



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** September 16, 2010      **REPORT NO. PC-10-073**

**ATTENTION:** Planning Commission, Agenda of September 23, 2010

**SUBJECT:** T-MOBILE – OTAY MESA RELOCATION - PROJECT NO. 195855.  
PROCESS 4.

**OWNER/  
APPLICANT:** City of San Diego  
T-Mobile West Corporation.

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Wireless Communication Facility located on a hilltop near the 4400 block (dirt road access) of Otay Mesa Road?

### **Staff Recommendation:**

1. Approve Neighborhood Use Permit No. 780508.
2. Approve Planned Development Permit No. 780509.

**Community Planning Group Recommendation:** On November 18, 2009, the Otay Mesa Planning Group voted unanimously to recommend approval of the project (Attachment 10).

**Environmental Review:** This project is exempt from environmental review pursuant to Article 9, Section 15301 (Existing Facilities), of the California Environmental Quality Act (CEQA). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 30, 2010 and the opportunity to appeal that determination ended on August 20, 2010 (Attachment 7).

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

**Code Enforcement Impact:** None.

**Housing Impact Statement:** Not Applicable.

## **BACKGROUND**

T-Mobile currently operates a Wireless Communication Facility (WCF) at this location on a hilltop south of Otay Mesa Road. The northern half of the property is zoned AR-1-1 and the southern half where the facility is proposed is zoned RS-1-14. The Otay Mesa Community Plan designates the site as Park, Open Space (Attachment 2). The City owns the property and operates two lattice towers, one at 90-feet in height and the other at 150-feet in height. T-Mobile currently has antennas on the 90-foot high lattice tower and the Communications Division of General Services has requested T-Mobile to relocate their antennas and their equipment elsewhere on site.

The new facility is proposed to be a 35-foot high faux water pressure relief tower. Six antennas will be concealed within the tower. The tower along with the equipment will be located behind the City's towers and telecom building in the southeast corner of the property.

The hilltop and the surrounding properties are all vacant.

## **DISCUSSION**

### **Project Description:**

The proposed 35-foot high tower would be located on a hilltop currently developed with two City communication towers (Attachment 9). A dirt road from Otay Mesa Road near San Ysidro Middle School serves as access to the site. There is very little vegetation on or around the site and the towers can be viewed on the horizon from the surrounding areas (Attachment 8).

Ideally, if there is an existing vertical element such as a lattice tower, staff will recommend that a carrier locate their equipment on the existing tower. In this case, because of security concerns, T-Mobile was asked to relocate their antennas from the City tower. Permitting T-Mobile to remain on the property allows them to maintain much of their current coverage. Their antennas are currently at 45-feet and a reduction of 10 feet in height could have an impact on the current coverage, however, T-Mobile is processing another application for a site east of here to compensate for the loss in coverage.

In relocating their facility and having to provide their own support structure on land with limited space, staff opted for a slim line design that would have a narrow silhouette on the horizon, but still maintain somewhat of an industrial appearance on this communications hilltop. The equipment enclosure would not be visible from most vantage points, but will be constructed of similar material to the equipment building already existing on site. The property is developed with two lattice towers and a large City equipment building that does not provide much opportunity for additional development. The Communications Division requested that T-Mobile locate their new facility as far as possible away from the City's facility within the fenced enclosure. As a result, the new equipment enclosure and tower encroach into the rear yard

setback, requiring a Planned Development Permit (PDP). The purpose and intent of a PDP is to allow deviations, when it will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations. The setback encroachment is needed in order to maintain a secure distance away from the City's facilities. No disturbance beyond the existing fenced area will occur as part of this project.

### **Community Plan Analysis:**

The City of San Diego's General Plan addresses Wireless Facilities in Section 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 property is unique. The hilltop is owned by the City of San Diego and contains two lattice tower structures, which are used for emergency communications. Private carriers are not permitted on the tower; however, the City has made a concession to allow T-Mobile to remain on site if they construct their own facility away from the City towers. Since the project site is limited in space and is vacant except for the lattice towers, there is not much opportunity to integrate into the site. So a faux water pressure relief tower was a reasonable solution for this site. All antennas will be completely concealed within the tower and the appearance of another vertical element, although lower and narrower in profile, will integrate well into the setting.

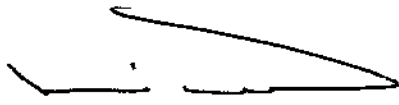
### **Conclusion:**

Staff supports the design as proposed. The relocation of T-Mobile's antennas from an existing tower to a new faux water pressure relief tower is not an ideal solution, but given the circumstances of the site and the need for extra security for the City tower and equipment, the proposal does not create a significant visual impact. The setback encroachment is due to the limited space available for development and the City's security requirements for their communications facilities.

### **ALTERNATIVES**


1. **Approve NUP No. 780508 and PDP No. 708509, with modifications.**
2. **Deny NUP No. 780508 and PDP No. 708509, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Karen Lynch-Ashcraft  
Project Manager  
Development Services Department

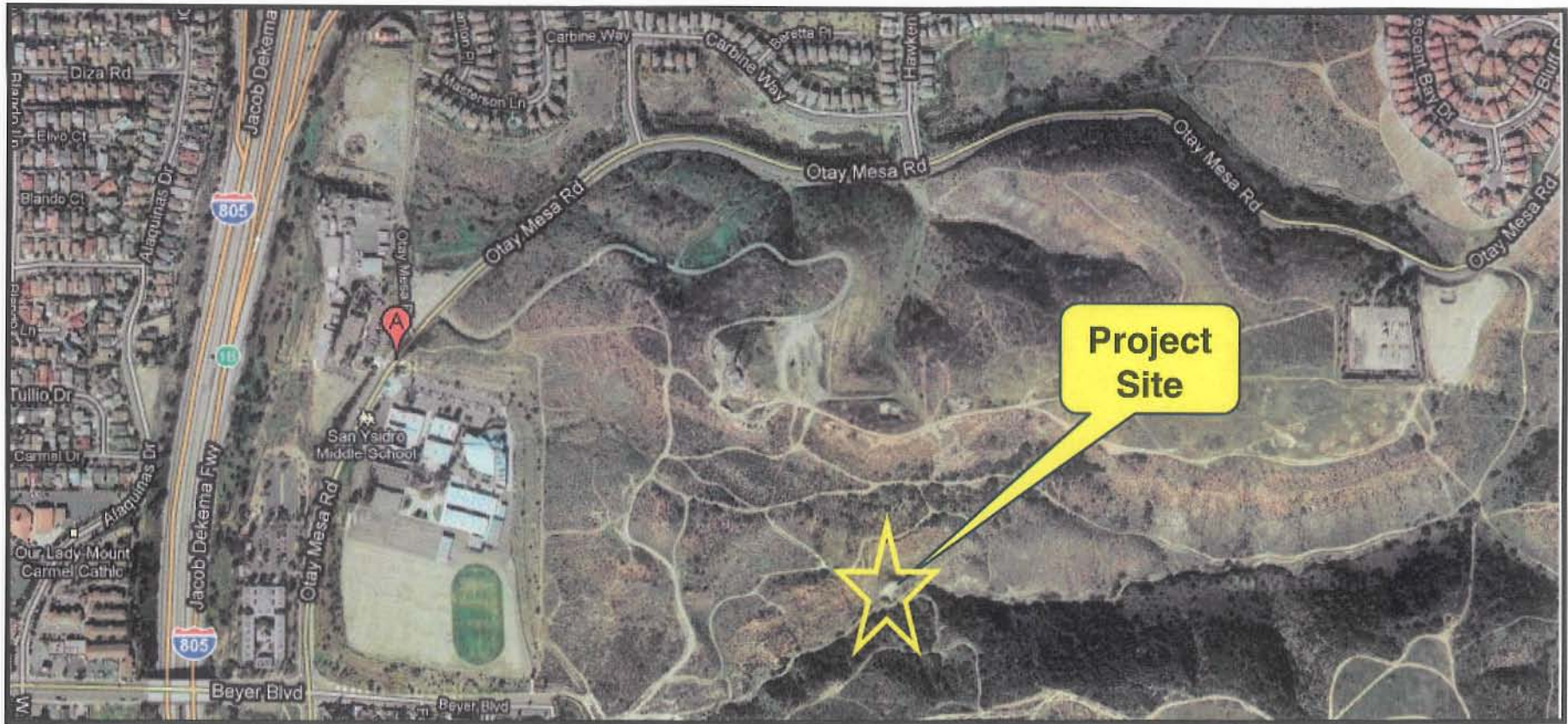
BROUGHTON/KLA

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. Project Plans
9. Photosimulation
10. Community Planning Group Recommendation
11. Project Chronology
12. Copy of Public Notice

Rev 01-04-07/rh



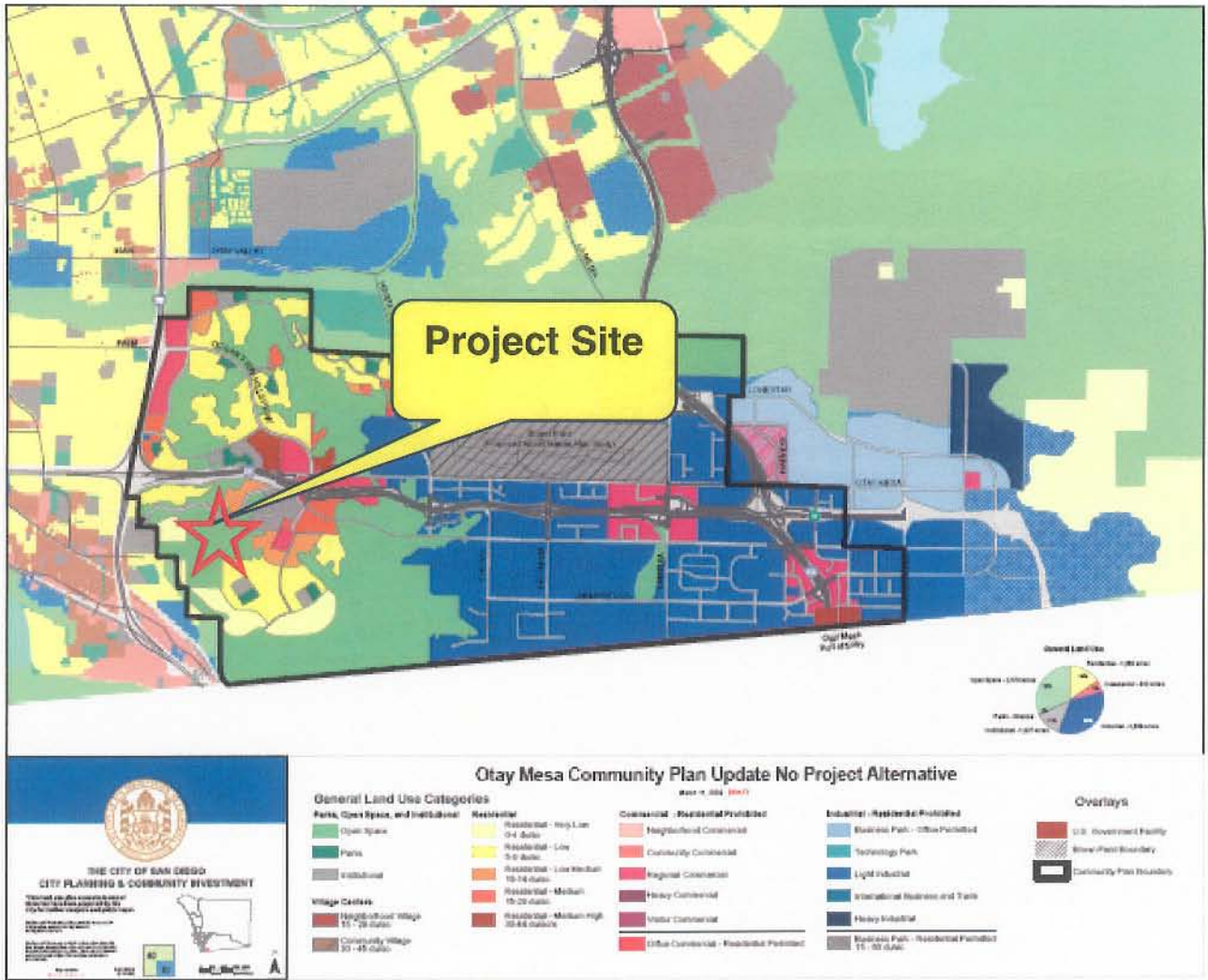


## Aerial Photo

T-MOBILE – OTAY MESA RELOCATION PROJECT NUMBER 195855

ACCESSED FROM 4400 BLOCK OF OTAY MESA ROAD





# OTAY MESA LAND USE PLAN UPDATE MAP

**T-MOBILE – OTAY MESA RELOCATION– PROJECT NUMBER 195855**

ACCESSED FROM 4400 BLOCK OF OTAY MESA ROAD







## Project Location Map

**T-MOBILE – OTAY MESA RELOCATION – PROJECT NUMBER  
195855**

**ACCESSED FROM 4400 BLOCK OF OTAY MESA ROAD**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	T-Mobile – Otay Mesa Relocation	
<b>PROJECT DESCRIPTION:</b>	Relocation of an existing WCF from a City lattice tower to a new 35-foot faux water pressure relief tower concealing 6 antennas. Equipment will be relocated into a 230 square-foot enclosure adjacent to the tower.	
<b>COMMUNITY PLAN AREA:</b>	Otay Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Neighborhood Use Permit, Planned Development Permit.	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Park, Open Space	
<b><u>ZONING INFORMATION:</u></b> <b>ZONE:</b> RS-1-14 and AR-1-1 <b>HEIGHT LIMIT:</b> 35-Foot maximum height limit. <b>FRONT SETBACK:</b> 15 feet. <b>SIDE SETBACK:</b> 4 feet. <b>REAR SETBACK:</b> 16' 9" feet.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Park, Open Space; AR-1-1.	Vacant.
<b>SOUTH:</b>	Park, Open Space; RS-1-14.	Vacant.
<b>EAST:</b>	Park, Open Space; RS-1-14, AR-1-1.	Vacant.
<b>WEST:</b>	Park, Open Space; RS-1-14, AR-1-1.	Vacant.
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to allow a 2-foot setback where 16-feet, 9-inches is required;	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On November 18, 2009, the Otay Mesa Planning Group voted unanimously to approve this project, with no conditions.	



facility. The request extends to the equipment as well, which will be relocated to the southeast portion of the property adjacent to the new tower. The new WCF will be disguised as a 35-foot high water pressure relief tower, concealing six antennas with the associated equipment located within a new 230 square-foot enclosure adjacent to the tower. The WCF will be painted earth tone colors to blend in with the hillside.

The General Plan also states that facilities should be designed to be “aesthetically pleasing and respectful to the neighborhood context.” The surrounding properties are vacant; however there is residential development in the distance as well as a middle school. The project site is currently developed with two lattice towers, one at 90-feet in height and the other at 150-feet. The new tower will be 35-feet tall and will be painted an earth tone color to blend in with the hillside. The new enclosure will also be painted to match the tower and blend in with the surrounding hillsides.

The Otay Mesa Community Plan does not address WCF’s as a specific land use. The goal of the WCF regulations is to integrate facilities into the setting in which they are proposed. Concealing the antennas within a 35-foot high water pressure relief tower will blend in with the industrial appearance of the project site.

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

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 that requires T-Mobile to submit an RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.**

T-Mobile currently has antennas on a city owned lattice tower, but due to security concerns, the antennas must be removed and relocated elsewhere on site. The project site is developed with two lattice towers, a large equipment building and assorted equipment. There is not much space available for new WCF’s and the City has requested that the relocated facility be located as far as possible away from the City operations. The new location for the T-Mobile WCF is in the extreme southeastern corner of the property. The 35-foot high faux water pressure relief tower will be located within two feet of the rear property line surrounded by a six-foot high wall that also encloses the outdoor equipment cabinets. The project complies with all development regulations for the RS-1-7 zone except for the rear setback, which is 16-feet, 9-inches. The surrounding property is vacant and is designated for park, open space in the community plan. Therefore, the project complies to the extent possible with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the surrounding Otay Mesa community.

**Planned Development Permit - Section 126.0604****A. Findings for all Planned Development Permits****1. The proposed development will not adversely affect the applicable land use plan;**

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. In this particular case, T-Mobile currently has antennas on a City-owned lattice tower and the City is requesting that the antennas be relocated to another portion of the property away from the City facility. The request extends to the equipment as well, which will be relocated to the southeast portion of the property adjacent to the new tower. The new WCF will be disguised as a 35-foot high water pressure relief tower, concealing six antennas with the associated equipment located within a new 230 square-foot enclosure adjacent to the tower. The WCF will be painted earth tone colors to blend in with the hillside.

The General Plan also states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." The surrounding properties are vacant; however there is residential development in the distance as well as a middle school. The project site is currently developed with two lattice towers, one at 90-feet in height and the other at 150-feet. The new tower will be 35-feet tall and will be painted an earth tone color to blend in with the hillside. The new enclosure will also be painted to match the tower and blend in with the surrounding hillsides.

The Otay Mesa Community Plan does not address WCF's as a specific land use. The goal of the WCF regulations is to integrate facilities into the setting in which they are proposed. Concealing the antennas within a 35-foot high water pressure relief tower will blend in with the industrial appearance of the project site.

**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 that requires T-Mobile to submit an RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

**3. The proposed development will comply with the regulations of the Land Development Code;**

T-Mobile currently has antennas on a city owned lattice tower, but due to security concerns, the antennas must be removed and relocated elsewhere on site. The project site is developed with two lattice towers, a large equipment building and assorted equipment. There is

not much space available for new WCF's and the City has requested that the relocated facility be located as far as possible away from the City operations. The new location for the T-Mobile WCF is in the extreme southeastern corner of the property. The 35-foot high faux water pressure relief tower will be located within two feet of the rear property line surrounded by a six-foot high wall that also encloses the outdoor equipment cabinets. The project complies with all development regulations for the RS-1-7 zone except for the rear setback, which is 16-feet, 9-inches. The surrounding property is vacant and is designated for park, open space in the community plan. Therefore, the project complies to the extent possible with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the surrounding Otay Mesa community.

**4. The proposed development, when considered as a whole, will be beneficial to the community; and**

This project will be beneficial to the community by continuing to provide service along the Interstate-805 and Highway-905 corridor as well as the community of Otay Mesa. The facility provides wireless communication services including e911 for users of cell phones and other devices. Therefore, this project will be beneficial to the community.

**5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

This project will continue to allow uninterrupted wireless coverage to the community of Otay Mesa as well as commuter on Interstate-805 and Highway -905. The existing T-Mobile antennas, currently located on a 90-foot tall lattice tower will be relocated to a new vertical element that is designed to blend in with the industrial appearance of this hilltop location. The new WCF is at a much lower scale than the existing lattice towers; the faux water pressure relief tower is approximately 30-inches in diameter and conceals six antennas. The rear yard encroachment is unavoidable considering that the project site is limited in space available for further development in addition to the City's directive to be located as far away as possible from city operations. T-Mobile could have explored relocating completely off the City's property; however, other properties at the same topographical elevation are vacant making it more challenging to develop an integrated design.

Allowing continued use of the WCF at this project site will permit seamless wireless coverage in the area and along the nearby highways. The design picks up on the surrounding industrial appearance of the antenna compound and will be painted an earth tone color to help with integration.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission Neighborhood Use Permit No. 780508 and Planned Development Permit No. 780509 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.'s 780508 and 780509, a copy of which is attached hereto and made a part hereof.



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Karen Lynch-Ashcraft  
Development Project Manager  
Development Services

Adopted on: September 23, 2010

Internal Order No. 24000320

**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: 24000320

**NEIGHBORHOOD USE PERMIT NO. 780508**  
**PLANNED DEVELOPMENT PERMIT NO. 780509**  
**T-MOBILE – OTAY MESA RELOCATION**  
**PROJECT NO. 195855**  
**PLANNING COMMISSION**  
**DRAFT**

This Neighborhood Use Permit No. 780508 and Planned Development Permit No. 780509 is granted by the Planning Commission of the City of San Diego to City of San Diego, Owner and T-Mobile West Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Division 2 and Chapter 12, Article 6, Division 6. The site is located south and east of Otay Mesa Road accessed by a dirt road off the 4400 block of Otay Mesa Road in the RS-1-7 and AR-1-1 zones of the Otay Mesa Community Planning area. The project site is legally described as: a parcel of land situated in the City of San Diego, County of San Diego, State of California in the east half of Section 36, Township 18, South Range 2, west San Bernardino Base and Meridian described as follows, basis of bearings being California Coordinate System, Zone 6;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 23, 2010, on file in the Development Services Department.

The project shall include:

- a. Removal of T-Mobile antennas off of the City lattice tower and construction of a new 35-foot high faux water pressure relief tower concealing six antennas. Associated equipment will be located within a 230 square-foot 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 expires ten months from approval (July 23, 2011). A timeline has been established to ensure that construction documents are submitted in a timely manner and the existing facility is removed and new facility installed no later than ten (10) months from NUP/PDP approval.
2. This NUP/PDP and corresponding use of this site shall **expire on September 23, 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 Development Services 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. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.



8. 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.).

9. 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.

10. 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.

11. 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.

12. 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:**

13. 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.

14. 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.

**PLANNING/DESIGN REQUIREMENTS:**

15. 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.

16. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

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

18. Prior to final inspection, the new tower and equipment enclosure shall be painted an earth tone color to be approved by Development Services.

19. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

20. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

21. All components of this facility must be painted prior to final inspection.

22. Construction documents must be submitted to the City for review and approval no later than December 23, 2010.

23. Review and approval of construction documents must be completed no later than March 23, 2011.

24. Construction and final inspection must be completed no later than July 23, 2011.
25. 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.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on September 23, 2010 by Resolution No. XXXXX.



Permit Type/PTS Approval No.: NUP No. 780508/PDP No. 780509  
Date of Approval: September 23, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Karen Lynch-Ashcraft  
Development Project Manager

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

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

**City of San Diego**  
Owner/Permittee

By \_\_\_\_\_  
David Sandoval, CCIM  
Deputy Director, Real Estate Assets

**T-Mobile West Corporation**  
Owner/Permittee

By \_\_\_\_\_  
Michael Fulton  
Market Manager

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

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

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

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

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

PROJECT NO.: 195855 PROJECT TITLE: T-MOBILE OTAY MESA

PROJECT LOCATION-SPECIFIC: 4300-A Otay Mesa Road, San Diego, California 92173

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a wireless communication facility, and installation of a corrugated sheet metal enclosure to conceal cabinets on an existing telecommunication site.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Omnipoint Communications
Jon Zumsteg (Financial Responsibility)
10180 Telesis Court, Suite #333
San Diego, California 92121
(858) 334-6158

EXEMPT STATUS: (CHECK ONE)

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

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from CEQA pursuant to Section 15301 - Which allows for the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed installation of a wireless communication facility and metal enclosure is a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Rhonda Benally

TELEPHONE: (619) 446-5468

IF FILED BY APPLICANT:

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

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

[Signature]
SIGNATURE/TITLE

08/9/2010
DATE

CHECK ONE:
(X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

ABBREVIATIONS

A.B.	ANCHOR BOLT	GRND.	GROUND
ADD.	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HT.	HEIGHT
A.F.G.	ABOVE FINISHED GRADE	ICOB.	INSULATED COPPER GROUND BUS
ALUM.	ALUMINUM	INCHES)	(INCHES)
ALT.	ALTERNATE	INT.	INTERIOR
ANT.	ANTENNA	LAG (L)	LAG BOLTS
APPROX.	APPROXIMATE(LY)	L.F.	LINEAR FEET (FOOT)
ARCH.	ARCHITECT(L)AL	LONG(SUBM)	LONG(SUBM)
AWG.	AMERICAN WIRE GAUGE	L.S.	LONG(SUBM)
B.L.D.G.	BUILDING	M.A.S.	MACHINE BOLT
BTD.	BATTERY BASE UNIT	MAL.	MACHINERY
BTS.	BASE TRANSDUCER STATION	M.B.	MACHINE BOLT
BEAM.	BEAM	MCH.	MECHANICAL
B.L.C.	BLOCKING	MFR.	MANUFACTURER
BTCW.	BARE TINNED COPPER WIRE	MN.	MILININ
B.U.F.	BOTTOM OF FOOTING	MSC.	MISCELLANEOUS
B.U.	BACK-UP CABINET	MTL.	METAL
CAB.	CABINET	N	NEW
CAN.	CANISTER(ED)	N.I.	NOT TO SCALE
C.I.P.	CAST IN PLACE	N.T.S.	NOT TO SCALE
C.L.G.	CEILING	O.C.	ON CENTER
C.L.R.	CLEAR	OP.	OPENING
COL.	COLUMN	P/C	PRECAST CONCRETE
CONC.	CONCRETE	P.L.Y.	PLYWOOD
CONN.	CONNECTION(ION)	P.W.	PACIFIC BELL WIRELESS
CONSTR.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONV.	CONTINUOUS	P.S.W.	POUNDS PER SQUARE INCH
COR.	CORNER	P.T.	PRESSURE TREATED
C.P.	CORNER (NAILS)	PWR.	POWER (CABINET)
DBL.	DOUBLE	QTY.	QUANTITY
DEPT.	DEPARTMENT	RBS.	REMOTE BASE STATION
D.F.	DIMENSION FOR	REF.	REFERENCE
DIA.	DIAMETER	REFR.	REINFORCEMENT(ION)
D.M.C.	DIMENSION	REIN.	REINFORCED
D.M.	DIMENSIONS	REIN.	REINFORCED
D.W.	DOWEL(S)	REIN.	REINFORCED
E.A.	ELEVATION	SCH.	SCHEDULE
E.L.C.	ELECTRICAL	SHT.	SHEET
ELEV.	ELEVATOR	SIM.	SIMILAR
E.M.T.	ELECTRICAL METALLIC TUBING	SPEC.	SPECIFICATION(S)
E.N.	EDGE NAIL	ST.	STEEL
E.N.G.	ENGINEER	STRUC.	STRUCTURAL
E.P.	EXPANSION	TEMP.	TEMPORARY
EXP.	EXISTING	THK.	THICKNESS
EXT.(E)	EXTENSION	T.N.	TOP NAIL
FAB.	FABRICATION(ION)	T.O.A.	TOP OF ANTENNA
F.F.	FINISH FLOOR	T.O.C.	TOP OF CURB
F.G.	FINISH GRADE	T.O.F.	TOP OF FOUNDATION
F.H.	FINISH (GRADE)	T.O.P.	TOP OF PLATE (PARAPET)
F.H.D.	FINISH (GRADE)	T.O.S.	TOP OF STEEL
F.L.	FLOOR	T.O.W.	TOP OF WALL
F.O.	FOUNDATION	TYP.	TYPICAL
F.O.C.	FACE OF CONCRETE	U.G.	UNDER GROUND
F.O.M.	FACE OF MASONRY	U.L.	UNDERLAYS LABORATORY
F.O.S.	FACE OF STUD	U.N.L.S.	UNLESS NOTED OTHERWISE
F.O.W.	FACE OF WALL	V.I.F.	VERIFY IN FIELD
F.S.	FINISH SURFACE	W	WIDE(WIDTH)
F.L.	FOOTING	W/	WITH
F.T.	FOOTING	W.D.	WOOD
G.	GROWTH (CABINET)	W.P.	WEATHERPROOF
GA.	GAUGE	WT.	WEIGHT
GL.	GLAZED	W.T.	WEIGHT
G.L.B.(GLU-LAM)	GLUE LAMINATED BEAM	Ø	CENTERLINE
		---	PROPERTY LINE

SYMBOLS

	NEW ANTENNA		SECTION REFERENCE
	EXISTING ANTENNA		CENTERLINE
	GROUND ROD		PROPERTY/LEASE LINE
	GROUND BUS BAR		MATCH LINE
	MECHANICAL GROUND, CONN.		WORK POINT
	CADMIUM		GROUND CONDUCTOR
	GROUND ACCESS WELL		TELEPHONE CONDUIT
	ELECTRIC BOX		ELECTRICAL CONDUIT
	TELEPHONE BOX		COAXIAL CABLE
	SPOT ELEVATION		OVERHEAD SERVICE CONDUCTOR
	REVISION		CHAIN LINK FENCING
	GRID REFERENCE		KEYNOTE
	DETAIL REFERENCE		
	ELEVATION REFERENCE		

# T-Mobile

SD07530  
OTAY MESA  
4300-A OTAY MESA ROAD  
SAN DIEGO, CA 92173

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: 08/23/10  
ARCHITECT: DKO  
DRAWN BY: JDY  
CHECKED BY: BOK

ISSUE STATUS:

DATE	DESCRIPTION	BY
08/03/10	PRELIMINARY 2D	JDY
08/23/10	ISSUE 2D	JDY
08/24/10	PLANNING COMMENTS 1	MKS
09/02/10	PLANNING COMMENTS 2	MKS
09/23/10	PLANNING COMMENTS 3	MKS

T-Mobile  
10150 TELECOM COURT, SUITE 333  
SAN DIEGO, CA 92121

PACIFIC  
ARCHITECTURE - ENGINEERING - PLANNING  
25 EXECUTIVE PARK, SUITE 101, IRVINE, CA 92614  
PHONE: (949) 475-0000 FAX: (949) 475-0001



PROJECT NAME: OTAY MESA

PROJECT NUMBER: SD07530

PROJECT ADDRESS: 4300 OTAY MESA ROAD, SAN DIEGO, CA 92174

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T1

UTILITY PROVIDERS

POWER:  
COMPANY: SOGE  
CONTACT: DAN B.  
TEL: (858) 636-3907  
FAX: E-MAIL:

TELCO:  
COMPANY: AT&T  
CONTACT:  
TEL: (619) 274-4326  
FAX: E-MAIL:

APPLICABLE CODES

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.

- CALIFORNIA BUILDING CODE CBC-2007
- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2007
- ANSI/ISA-222-F LIFE SAFETY CODE
- NFA-101-2006
- CALIFORNIA ELECTRICAL CODE CEC-2007
- CALIFORNIA MECHANICAL CODE CMC-2007
- CALIFORNIA PLUMBING CODE CPC-2007
- LOCAL BUILDING CODE(S)
- CITY AND/OR COUNTY ORDINANCES

DEVELOPMENT SUMMARY

PROJECT SCOPE OF WORK:  
 • T-MOBILE PROPOSES TO MODIFY AN EXISTING TELECOM SITE CONSISTING OF:  
 - REMOVAL OF EXISTING ANTENNAS FROM CITY TOWER  
 - INSTALLATION OF TWO (2) ADDITIONAL RBS CABINETS  
 - REMOVAL OF TWO (2) UNUSED EQUIPMENT CABINETS  
 - INSTALLATION OF A CORRUGATED SHEET METAL ENCLOSURE TO CONCEAL CABINETS  
 - INSTALLATION OF A FAUX WATER TOWER TO ACCOMMODATE 6 PANEL ANTENNAS

• THE PROPOSED PROJECT SHALL BE BUILT WITHIN AN EXISTING TELECOMMUNICATIONS COMPOUND

• BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:

NEIGHBORHOOD USE PERMIT:

ACCESSIBILITY NOTE

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.

ADA COMPLIANCE:  
N/A (UNMANNED COMMUNICATIONS FACILITY)

APPROVALS

R.F. ENGINEER: \_\_\_\_\_

ZONING: \_\_\_\_\_

CONSTRUCTION: \_\_\_\_\_

SITE ACQUISITION: \_\_\_\_\_

OWNER / LAMP/DRO: \_\_\_\_\_

SIGNATURE DATE

PROPERTY INFORMATION

PROPERTY INFORMATION:  
 • LEGAL DESCRIPTION:  
 A PARCEL OF LAND SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA IN THE EAST HALF OF SECTION 36, TOWNSHIP 18 SOUTH RANGE 2, WEST SAN BERNARDINO BASE AND MERIDIAN DESCRIBED AS FOLLOWS, BASIS OF BEARINGS BEING CALIFORNIA COORDINATE SYSTEM, ZONE 8

• ASSESSOR PARCEL NUMBER: 838-070-24-00  
 • LEASE AREA: 200.00 SQFT

OWNER:  
CITY OF SAN DIEGO  
ADDRESS: 1200 THIRD AVENUE, SUITE 170, SAN DIEGO, CA 92101

CONTACT:  
CAROL YOUNG  
PHONE: (619) 236-6081

FREQUENCIES:  
 TRANSMIT - 1950-1985 mhz  
 RECEIVE - 1870-1885 mhz  
 TX/RX - 2.4/5.8 mhz

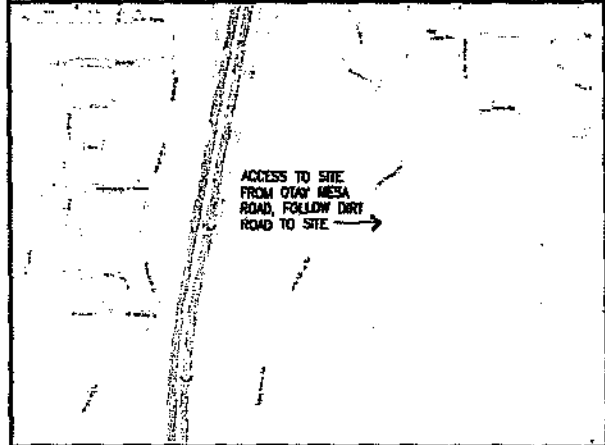
EXISTING WCFs ON SAME PROPERTY:  
 1. METROCOM (ABANDONED)  
 2. T-MOBILE (EXISTING, THIS PROJECT IS A MODIFICATION)

PROJECT TEAM:  
 CONSTRUCTION MGR.: KIRT BARCOCK  
 PHONE: (760) 214-2851  
 RF ENGINEER: PEDRO ABE  
 PHONE: -  
 CONSTRUCTION: PAUL HOKENESS  
 PHONE: (858) 231-8889  
 SITE ACQUISITION: DEBRA DEPRATT GARDNER  
 PHONE: (619) 728-8110  
 PLANNING: DEBRA DEPRATT GARDNER  
 PHONE: (619) 728-8110  
 ARCHITECT: D.K. DO, RA  
 PHONE: (949) 475-1000  
 SURVEYOR: N/A  
 PHONE: -

BUILDING CODE INFORMATION:  
 • EXISTING BUILDING/STRUCTURE:  
 OCCUPANCY = S-2  
 CONSTRUCTION TYPE = VB  
 SPRINKLER SYSTEM = NO  
 • PROPOSED STRUCTURE:  
 OCCUPANCY = S-2  
 CONSTRUCTION TYPE = VB  
 SPRINKLER SYSTEM = NO

ZONING INFORMATION:  
 JURISDICTION: CITY OF SAN DIEGO  
 ZONING: AR-1-1/RS-1-14 FAA Part 77  
 LATITUDE: 32° 33' 41" N  
 LONGITUDE: 117° 02' 05" W  
 TOP OF (E) STRUCTURE: - AMSL  
 BASE OF STRUCTURE: - AMSL

VICINITY MAP



DRIVING DIRECTION

DEPART FROM SAN DIEGO INTERNATIONAL AIRPORT:  
 START OUT GOING EAST TOWARD HARBOR DR.  
 TURN LEFT ONTO HARBOR DR.  
 TURN LEFT ONTO W GRAPE ST.  
 MERGE ONTO I-5 S.  
 MERGE ONTO CA-905 E. VIA EXIT 3  
 TAKE THE PICADOR BLVD/SMYTH AVE.  
 TURN LEFT ONTO BEYER BLVD.  
 TURN LEFT ONTO OTAY MESA RD.  
 4300 OTAY MESA RD. (R) IS ON THE LEFT



**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  
10180 TELESIS COURT, SUITE 333, SAN DIEGO, CA 92121  
 (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
- Trees & 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.
- Design 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 runoff devices and flow reducers as needed.

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

Lessee: \_\_\_\_\_ Company Name \_\_\_\_\_  
 (print name)

Lessee: \_\_\_\_\_ Date \_\_\_\_\_  
 (signature)

**PROPRIETARY INFORMATION**

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DATE: 06/23/10  
 ARCHITECT: DKD  
 DRAWN BY: JDY  
 CHECKED BY: BOK

**ISSUE STATUS:**

Δ	DATE:	DESCRIPTION:	BY:
—	08/03/08	PRELIMINARY 2D	JDY
—	08/23/08	ISSUE 2D	JP
—	02/04/10	PLANNING COMMENTS	MKS
—	03/02/10	PLANNING COMMENTS 2	MKS
—	05/23/10	PLANNING COMMENTS 3	MKS

**T-Mobile**

10180 TELESIS COURT, SUITE 333  
 SAN DIEGO, CA 92121

APPLICANT:

**DCI PACIFIC**

ARCHITECTURE - ENGINEERING - PLANNING  
 OR ENGINEERING PUBLIC SERVICE, IRVINE, CA 92614  
 PHONE: (949) 475-9000, FAX: (949) 475-4001

PLANS PROVIDED BY:



PROJECT NAME:

**OTAY MESA**

PROJECT NUMBER:

**SD07530**

PROJECT ADDRESS:

4300 OTAY MESA ROAD  
 SAN DIEGO, CA 92154

SHEET TITLE:

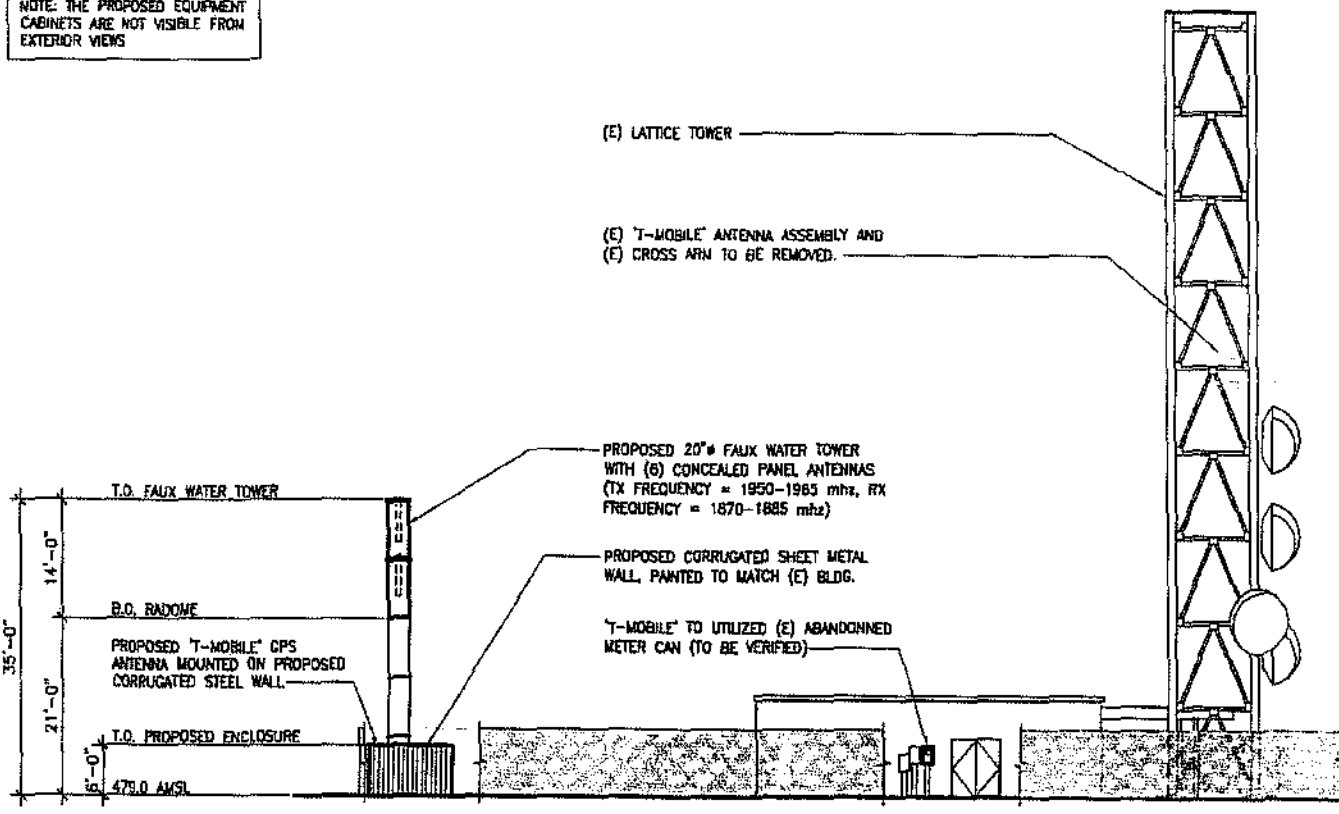
**LESSEE'S CERTIFICATE**

SHEET NUMBER:

**T2**



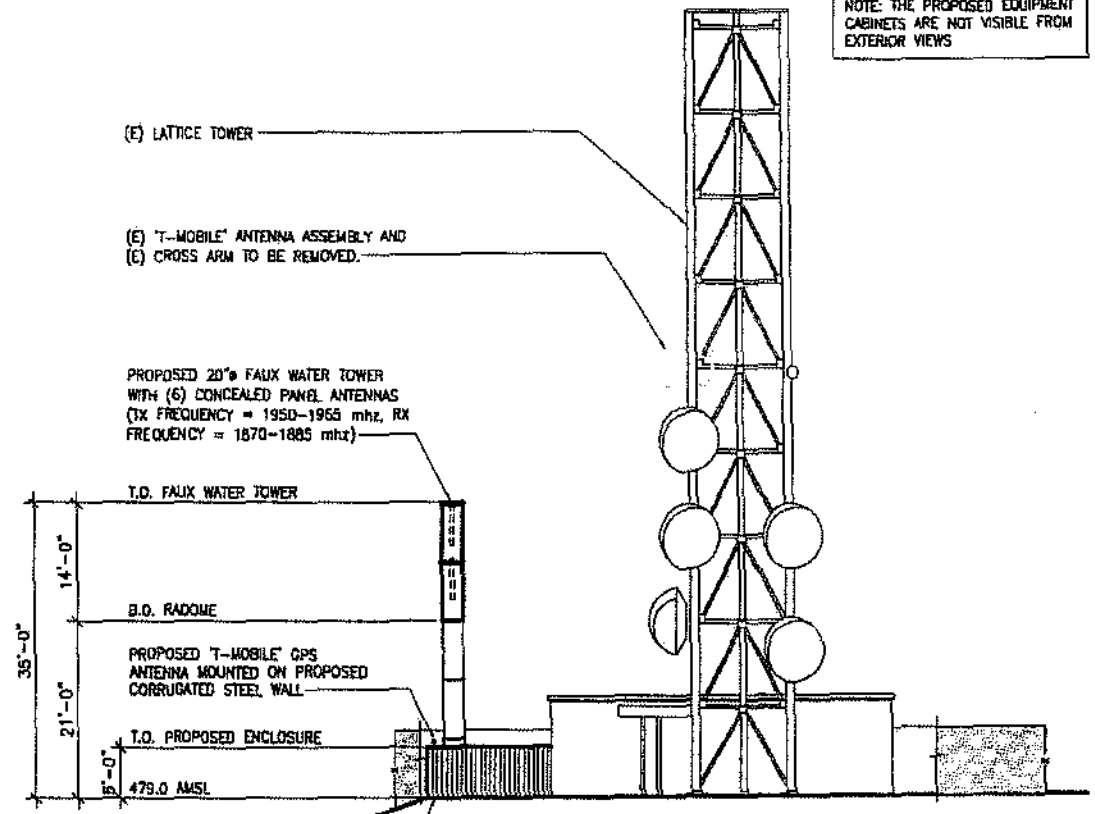
NOTE: THE PROPOSED EQUIPMENT CABINETS ARE NOT VISIBLE FROM EXTERIOR VIEWS



EAST ELEVATION

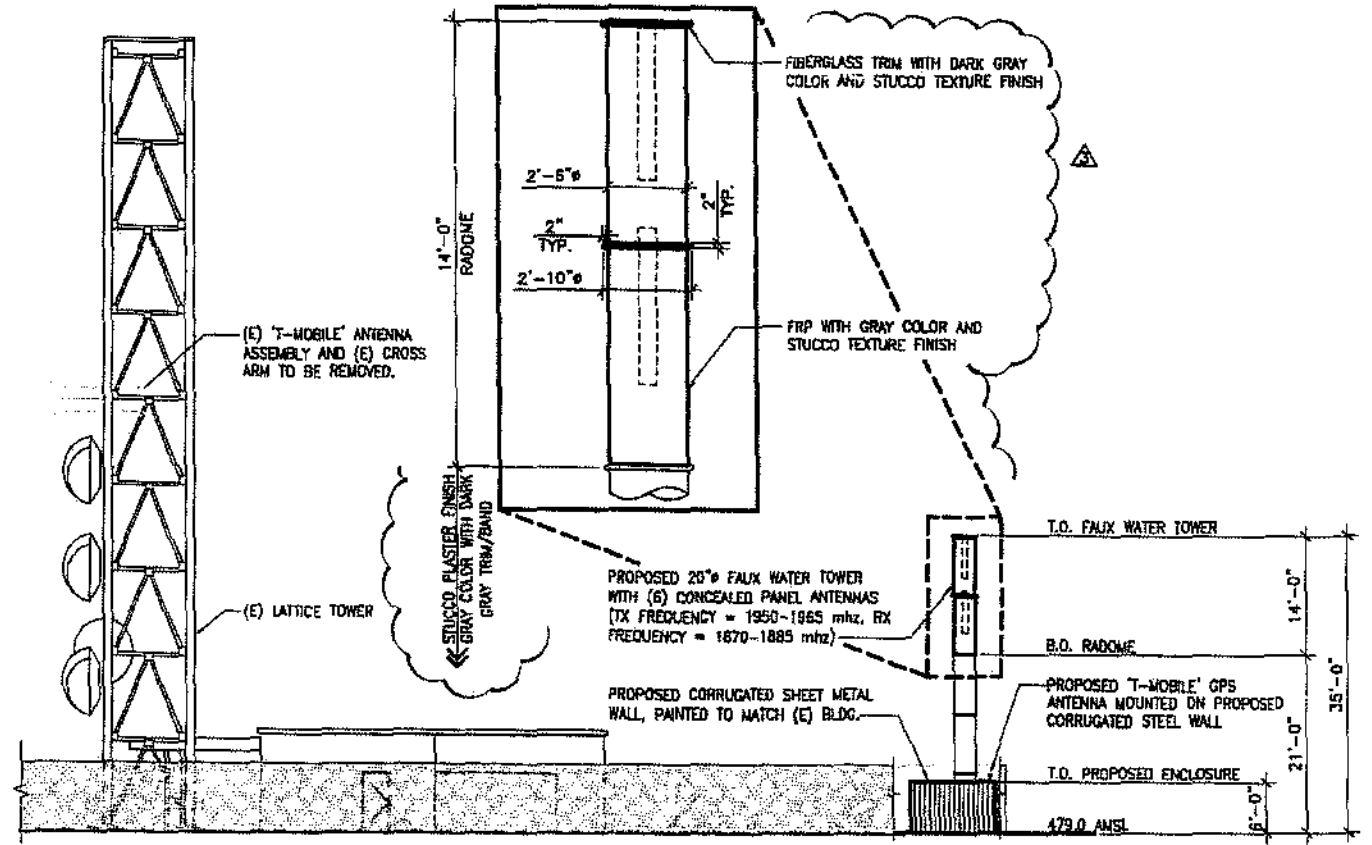
SCALE: 1"=10'-0" 0 5 10'

NOTE: THE PROPOSED EQUIPMENT CABINETS ARE NOT VISIBLE FROM EXTERIOR VIEWS



NORTH ELEVATION

SCALE: 1"=10'-0" 0 5 10'

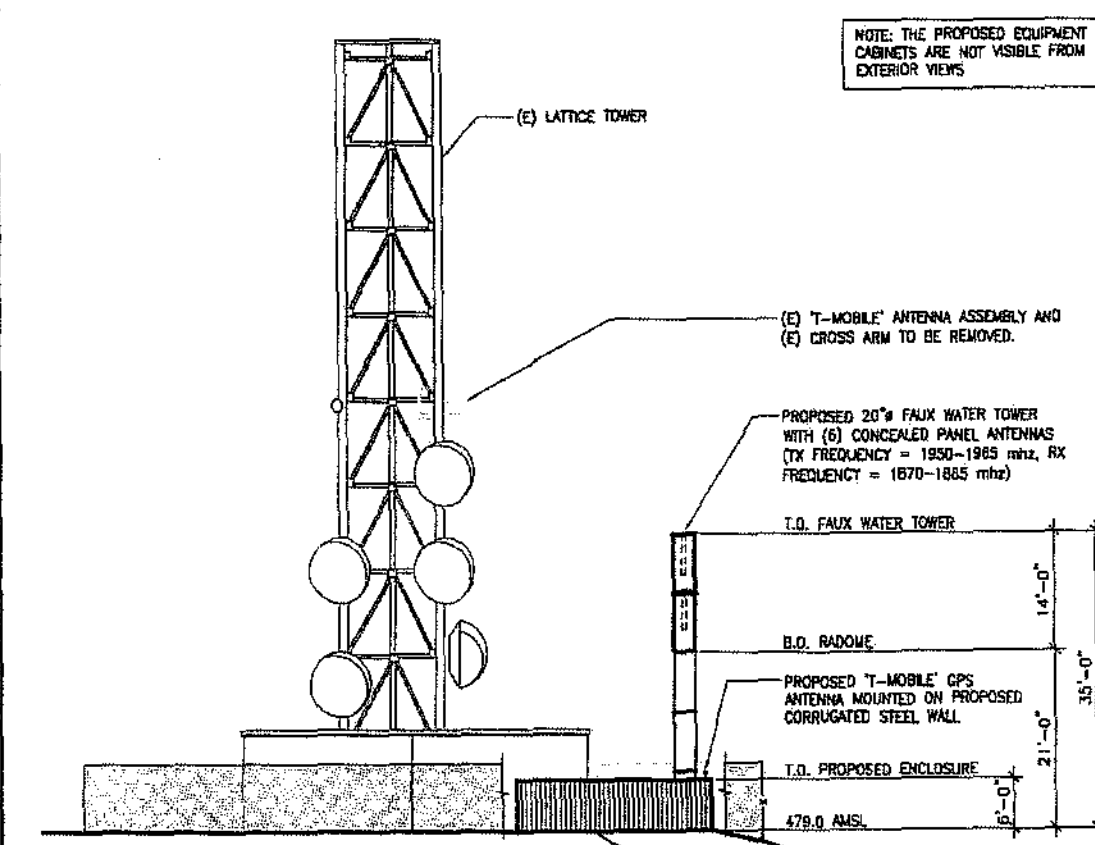


WEST ELEVATION

SCALE: 1"=10'-0" 0 5 10'

NOTE: THE PROPOSED EQUIPMENT CABINETS ARE NOT VISIBLE FROM EXTERIOR VIEWS

NOTE: THE PROPOSED EQUIPMENT CABINETS ARE NOT VISIBLE FROM EXTERIOR VIEWS



SOUTH ELEVATION

SCALE: 1"=10'-0" 0 5 10'

PROPRIETARY INFORMATION

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DATE: 06/23/10

ARCHITECT: DKO

DRAWN BY: JOY

CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE	DESCRIPTION	BY:
1	06/03/08	PRELIMINARY 2D	JOY
2	08/23/09	ISSUE 2D	JP
3	02/04/10	PLANNING COMMENTS 1	MAC
4	01/08/10	PLANNING COMMENTS 2	MAC
5	06/23/10	PLANNING COMMENTS 3	MAC

APPLICANT:

10180 TELESTAR COURT, SUITE 333  
SAN DIEGO, CA 92121

PLANS PREPARED BY:

ARCHITECTURE - ENGINEERING - PLANNING  
20 EXECUTIVE PARK BLVD. TORRANCE, CA 90504  
PHONE: (562) 475-1000 FAX: (562) 475-1001



PROJECT NAME: OTAY MESA

PROJECT NUMBER: SD07530

PROJECT ADDRESS: 4300 OTAY MESA ROAD, SAN DIEGO, CA 92184

SHEET TITLE: ELEVATIONS

SHEET NUMBER:

A2



**SD07530**  
**DTAY MESA**

4300A DTAY MESA ROAD SAN DIEGO CA 92173

VIEW 1



©2009 Google Maps

LEGEND



PROPOSED

LOOKING SOUTHWEST FROM CARBINE WAY

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



EXISTING





**SD07530**  
**DTAY MESA**

4300A DTAY MESA ROAD SAN DIEGO CA 92173

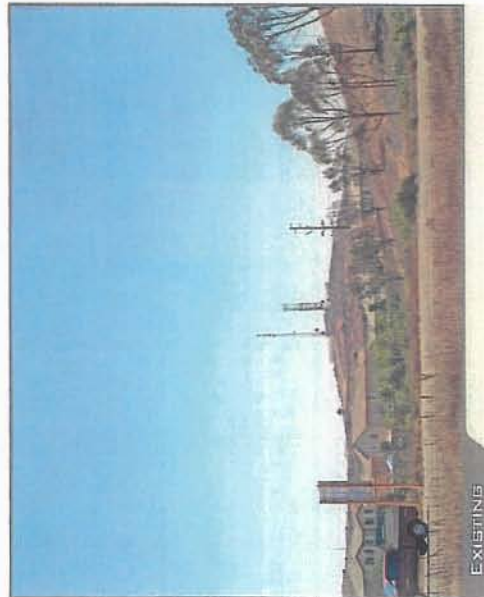


VIEW 2



©2006 Google Maps

LOCATION



EXISTING



PROPOSED FAUX WATER TOWER  
PROPOSED EQUIPMENT ENCLOSEURE

PROPOSED

LOOKING SOUTHWEST FROM 905 FREEWAY

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



**OTAY MESA PLANNING GROUP  
MINUTES  
November 18, 2009**

ATTACHMENT 10

**1.- CALL TO ORDER AND INTRODUCTIONS**

The meeting was called to order by Chairman Rob Hixson at 3:00 p.m. and introductions were made across the room.

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>
Nici Boon	Steve Gross
Shane Harmon	Alejandra Mier Teran
Rob Hixson	Manuel Paul
Chris Holder	
Mel Ingalls	
Joe Street	
Emil Wohl	
Wayne Dickey	
Jimmy Ayala	
Lisa Golden	
Javier Serhan	
<del>April</del>	

**2.- APPROVAL OF MINUTES**

Motion made by Jimmy Ayala to approve the October minutes. Mel Ingalls seconded. Passed unanimously

**3.- PUBLIC INPUT**

Mr. Street and Mr. Murphy asked if their daughters can serve in the Committee and if so, can they serve as of this date or should they wait until the March elections.

**4.- CHAIRMAN'S REPORT**

Chair Hixson reported on the following items received for the October meeting:

1. Pacific Breezes Community Park, a general development plan
2. Coronado Avenue Shell (Otay Nestor)
3. T-Mobile San Ysidro High
4. E-mail from Michael Freedman regarding the T-Mobile project
5. E-mail from City Planning regarding CEQA review
6. Notice regarding T-Mobile site on Hawken Drive
7. Regarding environmental waste recycling
8. Neighborhood Use Permit for Hawken Drive T-Mobile

Chair Hixson said that if there is any interest in reviewing these documents, please let him know

**5.- GOVERNMENT LIAISON REPORTS**

- a. **COUNCILMAN HUESO'S OFFICE** .- No report given.
- b. **MAYOR'S OFFICE**.- No report given.
- c. **SUPERVISOR COX'S OFFICE**.- No report given.
- d. **ASSEMBLYMEMBER SALAS' OFFICE**.- No report given.
- e. **POLICE DEPARTMENT**.- No report given.
- f. **FIRE DEPARTMENT**.- No report given.

**6.- MONTHLY REPORTS**

**OTAY MESA PLANNING GROUP  
MINUTES  
November 18, 2009**

**ATTACHMENT 10**

- a) **CPC – MEL INGALLS.-** There was a meeting on September 22<sup>nd</sup>. Amanda Lee worked on the voluntary accessibility property amendments. There was an update on the historic preservation and possible action. On October 22 the SANDAG Committee was nominated to represent CPC. Mr. Greg Morales presented the case on medical marihuana stores in San Diego and answered questions as to what to do.
- b) **BORDER TRANSPORTATION – ALEJANDRA MIER Y TERAN:** Shane Harmon reported that the 905 Freeway will be completed from the border to Britannia by December 2010.
- c) **COMMUNITY PLAN UPDATE.- THERESA MILLETTE.-** Her presentation was moved to the December meeting as she was not present today.
- d) **FACILITIES FINANCING COMMITTEE.-** Part of the Community Plan Update
- e) **HEAVY INDUSTRIAL USE COMMITTEE –** Part of the Community Plan Update
- f) **SAN DIEGO AIRPORT ADVISORY COMMITTEE (AAC) – LISA GOLDEN.-** Presentation from RASP for accessibility. You may access it via computer at [www.sdrap.com](http://www.sdrap.com). The electrical is 75% completed and the next airport meeting will be on January 28, 2010. **NSI BOON.-** Close to financing with Vancouver financier, fully funded now. Next step are the technical studies that we are working with Theresa Millette in the City. The Gypsum has a possible grant of \$470,000 to remove and try to recycle it, as corrected by Lisa Golden's comment.
- g) **CODE ENFORCEMENT.- ROB HIXSON.-** Working on a complaint for the land surrounding Ed Plant's property on Lonestar. There is also an issue with the land on the south side of Otay Mesa Road, west of Heritage that is being used as a yard but has no screening or landscape.
- h) **CHAMBER UPDATE – ALEJANDRA MIER Y TERAN.-** Shane Harmon reported that there will be a membership breakfast on November 19
- i) **EAST OTAY MESA PROPERTY OWNERS' ASSOCIATION UPDATE – ROB HIXSON.** Fire and Sheriff's bond set, new fire and sheriff's station, bond for sewer, letter for CalTrans for two exists off ramps at SF-11.

**7.- ACTION ITEMS.-**

- a) Debra Fardner – T-Mobile. Communications tower facility southeast of the 905/805, proposition to build a new facility. 35' tall, 6 antennas stacked inside with small microwave. There were questions to see if it can be made to look like palm trees, but since there is no water on that site that would look strange, also this communications tower is very small compared to what is already there. Jimmy Ayala made a motion to approve, seconded by Emil Wohl and it passed unanimously.
- b) To the question posed in Public Input: Yes, the daughters of Mr. Street and Mr. Murphy can serve in the Committee so it will be put in the Agenda for December.

**8.- INFORMATION ITEMS**

Storm Water Issue that runs down La Media, the City would like to see some streets involved along La Media, running for the airport through Piper, behind Father Joe's to Otay Mesa Road, south from there to fix it as now everybody needs retention walls on site, but with this repair they would not be needed. Experts will be brought to explain further.

**9.- OLD BUSINESS**

**10.- ADJOURNMENT**

The meeting was adjourned at 3:45 p.m.

**DEVELOPMENT SERVICES**  
**Project Chronology**  
**T-MOBILE – OTAY MESA RELOCATION**  
**NEIGHBORHOOD USE/PLANNED DEVELOPMENT PERMIT- PROJECT NO. 195855**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response Time</b>
10/21/09	First Submittal	Project Deemed Complete		
12/1/09	First Submittal Assessment Letter	Initial Review completed	1 month, 10 days	
4/8/10	Second Submittal			4 month, 7 days
5/6/10	Second Assessment Letter		28 days	
7/7/10	Third Submittal			2 months, 1 day
7/30/10	Issues Resolved		29 days	
9/23/10	Planning Commission Hearing		3 months, 22 days	
<b>TOTAL STAFF TIME**</b>			6 months, 29 days	
<b>TOTAL APPLICANT TIME**</b>				6 months, 8 days
<b>TOTAL PROJECT RUNNING TIME**</b>		From Deemed Complete to Planning Commission Hearing	<b>11 months, 2 days</b>	

\*\*Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 9, 2010

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

**DATE OF HEARING:** September 23, 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:** Neighborhood Use Permit/Planned Development Permit,  
 CEQA Exempt, Process 4  
**PROJECT NUMBER:** 195855  
**PROJECT NAME:** T-MOBILE – OTAY MESA RELOCATION  
**APPLICANT:** Debra Gardner, DePratti, Inc.

**COMMUNITY PLAN AREA:** Otay Mesa  
**COUNCIL DISTRICT:** District 8

**CITY PROJECT MANAGER:** Karen Lynch-Ashcraft, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 446-5351 [klynchash@saniego.gov](mailto:klynchash@saniego.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 a wireless communication facility consisting of relocating antennas from an existing lattice tower to a new 35-foot high tower and relocating existing equipment within the existing compound. The project site is located on a hilltop off of the 4400 block (dirt road access) of Otay Mesa Road.

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](http://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 August 9, 2010 and the opportunity to appeal that determination ended August 30, 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: 24000320

Revised 12/5/08 RH