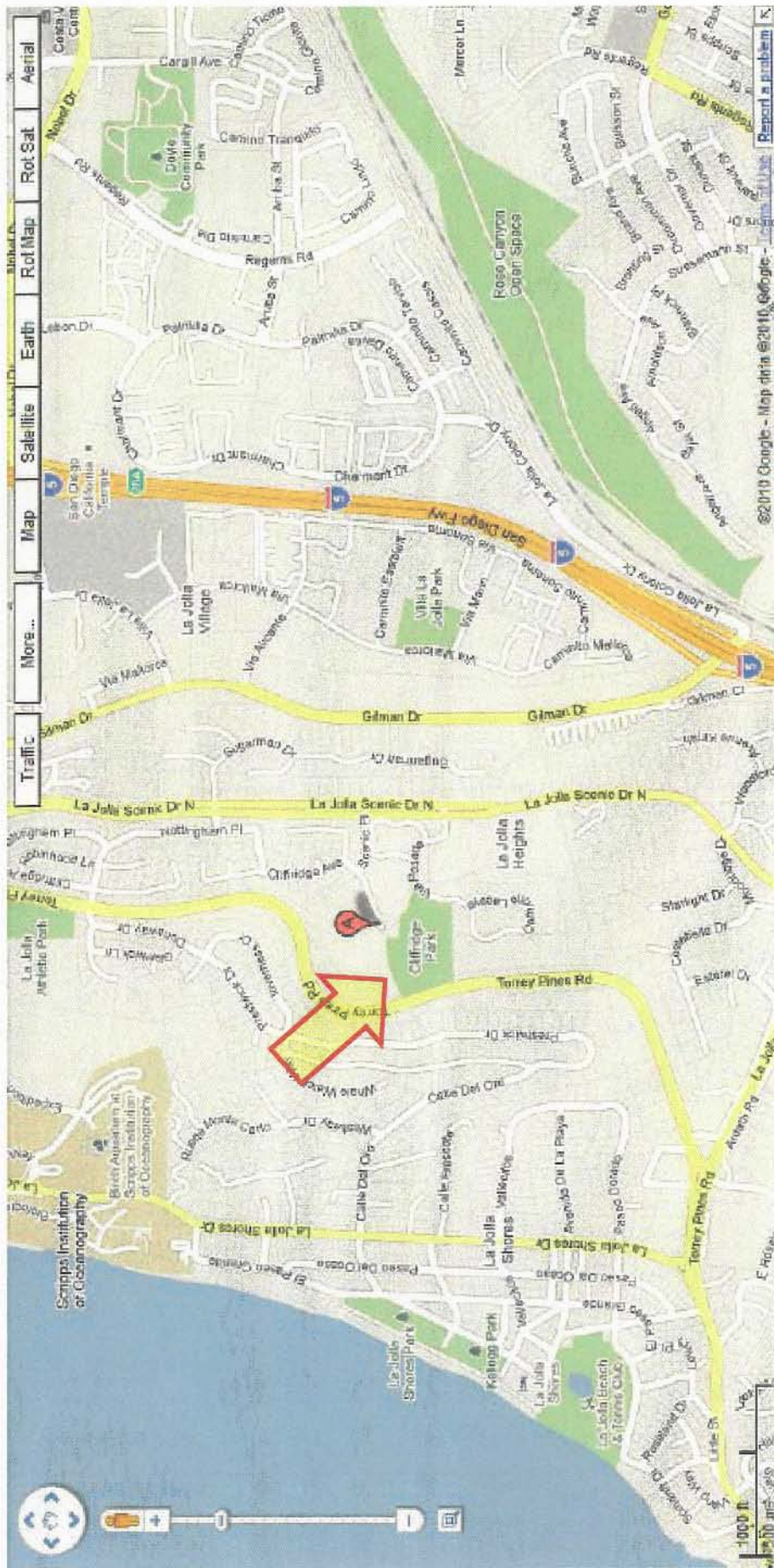


T-Mobile – La Jolla Shores, Project No. 203372
 8311 Cliffridge Avenue

Community Plan Land Use Map



Location Map



T-Mobile – La Jolla Shores, Project No. 203372
8311 Cliffridge Avenue

PROJECT DATA SHEET

PROJECT NAME:	T-Mobile – La Jolla Shores	
PROJECT DESCRIPTION:	Conditional Use Permit, Process 4, for a Wireless Communication Facility consisting of a 20'5" high pole supporting 3 antennas, with associated equipment in an adjacent enclosure	
COMMUNITY PLAN:	La Jolla	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Process 4	
COMMUNITY PLAN LAND USE DESIGNATION:	Parks, Open Space	
<u>ZONING INFORMATION:</u>		
ZONE: OP-1-1 HEIGHT LIMIT: 30-Foot maximum height limit LOT SIZE: n/a FLOOR AREA RATIO: n/a FRONT SETBACK: n/a SIDE SETBACK: n/a STREETSIDE SETBACK: n/a REAR SETBACK: n/a PARKING: n/a		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Schools; La Jolla Planned District SF Zone	Elementary school
SOUTH:	Parks, Open Space; OP-1-1 Zone	Park
EAST:	Parks, Open Space; La Jolla Planned District YMCA	Park and YMCA
WEST:	Residential; OP-1-1 and La Jolla Planned District SF Zone	Open space and residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 3, 2010, the La Jolla Community Planning Association approved this project 15-0-1.	

PLANNING COMMISSION RESOLUTION NO. PC-XXX
CONDITIONAL USE PERMIT NO. 727373
T-MOBILE – LA JOLLA SHORES, PROJECT NO. 203372

WHEREAS, THE CITY OF SAN DIEGO, Owner, and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a permit to continue the maintenance and operation of 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. 727373);

WHEREAS, the project site is located at 8311 Cliffridge Avenue in the OP-1-1 zone of the La Jolla community planning area;

WHEREAS, the project site is legally described as Lot 1250 of La Jolla Shores Glen, in the County of San Diego, State of California, according to Map Thereof No. 348-54;

WHEREAS, on August 5, 2010, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 727373 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 29, 2010 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; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated August 5, 2010.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The City of San Diego’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. Page 50 of the La Jolla Community Plan states that the City should, “...analyze for visual impacts and ensure public review and comment for any structures proposed to be located in City parkland... the Citywide Telecommunications Policy should be adhered to.” This project has been analyzed for visual impacts, a recommendation from the Community Planning Group has been received and implemented into the project’s design, and the project complies with Citywide policies. This facility consists of a 20’5” high pole supporting three antennas and located in a park. The pole is proposed to be painted a dark grey/olive color and is located in a line of existing eucalyptus trees. The pole’s

location and coloring allow it to blend in with the surroundings and respect the neighborhood context. Equipment associated with the antennas is located in a fenced enclosure which is also shared with Sprint/Nextel. The fenced enclosure will receive slat material and be painted dark green to improve its appearance and screen equipment housed inside. The fenced enclosure is appropriate at this location and coordinates with the appearance of other fences within the park and around the field. Therefore, based on the design of this facility and its siting, this Wireless Communication Facility will not adversely affect the applicable land use plans.

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

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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that T-Mobile West Corporation perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

3. The proposed *development* will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCF’s utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the existing 20’5” pole is painted to blend in with an existing line of trees and is situated among other vertical elements. The siting of the pole and equipment, “slim” antenna mounting design, and existing landscape material allow this facility to comply with the regulations.

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

WCF’s are permitted in open space zones and in parks where the antennas are located less than 100 feet from the property line of an elementary school with the processing of a Conditional Use Permit, Process 4. According to Council Policy 600-43, the most preferred location for WCF’s is in an industrial or commercial zone. If those are not available, a mixed use area or area with a non-residential use is preferred. Residentially zoned property with a residential use is the least preferred location for WCF’s. In this case, the WCF is located on a premise in an open space zone and with a park use. This WCF is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 727373 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 727373, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Associate Planner

Development Services

Adopted on: August 5, 2010

Internal Order No. 24000634

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000634

CONDITIONAL USE PERMIT NO. 727373
T-MOBILE – LA JOLLA SHORES, PROJECT NO. 203372
PLANNING COMMISSION

This **CONDITIONAL USE PERMIT (CUP) NO. 727373** is granted by the **PLANNING COMMISSION** of the City of San Diego to **THE CITY OF SAN DIEGO**, Owner, and **T-MOBILE WEST CORPORATION**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0305. The site is located at 8311 Cliffridge Avenue in the OP-1-1 zone(s) of the La Jolla community planning area. The project site is legally described as: Lot 1250 of La Jolla Shores Glen, in the County of San Diego, State of California, according to Map Thereof No. 348-54.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to continue the maintenance and operation of a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 5, 2010, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of an existing 20.5' high pole supporting three (3) panel antennas and two (2) equipment cabinets located within an existing fenced equipment enclosure;
- b. 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.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on August 5, 2020. 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new permit 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 compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. 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.
6. 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.
7. 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.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. 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.).

10. 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.

11. 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.

12. 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" condition(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.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permits, the Owner/Permittee 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.

15. Prior to the issuance of any construction permits, the Owner/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.

LANDSCAPE REQUIREMENTS:

16. As shown on the Exhibit "A" Photo Survey, existing eucalyptus trees adjacent to the pole act to screen and integrate the WCF with the existing park use. Prior to significant trimming of any trees or modifications to existing landscape material shown on Exhibit "A", Landscape Construction Documents shall be submitted to the Development Services Department for review and approval. A report prepared by a Certified Arborist may be required.

PLANNING/DESIGN REQUIREMENTS:

17. 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.

18. Within 90 days of CUP approval (no later than November 5, 2010), the Permittee shall retrofit the equipment enclosure with dark green slats, paint the fence a dark green color, and paint the existing pole a dark olive/grey color, to the satisfaction of the Development Services Department.

19. Within 90 days of CUP approval (no later than November 5, 2010), the Permittee shall provide a cumulative model radio-frequency electromagnetic energy report to demonstrate compliance with FCC regulations.

20. Prior to the replacement or modification of antennas with antennas of a different size than those shown on Exhibit "A", a Substantial Conformance Review (SCR) shall be processed and approved through the Development Services Department. If not found to be in substantial conformance, a permit amendment shall be required.

21. 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.

22. The Permittee is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

23. This WCF shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

INFORMATION ONLY:

- 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 Planning Commission of the City of San Diego on August 5, 2010 and [Approved Resolution Number].

Permit Type/PTS Approval No.: 727373
Date of Approval: 8/5/2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Associate Planner

**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.**

CITY OF SAN DIEGO
Owner

By _____
David Sandoval
Deputy Director, Real Estate Assets

T-MOBILE WEST CORPORATION
Permittee

By _____
Michael Fulton
Market Manager

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

T-Mobile SD06388 La Jolla Shores



Proposed



Existing

SD06388 Photo Survey



1. View looking west at the site
2. View looking northeast at the site



SD06388 Photo Survey



3. View looking east at the site

4. View looking West at the site From across the field



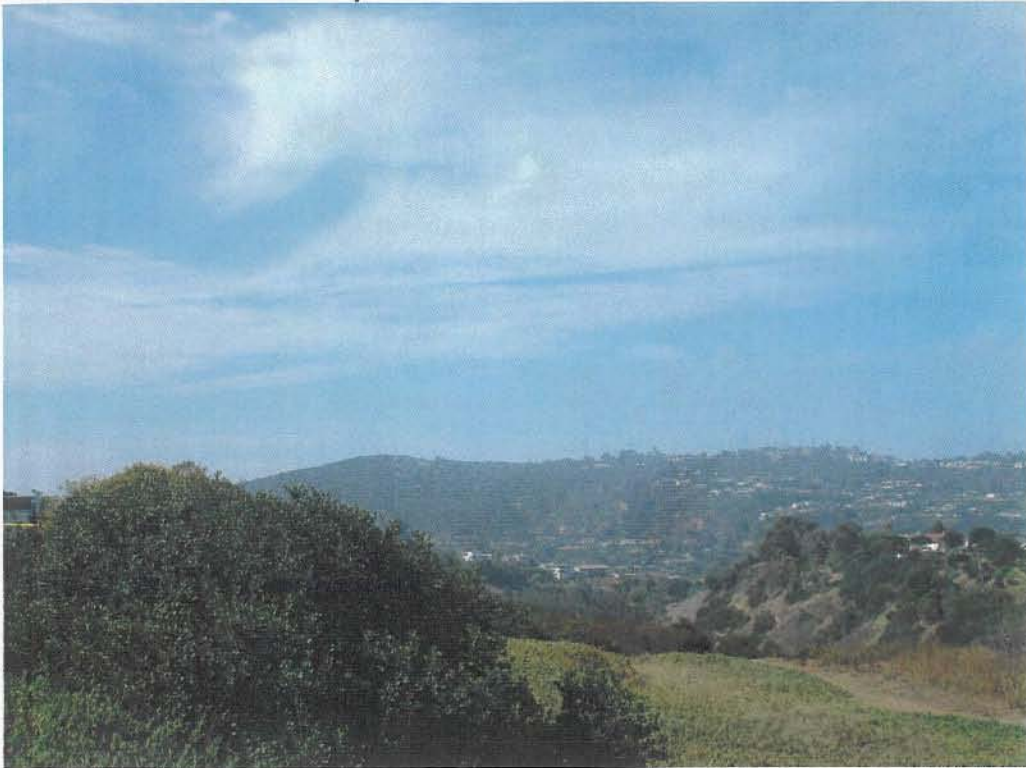
SD06388 Photo Survey



5. View looking east from site
6. View looking southeast from site



SD06388 Photo Survey



7. View looking south from the site
8. View looking west from the site



SD06388 Photo Survey



9. View looking north

SD06388
TELECOM SITE JUSTIFICATION LETTER

1. **Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.**

LOCATION AND TYPE

T-Mobile is requesting to renew the permit for the existing communications facility in Cliffridge Park. The project consists of 3 antenna assemblies mounted to a 20.5' pole. There are two cabinets ground mounted within the existing Sprint/T-Mobile equipment area as indicated on the plans. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T-Mobile system is 1950-1965 Megahertz. The receiving frequency is 1870-1885 Megahertz.

COVERAGE AND CAPACITY

This on-air site provides T-Mobile coverage within the residential area to the south, east, north and west. Please refer to the coverage map that illustrates the coverage that this site provides and the coverage gap that would be created if the site went off-air. This site is required to maintain coverage in this area.

2. **Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee's network located within a 1 mile radius from proposed site.**

Please see refer to justification map and to coverage maps.

3. **A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.**

This on-air site provides T-Mobile coverage within the residential area to the south, east, north and west. Please refer to the coverage map that illustrates the coverage that this site provides and the coverage gap that would be created if the site went off-air. This site is required to maintain coverage in this area.

4. **If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.**

This facility is on-air. T-Mobile is requesting a renewal of the use permit for this facility. There will be no change to the existing facility.

5. **Discuss Alternative Sites and why they were not selected.**

SD06388
Telecom Site Justification

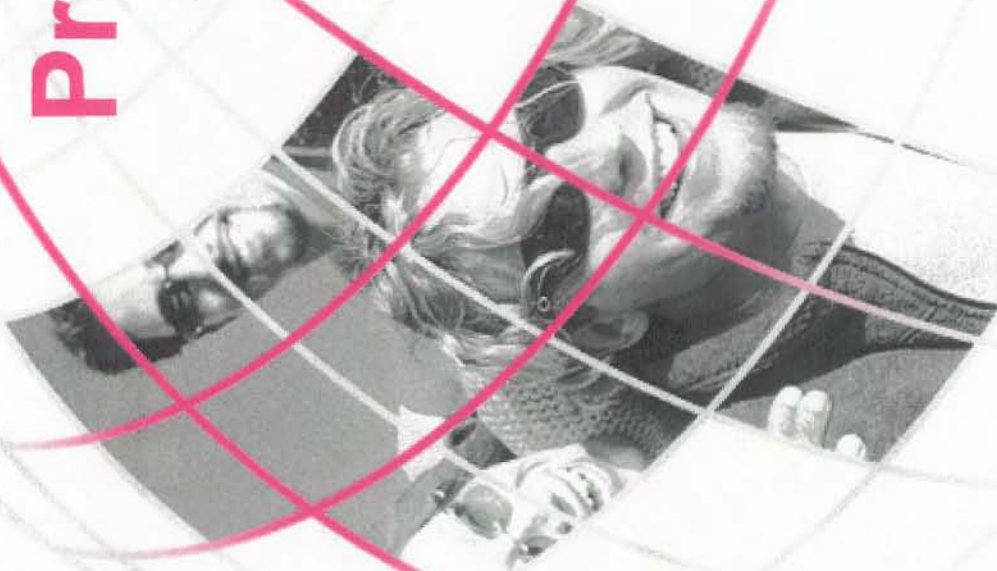
This is an existing on-air facility located in Cliffridge Park within an open space zone. This is a co-location facility. Sprint Nextel is located adjacent to T-Mobile and the two carriers share the equipment area. Alternative sites were not evaluated. The search ring is entirely residential outside this zone. The original site was selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. T-Mobile is requesting that the permit for this existing site be renewed.

6. Noise Information for sites located near residential

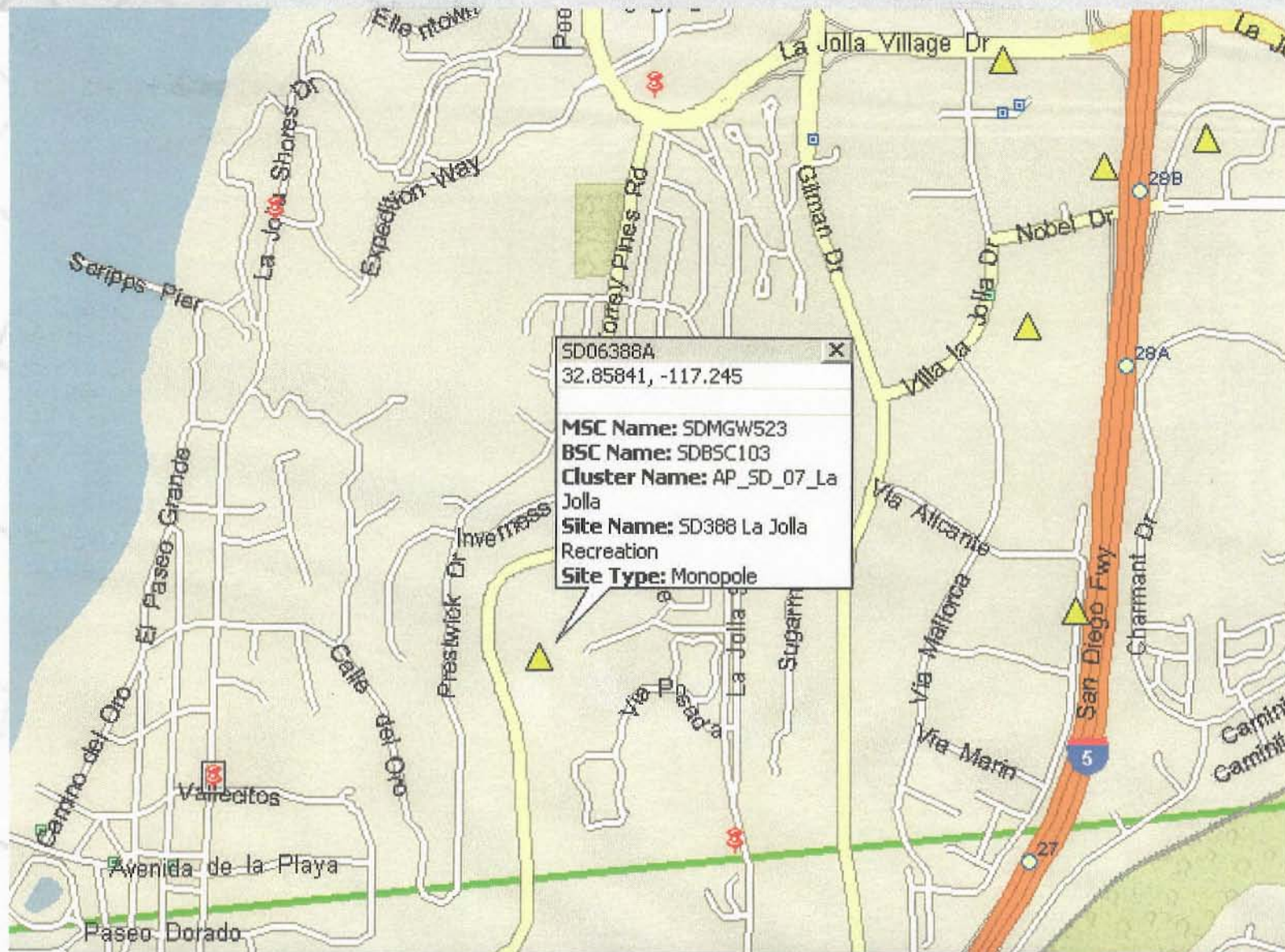
This site is not located adjacent to residential and there are no air conditioning units associated with this project.



Propagation Pkg for SD06388



Street and Trips showing the location of the sites

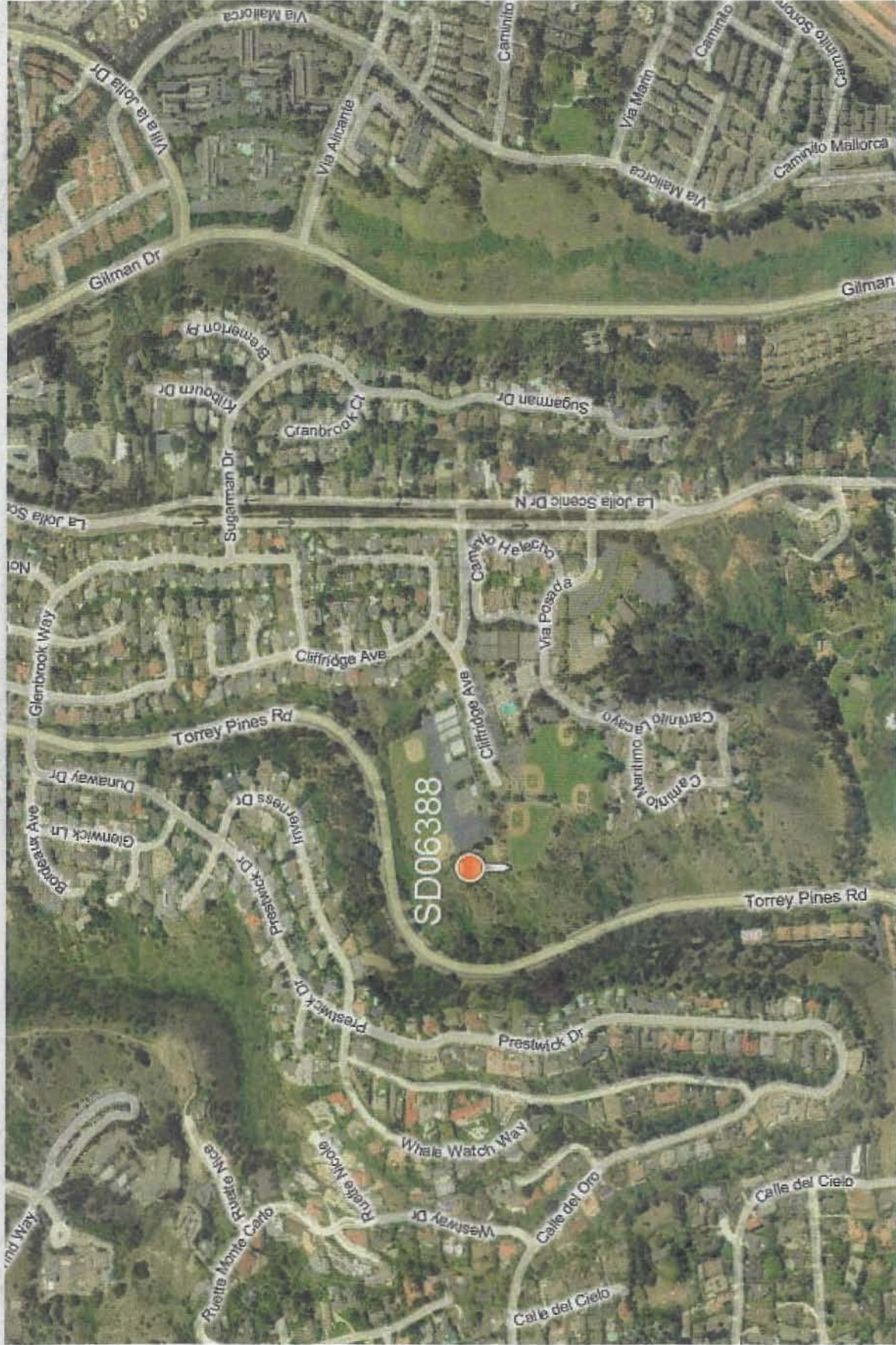


▲ Existing On Air site

Ⓢ Proposed site



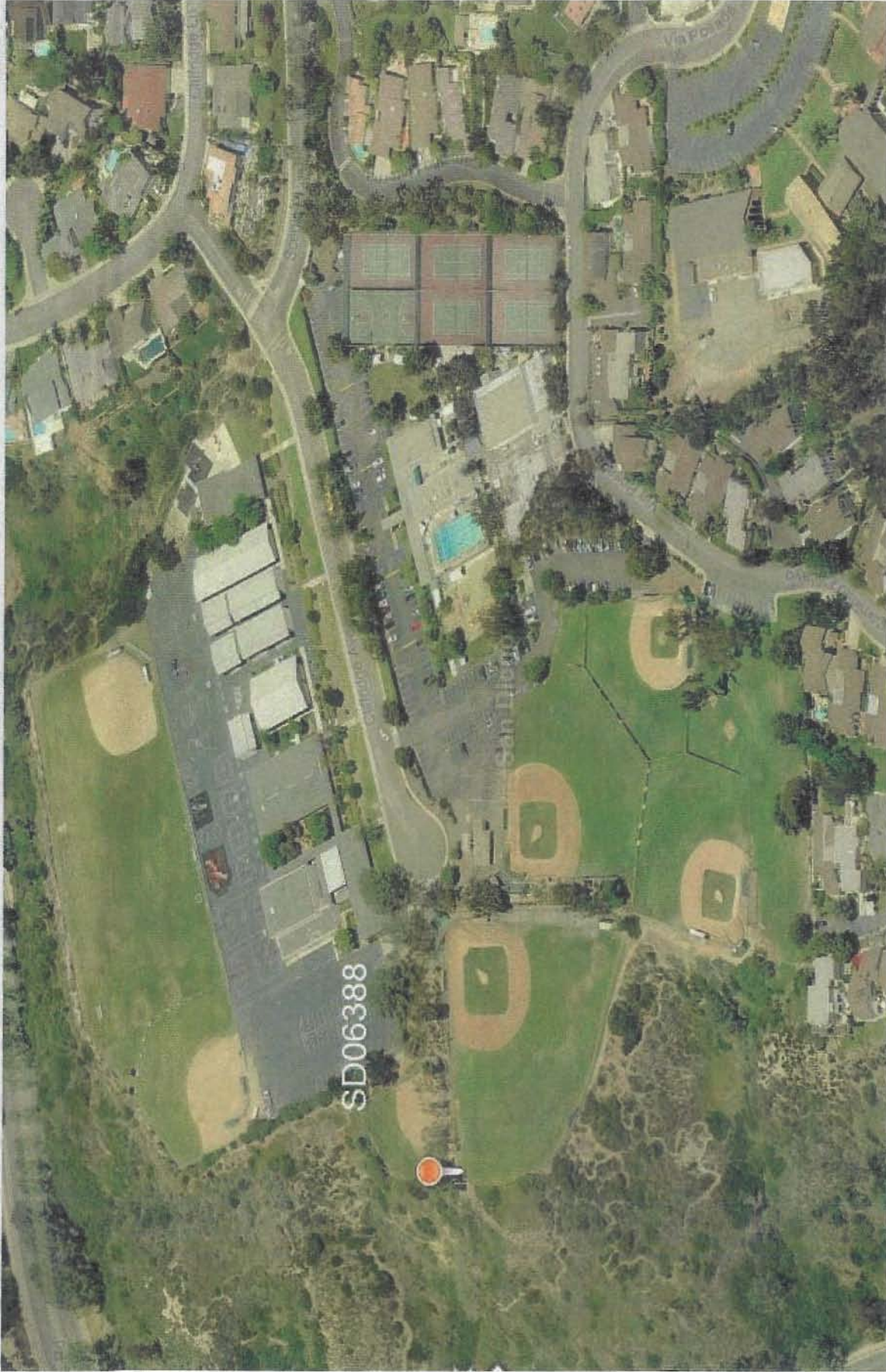
Satellite View of Site Location



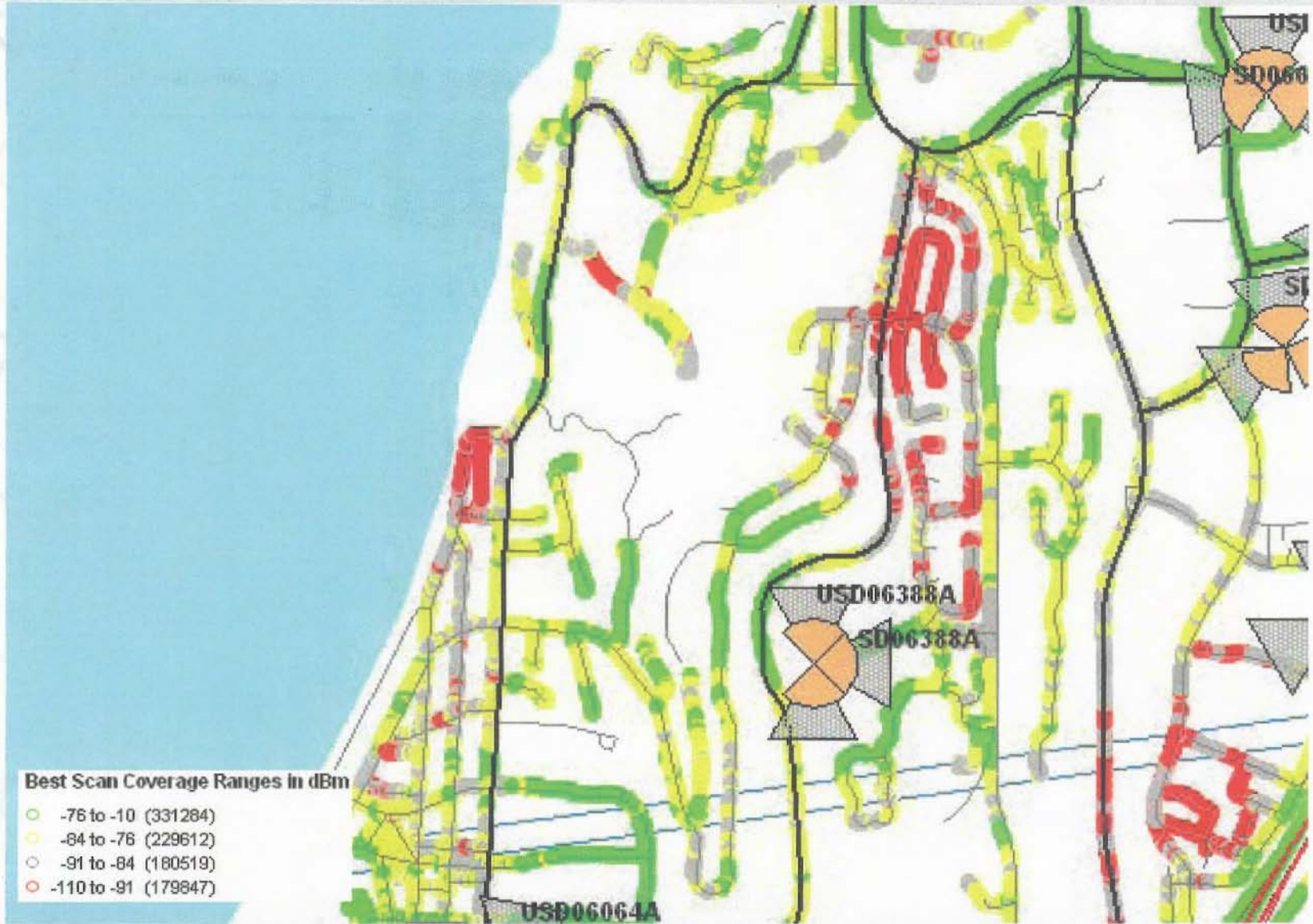


ATTACHMENT 10

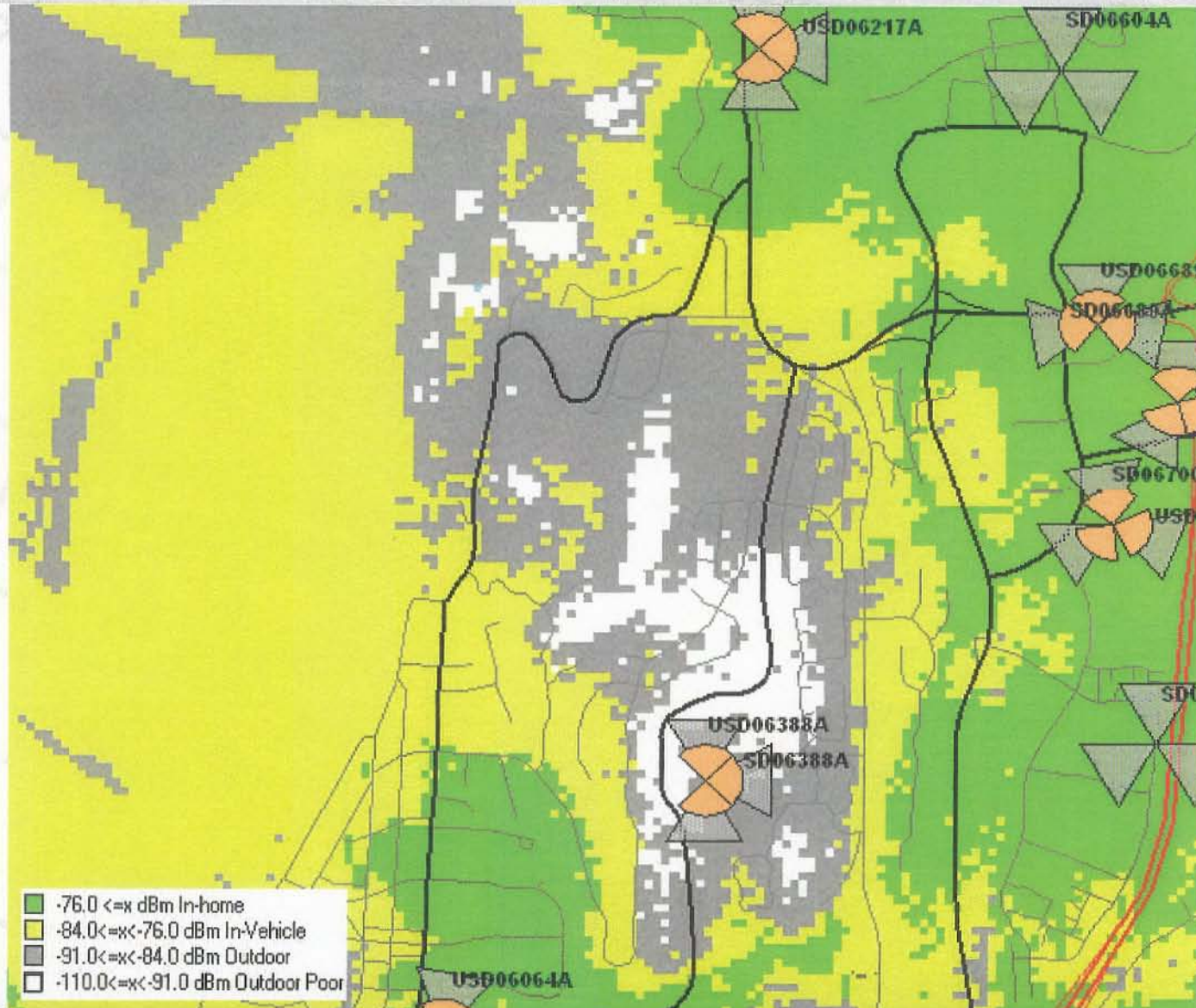
Closer view at SD06388A



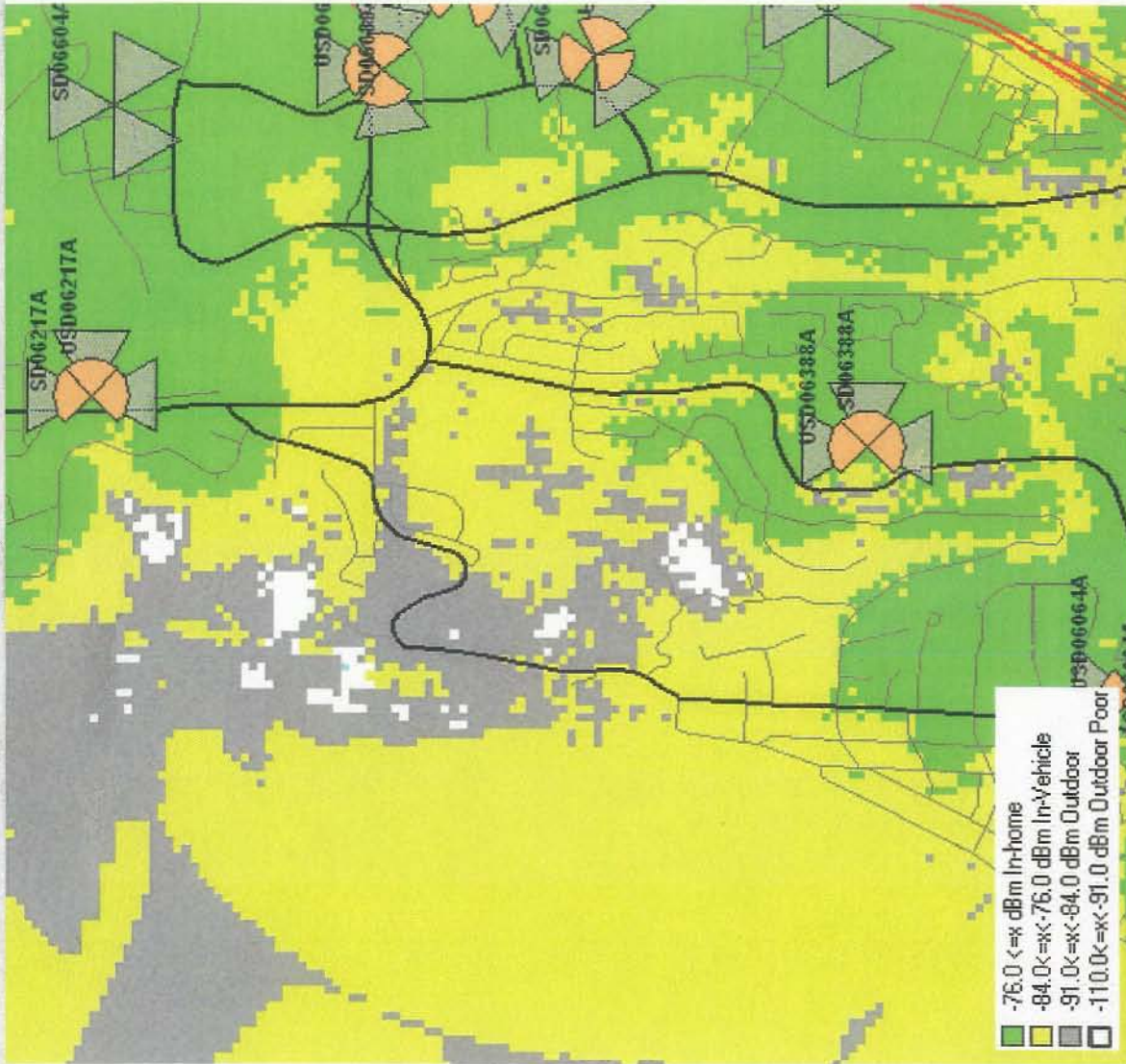
The area shown below will be affected in terms of in-home coverage and in-vehicle coverage if the relocation site is not built



Asset Coverage Prediction without the site



Asset Coverage Prediction with the site



Ownership Disclosure Statement

This project is located on City-owned land. Therefore, an Ownership Disclosure Statement is not provided. Please see Attachment 12 for a listing of T-Mobile West Corporation Officers/Board of Directors.

T-Mobile Senior Leadership Team

Robert Dotson
President and Chief Executive Officer

Jim Alling
Chief Operations Officer

Cole Brodman
Chief Technology and Innovation Officer

Brian Kirkpatrick
Chief Financial Officer

Dave Miller
Chief Legal Officer and General Counsel

Larry Myers
Chief People Officer

Denny Post
Chief Marketing Officer

John Birrer
Senior Vice President, Customer Service

Doug Chartier
Senior Vice President, Sales

Peter Ewans
Senior Vice President, Strategy

Neville Ray
Senior Vice President, Engineering Operations

Rob Strickland
Senior Vice President, Enterprise Information Technology / Chief Information Officer

(2/3/2010)

T-MOBILE – LA JOLLA SHORES

Project Chronology

Project No. 203372

<u>Date</u>	<u>Action/Description</u>	<u>City Review</u>	<u>Applicant Response</u>
4/8/2010	Deemed Complete		
5/10/2010	First Assessment Letter	32 days	
5/20/2010	Second Submittal		10 days
6/21/2010	All Issues Resolved		
8/5/2010	Planning Commission Hearing	45 days	
<hr/>			
TOTAL		77 days	10 days

Summary (averaged at 30 days per month)

Total Staff Time: 2.6 months

Total Applicant Time: 0.3 months

Total Project Running Time: 2.9 months



LA JOLLA COMMUNITY PLANNING ASSOCIATION
 P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900
<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 3 June 2010

Attention: Alex Hempton, DSD, City of San Diego

Project: T-Mobile La Jolla Shores
 8311 Cliffridge Avenue
 PN203372

Action: To accept the recommendation of the PRC Committee, (F) T-Mobile La Jolla Shores: 8311 Cliffridge Avenue – Wireless Communication Facility (WCF) consisting of a 20.5' high pole supporting three antennas and associated equipment in the OP-1-1 zone, and forward the recommendation to the City. **Vote: 15-0-1**

Submitted by: *Joseph LaCava*
 Joe LaCava, President
 La Jolla CPA **3 June 2010**
Date

PRC Report

T-Mobile La Jolla Shores

- PROJECT NUMBER: 203372
- TYPE OF STRUCTURE: Wireless installation
- LOCATION: 8311 Cliffridge Avenue, Northwest corner of ball field
- PLANNER: Alex Hempton, 619-446-5349 ahempton@sandiego.gov
- OWNER'S REP: Debra D. Gardner; 619-726-8110; ddgardner@cox.net

Project Description. Wireless Communication Facility (WCF) consisting of a 20.5' high pole supporting three antennas and associated equipment in the OP-1-1 zone. Dedicated parkland. [City] Same location as previously approved Sprint/Clearwire wireless installation. Applicant states there are no changes from a previous CUP/NUP SEEKING: Conditional Use Permit (CUP) and Neighborhood Use Permit (NUP) Process Four.

Motion:

The findings can be made for the project as proposed with the city conditions of changing the pole color and with changes on the plan presented at the meeting, indicating renovating the slats in the equipment enclosure, including changing the color to a shade of green that better blends with the surroundings instead of the current black.

Motion carries: 7-0-1



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 21, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: August 5, 2010
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: CONDITIONAL USE PERMIT, PROCESS 4
PROJECT NUMBER: 203372
PROJECT NAME: T-MOBILE – LA JOLLA SHORES
APPLICANT: Debra Gardner, DePratti, Inc., agents representing T-Mobile
West Corporation

COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: District 1

CITY PROJECT MANAGER: Alex Hempton, Associate Planner
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for an application for a Conditional Use Permit to continue the operation of an existing Wireless Communication Facility (WCF) located in Cliffridge Park at 8311 Cliffridge Avenue within the La Jolla Community Plan Area. A Conditional Use Permit, Process 4 is required as the WCF is located in an Open Space (OP-1-1) zone and the antennas are located less than 100' from the property line of an elementary or middle school. This existing WCF consists of a pole with three (3) panel antennas located within a line of existing trees. The pole will be repainted to better blend in with the trees. A fenced equipment enclosure housing both T-Mobile and Sprint/Nextel is located adjacent to the pole. The fencing will be renovated with dark green slats and painted dark green.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning

Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on June 29, 2010 and the opportunity to appeal that determination ended July 14, 2010.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24000634

Revised 12/5/08 RH

T-Mobile

SD06388
 LA JOLLA SHORES
 8311 CLIFFRIDGE AVENUE,
 LA JOLLA, CA 92038

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

DATE:	03/11/10	
ARCHITECT:	DKD	
DRAWN BY:	JGD	
CHECKED BY:	BOK	
ISSUE STATUS:		
Δ DATE:	DESCRIPTION:	BY:
01/11/10	ZONING RENEWAL	JGD
01/19/10	ZONING RENEWAL REVISION	JP
01/26/10	SECTION 'A' AS CHANGED	JP
03/11/10	PLANNING COMMENTS	NMS

T-Mobile

10160 TELESIS COURT SUITE 333
SAN DIEGO, CA 92121

DCI PACIFIC

ARCHITECTURE - ENGINEERING - PLANNING
 37 FACILITY BLVD. SUITE 100, COSTA MESA, CA 92626
 PHONE: (949) 475-1000 FAX: (949) 475-1001

Depratt Inc.

PROJECT NAME:	LA JOLLA SHORES
PROJECT NUMBER:	SD06388A
PROJECT ADDRESS:	8311 CLIFFRIDGE AVE., LA JOLLA, CA 92037
SHEET TITLE:	TITLE SHEET
SHEET NUMBER:	T1

VICINITY MAP	LOCATION SKETCH	CONTACT INFORMATION	SHEET INDEX																
	<p>SAN DIEGO</p>	<p>PROPERTY INFORMATION:</p> <p>PROPERTY ADDRESS: 8311 CLIFFRIDGE AVE., LA JOLLA, CA 92037</p> <p>APPLICANT:</p> <p>T-MOBILE 10160 TELESIS COURT, SUITE 333 SAN DIEGO, CA 92121 TEL: (658) 334-6139</p> <p>OWNER:</p> <p>CITY OF SAN DIEGO ADDRESS: 1200 THIRD AVENUE SUITE 1700 SAN DIEGO, CA 92101 CONTACT: CAROL YOUNG TEL: (619) 238-6081</p> <p>ARCHITECT:</p> <p>DCI PACIFIC 2450 DUPONT DRIVE IRVINE, CA 92612 CONTACT: D.K. DO PHONE: (949) 475-1000</p> <p>E-MAIL: DK@DCIPACIFIC.COM FAX: (949) 475-1001</p>	<table border="1"> <tr> <th>SHEET</th> <th>DESCRIPTION</th> </tr> <tr> <td>T1</td> <td>TITLE SHEET</td> </tr> <tr> <td>T2</td> <td>LESSEE'S CERTIFICATE</td> </tr> <tr> <td>A1</td> <td>SITE PLAN</td> </tr> <tr> <td>A2</td> <td>EQUIPMENT AND ANTENNA PLAN</td> </tr> <tr> <td>A3</td> <td>ELEVATIONS</td> </tr> <tr> <td>A4</td> <td>ANTENNA & EQUIPMENT INFORMATION</td> </tr> <tr> <td colspan="2">6 SHEET TOTAL</td> </tr> </table> <p>ISSUED FOR: ZONING RENEWAL</p> <p>NOTE: SCALES SHOWN ON SET OF DRAWINGS ARE REPRESENTATIVE OF FULL SIZE 24"x36" DRAWINGS. IF THIS SET OF DRAWINGS IS LESS THAN 24"x36", IT IS A REDUCED SET.</p>	SHEET	DESCRIPTION	T1	TITLE SHEET	T2	LESSEE'S CERTIFICATE	A1	SITE PLAN	A2	EQUIPMENT AND ANTENNA PLAN	A3	ELEVATIONS	A4	ANTENNA & EQUIPMENT INFORMATION	6 SHEET TOTAL	
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<p>APPROVALS</p> <p>R.F. ENGINEER: _____</p> <p>ZONING: _____</p> <p>CONSTRUCTION: _____</p> <p>SITE ACQUISITION: _____</p> <p>OWNER / LANDLORD: _____</p> <p style="text-align: center;">SIGNATURE DATE</p>	<p>SITE DIRECTIONS</p> <p>FROM T-MOBILES OFFICE TAKE I-5 (SAN DIEGO Fwy) TURN RIGHT ONTO RAMP TURN RIGHT (WEST) ONTO LA JOLLA VILLAGE DR TURN LEFT (SOUTH) ONTO LA JOLLA SCENIC WAY, KEEP STRAIGHT ONTO LA JOLLA SCENIC DR N TURN RIGHT (WEST) ONTO SCENIC PL. THEN IMMEDIATELY TURN AT CLIFFRIDGE AVE. SITE WILL BE ON YOUR LEFT HAND SIDE.</p>	<p>APPLICANT REPRESENTATIVE:</p> <p>DEPRATT INC. 13948 CALLE BUENO CANAR JANUL, CA 91935</p> <p>SAC: DEBRA DEPRATT GARDNER PHONE: (619) 728-8110 LUP: DEBRA DEPRATT GARDNER PHONE: (619) 728-8110 CM: PAUL HOKENESS PHONE: (658) 231-8889</p>	<p>ZONING DATA</p> <p>ASSESSORS PARCEL NUMBER: 346-340-05</p> <p>EXISTING ZONING: OP-1-1</p> <p>PROCESS: PROCESS 3</p> <p>EXISTING BLDG. OCCUPANCY: S-2 (TELECOM FACILITY)</p> <p>TYPE OF CONSTRUCTION: TYPE V-B</p>																
	<p>APPLICABLE CODES</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <table border="0"> <tr> <td>1. CALIFORNIA BUILDING CODE CBC-2007</td> <td>6. CALIFORNIA MECHANICAL CODE CMC-2007</td> </tr> <tr> <td>2. CALIFORNIA ADMINISTRATIVE CODE (HCL, RULES 24 & 25) 2007</td> <td>7. CALIFORNIA PLUMBING CODE CPC-2007</td> </tr> <tr> <td>3. ANSI/ISA-222-F LIFT SAFETY CODE</td> <td>8. LOCAL BUILDING CODE(S)</td> </tr> <tr> <td>4. NFPA-101-2006</td> <td>9. CITY AND/OR COUNTY ORDINANCES</td> </tr> <tr> <td>5. CALIFORNIA ELECTRICAL CODE CEC-2007</td> <td></td> </tr> </table>	1. CALIFORNIA BUILDING CODE CBC-2007	6. CALIFORNIA MECHANICAL CODE CMC-2007	2. CALIFORNIA ADMINISTRATIVE CODE (HCL, RULES 24 & 25) 2007	7. CALIFORNIA PLUMBING CODE CPC-2007	3. ANSI/ISA-222-F LIFT SAFETY CODE	8. LOCAL BUILDING CODE(S)	4. NFPA-101-2006	9. CITY AND/OR COUNTY ORDINANCES	5. CALIFORNIA ELECTRICAL CODE CEC-2007		<p>UTILITY SURVEYORS</p> <p>POWER: TEL: _____ COMPANY: _____ FAX: _____ CONTACT: _____ E-MAIL: _____</p> <p>TELCO: TEL: _____ COMPANY: _____ FAX: _____ CONTACT: _____ E-MAIL: _____</p>	<p>ACCESSIBILITY NOTE</p> <p>THIS PROJECT IS AN UNMANNED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.</p> <p>ADA COMPLIANCE: N/A (UNMANNED COMMUNICATIONS FACILITY)</p>						
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		<p>ZONING DATA</p>	<p>PROJECT DESCRIPTION</p> <p>APPLICATION TO RENEW PERMIT FOR TELECOMMUNICATIONS FACILITY CONSISTING OF 3 PANEL ANTENNAS MOUNTED ON 20.5' POLE AND 2 CABINETS MOUNTED ON GROUND WITHIN FENCED ENCLOSURE.</p>																
			<p>EXISTING FACILITIES</p> <p>'SPRINT-NEXTEL' SITE # SD35X0108: CUP PERMIT #14366 EXPIRES 06-25-2013</p>																

PROPRIETARY INFORMATION


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DATE: 03/11/10
 ARCHITECT: DXD
 DRAWN BY: JOD
 CHECKED BY: BOK

ISSUE STATUS:


Δ	DATE	DESCRIPTION	BY
---	01/11/10	ZONING REVIEW	JOD
---	01/19/10	ZONING REVIEW REVISION	P
---	01/24/10	SECTION 'A' & SERVICES	P
---	03/11/10	PLANS COMMENTS	BOK

APPLICANT:



T-MOBILE
 TOWER TELECOM COURT, SUITE 300
 EAST DIEGO, CALIF 92021

PLANS PREPARED BY:



UGI PACIFIC
 ARCHITECTURE - ENGINEERING - PLANNING
 240 EAST WASHINGTON STREET, SUITE 200
 PHOENIX, ARIZONA 85001-4741



PROJECT NAME:

LA JOLLA SHORES

PROJECT NUMBER:

SD08388A

PROJECT ADDRESS:

8311 CLIFFRIDGE AVE.,
 LA JOLLA, CA 92037

SHEET TITLE:

LESSEE'S CERTIFICATE

SHEET NUMBER:

T2

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
8311 CLIFFRIDGE AVE., LA JOLLA, CA 92037
 (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 mature 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 runoff deficits and flow reducers as needed.

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

Lessee: Robert Krebs Company Name: T-Mobile
(print name)

Lessee: [Signature] Date: 3/19/2010
(signature)

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DATE: 03/11/10
 ARCHITECT: OKD
 DRAWN BY: JGD
 CHECKED BY: BOK

ISSUE STATUS:			
Δ	DATE	DESCRIPTION	BY:
---	01/11/10	ZONING REVISION	JGD
---	01/19/10	ISSUE REVISION	IP
---	01/28/10	SECTOR 'A' CHANGED	IP
---	03/11/10	PLANNING COMMENTS	MAJ

T-Mobile

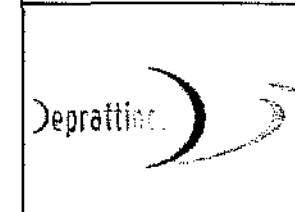
10110 TELEBIS COURT, SUITE 303
 SAN DIEGO, CA 92121

APPLICANT

PLANS PREPARED BY:

DBI PACIFIC

ARCHITECTURE - ENGINEERING - PLANNING
 38 EXETER PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 415-1000 FAX: (949) 415-1001



PROJECT NAME:

LA JOLLA SHORES

PROJECT NUMBER:

S006388A

PROJECT ADDRESS:

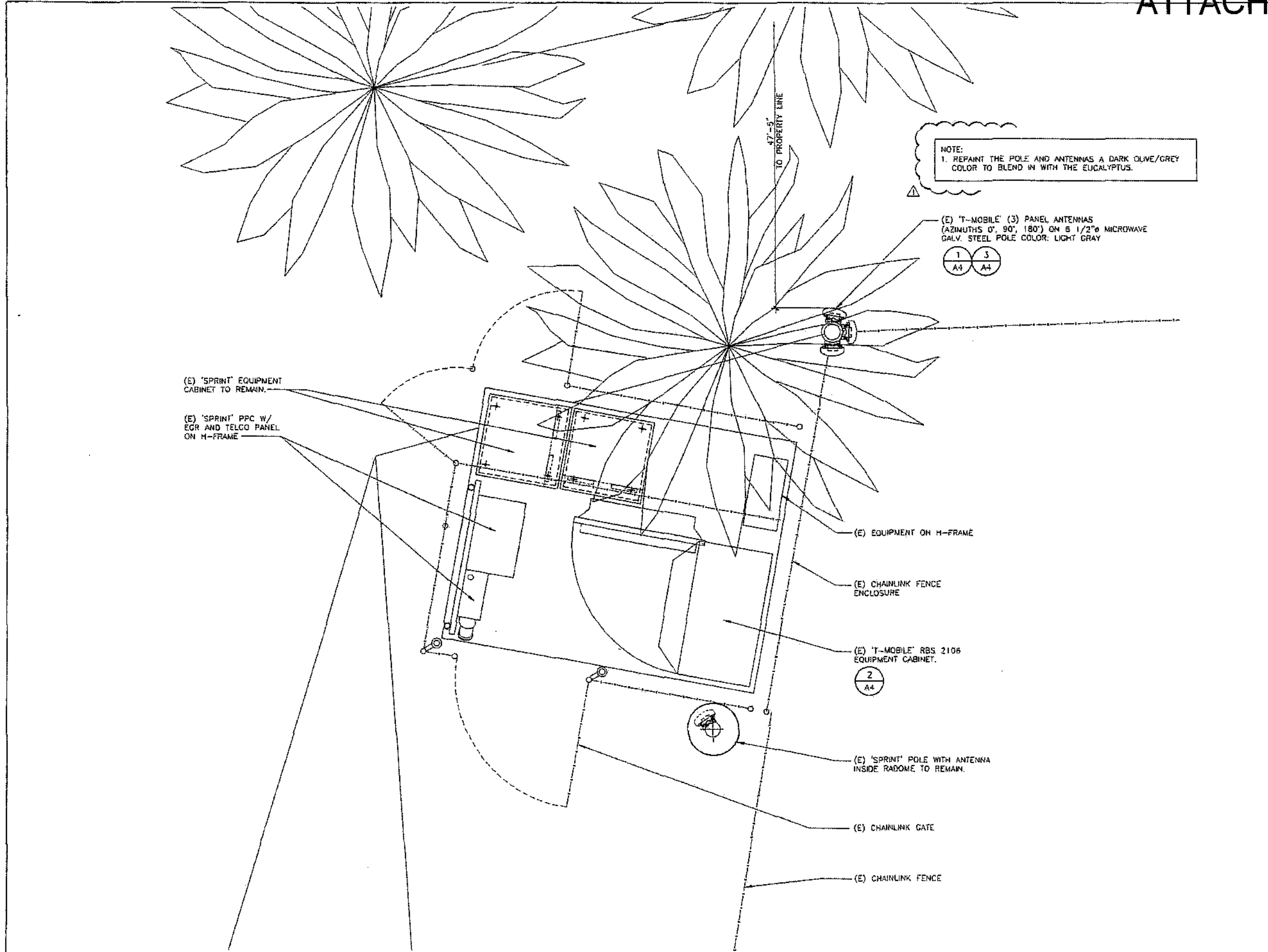
8311 CLIFFRIDGE AVE.,
 LA JOLLA, CA 92037

SHEET TITLE:

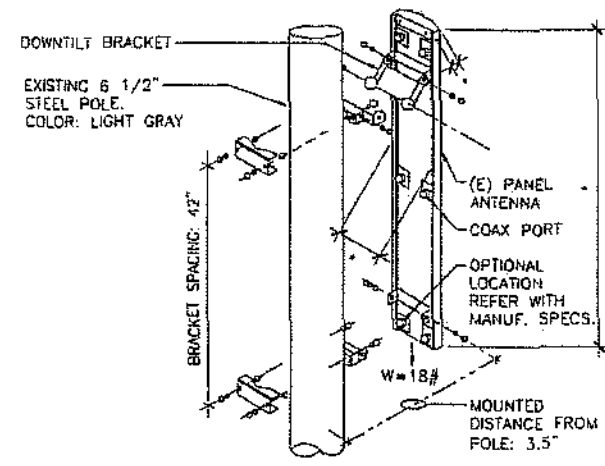
EQUIPMENT AND ANTENNA
 PLAN

SHEET NUMBER:

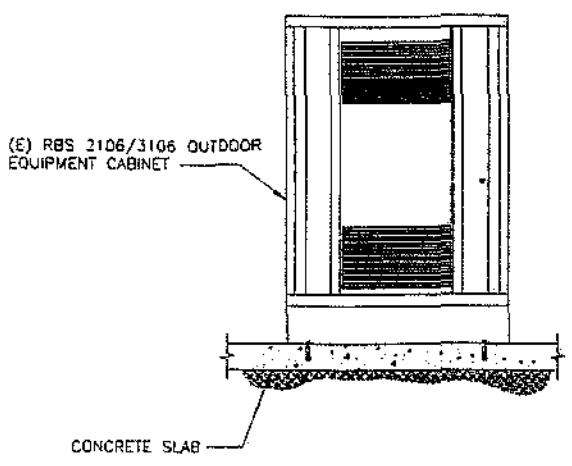
A2



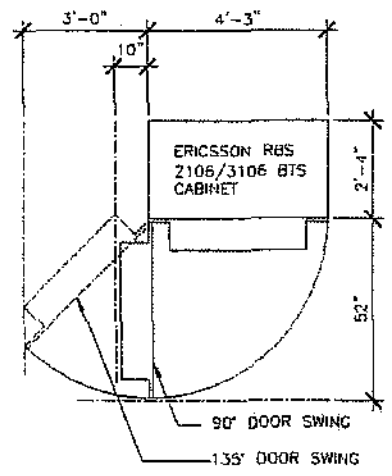
PROPRIETARY INFORMATION



NOTE:
* = SEE 'EXISTING ANTENNA PROFILE'



EQUIPMENT MOUNTING DETAIL



ERICSSON RBS 2106/3106 FOOTPRINT (BOTTOM)

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DATE: 03/11/10
ARCHITECT: DKD
DRAWN BY: JGD
CHECKED BY: BDK

ISSUE STATUS:

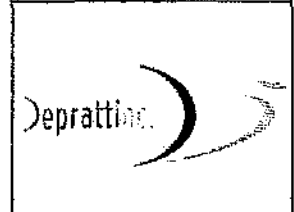
Δ	DATE:	DESCRIPTION:	BY:
---	01/11/10	ZONING REVISION	JGD
---	01/19/10	ZONING REVISION	JGD
---	01/24/10	SECTOR 'A' AS CHANGED	JGD
---	03/11/10	PLANNING COMMENTS	WMS

T-Mobile

19180 TELECOM COURT, WATERS
SAN DIEGO, CA 92121

DCI PACIFIC

ARCHITECTURE - ENGINEERING - PLANNING
31 EXECUTIVE PARK, SUITE 110, PO BOX 50284
PHOENIX, AZ 85061-0284



PROJECT NAME:
LA JOLLA SHORES

PROJECT NUMBER:
SD06388A

PROJECT ADDRESS:
**8311 CLIFFRIDGE AVE.,
LA JOLLA, CA 92037**

SHEET TITLE:
**ANTENNA & EQUIPMENT
INFORMATION**

SHEET NUMBER:

A4

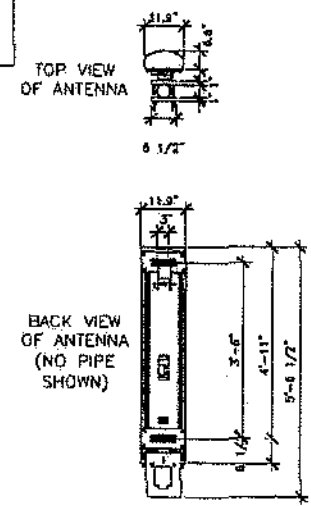
EXISTING ANTENNA MOUNT DETAIL

SCALE: 1
NTS

EXISTING RBS 2106

SCALE: 2
NTS

NOTE:
ANTENNA MADE BY 'ANDREW'
MODEL # TMBXX-6516-R2M OR
APPROVED EQUAL.



SIDE VIEW WITH MOUNT KIT AND PIPE

BACK VIEW OF ANTENNA (NO PIPE SHOWN)

ANTENNA	SECTOR	ANTENNA MODEL #	VENDOR	AZIMUTH	MECHANICAL DOWNTILT	ANTENNA RAD CENTER	CABLE LENGTH	COAXIAL CABLE	NUMBER OF COAX CABLE RUNS
1	ALPHA	TMBXX-6516-R2M	ANDREW	10°	0	MATCH EXISTING	VERIFY IN FIELD	7/8"	2
1	BETA	TMBXX-6516-R2M	ANDREW	90°	0	MATCH EXISTING	VERIFY IN FIELD	7/8"	2
1	GAMMA	TMBXX-6516-R2M	ANDREW	180°	0	MATCH EXISTING	VERIFY IN FIELD	7/8"	2

EXISTING ANTENNA PROFILE

SCALE: 3
NTS

SCALE: 4
NTS