



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 10, 2010 **REPORT NO. PC-10-094**

ATTENTION: Planning Commission, Agenda of November 18, 2010

SUBJECT: AT&T – Catalina Water Tank – PROJECT NO. 198375
PROCESS 4.

**OWNER/
APPLICANT:** City of San Diego/
AT&T Mobility

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility at 209 Catalina Boulevard within the Peninsula Community Planning Area?

Staff Recommendation: APPROVE Neighborhood Use Permit (NUP) No. 788586 and Planned Development Permit (PDP) No. 788587.

Community Planning Group Recommendation: The Peninsula Community Planning Board voted to recommended approval of this project at their May 20, 2010 meeting (Attachment 14).

Environmental Review: This project was found to be exempt per the Categorical Exemption for Existing Facilities, Section 15301, in accordance with State of California Environmental Quality Act (CEQA) Guidelines (Attachment 15).

Fiscal Impact Statement: AT&T Mobility 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: Not applicable.

BACKGROUND

Wireless Communication Facilities (WCF's) are permitted throughout the City as a Separately Regulated Use by the Wireless Communication Facility regulations, Land Development Code



(LDC) section 141.0420. WCF's are permitted within residential zones with a non-residential use where the antennas are located more than 100 feet from the property line of residential uses, elementary schools, middle schools, or day cares with the processing of a Neighborhood Use Permit.

To provide wireless communications coverage and capacity in this area (Attachment 6), AT&T Mobility is proposing to operate and maintain an existing WCF at 209 Catalina Boulevard (Attachments 1 and 3) on a property owned by the City of San Diego (Attachment 10) and utilized by the Public Utilities Department (Attachment 7). The WCF consists of eight (8) antennas façade mounted to an existing water tank. Cables associated with the antennas would be located behind a cable shroud (Attachment 5).

This WCF was originally permitted with permit number 99-0464-29. This permit expired August 31, 2009. The current application is for a new permit, subject to the current regulations.

Council Policy 600-43, "Communication Antennas," assigns preference levels to the locations of WCF's. This policy encourages these facilities be located away from residential uses. Typically, WCF's 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 process level (such as a Limited Use or Neighborhood Use Permit). This facility is in a location with a non-residential use in residential zone, which is more preferable than if the facility was located in a residential zone with a residential use.

The antennas will be mounted to the face of an existing water tank structure. The water tank structure provides the height necessary for the antennas and the antennas blend in with the bulk of the existing water tank. Cables associated with the antennas will be located behind a cable shroud to improve their appearance.

A Planned Development Permit (PDP), Process 4, is required for this project as the equipment enclosure deviates from the Wireless Communication Facility Design Requirements which permit a maximum equipment area of 250 square feet where 336 square feet is proposed. Staff supports this deviation as the equipment area is not visible from the public right-of-way; the equipment is located behind the water tank and does not impact surrounding uses.

General Plan Analysis:

The City's General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. The antennas associated with this facility are proposed to be mounted on an existing water tank structure. The antennas and other components will be painted to match the tank. Cables will be minimized and covered where possible. Associated equipment is located in an enclosure behind the tank away from the public right-of-way. Based on the project's design, it is compatible with the City's General Plan. The Peninsula Community Plan does not discuss wireless communication facilities.

Conclusion:

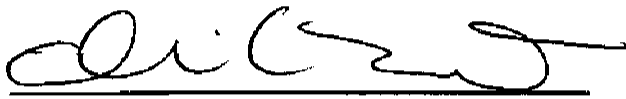
Staff supports the design as proposed. The antennas are located on an existing water tank.

Equipment will be located behind the water tank. This project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the applicable land use plans. Therefore, Staff recommends approval of this project.

ALTERNATIVES

1. **Approve Neighborhood Use Permit (NUP) No. 788586 and Planned Development Permit (PDP) No. 788587, with modifications.**
2. **Deny Neighborhood Use Permit (NUP) No. 788586 and Planned Development Permit (PDP) No. 788587, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

KB/AFH

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Photo Simulations
6. Site Justification
7. Site Photos
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Planning Commission Hearing
13. Plans
14. Community Planning Group Recommendation
15. Notice of CEQA Exemption and Notice of Exemption

Project Site



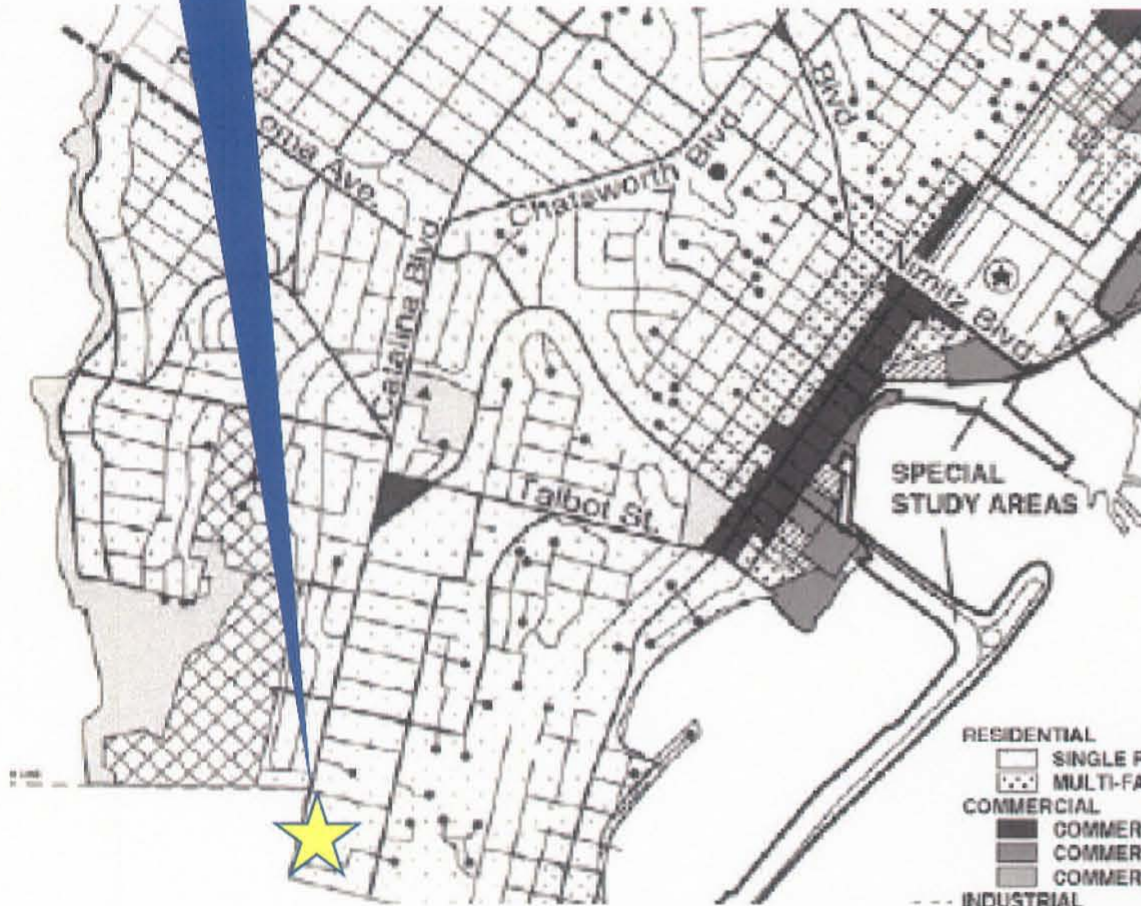
Aerial Photo

AT&T - Catalina Water Tank - Project Number 198375

209 Catalina Boulevard

Project Site

Designated as
"Residential."



- RESIDENTIAL**
- SINGLE FAMILY
 - ▤ MULTI-FAMILY
- COMMERCIAL**
- COMMERCIAL
 - ▨ COMMERCIAL / RECREATION
 - ▩ COMMERCIAL OFFICE
- INDUSTRIAL**
- ▧ COMMERCIAL FISHING
 - ▨ MARINE-RELATED INDUSTRY
 - ▩ MILITARY-RELATED INDUSTRY

- PUBLIC / SEMI-PUBLIC**
- PARK
 - ▤ SCHOOL
 - ▩ NATIONAL CEMETERY
 - ▩ PUBLIC LIBRARY
 - ▩ HISTORIC SITE
 - ▩ FIRE STATION
 - ▩ SPECIAL STUDY AREA
 - ▩ POSSIBLE FUTURE SCHOOL SITE FOR NAVY HOUSING (EXACT LOCATION TO BE DETERMINED)
 - PUBLIC UTILITY

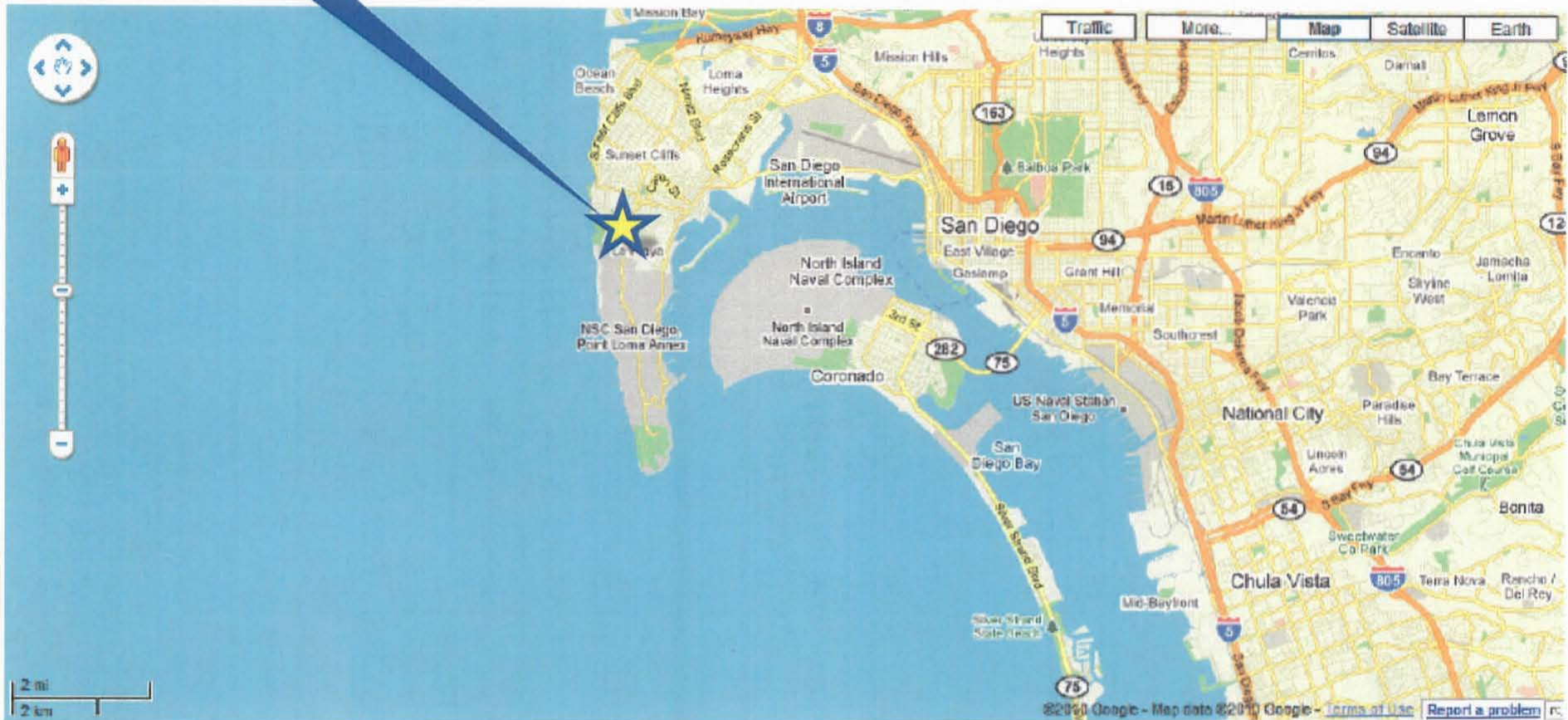


Community Plan Land Use Designation

AT&T – Catalina Water Tank – Project Number 198375

209 Catalina Boulevard

Project Site



Project Location Map

AT&T – Catalina Water Tank – Project Number 198375

209 Catalina Boulevard



PROJECT DATA SHEET		
PROJECT NAME:	AT&T – Catalina Water Tank	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of up to eight (8) antennas mounted on an existing water tank with equipment associated with the antennas located adjacent to the tank.	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit and Planned Development Permit, Process 4	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-11		
HEIGHT LIMIT: 30' (Coastal Height Limit)		
FRONT SETBACK: 20'		
SIDE SETBACK: 6'		
STREETSIDE SETBACK: 10'		
REAR SETBACK: 10'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RS-1-11	Residential/Institutional
SOUTH:	Unzoned	Open Space/Military
EAST:	Residential, RS-1-11	Institutional
WEST:	Residential, RS-1-14	Institutional
DEVIATIONS OR VARIANCES REQUESTED:	Deviation from the WCF Design Requirements, which permit a maximum equipment area of 250 square feet.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	Approved by the Peninsula CPG 5/20/10 8-1-0.	



 SD071A
Catalina Water Tank
209 Catalina Blvd.
San Diego, CA 92106
at&t



Proposed
Photosimulation of changes to existing telecommunications site

SITE JUSTIFICATION

**Catalina Water Tank
Renewal for AT&T
200 Catalina Blvd**

PROJECT DESCRIPTION

The project is an existing wireless communication facility located at 200 Catalina Blvd. in the Peninsula Community Plan area. The existing facility consists of twelve (12) antennas façade mounted on a City owned water tank. The associated equipment located in a 330 square foot equipment area at the base of the water tank.

The property is zoned RS-1-7 and is developed with a City water tank and associated facilities. The property also contains one other existing wireless facility. The property is surrounded by military facilities. The existing facility was constructed in 1999 for the AT&T network.

SITE DESIGN

The existing antennas are façade mounted on the water tank. The equipment is located behind the water tank on the ground and surrounded by an existing fence. The equipment is set back toward the rear of the property and is not visible from either the surrounding properties or the street.

PREFERENCE 2 LOCATION:

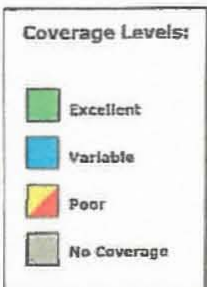
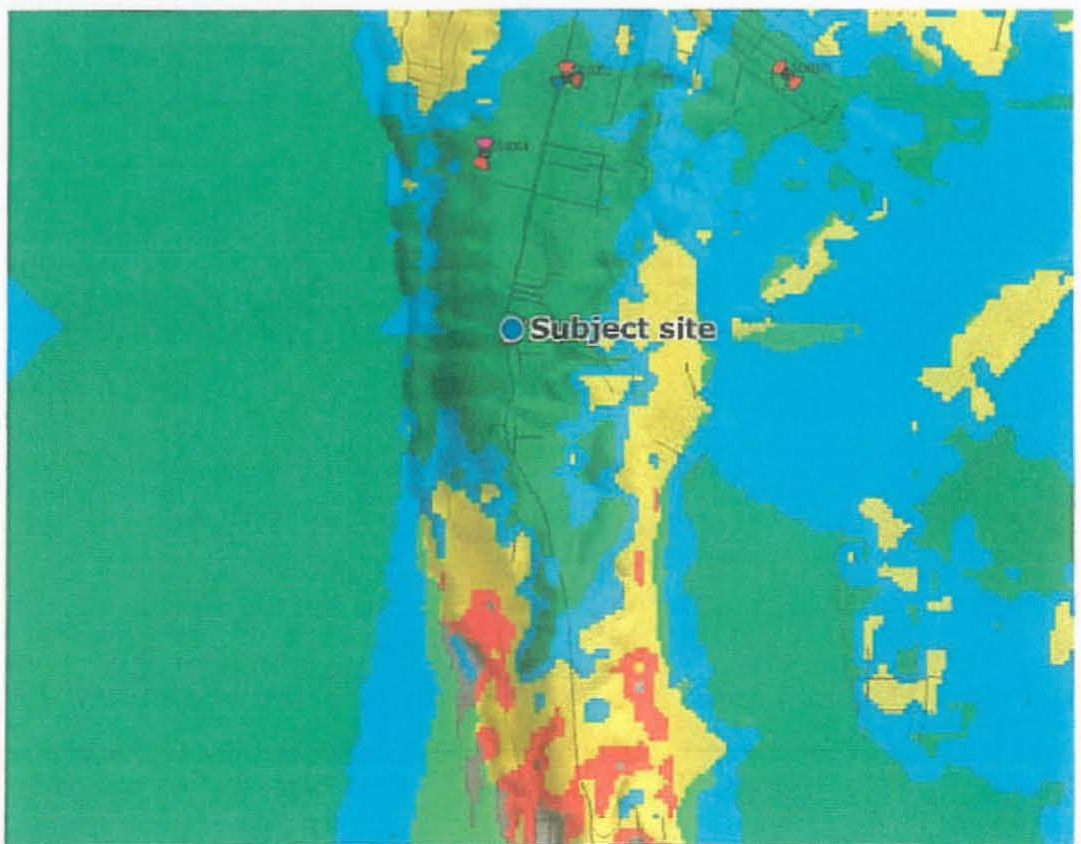
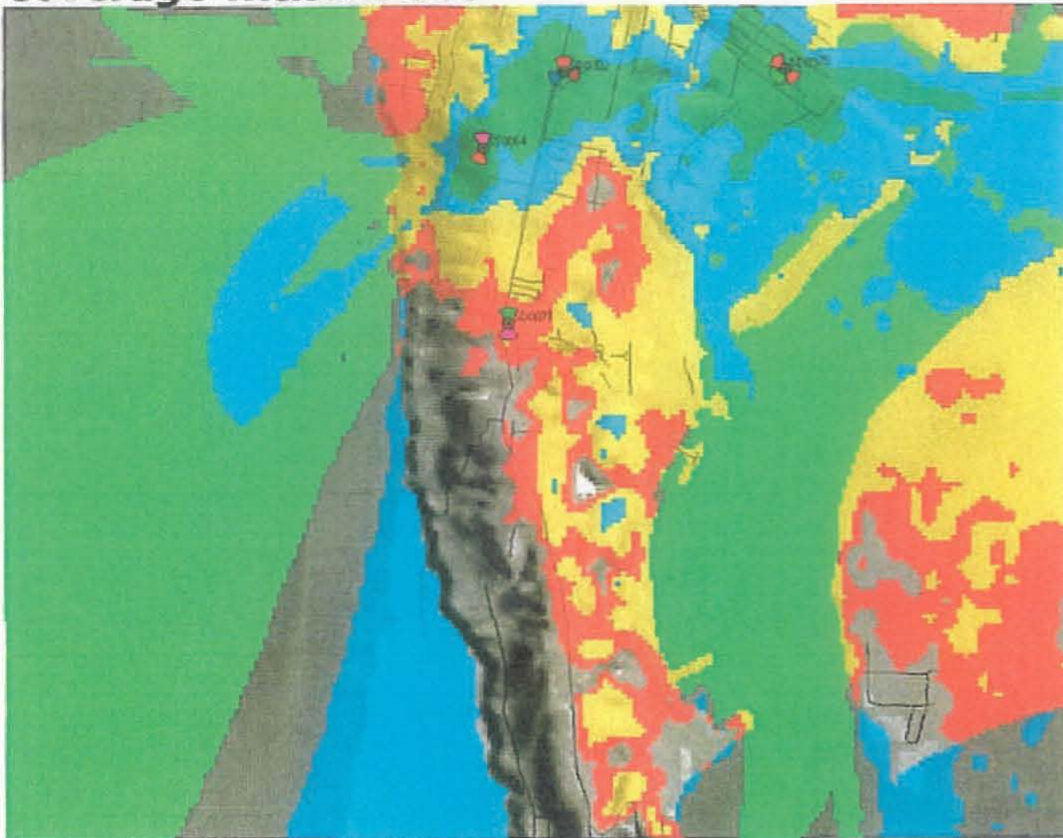
The project site is located on Catalina Blvd. on a City owned property. The site is the only non-military property in the vicinity that is not developed as with a single family residence. There are no Preference 1 locations in the area. Additionally, the facility is existing at this location and is part of the established network and necessary to provide service to the surrounding area.

CO-LOCATION OF WIRELESS FACILITIES

Verizon are also located on this property.



Coverage without site



Coverage with site



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

SD071

Catalina Water Tank
209 Catalina Boulevard
San Diego, CA 92106

Prepared for:

City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
AT&T Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

November 5, 2009

Google maps Address





Looking north toward site not obtainable due to Military Base



Looking south toward site



Looking east toward site

Looking west toward site not obtainable due to Military Base



Looking north from site

Looking south from site not obtainable due to Military Base

Looking east from site not obtainable due to Military Base



Looking west from site

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: 24000465

NEIGHBORHOOD USE PERMIT NO. 788586
PLANNED DEVELOPMENT PERMIT NO. 788587
AT&T – CATALINA WATER TANK
PLANNING COMMISSION
PROJECT NUMBER 198375
DRAFT

This NEIGHBORHOOD USE PERMIT (NUP) NO. 788586 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 788587 are granted by the **Planning Commission** of the City of San Diego to the CITY OF SAN DIEGO, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0205, 126.0604, and 141.0420. The site is located at 209 Catalina Boulevard in the RS-1-11 zone of the Peninsula community planning area. The project site is legally described as a portion of the Pueblo Lot 67 of the Pueblo Lands of the City of San Diego, California, according to the Map Thereof by James Pasco, a copy of which said map is filed in the Office of the Recorder of San Diego and is known as Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 18, 2010, on file in the Development Services Department.

The project shall include:

- a. Eight (8) panel antennas mounted to an existing water tank. Equipment associated with the antennas will be located within an equipment enclosure as shown on Exhibit "A";
- b. The equipment enclosure is 18'6" by 18'2" and exceeds the 250 square foot maximum permitted by the Wireless Communication Facility Design Requirements, Land Development Code Section 141.0420. This deviation is permitted with the processing of this Planned Development Permit;

- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit 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. 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.
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 Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/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. This Neighborhood Use Permit [NUP] and Planned Development Permit [PDP] and corresponding use of this site shall **expire on November 18, 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.
6. 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 enforcement for noncompliance, which may include penalties and fines.

7. Under no circumstances, does approval of this permit authorize AT&T Mobility to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this 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 the special rights which the holder of the Permit is entitled as a result of obtaining this 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 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 applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

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/Permittee.

17. 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.

18. Once the Permittee deems the construction pursuant to this Permit complete, Owner/Permittee shall send a letter (Subject: Planning Inspection Project Number 198375) to the City of San Diego, Development Services Department requesting a planning inspection. The site is officially deemed complete once the City Manager signs the letter. The Permittee shall be provided with a copy of the signed letter for record purposes.

19. All facilities and related equipment shall be maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days.

20. The Owner/Permittee shall notify the City prior to the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

21. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

22. No overhead cabling is allowed for this project.
23. Exposed mounting apparatus shall be removed and shall not remain on a façade absent antennas.
24. The Owner/Permittee shall not cause or allow the antennas located on the water tank to be different sizes (length, width, or height) than as shown on the stamped approved plans.
25. The final product shall conform to the stamped approved plans and approved photosimulations prior to final inspection approval.
26. 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) 446-5349 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.
27. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
28. All equipment, including transformers, emergency generators and air conditioners belonging to AT&T Mobility 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.
29. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days upon receipt of written notice by the City to the Permittee.
30. Appropriate signs shall be installed to notify people working on the water tank that hazards exist and the location of the hazard. The Permittee shall assess the level and location of the hazard and place the appropriate signs per CAL-OSHA requirements and FCC regulations.

INFORMATION ONLY:

- 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 ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §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 November 18, 2010 by Resolution No. XXXX-PC.

Permit Type/PTS Approval No.: NUP/788586
PDP/788587
Date of Approval: 11/18/2010

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Associate Planner

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

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

**CITY OF SAN DIEGO
REAL ESTATE ASSETS DEPT.
Owner**

By _____
David Sandoval
Deputy Director

**AT&T MOBILITY
Permittee**

By _____
Kevin McGee
Deployment Manager

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

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
NEIGHBORHOOD USE PERMIT NO. 788586
PLANNED DEVELOPMENT PERMIT NO. 788587
AT&T – CATALINA WATER TANK
PROJECT NUMBER 198375
DRAFT

WHEREAS, the CITY OF SAN DIEGO, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to operate and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 788586 and 788587);

WHEREAS, the project site is located at 209 Catalina Boulevard in the RS-1-11 zone of the Peninsula community planning area;

WHEREAS, the project site is legally described as a portion of the Pueblo Lot 67 of the Pueblo Lands of the City of San Diego, California, according to the Map Thereof by James Pasco, a copy of which said map is filed in the Office of the Recorder of San Diego and is known as Miscellaneous Map No. 36;

WHEREAS, on January 25, 2010 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facility) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 18, 2010, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 788586 and Planned Development Permit No. 788587 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated November 18, 2010.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

The City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this facility are proposed to be located on an existing vertical

element in the community, a water tank. The antennas will have skirts on the sides of the antennas and cables will be covered. The skirts will make the antennas appear as a more integral part of the water tank structure. The antennas, skirts, and cable cover will be painted to match the adjacent water tank surface. Equipment associated with the antennas will be located in an enclosure, situated behind the water tank, not visible from the public right-of-way. Therefore, based on the project characteristics at this location, this WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires that AT&T Mobility submit a RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

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

WCF’s are required to blend in and camouflage with areas where they are proposed. One way that WCF’s can achieve this design requirement is through integrating with existing vertical elements in a community. In this case, the eight antennas will be façade mounted to an existing water tank structure. A cable covering will be provided to improve the appearance of cables connected to the antennas. The antennas and cable cover (or “shroud”) will be painted to match the adjacent water tank surface. The WCF complies with all regulations of the Land Development Code with the exception of the size of the equipment area, which exceeds the 250 square foot maximum allowed. This deviation is being processed as part of this Planned Development Permit. Therefore, based on these considerations this project complies with the regulations of the Land Development Code.

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

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

The City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this facility are proposed to be located on an existing vertical element in the community, a water tank. The antennas will have skirts on the sides of the antennas and cables will be covered. The skirts will make the antennas appear as a more integral part of the water tank structure. The antennas, skirts, and cable cover will be painted to match the

adjacent water tank surface. Equipment associated with the antennas will be located in an enclosure, situated behind the water tank, not visible from the public right-of-way. Therefore, based on the project characteristics at this location, this WCF will not adversely affect the applicable land use plans.

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The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires that AT&T Mobility submit a RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

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

WCF’s are required to blend in and camouflage with areas where they are proposed. One way that WCF’s can achieve this design requirement is through integrating with existing vertical elements in a community. In this case, the eight antennas will be façade mounted to an existing water tank structure. A cable covering will be provided to improve the appearance of cables connected to the antennas. The antennas and cable cover (or “shroud”) will be painted to match the adjacent water tank surface. The WCF complies with all regulations of the Land Development Code with the exception of the size of the equipment area, which exceeds the 250 square foot maximum allowed. This deviation is being processed as part of this Planned Development Permit. Therefore, based on these considerations this project complies with the regulations of the Land Development Code.

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

This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other devices. The facility provides these wireless services in a way that blends in with existing vertical elements in the community. Therefore, this development will be beneficial to the community.

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

Land Development Code §126.0420(g)(3) limits the size of equipment enclosures associated with WCF’s to 250 square feet. The equipment area is 18’6” by 18’2” and exceeds the 250 square foot allowance. This deviation is appropriate for this location as the equipment area is located behind the water tank structure and is not visible from the public right-of-way. In this situation, this results in a more desirable project as the additional square footage allows for additional equipment, which in turn allows the antennas to provide coverage to a greater area.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 788586 and PLANNED DEVELOPMENT PERMIT NO. 788587 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 788586 and 788587, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: November 18, 2010

Internal Order No. 24000465

Ownership Disclosure Statement

As this project is located on City-owned land, an Ownership Disclosure Statement is not provided. However, AT&T's Board of Directors and Corporate Leadership have been provided in this attachment.

AT&T Inc. Board of Directors

Randall L. Stephenson, 48 ⁽⁴⁾

Chairman of the Board,
Chief Executive Officer
and President
AT&T Inc.

Dallas, Texas

Director since June 2005

Background: Telecommunications

Gilbert F. Amelio, Ph.D., 66 ^(4,5,7)

Lead Director

Senior Partner
Sienna Ventures

Director since February 2001

Advisory Director 1997–2001

Pacific Telesis Director 1995–1997

Background: Technology, electronics engineering

William F. Aldinger III, 61 ^(1,6)

Retired Chairman and
Chief Executive Officer
Capmark Financial Group Inc.
Director since November 2005

AT&T Corp. Director 2003–2005

Background: Financial services

Reuben V. Anderson, 66 ^(4,5,7)

Senior Partner
Phelps Dunbar, LLP
Director since December 2006
BellSouth Corporation

Director 1994–2006

Background: Law

James H. Blanchard, 67 ^(2,4,6)

Retired Chairman of the Board
and Chief Executive Officer
Synovus Financial Corp.
Director since December 2006

BellSouth Corporation Director 1994–2006

BellSouth Telecommunications Director 1988–1994

Background: Financial services

August A. Busch III, 71 ^(2,4)

Retired Chairman of the Board
Anheuser-Busch Companies, Inc.
Director since October 1983
Southwestern Bell Telephone

Director 1980–1983

Background: Brewing, family entertainment,
manufacturer of aluminum beverage containers

Jaime Chico Pardo, 59 ⁽⁴⁾

Chairman of the Board
Teléfonos de México, S.A.B. de C.V.
Director since September 2008
Background: Telecommunications

James P. Kelly, 65 ^(1,3)

Retired Chairman of the Board and
Chief Executive Officer
United Parcel Service, Inc.
Director since December 2006

BellSouth Corporation Director 2000–2006

Background: Air delivery and freight services

Jon C. Madonna, 65 ^(1,2,4)

Retired Chairman and
Chief Executive Officer
KPMG

Director since November 2005

AT&T Corp. Director 2002–2005

Background: Public accounting

Lynn M. Martin, 69 ^(1,5)

President
The Martin Hall Group, LLC
Director since October 1999

Ameritech Director 1993–1999

Background: Consulting, former

Congresswoman and Secretary of Labor

John B. McCoy, 65 ^(3,4,5)

Retired Chairman and
Chief Executive Officer
Bank One Corporation
Director since October 1999

Ameritech Director 1991–1999

Background: Banking

Mary S. Metz, Ph.D., 71 ^(3,7)

Chair Emerita of the Board of Trustees
American Conservatory Theater
Director since April 1997
Pacific Telesis Director 1986–1997

Background: Education, administration

Joyce M. Roché, 61 ^(3,7)

President and
Chief Executive Officer
Girls Incorporated
Director since October 1998

Southern New England Telecommunications

Director 1997–1998

Background: Marketing

Dr. Laura D'Andrea Tyson, 61 ^(2,5)

S. K. and Angela Chan Professor
of Global Management
Walter A. Haas School of Business
University of California at Berkeley

Director since October 1999

Ameritech Director 1997–1999

Background: Economics, education

Patricia P. Upton, 70 ^(6,7)

President and
Chief Executive Officer
Aromatique, Inc.

Director since June 1993

Background: Manufacturing and
marketing of decorative fragrances

Committees of the Board:

- (1) Audit
- (2) Corporate Development
- (3) Corporate Governance and Nominating
- (4) Executive
- (5) Finance/Pension
- (6) Human Resources
- (7) Public Policy

Senior Officers of AT&T Inc. and Its Affiliates

Randall Stephenson, 48
Chairman of the Board,
Chief Executive Officer and President

Bill Blase Jr., 53
Senior Executive Vice President-
Human Resources

Jim Callaway, 62
Senior Executive Vice President-
Executive Operations

Jim Cicconi, 56
Senior Executive Vice President-External
and Legislative Affairs, AT&T Services, Inc.

Cathy Coughlin, 51
Senior Executive Vice President
and Global Marketing Officer

Ralph de la Vega, 57
President and Chief Executive Officer,
AT&T Mobility and Consumer Markets

Rick Lindner, 54
Senior Executive Vice President
and Chief Financial Officer

Forrest Miller, 56
Group President-Corporate Strategy
and Development

Ron Spears, 60
President and Chief Executive Officer,
AT&T Business Solutions

John Stankey, 46
President and Chief Executive Officer,
AT&T Operations, Inc.

Wayne Watts, 55
Senior Executive Vice President
and General Counsel

Ray Wilkins Jr., 57
Chief Executive Officer-AT&T Diversified
Businesses

DEVELOPMENT SERVICES
Project Chronology
 AT&T – Catalina Water Tank – Project No. 198375

Date	Action	Description	City Review Time	Applicant Response
12/17/2009	First Submittal	Project Deemed Complete		
1/27/2010	First Assessment Letter		41	
4/16/2010	Second Submittal			79
5/12/2010	Second Assessment Letter		26	
7/27/2010	Third Submittal			76
8/25/2010	All Issues Resolved		29	
11/18/2010	Public Hearing – Planning Commission		85	
TOTAL STAFF TIME			181	
TOTAL APPLICANT TIME				155
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	336 (in calendar days) (11.2 months)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 2, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: November 18, 2010
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: NEIGHBORHOOD USE PERMIT AND PLANNED
DEVELOPMENT PERMIT, PROCESS 4
PROJECT NUMBER: 198375
PROJECT NAME: AT&T – CATALINA WATER TANK
APPLICANT: KRYSTAL PATTERSON, PLANCOM, INC., AGENTS
REPRESENTING AT&T MOBILITY

COMMUNITY PLAN AREA: Peninsula
COUNCIL DISTRICT: District 2

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

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of antennas mounted on an existing water tank located at 209 Catalina Boulevard. Equipment associated with the antennas is located in an existing enclosure adjacent to the water tank.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street,

Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on January 25, 2010 and the opportunity to appeal that determination ended February 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: 24000465

Revised 12/5/08 RH

ENGINEERING

2008 INTERNATIONAL BUILDING CODE
 2008 NATIONAL ELECTRIC CODE
 TIA/EIA-222-F OR LATEST EDITION
 CALIFORNIA BUILDING CODE, TITLE 24, 2007 EDITION
 CALIFORNIA ELECTRICAL CODE, 2007 EDITION
 CALIFORNIA PLUMBING CODE, 2007 EDITION
 CALIFORNIA MECHANICAL CODE, 2007 EDITION
 CALIFORNIA FIRE CODE, 2007 EDITION
 CALIFORNIA ENERGY CODE, 2005 EDITION, INCLUSIVE OF 1997 UFG, 2000 UFG, 2000 UFG, 2002 MEC & 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 ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SEWERAGE, NO PORTABLE WAREHOUSE, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROVIDED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE REPERMITS OF AN EXISTING WCT (#89-0484-29). THE ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS COMMUNICATIONS NETWORK WILL REMAIN IN PLACE. AT&T'S EXISTING COAX WILL BE SHROUDED TO CONCEAL CABLE.

SITE INFORMATION

PROPERTY OWNER: CITY OF SAN DIEGO
 PUBLIC UTILITIES DEPARTMENT
 WATER BRANCH
 ADDRESS: 2787 CAMINITO CHOLLAS
 SAN DIEGO, CA 92105
 SITE NAME: CATALINA WATER TANK
 SITE ADDRESS: 209 CATALINA BLVD
 SAN DIEGO, CA 92106
 SITE CONTACT: CAROL YOUNG
 (619) 236-8088
 COUNTY: SAN DIEGO
 LATITUDE (NAD 83): 32° 42' 29.286" N
 32.70813
 LONGITUDE (NAD 83): 117° 14' 05.040" W
 -117.24880
 GROUND ELEVATION: 390' AMSL
 ANTENNA TIP HEIGHT: 69'-0" AGL
 ZONING JURISDICTION: CITY OF SAN DIEGO
 POINT LOMA COMMUNITY PLAN
 ZONING: RS-1-11
 PROCESS: NLP
 OVERLAYS: FAA PART 77, COASTAL HEIGHT
 LIMIT AND FIRST PUBLIC ROADWAY
 PARCEL #: 532-400-01
 OCCUPANCY GROUP: M-2
 OTHER WIRELESS FACILITIES: AT LEAST ONE (1) OTHER WCT
 OPERATING AT THIS SITE
 POWER COMPANY: SDG&E
 TELEPHONE COMPANY: AT&T
 RF ENGINEER: RAM JINDAL
 (925) 822-4384
 SITE ACQUISITION CONTACT: KRISTAL PATTERSON
 (760) 715-8705
 CONSTRUCTION MANAGER: JUDE MARTINEZ
 (714) 282-8892

LEGAL DESCRIPTION

LOTS 13 TO 20, INCLUSIVE, IN BLOCK 76, OF PACIFIC BEACH, ACCORDING TO MAP THEREOF NO. 932, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 7, 1904.

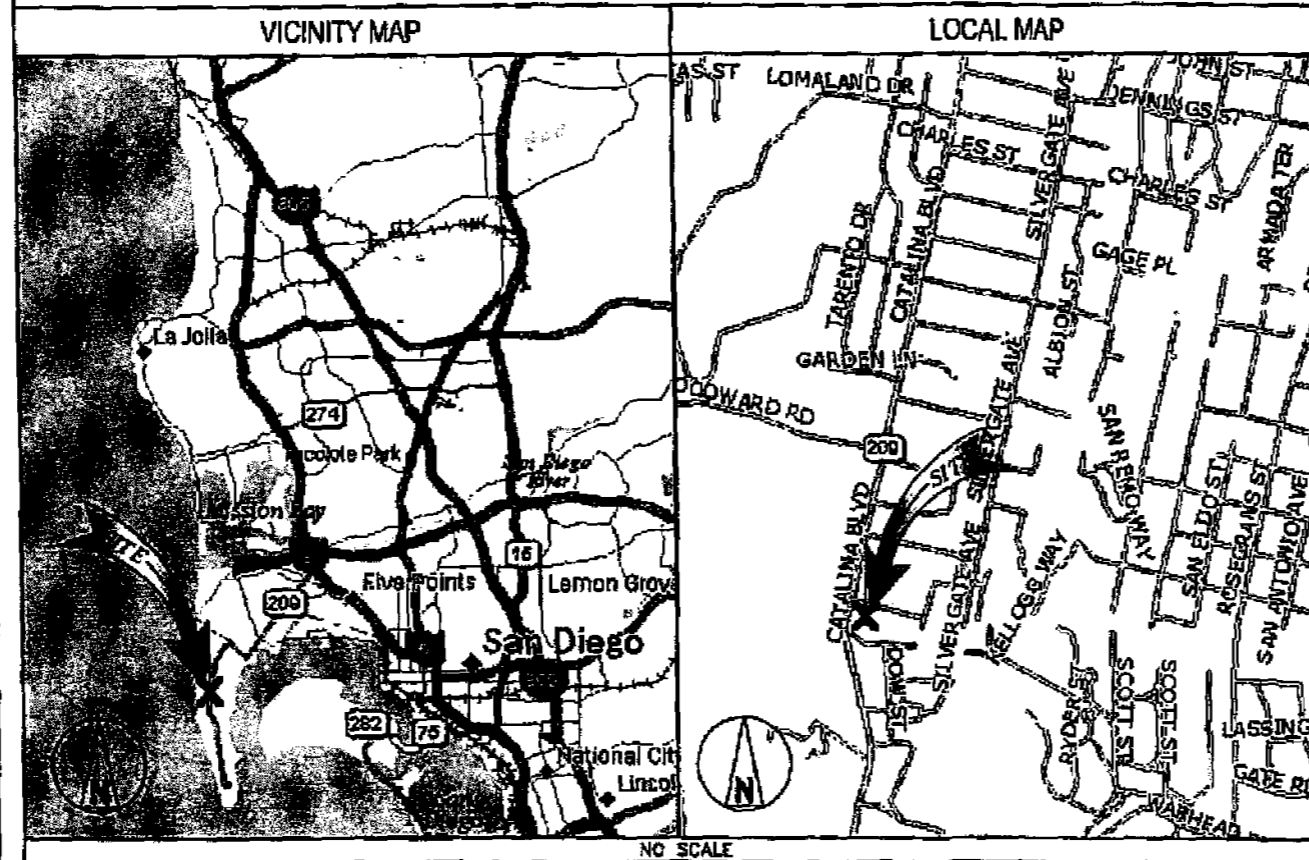
CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
 1820 WILLOW CREEK RD, SUITE 310
 SAN DIEGO, CA 92131
 CONTACT: ZACHARY KRUEBER
 (858) 371-1891



**SD0071
 CATALINA WATER TANK
 209 CATALINA BLVD
 SAN DIEGO, CA 92106**

LOCATION MAPS



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
 FROM PACIFIC CENTER BLVD, TURN RIGHT ONTO LUSK BLVD. TAKE THIRD RIGHT ONTO MIRA MESA BLVD. FOR 0.8 MILES. CONTINUE ONTO SORRENTO VALLEY RD. TAKE RAMP ONTO I-805 S FOR 6.5 MILES. TAKE EXIT ONTO CA-183 S FOR 3.4 MILES. TAKE EXIT 33 TO MERGE ONTO I-8 W FOR 4.4 MILES. TURN LEFT AT SUNSET CLIFFS BLVD. FOR 0.8 MILES. TURN LEFT AT VOLTAIRE ST FOR 0.7 MILES. TURN RIGHT AT CATALINA BLVD. FOR 2.6 MILES. TURN LEFT AT MILLS ST. ARRIVE AT SITE.

**NOT TO BE USED
 FOR CONSTRUCTION**

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

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

RF INFORMATION

	GSM		UMTS	
Tx	869 - 874.5	MHz	874.5 - 879.5	MHz
	880 - 881.4	MHz	1945 - 1950	MHz
	1850 - 1952.8	MHz		
	1870 - 1880	MHz		
Rx	824 - 829.4	MHz	829.6 - 834.4	MHz
	845 - 846.4	MHz	1885 - 1889.8	MHz
	1870 - 1872.8	MHz		
	1890 - 1900	MHz		
MAX ERP:		850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS		

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	EQUIPMENT LAYOUT
Z-4	SITE ELEVATION
Z-5	SITE ELEVATION
D-1	SITE DETAILS

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

11"X17" PLOT WILL BE HALF SCALE



**UNDERGROUND
 SERVICE ALERT**
 UTILITIES PROTECTION CENTER, INC.
 811

48 HOURS BEFORE YOU DIG



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121



BLACK & VEATCH

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

PROJECT NO: 183316
 DRAWN BY: AKJ
 CHECKED BY: CWN

REV	DATE	DESCRIPTION
2	02/08/10	PER CITY COMMENTS
1	04/05/10	PER CITY COMMENTS
0	12/18/09	ISSUED FOR ZONING

ENGINEER OF RECORD

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

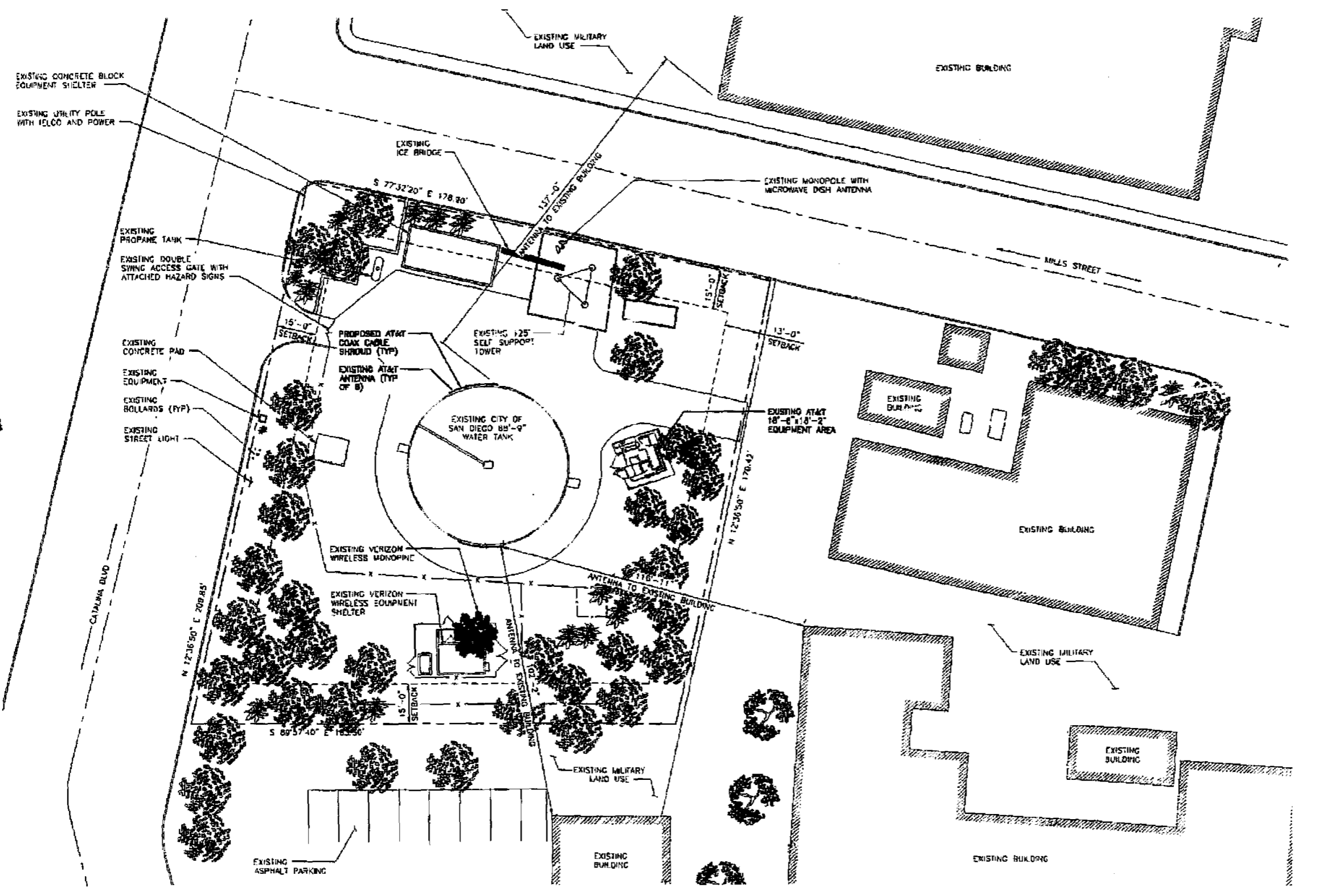
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD0071
 CATALINA WATER TANK
 209 CATALINA BLVD
 SAN DIEGO, CA 92106
 ZONING

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
T-1

NOT TO BE USED FOR CONSTRUCTION




EASEMENTS:
NONE KNOWN

SITE PLAN

SCALE: 1"=20'-0"



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



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

PROJECT NO:	183316
DRAWN BY:	AGJ
CHECKED BY:	DWW

REV	DATE	DESCRIPTION
2	07/08/10	PER CITY COMMENTS
1	04/02/10	PER CITY COMMENTS
0	12/18/09	ISSUED FOR ZONING

ENGINEER OF RECORD

PATRICK H. DOYLE
CA NO. 74109
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.

SD0071
CATALINA WATER TANK
209 CATALINA BLVD
SAN DIEGO, CA 92106
ZONING

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

AT&T ANTENNA TABLE						
SECTOR	AZIMUTH	MODEL NO.	ANTENNA TIP HEIGHT	TMA	COAX CABLE	COAX LENGTH ±5'
A	1	-	-	-	-	-
	2	-	-	-	-	-
	3	-	-	-	-	-
	4	-	-	-	-	-
B	1	375	78'-8"	ERICSSON KRY 112 75/1	1 1/4"	150'
	2	375				
	3	375				
	4	375				
C	1	157	78'-8"	ERICSSON KRY 112 75/1	1 1/4"	150'
	2	157				
	3	172				
	4	172				

NOTES:

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
- IT IS THE SOLE RESPONSIBILITY OF THE OWNER/PERMITEE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO PUBLIC WATER FACILITIES, ADJACENT TO THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. IN THE EVENT ANY SUCH FACILITY LOSTS INTEGRITY THEN, THE OWNER/PERMITEE SHALL RECONSTRUCT ANY DAMAGED PUBLIC WATER FACILITY IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.

NOT TO BE USED FOR CONSTRUCTION



8738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(813) 488-2000

PROJECT NO:	163318
DRAWN BY:	AKJ
CHECKED BY:	CWW

REV	DATE	DESCRIPTION
3	07/08/10	PER CITY COMMENTS
1	04/08/10	PER CITY COMMENTS
0	12/16/09	ISSUED FOR ZONING

ENGINEER OF RECORD

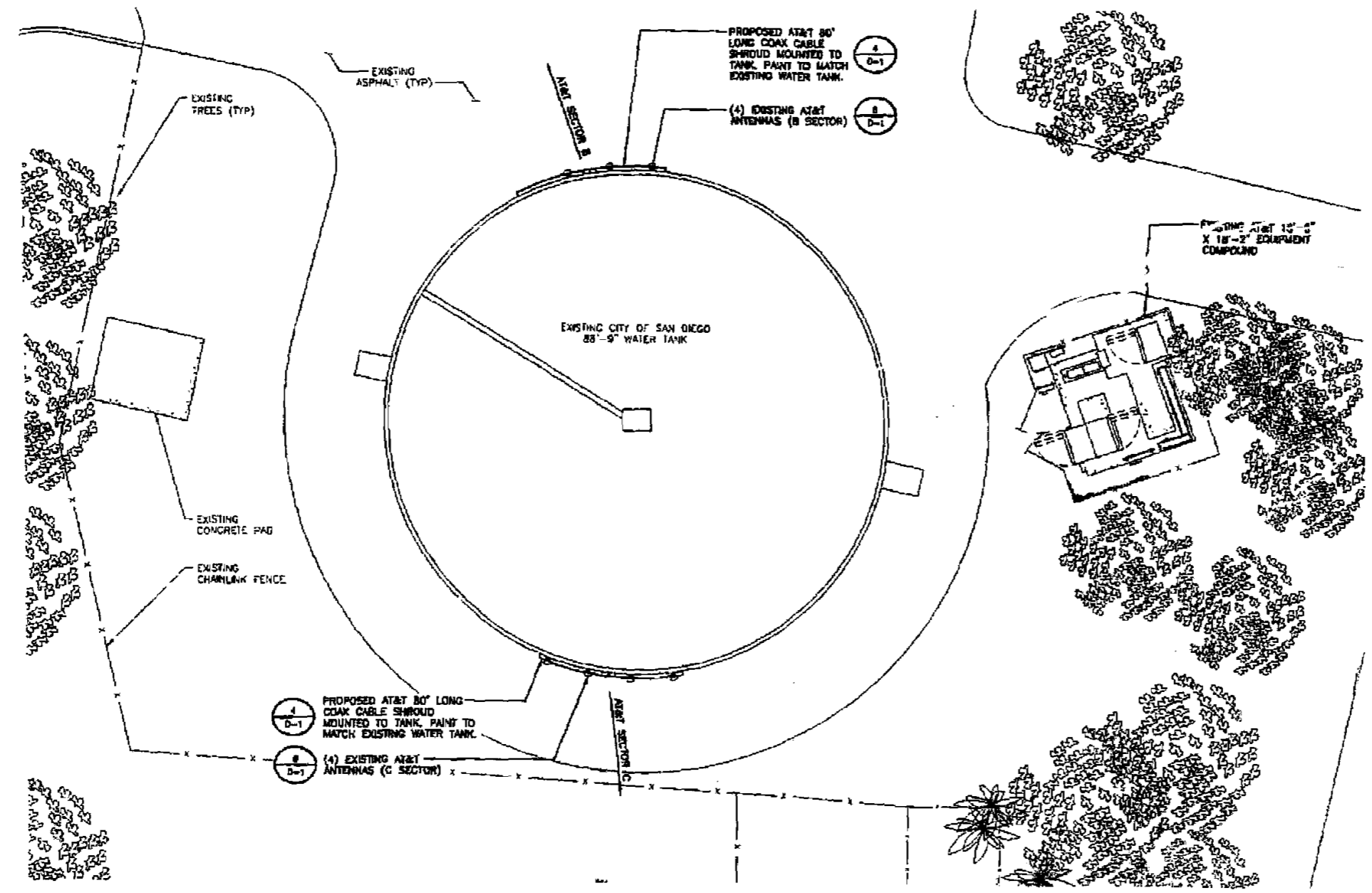
PATRICK H. DOYLE
CA NO. 74199
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(813) 488-2000

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

SD0071
CATALINA WATER TANK
209 CATALINA BLVD
SAN DIEGO, CA 92106
ZONING

SHEET TITLE
ENLARGED SITE PLAN

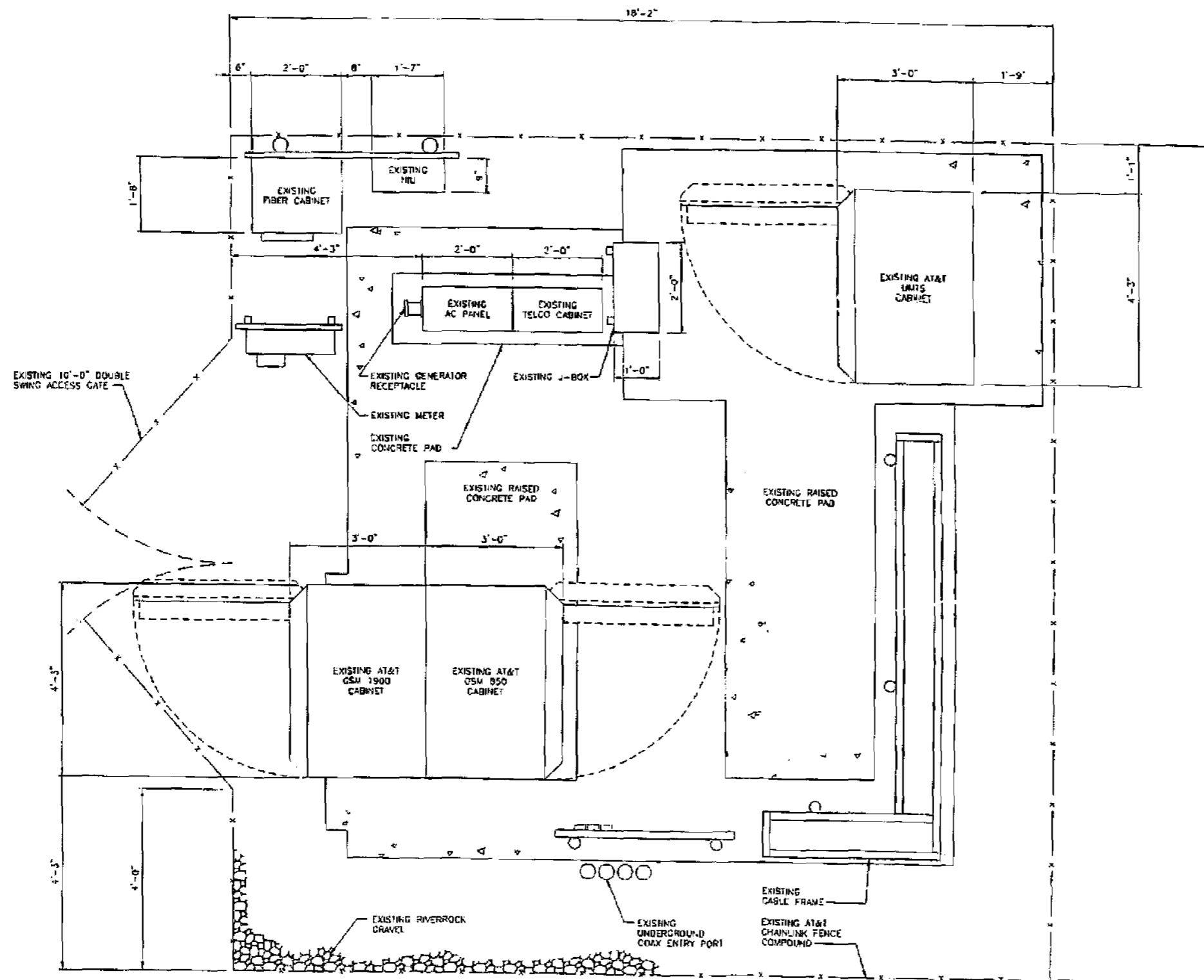
SHEET NUMBER
Z-2



ENLARGED SITE PLAN

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

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: 183318
DRAWN BY: AKJ
CHECKED BY: CWV

REV	DATE	DESCRIPTION
2	07/08/10	PER CITY COMMENTS
1	04/02/10	PER CITY COMMENTS
0	12/10/08	ISSUED FOR ZONING

ENGINEER OF RECORD

PATRICK H. DOYLE
CA NO. 74188
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.

SD0071
CATALINA WATER TANK
209 CATALINA BLVD
SAN DIEGO, CA 92106
ZONING

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER

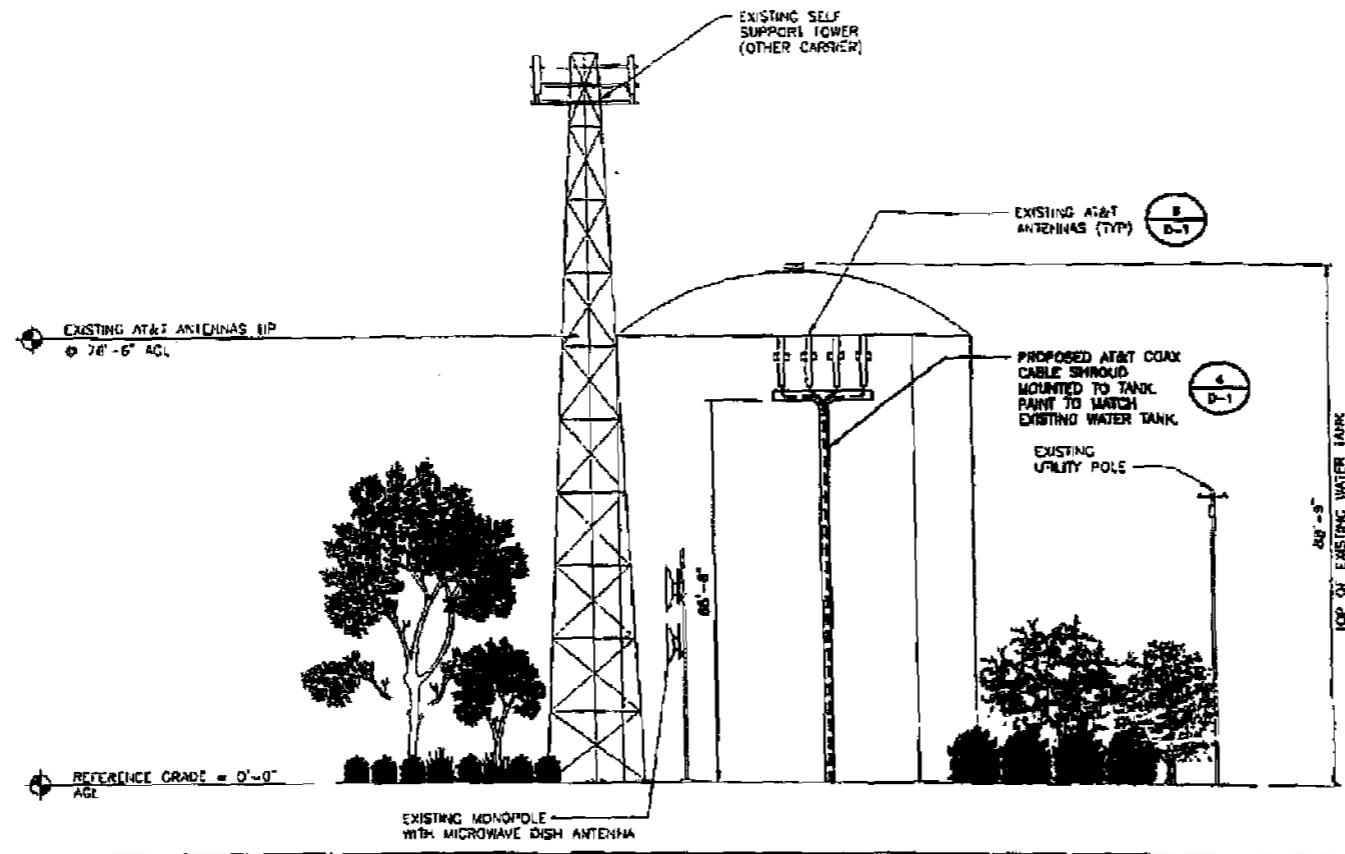
Z-3

EQUIPMENT LAYOUT

SCALE: 3/4"=1'-0"



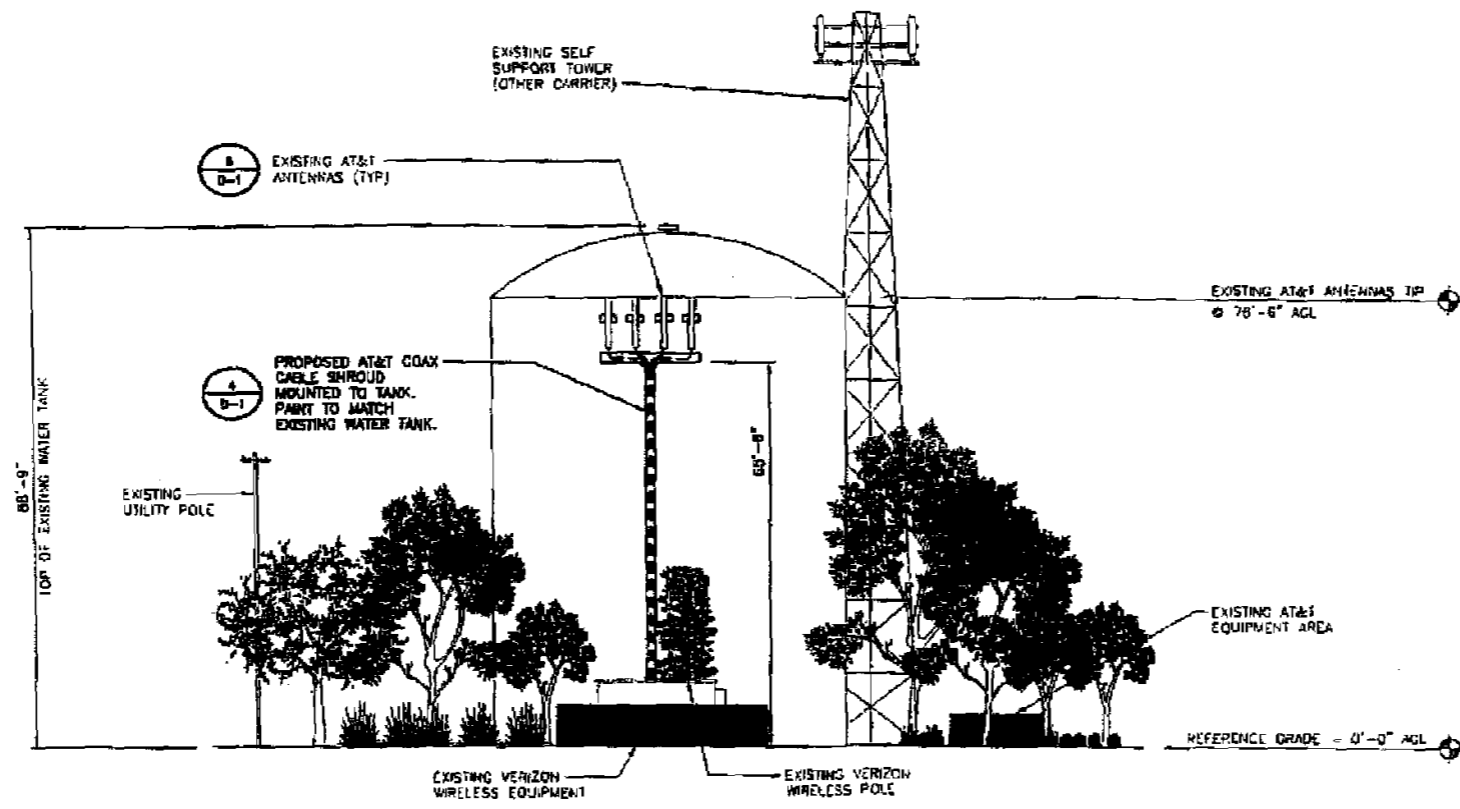
NOT TO BE USED FOR CONSTRUCTION



NORTH ELEVATION

NO SCALE

A



SOUTH ELEVATION

NO SCALE

B

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

10850 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 438-2000

PROJECT NO:	183316
DRAWN BY:	AKJ
CHECKED BY:	CWW

REV	DATE	DESCRIPTION
2	07/08/10	PER CITY COMMENTS
1	04/02/10	PER CITY COMMENTS
0	12/10/09	ISSUED FOR ZONING

ENGINEER OF RECORD

PATRICK H. DOYLE
CA NO. 74189
BLACK & VEATCH
10850 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 438-2000

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.

SD0071
CATALINA WATER TANK
209 CATALINA BLVD
SAN DIEGO, CA 92106
ZONING

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
Z-4

NOT TO BE USED FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 438-2000

PROJECT NO: 165316

DRAWN BY: AKJ

CHECKED BY: CWV

REV	DATE	DESCRIPTION
2	07/28/18	PER CITY COMMENTS
1	04/02/18	PER CITY COMMENTS
4	12/19/18	ISSUED FOR 2DVIEW

ENGINEER OF RECORD

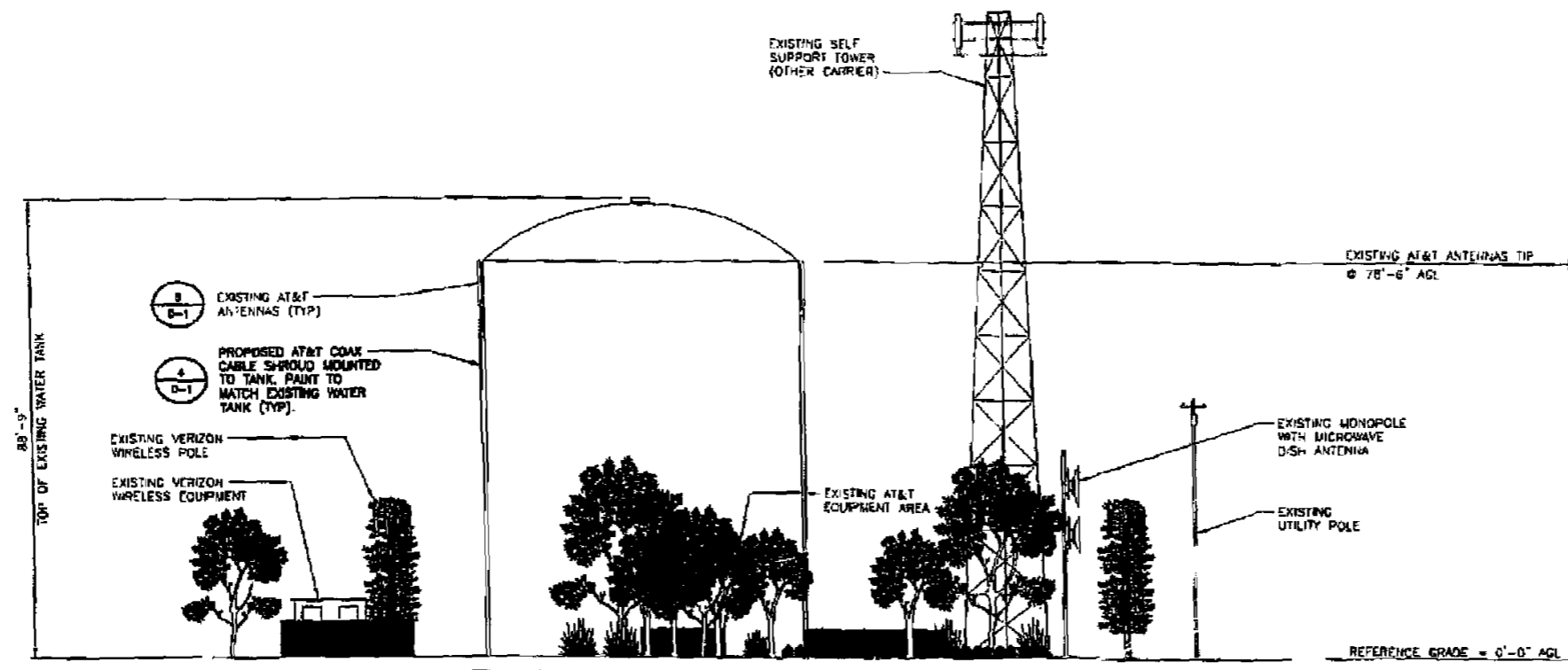
PATRICK H. DOYLE
CA NO. 74189
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 438-2000

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SD0071
CATALINA WATER TANK
209 CATALINA BLVD
SAN DIEGO, CA 92106
ZONING

SHEET TITLE
SITE ELEVATION

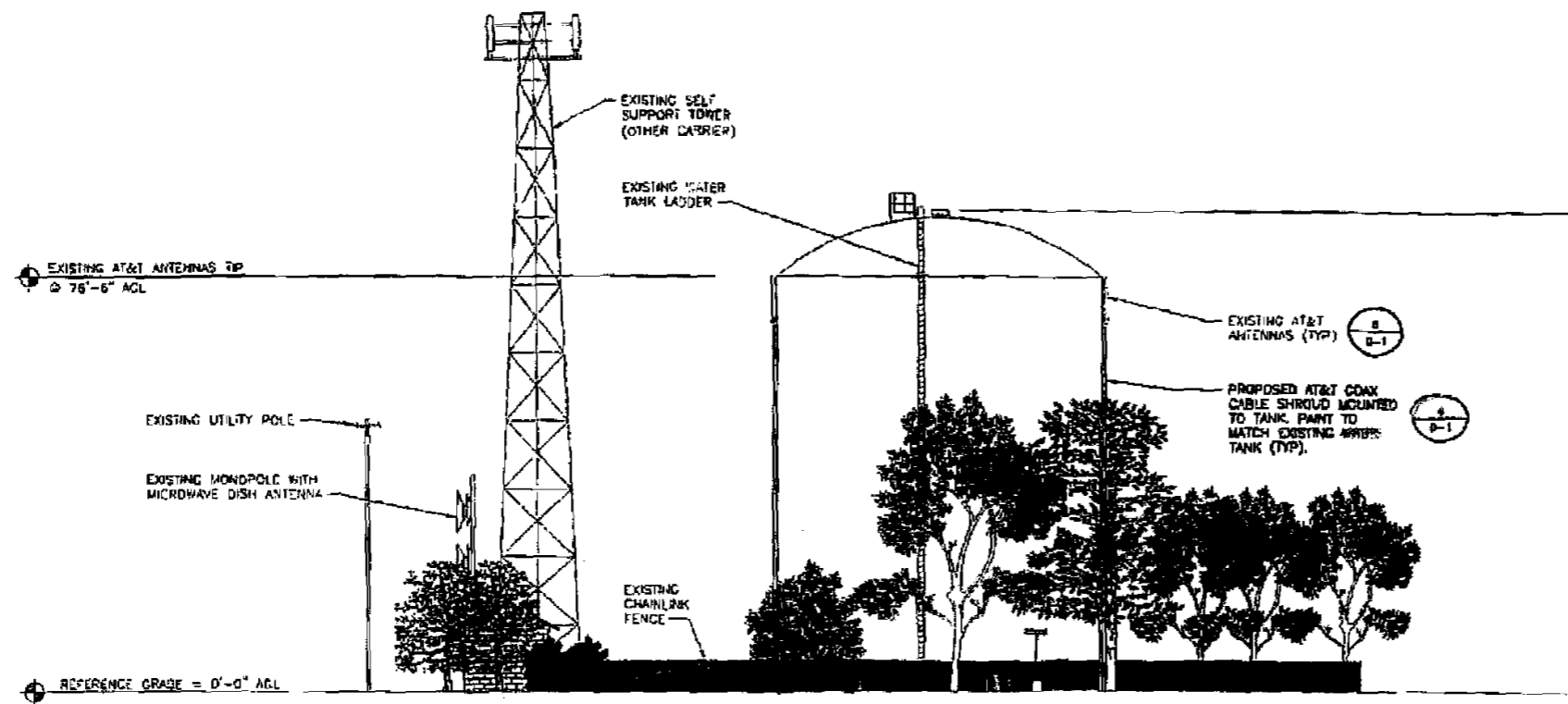
SHEET NUMBER
Z-5



EAST ELEVATION

NO SCALE

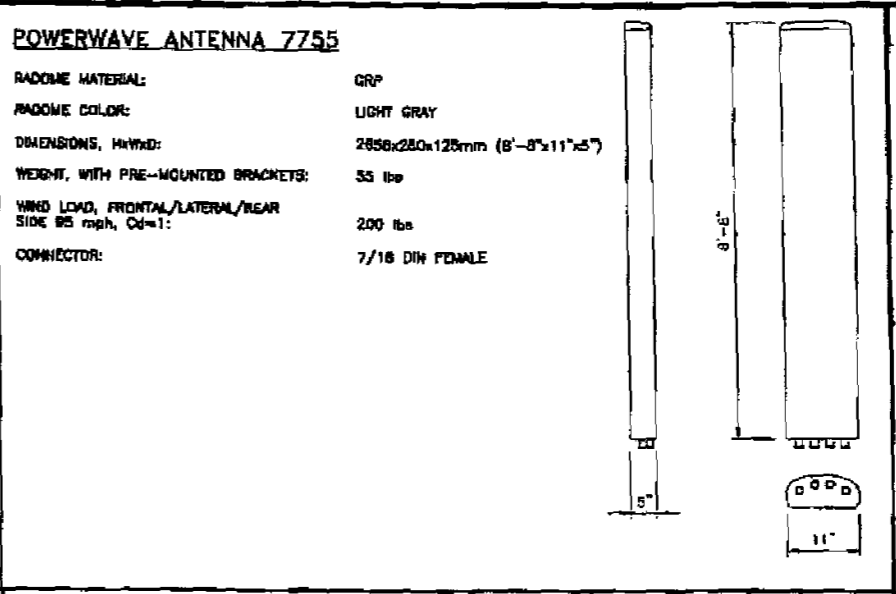
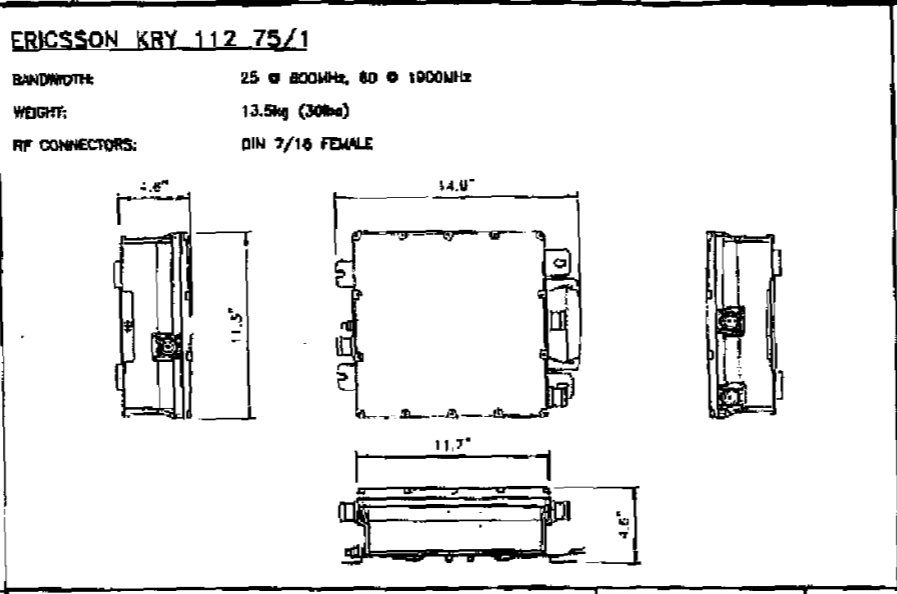
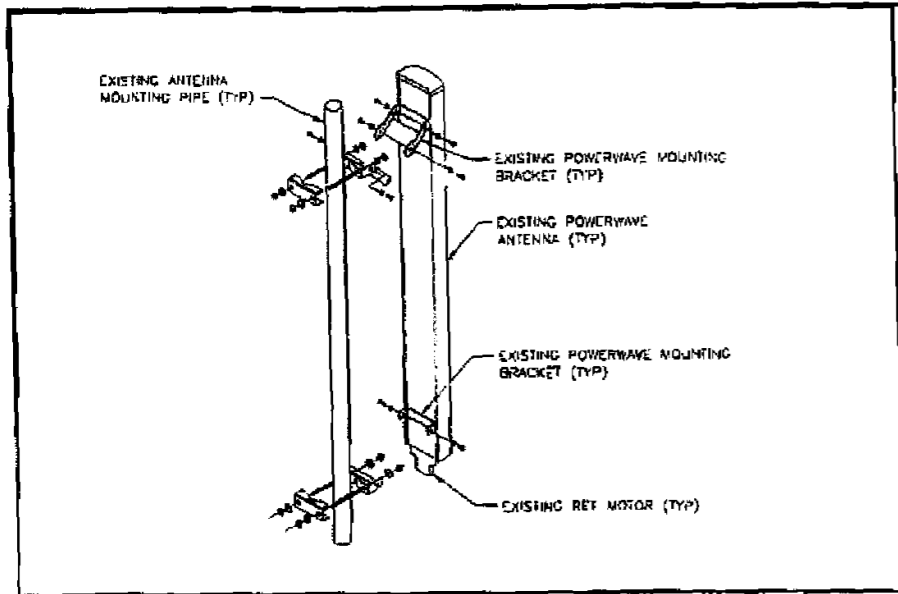
C



WEST ELEVATION

NO SCALE

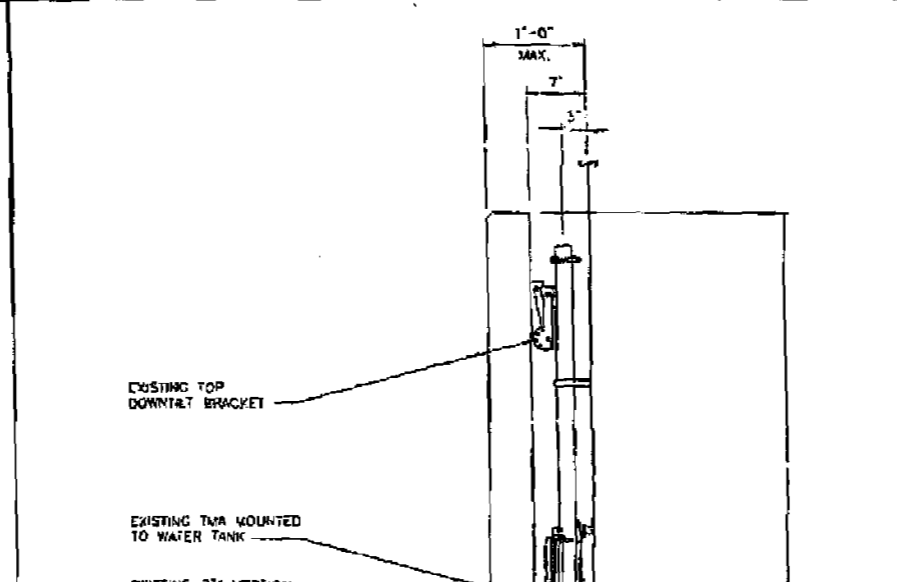
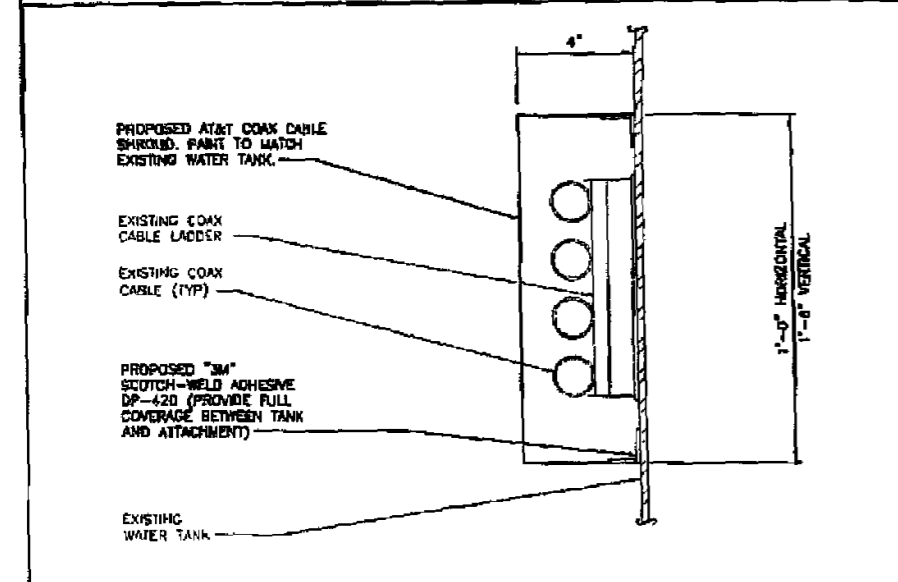
D



ANTENNA MOUNTING NO SCALE 1

TMA NO SCALE 2

ANTENNA SPECIFICATIONS NO SCALE 3



NOT USED NO SCALE 7

COAX CABLE SHROUD NO SCALE 4

NOT USED NO SCALE 5

ANTENNA MOUNTING ELEVATION NO SCALE 6

NOT USED NO SCALE 8

PROJECT NO:	183318
DRAWN BY:	AKJ
CHECKED BY:	CWW

REV	DATE	DESCRIPTION
2	07/28/18	PER CITY COMMENTS
1	04/02/18	PER CITY COMMENTS
0	12/10/18	ISSUED FOR ZONING

ENGINEER OF RECORD

PATRICK H. DOYLE
 CA NO. 74198
 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.

SD0071
 CATALINA WATER TANK
 209 CATALINA BLVD
 SAN DIEGO, CA 92106
 ZONING

SHEET TITLE
 SITE DETAILS

SHEET NUMBER
 D-1

**Peninsula Community Planning Board Minutes
May 20, 2010
Meeting Room Pt. Loma Library**

I. Parliamentary items:

Meeting called to order by Chair C. Mellor approx. 6:32pm with Pledge of Allegiance

A. Non Agenda Public Comment

- Jay Shumaker – provided a presentation on Form Based Planning.
- Jarvis Ross – read an email from Cal Jones supporting Robert MacCulloch.
- Jim Gilhooly – representing Green & Safe Point Loma expressed desire for focus on safety.
- Mignon Scherer – began to make comments regarding the resignation of Dr. Sanicki – but since this topic was an Agenda Item, it was requested that her comments be held until that topic was discussed during the meeting.
- Cynthia Conger – expressed comments regarding the historical frequency of some of the subcommittee meetings.
- Suhail Khalil – noted on-going efforts to highlight potential conflicts of interest between the Airport Authority and the Airport LUC, and expressed that he plans to stay involved regarding airport issues.

B. Approval of Agenda – no objections.**C. Approval of Minutes** – minutes to the April 15, 2010 meeting (Draft v2) were approved with no objections.**D. Treasurer** – N. Graham expressed thanks to H. Kinnaird, S. Kilbourn, and D. Kaup for their efforts in selling baked items during the elections and noted that \$537 had been deposited to the account with the proceeds raised from the sale.**E. Attendance** – Board Members Present: C. Mellor, H. Kinnaird, D. Cohen, J. Gott, S. Kilbourn, G. Page, D. Kaup, P. Clark, N. Graham, S. Brown, and J. Shumaker. Excused Absences: C. Veum, J. Lester, and R. MacCulloch. Resigned (and not present): M. Sanicki. Community Attendance – see sign-in sheet.**F. Chair Report** – C. Mellor welcomed G. Page to the Board. Noted that two agenda items were being removed due to absence of presenters: a) Waterhood at Liberty Station, and b) Proposal to install 2 Hour time limit parking & parking “T’s”.**III. New/Old Business****A. Waterhood at Liberty Station** – no presentation; no representative**B. Arco Gas Station at 2940 Lytton Street** – This property is not within the PCPB Plan boundaries; presentation by Juan Villaseñor of Gary Engineering, Inc. was informational only. Noted owners wanted to remodel property by reconfiguring pumps and AM/PM Store locations and by adding an automated self-service car wash. Project would require change in zoning from current CN-1-2 to C-1-3.**C. Sewer and Water Group 740** – Maryam Liaghat, Associate Civil Engineer from the SD Water Dept. described a project to replace specific aged cast iron sewer and water pipes which is expected to start in the spring of 2011 with a target completion by spring of 2012. Project area includes five non-contiguous areas within the PCPB Plan boundaries. Additional information available at 619-533-4207.**II. Action Items:** (note: MSP = Moved, Seconded and Passed; MSF = Moved, Seconded and Failed)**A. AT&T Catalina Neighborhood Use Permit** – after discussion, a motion by D. Cohen to accept applicant’s request to continue operation of existing wireless communication devices was approved MSP (8 HK, JG, NG, SB, DK, DC, PC, JS) – (1 GP) – (0) with SK recused.**B. Jarvis Street Coastal Development Permit 2912 Jarvis Street** – after discussion, a motion by H. Kinnaird to accept the lot line adjustments as presented was approved MSP (10 HK, JG, NG, SB, DK, SK, DC, PC, GP, JS) – (0) – (0).**C. Lawrence Street Map Waiver** – after discussion, a motion by J. Gott to approve the request to convert the project to condominium units as presented was approved MSP (8 HK, JG, NG, SB, DK, SK DC, JS) – (2 PC, GP) – (0).**D. Proposal to install 2 Hour time limit parking & parking “T’s”** – no action taken, applicant not present.**E. Acknowledgement of Resignation of Board member** – a) after discussion, a motion by D. Cohen to acknowledge the vacancy of a PCPB seat due to the resignation of M. Sanicki was approved MSP (10 HK, JG, NG, SB, DK, SK, DC, PC, GP, JS) – (0) – (0); and b) after further discussion, a motion by S. Brown to i) follow PCPB By-Laws and notify the public of the vacancy on the Board and ii) ask interested parties to submit their resumes to the Board prior to the next meeting, and iii) present themselves in front of the PCPB and answer questions at that

meeting, and iv) at that meeting the Board will elect a new Board member to fill the vacant seat from those candidates, was approved MSP (6 HK, SB, DK, SK, DC, JS) – (4 JG, NG, PC, GP) – (0).

(note: G. Page stepped out to the lobby at approximately 9:00 pm)

F. Committee Chair Elections – a) a new committee **Form Based Planning (Ad Hoc)** with **J. Shumaker** as Chair was approved (10 CM, HK, JG, NG, SB, DK, SK, DC, PC, JS) – (0) – (0); b) **P. Clark** was approved as Chair of **Parks and Rec.** (10 CM, HK, JG, NG, SB, DK, SK, DC, PC, JS) – (0) – (0); (note: G. Page returned at approximately 9:05 pm) c) **S. Kilbourn** and **J. Lester** were approved as Co-Chairs of **Project Review** (10 CM, HK, JG, NG, SB, DK, SK, DC, PC, JS) – (1 GP) – (0); d) **R. MacCulloch** was approved as Chair of **Airport** (11 CM, HK, JG, NG, SB, DK, SK, DC, PC, GP, JS) – (0) – (0); e) **S. Brown** was approved as Chair of **Traffic and Transportation** (10 CM, HK, JG, NG, SB, DK, SK, DC, PC, JS) – (0) – (1 GP; reason: no rules in By-Laws on appointing committee chairs); f) **J. Lester** was approved as Chair of **By-Laws (Ad Hoc)** (10 CM, HK, JG, NG, SB, DK, SK, DC, PC, JS) – (0) – (1 GP; reason: no rules in By-Laws on appointing committee chairs); g) **D. Kaup** was approved as Chair of **Midway Planning** (10 CM, HK, JG, NG, SB, DK, SK, DC, PC, JS) – (0) – (1 GP; reason: no rules in By-Laws on appointing committee chairs); h) **J. Gott** was approved as Chair of **Environment** (10 CM, HK, JG, NG, SB, DK, SK, DC, PC, JS) – (0) – (1 GP; reason: no rules in By-Laws on appointing committee chairs); i) no action was taken on the Chair of **North Bay Planning / Development**; j) **P. Clark** was approved as Chair of **P3 – Point Loma People for Progress** (10 CM, HK, JG, NG, SB, DK, SK, DC, PC, JS) – (0) – (1 GP; reason: no rules in By-Laws on appointing committee chairs); k) **N. Graham** and **C. Veum** were approved as Co-Chairs of **Community Plan (Ad Hoc)** (10 CM, HK, JG, NG, SB, DK, SK, DC, PC, JS) – (0) – (1 GP; reason: no rules in By-Laws on appointing committee chairs); and l) **N. Graham** was acknowledged as the **alternate representative** to the **CPC** with full voting rights when PCPB Chair is unable to attend (11 CM, HK, JG, NG, SB, DK, SK, DC, PC, GP, JS) – (0) – (0).

IV. Committee Reports

- A. Election Committee, (Ad Hoc): H. Kinnaird – no report given.
- B. Parks and Rec: H. Kinnaird – no report given.
- C. Project Review: Shelly Kilbourn – no report given.
- D. Airport Authority, ANAC, ATAG: J. Shumaker deferred the report to S. Khalil – Have asked that 3rd party calibrate the tracking of flights; noted a SEIR will be prepared for the SDIA Master Plan; continued to push for community representative on Airport Advisory Committee with more regional stakeholders, not less; and still pursuing recognition that there is an inherent conflict of interest between the Airport Authority and the Airport LUC.
- E. Traffic and Transportation: no report given
- F. By Laws (Ad Hoc): J. Lester – no report given.
- G. Midway Planning: D. Kaup requested following information be noted in minutes: a) the Rosecrans-Midway left turn pocket expansion has been granted; b) Melanie Nichel is new Chair, Kurt Sullivan continues as V. Chair, and Kristy Swanston is new Secretary; c) the Brewer affordable housing project is back on track; d) the Rock&Roll Marathon on June 6, 2010 will end this year at SeaWorld (vs. historical MCRD finish) due to previous negative effects on local business; e) Walter Anderson reported parking and camping on Sports Arena Blvd., btwn Rosecrans and the PCH, continues to be a problem. An implemented parking time restriction, while successful w/ regard to overnight campers, negatively affected available local business parking, so restrictions reversed and extended transient parking returned. Will next try angled parking on west side of Sports Arena Blvd and put up “No Camping” signs; hopefully this will also address issue of prostitutes using trailers as their “offices”- which is also a concern for this area.
- H. Environment: D. Cohen – no report given.
- I. North Bay Planning/Development: D. Cohen – no report given.
- J. P3-Point Loma People for Progress: H. Kinnaird – no report given.
- K. Community Plan (AdHoc) N. Graham & C. Veum – no report given.

V. Government Reports/Public Communications:

- A. Council District II – no report given.
- B. City Planning – no report given.

VI. Adjournment: 9:30 pm

Next PCPB regular meeting 3701 Voltaire June 17, 2010 at 6:30 PM Pt. Loma Hervey Library.

Airport Noise Compliance 619-400-2799
Neighborhood Code Compliance 619-236-5500

Final: June 17, 2010



THE CITY OF SAN DIEGO

Date of Notice: January 25, 2010

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Job Order No. 24000465

PROJECT NAME/NUMBER: AT&T Catalina Water Tank/198375
COMMUNITY PLAN AREA: Peninsula
COUNCIL DISTRICT: 2
LOCATION: 200 Catalina Boulevard, San Diego, CA 92106

PROJECT DESCRIPTION: Neighborhood Use Permit for an existing wireless communication facility on a water tank at 209 Catalina Boulevard. The site is located in the RS-1-11 Zone within the Peninsula Community Plan, Coastal Overlay (appealable), Coastal Height Limit, and FAA Part 77 overlay zones, as well as within the First Public Roadway.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego City Staff (Process 2)

ENVIRONMENTAL DETERMINATION: Exempt pursuant to State CEQA Guidelines Section 15301, Existing Facility.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Staff.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The proposed activity is exempt from CEQA pursuant to Section 15301. 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.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501,
San Diego, CA 92101
PHONE NUMBER: (619) 446-5349

On January 25, 2010 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development

Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice OR 15 business days from the date of the environmental determination.

Applications to appeal CEQA determinations made by the Planning Commission from a Process Two or Three Appeal under SDMC section 112.0506 must be filed in the Office of the City Clerk within 10 business days from the date of the Planning Commission's decision. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

