



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 30, 2010 **REPORT NO.** PC-10-074

ATTENTION: Planning Commission, Agenda of October 7, 2010

SUBJECT: AT&T MOBILITY SIXTH AVENUE – PROJECT NO. 193273
PROCESS 4

**OWNER/
APPLICANT:** BELLEFONTAINE CONDO OWNERSHIP ASSOCIATION
AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve an existing Wireless Communication Facility (WCF) at 2400 Sixth Avenue (Attachment 1) within the Uptown Community Plan?

Staff Recommendation:

1. APPROVE Site Development Permit No. 787611 and;
2. APPROVE Conditional Use Permit No. 782391.

Community Planning Group Recommendation: On February 7, 2010, the Uptown Planners voted 15-0-1 to support the AT&T Mobility Sixth Avenue project (Attachment 10).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301 Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 26, 2009, and the opportunity to appeal that determination ended November 9, 2009 (Attachment 7).

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project site is located at 2400 Sixth Avenue (Attachment 3) in the MR-800B zone in the Mid Cities Community Planned District (MCCPD) within the Uptown Community Planning area (Attachment 2). The existing site consists of three sectors of antennas façade mounted onto a 133-foot tall condominium. There are a total of three wireless communication carriers located on this building (Cricket Wireless, Metricom, and AT&T Mobility). AT&T's antennas are located between 42-feet to 51-feet up on three sides of the condominium. The equipment associated with this WCF is located on a raised and screened platform on the north elevation with minimal visibility. AT&T Mobility was granted the original Permit No. 99-064-64 on November 16, 1999 (Attachment 9). The permit consisted of ten (10) panel antennas façade mounted on the west, north and south elevations of the structure in addition to a 275-square foot equipment enclosure. This permit allowed AT&T Mobility to operate at this location for ten years and then a new application would be required for review and a decision by the appropriate decision maker at that time.

DISCUSSION

Project Description - As part of this project, AT&T will modify the antennas on the west sector by relocating each antenna inside a new Fiberglass Reinforced Panel (FRP) box, painted and textured to match the existing condominium. This sector has been designed to match the other two sectors which currently conceal the AT&T antennas behind FRP boxes designed to integrate with the existing structure. AT&T will maintain a total of ten (10) panel antennas and associated equipment concealed on the second story above the parking garage entrance (Attachment 14). The property is adjacent to commercial use on the north, residential use to the west and north and Balboa Park to the west. An application for a Conditional Use Permit (CUP) and a Site Development Permit (SDP) has been submitted by AT&T Mobility to continue the use of this existing WCF. The existing equipment facility is located within the side yard setback and exceeds the 250-square foot limit per LDC Section 141.0420(g)(3) which requires a Site Development Permit per Mid Cities Community Planned District Ordinance.

Wireless Communication Facility(WCF) Regulation - A CUP is required per City of San Diego Municipal Code Section 141.0420(f)(2) which states that a Conditional Use Permit is required for all Wireless Communication Facilities in residential zones. The project is located on an existing residential use within the MR-800B zone. Additionally, a Site Development Permit is being processed to continue to allow the equipment enclosure to remain within the required side yard setback and exceed the maximum equipment area (Per LDC Section 141.0420(g)(3)) of 250-square feet. After thoroughly reviewing this site location and the proposed deviations, staff has determined that this WCF is appropriate and complies with LDC section 141.0420.

Community Plan Analysis - The project location has been designated for residential use in the Uptown Community Land Use Plan (Attachment 2). The Uptown Community Plan does not contain specific policies on wireless communication facility development.

Council Policy 600-43 - The guidelines establish hierarchy from the most preferred locations (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 4 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. In this case, the project is located on a residential use, and is considered to be the least preferable location according to the Council Policy. The applicant is required to submit a site justification explaining why a Preference 4 site was selected over any lower Preference level sites. For this project, AT&T has elected to remain at its existing location and improve the overall appearance.

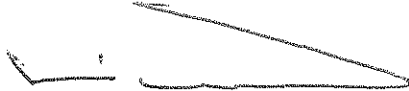
General Plan - The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The AT&T Mobility design consists of FRP boxes, fully concealing the antennas, painted and textured to match the existing condominium. The equipment associated with this project is located on the second story, and has been designed to appear as part of the building. Therefore, staff has determined that the proposed WCF has been designed to the extent possible to be integrated and respectful to the neighborhood context.

Conclusion - The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations from the MCCPD MR-800B zone and the Wireless Communication Facilities Regulations Section 141.0420. Staff supports the Uptown Planners' recommendation to support the existing AT&T Mobility project with the modification to conceal the exposed sector of antennas inside an FRP box consistent with the existing two sectors of antennas. The equipment, as stated earlier in the report is located on the second story, and has been designed to appear as part of the building with minimal visibility. The project complies with all applicable zoning requirements with the exception of the requested side yard setback and equipment size deviation which would require a SDP. The WCF has been determined to be consistent with the General Plan and the Uptown Community Plan. Staff recommends that the Planning Commission approve Site Development Permit No. 787611 and Conditional Use Permit No. 782391

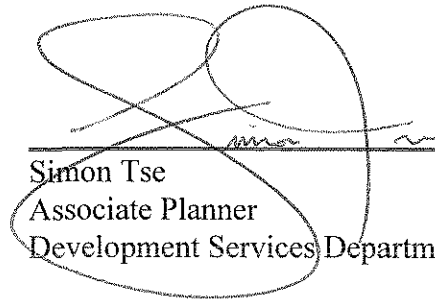
ALTERNATIVES

1. **Approve Site Development Permit No. 787611 and Conditional Use Permit No. 782391, with modifications.**
2. **Deny Site Development Permit No. 787611 and Conditional Use Permit No. 782391, if the findings required to approve the project cannot be affirmed**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

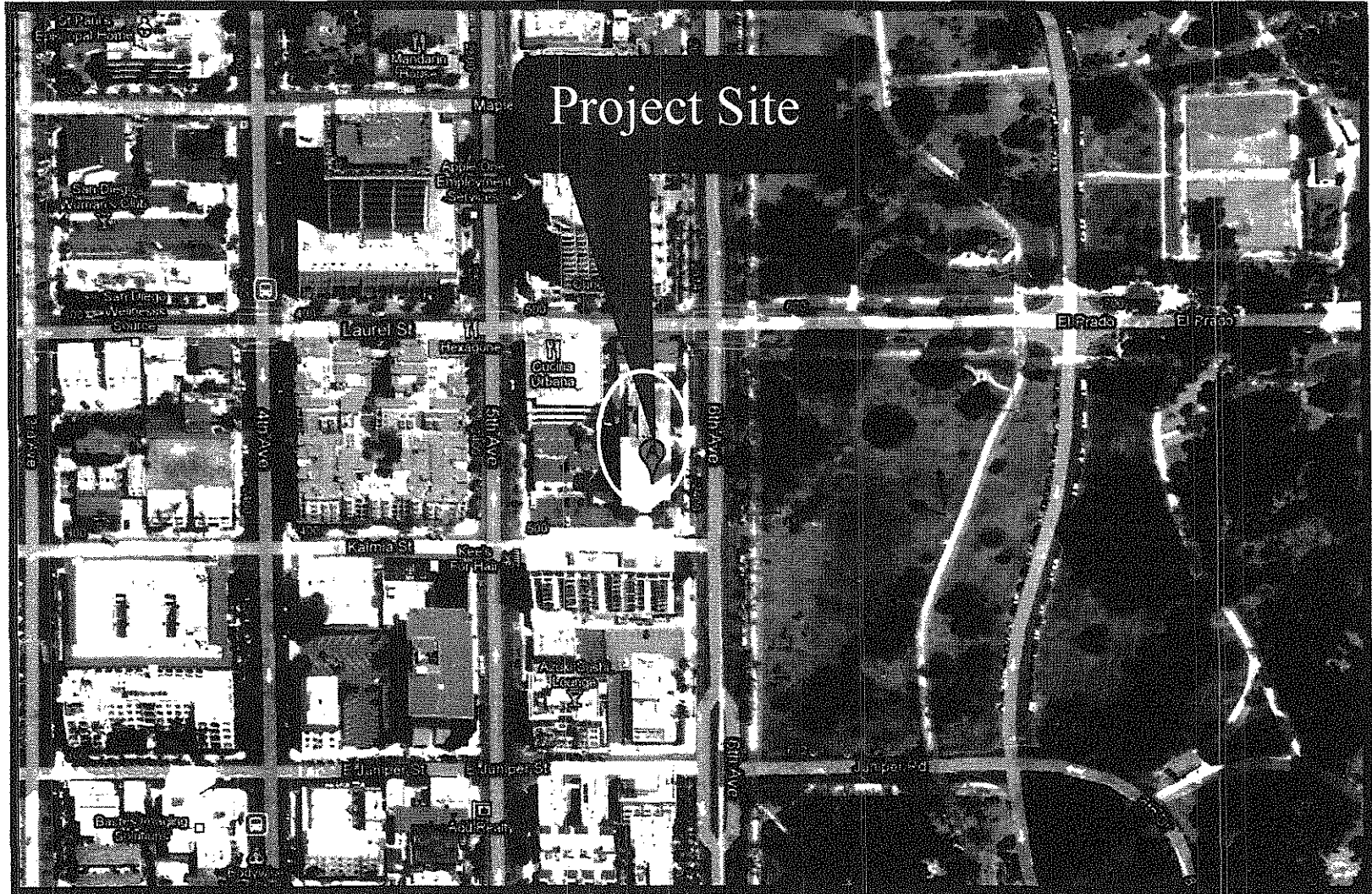


Simon Tse
Associate Planner
Development Services Department

Attachments:

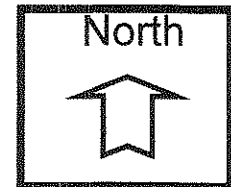
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Exemption
8. Project Site Plan(s)
9. Existing Permit(s)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Photosurvey
14. Photosimulation(s)
15. Coverage Map(s)
16. Copy of the Public Notice of Planning Commission Hearing

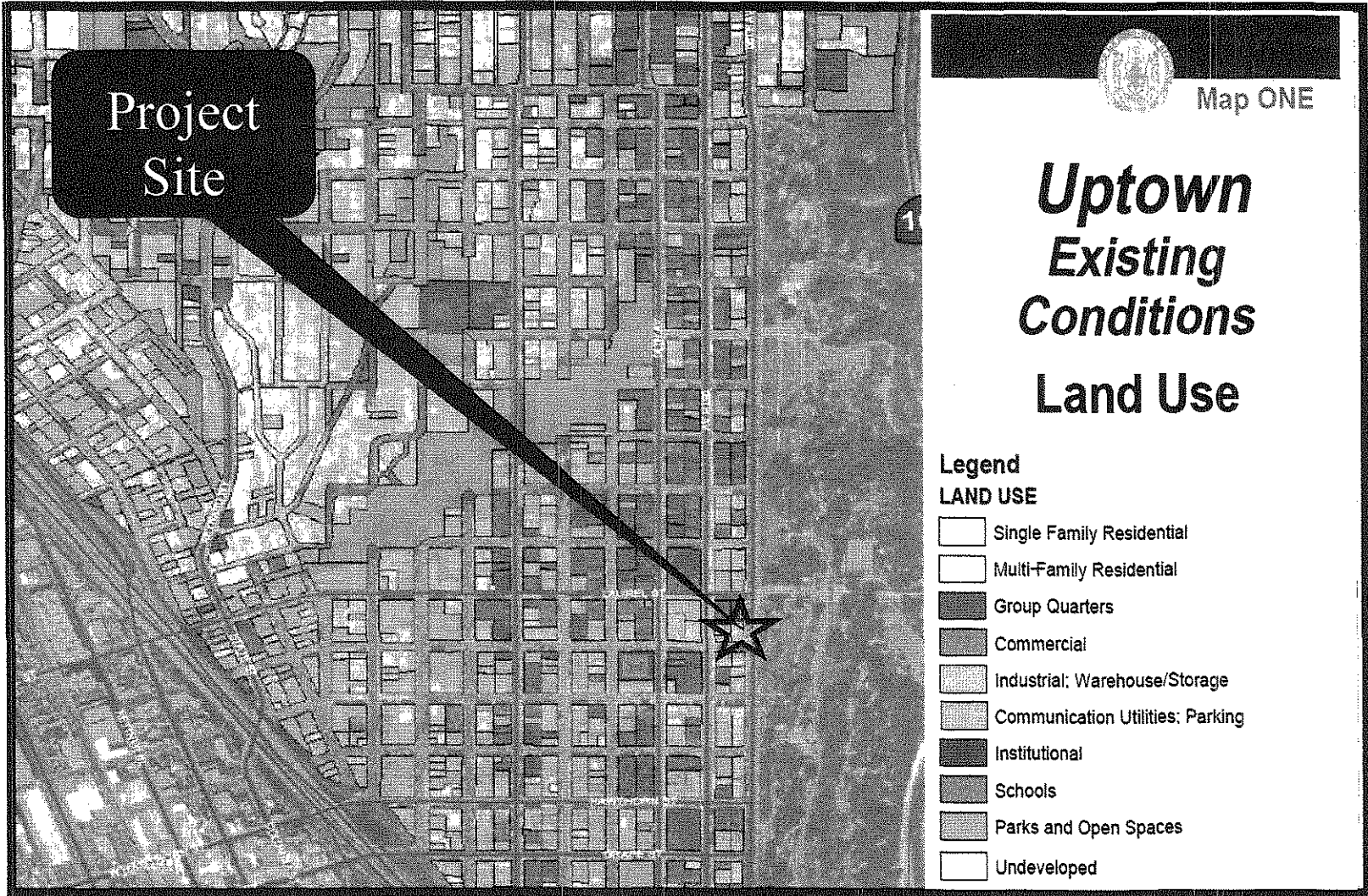
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Aerial Photo

AT&T Mobiltiy Sixth Avenue - Project No. 193273
2400 Sixth Avenue, San Diego, CA 92101



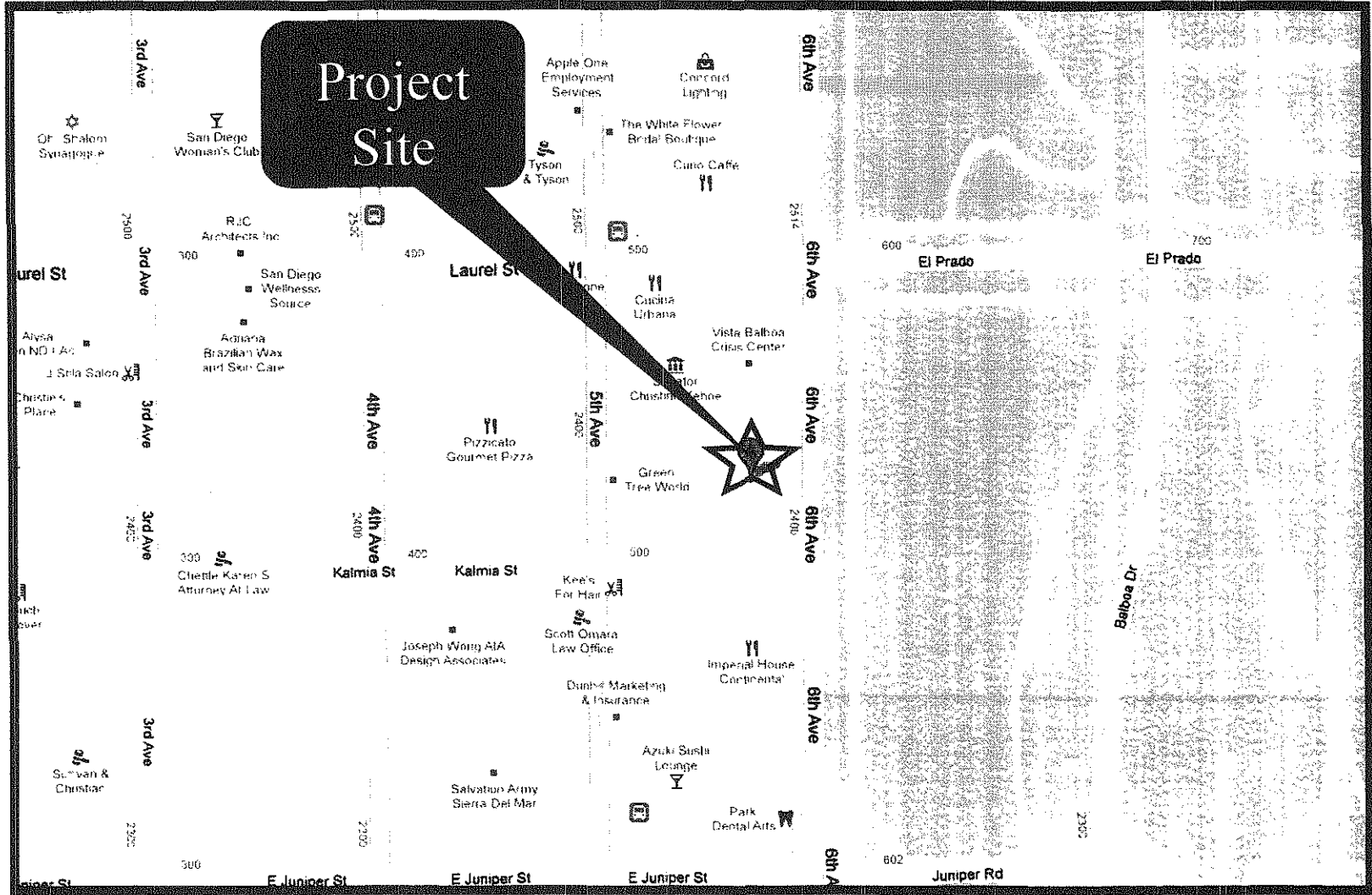


Community Land Use Map (Rancho Penasquitos)

AT&T Mobility Sixth Avenue- Project No. 193273

2400 Sixth Avenue, San Diego, CA 92101





Project Location Map

AT&T Mobility Sixth Avenue - Project No. 193273
2400 Sixth Avenue, San Diego, CA 92101



PROJECT DATA SHEET

PROJECT NAME:	AT&T Mobility Sixth Avenue	
PROJECT DESCRIPTION:	An existing Wireless Communication Facility (WCF) consisting of Ten (10) panel antennas concealed inside three (3) Fiberglass Reinforced Panel (FRP) boxes, painted and textured to match the existing building. The equipment associated with the project is located on the second story above the parking garage, and will not be visible to the public	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Site Development Permit & Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Residential	
<u>(MCCPD MR-800 Zone) ZONING INFORMATION:</u>		
<p>ZONE: MCCPD-MR-800B</p> <p>HEIGHT LIMIT: 60 feet (bldg. above encl. parking)</p> <p>FRONT SETBACK: 10 feet.</p> <p>INTERIOR SIDE SETBACK: 6 feet.</p> <p>STREETSIDE SETBACK: 6 feet.</p> <p>REAR SETBACK: 15 feet</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-family Residential MCCPD-MR-800B	Residential
SOUTH:	Multi-family Residential MCCPD-MR-800B	Mixed-Use (Residential and Commercial)
EAST:	Unzoned	Balboa Park
WEST:	Commercial and Mixed Use MCCPD-CN-1A	Residential
DEVIATIONS OR VARIANCES REQUESTED:	AT&T Mobility is requesting a setback deviation to continue to operate their WCF within the side yard setback. Additionally, an equipment size deviation is being requested to exceed the maximum 250-sq ft (275-sq ft) as allowed per Land Development Code Section 141.0420(g)(3).	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 7, 2010, the Uptown Planners voted 15-0-1 to support the AT&T Mobility Sixth Avenue project (Attachment 10).	

PLANNING COMMISSION
RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 787611
CONDITIONAL USE PERMIT NO. 782391
AT&T MOBILITY SIXTH AVENUE
 PTS NO. 193273
 DRAFT

WHEREAS, **BELLEFONTAINE CONDO OWNERS ASSOCIATION**, Owner, and **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to an existing Wireless Communication Facility (WCF) consisting of Ten (10) panel antennas concealed inside three (3) Fiberglass Reinforced Panel (FRP) boxes, painted and textured to match the existing building. The equipment associated with the project is located on the second story above the parking garage and will not be visible to the public as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 787611 and Conditional Use Permit No. 782391;

WHEREAS, the project site is located at 2400 Sixth Avenue, San Diego, CA 92101, in the MCCPD-MR-800B zone of the Uptown Community Plan;

WHEREAS, the project site is legally described as Lots G, H, I in block 282 of Horton's addition, in the City San Diego, State of California, according to the Map thereof filed July 21, 1871, in deed book 13, page 522, in the office of the County Recorder of San Diego County;

WHEREAS, on October 7, 2010, the Planning Commission of the City of San Diego considered Site Development Permit No. 787611 and Conditional Use Permit No. 782391 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

WHEREAS, on October 26, 2009, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 [Existing Facilities] and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated October 7, 2010.

FINDINGS:

A. Conditional Use Permit Approval – Section §126.0305

- 1. The proposed development will not adversely affect the applicable land use plan.** The Uptown Community Plan does not address wireless communication facilities as a specific land use. However, the City of San Diego General Plan addresses these facilities, recommending that they minimize visual impact by concealing the wireless facilities in existing structures when possible, designing facilities to be aesthetically pleasing and respectful to the neighborhood

context and concealing mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. All ten (10) existing AT&T panel antennas will be completely concealed inside three (3) Fiberglass Reinforced Panel (FRP) boxes designed to match the color and texture of the condominium. The associated equipment is also concealed on the second story, above the parking garage and will not be visible to the public. As a result, the proposed development would not adversely affect the Uptown Community Plan or the City of San Diego General Plan and Progress Guide.

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. AT&T Mobility submitted an RF Report to staff demonstrating compliance with the required FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City’s jurisdiction.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and The existing equipment enclosure is located within the required MCCPD-MR-800B side yard setback and therefore requires a deviation to the setback requirements. AT&T is also requesting a deviation to maintain their equipment facility that exceeds the 250-square foot limit per Land Development Code (LDC) section 141.0420(g)(3). The project is also located on an existing condominium and as such, a Conditional Use Permit is required. As a result of these deviations, the project requires a Site Development Permit and a Conditional Use Permit, consolidated Process 4, Planning Commission decision, appealable to City Council. The Wireless Communication Regulations requires integration, and the project design complies with this section of the code by placing the antennas inside the stealth FRP boxes. Again, the equipment associated with this project is located in the required side yard setbacks and exceeds the maximum 250-square feet limit, however, it is also directly above the parking garage entrance and as designed will not be visible to the public. Staff can support the proposed deviations considering the existing equipment location would result in minimal impacts to the existing residential use and the equipment enclosure has been designed to comply with the WCF regulations. Besides the proposed deviations, the project will comply with the applicable regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location. Typically, the City of San Diego encourages wireless carriers to locate on non-residential properties. However, in this situation, this existing WCF is located on a condominium with minor modification to screen the exposed antennas on the west elevation. There are two existing WCF’s at this location (Metricom and Cricket Communications). AT&T’s proposal to box in the exposed antennas located on the west elevation, which will match the other two existing sectors. In doing so, the antennas will be screened and will minimize all visual impacts to and from the site. Therefore, this project has

been designed to comply with Section 141.0420 and the Wireless Communication Facility Guidelines. Additionally, this site will continue to provide AT&T's wireless coverage to the roadways, homes, and business located in the area. Thus, the proposed use is appropriate for this site.

B. Site Development Permit - Section 126.0504

1. **The proposed development will not adversely affect the applicable land use plan;** The Uptown Community Plan does not address wireless communication facilities as a specific land use. However, the City of San Diego General Plan addresses these facilities, recommending that they minimize visual impact by concealing the wireless facilities in existing structures when possible, designing facilities to be aesthetically pleasing and respectful to the neighborhood context and concealing mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. All ten (10) existing AT&T panel antennas will be completely concealed inside three (3) Fiberglass Reinforced Panel (FRP) boxes designed to match the color and texture of the condominium. The associated equipment is also concealed on the second story, above the parking garage and will not be visible to the public. As a result, the proposed development would not adversely affect the Uptown Community Plan or the City of San Diego General Plan and Progress Guide.

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. AT&T Mobility submitted an RF Report to staff demonstrating compliance with the required FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City's jurisdiction.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.** The existing equipment enclosure is located within the required MCCPD-MR-800B side yard setback and therefore requires a deviation to the setback requirements. AT&T is also requesting a deviation to maintain their equipment facility that exceeds the 250-square foot limit per Land Development Code (LDC) section 141.0420(g)(3). The project is also located on an existing condominium and as such, a Conditional Use Permit is required. As a result of these deviations, the project requires a Site Development Permit and a Conditional Use Permit, consolidated Process 4, Planning Commission decision, appealable to City Council. The Wireless Communication Regulations requires integration, and the project design complies with this section of the code by placing the antennas inside the stealth FRP boxes. Again, the equipment associated with this project is located in the required side yard setbacks and exceeds the maximum 250-square feet limit, however, it is also directly above the parking garage entrance and as designed will not be visible to the public. Staff can support the proposed deviations considering the existing equipment location would result in minimal impacts to the existing

residential use and the equipment enclosure has been designed to comply with the WCF regulations. Besides the proposed deviations, the project will comply with the applicable regulations of the Land Development Code.

4. Conformance With Community Plan and Design Manuals. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego; The existing AT&T WCF has been designed to conceal all antennas inside FRP boxes painted and textured to match. The previously exposed antennas located on the west elevation will be concealed as part of this modification, consistent with the two other sectors. The 275-square foot equipment enclosure shall remain on the north elevation with minimal visibility. As designed, the proposed WCF will not adversely affect the Uptown Community Plan or the General Plan of the City of San Diego.

5. Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable; The proposed modification to the west elevation would improve the views to and from that sector of antennas. By placing the antennas inside the FRP box, the antennas and associated conduits and brackets shall be fully concealed. The existing west sector is unsightly and the proposed modification will result in a better overall design to the surrounding neighborhood. The WCF would not constitute a disruptive element to the neighborhood and community since the antenna and equipment are completely concealed. In addition, the architectural harmony with the surrounding neighborhood and community would be preserved with the proposed modification.

6. No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; 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. AT&T Mobility submitted an RF Report to staff demonstrating compliance with the required FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City's jurisdiction.

7. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities; The proposed Wireless Communication Facility (WCF) is located on three sides of an existing condominium. All three sectors will be completely concealed inside FRP boxes, painted and textured to match. The associated equipment is located above the parking garage entrance with minimal visibility. The proposed modification will not affect any existing open space area.

8. Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site; and The proposed Wireless Communication Facility would not result in any need for additional lighting to the property.

9. The proposed use will comply with the relevant regulations in the San Diego Municipal Code. The existing equipment enclosure is located within the required MCCPD-MR-800B side yard setback and therefore requires a deviation to the setback requirements. AT&T is also requesting a deviation to maintain their equipment facility that exceeds the 250-square foot limit per Land Development Code (LDC) section 141.0420(g)(3). The project is also located on an existing condominium and as such, a Conditional Use Permit is required. As a result of these deviations, the project requires a Site Development Permit and a Conditional Use Permit, consolidated Process 4, Planning Commission decision, appealable to City Council. The Wireless Communication Regulations requires integration, and the project design complies with this section of the code by placing the antennas inside the stealth FRP boxes with the equipment facility minimally visible on the second story and above the parking garage. Besides the proposed deviations, the project will comply with the applicable regulations of the Land Development Code.

10. The proposed structure height is appropriate because the location of the site, existing neighborhood character, and project design including massing, step backs, building façade composition and modulation, material and fenestration patterns when considered together, would ensure the development's compatibility with the existing character of the Uptown Community Plan Area. The proposed AT&T WCF modification will not affect the overall structure height and therefore, would not adversely impact the character of the Uptown Community Plan Area.

11. The proposed development includes an additional benefit to the community. The proposed modification to conceal the exposed antennas on the west elevation inside FRP boxes will improve the appearance of the facility. Similar to the two other sectors, the antennas will be completely concealed inside FRP boxes, painted and textured to match the condominium. These boxes will provide a significant improvement to the condominium's visual appearance. The deviations being requested for the equipment enclosure have been designed to minimize any visual impacts to the surrounding community by locating the facility on the second story above

the parking garage, resulting in a more compatible design while still providing the necessary coverage, and when considered as a whole, will be beneficial to the community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 787611 and Conditional Use Permit No. 782391 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 787611 and Conditional Use Permit No. 782391 copy of which is attached hereto and made a part hereof.

Simon Tse - Associate Planner
Development Services

Adopted on: October 7, 2010

Internal Order No. 24000164

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

WHEN RECORDED MAIL TO

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000164

SITE DEVELOPMENT PERMIT NO. 787611
CONDITIONAL USE PERMIT NO. 782391
AT&T MOBILITY SIXTH AVENUE PROJECT NO. 193273
PLANNING COMMISSION
DRAFT

This Site Development Permit No. 787611 and Conditional Use Permit No. 782391 is granted by the Planning Commission of the City of San Diego to BELLEFONTAINE CONDO OWNERS ASSOCIATION, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 5 and Chapter 12, Article 6, Division 3, and LDC 141.0420 of the Wireless Communication Facilities regulations. The site is located at 2400 Sixth Avenue in the Mid Cities Community Planned District (MCCPD) -MR-800 zone of the Uptown Community Plan. The project site is legally described as Lots G, H, I in block 282 of Horton's addition, in the City San Diego, State of California, according to the Map thereof filed July 21, 1871, in deed book 13, page 522, in the office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 7, 2010, on file in the Development Services Department.

The project shall include:

- a. Wireless Communication Facility (WCF) consisting of Ten (10) panel antennas concealed inside three (3) Fiberglass Reinforced Panel (FRP) boxes, painted and textured to match the existing building. The equipment associated with the project is located on the second story above the parking garage in a 275-square foot enclosure (Where 250-square feet is permitted), which will not be visible to the public; and

- 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 Site Development Permit [SDP] and Conditional Use Permit [CUP] and corresponding use of this site shall expire on **October 7, 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.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for non-compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize AT&T Mobility 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.

PLANNING/DESIGN REQUIREMENTS:

14. The Owner/Permittee shall be required to place appropriate signs per CAL-OSHA requirements to the satisfaction of Development Services Department.
15. All existing AT&T antennas and associated TMAs shall be completely concealed inside Fiberglass Reinforced Panel (FRP) boxes designed to match the existing color and texture of the condominium to the satisfaction of the Development Services Department.
16. The existing AT&T cable tray shall be restored and repaired if, needed to the satisfaction of the Development Services Department.
17. Final inspection shall not be granted until the final product conforms to the stamp approved plans and approved photosimulations.
18. At no point in time, shall the approved Permittee antennas located on the building be different in sizes (Length, width, or height) other than the ones shown on the stamped approved plans.
19. Once this site is deemed complete from construction, AT&T Mobility is required to send a letter (Subject: Planning Inspection Project Number 193273) to the City of San Diego, Development Services Department requesting for a planning inspection. The site is officially deemed complete once the City Manager signs the letter. The applicant shall be provided with a copy of the signed letter for record purposes.
20. The photosimulation(s) for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is aware of what the completed design was approved to look like. Final inspection shall not be granted until the final product conforms to the stamp approved plans and approved photosimulation(s).
21. Prior to issuance of construction permits for the Public Improvement Plans, the applicant shall pay the Long Term Monitoring Fee to cover the City's costs associated with implementation of permit compliance monitoring.

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.
- Please note that an Administrative Planning Hold will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 687-5984 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

APPROVED by the Planning Commission of the City of San Diego on October 7, 2010 by
Resolution Number _____.

Site Development Permit No. 787611
Conditional Use Permit No. 782391
PTS No. 193273/Internal Order No. 24000164
Date of Approval: October 7, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.**

BELLEFONTAINE CONDO OWNERS ASSOCIATION
Owner

By _____
NAME
TITLE

AT&T MOBILITY
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

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.: 193273 PROJECT TITLE: AT&T 6th Avenue

PROJECT LOCATION-SPECIFIC: 2400 6th Avenue, San Diego, CA 92101

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit to extend the use of an existing wireless communication facility on an existing residential building at 2400 6th Avenue. The project site is in the MR-800B Zone, within the Mid City Communities Planned District within the Uptown Community Plan, Airport Approach, Airport Influence Area, and FAA Part 77 overlay zones.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: James Kennedy
 TAIC
 9089 Clairemont Mesa Boulevard, #200
 San Diego, CA 92123
 619-993-1057

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))
 CATEGORICAL EXEMPTION: 15301: EXISTING FACILITIES

REASONS WHY PROJECT IS EXEMPT: The proposed project would not have the potential for causing a significant effect on the environment, as no new development is proposed. Section 15301 allows for the permitting or minor alterations to existing publicly or privately owned structures, facilities, or mechanical equipment involving negligible or no expansion of use. Additionally, none of the exception described in section 15300.02 apply to this project.

LEAD AGENCY CONTACT PERSON: M. Blake

TELEPHONE: (619) 446-5375

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

M. Blake
 SIGNATURE/TITLE

10/30/2009
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



SD0013

6TH AVENUE
2400 6TH AVENUE
SAN DIEGO, CA 92101

ENGINEERING

2006 INTERNATIONAL BUILDING CODE
2005 NATIONAL ELECTRICAL CODE
FM 11-112-1 OR LATEST EDITION
CALIFORNIA BUILDING CODE, 1997 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ENERGY CODE, 2005 EDITION, INCLUSIVE OF 1997 UBC,
2000 UBC, 2000 UFC, 2002 NEC & 2004 CEC
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL
PREVAIL.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A
TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ANY SIGNIFICANT
DISTURBANCE OR EFFECT ON TRAINING; NO SANITARY SEWER
SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND
NO COMMERCE, SERVICE IS PROVIDED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE RE-PERMITTING OF AN EXISTING
RF FACILITY. THE FACILITY IS TO BE RE-CONFIGURED TO ACCOMMODATE
THE WIRELESS TELECOMMUNICATIONS NETWORK SMALL CELL TRAIN IN
PLACE. PROPOSED PROJECT INCLUDES PLANNED DEVELOPMENT
PERMITTING, ENVIRONMENTAL ASSESSMENT, ENGINEERING, PERMITTING,
INSTALLATION AND FOR EQUIPMENT ENCLOSURE EXCEEDING
250 SF. PROPOSED SCOPE OF WORK INCLUDES THE INSTALLATION
OF A NEW ANTENNA SCREEN AT SECTION 2E.
ON THE EXISTING ANTENNA SCREEN AT SECTION 2E.

SITE INFORMATION

PROPERTY OWNER: BELLEFONTAINE CONDO OWNERSHIP ASSOCIATION
ADDRESS: 3337 5th AVENUE, SUITE 204 SAN DIEGO, CA 92101
TOWER OWNER: AMERICAN TOWER CORP. 2550 NORTH HOLLYWOOD WAY BURBANK, CA 91505
SITE CONTACT: BELLEFONTAINE CONDO OWNERSHIP ASSOCIATION (619) 285-6711
COUNTY: SAN DIEGO
LATITUDE (NAD 83): 37 43 50.417' N
LONGITUDE (NAD 83): 117 9' 34.817' W
GROUND ELEVATION: 281' ASEL
ZONING JURISDICTION: MCCPD-MR-800B
ZONING DISTRICT: 533-104-00-01
PARCEL #: U
OCCUPANCY GROUP: U
CONSTRUCTION TYPE: V-N
OTHER KNOWN FACILITIES: ONE OTHER KNOWN WCT OPERATING AT THIS SITE
POWER COMPANY: SDC&E
TELEPHONE COMPANY: AT&T
RF ENGINEER: RAVS JINDAL (915) 932-4384
SITE ACQUISITION CONTACT: JIM KENNEDY (619) 993-1057

LEGAL DESCRIPTION

LOTS 6 & 7, AND PORTION OF LOT 5, BELLEFONTAINE CONDO OWNERSHIP ASSOCIATION, THE MAP THEREOF FILED JULY 21, 1971, IN DEED BOOK 13, PAGE 522, IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY.

CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION SAN DIEGO, CALIF. OFFICE, SUITE 310 SAN DIEGO, CA 92131
CONTACT: TERRY MUESENER (619) 371-1081

NOT TO BE USED FOR CONSTRUCTION

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE ENGINEER TO PROCEED WITH THE PROJECT. THESE DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY INCURE CHANGES OR MODIFICATIONS.

AT&T RF: _____ DATE: _____
SITE ACQUISITION: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
CM: _____ DATE: _____
KEVIN BECKER: _____ DATE: _____

RF INFORMATION

	GSM	UMTS
Tx	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1971 - 1973.2 MHz	874.6 - 879.6 MHz 1945 - 1950 MHz
Rx	845 - 846.4 MHz 1970 - 1972.8 MHz 1989 - 1990 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz

MAX ERP: 850 MHz: 54 WATTS
1900 MHz: 54.5 WATTS

DRAWING INDEX

SHEET NO.	SHEET TITLE
1-1	TITLE SHEET
2-1	SITE PLAN
2-2	ENLARGED SITE PLAN
2-3	EQUIPMENT LAYOUT
2-4	SITE ELEVATION
2-5	SITE ELEVATION
2-6	SITE DETAILS
D-1	SITE DETAILS

ENGINEER OF RECORD

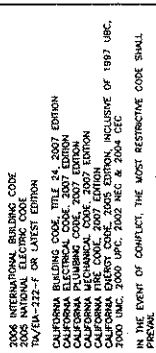
PATRICK DODD
CA NO. 74189
BLACK & VEATCH
10000 LA JOLLA VILLAGE CENTER
OVERLAND PARK, KS 66210
(913) 458-2000

IF A MEMBER OF LAW FOR ANY PURPOSES OF A LICENSED PROFESSIONAL ENGINEER TO AUTHORIZE THIS DOCUMENT.

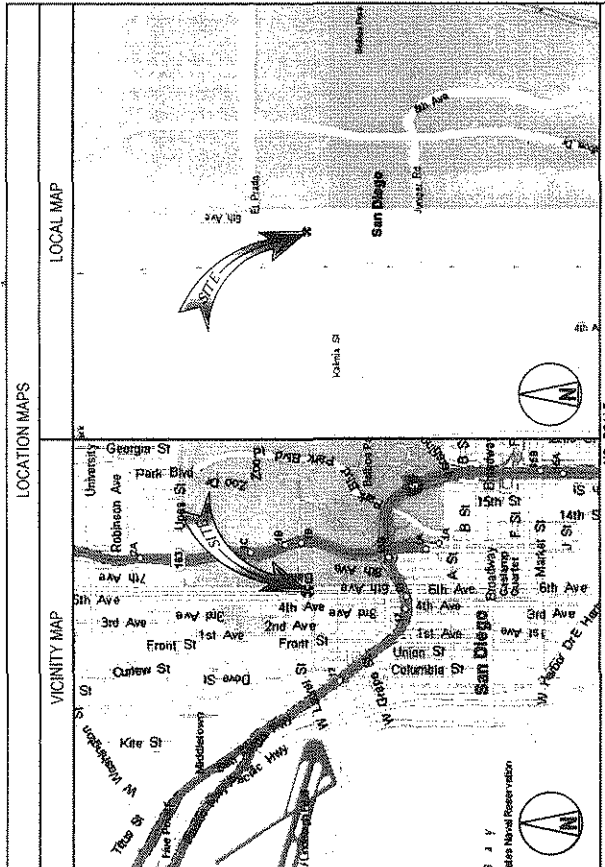
SD00013
6TH AVENUE
2400 6TH AVENUE
SAN DIEGO, CA 92101
ZONING

SHEET TITLE
TITLE SHEET

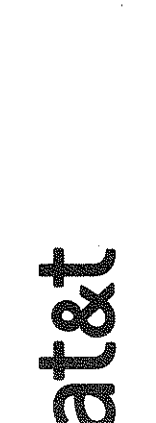
SHEET NUMBER
T-1



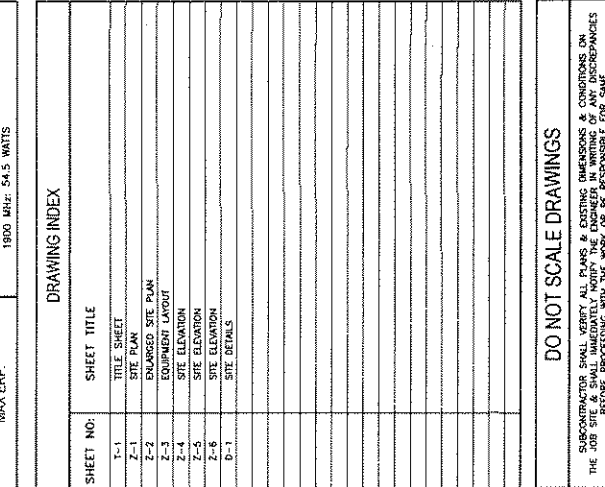
SD0013
6TH AVENUE
2400 6TH AVENUE
SAN DIEGO, CA 92101



DRIVING DIRECTIONS
DIRECTIONS FROM AT&T OFFICE:
TURN LEFT ONTO PACIFIC CENTER BLVD. TURN LEFT ONTO MIRA MESA BLVD FOR 1.4 MILES. TAKE RAMP LEFT ONTO I-80 FOR 6.2 MILES. TAKE RAMP RIGHT ONTO SR-163 FOR 4.2 MILES. TAKE EXIT 2C TURN RIGHT ONTO RAMP. BEAR RIGHT ONTO 6TH AVE FOR 1.5 MILES. ARRIVE AT SITE.



SD0013
6TH AVENUE
2400 6TH AVENUE
SAN DIEGO, CA 92101



DO NOT SCALE DRAWINGS
RESPECTED SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE PROJECT'S DESIGN, CONSTRUCTION & COMPLETION OF THE JOB SITE. A SMALL, UNLATERALLY MOUNTED SIGNAGE IS REQUIRED IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



UNDERGROUND SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811
91 HOURS BEFORE YOU DIG



5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121



BLACK & VEATCH

10050 GRAMMEN DRIVE
OVERLAND PARK, KS 66210
(913) 458-2000

PROJECT NO: 163316
DRAWN BY: HVG
CHECKED BY: CWF

REV	DATE	DESCRIPTION
4	06/26/10	PER DIT COMMENTS
3	05/19/10	PLANNING COMMENTS
2	12/02/08	PLANNING COMMENTS
1	11/09/08	PLANNING COMMENTS
0	8/28/09	ISSUE FOR ZONING

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74198
BLACK & VEATCH
16350 WILLOW PARKWAY
OVERLAND PARK, KS 66210
(913) 458-2000

IT IS A VIOLATION OF LAW FOR ANY PERSON,
OTHER THAN THE ENGINEER OF RECORD,
TO ALTER THIS DOCUMENT.

SD00013
6TH AVENUE
2400 6TH AVENUE
SAN DIEGO, CA 92101
ZONING

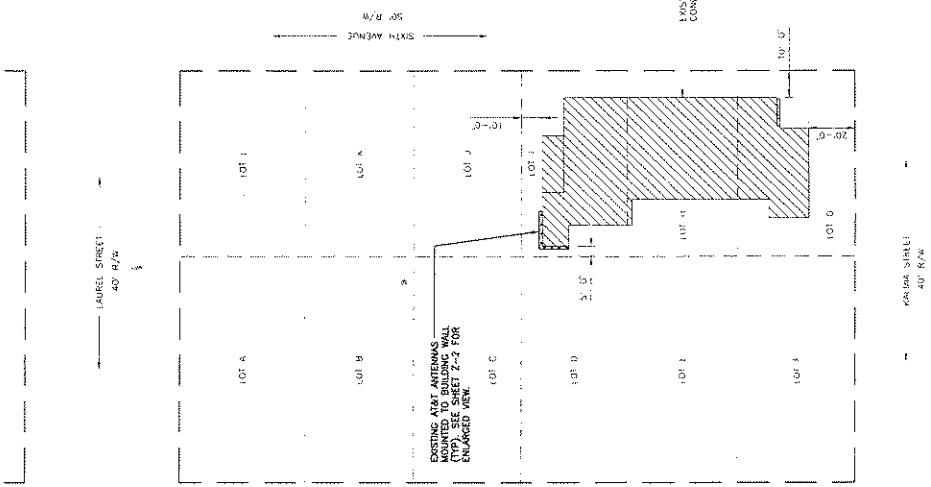
SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

**NOT TO BE USED
FOR CONSTRUCTION**

GENERAL NOTES:

- THIS PROJECT IMPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE PROJECT BOUNDARIES. THEREFORE DOES NOT REQUIRE ANY PERMANENT STORMWATER BEST MANAGEMENT PRACTICES.
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- THIS IS A ROOFTOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.



SITE PLAN
SCALE: 1"=30'-0"



NOT TO BE USED
FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121



BLACK & VEATCH

10850 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 183316
DRAWN BY: HVG
CHECKED BY: CWR

REV	DATE	DESCRIPTION
4	06/30/10	PER CITY COMMENTS
3	03/16/10	PLANNING COMMENTS
2	12/02/09	PLANNING COMMENTS
1	11/09/09	PLANNING COMMENTS
0	8/28/09	ISSUE FOR ZONING

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10850 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

S00013
6TH AVENUE
2400 6TH AVENUE
SAN DIEGO, CA 92101
ZONING

SHEET TITLE
EQUIPMENT LAYOUT

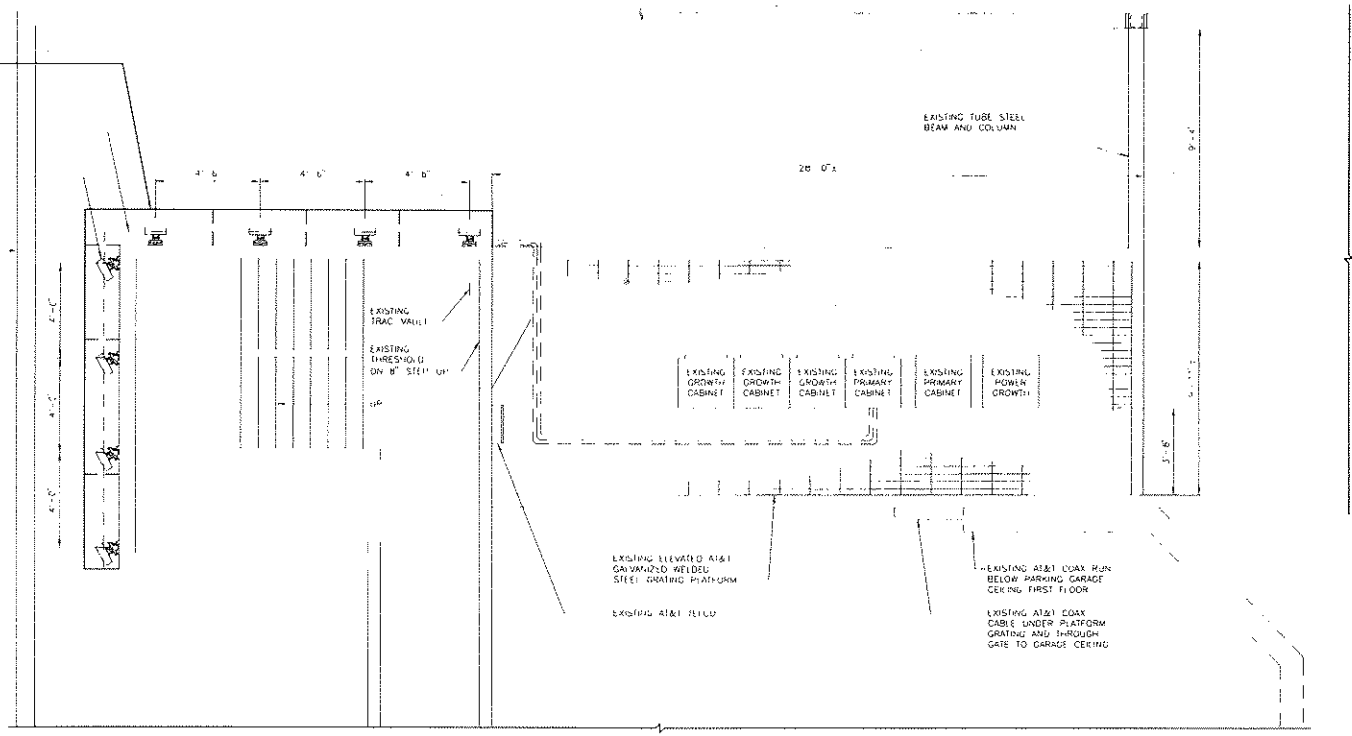
SHEET NUMBER
Z-3

PROPOSED AT&T
ANTENNA SCREEN
PAINT AND STUCCO TO
MATCH EXISTING
BUILDING COLOR.

EXISTING AT&T WALL
MOUNTED CABLE TRAY

EXISTING AT&T FACED
MOUNTED PANEL
ANTENNA (179)

EXISTING CMU WALL



EQUIPMENT LAYOUT
SCALE: 3/8" = 1'-0"



NOT TO BE USED FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 16331B
DRAWN BY: HWG
CHECKED BY: CWV

REV	DATE	DESCRIPTION
4	06/26/10	PER CITY COMMENTS
3	03/16/10	PLANNING COMMENTS
2	12/02/08	PLANNING COMMENTS
1	11/06/08	PLANNING COMMENTS
0	8/28/09	ISSUE FOR ZONING

ENGINEER OF RECORD

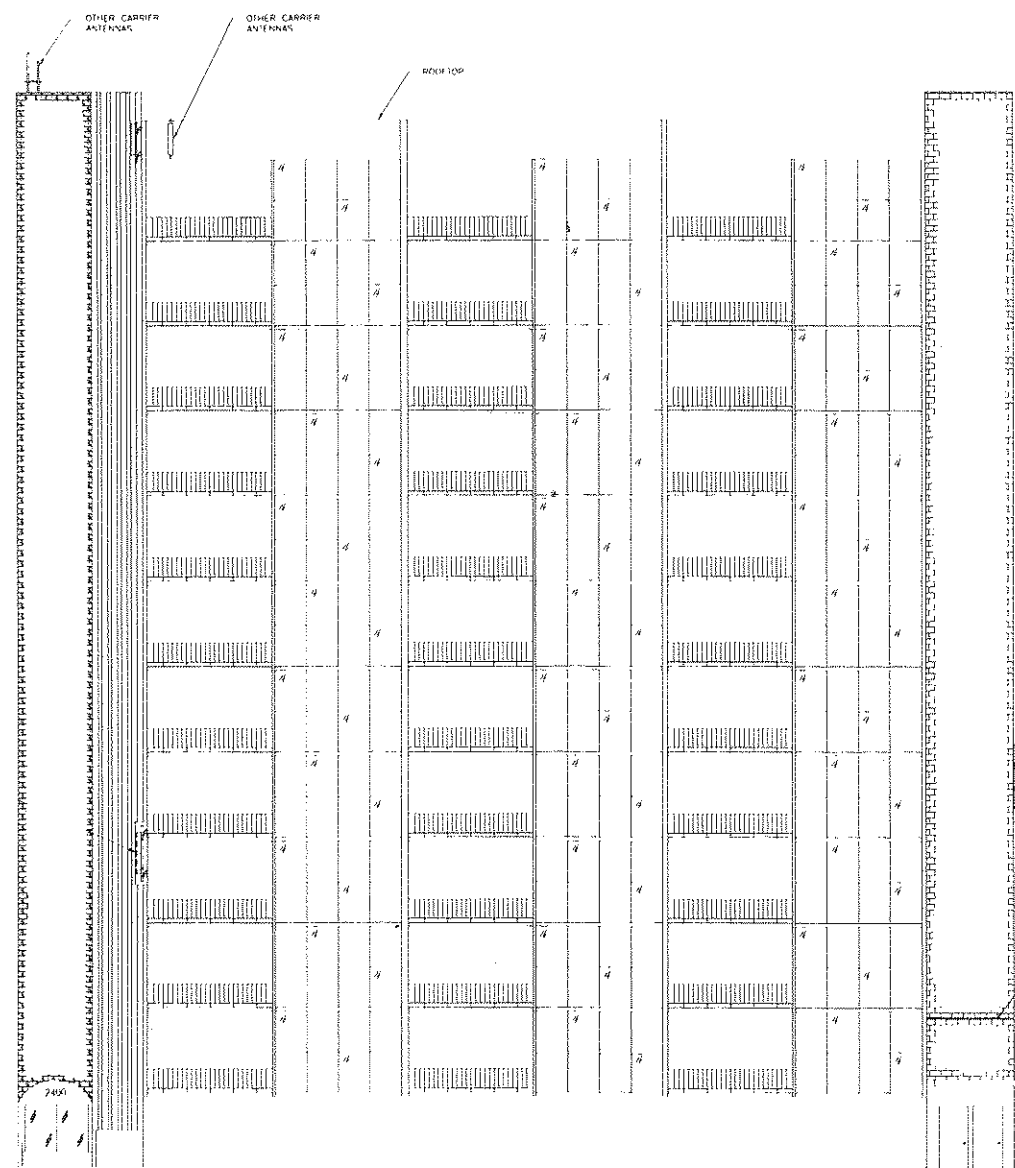
PATRICK DOYLE
CA NO. 74139
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD0013
6TH AVENUE
2400 6TH AVENUE
SAN DIEGO, CA 92101
ZONING

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
Z-4



EAST ELEVATION
NO SCALE

NOT TO BE USED
FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 163316

DRAWN BY: HVG

CHECKED BY: CWM

KEY	DATE	DESCRIPTION
1	06/30/10	PER CITY COMMENTS
2	03/10/10	PLANNING COMMENTS
2	12/02/09	PLANNING COMMENTS
1	11/09/09	PLANNING COMMENTS
0	8/28/09	ISSUE FOR ZONING

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

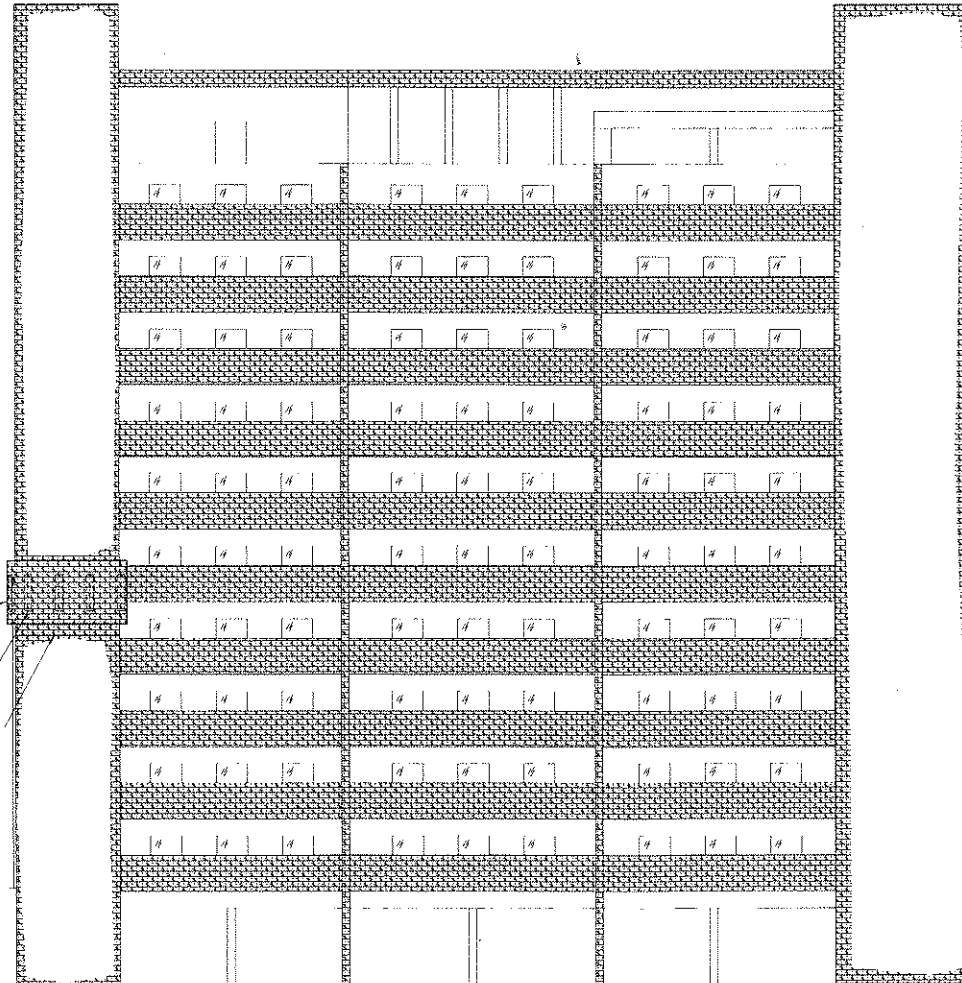
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD0013
6TH AVENUE
2400 6TH AVENUE
SAN DIEGO, CA 92101
ZONING

SHEET TITLE
SITE ELEVATION

SHEET NUMBER

Z-5



EXISTING AT&T ANTENNAS
TOP @ 52'-0"

PROPOSED AT&T
ANTENNA SCREEN
PAINT AND STUCCO TO
MATCH EXISTING
BUILDING COLOR.

EXISTING AT&T FACADE
MOUNTED PANEL
ANTENNA (TYP)

EXISTING AT&T WIRE
MOUNTED CABLE TRAY



133'-0"
TOP OF STRUCTURE

WEST ELEVATION
NO SCALE



5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
(913) 458-2000

PROJECT NO: 163316
DRAWN BY: HJC
CHECKED BY: CWM

REV	DATE	DESCRIPTION
1	06/20/10	REV CITY COMMENTS
2	07/19/10	PLANNING COMMENTS
3	07/19/10	PLANNING COMMENTS
4	11/09/09	PLANNING COMMENTS
5	07/28/09	RESK FOR ZONING

ENGINEER OF RECORD

PATRICK DOYLE
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

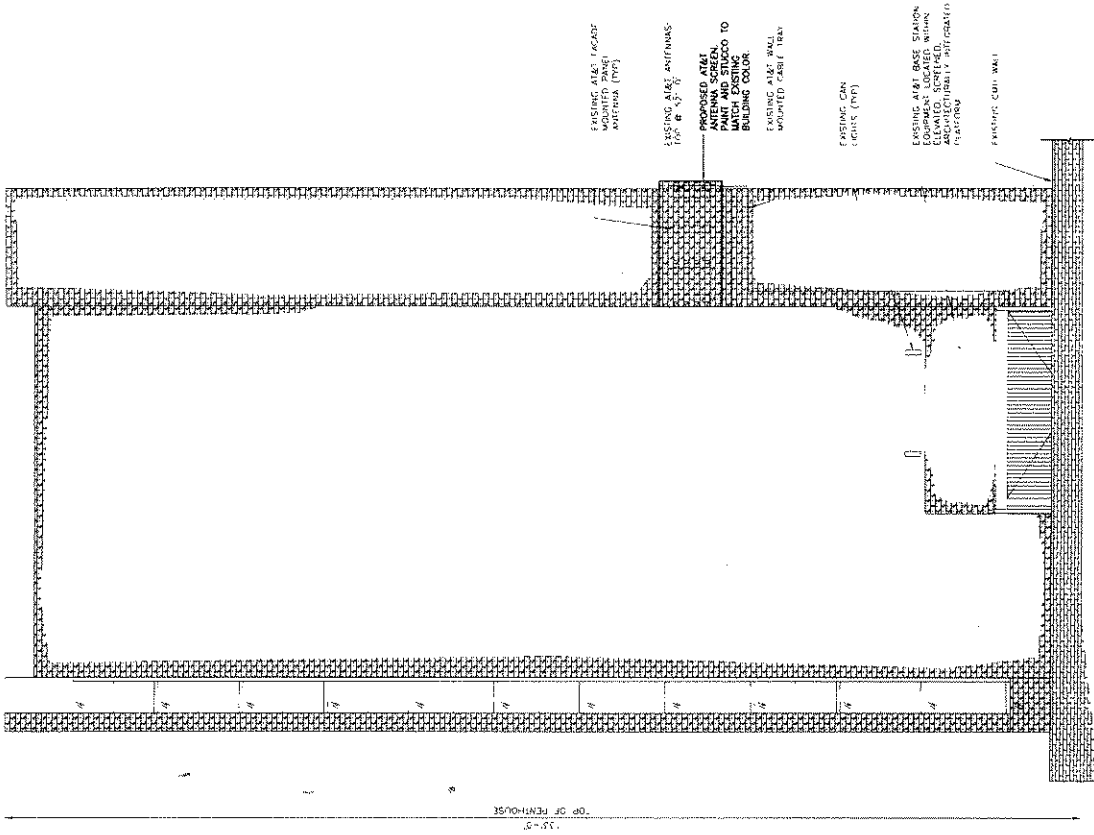
IT IS A VIOLATION OF LAW FOR ANY PERSON
UNLESS THEY ARE REGISTERED UNDER THE PROVISIONS
OF THE ENGINEERING ACT TO ALTER THIS DOCUMENT.

SD00013
6TH AVENUE
2400 6TH AVENUE
SAN DIEGO, CA 92101
ZONING

SHEET TITLE
SITE ELEVATION

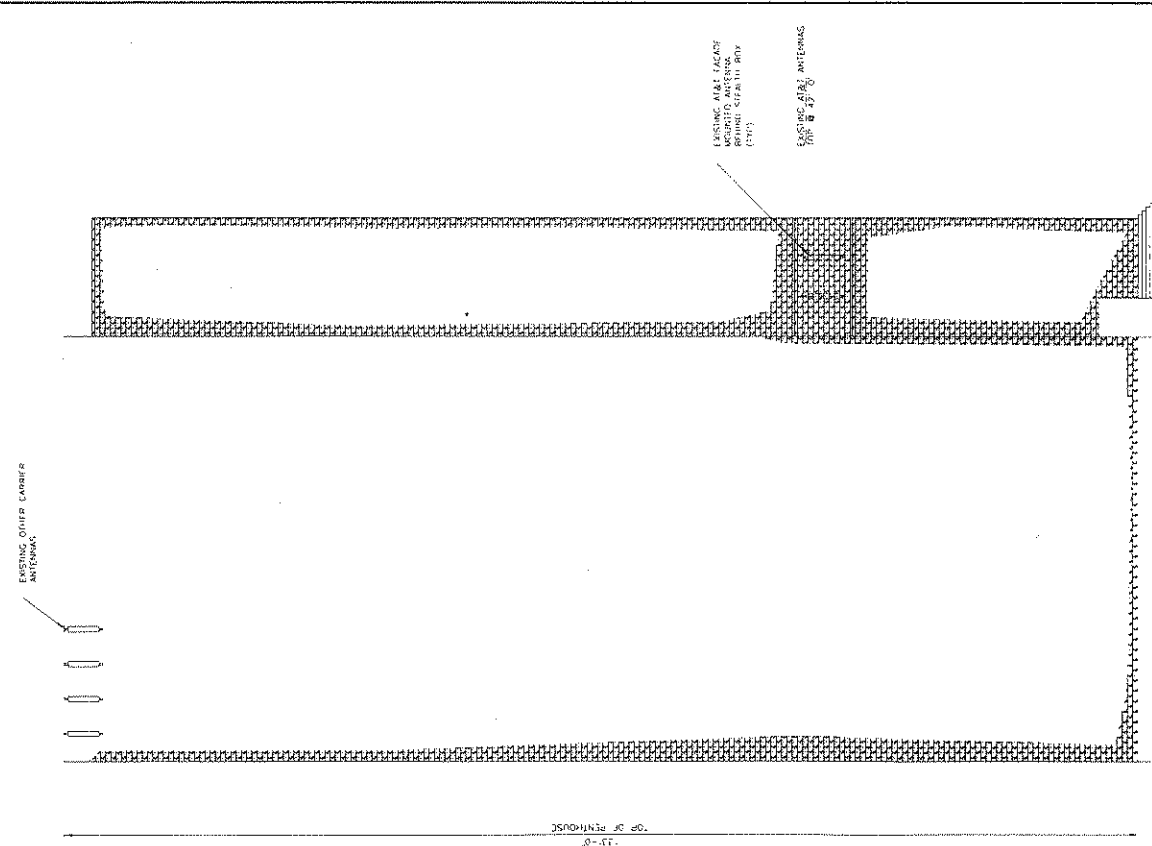
SHEET NUMBER
Z-6

NOT TO BE USED
FOR CONSTRUCTION



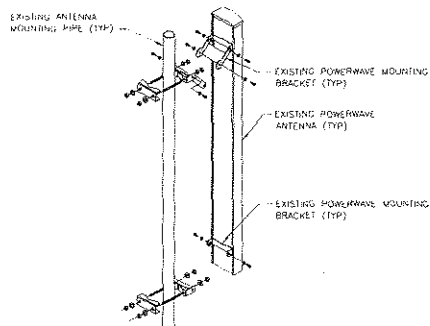
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NORTH ELEVATION



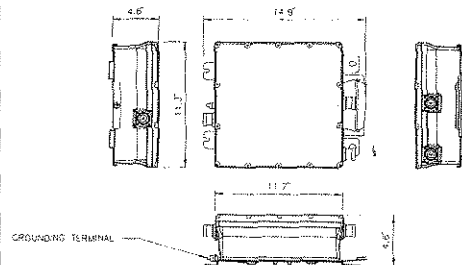
NO SCALE

SOUTH ELEVATION



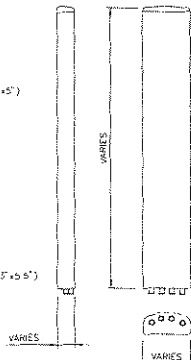
ERICSSON KRY 112 75/1

BANDWIDTH: 25 @ 800MHz, 60 @ 1600MHz
 WEIGHT: 13.5kg (30lbs)
 RF CONNECTORS: DIN 7/16 FEMALE



POWERWAVE ANTENNA 7780

RADOME MATERIAL: CRP
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HAWK: 1408x280x125mm (4'-7"x11"x5")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 42 lbs
 WIND LOAD, FRONTAL/LATERAL/REAR: 93 lbs
 SIDE 95 mph, Cd=1
 CONNECTOR: 7/16 DIN FEMALE



KATHREIN ANTENNA 742-264

RADOME MATERIAL: CRP
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HAWK: 1316x262x139mm (4'-4"x10.5"x5.5")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 36.4 lbs
 WIND LOAD, FRONTAL/LATERAL/REAR: 93 lbs
 SIDE 95 mph, Cd=1
 CONNECTOR: 7/16 DIN FEMALE



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121



10950 GRANDVIEW DRIVE
 OVERLAND PARK, KANSAS 66210
 (913) 458-2000

ANTENNA MOUNTING

NO SCALE

1

TMA

NO SCALE

2

ANTENNA SPECIFICATIONS

NO SCALE

3

PROJECT NO:	163316
DRAWN BY:	HVG
CHECKED BY:	CFW

REV	DATE	DESCRIPTION
4	04/20/10	PER CITY COMMENTS
3	03/10/10	PLANNING COMMENTS
2	12/02/09	PLANNING COMMENTS
1	11/26/09	PLANNING COMMENTS
0	8/28/09	ISSUE FOR IZORG

ENGINEER OF RECORD

PATRICK DOYLE
 CA NO. 74199
 BLACK & VEATCH
 10950 GRANDVIEW DR.
 OVERLAND PARK, KS 66210
 (913) 458-2000

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD0013
 6TH AVENUE
 2400 6TH AVENUE
 SAN DIEGO, CA 92101
 ZONING

SHEET TITLE
 SITE DETAILS

SHEET NUMBER
D-1

NOT USED

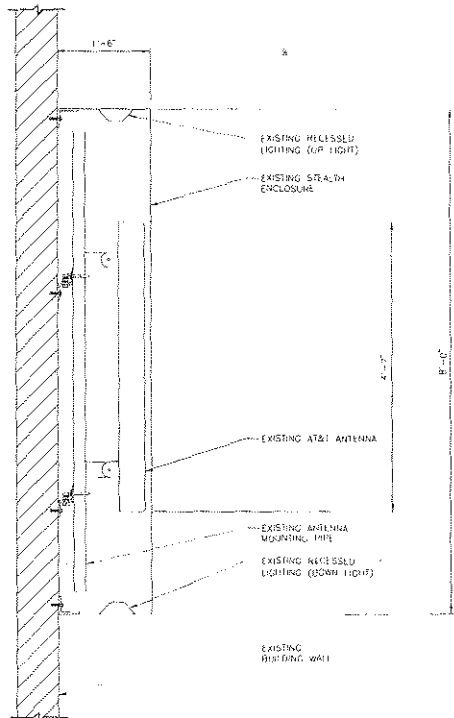
NO SCALE

4

NOT USED

NO SCALE

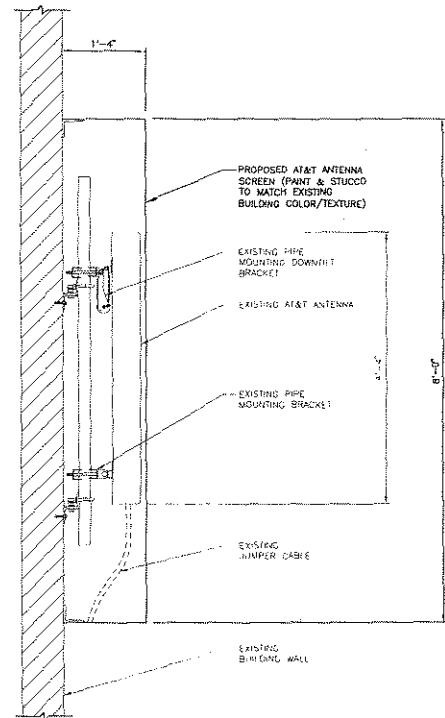
7



ANTENNA DETAIL (SECTOR B)

SCALE: 1"=1'-0"

8



NOTE
 STEALTH ENCLOSURE PAINTED TO MATCH EXISTING BUILDING.

ANTENNA DETAIL (SECTOR A & C)

SCALE: 1"=1'-0"

9



THE CITY OF SAN DIEGO

9
COPY

Date: November 16, 1999

Applicant: Wireless Facilities, Inc Agent for:
AT&T Wireless Services
9805 Scranton Road, Suite 245
San Diego, CA 92121
Attn: **Doug Munson**

Permit No.: 99-0464-64 Telecommunication Administrative Conditional Use Permit,
BALBOA PARK FACILITY,

Addresses: 2400 Sixth Avenue

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

PLANNING and DEVELOPMENT REVIEW ACTION:

It has been determined by Planning & Development Review that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed with the Conditional Use Permit (Process Four). This decision is based on the City of San Diego's Telecommunication Antenna Policy, City Council Policy 600-43. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15061 (b)(3).

Planning and Development Review grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated November 16, 1999. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Planning and Development Review.
- The facility will consist of a total of ten directional panel antennas (two arrays of four and one array of two antennas) facade-mounted on the west, north and south elevations of the existing structure). Each antenna will be screened colored and textured to match the architectural style of the existing structure.



Planning and Development Review

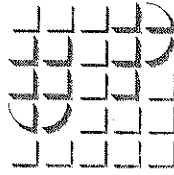
1222 First Avenue, MS 501 • San Diego, CA 92101-4155

Tel (619) 236-6460

- The facility shall include a 270 square-foot, equipment enclosure located on the second story roof above the parking garage entrance. The equipment storage will be screened and house up to six equipment cabinets and associated electronic equipment. The enclosure will be designed and constructed to match the color and texture of the existing structure.
- This Conditional Use Permit and corresponding use of this site **shall expire on November 16, 2009**. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.
- Prior to the expiration date of this Conditional Use Permit, the Permit Holder may request an Administrative Extension of Time to the permit for an additional ten years. An Administrative Extension of Time may be granted by Planning and Development Services if it is determined that no material change in circumstance has occurred that would effect the validity of the Conditional Use Permit as a Minor Telecommunication facility.

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Services Division and stamped with the **Planning & Development Review** "CONFORMS" stamp. All modifications to this structure or site not directly approved by this permit shall require further review by P&DR. Building permits must be obtained within six months from the date of this approval or this authorization shall be null and void.


Patrick Hooper
Project Manager



UPTOWN PLANNERS

Uptown Community Planning Committee
February 2, 2010, Tuesday – Meeting Minutes

Present: Liddell, Lamb, Seidel, Dahl, Grinchuk, Gatzke, Hyde, Wilson (Chair), Bonn, Gottschalk, Edwards, Adler, Wendorf, Jaworski, Towne, O'Dea, Mellos (late). Also present was Marlon Pangilinan of CPCI.

Absent: None

Board Meeting: Parliamentary Items/ Reports:

Adoption of Agenda and Rules of Order

Three items moved to consent agenda: Request for Letters of Support for Race for Literacy and 20th AIDS Walk; and 2400 Sixth Avenue CUP: Bellefontaine ("AT&T SD0013 6TH AVE")

Motion to approve agenda passed by voice vote.

Approval of Minutes

Approval of the December 2009 minutes was deferred until the March meeting.

Treasurer's Report

Treasurer Dahl reported a bank balance of \$455.00.

Website Report

No report

Chair/ CPC Report

Chair Wilson reported that the CPC was scheduled to discuss with a representative of the City Attorney's Office the question of how the California Environmental Quality Act applied to the community planning process. A key question was whether a community planning group needed to review the environmental documents for a project prior to making its official advisory recommendation.

The City Council had requested that each of the city's community planning groups review the city's Medical Marijuana Task Force Report, and make recommendations regarding the regulation of medical marijuana dispensaries.

Public Communication – Non-Agenda Public Comment

Joyce Summers gave an update concerning the activities of CCDC.

Zach Schlagel, speaking on behalf of UCSD, discussed several proposed pedestrian/ traffic related improvements in the Medical Complex community of Uptown.

Jim Frost, a board member of Uptown Partnership and Bankers Hill/ Park West resident, presented a map of proposed traffic calming improvements, including stop signs and enhanced sidewalks, in the Fourth/Fifth and Sixth Avenue corridor in Bankers Hill-Park West.

Carol Schultz, the director of Uptown Partnership, provided an of her organization's latest activities.

Representatives of Elected Officials

Joe Kocurek updated the board on the activities of State Assemblymember Lori Saldana.

Courtney Thomson updated the board on the activities of Councilmember Gloria.

Brian Pepin updated the board on the activities of Councilmember Faulconer.

Mike McLaughlin updated the board on the activities of Congresswoman Susan Davis.

Consent Agenda:

The following three items were placed on consent by the board at the time the agenda was adopted:

I. Action Items: Community Planning/ Special Events

1. **REQUEST FOR LETTER OF SUPPORT FOR RACE FOR LITERACY** – Event will take place on March 7, 2010.
2. **REQUEST FOR LETTER OF SUPPORT FOR THE 20th AIDS WALK**: Event will take place on May 31, 2010.

II. Action Items: Development Project Review, No. 3

2400 SIXTH AVENUE CUP: BELLEFONTAINE ("AT&T SD0013 6TH AVE")
 Process Four – Bankers Hill/Park West -- Conditional Use Permit to extend the use of an existing wireless communication facility on an existing residential building at 2400 Sixth Avenue in the MR-800B Zone; Airport Approach Overlay Zone; Airport Influence Area; FAA Part 77

Dahl, seconded by Bonn, made a motion to approve the consent agenda; Motion passed 15,0,1. Chair Abstaining.

Board member Mellos arrived.

Information Items: Projects

1. **450 WEST WASHINGTON STREET ('VONS MISSION HILLS')** – Process Five – Hillcrest – Site Development Permit, Public Right of Way Vacation for adjacent alley and Sewer Easement Abandonment to demolish existing grocery store and construct a new grocery store on a 2.19 acre site at 450 West Washington Street in the CN-2A Zone; FAA Part 77; Transit Area.

Brian Braaten from Safeway Inc., Vons Division, made a slide presentation which described the proposed new grocery store project. Braaten indicated that, in response to comments regarding the original design of the project, the applicant was considering a redesign which would incorporate a more contemporary style of architecture. Any modification to the design had to be approved by the Safeway corporate office.

Public comment was made by Mark Feldman, President of the Mission Hills Town Council; Barry Hager, President of Mission Hills Heritage; Alex Sachs, Rusty Riley, Rick Wilson, Holly Saenc, Ann Garwood, Mike Singleton, Ian Epley and Scott Sandel. Board members then made comments regarding the project; Brian Braaten then replied to some of the comments and questions, and provided a summary.

The contemporary design of the potential revised plans was generally well received; however, comments were made the architecture should be reflective of the historic architectural elements of the surrounding neighborhood. Questions were raised concerning the traffic impact of the larger store; as well as the historic status of the existing building that was designed by noted architect Hal Sadler. Concerns were also raised about the partially underground "podium" parking; many speakers felt parking should be lowered below the ground surface level.

2. **SEWER GROUP 682 UPDATE** – Bankers Hill/ Park West – The replacement project consisting of installation of approximately 11,600 Linear Feet of 8-inch and 10-inch sewer main, sewer manholes and sewer laterals. The location of the project is along 6th Avenue from Maple Street to Upas Street and within the limits of Laurel Street to the north, Hawthorne Street to the south, Union Street to the west and 5th Avenue to the east.

Project Engineer Ed Castaneda made a short presentation, and passed out a summary of the proposed project. There was no public comments. The board had several questions; but no serious concerns were expressed.

3. **FIVE POINTS COMMERCIAL NEIGHBORHOOD PARKING AND CIRCULATION DESIGN STUDY** – Middletown – The study area includes Washington Street from the trolley station west of Hancock Street to India Street, India Street from Vine Street to Washington Street, and San Diego Avenue from India Street to Washington Street. Also included in the study area are specific neighborhood roads near the commercial district, such as Andrews Street, Winder Street, and Columbia Street. The study addresses issues of traffic circulation, parking, and pedestrian safety.

The presentation was made by Janet Fairbanks, the project planner with Uptown Partnership. Public comment was made by Middletown business owners Jennifer Pesquera and Jim Mellos, who is also a board member.

The circulation element and other aspects of the design study were well received. However, Mellos and Pesquera objected to the formation of a maintenance assessment district to fund the maintenance of any improvements, and submitted a petition of Middletown commercial property owners opposing the formation of a MAD. Chair Wilson stated that the improvements, and any maintenance, should be paid for by the North Bay Redevelopment Agency, which had several million dollars in reserve.

Action Items: Development Project Review

1. **2155 FIRST AVENUE/ 121 IVY STREET ("GRUENBERG OFFICE")** – Process Three -- Bankers Hill/Park West – Site Development Permit to demolish two existing cottages and construct a 3,914 sq. ft. office building with zero yard

setback on a 0.17 acre site with an existing designated historic building at 2155 First Avenue in the CV-4 Zone; FAA Part 77; Airport Influence Zone; AAOZ; Residential Tandem Parking; Transit Area.

Matt Winter, of Davis & Davis Architects, made the presentation on behalf of the applicant, who also was present and also spoke in favor of the project. There was no public comment. Board members engaged in an extended discussion of the project. A focus of the discussion was the parking exception being sought by the applicant.

Gatzke, seconded by Gottschalk, made a motion to approve the project as presented. Motion failed 3,13,1; Gatzke, Gottschalk and Seidel voted yes; Liddell, Lamb, Dahl, Grinchuk, Hyde, Bonn, Edwards, Adler, Wendorf, Mellos, Jaworski, Towne, O'Dea voted no. Chair Wilson abstained.

Wendorf, seconded by O'Dea, made a motion to oppose approval of the project, and recommended that: (1.) The project should be referred to the Historic Review Board to determine the historicity of the two cottages proposed for demolition, and (2.) that a parking deviation not be granted for the project, but instead the project should comply with existing code and continue to provide two off-site parking spaces. Motion passed 13,3,1: Liddell, Lamb, Dahl, Grinchuk, Hyde, Bonn, Edwards, Adler, Wendorf, Mellos, Jaworski, Towne, O'Dea voted no; Gatzke, Gottschalk and Seidel voted no. Chair Wilson abstained.

2. **23634 SEVENTH AVENUE CUP/SDP ("FLO TV CORAL TREE PLAZA")** – Process Four – Hillcrest -- Conditional Use Permit/ Site Development Permit/ Mid-City Planned District Permit for a wireless communication facility on the roof of an existing multi family residential building at 3635 Seventh Avenue in the MR-800B & RS-1-2 Zone; FAA Part 77.

Applicant's representative presented the project. There was no public comment.

Jaworski, seconded by Edwards, made a motion to approve the project as presented. Motion passed 16,0,1: Chair Wilson abstaining.

Subcommittee Reports: Public Facilities Subcommittee

1. **MEDICAL MARIJUANA TASK FORCE RECOMMENDATIONS** – Request by the City Council of the City of San Diego for the city's community planning groups to review and make comments on the city task force recommendations/ medical marijuana dispensary issue:

There was public comment from approximately 10 members of the public. The board then discussed the item:

Liddell, seconded by Dahl, made a motion, incorporating a portion of the Public Facilities Subcommittee recommendation, that the City of San Diego should establish a conditional use permit (CUP) process by which medical marijuana dispensaries may operate, which shall be reviewed under a Process Two procedure. Motion passed 16,0,1; Chair Wilson abstaining.

2. **LETTER FROM BILL ANDERSON TO COUNCILMEMBER TODD GLORIA RE: DEVELOPMENT IMPACT FEES**

The board deferred discussion of the letters exchanged between Planning Director William Anderson and Councilmember Todd Gloria concerning DIF fees until the next meeting.

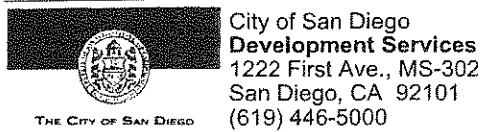
Rules/ Election Committee Report

Don Liddell, the chair of the Election Committee, presented a summary of the bylaws provisions for the March board elections. A notice of election had been included in the agenda for the February 2nd meeting. Chair Wilson read the names of all the individuals who had met the attendance requirement (attended three meetings in the last 12 months) and were therefore qualified to seek election to the board in March.

Adjournment

The board voted by voice vote to adjourn.

These minutes respectfully submitted by board secretary Andrew Towne



Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 AT&T SD013 / 6th Ave. 193273
Project Address:
 2400 6th, Ave., 92101

Part I - To be completed when property is held by Individual(s)

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

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: AT&T SD013 / 6th Ave.	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____
 3737 5th, Ave.

City/State/Zip: _____
 San Diego, CA, 92101

Phone No: _____ Fax No: _____
 619-295-8711 619-296-4640

Name of Corporate Officer/Partner (type or print): _____
 Al Simonelli for Bellefontaine Condo Ownership Association

Title (type or print): _____
 Agent for HOA

Signature :  Date: 9-1-09

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

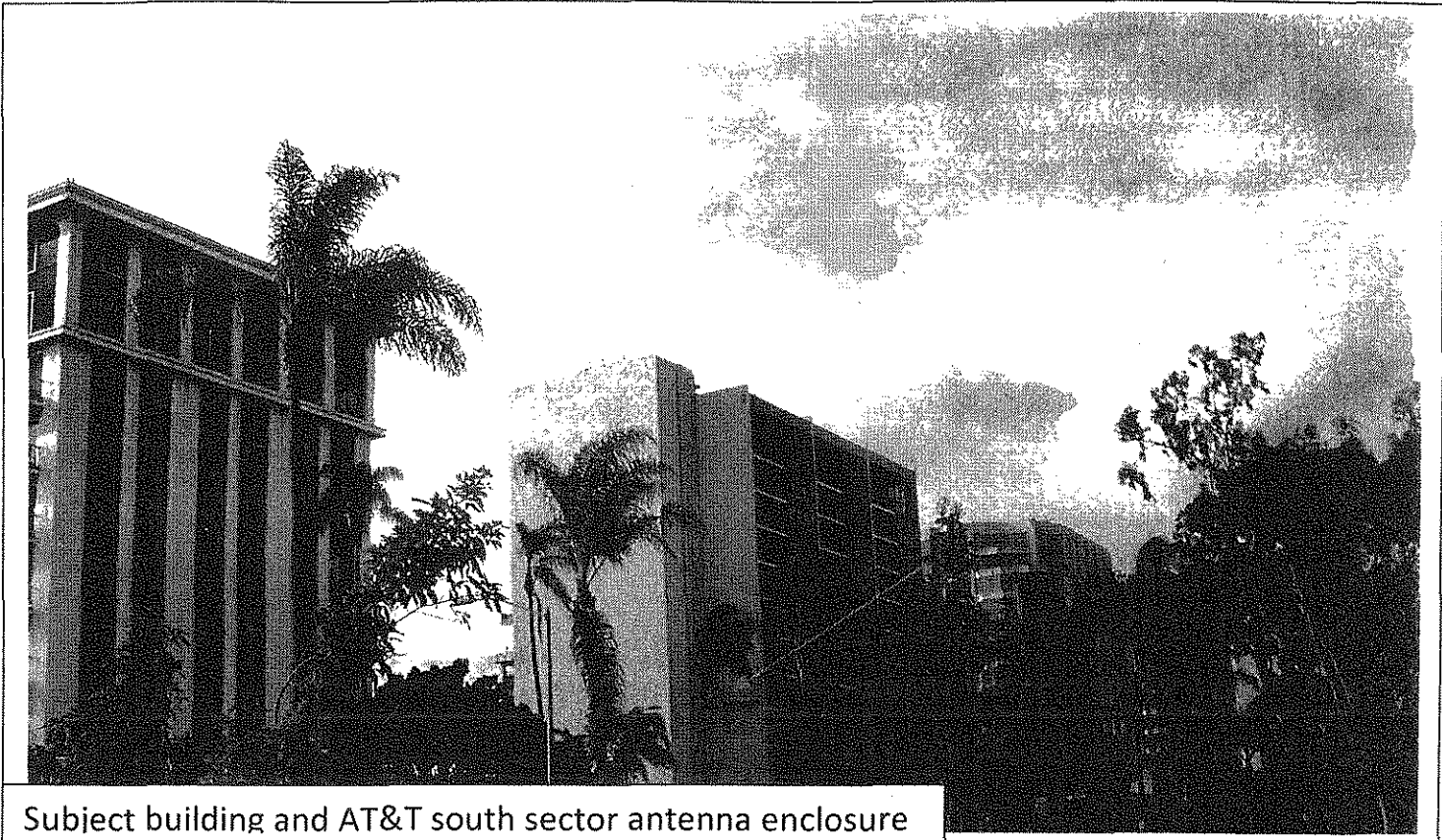
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Title (type or print): _____

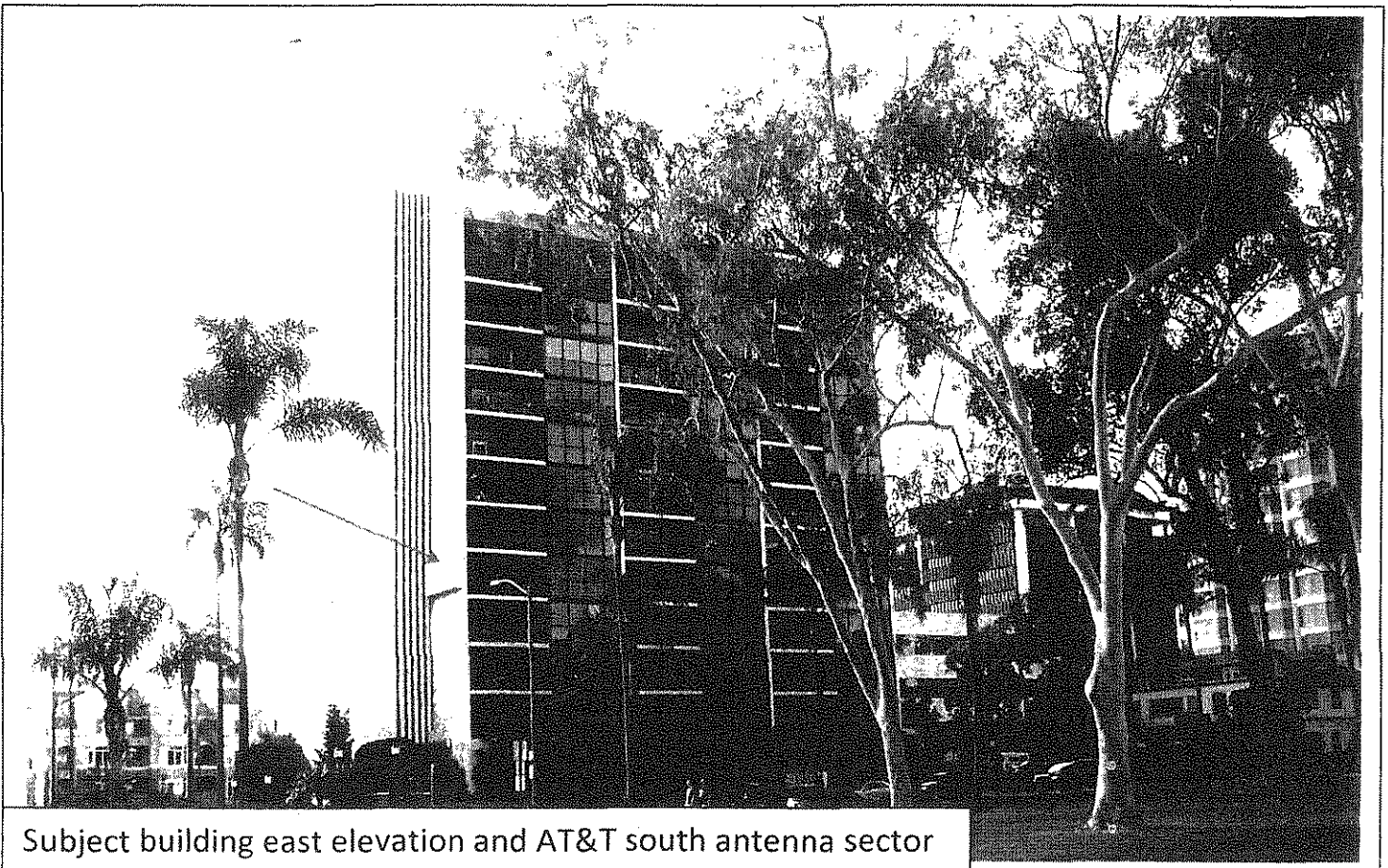
Signature : _____ Date: _____

AT&T Mobility Sixth Avenue
PROJECT CHRONOLOGY
 PTS #193272 INT #24000164

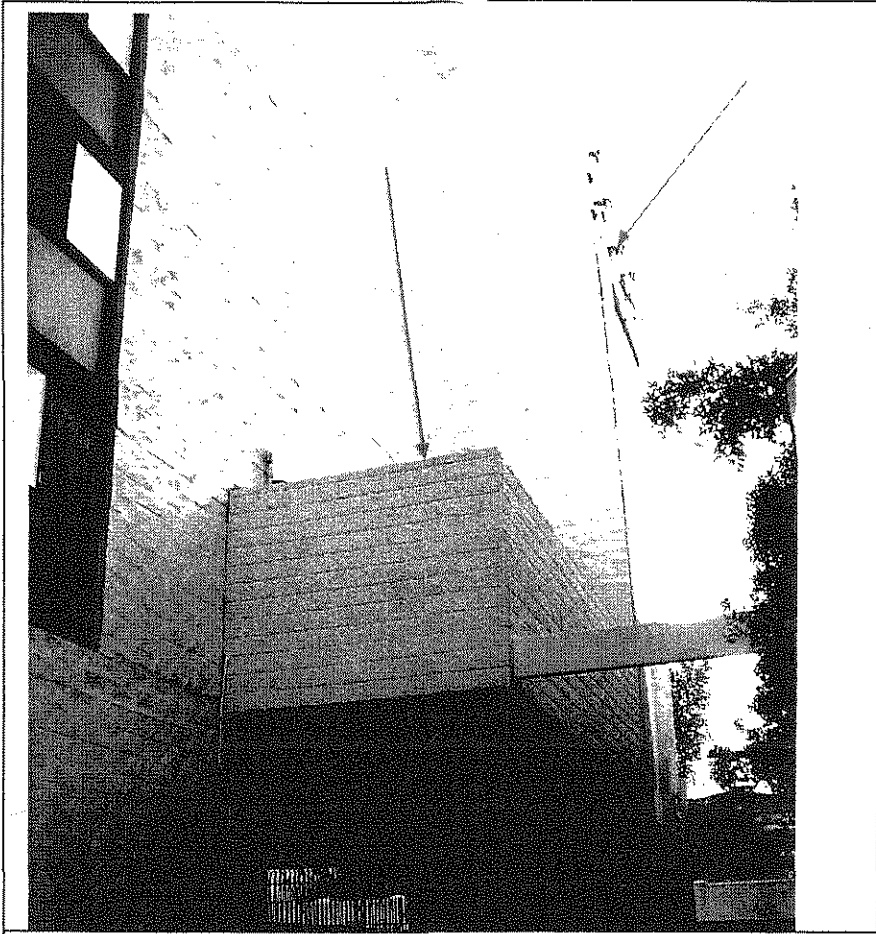
Date	Action	Description	City Review	Applicant Response
9.9.2009	First Submittal	Project Deemed Complete		
10.27.2009	First Assessment Letter		48 days	
4.22.2010	Second Submittal			185 days
5.18.2010	Second Assessment Letter		26 days	
7.20.2010	All issues resolved			33 days
10.7.2010	Scheduled for Planning Commission		79 days	
Total Staff Time:		Including City Holidays and Furlough	153 days	
Total Applicant Time:		Including City Holidays and Furlough		218 days
Total Project Running Time:		From Deemed Complete to PC Hearing	371 days	



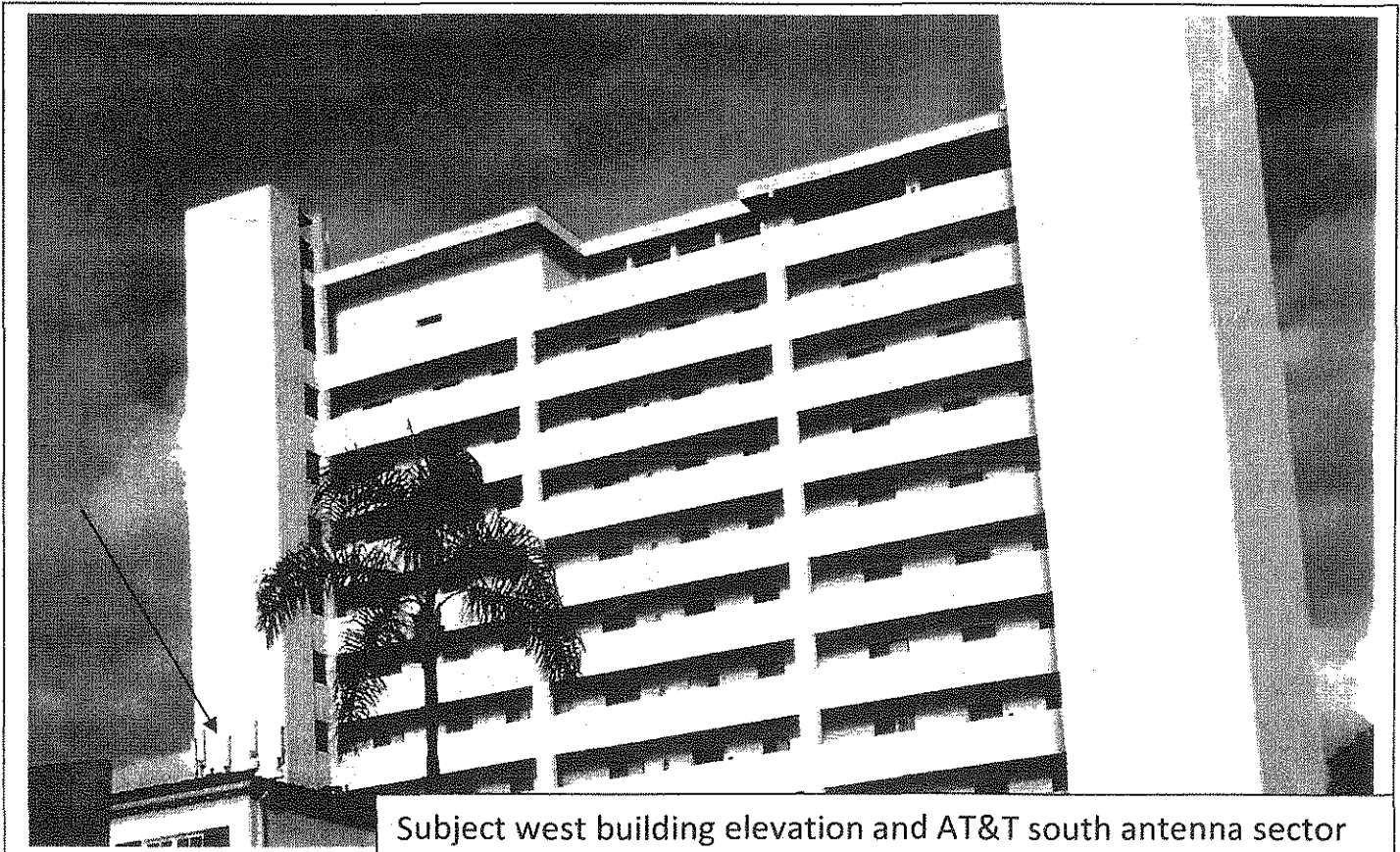
Subject building and AT&T south sector antenna enclosure



Subject building east elevation and AT&T south antenna sector



AT&T equipment enclosure and north antenna sector

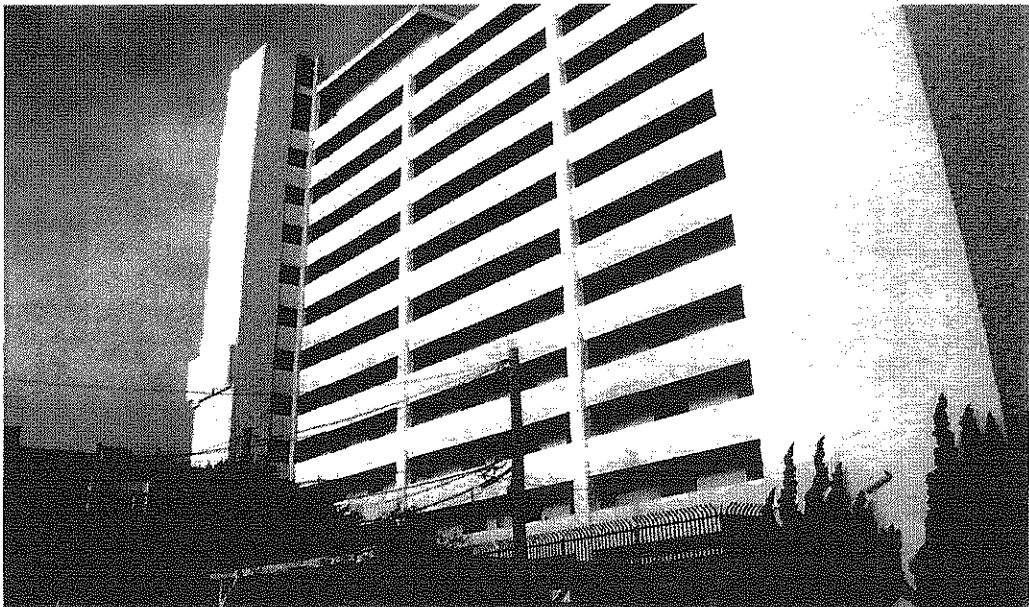
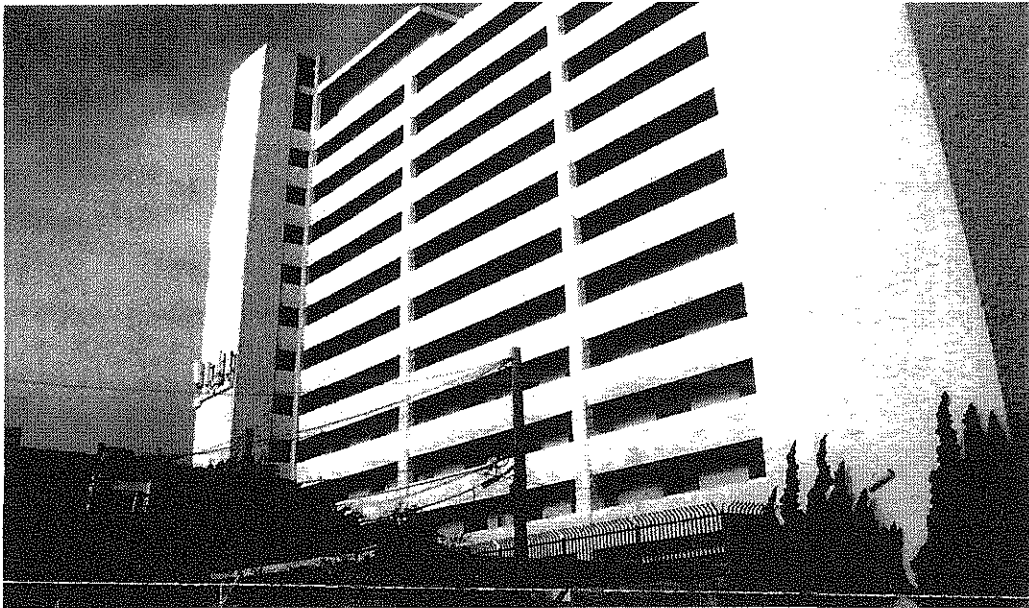


Subject west building elevation and AT&T south antenna sector



BLACK & VEATCH
Building a world of difference.

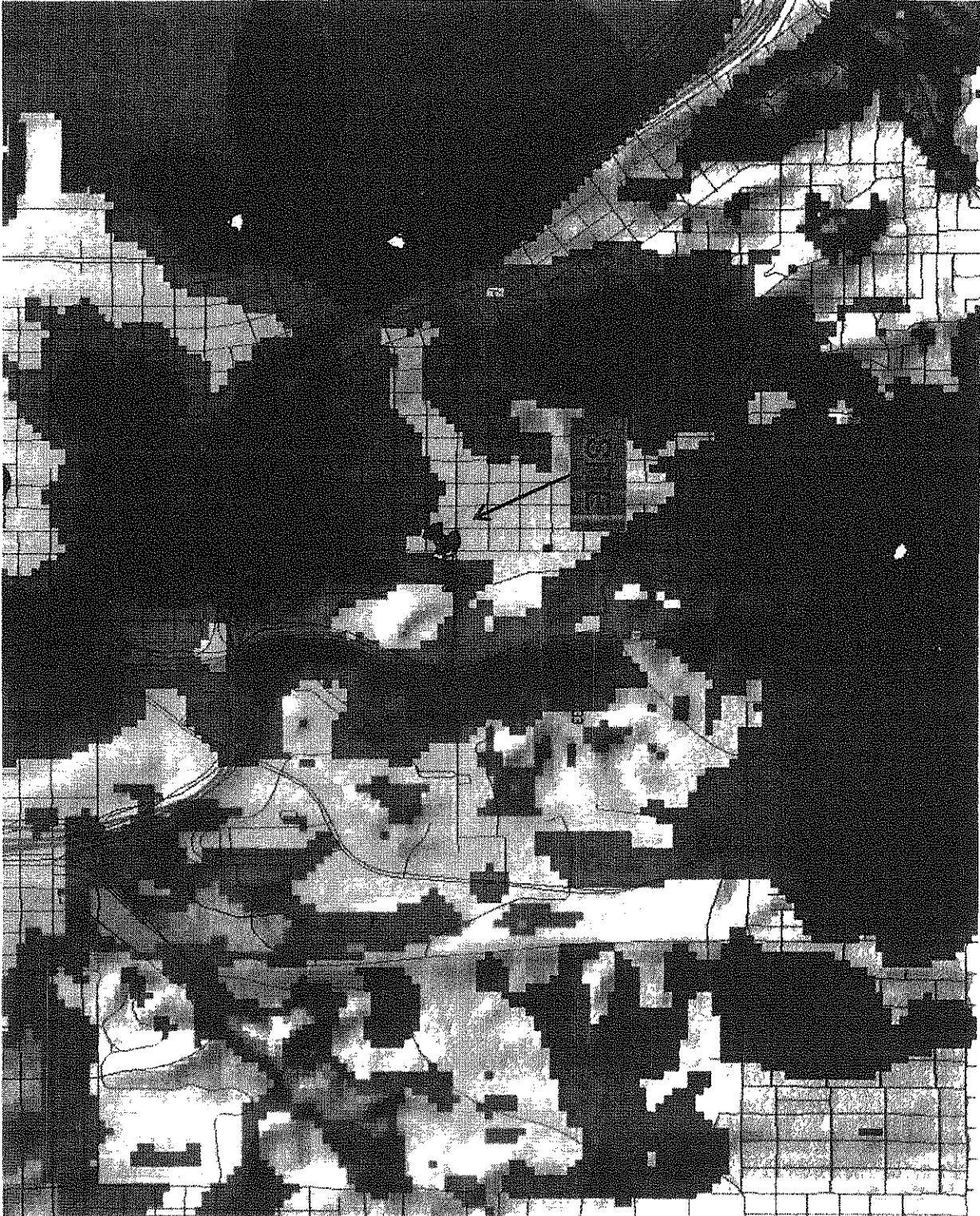
SD0013 - 6th Ave • 2400 6th Avenue • San Diego, CA 92101



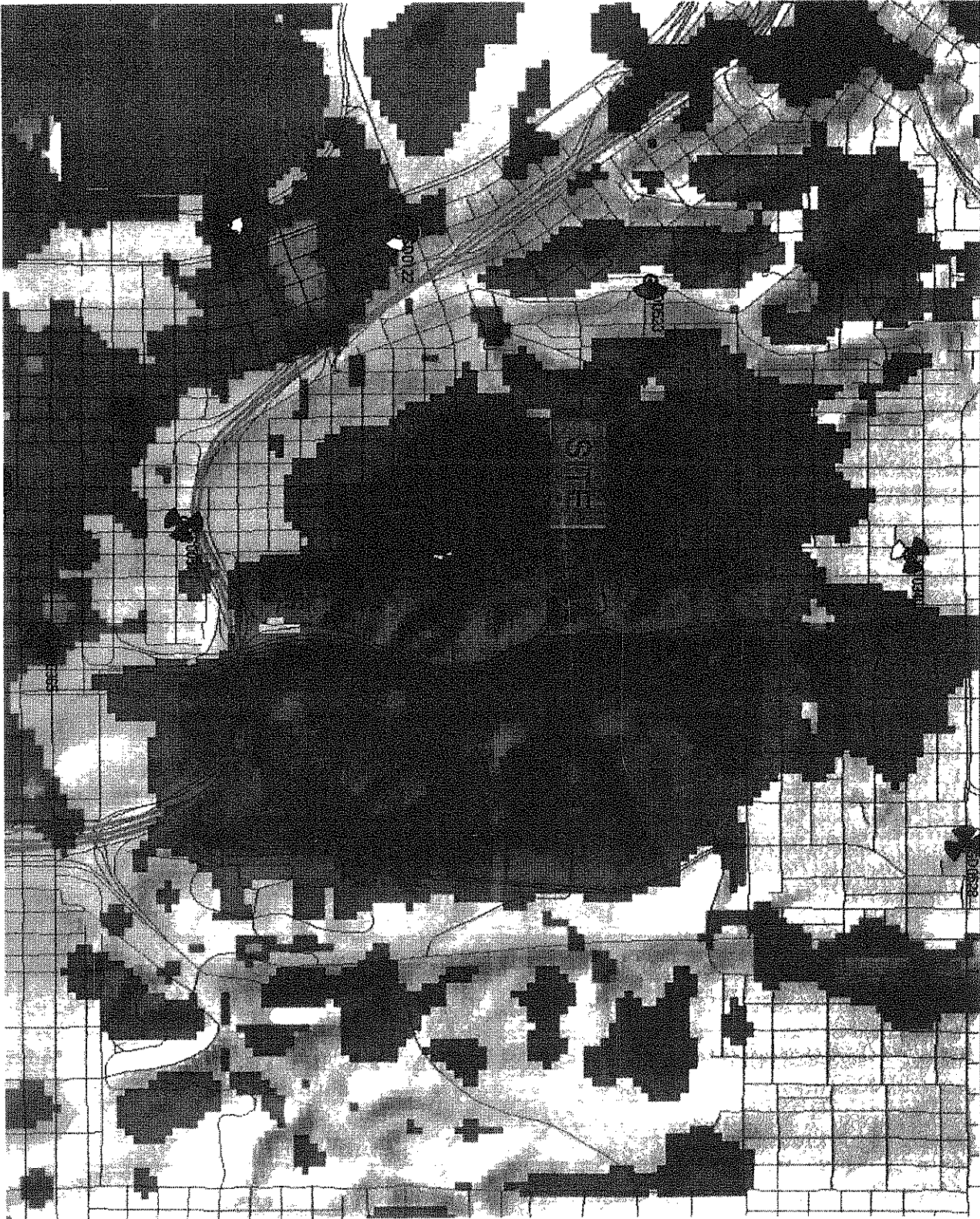
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COVERAGE WITH SD0013



COVERAGE WITHOUT SD0013



SD0013 COVERAGE ONLY AND SURROUNDING SITES



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 23, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: October 7, 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: PLANNED DEVELOPMENT PERMIT & CONDITIONAL
USE PERMIT - PROCESS LEVEL 4
PROJECT NUMBER: 193273
PROJECT NAME: AT&T MOBILITY SIXTH AVENUE
APPLICANT: Jim Kennedy

COMMUNITY PLAN AREA: Uptown
COUNCIL DISTRICT: District 2

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER: (619) 687-5984

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 existing Wireless Communication Facility (WCF) consisting of ten (10) panel antennas concealed inside three (3) Fiberglass Reinforced Panel (FRP) boxes, painted and textured to match the existing building. The equipment associated with the project is located on the second story above the parking garage, and will not be visible to the public. The project is located at 2400 Sixth Avenue in the Mid Cities Community Planned District (MCCPD) -MR-800 zone of the Uptown Community Plan.

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. 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 October 26, 2009 and the opportunity to appeal that determination ended November 9, 2009.

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 No. 24000164

Revised 12/5/08 RH

