



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 16, 2010 **REPORT NO. PC-10-082**

ATTENTION: Planning Commission, Agenda of September 23, 2010

SUBJECT: SPRINT/CLEARWIRE – CASA ALVARADO - PROJECT NO. 206593.
PROCESS 4

**OWNER/
APPLICANTS:** Casa De Alvarado Homeowners Association
Sprint/Nextel and Clearwire

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility located at 6799 Alvarado Road within the College Area community planning area?

Staff Recommendation: Approve Conditional Use Permit No. 733083.

Community Planning Group Recommendation: On July 14, 2010, the College Area Community Planning Board voted 14-1-2 to recommend approval of the Sprint/Clearwire- Casa Alvarado project (Attachment 9).

Environmental Review: This project was determined to be exempt per the Categorical Exemption for Existing Facilities, Section 15301 in accordance with State of California Environmental Quality Act (CEQA) Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 5, 2010, and the opportunity to appeal that determination ended August 26, 2010 (Attachment 7).

Fiscal Impact Statement: Sprint/Clearwire is the financially responsible party for this project and is responsible for costs associated with processing this project.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

A permit for a Wireless Communication Facility (WCF) at this location was originally issued to Sprint on June 12, 2002 for nine panel antennas and equipment cabinets within an enclosure on the roof top of a recreation building within the Casa Alvarado condominium complex at 6799 Alvarado Road (Attachments 1, 2 and 3). The original Sprint permit contains an expiration date of June 12, 2012, and Sprint/Clearwire has submitted this application for a CUP to allow some modifications to the facility and the ability to continue operating at this location.

The project site is located in the RM-3-7 Zone of the College Area Community Planning area (Attachment 1). The Land Use Map for the College Area Plan designates the site for Residential - Multi-Family (Attachment 1, 2 and 3). Surrounding uses include single-unit residential to the south, multi-unit residential to the east, commercial uses to the west and Interstate-8 to the north with single-unit residential across the freeway (Attachment 1).

WCF's located within a residential zone are permitted with a Conditional Use Permit (Process 4). The proposed project is consistent with all development regulations of the RM-3-7 Zone and no deviations are required to approve the proposed project (Attachment 6).

DISCUSSION

Project Description:

The project site is a high density, multi-story, multi-building condominium complex. The existing Sprint WCF is located on the roof top of the recreation building behind FRP screening designed to look like a second or third story. Nine antennas were permitted with the original Sprint CUP and Clearwire is requesting to replace three of those antennas with their own panel antennas and add three microwave dishes. Clearwire would also add an equipment cabinet to the equipment room previously built by Sprint. All of the antennas as well as the equipment would be completely concealed so the appearance of the recreation building would not change from what it looks like today (Attachment 13).

Wireless Communication Facilities (WCF) are permitted throughout the City as a separately regulated use by the Wireless Communication Facility regulations, in accordance with Land Development Code (LDC) section 141.0420.

Council Policy 600-43, "Wireless Communication Facilities," assigns preference levels to the locations of WCF. This policy encourages these facilities be located away from residential uses. Typically, WCF proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower approval process level, such as a Limited Use or Neighborhood Use Permit. In this case, the WCF is existing and has operated with no complaints for the past eight years. The facility is within the recreation building roof top addition away from the residents in the adjacent buildings and an on-air Radio Frequency report will be required prior to any building permits being issued.

The proposed project complies with LDC Section 141.0420, which requires a project to be designed to integrate with the structure on which it is proposed through the use of architecture, landscape design and siting solutions. As the recreation building currently serves as a WCF, the modifications proposed by Clearwire would not result in an outward change in appearance.

General Plan Analysis:

The City's General Plan requires that wireless facilities be both minimally visible and visually respectful and compatible with the community. The antennas and equipment associated with this facility are completely concealed within a roof top addition designed to look like part of the building. Based on the project's design, it is compatible with the City's General Plan. The College Area Community Plan does not address wireless communication facilities.

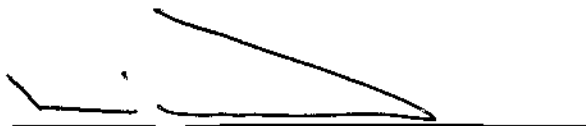
Conclusion:

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The antennas and equipment will not be visible. The proposed project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the College Area Community Plan. Staff has provided draft findings to support approval of the project (Attachment 5), and draft conditions of approval (Attachment 6). Staff is recommending the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve Conditional Use Permit No. 733083, with modifications.**
2. **Deny Conditional Use Permit No. 733083, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



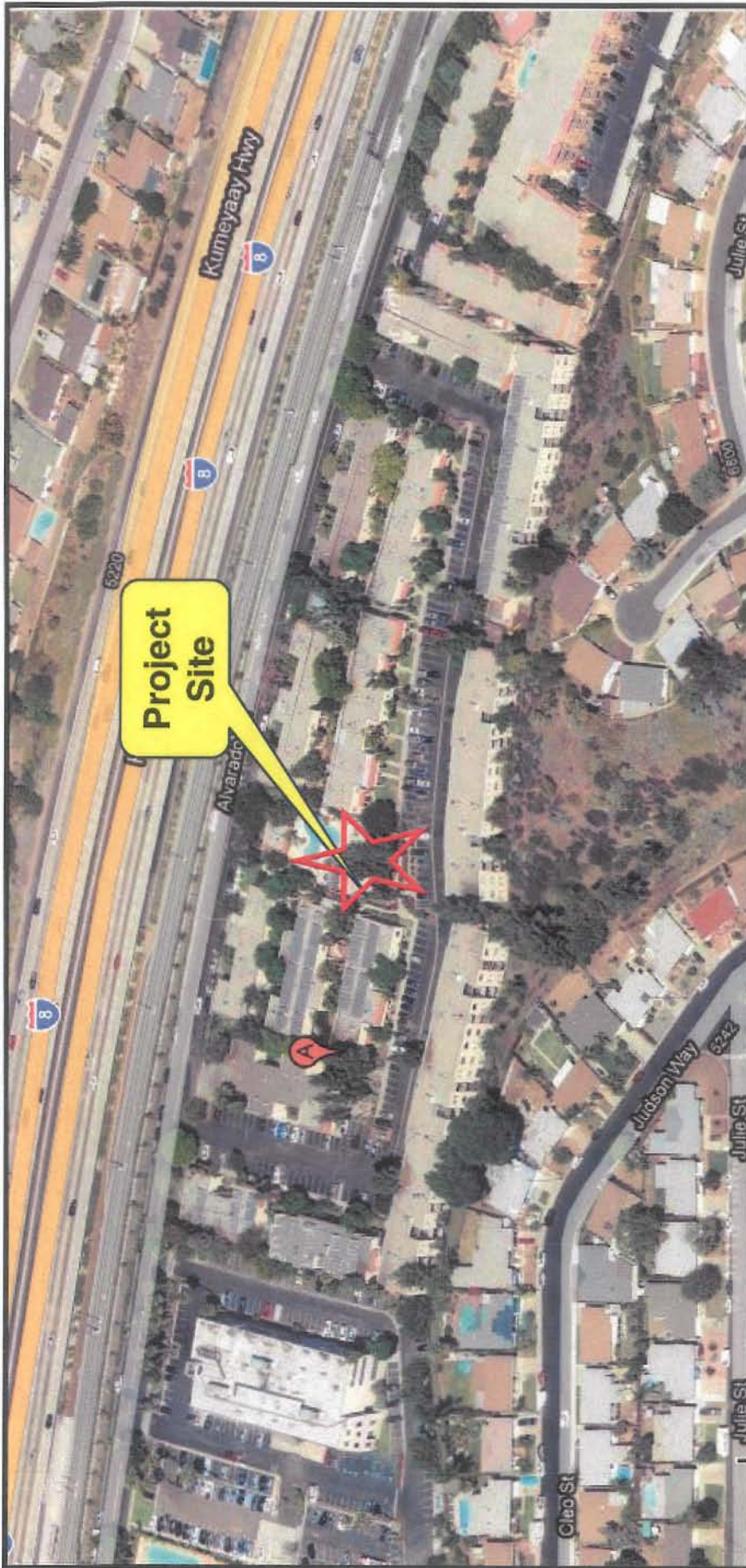
Karen Lynch-Ashcraft
Project Manager
Development Services Department

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. Copy of Recorded Permit
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Public Hearing Notice
13. Photographs
14. Project Plans

Rev 01-04-07/rh

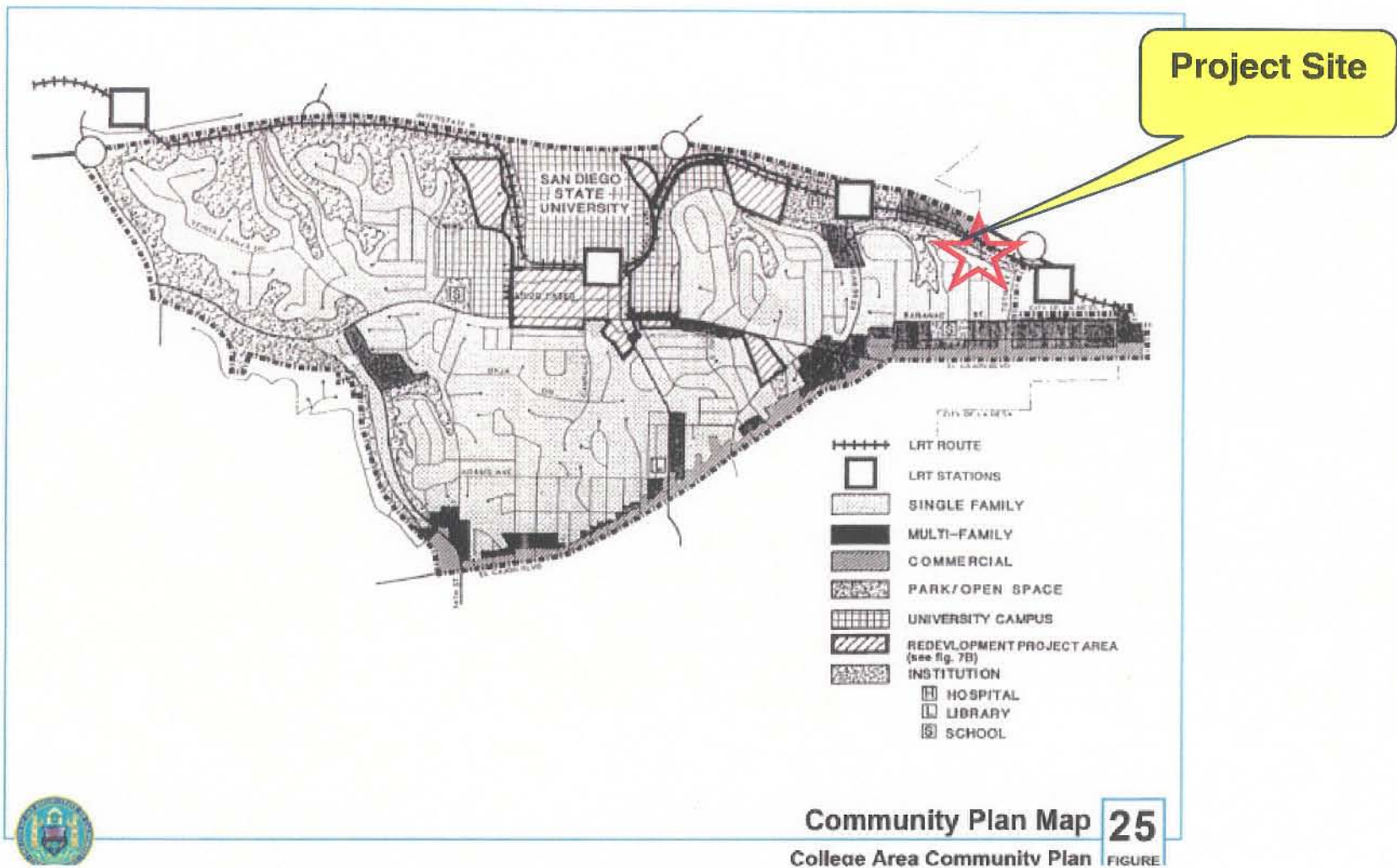


Aerial Photo

SPRINT/CLEARWIRE – CASA ALVARADO PROJECT NUMBER 206593

6799 ALVARADO ROAD





COLLEGE AREA COMMUNITY PLAN MAP



SPRINT/CLEARWIRE – CASA ALVARADO – PROJECT NUMBER 206593
6799 ALVARADO ROAD





Project Location Map

SPRINT/CLEARWIRE – CASA ALVARADO - PROJECT NUMBER 206593

6799 ALAVARADO ROAD



PROJECT DATA SHEET																
PROJECT NAME:	Sprint/Clearwire – Casa Alvarado															
PROJECT DESCRIPTION:	Modification of an existing wireless communication facility.															
COMMUNITY PLAN AREA:	College Area															
DISCRETIONARY ACTIONS:	Conditional Use Permit															
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential															
<u>ZONING INFORMATION:</u>																
ZONE: RM-3-7: HEIGHT LIMIT: 40-Foot maximum height limit. FRONT SETBACK: 20 feet. SIDE SETBACK: 10 feet. REAR SETBACK: 5 feet.																
<u>ADJACENT PROPERTIES:</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%;">LAND USE DESIGNATION & ZONE</th> <th style="width: 35%;">EXISTING LAND USE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">NORTH:</td> <td>Very Low Density Residential (Navajo); RM-1-3.</td> <td>I-8, Single-Family Residential Beyond</td> </tr> <tr> <td style="text-align: center;">SOUTH:</td> <td>Park, Open Space; RS-1-1/RS-1-7.</td> <td>Single-Family Residential</td> </tr> <tr> <td style="text-align: center;">EAST:</td> <td>Multi-Family Residential; RM-3-7.</td> <td>Multi-Family Residential</td> </tr> <tr> <td style="text-align: center;">WEST:</td> <td>Institution; CO-1-2.</td> <td>Commercial</td> </tr> </tbody> </table>		LAND USE DESIGNATION & ZONE	EXISTING LAND USE	NORTH:	Very Low Density Residential (Navajo); RM-1-3.	I-8, Single-Family Residential Beyond	SOUTH:	Park, Open Space; RS-1-1/RS-1-7.	Single-Family Residential	EAST:	Multi-Family Residential; RM-3-7.	Multi-Family Residential	WEST:	Institution; CO-1-2.	Commercial
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DEVIATIONS OR VARIANCES REQUESTED:	None															
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 14, 2010, the College Area Community Planning Board voted 14-1-2 to approve this project, with no conditions.															

**PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 733083
SPRINT/CLEARWIRE – CASA ALVARADO
PROJECT NO. 206593**

WHEREAS, CASA ALVARADO HOMEOWNERS ASSOCIATION, Owner and SPRINT NEXTEL AND CLEARWIRE, Permittees, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 733083), on portions of a 3.73 acre site;

WHEREAS, the project site is located at 6799 Alvarado Road in the RM-3-7 zone of the College Area Community Planning area;

WHEREAS, the project site is legally described as Parcel 1 as shown on Parcel Map No. 5974, filed May 23, 1977 as file/page no. 77-197070 of official records in the Office of the County Recorder of said County, being a division of lots 11, 12, and 13 of Alvarado Plaza Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6072 filed March 20, 1968;

WHEREAS, on September 23, 2010, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 733083, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 5, 2010, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 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 September 23, 2010.

FINDINGS:

Findings for Conditional Use Permit Approval – Section §126.0305

(a) The proposed *development* will not adversely affect the applicable *land use plan*;

The College Area Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address 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. All existing and proposed antennas will be concealed within the additions designed to look like a third story. No outward change in appearance will take place. The

existing and proposed equipment will also be concealed within a roof top addition designed to look like a second story. The WCF will be installed according to mounting standards found both in the Communication Antenna regulations as well as the Wireless Communication Facility Guidelines; therefore, the Casa Alvarado project will not adversely affect the College Area Community Plan or the General Plan.

(b) 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) emission 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 Sprint/Clearwire to submit a cumulative 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.

(c) The proposed *development* will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The facility was originally approved by the Hearing Officer on June 12, 2002. The revised project replaces three of the originally approved nine antennas and adds three additional antennas and an equipment cabinet. There will be no outward change in appearance. The requested modifications will enable Clearwire to implement their new technology in San Diego. The project complies with all of the development regulations of the RM-3-7 zone.

(d) The proposed use is appropriate at the proposed location.

The existing project consists of nine Sprint panel antennas. The proposed project replaces three of the Sprint panel antennas with three Clearwire panel antennas and adds three microwave dishes. All of the existing and proposed antennas will be concealed within additions that have the appearance of second and third story additions. The collocation allows Clearwire to enter the San Diego market by providing another option for internet services and Sprint will remain without any impact to their existing network. The Sprint facility has existed at this location for eight years with no complaints and all existing and proposed WCF components will be invisible. This facility is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 733083 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. 733083, a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: September 23, 2010

Internal Order No. 24000747

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: 24000747

CONDITIONAL USE PERMIT NO. 733083
SPRINT/CLEARWIRE – CASA ALVARADO
PROJECT NO. 206593
PLANNING COMMISSION
DRAFT

This Conditional Use Permit No. 733083 is granted by the Planning Commission of the City of San Diego to Casa Alvarado Homeowners Association, Owner and Sprint Nextel and Clearwire, Permittees, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Division 3. The 3.73-acre site is located at 6799 Alvarado Road in the RM-3-7 zone of the College Area Community Planning Area. The project site is legally described as: Parcel 1 as shown on Parcel Map No. 5974, filed May 23, 1977 as file/page no. 77-197070 of official records in the Office of the County Recorder of said County, being a division of lots 11, 12, and 13 of Alvarado Plaza Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6072 filed March 20, 1968;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittees 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. An existing wireless communication facility consisting of nine Sprint panel antennas to be modified to include six Sprint panel antennas, three Clearwire panel antennas and three Clearwire microwave dishes. All antennas will be located within the third story addition of the recreation building. Associated equipment will be located in the existing second story addition, also on the recreation building;

- 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 prior to March 12, 2012.** Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit. If the permit is not utilized by this date, the Sprint/Nextel permit (41-0289-01) will be forwarded to Neighborhood Code Compliance where penalties and fees may be assessed.
2. Upon utilization of this Permit, the Permit and corresponding use of this site shall **expire on December 10, 2019.** 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.
2. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittees 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 compliance, which may include penalties and fines.
3. Under no circumstances, does approval of this permit authorize **the Owner/Permittees** 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.
- 3.
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/Permittees 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/Permittees 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/Permittees 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/Permittees shall secure all necessary building permits. The Owner/Permittees 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/Permittees 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/Permittees 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/Permittees 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/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittees 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/Permittees 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/Permittees 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/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittees.

ENGINEERING REQUIREMENTS:

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

15. Any party on whom fees, dedications, reservations or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

PLANNING/DESIGN REQUIREMENTS:

16. 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/Permittees.

17. Prior to the issuance of a construction permit or within 90 days of the approval of this permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.

18. 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.

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 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. XXXXXX.

Permit Type/PTS Approval No.: CUP No. 733083
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.

Casa Alvarado Homeowners Association
Owner

Sprint/Nextel
Permittee

By _____
NAME
TITLE

By _____
Glori James-Suarez
Site Development Manager

Clearwire
Permittee

By _____
Anne Ford
Network Deployment

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

NOTICE OF EXEMPTION

ATTACHMENT 7

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.: 206593 PROJECT TITLE: Sprint Clearwire Casa Alvarado

PROJECT LOCATION-SPECIFIC: 6801 Alvarado Road, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP) to amend CUP 41-0289-01 for an existing wireless communication facility (WCF) to replace 3 of the approved 9 antennas and add an additional equipment cabinet. The project is located on top of the recreation building at 6801 Alvarado Road in the RM-3-7 zone and Airport Influence Area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mike McNelly
 Clearwire
 4400 Carillon Point
 Kirkland, WA 98033
 (619) 454-1839

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 activity is exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines, as the project proposes minor modifications to an existing WCF that is considered to be a negligible expansion of use. None of the exceptions described in CEQA Guidelines Section 15300.2 apply, and the project has no potential to result in significant effect on the environment.

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

[Handwritten Signature]
 SIGNATURE/TITLE

6/31/2010
 DATE

- CHECK ONE:
 SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

ATTACHMENT 8

**RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
DEPARTMENT**

**WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CONDITIONAL USE PERMIT 41-0289-01
SPRINT PCS; CASA DE ALVARADO
HEARING OFFICER**

This Conditional Use Permit No. 41-0289-01, is granted by the Hearing Officer of the City of San Diego to CASA DE ALVARADO OWNERS ASSOCIATION, INC., Owner, and SPRINT PCS ASSETS, L.L.C., Permittee, pursuant to the Land Development Code of the City of San Diego. The 3.73-acre site is located at 6801 Alvarado Road in the MR-1000 zone of the Mid City Planned District and College Area Community Plan Area. The project site is legally described as Parcel 1 of Map No. 5974.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner and the Permittee to install and operate an unmanned wireless communication facility described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A," dated June 12, 2002 on file in the office of the Development Services Department. The facility shall include:

- a. A total of nine (9) panel antennas, one (1) Global Positioning System (GPS) antenna, and seven (7) equipment cabinets located within a 306-square-foot enclosure proposed on top of a one- and two-story recreation building of an existing multi-family residential condominium complex;
- b. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Land Development Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal/Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

ATTACHMENT 8

2. 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 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.
3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.
4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.
6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated June 12, 2002, on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that 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

ATTACHMENT 2

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determination by that body as to whether all of the findings necessary for the issuance of the 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.

10. This Conditional Use Permit and corresponding use of this site shall expire on June 12, 2012. 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.
11. Prior to the expiration date of this Conditional Use Permit, the Permittee may submit a new Conditional Use Permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time.
12. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
13. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.
14. A topographical survey conforming to the provisions of the Municipal/Land Development Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.
15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
16. The subject property shall be maintained in a neat and orderly fashion at all times.
17. Routine maintenance and calibration of the system and all of the associated equipment shall be limited to normal business hours between 8:00 AM and 5:00 PM, Monday through Friday so as to avoid disturbance of the surrounding residential neighborhood.
18. Prior to issuance of a Building Permit, the telecommunication provider shall provide documentation describing evidence that cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below federal standards. Radio Frequency measurements shall be taken from each property line, at various lengths, and from within the premises at various locations.
19. 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.

ATTACHMENT 2

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20. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

APPROVED by the Hearing Officer of the City of San Diego on June 12, 2002.

ATTACHMENT 8

ALL-PURPOSE CERTIFICATE

Type/Permit # Conditional Use Permit No. 41-0289-01
Date of Approval June 12, 2002

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Frouzeh Tirandazi, Project Manager

On _____ before me, Phillip Hill (Notary Public), personally appeared Frouzeh Tirandazi, Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature _____
Phillip Hill

ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed _____ Signed _____
Typed Name Typed Name

STATE OF _____
COUNTY OF _____

On _____ before me, _____ (Name of Notary Public) personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

**College Area Community Council (CACC) and
College Area Community Planning Board (CACPB)**

Mailing Address: P.O. Box 15723
San Diego, CA 92175-5723

Website: CollegeNeighborhoods.com/CACC
E-mail: cacc@CollegeNeighborhoods.com

DRAFT Minutes, version 01

These minutes are draft.

From the Regular Meeting held on: Wednesday, July 14, 2010, 7 PM
Held in: Community Room, College Rolando Library,
6600 Montezuma Road, San Diego, CA, 92115

P	Doug	Case	President	P	Steven	Barlow		P	Mark	Larson	
P	Rhea	Kuhlman	Vice President	P	Andy	Beauparlant		P	Martin	Montesano	
A	Charles	Maze	Secretary	P	Jim	Boggus		P	Rob	Nelson	
P	R.D.	Williams	Treasurer	P	John	Burkett		P	Amanda	Pascoe	
P	Tyler	Sherer	SDSU Appointee	A	Taylor	Cooning		P	Jan	Riley	
P	Laura	Schofield	SDSU AS Appointee	P	Ann	Cottrell		P	Mike	Trunzo	
				P	Joe	Jones		P	Mitch	Yunker	
P = Present A1 / A2 / A3 / A4 = Absent 1 st , 2 nd , 3 rd , 4 th								TOTALS	17	2	
<i>CP600-24, Art IV, Sec 1: a vacancy exists upon the 3rd consecutive absence or the 4th absence in 12 months (April through March)</i>											

I. Call to Order / Pledge of Allegiance / Roll Call of Executive Board Members

President Doug Case called the July 14 meeting of the College Area Community Council (CACC) to order at 7:05 PM. Rob Nelson led the pledge of allegiance.

Note: Events reported below did not necessarily occur in the sequence indicated in the minutes

II. Approval of Current Agenda

Motion - Approve current agenda as distributed

(Motion – Jim Boggus)

(17-0-0) Unanimously Approved

III. Approval of Minutes from March 10, April 14, May 12, and June 9, 2010

Motion – Approve minutes of March 10, April 14, and May 12, 2010 with change to March deleting

Amanda Pascoe from the group elected to the Executive Board.

(Motion – Jim Boggus)

(17-0-0) Unanimously Approved

1. Groundbreaking for the new downtown public library is scheduled by for July 28.
2. The city will soon begin resurfacing 28 miles of city streets including portions of Art St and 68th St. Affected residents will be notified by mail.
3. The councilmember is working to restore the CACC-requested wording in the Land Development Code relating to the fraternity/sorority designated area. Action is expected by the City Council in early 2011.

VII. Report from Police (San Diego Police and SDSU Police)

- A. Officer Jennie Hall, Interim Mid-City SD Police, CSO – Officer Hall reviewed incidents from the past month. She said 10 Administrative Citations were written for noise violations for the past two months and that there are currently three “CAPPED” houses in the College Area. She also reported that SD Police is hoping to meet with large rental property management companies during the coming weeks.
- B. Joanna McKay, SDSU Police – Ms. McKay reported that beginning in August or September, all 911 calls from the university will go directly to Campus Police.
- C. Kristin Beattie, City Attorney’s office – Mid-City Neighborhood Prosecutor & Mid-City Vice Liaison – Ms. Kristin said that her office is currently working to evaluate partnerships between it and other agencies and that it continues to work with the SDPD Vice Unit on prostitution in the College Area.

Meeting of the CACC as Community Council

VIII. Special Presentation -- Code Enforcement Issues in the College Area (William “Donny” Dauphin, Zoning Investigator, Neighborhood Code Compliance; CACC Code Enforcement and Nuisance Rental Properties Committee; SDSU Associated Students Good Neighbor Program)

Ann Cottrell discussed the work of the Code Enforcement Nuisance Rental Property Committee. Donny Dauphin explained the activities of the Neighborhood Code Compliance Dept. and discussed enforcement of the Residential High Occupancy Permit ordinance (now) and the Rooming House Ordinance (future). Krista Parker from Associated Students reported on the activities of the Good Neighbor Program.

IX. Treasurer’s Report

Motion – Accept Treasurer’s report as submitted
(17-0-0) Unanimous approved

X. Committee Reports

A. Code Enforcement and Nuisance Rental Properties Committee – Ann Cottrell, Chair

Ann Cottrell and Mitch Younker reported that the city has a list of 120 rentals that should have applied for Residential High Occupancy Permits but so far only a few have been processed.

Motion from Committee – CACC President to send letter to Councilmember Emerald asking for update/assistance in enforcing Resident High Occupancy Permit ordinance.
(17-0-0) Unanimously Approved

- B. Beautification and Projects – Steve Barlow, Chair – No report
- C. Finance and Audit – R.D. Williams, Chair – No report
- D. Community Outreach Committee – Charles Maze, Chair – No report

XI. Delegate Reports

- A. Community Planners Committee – Doug Case reported on plans for a downtown homeless shelter, updated water restrictions, and offered to approach the City Water Depart. to see if representatives could update the board on plans in September.
- B. Crossroads Redevelopment Project Area Committee – No report
- C. College Community Redevelopment Project Area Committee – Jim Boggus reported that the PAC is organizing a workshop on Fraternity/Sorority Housing issues for early August.

XII. Unfinished Business – None

XIII. New Business

- A. **Nomination for the City of San Diego Redistricting Committee (Action Item)**
Motion – CACC President to send letter nominating Jan Riley and Mitch Younker.
(Motion – Martin Montesano)
(17-0-0) Unanimously Approved
- B. **Cancellation of August 11, 2010 CACC/CACPB Joint Meeting (Action Item)**
Motion – Cancel August meeting
(Motion – Jim Boggus)
(17-0-0) Unanimously Approved
- C. **Location for September 15, 2010 Meeting (Action Item)**
Motion – Hold meeting at Faith Presbyterian Church
(Motion – R.D. Williams)
(17-0-0) Unanimously Approved

Meeting of the CACPB as Community Planning Group

XIV. Committee Reports

A. Projects Review Committee

1. **Sprint/CW – Casa Alvarado – (Project 206593) (Process 4)** – Conditional Use Permit for an existing wireless communication facility, which proposes to amend CUP 41-0289-01 to replace 3 of the approved 9 antennas and add an additional equipment cabinet. The project is located on top of the recreation building at 6801 Alvarado Road in the RM-3 zone. **(Action Item)**

Alex Tsaturov of Westtower Communications presented details of the plan and reported that the plan was approved by the Casa Alvarado Homeowners Assn.

Motion from Committee: Approve the Conditional Use Permit contingent upon: (1) presentation to the CACPB of a letter of support from the development's Homeowners Association, (2) acknowledgement from owners directly adjacent to the recreation building that they support the improvements, and (3) successfully clearing all issues in the DSD Cycle Report.

Board determined that committee motion could not be fulfilled by applicant.

Motion – Substitute committee motion with Approve Conditional Use Permit for an existing wireless communication facility, which proposes to amend CUP 41-0289-01 to replace 3 of the approved 9 antennas and add an additional equipment cabinet. The project is located on top of the recreation building at 6801 Alvarado Road in the RM-3 zone.

(Motion – R.D. Williams)

(13-1-3) Jan Riley opposed, Laura Schofield, Mitch Younker & Andy Beauparlant abstained

New Committee Motion – Approve Conditional Use Permit for an existing wireless communication facility, which proposes to amend CUP 41-0289-01 to replace 3 of the approved 9 antennas and add an additional equipment cabinet. The project is located on top of the recreation building at 6801 Alvarado Road in the RM-3 zone.

(14-1-2) Jan Riley opposed, Laura Schofield & Mitch Younker abstained

XV. New Business

A. Appointment to fill vacant seat expiring in April 2010 (Action Item)

No nomination forms received so action postponed until September meeting.

B. College ARCO Conditional Use Permit (Project Number 212532) (Process 3) – Renew and amend CUP 210609 to extend the hours for sale of beer and wine to 8 a.m. to 2 a.m. in the existing convenience store/gas station at 5111 College Avenue in the CN-1-2 Zone (Action Item)

ATTACHMENT 9

Applicant Arkan Somo told the board that he had not violated any of the conditions of his current CUP and that he recently revised his application to remove the change to a Type 21 license (includes distilled spirits) and to extend the closing hours to 2 a.m. from 12 midnight in the original application.

Public comment: Jim Jennings, Mary Lane & Rockford Drive, spoke in opposition to the request saying that increased hours of operation would negatively impact his neighborhood.

Motion – Deny renewal and amendments to CUP 210609 to extend the hours for sale of beer and wine to 8 a.m. to 2 a.m. in the existing convenience store/gas station at 5111 College Avenue in the CN-1-2 Zone.

(Motion – Rhea Kuhlman)

(7-10-0) Motion fails

Motion – Renew and amend CUP 210609 to extend the hours for sale of beer and wine to 8 a.m. to 12 midnight only in the existing convenience store/gas station at 5111 College Avenue in the CN-1-2 Zone.

(Motion – R.D. Williams)

(15-2-0) Rhea Kuhlman & Joe Jones opposed

XVI. Announcements

Laura Schofield reminded the board and community that they might hit traffic going to the September meeting due to a concert on campus that night.

XVII. Adjournment

Motion - Adjourn the meeting

(Motion- Jim Boggus)

(17-0-0) Approved unanimously and meeting adjourned at 8:45 PM

Minutes respectfully submitted by R.D. Williams



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

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 _____

Casa De Alvarado

Project Address:

6801 Alvarado Street, San Diego, CA 92120

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: _____

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

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):
 Casa De Alvarado HOA

Owner Tenant/Lessee

Street Address:
 6801 Alvarado Street

City/State/Zip:
 San Diego, CA 92120

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature: *Connie Park* Date: *3/5/10*

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: _____

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

Title (type or print):

Signature: _____ Date: _____

Project Chronology
Sprint/Clearwire – Casa Alvarado
PTS No. 206593

Date	Action	Description	City Review Time	Applicant Response
3/17/10	Completeness Review			
4/9/10	Completeness Review Assessment – Project Deemed Complete		23 days	
5/18/10	First Full Submittal	Normal Submittal		1 month, 9 days
6/22/10	First Assessment		1 month, 4 days	
7/8/10	Second Submittal			16 days
8/6/10	Issues Resolved		29 days	
9/23/10	Planning Commission Hearing		1 month, 17 days	
TOTAL STAFF TIME**			4 months 13 days	
TOTAL APPLICANT TIME**				1 month 25 days
TOTAL PROJECT RUNNING TIME**			6 months, 6 days	

**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:	Conditional Use Permit, CEQA Exempt, Process 4
PROJECT NUMBER:	206593
PROJECT NAME:	<u>SPRINT/CLEARWIRE – CASA ALVARADO</u>
APPLICANT:	Alex Tsaturov, Westtower Communications
COMMUNITY PLAN AREA:	College Area
COUNCIL DISTRICT:	District 7
CITY PROJECT MANAGER:	Karen Lynch-Ashcraft, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5351 klynchash@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit for an existing wireless communication facility consisting of the replacement of some of the nine approved antennas and the addition of an equipment cabinet within the equipment room. The project site is located in the Casa Alvarado condominium complex at 6799 Alvarado 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 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

ATTACHMENT 12

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 25, 2010 and the opportunity to appeal that determination will end September 16, 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: 24000747

Revised 12/5/08 RH



CASA DE ALVARADO
6801 ALVARADO ROAD
SAN DIEGO, CA 92120





EAST ELEVATION - EXISTING

EAST ELEVATION: PROPOSED - SPRINT/CLEARWIRE ANTENNAS LOCATED BEHIND NEW FRP SCREEN

PHOTOSIMULATION OF PROPOSED TELECOMMUNICATIONS SITE

CASA DE ALVARADO
6801 ALVARADO ROAD
SAN DIEGO, CA 92120



Sprint clearwire®

CASA de ALVARADO SD34XC779/CA-SDG5355C

6801 ALVARADO STREET
SAN DIEGO, CALIFORNIA 92104

Sprint clearwire®

8801 SPURWAY
OVERLAND PARK, KANSAS 66201

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 CARRIER SERVICES IS STRICTLY PROHIBITED.

WESTOWER COMMUNICATIONS INC.

4445 EASTGATE MALL, SUITE 200
SAN DIEGO, CALIFORNIA 92121

JRA

Jeffrey Rome & Associates, Inc.
Arizona • California • Nevada
Atascadero (805) 338-9379
California (649) 780-3828
Nevada (702) 785-0058



PROJECT INFORMATION

PROJECT DESCRIPTION:
SPRINT/CLEARWIRE PROPOSES TO MODIFY AN UNSTAFFED TELECOMMUNICATIONS FACILITY WITH A THREE-SECTOR ANTENNA ARRAY WITH (1) ANTENNA PER SECTOR TO REPLACE (1) EXISTING AND TO ADD (3) DIRECTIONAL ANTENNAS MOUNTED ON AN EXISTING BUILDING WITH (3) EQUIPMENT CABINET MOUNTED INSIDE EXISTING SPRINT EQUIPMENT AREA.

APPLICANT:
SPRINT
6391 SPRINT PARKWAY
MS: KSP0HT0101-22850
OVERLAND PARK, KANSAS 66201
CONTACT: KEVIN BECKER
PHONE: (858) 717-7808

PROPERTY OWNER:
CASA de ALVARADO HOA

CODE INFORMATION:
ZONING CLASSIFICATION: *
JURISDICTION: CITY OF SAN DIEGO
BUILDING CODE: 2007 CALIFORNIA BUILDING CODE
EXISTING CONSTRUCTION TYPE: TYPE V-B
PROPOSED CONSTRUCTION TYPE: TYPE V-B
BUILDING SPRINKLERS: NO
EXISTING OCCUPANCY: U-2
PROPOSED OCCUPANCY: U-2
EXISTING USE: TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY

TOWER OWNER:
N/A

PROJECT LEAD:
CONTACT: KENT BECKER, WESTOWER
PHONE: (858) 892-8073

SITE ACQUISITION / ZONING:
CONTACT: ALEX TSATUROV, WESTOWER
PHONE: (858) 472-4048

PERMITTING:
CONTACT: ALEX TSATUROV, WESTOWER
PHONE: (858) 472-4048

CONSTRUCTION COORDINATOR:
CONTACT: KEVIN HALE, WESTOWER
PHONE: (818) 335-9434

RE ENGINEER:
CONTACT: MICHAEL ZELLER
PHONE: (760) 272-0023

BH ENGINEER:
CONTACT: VALENTINE ARBILIAN
PHONE: (248) 212-4233

GENERAL INFORMATION:
1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNAFFECTED.
3. SIGNAGE IS PROPOSED.
4. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.

ZONING INFORMATION:
PROCESS: CONDITIONAL USE PERMIT
OVERLAYS: NONE

TELECO COMPANY:
N/A

POWER COMPANY:
SDG&E, DAN BARROS
PHONE: (619) 638-3907

SITE LOCATION:
LATITUDE: 32.77588
LONGITUDE: -117.05248
TOP OF STRUCTURE AGL: 28.00'

PARCEL NUMBER:
463-606-15

AREA OF PARCEL:
0.43 ACRES

PROJECT AREA:
4 S.F. LEASE AREA

OTHER ON-SITE TELECOM FACILITIES:
SPRINT/NETEL

VICINITY MAP



DRAWING INDEX

- T-1 TITLE SHEET
- T-2 GENERAL NOTES AND SPECIFICATIONS
- A-1.0 SITE PLAN
- A-1.1 BALANCED SITE PLAN
- A-2.0 ELEVATIONS
- A-2.1 ELEVATIONS
- A-3.0 EQUIPMENT DETAILS
- A-3.1 ANTENNA DETAILS

LEGAL DESCRIPTION

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 5974, FILED MAY 23, 1977 AS FILE/PAGE NO. 77-18971D OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A DIVISION OF LOTS 11, 12 AND 13 OF ALVARADO PLAZA UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8072 FILED MARCH 20, 1968.

ANTENNA OPERATING FREQUENCY

PANEL ANTENNAS TRANSMIT BETWEEN 2500-2681 MHz DIRECTIONAL ANTENNAS TRANSMIT BETWEEN 18-80 GHz
PANEL ANTENNAS RECEIVE BETWEEN 2500-2681 MHz DIRECTIONAL ANTENNAS POWER LEVEL 100 WATTS ERP
PANEL ANTENNAS POWER LEVEL 450 WATTS ERP GPS ANTENNAS TRANSMIT AT 1575.42 MHz

DRIVING DIRECTIONS

FROM THE SPRINT/CLEARWIRE OFFICES AT: 5781 COPLEY DRIVE, SUITE 100 SAN DIEGO, CALIFORNIA 92111

- HEAD EAST ON COPLEY DRIVE TOWARD HICKMAN FIELD DRIVE BY TURNING LEFT. (0.0 MILES)
- TURN RIGHT ONTO HICKMAN FIELD DRIVE. (0.4 MILES)
- TURN LEFT ONTO CONROY COURT. (0.3 MILES)
- TURN RIGHT ONTO SHARLINE STREET. (0.1 MILES)
- TURN RIGHT ONTO CLAREMONT WESA BOULEVARD. (0.4 MILES)
- MERGE ONTO I-805 SOUTH. (0.8 MILES)
- TAKE THE NORTH PARK WAY EXIT TOWARD UNIVERSITY AVENUE. (0.1 MILES)
- TAKE THE NORTH PARK WAY RAMP. (0.0 MILES)
- TURN LEFT ONTO 33RD STREET (0.6 MILES)
- TURN RIGHT ONTO THORN STREET. (0.3 MILES)
- DESTINATION WILL BE ON THE RIGHT.

APPROVAL	DATE	SIGNATURE
CLEARWIRE:		
LANDLORD:		
CONSTR:		
S/A:		
R/F:		
ZONING:		
ARE:		
R/F:		

ABBREVIATIONS

A/C	AIR CONDITIONING	HORZ	HORIZONTAL	PLYWD	PLYWOOD
ADL	ABOVE GRADE LINE	HR	HOUR	PROJ	PROJECT
APPROX	APPROXIMATELY	HT	HEIGHT	PROP	PROPERTY
BLOC	BUILDING	HVAC	HEATING VENTILATION AIR CONDITIONING	REQ	REQUIRED
BK	BLOCKING	ID	INSIDE DIAMETER	RM	ROOM
CLG	CEILING	IN	INCH	RD	ROUGH OPENING
CLR	CLEAR	INFO	INFORMATION	SHT	SHEET
CONC	CONCRETE	INSUL	INSULATION	SM	SIMILAR
CONST	CONSTRUCTION	INT	INTERIOR	SPEC	SPECIFICATION
CONT	CONTINUOUS	ISO	INTERNATIONAL BUILDING CODE	SQ	SQUARE FOOT
DBL	DOUBLE	IBC	INTERNATIONAL BUILDING CODE	SS	STAINLESS STEEL
DIA	DIAMETER	LBS	POUNDS	STL	STEEL
DIAO	DIAGONAL	MAX	MAXIMUM	STRUCT	STRUCTURAL
DN	DOWN	MECH	MECHANICAL	STD	STANDARD
DET	DETAIL	MET	METAL	SUSP	SUSPENDED
DWG	DRAWING	MFR	MANUFACTURE	TBD	TO BE DETERMINED
EA	EACH	MGR	MANAGER	THRU	THROUGH
ELEV	ELEVATION	MIB	MISCELLANEOUS	TYP	TYPICAL
ELEC	ELECTRICAL	NA	NOT APPLICABLE	VER	VERTICAL
EQ	EQUAL	NRC	NOT IN CONTRACT	VF	VERIFY IN FIELD
EQUIP	EQUIPMENT	NTS	NOT TO SCALE	W/	WITH
EXT	EXTERIOR	OC	ON CENTER	W/O	WITHOUT
FIN	FINISH	OD	OUTSIDE DIAMETER	WR	WATER PROOF
FLOOR	FLOOR				
FT	FOOT				
FLUOR	FLUORESCENT				
GA	GALVEANIZED				
GALV	GALVANIZED				
OC	ON CENTER				
GRND	GROUND				
GYP	GYPSONUM WALL BOARD				

PROJECT TEAM

PROJECT ARCHITECT
JEFFREY ROME & ASSOCIATES
3 SAN JOAQUIN PLAZA, SUITE 155
NEWPORT BEACH, CALIFORNIA 92660
CONTACT: LARRY F. JUNG
PHONE: (949) 780-3028
EMAIL: LARRY@JRAINC.NET

PROJECT MANAGER
WESTOWER
4445 EASTGATE MALL, SUITE 200
SAN DIEGO, CALIFORNIA 92121
CONTACT: KENT BECKER
PHONE: (858) 892-8073
FAX: (858) 612-2004

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11-18-08	NOTE 2D REVISION (P.1)	LJF
2	11-18-08	100% FINAL 2D'S (P.2)	DB
3	12-23-08	CLEAR COMMENTS (P.3)	LJF
4	01-28-09	CLEAR COMMENTS (P.4)	DB
5	02-19-09	CLEAR COMMENTS (P.5)	DB

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

SITE PLAN KEYNOTES

- 1 EXISTING BUILDING.
- 2 EXISTING PROPERTY LINE.
- 3 EXISTING PARKING LOT.
- 4 EXISTING POOL.
- 5 PROPOSED SPRINT/CLEARWIRE ANTENNAS MOUNTED INSIDE EXISTING BUILDING; SEE DETAIL 2/A-1.
- 6 PROPOSED SPRINT/CLEARWIRE EQUIPMENT CABINET MOUNTED INSIDE EXISTING BUILDING; SEE DETAIL 1/A-1.

SITE PLAN GENERAL NOTES

- 1. PROPERTY LINE DIMENSIONS ARE APPROXIMATED FROM INFORMATION AVAILABLE ON THE SAN DIEGO COUNTY GIS WEBSITE.
- 2. ALL WORK TO BE PERFORMED ON EXISTING ROOFTOP AND WILL NOT BE AFFECTED BY ANY EASEMENTS.
- 3. THERE ARE NO SETBACKS FOR THIS SITE.

ENGINEERING GENERAL NOTES

- 1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, 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 - SEE BELOW.

**Lessor's Certificate
Standard Wetland Facility Project
for Post Construction BMPs**

I/we the undersigned as Lessor(s) of the property described as
 6801 ALVARADO ROAD
 SAN DIEGO, CALIFORNIA 92104
 (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 Facilities from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I/We certify to the best of my knowledge, the impacts anticipated by the proposed land use are as follows:

- Sediment
- Headloss
- Trash & debris
- Oxygen Depleting Substances
- 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 hard swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharge to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

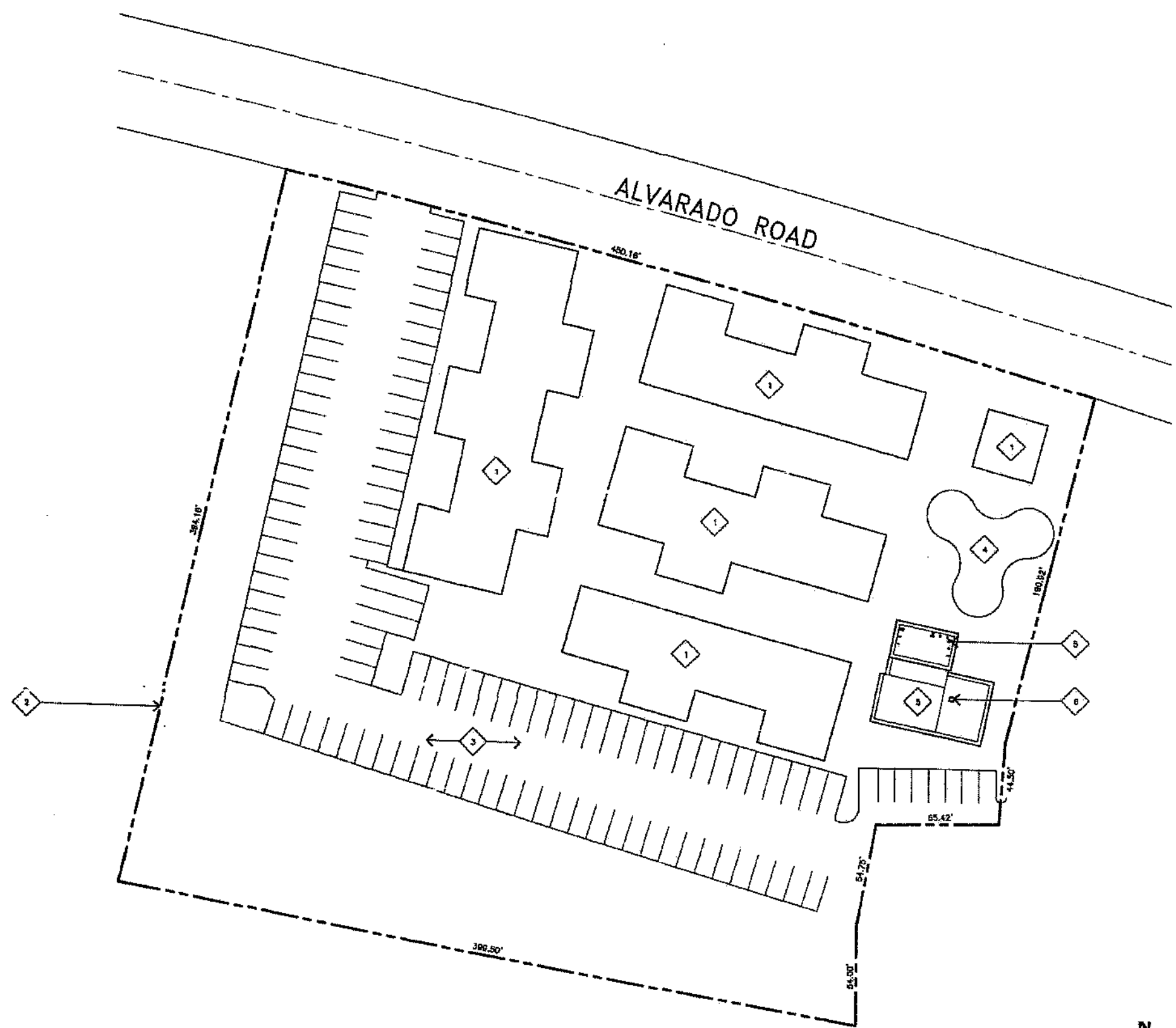
Additionally I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shade devices and flow reducers

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessor: DAVE PUTNAM Company Name: CLEARWIRE
 (print name)

Lessor: [Signature] Date: 3/2/2010
 (signature)



SITE PLAN

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

Sprint clearwire
 6500 SPRINT PARKWAY
 OVERLAND PARK, KANSAS 66251

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 CARRIER SERVICES IS STRICTLY PROHIBITED.

WESTOWER COMMUNICATIONS INC
 4445 EASTGATE HALL, SUITE 200
 SAN DIEGO, CALIFORNIA 92121

JRA
 Jeffrey Rowe & Associates, Inc.
 Arizona • California • Nevada
 Arizona: (602) 288-3078
 California: (619) 780-3829
 Nevada: (702) 793-0033



CASA de ALVARADO
 SD34XC779/CA-SDG5355C
 6801 ALVARADO ROAD
 SAN DIEGO, CALIFORNIA 92104

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	02-18-10	ISSUE 200 REVIEW (P1)	UJ
2	03-05-10	ISSUE FINAL 200 (P2)	DB
3	05-05-10	CLIENT COMMENTS (P3)	LEJ
4	07-28-10	CLIENT COMMENTS (P4)	KW
5	08-04-10	CLIENT COMMENTS (P5)	MP

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-0

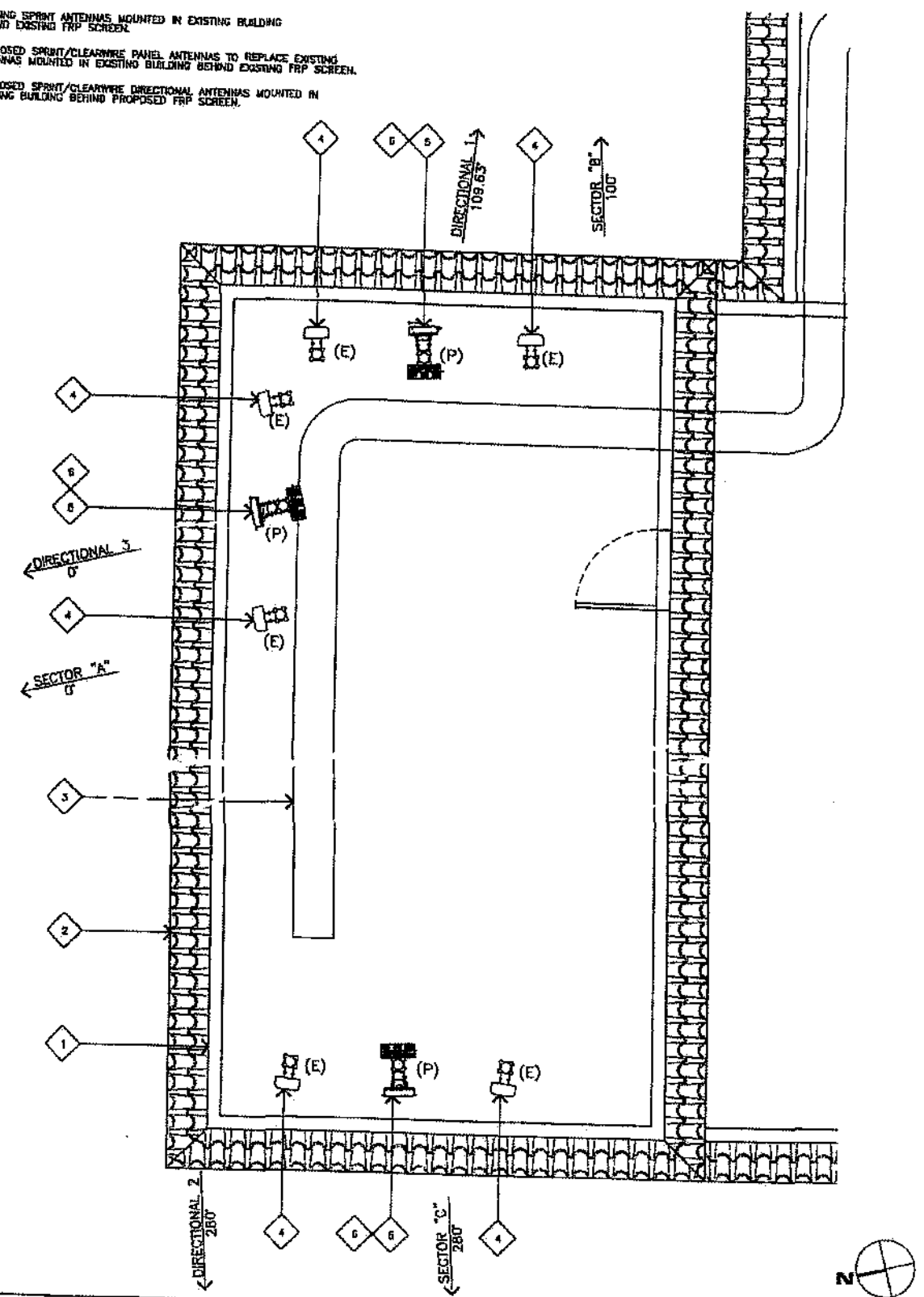
JRA PROJECT NUMBER: 090355

ANTENNA PLAN KEYNOTES

- 1 EXISTING BUILDING.
- 2 EXISTING ROOF MOUNTED CABLE TRAY.
- 3 EXISTING SPANISH STYLE ROOF TILES.
- 4 EXISTING SPRINT ANTENNAS MOUNTED IN EXISTING BUILDING BEHIND EXISTING FRP SCREEN.
- 5 PROPOSED SPRINT/CLEARWIRE PANEL ANTENNAS TO REPLACE EXISTING ANTENNAS MOUNTED IN EXISTING BUILDING BEHIND EXISTING FRP SCREEN.
- 6 PROPOSED SPRINT/CLEARWIRE DIRECTIONAL ANTENNAS MOUNTED IN EXISTING BUILDING BEHIND PROPOSED FRP SCREEN.

ANTENNA PLAN LEGEND

- (E) EXISTING ANTENNA TO REMAIN
- (P) PROPOSED ANTENNA TO REPLACE EXISTING

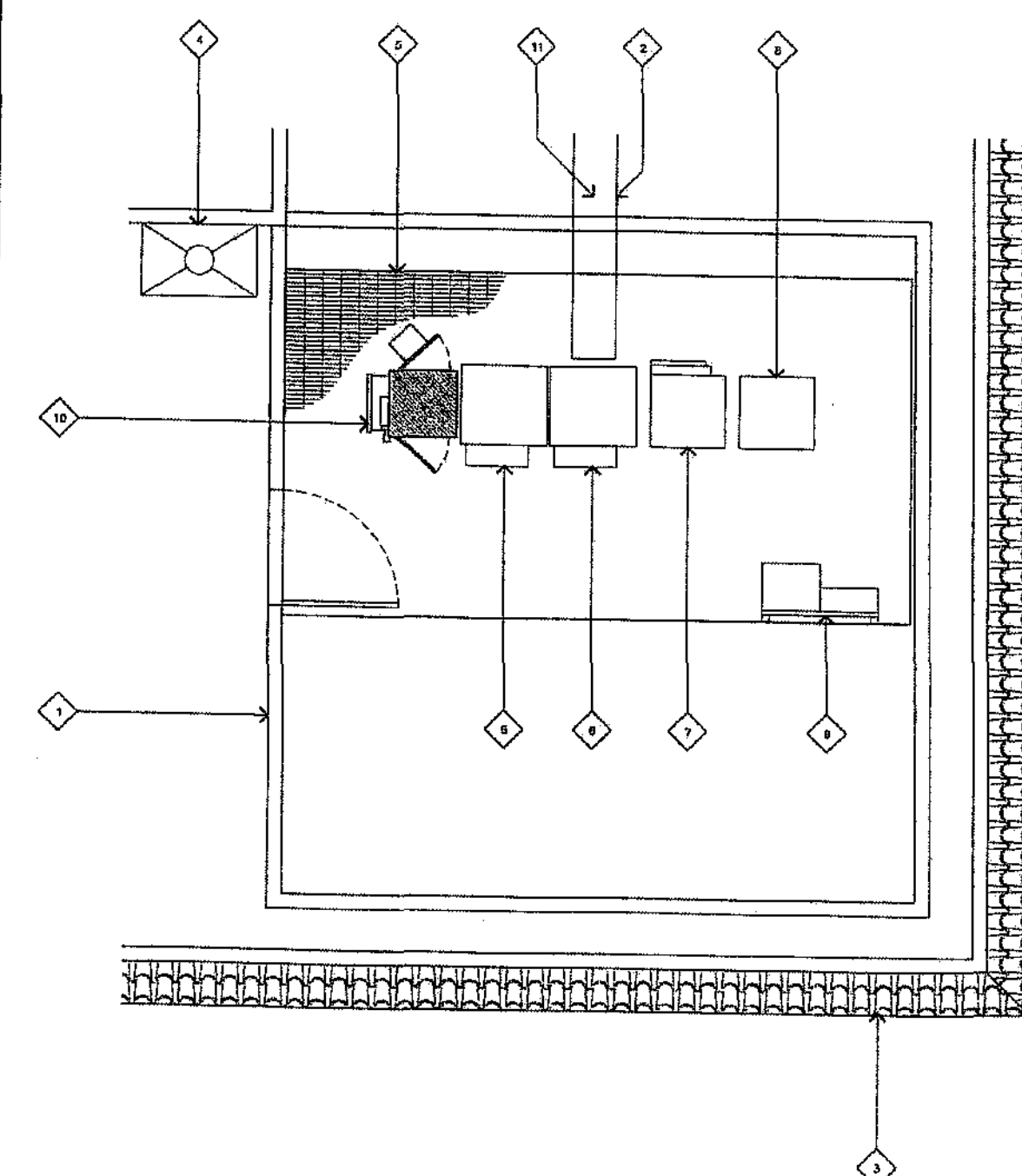


EQUIPMENT AREA PLAN KEYNOTES

- 1 EXISTING BUILDING.
- 2 EXISTING ROOF MOUNTED CABLE TRAY.
- 3 EXISTING SPANISH STYLE ROOF TILES.
- 4 EXISTING CHIMNEY.
- 5 EXISTING STEEL EQUIPMENT PLATFORM.
- 6 EXISTING SPRINT EQUIPMENT CABINETS.
- 7 EXISTING SPRINT POWER SOURCE.
- 8 EXISTING SPRINT BATTERY RACK.
- 9 EXISTING SPRINT PPC CABINET.
- 10 PROPOSED SPRINT/CLEARWIRE EQUIPMENT CABINET MOUNTED ON EXISTING STEEL PLATFORM. SEE SHEET A-3.
- 11 PROPOSED SPRINT/CLEARWIRE CONDUITS TO PROPOSED ANTENNAS.

EQUIPMENT LOCATION

THE PROPOSED EQUIPMENT CABINET IS APPROXIMATELY 25'-0" IN DISTANCE TO THE CLOSEST RESIDENTIAL UNIT.



ANTENNA PLAN

SCALE: 3/8"=1'-0" 0 1' 2' 3'

2

EQUIPMENT AREA PLAN

SCALE: 3/8"=1'-0" 0 1' 2' 3'

1

Sprint clearwire

9800 SPRINT GALLERY
DOWLAND PARK, KANSAS 66251

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WESTOWER COMMUNICATIONS INC

4446 EASTVALE MALL, SUITE 200
SAN DIEGO, CALIFORNIA 92121

JRA

Jeffrey Rouse & Associates, Inc.
Arizona • California • Nevada
Arizona: (602) 298-8579
California: (949) 780-3822
Nevada: (702) 795-0059

REGISTERED ARCHITECT
STATE OF CALIFORNIA
C-009714

CASA de ALVARADO
SD34XC779/CA-SDG5355C

8801 ALVARADO ROAD
SAN DIEGO, CALIFORNIA 92104

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	01-14-09	BOOK 2D REVIEW (P-1)	LFZ
2	02-05-09	100% FINAL 2D'S (P-2)	DE
3	02-05-09	CLIENT COMMENTS (P-3)	LFZ
4	02-05-09	CLIENT COMMENTS (P-4)	DE
5	02-05-09	CLIENT COMMENTS (P-5)	DE

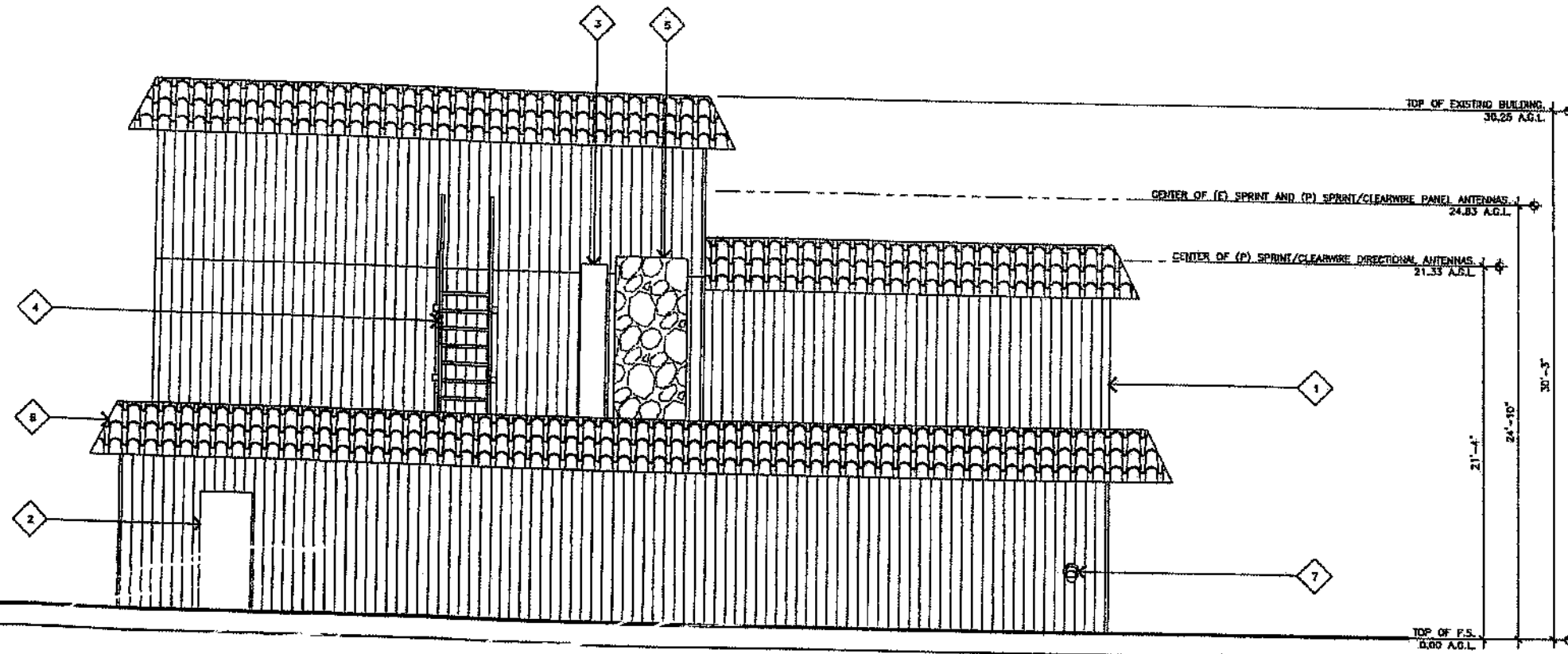
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
ANTENNA PLAN &
EQUIPMENT AREA PLAN

SHEET NUMBER
A-1

ELEVATION KEYNOTES

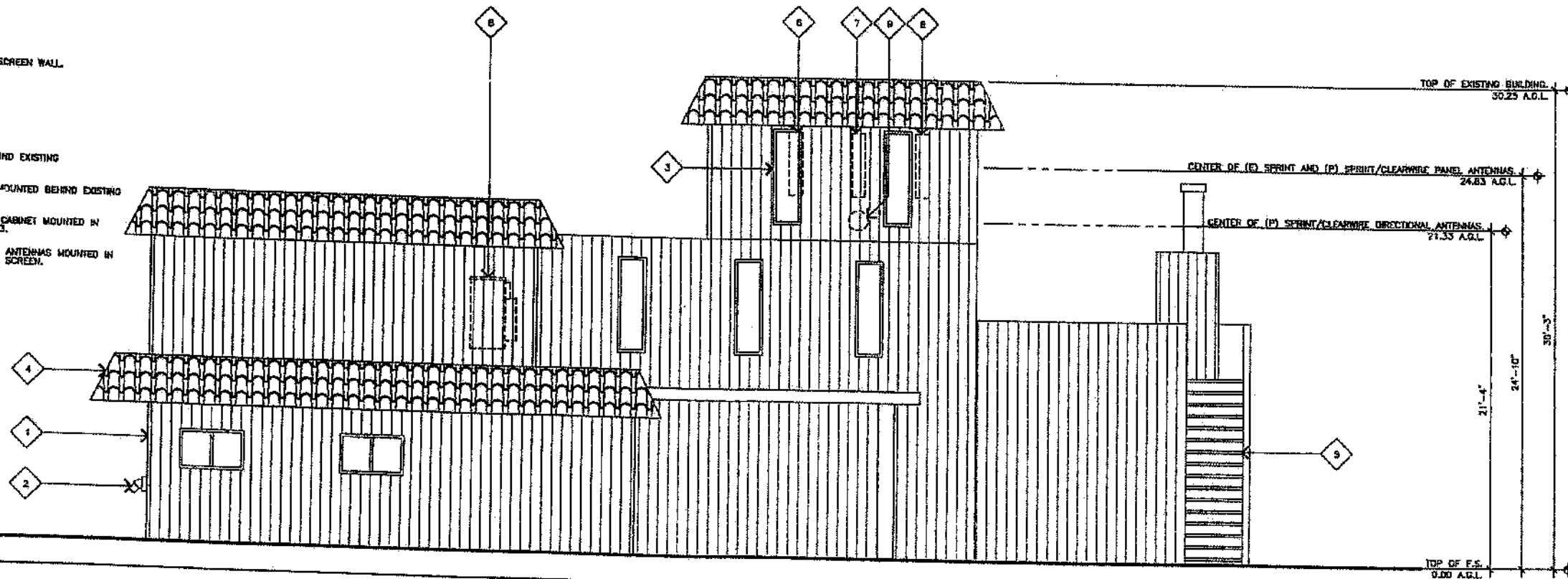
- 1 EXISTING BUILDING.
- 2 EXISTING DOOR.
- 3 EXISTING VERTICAL CABLE TRAY.
- 4 EXISTING ROOF ACCESS LADDER.
- 5 EXISTING CHIMNEY.
- 6 EXISTING SPANISH STYLE ROOF TILE.
- 7 EXISTING GENERATOR PLUG.



SOUTH ELEVATION

ELEVATION KEYNOTES

- 1 EXISTING BUILDING.
- 2 EXISTING GENERATOR PLUG.
- 3 EXISTING FRP WINDOW ON EXISTING FRP SCREEN WALL.
- 4 EXISTING SPANISH STYLE ROOF TILE.
- 5 EXISTING STAIRS.
- 6 EXISTING SPRINT ANTENNAS MOUNTED BEHIND EXISTING FRP SCREEN WALL.
- 7 PROPOSED SPRINT/CLEARWIRE ANTENNAS MOUNTED BEHIND EXISTING FRP SCREEN WALL.
- 8 PROPOSED SPRINT/CLEARWIRE EQUIPMENT CABINET MOUNTED IN EXISTING EQUIPMENT AREA. SEE SHEET A-3.
- 9 PROPOSED SPRINT/CLEARWIRE DIRECTIONAL ANTENNAS MOUNTED IN EXISTING BUILDING BEHIND PROPOSED FRP SCREEN.



EAST ELEVATION

SCALE: 1/4"=1'-0" 0 2' 4' 2

SCALE: 1/4"=1'-0" 0 2' 4' 1

Sprint clearwire
 6900 SPRINT PARKWAY
 OVERLAND PARK, KANSAS 66251
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WESTOWER COMMUNICATIONS INC.
 4448 ESTATE HILL, SUITE 200
 SAN DIEGO, CALIFORNIA 92121

JRA
 Jeffrey Rame & Associates, Inc.
 Arizona • California • Nevada
 Arizona: (602) 296-3370
 California: (646) 790-3329
 Nevada: (702) 785-0829



CASA de ALVARADO
 SD34XC779/CA-SDG5355C
 8801 ALVARADO ROAD
 SAN DIEGO, CALIFORNIA 92104

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	11-15-09	ISSUE 2D REVIEW (P1)	JFA
2	11-16-09	ISSUE FINAL 2D'S (P2)	DB
3	11-16-09	CLIENT COMMENTS (P3)	JFA
4	11-16-09	CLIENT COMMENTS (P4)	JW
5	11-16-09	CLIENT COMMENTS (P5)	JW

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

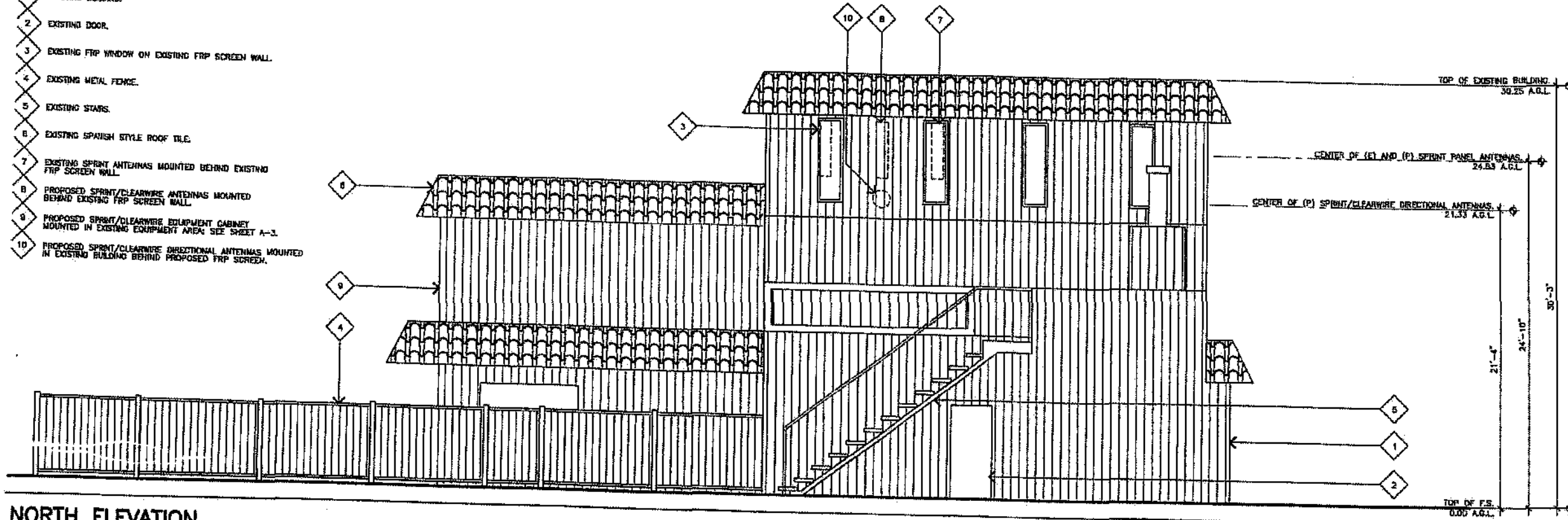
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2

P/A PROJECT NUMBER: 060350

ELEVATION KEYNOTES

- 1 EXISTING BUILDING.
- 2 EXISTING DOOR.
- 3 EXISTING FRP WINDOW ON EXISTING FRP SCREEN WALL.
- 4 EXISTING METAL FENCE.
- 5 EXISTING STAIRS.
- 6 EXISTING SPANISH STYLE ROOF TILE.
- 7 EXISTING SPRINT ANTENNAS MOUNTED BEHIND EXISTING FRP SCREEN WALL.
- 8 PROPOSED SPRINT/CLEARWIRE ANTENNAS MOUNTED BEHIND EXISTING FRP SCREEN WALL.
- 9 PROPOSED SPRINT/CLEARWIRE EQUIPMENT CABINET MOUNTED IN EXISTING EQUIPMENT AREA. SEE SHEET A-3.
- 10 PROPOSED SPRINT/CLEARWIRE DIRECTIONAL ANTENNAS MOUNTED IN EXISTING BUILDING BEHIND PROPOSED FRP SCREEN.

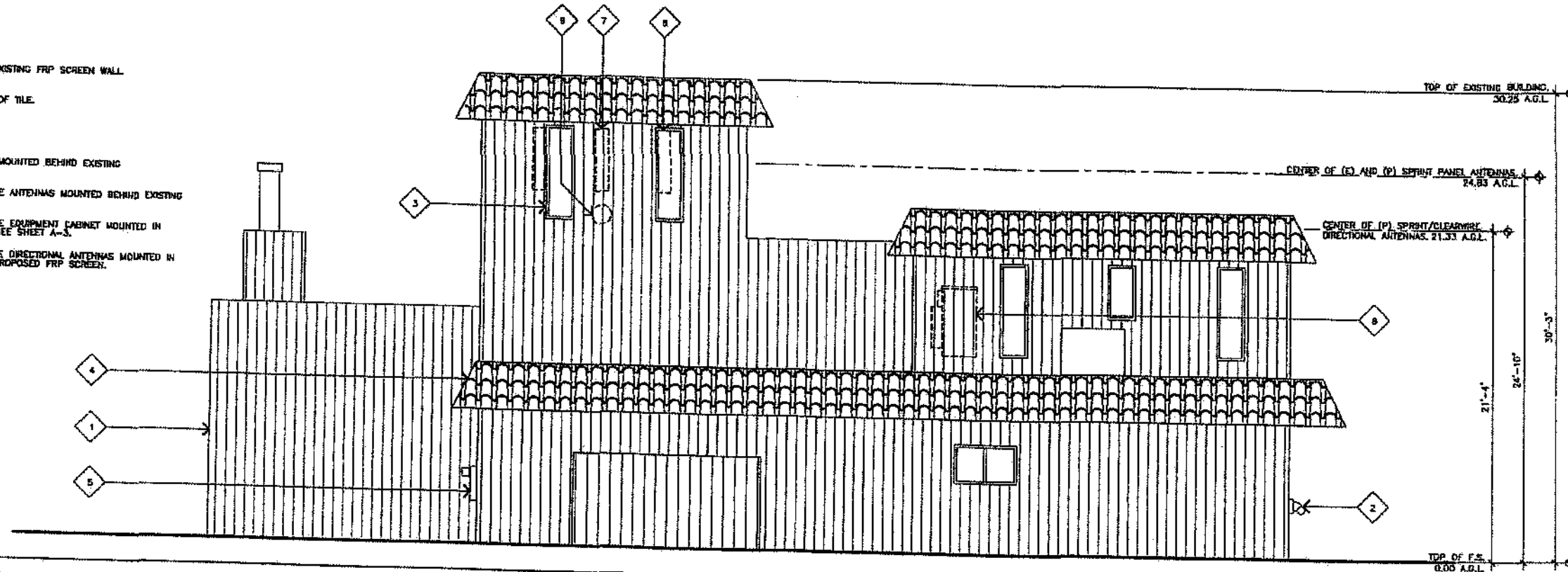


NORTH ELEVATION

SCALE: 1/4"=1'-0" 0 2' 4' **2**

ELEVATION KEYNOTES

- 1 EXISTING BUILDING.
- 2 EXISTING GEN PLUG.
- 3 EXISTING FRP WINDOW ON EXISTING FRP SCREEN WALL.
- 4 EXISTING SPANISH STYLE ROOF TILE.
- 5 EXISTING ELECTRICAL METER.
- 6 EXISTING SPRINT ANTENNAS MOUNTED BEHIND EXISTING FRP SCREEN WALL.
- 7 PROPOSED SPRINT/CLEARWIRE ANTENNAS MOUNTED BEHIND EXISTING FRP SCREEN WALL.
- 8 PROPOSED SPRINT/CLEARWIRE EQUIPMENT CABINET MOUNTED IN EXISTING EQUIPMENT AREA. SEE SHEET A-3.
- 9 PROPOSED SPRINT/CLEARWIRE DIRECTIONAL ANTENNAS MOUNTED IN EXISTING BUILDING BEHIND PROPOSED FRP SCREEN.



WEST ELEVATION

SCALE: 1/4"=1'-0" 0 2' 4' **1**

Sprint clearwire
 8300 SPRINT PARKWAY
 OVERLAND PARK, KANSAS 66221
 PROPRIETARY INFORMATION
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WESTOWER COMMUNICATIONS INC
 4445 EASTON HILL, SUITE 200
 SAN DIEGO, CALIFORNIA 92121

JRA
 Jeffrey Rowe & Associates, Inc.
 Arizona • California • Nevada
 California: (812) 256-3578
 California: (648) 762-2828
 Nevada: (702) 793-0658

CASA de ALVARADO
 SD34XC779ICA-SDG5355C
 6801 ALVARADO ROAD
 SAN DIEGO, CALIFORNIA 92104

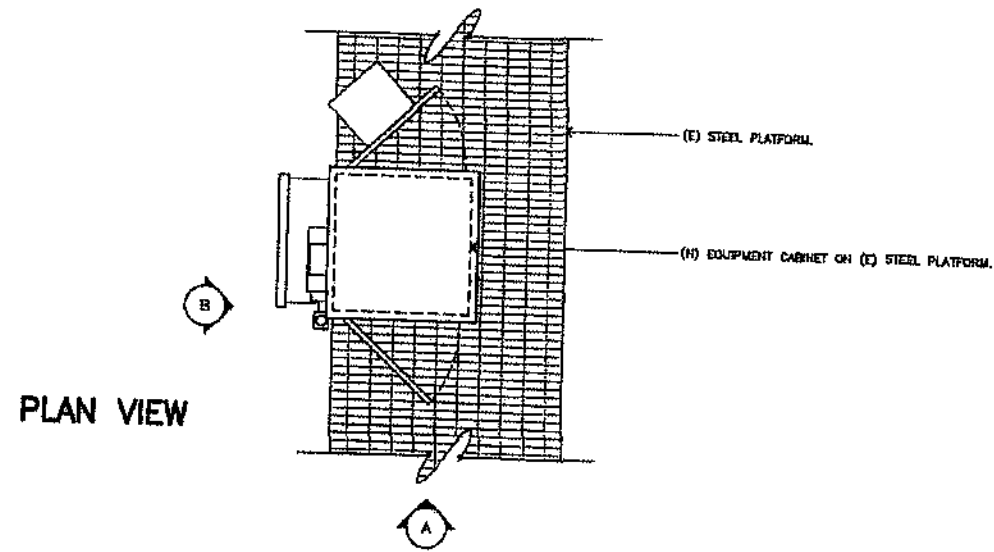
REVISIONS				
NO.	DATE	DESCRIPTION	INITIALS	REVISION
1	03-16-09	BIDDING 2D REVISION (P-1)	UPJ	
2	03-16-09	LOOK FINAL 2D (P-2)	UPJ	
3	03-16-09	CLIENT COMMENTS (P-3)	UPJ	
4	03-16-09	CLIENT COMMENTS (P-4)	UPJ	
5	03-16-09	CLIENT COMMENTS (P-5)	UPJ	

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

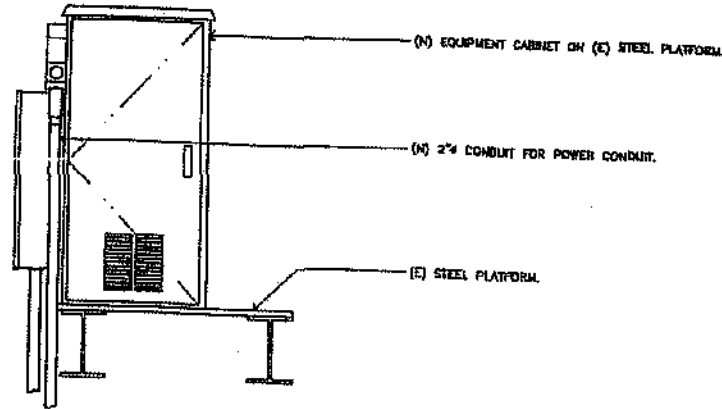
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2.1

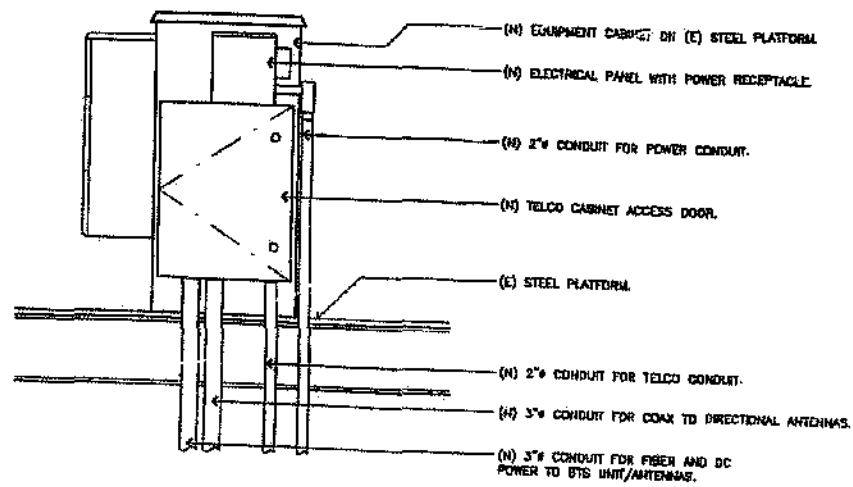
JRA PROJECT NUMBER: 080338



PLAN VIEW



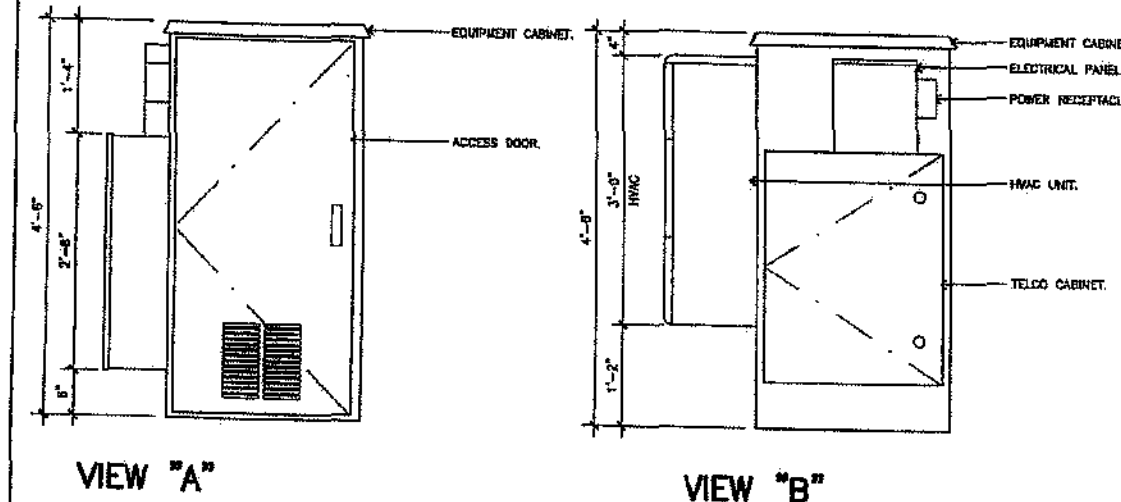
VIEW "A"



VIEW "B"

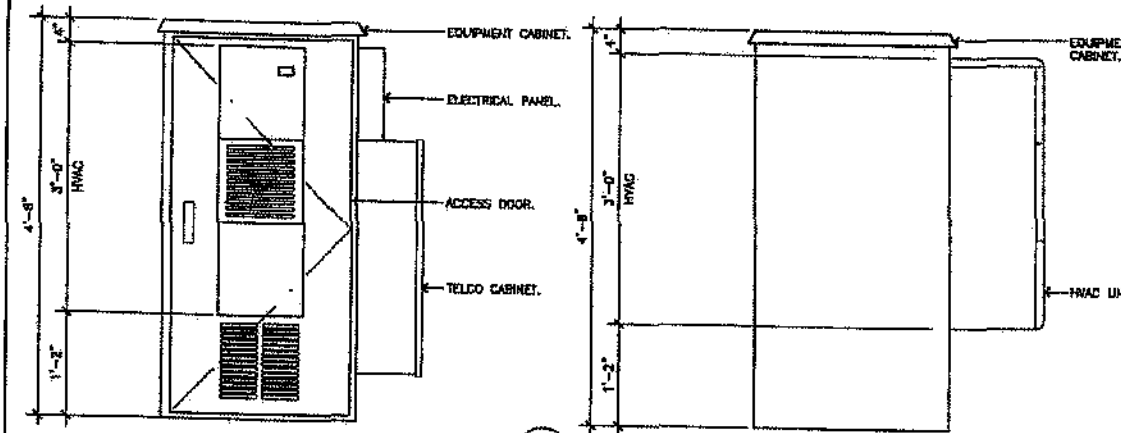
GENERAL NOTES

ABOVE GROUND CONDUIT TO BE SCH. 40 PVC OR METAL.
UNDERGROUND CONDUIT TO BE SCH. 40 PVC.



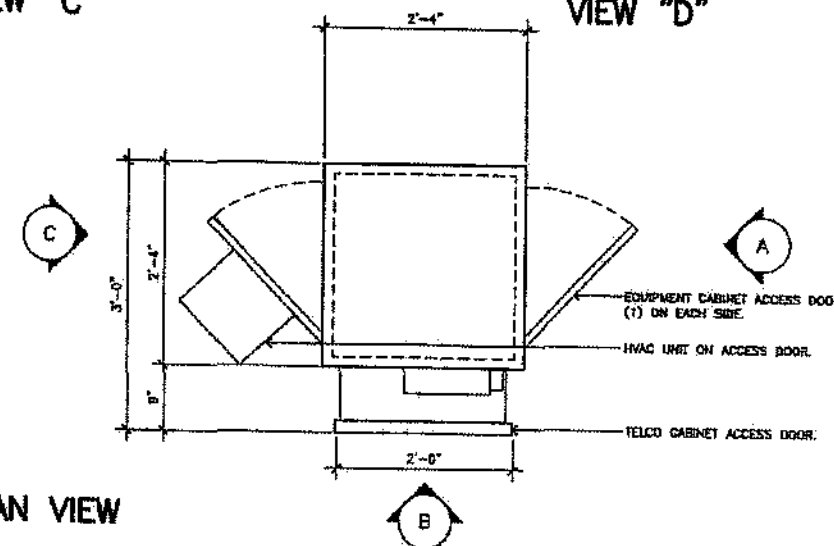
VIEW "A"

VIEW "B"



VIEW "C"

VIEW "D"

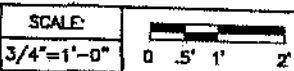


PLAN VIEW

GENERAL NOTES

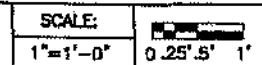
1. MANUFACTURER: DDB UNLIMITED, MODEL #00-500X OR #00-500XC.
2. EQUIPMENT CABINET HAS A STAINLESS STEEL FACTORY FINISH. PROTECT AS REQUIRED.

EXISTING STEEL PLATFORM WITH EQUIPMENT CABINET DETAIL



3

EQUIPMENT CABINET DETAIL



1

Sprint clearw're
 8800 SPYRIT FARMWAY
 OVERLAND PARK, KANSAS 66221

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WESTOWER COMMUNICATIONS INC
 4445 ESTORSE MALL, SUITE 200
 SAN DIEGO, CALIFORNIA 92121

JRA
 Jeffrey Rome & Associates, Inc.
 Arizona • California • Nevada
 Arizona: (602) 386-3578
 California: (650) 769-3323
 Nevada: (702) 795-0053



CASA de ALVARADO
 SD34XC779/CA-SDG5355C
 8801 ALVARADO ROAD
 SAN DIEGO, CALIFORNIA 92104

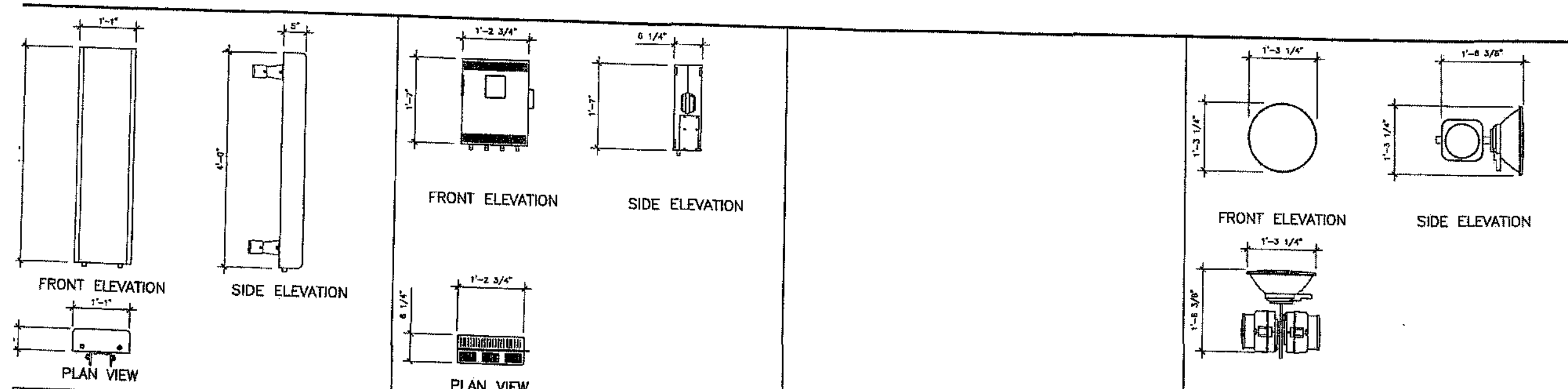
REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
1	01-20-00	BOOK 2D REVIEW (P1)	JFJ
2	01-20-00	BOOK FINAL 2D'S (P2)	JFJ
3	01-20-00	CLIENT COMMENTS (P3)	JFJ
4	01-20-00	CLIENT COMMENTS (P4)	JFJ
5	01-20-00	CLIENT COMMENTS (P5)	JFJ

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

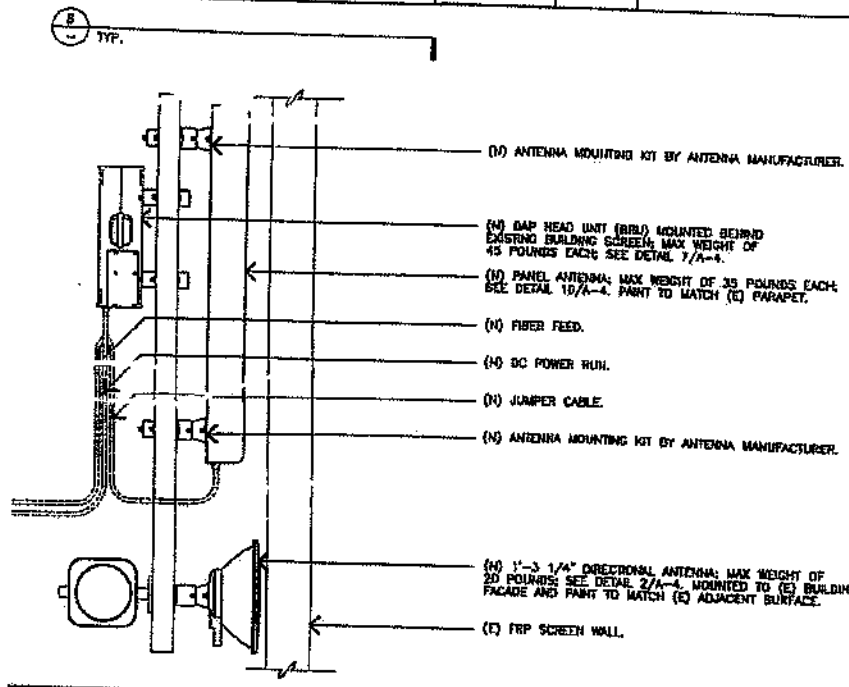
SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-3

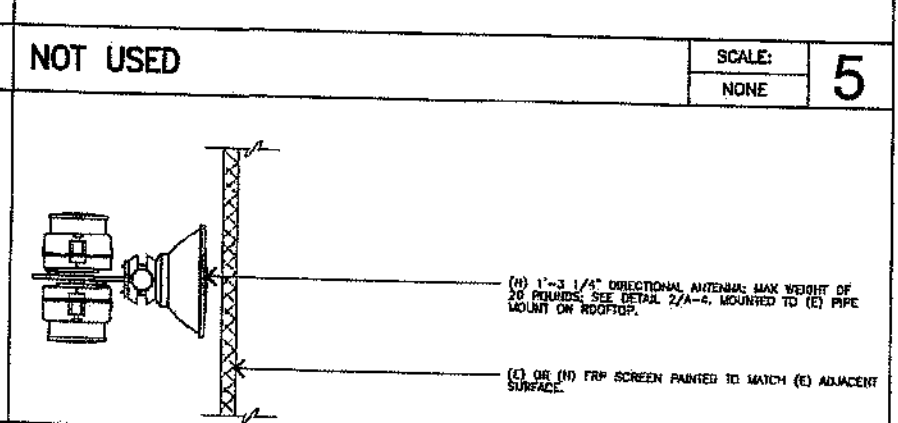
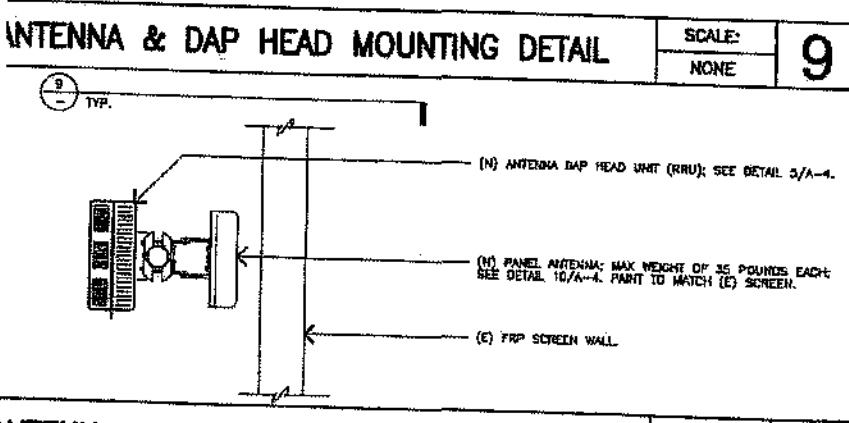
JRA PROJECT NUMBER: 080336



PANEL ANTENNA	SCALE: NONE	10	DAP HEAD UNIT (RRU)	SCALE: NONE	7	NOT USED	SCALE: NONE	3	1' DIRECTIONAL ANTENNA	SCALE: NONE	2
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NOT USED	SCALE: NONE	6
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ANTENNA & DAP HEAD MOUNTING PLAN	SCALE: NONE	8	1' DIRECTIONAL ANTENNA MOUNTING PLAN	SCALE: NONE	4	NOT USED	SCALE: NONE	1
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Sprint clearw're

8801 SPRING PARKWAY
OVERLAND PARK, KANSAS 66211

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4445 EASTSIDE MALL, SUITE 200
SAN DIEGO, CALIFORNIA 92121

JRA

Jeffrey Ruma & Associates, Inc.
Arizona • California • Nevada
Arizona: (602) 256-8579
California: (714) 780-3323
Nevada: (702) 795-0059



CASA de ALVARADO
SD34XC779/CA-SDG5355C

6901 ALVARADO ROAD
SAN DIEGO, CALIFORNIA 92104

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	12-18-09	BOOK ED REVIEW (P1)	LEJ
2	01-05-10	TOOK FINAL ZEP'S (P2)	BB
3	05-05-10	CLIENT COMMENTS (P3)	LTJ
4	07-26-10	CLIENT COMMENTS (P4)	FW
5	08-06-10	CLIENT COMMENTS (P5)	MF

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
ANTENNA DETAILS

SHEET NUMBER
A-4

JRA PROJECT NUMBER: 090355