



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 2, 2010 **REPORT NO. PC-10-104**

ATTENTION: Planning Commission, Agenda of December 9, 2010

SUBJECT: AT&T MOBILITY – KEARNY MESA
PROJECT NO. 203135, PROCESS 4

**OWNER/
APPLICANT:** HCP, INC.
AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve an existing Wireless Communication Facility located at 8010 Frost Street within the Serra Mesa Community Planning Area?

Staff Recommendation:

1. **APPROVE** Planned Development Permit No. 796971.

Community Planning Group Recommendation: On April 18, 2010 the Serra Mesa Community Planning Group voted 8-0-2 to recommend approval of this project (Attachment 10).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 18, 2010, and the opportunity to appeal that determination ended June 2, 2010 (Attachment 12).

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.



BACKGROUND

AT&T Mobility originally obtained permit No. 99-0464-56 (Attachment 10) for this Wireless Communication Facility (WCF) on October 20, 1999. The original approval consisted of twelve (12) antennas concealed inside a three sided rooftop screen wall. The screen wall added an additional 6 feet in height to the overall structure. Additionally, a total of two 4-foot high omni whip antennas were installed at the top of the screen wall. The facility also included an equipment room on the fifth floor, not visible to the public. A ten year expiration date was added as a condition of approval. On February 26, 2010, AT&T Mobility submitted a new application to continue the use of this existing WCF. The City's regulations require that all expired WCF's shall be reviewed in accordance with the current City of San Diego Municipal Code regulations and application process. The project under the current regulations requires a Planned Development Permit (PDP), a Planning Commission decision with appeal rights to the City Council. The property is zoned CO-1-2 and it is designated for an institutional use in the Serra Mesa Community Plan. The site is currently completely surrounded by medical buildings (Attachment 1).

DISCUSSION

Project Description - AT&T Mobility is proposing to remove the existing omni whip antennas from the 5 foot high rooftop screen wall. The twelve existing panel antennas will remain unchanged behind the existing rooftop screen wall. The existing equipment will also remain in its current configuration without any modifications. Under the current City of San Diego regulations, the CO-1-2 zone maintains a 60-foot height requirement. Since the structure exceeds the required height limit of 60 feet, a Planned Development Permit is required. If approved, this facility will continue to operate with a ten year expiration date.

Wireless Communication Facility(WCF) Regulation – A PDP is required for the requested height deviation to exceed the 60-foot height limitation allowed in the CO-1-2 zone. The project as designed complies with the City of San Diego Municipal Code Section 141.0420, which requires all WCF to be designed with minimal visual impacts. Consistent with the regulations, AT&T Mobility will also be removing two existing omni whip antennas, thus complying with this section of the regulation.

Community Plan Analysis: The project location has been designated for institutional use in the Serra Mesa Community Plan (Attachment 2). The Serra Mesa Community Plan does not contain specific policies on wireless communication facility development.

Council Policy 600-43 - The guidelines establish hierarchy from the most preferred locations (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 1 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. The project is located in a commercial zone and is considered to be a Preference 1 location. However, the WCF exceeds the allowable height for the CO-1-2 zone and requires a PDP, Process 4, Planning Commission decision. For this project, AT&T has elected to remain at its existing location and improve the overall appearance.

General Plan - The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The AT&T Mobility WCF design consists of twelve panel antennas concealed behind a three-sided rooftop screen wall, painted to match (Attachment 7). The equipment associated with this project is concealed inside the building on the fifth floor, and will not be visible to the public. Therefore, staff has determined that the proposed WCF has been designed to the extent possible to be integrated and respectful to the neighborhood context.

Conclusion - The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations from the CO-1-2 zone and the Wireless Communication Facilities Regulations Section 141.0420. Staff supports the Serra Mesa Community Planning Group's recommendation to support the existing AT&T Mobility project with the modification to remove the existing rooftop omni whip antennas. The equipment, as stated earlier in the report is located on the fifth floor, and will not be visible to the public. The project complies with all applicable zoning requirements with the exception of the requested height deviation which would require a PDP. The WCF has been determined to be consistent with the General Plan and the Serra Mesa Community Plan. Staff recommends that the Planning Commission approve Planned Development Permit No. 796971.

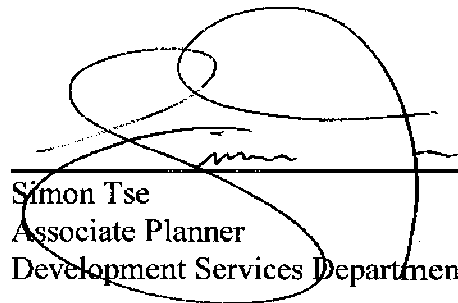
ALTERNATIVES

1. **APPROVE** Planned Development Permit No. 796971, **with modifications.**
2. **DENY** Planned Development Permit No. 796971, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Simon Tse
Associate Planner
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Draft Resolution with Findings

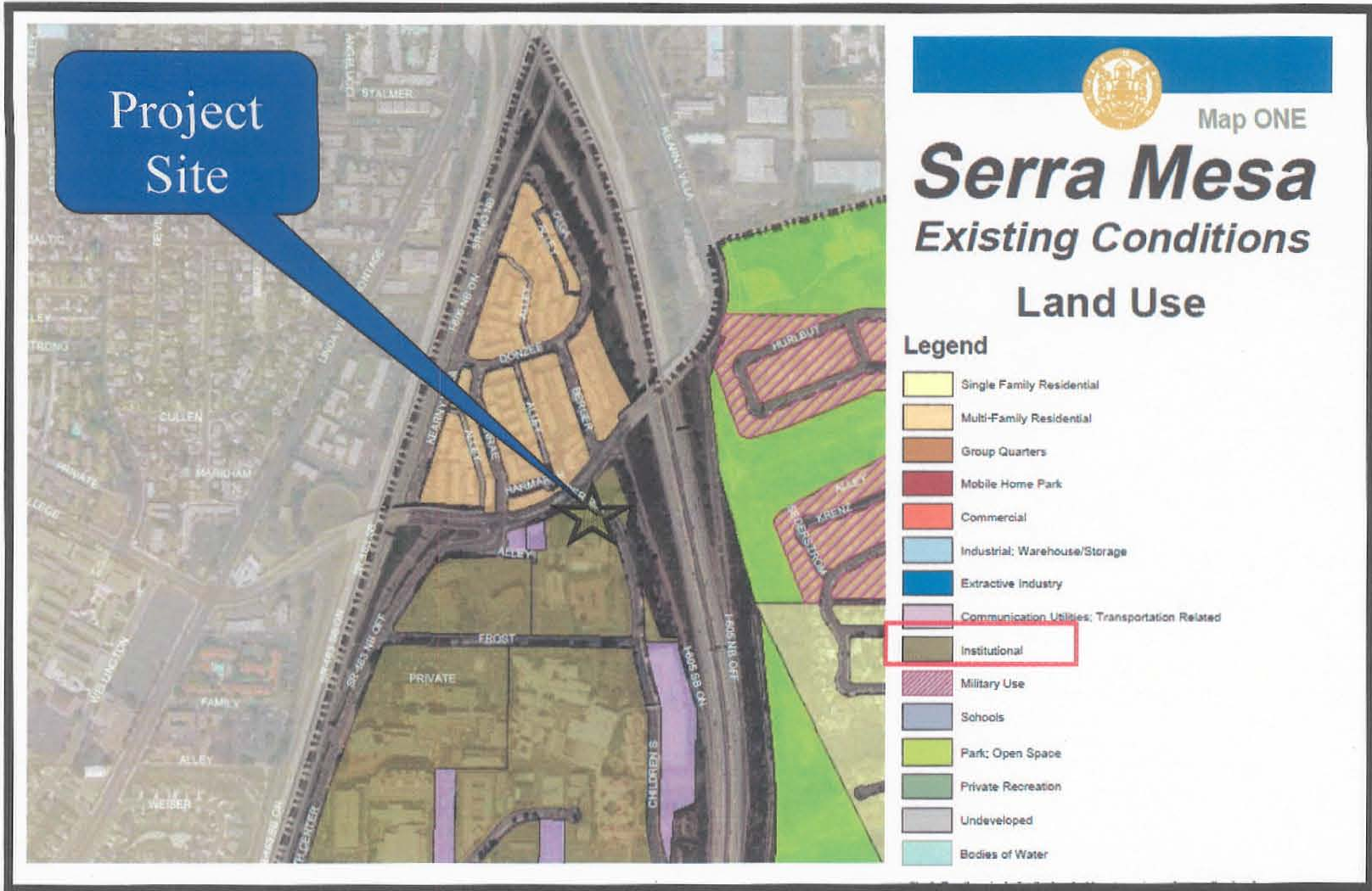
7. Draft Permit with Conditions
8. Project Site Photo(s)
9. Copy of Permit No. 99-0464-56
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Notice of Exemption
13. Notice of Hearing
14. Project Chronology



Aerial Photo

AT&T Mobility Kearny Mesa- Project No. 203135
8010 Frost Street, San Diego, CA 92123





Community Land Use Map (Serra Mesa)

AT&T Mobility Kearny Mesa- Project No. 203135
 8010 Frost Street, San Diego, CA 92123





Project Location Map

AT&T Mobility Kearny Mesa- Project No. 203135
8010 Frost Street, San Diego, CA 92123



PROJECT DATA SHEET

PROJECT NAME:	AT&T Mobility Kearny Mesa	
PROJECT DESCRIPTION:	An existing Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas concealed inside a three-sided rooftop screen wall, painted to match the existing building. The equipment associated with the project is located inside the building on the 5 th floor, and will not be visible to the public	
COMMUNITY PLAN AREA:	Serra Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional	
<u>(CO-1-2) ZONING INFORMATION:</u>		
<p>HEIGHT LIMIT: 60 feet FRONT SETBACK: 10 feet SIDE SETBACK: 10 feet REAR SETBACK: 10 feet</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Institutional CO-1-2 zone	Medical Building
SOUTH:	Institutional CO-1-2 zone	Medical Building
EAST:	Institutional CO-1-2 zone	Medical Building
WEST:	Institutional CO-1-2 zone	Medical Building
DEVIATIONS OR VARIANCES REQUESTED:	AT&T Mobility is requesting a height deviation to continue to operate their WCF above 60 feet as allowed per Land Development Code Section 131.0532.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 18, 2010, the Serra Mesa voted 8-0-2 to support the AT&T Mobility Kearny Mesa project (Attachment 10).	

ENGINEERING

2005 INTERNATIONAL BUILDING CODE
 2005 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 UBC,
 2000 UMC, 2000 UPC, 2002 NEC & 2004 CEC
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL
 PREVAIL

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A
 TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE
 MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT
 DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER
 SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND
 NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE REPERMITTING OF AN EXISTING
 WIRELESS COMMUNICATIONS FACILITY. AT&T'S PANEL ANTENNAS AND
 ASSOCIATED EQUIPMENT CABINETS FOR THEIR WIRELESS
 COMMUNICATIONS NETWORK WILL REMAIN UNCHANGED. AT&T'S
 OMNI ANTENNAS, LOCATED ON THE ROOFTOP, WILL BE REMOVED.

SITE INFORMATION

PROPERTY OWNER: HEALTH CARE PROPERTY INVESTORS, INC.
 ADDRESS: 3000 MERIDIAN BLVD., SUITE 200 FRANKLIN, TN 37067
 SITE NAME: KEARNY MESA
 SITE ADDRESS: 8010 FROST STREET SAN DIEGO, CA 92123
 SITE CONTACT: JERRY BLAZEK (24) 622-2092
 COUNTY: SAN DIEGO
 LATITUDE (NAD 83): 32° 48' 6.012" N 32.80167
 LONGITUDE (NAD 83): 117° 9' 2.987" W -117.15083
 GROUND ELEVATION: 44' AMSL
 AT&T ANTENNA TIP HEIGHT: 90' AGL
 ZONING JURISDICTION: CITY OF SAN DIEGO
 ZONING: CO-COMMERCIAL OFFICE
 PERMIT PROCESS: PLANNED DEVELOPMENT PERMIT
 PARCEL #: 427-081-18
 OCCUPANCY GROUP: B
 OTHER WIRELESS FACILITIES: THERE IS AT LEAST ONE OTHER KNOWN WCF OPERATING FROM THIS SITE
 POWER COMPANY: SDG&E
 TELEPHONE COMPANY: AT&T
 RF ENGINEER: RAH JINDAL (619) 699-9254
 SITE ACQUISITION CONTACT: JIM KENNEDY (613) 993-1057
 CONSTRUCTION MANAGER: GEOFF MARTINEZ (714) 388-7021

LEGAL DESCRIPTION

MAP REF: PM12649 ABBREVIATED DESCRIPTION: CITY: SAN DIEGO
 PAR 2 MAP REF: PM12649 CITY/MUNI/TWP: SAN DIEGO

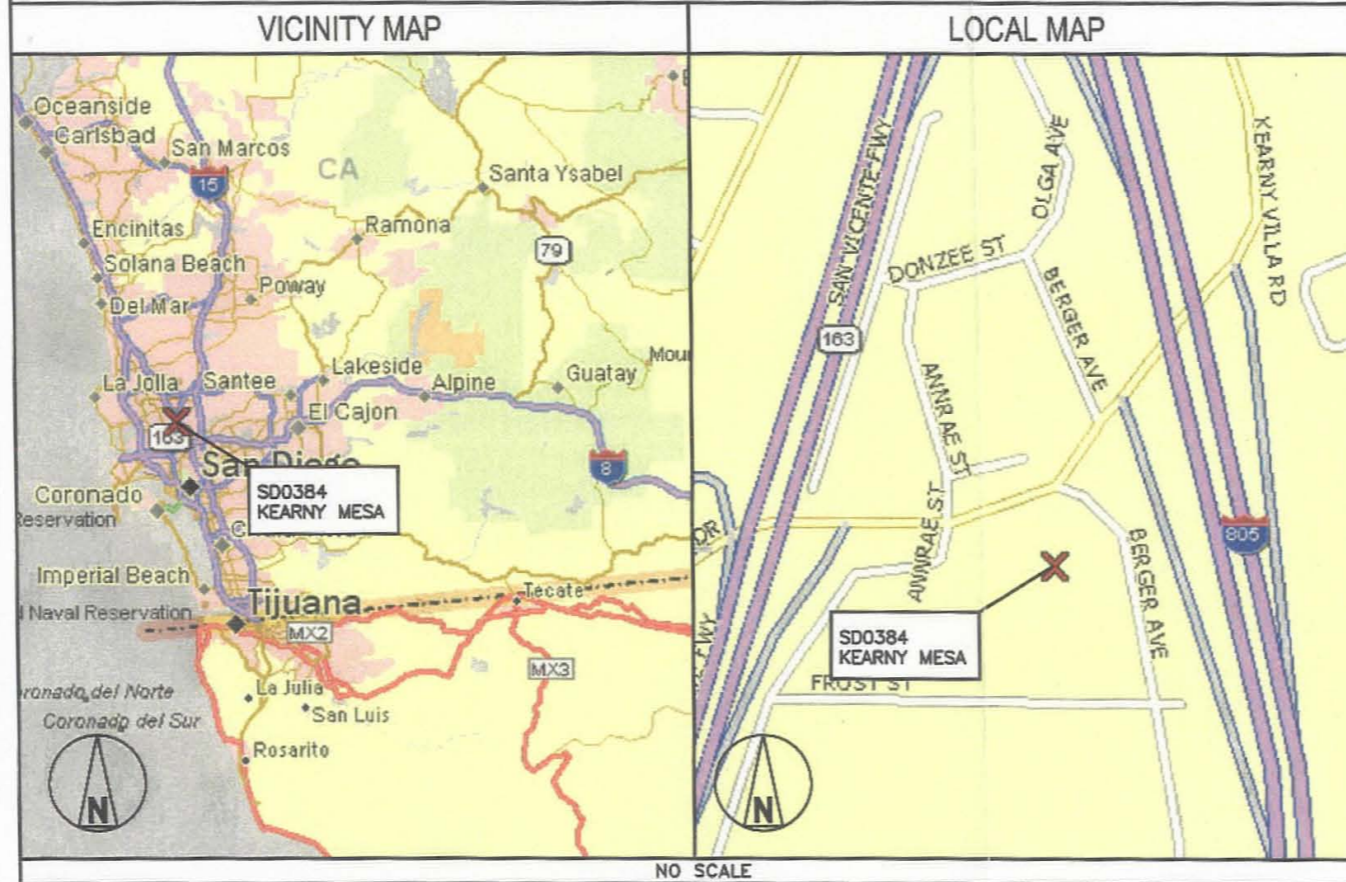
CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
 9820 WILLOW CREEK RD, SUITE 310
 SAN DIEGO, CA 92131
 CONTACT: ZACHARY KRUEGER
 PHONE: (858) 371-1691



**SD0384
 KEARNY MESA
 8010 FROST STREET
 SAN DIEGO, CA 92123**

LOCATION MAPS



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
 FROM PACIFIC CENTER BLVD, TURN LEFT ONTO LUSK BLVD, TURN RIGHT ONTO MOREHOUSE DRIVE, TURN LEFT ONTO SCRANTON ROAD, TURN RIGHT ONTO MIRA MESA BLVD, KEEP RIGHT ONTO I-805 S RAMP AT EXIT 21, GO STRAIGHT ONTO SR 274 RAMP, TURN RIGHT ONTO BALBOA AVE, TURN LEFT ONTO ECKSTROM AVE, GO STRAIGHT ONTO ASHFORD STREET, TURN LEFT ONTO MESA COLLEGE DRIVE, KEEP RIGHT ONTO BERGER AVE, SITE IS ON THE LEFT.

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 - 874.6	MHz	874.6 - 879.6	MHz
	890 - 891.4	MHz	1945 - 1950	MHz
	1950 - 1952.8	MHz		
	1970 - 1980	MHz		
Rx	824 - 829.4	MHz	829.6 - 834.4	MHz
	845 - 846.4	MHz	1865 - 1869.8	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

IF USING 11"X17" PLOT, DRAWINGS 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: 163316
 DRAWN BY: BHU
 CHECKED BY: CWV

REV	DATE	DESCRIPTION
F	11/04/10	PER CITY COMMENTS
E	06/11/10	PER CITY COMMENTS
D	02/23/10	PER PLANNING COMMENTS
C	02/12/10	PER PLANNING COMMENTS
B	01/04/10	PER PLANNING COMMENTS
A	11/20/09	ISSUED FOR REVIEW

ENGINEER OF RECORD

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

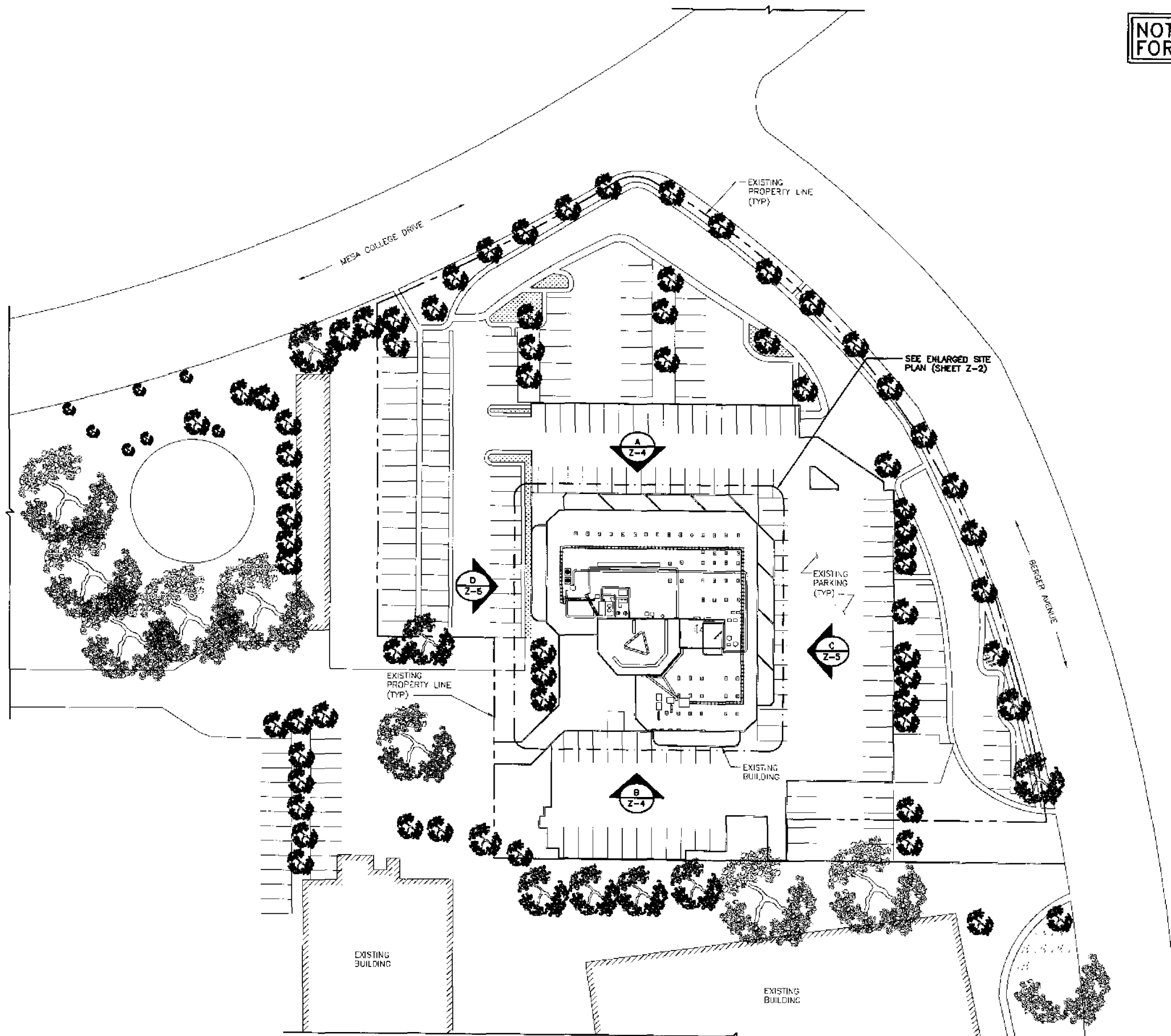
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SHEET TITLE
 TITLE SHEET

SHEET NUMBER
T-1

NOT TO BE USED
FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



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

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

REV	DATE	DESCRIPTION
F	11/04/10	PER CITY COMMENTS
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ENGINEER OF RECORD

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8010 FROST STREET
SAN DIEGO, CA 92123
ZONING

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

SITE PLAN

SCALE: 1"=30'

NOT TO BE USED
FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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

PROJECT NO: 163316

DRAWN BY: BHU

CHECKED BY: CWV

REV	DATE	DESCRIPTION
F	11/04/10	PER CITY COMMENTS
E	08/11/10	PER CITY COMMENTS
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ENGINEER OF RECORD

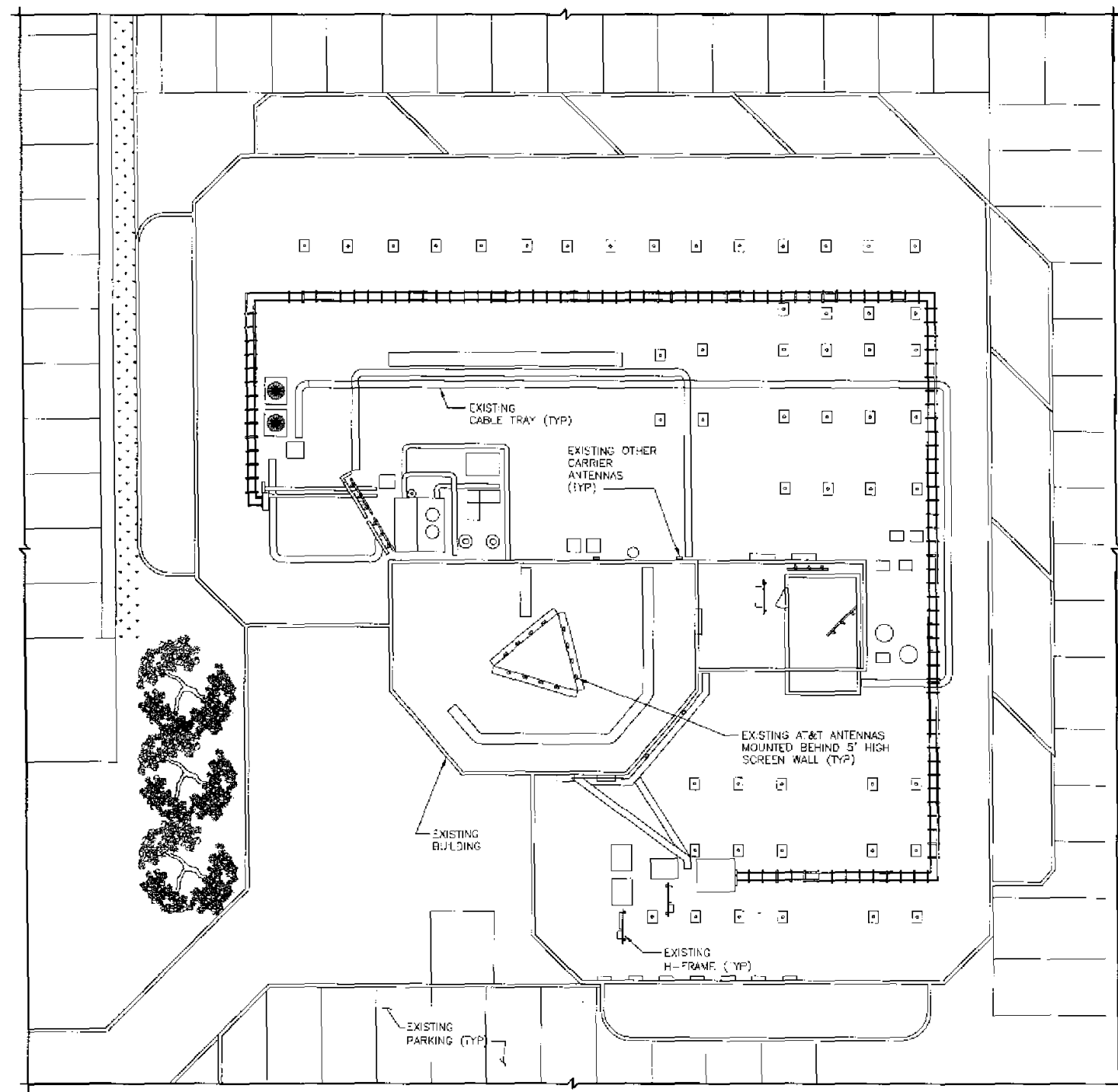
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ZONING

SHEET TITLE
**ENLARGED
SITE PLAN**

SHEET NUMBER
Z-2



SECTOR A
AZIMUTH 80

SECTOR C
AZIMUTH 325

SECTOR B
AZIMUTH 285

NOTE: EXISTING AT&T OMNI ANTENNAS
TO BE REMOVED.



ENLARGED SITE PLAN

SCALE: 3/32"=1'-0"

NOT TO BE USED FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 68210
(913) 458-2000

PROJECT NO: 183316
DRAWN BY: BHU
CHECKED BY: CWV

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C	02/12/10	PER PLANNING COMMENTS
B	01/04/10	PER PLANNING COMMENTS
A	11/20/08	ISSUED FOR REVIEW

ENGINEER OF RECORD

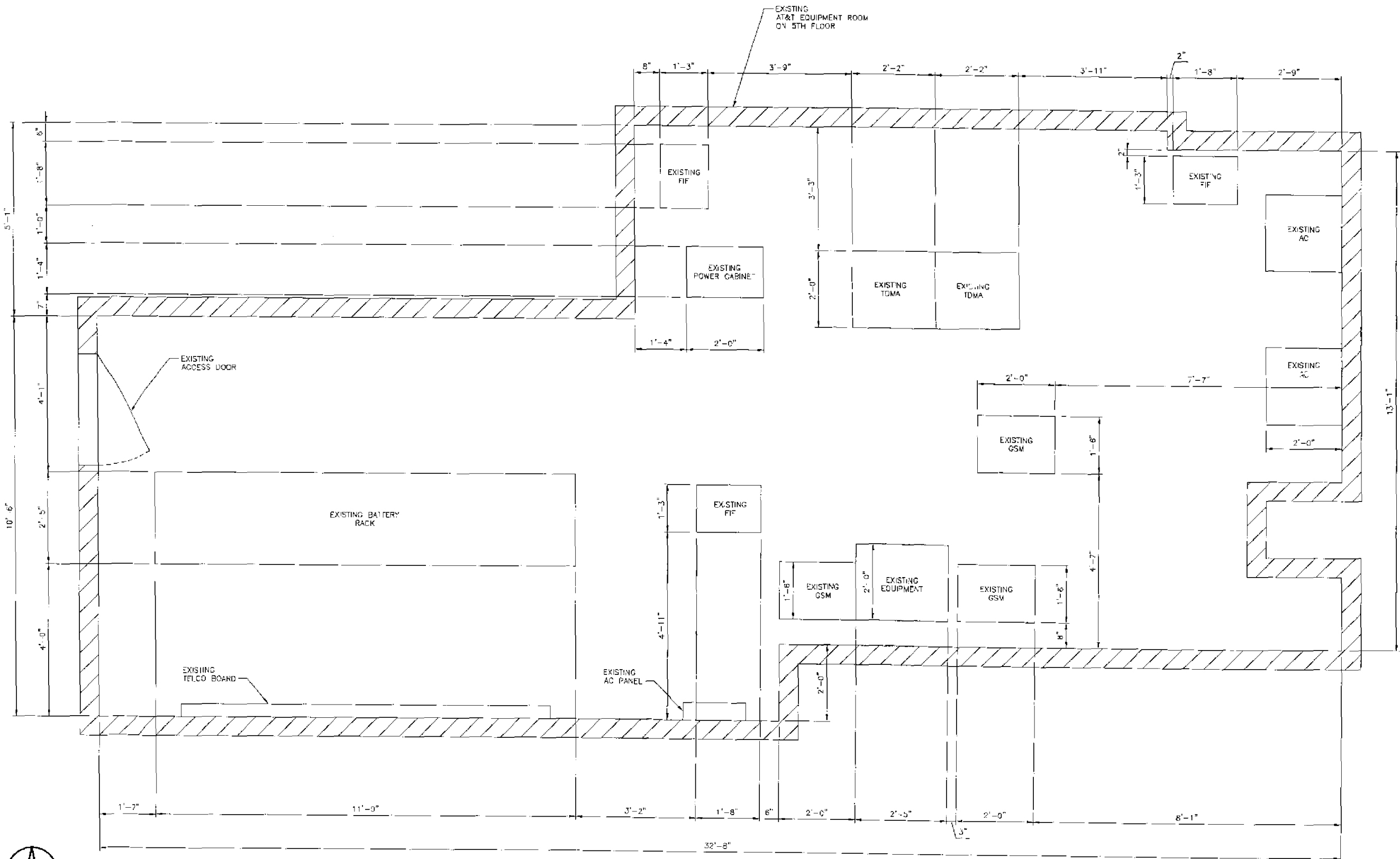
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BLACK & VEATCH
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(913) 458-2000

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SAN DIEGO, CA 92123
ZONING

SHEET TITLE
EQUIPMENT LAYOUT

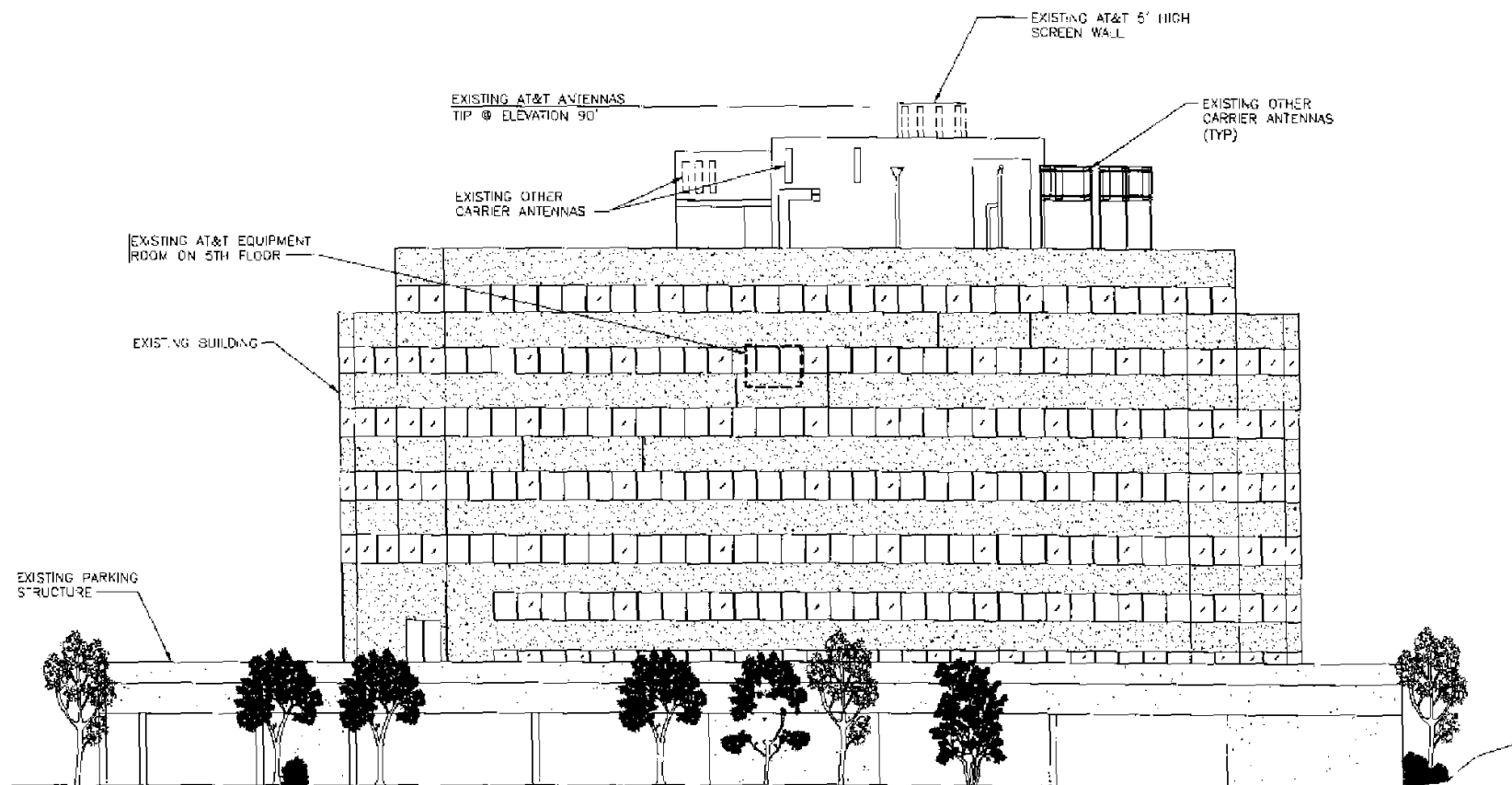
SHEET NUMBER
Z-3



EQUIPMENT LAYOUT

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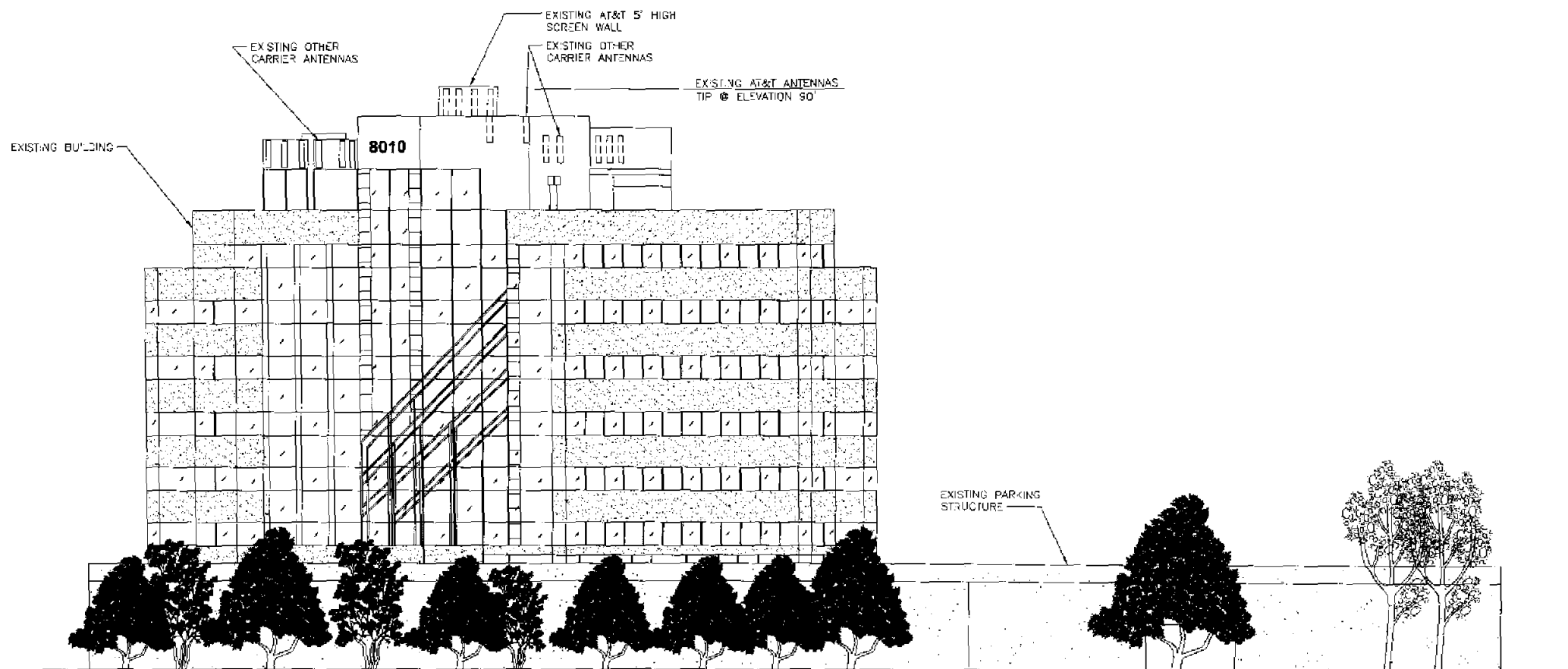
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NORTH ELEVATION

NO SCALE

A



SOUTH ELEVATION

NO SCALE

B



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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

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

REV	DATE	DESCRIPTION
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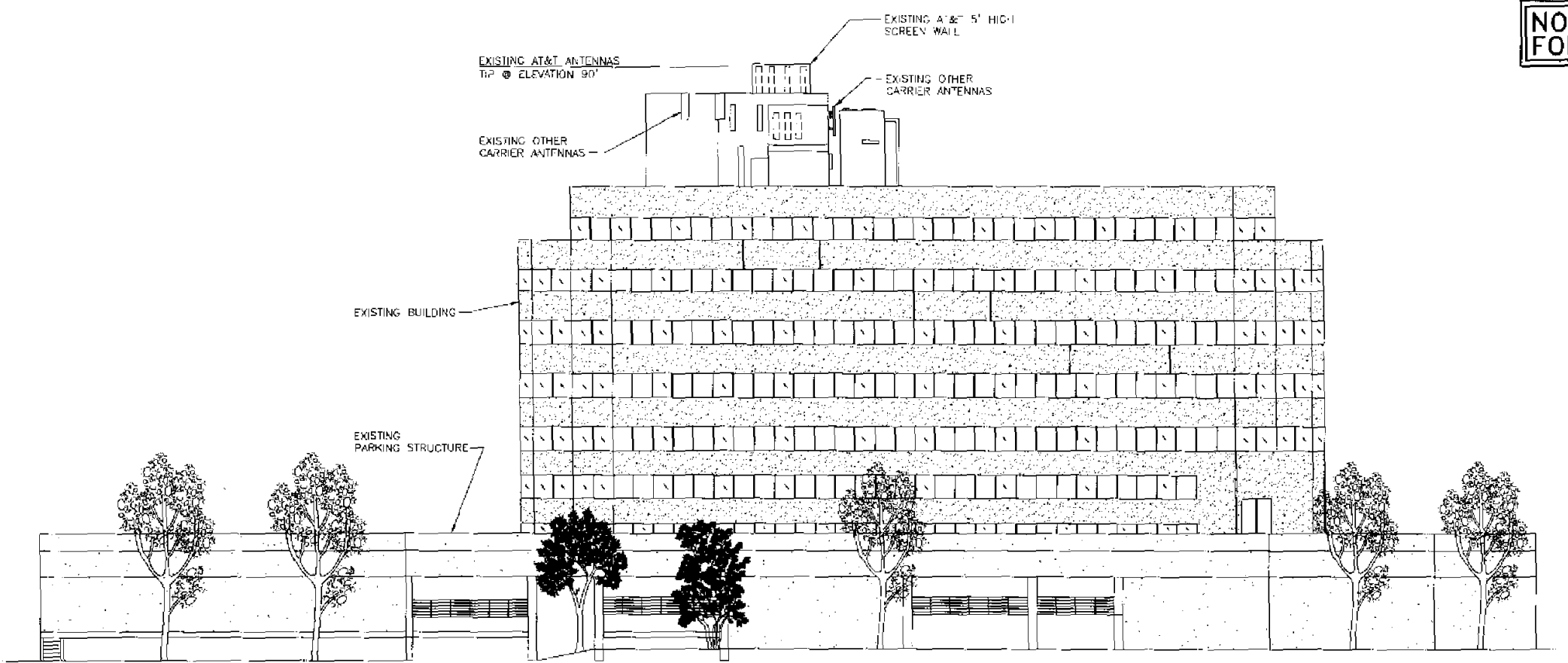
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SAN DIEGO, CA 92123
ZONING

SHEET TITLE
SITE ELEVATION

SHEET NUMBER

Z-4

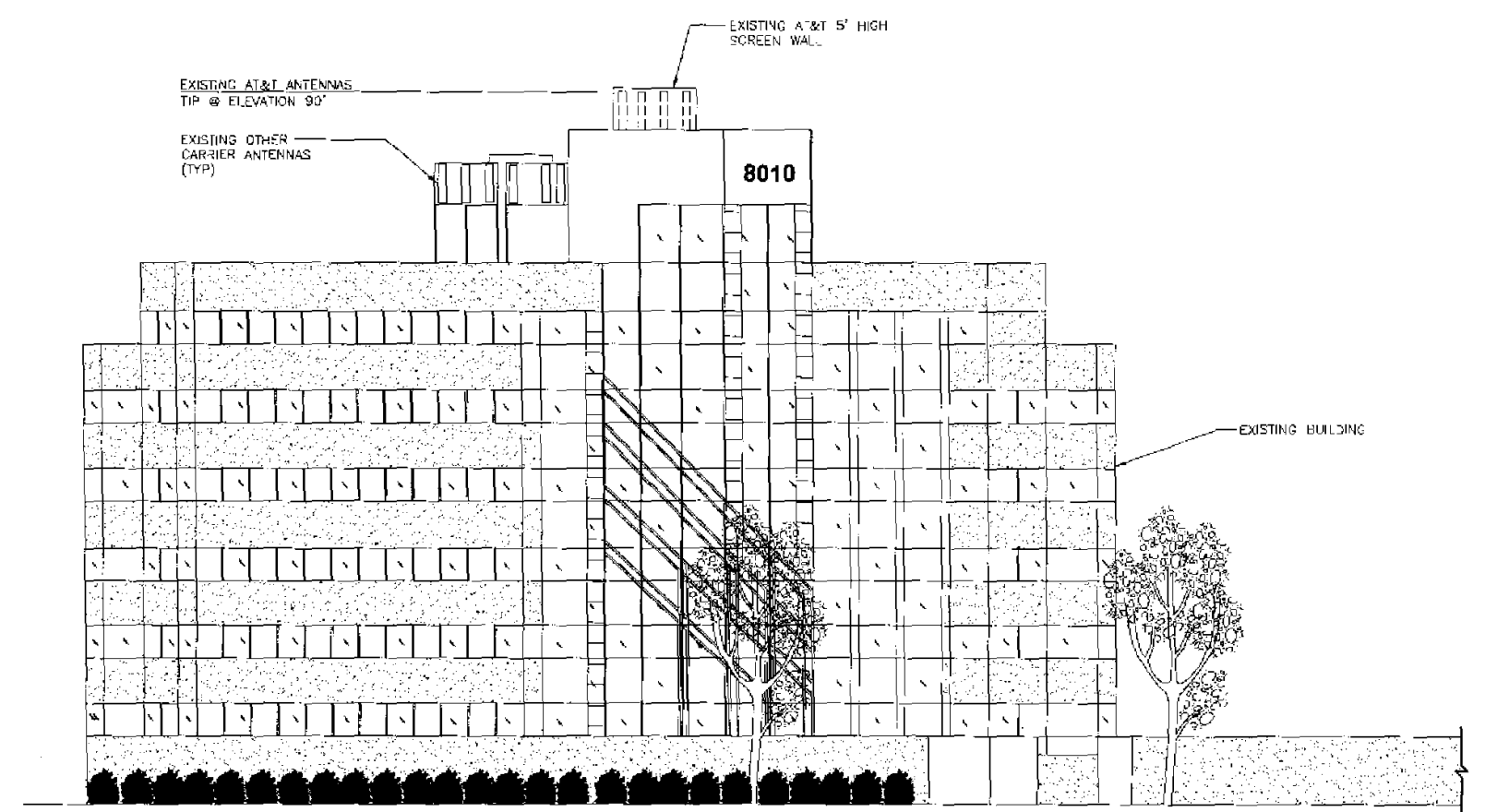
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EAST ELEVATION

NO SCALE

C



WEST ELEVATION

NO SCALE

D



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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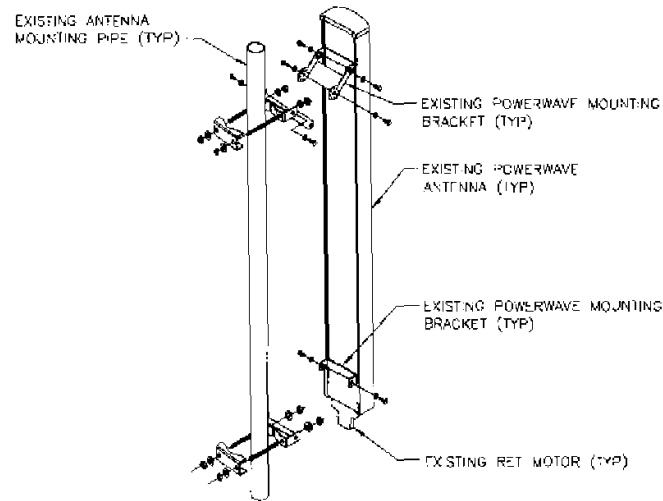
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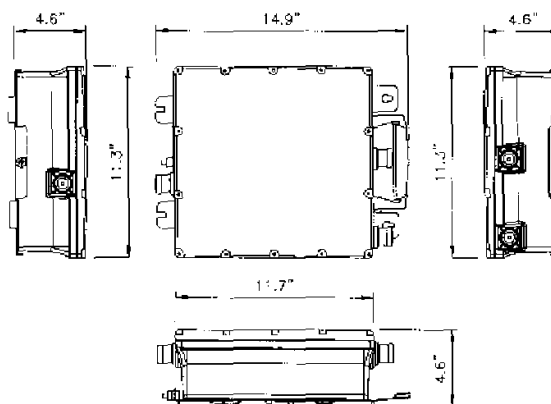
SHEET TITLE
SITE ELEVATION

SHEET NUMBER
Z-5



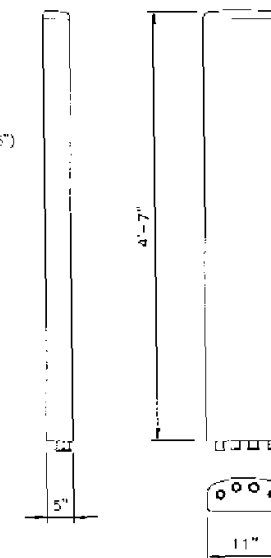
ERICSSON KRY 112 75/1

BANDWIDTH: 25 @ 800MHz, 50 @ 1900MHz
 WEIGHT: 3.5kg (30lbs)
 RF CONNECTORS: DIN 7/16 FEMALE



POWERWAVE ANTENNA 7750

RADOME MATERIAL: GRP
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 1408x280x125mm (4'-7"x11"x5")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 39 lbs
 WIND LOAD, FRONT/LATERAL/REAR SIDE: 95 mph, Cd=1; 100 lbs
 CONNECTOR: 7/16 DIN FEMALE



ANTENNA MOUNTING

NO SCALE

1

TMA

NO SCALE

2

ANTENNA SPECIFICATIONS

NO SCALE

3

PROJECT NO:	163316
DRAWN BY:	EBU
CHECKED BY:	CWW

REV	DATE	DESCRIPTION
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 8010 FROST STREET
 SAN DIEGO, CA 92123
 ZONING

SHEET TITLE
 SITE DETAILS

SHEET NUMBER
D-1

NOT USED

NO SCALE

4

NOT USED

NO SCALE

6

NOT USED

NO SCALE

7

NOT USED

NO SCALE

8

NOT USED

NO SCALE

9

PLANNING COMMISSION
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 796971
AT&T MOBILITY KEARNY MESA
PTS NO. 203135
DRAFT

WHEREAS, **HCP, INC.**, Owner, and **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to an existing Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas installed behind a three-sided rooftop screen wall, painted to match the existing building. The equipment associated with the project is located on the fifth floor and will not be visible to the public as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 796971;

WHEREAS, the project site is located at 8010 Frost Street, San Diego, CA 92123, in the CO-1-2 zone of the Serra Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 2, as shown on Parcel Map No. 12649, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on April 1, 1983, as file No. 83-104273 of Official Records;

WHEREAS, on December 9, 2010, the Planning Commission of the City of San Diego considered Planned Development Permit No. 796971 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

WHEREAS, on May 18, 2010, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 [Existing Facilities] and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 December 9, 2010.

FINDINGS:

Findings for all Planned Development Permits

1. **The proposed development will not adversely affect the applicable land use plan;** Neither the City of San Diego General Plan nor the Serra Mesa Community Plan addresses wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The site is currently designated for an institutional use in the Serra Mesa Community Plan. The WCF as designed is located on the roof

of the existing medical building, concealed behind Fiberglass Reinforced Panels (FRP) within a three-sided rooftop structure. The equipment associated with this project is located inside the medical building, on the fifth floor and will not be visible to the public. The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. The AT&T design is consistent with the General Plan's requirement since the WCF is concealed behind a rooftop design. Therefore, the AT&T Mobility WCF 8010 Frost Street does comply with the City of San Diego General Plan will not adversely affect the applicable land use plan.

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." AT&T Mobility submitted an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.
3. **The proposed development will comply with the regulations of the Land Development Code;** The AT&T Mobility WCF complies with Municipal Code Section 141.0420 which requires WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with the existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The project is concealed on the rooftop of the existing medical building, and the antennas are concealed behind a three-sided screen wall, painted to match. The equipment associated with this project is located inside the medical building on the fifth floor, and will not be visible to the public.

However, the project is located within the CO-1-2 zone which has a 60-foot height limitation. The existing WCF is located on highest point of the building at 90-feet, and requires a Planned Development Permit for the height deviation. Although the project exceeds the height requirement, the WCF is concealed behind the rooftop screen wall and is minimally visible since it is set back from the edge of the building. Therefore, the height deviation can be supported by staff to allow AT&T Mobility to continue the use of this existing facility in its current location and above the allowable height limitation.

4. **The proposed development, when considered as a whole, will be beneficial to the community;** The existing wireless communication facility is concealed reducing any significant visual impact to the neighboring residents and surrounding community. As part of this application, AT&T Mobility will also be removing the existing omni whip antennas from this site, thus improving the overall appearance. Again, the existing WCF is set back relatively to the center of the medical building resulting in minimal visibility from any perspectives while still providing the necessary coverage, and when considered as a whole, 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. The existing rooftop screen wall conceals the panel antennas minimizing all visual impacts to and from the facility. In addition to the innocuous antenna location, AT&T Mobility will also be removing the existing omni whip antennas, thus improving the overall appearance. To comply with the height requirement for the CO-1-2 zone, potential design may include façade mounted antennas and other more obtrusive structures at or below 60 feet. Since the existing WCF is set back from the edge of the building, the rooftop WCF is a more desirable design than a façade mounted antenna on three sides of the building. Such installation is discouraged when a design can be accomplished to fully conceal the antennas without adding significant visual impacts to the site. Therefore, the deviation to exceed the maximum allowable height of 60 feet would result in a completely concealed project, and a more desirable project than would be achieved if designed in strict conformance with the development regulations of the CO-1-2 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 796971 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 796971 copy of which is attached hereto and made a part hereof.

Simon Tse - Associate Planner
Development Services

Adopted on December 9, 2010

Internal Order No. 24000627

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: 24000627

PLANNED DEVELOPMENT PERMIT NO. 796971
AT&T MOBILITY KEARNY MESA PROJECT NO. 203135
PLANNING COMMISSION
DRAFT

This Planned Development Permit No. 796971 is granted by the Planning Commission of the City of San Diego to **HCP, INC.**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 6 and LDC 141.0420 of the Wireless Communication Facilities regulations. The site is located at 8010 Frost Street in the CO-1-2 of the Serra Mesa Community Plan. The project site is legally described as Parcel 2, as shown on Parcel Map No. 12649, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on April 1, 1983, as file No. 83-104273 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 9, 2010, on file in the Development Services Department.

The project shall include:

- a. Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas concealed behind Fiberglass Reinforced Panels (FRP) inside a three-sided rooftop screen wall painted to match the existing building. The equipment associated with the project is located inside the medical building on the fifth floor and will not be visible to the public; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality

Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Planned Development Permit [PDP] and corresponding use of this site shall expire on **December 9, 2020**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the 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.
4. 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.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. 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 Permittee is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

PLANNING/DESIGN REQUIREMENTS:

13. The Permittee shall be required to place appropriate signs per CAL-OSHA requirements to the satisfaction of Development Services Department.

14. All existing AT&T antennas and associated TMAs shall be completely concealed inside Fiberglass Reinforced Panel (FRP) rooftop screen wall designed to match the existing color of the medical building to the satisfaction of the Development Services Department.

15. The existing AT&T cable tray shall be restored and repaired if, needed to the satisfaction of the Development Services Department.

16. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

17. The Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.

18. Once this site is deemed complete from construction (Removal of the existing omni whip antennas), AT&T Mobility is required to send a letter (Subject: Planning Inspection Project Number 193273) to the City of San Diego, Development Services Department requesting for a planning inspection. The site is officially deemed complete once the City Manager signs the letter. The applicant shall be provided with a copy of the signed letter for record purposes.

19. The 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.

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 **December 9, 2010** by Resolution Number _____.

Planned Development Permit No. 796971
PTS No. 203135/Internal Order No. 24000627
Date of Approval: December 9, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Associate Planner

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

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

HCP. INC.
Owner

By _____
NAME
TITLE

AT&T MOBILITY
Permittee

By _____
NAME
TITLE

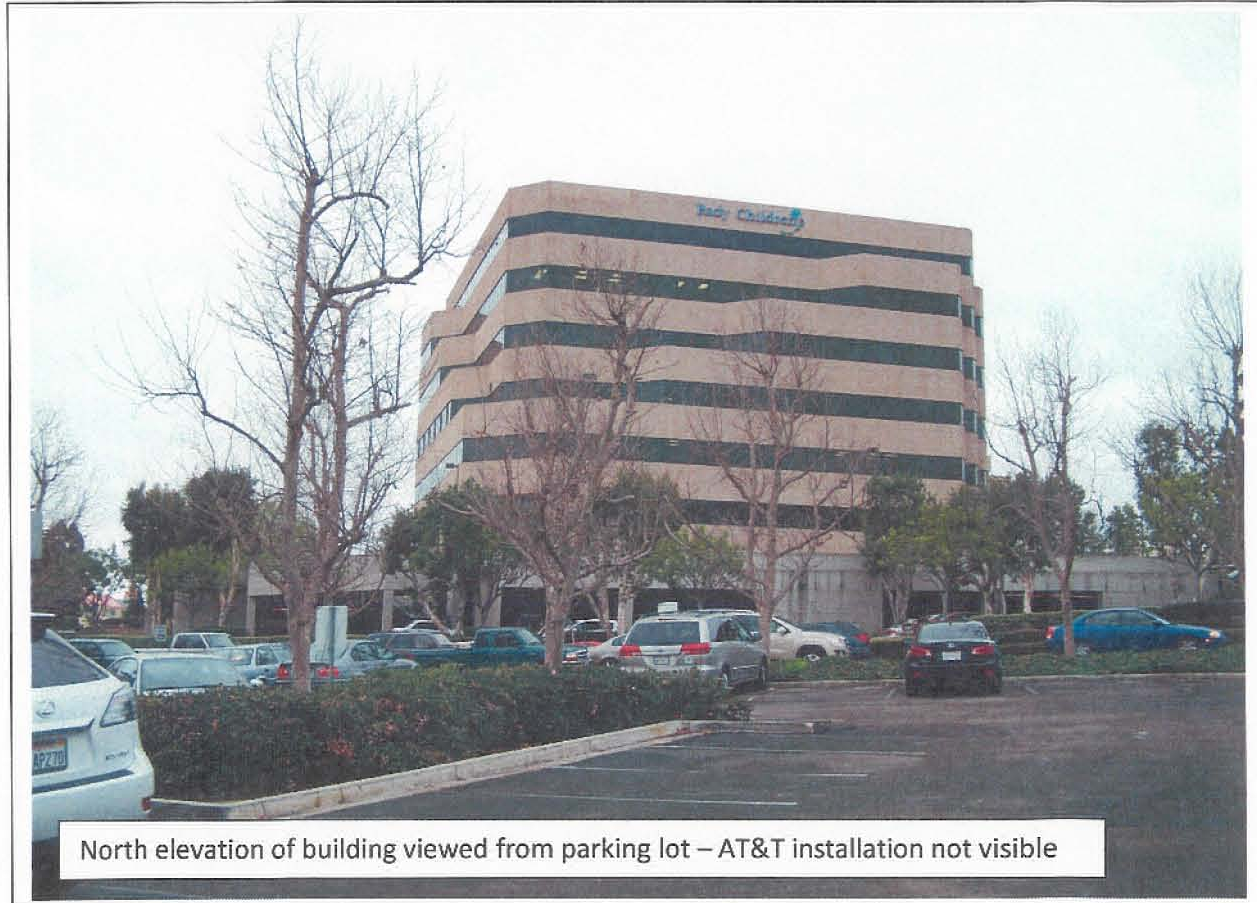
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Photo Survey
AT&T SD0384 / Kearny Mesa
8010 Frost Street





West elevation of building viewed from parking lot – AT&T installation not visible



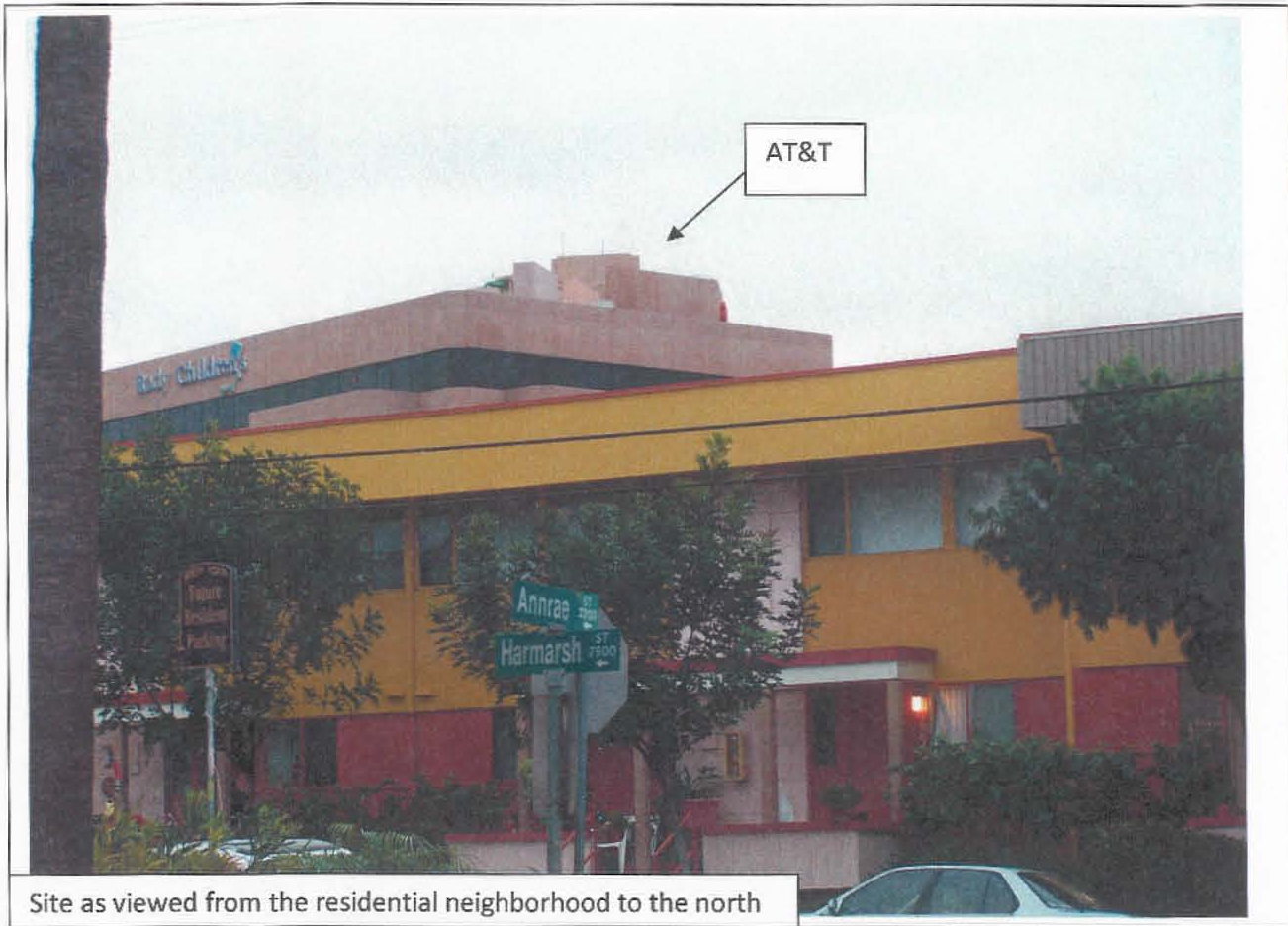
North elevation of building viewed from parking lot – AT&T installation not visible



North elevation of building viewed from parking lot – AT&T installation not visible



West elevation of building viewed from Annrae St. – AT&T installation screened by landscaping



Site as viewed from the residential neighborhood to the north



THE CITY OF SAN DIEGO

COPY

Date: October 20, 1999

Applicant: WFI for:
AT&T Wireless Services
9805 Scranton Road
San Diego, CA 92121
Attn: Shelly Kilbourn

Permit No.: 99-0464-56 Telecommunication Administration Review, Cambridge Health Care

Address: 8010 Frost Street.

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

PLANNING AND DEVELOPMENT REVIEW ACTION:

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

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

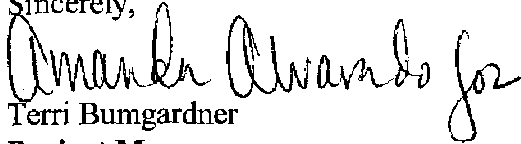
- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated October 20, 1999. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Planning and Development Review.
- The facility will consist of a total of twelve (three arrays of four antennas) to be located on the existing roof behind an existing parapet on the north and south side of the building elevations.



- The facility shall include a 465- square-foot radio base station located on the roof behind the parapet. The equipment storage will house up to six equipment cabinets and associated electronic equipment.
- This Conditional Use Permit and corresponding use of this site **shall expire on October 20, 2009**. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.
- Prior to the expiration date of this Conditional Use Permit, the Permit Holder may 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

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

Sincerely,



Terri Bumgardner
Project Manager



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Community Planning Committee Distribution Form Part 2

Project Name : AT&T Kearny Mesa		Project Number 203135	Distribution Date 02/26/10		
Project Scope : SERRA MESA - J.O.# XXXXXX - Completeness Review for WCF.					
Project Location					
Applicant Name: Patty Anders			Applicant Phone No. 858-442-5027		
Related Projects					
Project Manager Simon Tse		Phone Number 687-5984	Fax Number (619) 446-5245	E-mail Address STse@sandiego.gov	
Community Plan <i>Serra Mesa</i>		Council District 6			
Existing Zone	Proposed Zone	Building Height	Number of Stories	FAR	
Committee Recommendations (To be completed for Initial Review):					
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 8	Members No 0	Members Abstain 2	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
Agenda Date: <i>April 18, 2010</i>		<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	
CONDITIONS:					
NAME <i>Doug Wescott</i>		TITLE <i>Chair</i>			
SIGNATURE <i>Doug Wescott</i>		DATE <i>4/26/10</i>			
<i>Attach Additional Pages If Necessary.</i>		Please Return Within 30 Days of Distribution of Project Plans To:			
Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101					



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 Process I--LUP

Project Title

Project No. For City Use Only

SD0384/Kearny Mesa

Project Address:

8010 Frost Street, San Diego, CA 92123

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

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

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Project Title: SD0384/Kearny Mesa 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):

Owner Tenant/Lessee

Street Address: Health Care Property Investors, Inc. HCP, Inc.
 City/State/Zip: 3000 Meridian Blvd., Suite 200, Franklin, TN 37067
 Phone No: _____ Fax No: _____

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

Angela Playle
 Title (type or print): Vice President

Signature: *Angela Playle* Date: 1/15/10

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: _____

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT NO.: 203135

PROJECT TITLE: AT&T KEARNY MESA

PROJECT LOCATION-SPECIFIC: 8010 Frost Street, San Diego, CA 92123 (A portion of Lots G, H, and I of Block 282 of Horton's Addition)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Application to continue the use of an existing Wireless Communication Facility (WCF) located at 8010 Frost Street. Included in the scope of work is the removal of the existing omni antennas. The equipment associated with this project shall remain inside the building and is not visible to the public. A Planned Development Permit is required for the height deviation to exceed the maximum allowable height. The project site is within the Serra Mesa Community Plan Area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Patty Anders
 9089 Clairemont Mesa Boulevard Suite 200
 San Diego, CA 92123
 858-442-5027

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
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This project is exempt because no exterior alterations would occur, no grading is proposed, and no additional parking or outside improvements are required. In addition the project meets the criteria set forth in CEQA section 15301 which allows for existing facilities and the exceptions listed in CEQA section 15300.2 would not apply. Therefore, no adverse impacts would occur.

LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 619-446-5159

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

Jeffrey E. Hernandez / ASSOCIATE PLANNER
 SIGNATURE/TITLE

6/9/2010
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 8, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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

PROJECT TYPE: PLANNED DEVELOPMENT PERMIT PROCESS LEVEL 4
PROJECT NUMBER: 203135
PROJECT NAME: AT&T MOBILITY KEARNY MESA
APPLICANT: Jim Kennedy

COMMUNITY PLAN AREA: Serra Mesa
COUNCIL DISTRICT: District 6

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

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for an existing Wireless Communication Facility (WCF). AT&T submitted an application to continue the use of this site with the removal of the existing rooftop omni whip antennas. The equipment associated with this project shall remain inside the building not visible to the public. A Planned Development Permit is required for the height deviation to exceed the maximum allowable height within the CO-1-2 zone. The property is located at 8010 Frost Street in the Serra Mesa community planning area.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court,

you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on May 18, 2010 and the opportunity to appeal that determination ended June 2, 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 No. 24000627

Revised 12/5/08 RH

AT&T Mobility Kearny Mesa
PROJECT CHRONOLOGY
PTS #203135 INT #24000627

Date	Action	Description	City Review	Applicant Response
1.26.2010	First Submittal	Project Deemed Complete		
2.2.2010	First Assessment Letter		7 days	
2.26.2010	Second Submittal			24 days
4.2.2010	Second Assessment Letter		35 days	
4.20.2010	Third Submittal			18 days
5.19.2010	Third Assessment Letter		29 days	
9.3.2010	Forth Submittal			106 days
10.1.2010	All issues resolved		28 days	
12.9.2010	Scheduled for Planning Commission		69 days	
Total Staff Time:		Including City Holidays and Furlough	168 days	
Total Applicant Time:		Including City Holidays and Furlough		148 days
Total Project Running Time:		From Deemed Complete to PC Hearing	316 days	