



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 23, 2012 **REPORT NO.** PC-12-019
ATTENTION: Planning Commission, Agenda of March 1, 2012
SUBJECT: AT&T MOBILITY – UNLIMITED STONES LTE
PROJECT NO. 237308, PROCESS 4
OWNERS: G.G. STONES UNLIMITED, INC.
APPLICANT: AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 6080 Miramar Road within the University Community Planning Area?

Staff Recommendation: APPROVE Planned Development Permit No. 929351

Community Planning Group Recommendation: On January 10, 2012, the University Community Planning Group voted 12-0-1 to recommend approval of this project (Attachment 11).

Environmental Review: This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities), 15302 (Replacement and Reconstruction), and 15303 (New Construction). The environmental exemption determination for this project was made on January 26, 2012 and the opportunity to appeal that determination ends February 9, 2012 (Attachment 13).

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. 19911 (PTS 6833 – Attachment 10) for this Wireless Communication facility (WCF) on July 2, 2003. The original approval consisted of six (6) antennas and a 144-square foot equipment enclosure behind a 6-foot tall chain link fence with slats. Under this previous approval, a total of four (4) antennas were concealed behind a stepped down parapet wall and two (2) antennas were façade mounted to the side of the building. The permit included an expiration condition for a period of 10 years from the original approval date. AT&T is requesting to modify this site to accommodate Long Term Evolution (LTE) Technology.

The project under the current regulations requires a Planned Development Permit (PDP) to exceed the maximum 250-square foot equipment enclosure size. The property is zoned IL-2-1 and it is designated for commercial use in the University Community Plan. The site is currently surrounded by other commercial uses (Attachment 1).

DISCUSSION

Project Description: - The proposed modification would result in six (6) additional antennas for a total of twelve (12) antennas at this location. A total of eight (8) antennas shall be located behind the north and west portions of the building. In an effort to continue to conceal these antennas, the existing parapet would be raised an additional two feet to an overall height of 37-feet. The remaining four (4) antennas will be completely hidden behind a new parapet wall on the southeast elevation of the building. This 7-foot tall parapet wall will also reach an overall height of 37-feet. The equipment space will expand a total of 153-square feet to accommodate four (4) additional equipment cabinets. The total existing and proposed equipment space would be 297-square feet. The existing and proposed equipment will be screened behind a 6-foot tall chain link fence with slats as illustrated in the photosimulations (Attachment 6). Under the current City of San Diego regulations, the Wireless Communication Facility Regulations Section 141.0420(g)(3), a maximum of 250-square feet is allowed for the equipment. Since the equipment enclosure exceeds the required 250-square foot limitation, a Planned Development Permit is required for this deviation. If approved, this facility will continue to operate with a new ten year expiration date.

Wireless Communication Facility (WCF) Regulation - A PDP is required for the requested equipment size deviation to exceed the 250-square foot limitation permitted under Municipal Code Section 141.0420(g)(3). The project as designed complies with the City of San Diego Municipal Code Section 141.0420, which requires all WCF's to be designed with minimal visual impacts.

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

Council Policy 600-43 – The guidelines establishes 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.


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 several modified stepped down parapet walls, painted and textured to match the existing building (Attachment 6). The equipment associated with this project is located toward the rear property between two buildings behind a chain link fence with slats. The equipment is not visible from the Miramar Road right-of-way. Therefore, staff has determined that the proposed WCF has been designed 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 IL-2-1 zone and the Wireless Communication Facilities Regulations Section 141.0420 with exception to Section 141.0420(g)(3) equipment size limitation. The project complies with all applicable zoning requirements with the exception of the requested equipment size deviation which would require a PDP. The WCF has been determined to be consistent with the General Plan and the University Community Plan. Staff recommends that the Planning Commission approve Planned Development Permit No. 929351.

ALTERNATIVES

1. **APPROVE** Planned Development Permit No. 929351, **with modifications.**
2. **DENY** Planned Development Permit No. 929351, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

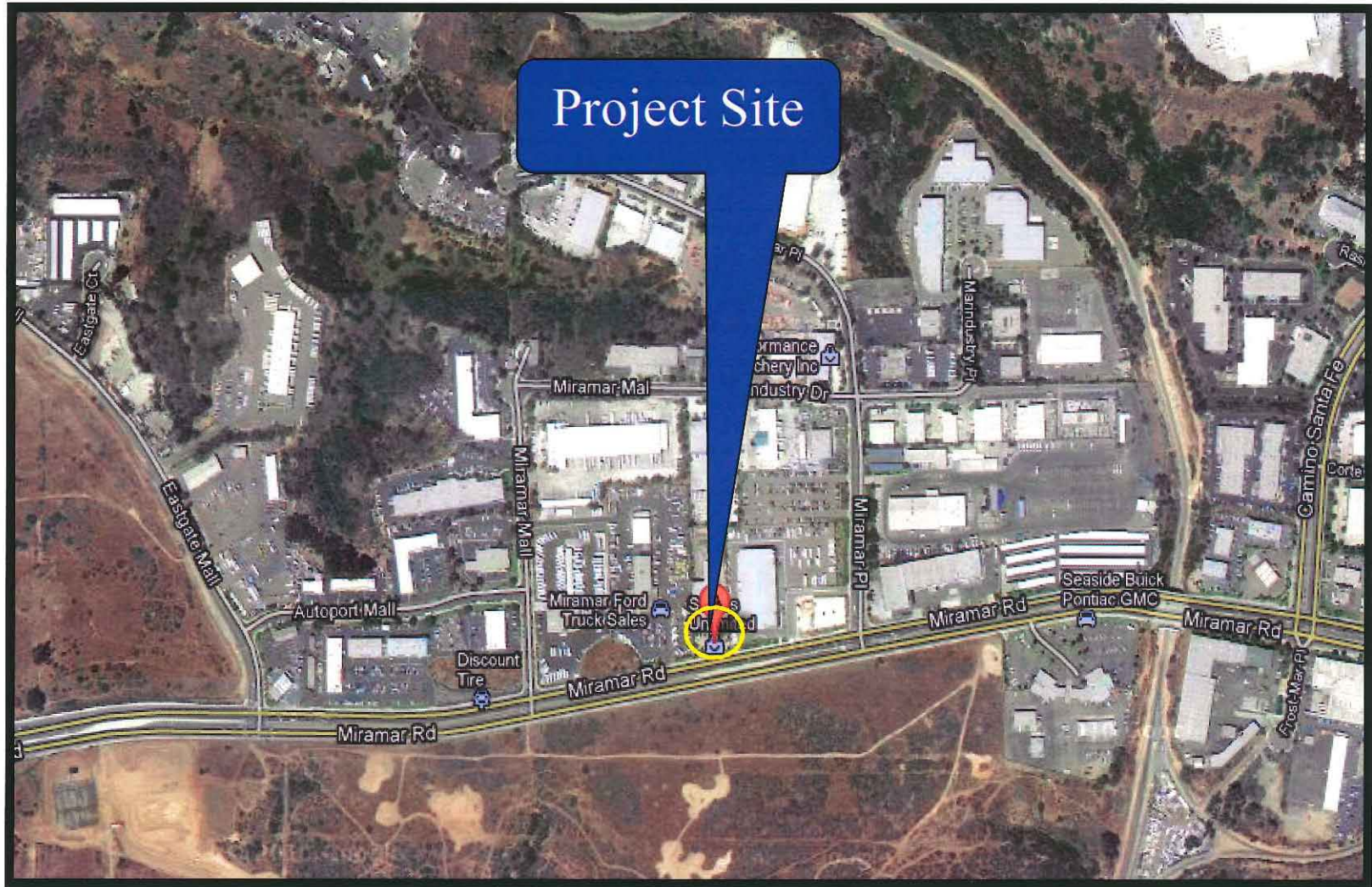


Simon Tse
Associate Planner
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map

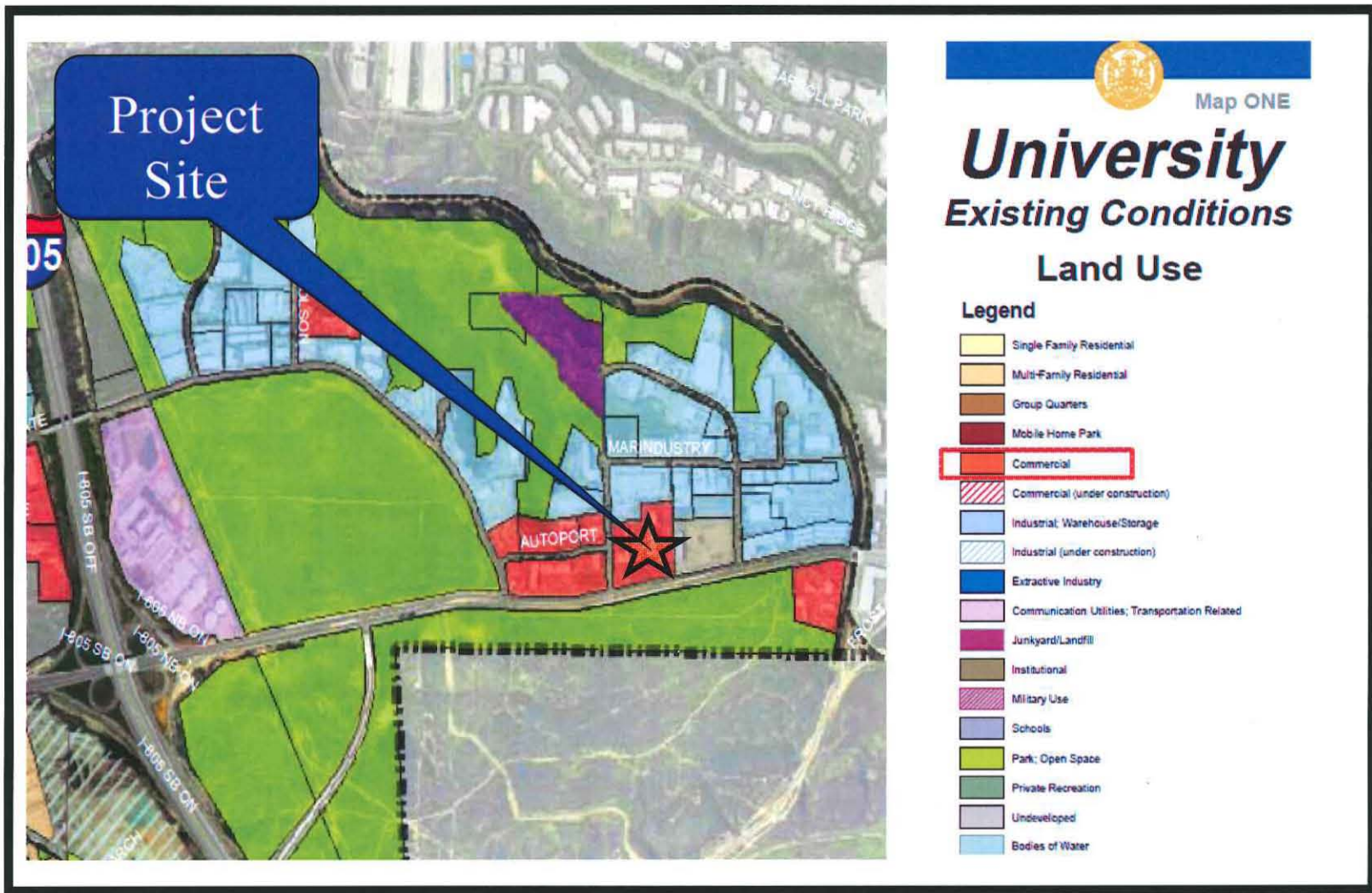
3. Project Location Map
4. Project Data Sheet
5. Project Site Plans
6. Photosimulations
7. Draft Resolution with Findings
8. Draft Permit with Conditions
9. Project Site Photo(s)
10. Copy of Permit No. 19911/PTS No. 6833
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. CEQA Exemption
14. Notice of Planning Commission Hearing
15. Project Chronology



Aerial Photo

AT&T Mobility Unlimited Stone- Project No. 237308
6080 Miramar Road, San Diego, CA 92121

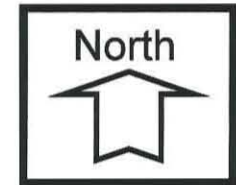




Community Land Use Map (University)

AT&T Mobility Unlimited Stone- Project No. 237308

6080 Miramar Road, San Diego, CA 92121





Project Location Map

AT&T Mobility Unlimited Stone- Project No. 237308
6080 Miramar Road, San Diego, CA 92121



PROJECT DATA SHEET

PROJECT NAME:	AT&T Mobility Unlimited Stones LTE			
PROJECT DESCRIPTION:	A modification to an existing Wireless Communication Facility (WCF). Modification consists of 6 replacement antennas and 6 new antennas for a total of 12 antennas concealed behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing building. The equipment is currently screened behind a 6-foot tall chain link fence with slats. As part of this application, the equipment area shall increase to accommodate 4 additional equipment cabinets. An additional 153-square foot will be added for a total of 297-square feet. The equipment location is placed toward the rear of the property between two buildings, and will not be visible from Miramar Road.			
COMMUNITY PLAN AREA:	University			
DISCRETIONARY ACTIONS:	Planned Development Permit			
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial			
<u>(IL-2-1) ZONING INFORMATION:</u>				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> REQUIRED: FRONT SETBACK: 20 feet SIDE SETBACK: 10 feet REAR SETBACK: 15 feet </td> <td style="width: 50%; vertical-align: top;"> PROPOSED: FRONT SETBACK: 20 feet SIDE SETBACK: 10 feet REAR SETBACK: 15 feet </td> </tr> </table>			REQUIRED: FRONT SETBACK: 20 feet SIDE SETBACK: 10 feet REAR SETBACK: 15 feet	PROPOSED: FRONT SETBACK: 20 feet SIDE SETBACK: 10 feet REAR SETBACK: 15 feet
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ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	Institutional IL-2-1 zone	Commercial		
SOUTH:	Agricultural AR-1-1 zone	Open Space		
EAST:	Institutional IL-2-1 zone	Commercial		
WEST:	Institutional IL-2-1 zone	Commercial		
DEVIATIONS OR VARIANCES REQUESTED:	AT&T Mobility is requesting an equipment size deviation to exceed the 250-square foot limitation per Land Development Code Section 141.0420(g)(3). The total equipment size as designed would be 297-square feet.			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 10, 2012, the University Community Planning Group voted 12-0-1 to support the AT&T Mobility Unlimited Stones project (Attachment 11).			

LESSEE'S CERTIFICATE
STANDARD WIRELESS FACILITY PROJECT
FOR POST CONSTRUCTION BMP'S

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS
6080 Miramar Road, San Diego CA 92121

(ADDRESS OR LEGAL DESCRIPTION)

UNDERSTAND THAT, IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO IDENTIFY POLLUTANTS FROM THE PROJECT AREA AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

SEDIMENTS
NUTRIENTS
TRASH AND DEBRIS
OXYGEN DEMANDING SUBSTANCE
OIL AND GREASE
BACTERIA AND VIRUSES
PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

- MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS;
- MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES;
- CONSERVE NATURAL AREAS;
- USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS;
- DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM;
- PRESERVE EXISTING NATIVE TREES AND SHRUBS;
- PROTECT ALL SLOPES FROM EROSION.

ADDITIONALLY, I/WE WILL:

- MINIMIZE THE USE OF PESTICIDES;
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN, INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS AS NEEDED.

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S FOR THE DURATION OF THE LEASE.

LESSEE KEVIN C BECKER COMPANY NAME AT&T mobility
(PRINT NAME)

LESSEE K C B DATE _____
(SIGNATURE)

LESSEE'S CERTIFICATE

1



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6	01/06/2012	MARKET COMMENTS	DR	JC	JC
5	11/30/2011	MARKET COMMENTS	DR	JC	JC
4	09/06/2011	MARKET COMMENTS	JE	JE	JC
3	07/18/2011	MARKET COMMENTS	JSP	JSP	JC
2	03/04/2011	MARKET COMMENTS	RL	AGN	MM
1	02/28/2011	100% ZONING	RL	AGN	MM
REV.	DATE	DESCRIPTION	BY	CHK	APP'D

SHEET TITLE:

LESSEE'S CERTIFICATE

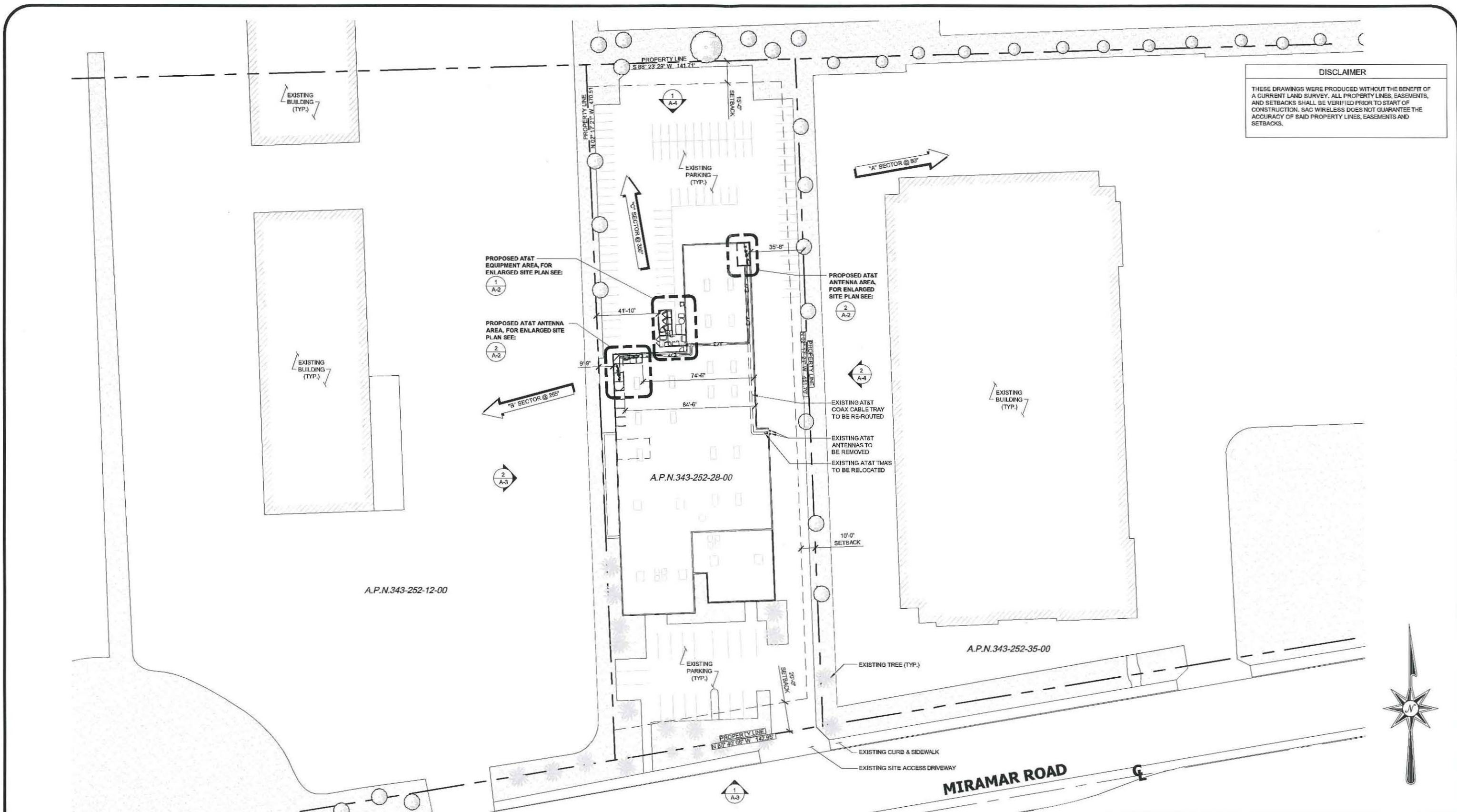
SCALE:

AS NOTED

SHEET NUMBER:

T-2

DISCLAIMER
 THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. SAC WIRELESS DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS AND SETBACKS.



SITE PLAN

30' 0 15' 30' SCALE: 1" = 30'-0" (24x36)
 (OR) 1/2" = 30'-0" (11x17) **1**

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REV.	DATE	DESCRIPTION	BY	CHK	APP'D
6	01/06/2012	MARKET COMMENTS	DR	JC	JC
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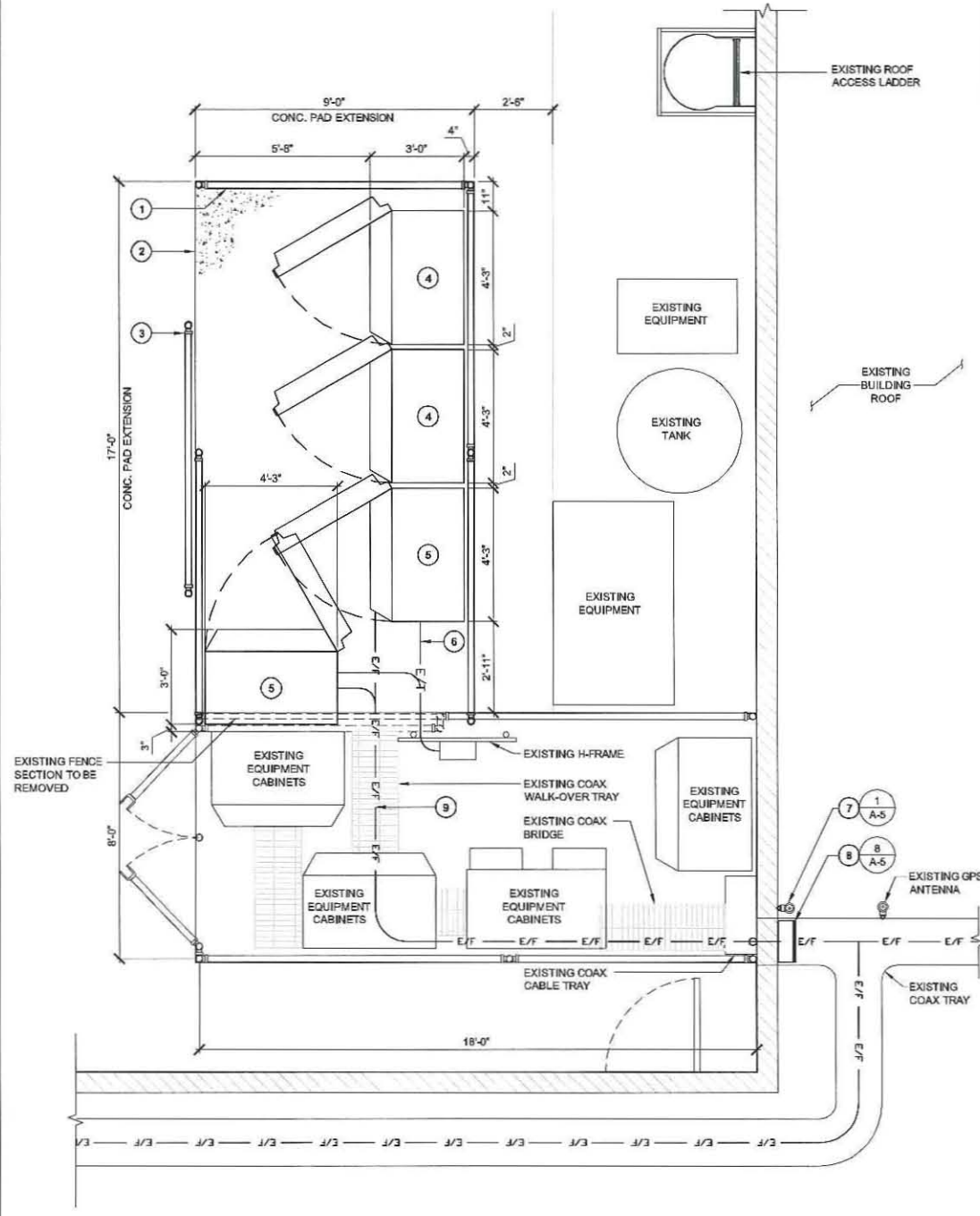
SHEET TITLE:	
SITE PLAN	
SCALE:	SHEET NUMBER:
AS NOTED	A-1

NOTES:
 1. PROPOSED AT&T FIBER FROM EQUIPMENT TO PROPOSED AT&T ANTENNAS FOLLOW EXISTING FIBER ROUTE (FIELD VERIFY)

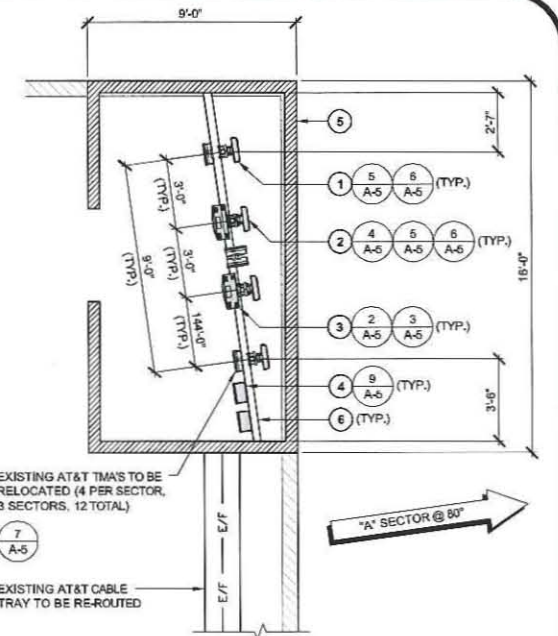
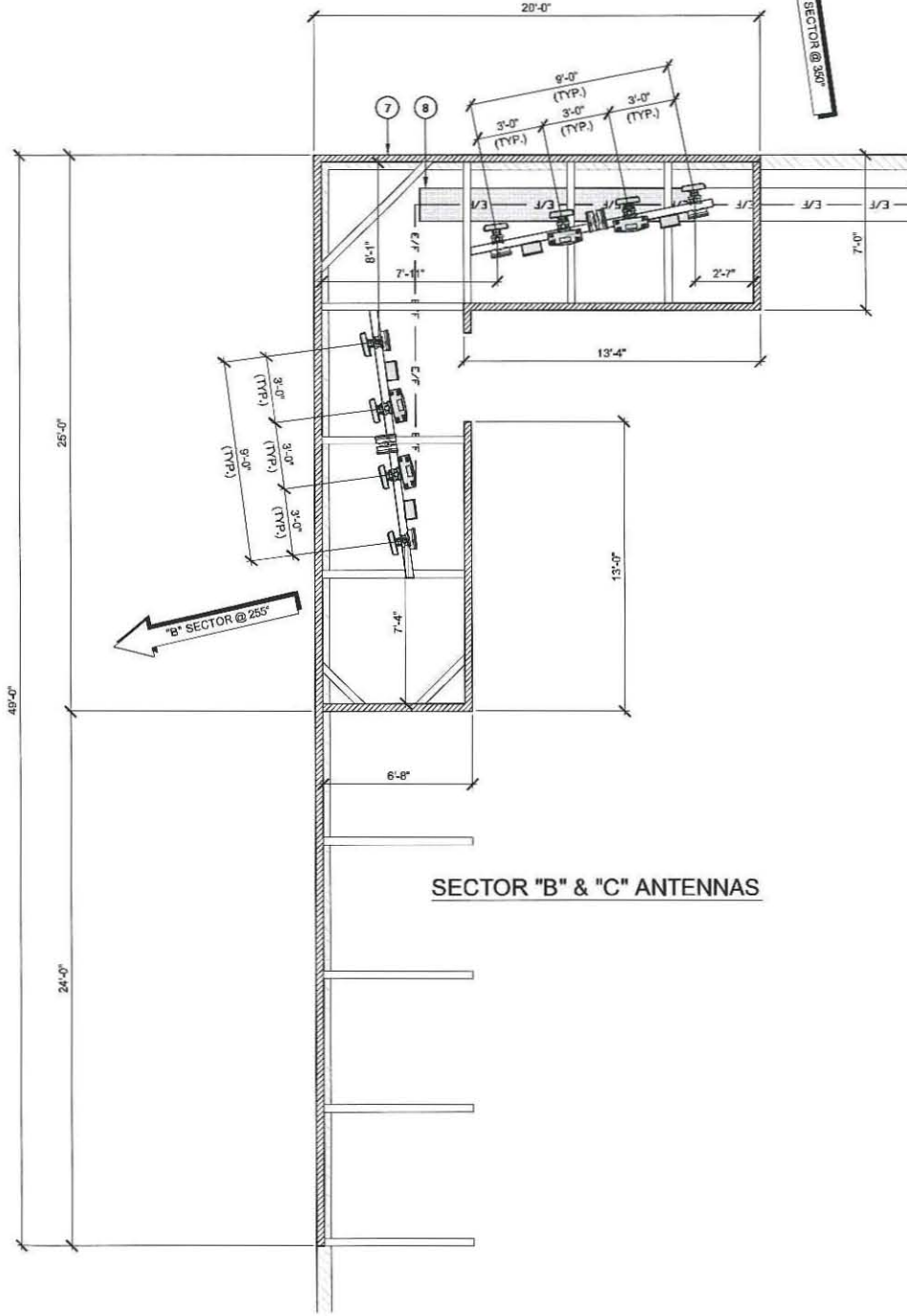
- 1 PROPOSED AT&T 6'-0" HIGH CHAIN LINK FENCE ENCLOSURE
- 2 PROPOSED AT&T CONCRETE PAD EXTENSION
- 3 PROPOSED AT&T CHAIN LINK SLIDING ACCESS GATE
- 4 PROPOSED AT&T OUTDOOR LTE CABINET (TYP. OF 2)
- 5 PROPOSED AT&T RBS3106 CABINET (TYP. OF 2)
- 6 PROPOSED AT&T POWER/TELCO ROUTE
- 7 PROPOSED AT&T GPS MOUNTED TO PARAPET
- 8 PROPOSED AT&T FIBER SURGE SUPPRESSOR
- 9 PROPOSED AT&T FIBER/POWER ROUTE (±150')

NOTES:

- EXISTING EQUIPMENT ENCLOSURE:
 6'-0" x 18'-0" = 144 SQ FT
- PROPOSED AT&T EQUIPMENT ENCLOSURE:
 9'-0" x 17'-0" = 153 SQ FT
- TOTAL SQ FT FOR EXISTING AND PROPOSED:
 297 SQ FT
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPOP). THE WPOP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.



- 1 PROPOSED 6'-4" AT&T ANTENNAS (TYP. OF 2 PER SECTOR)
- 2 EXISTING 4' AT&T ANTENNA TO BE REPLACED WITH PROPOSED 6'-4" AT&T ANTENNAS (TYP. OF 2 PER SECTOR)
- 3 PROPOSED AT&T RRUS MOUNTED TO ANTENNA PIPE (4 PER SECTOR, 3 SECTORS, 12 TOTAL)
- 4 PROPOSED AT&T SURGE SUPPRESSOR (MOUNTED TO 4X4 PVC SLEEPERS) (2 PER SECTOR, 3 SECTORS, 6 TOTAL)
- 5 PROPOSED AT&T 7'-0" HIGH SCREEN WALL FOR SECTOR "A"
- 6 PROPOSED ANTENNA MOUNTING STRUT (TYP.)
- 7 PROPOSED AT&T 2'-0" HIGH SCREEN WALL EXTENSION FOR SECTOR "B" & "C"
- 8 PROPOSED CABLE TRAY (±12'-0')



ENLARGED SITE PLAN

SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17)

1 ENLARGED ANTENNA PLAN

SCALE: 1/4" = 1'-0" (24x36)
 (OR) 1/8" = 1'-0" (11x17)

2

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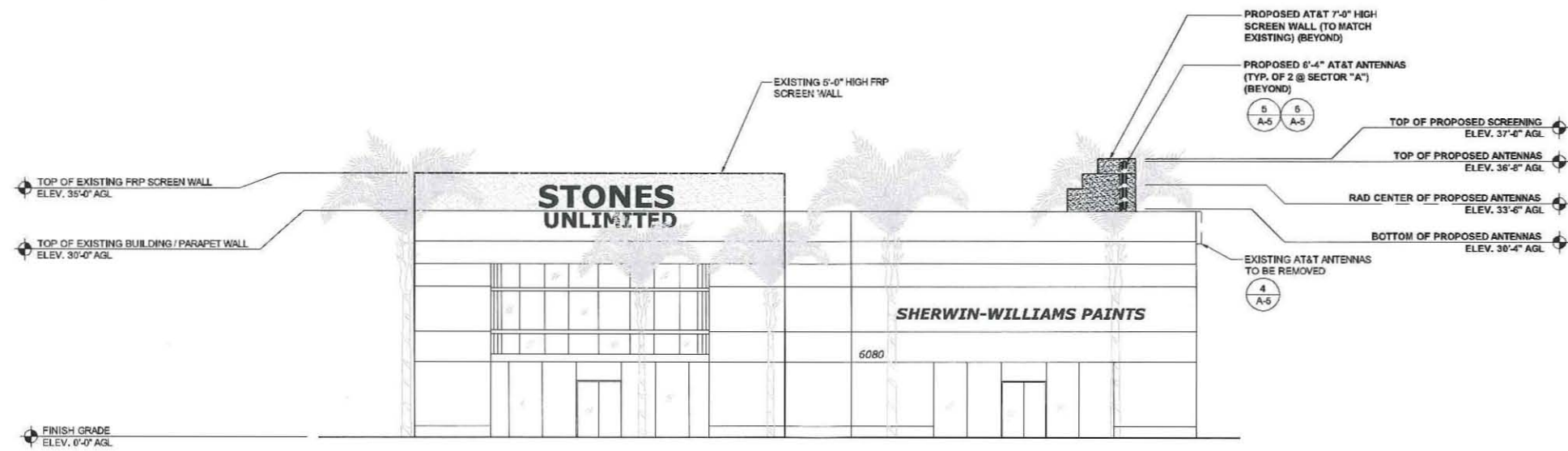
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2	03/04/2011	MARKET COMMENTS	RL	AGN	MM
1	02/28/2011	100% ZONING	RL	AGN	MM

SHEET TITLE:
ENLARGED SITE & ANTENNA PLAN

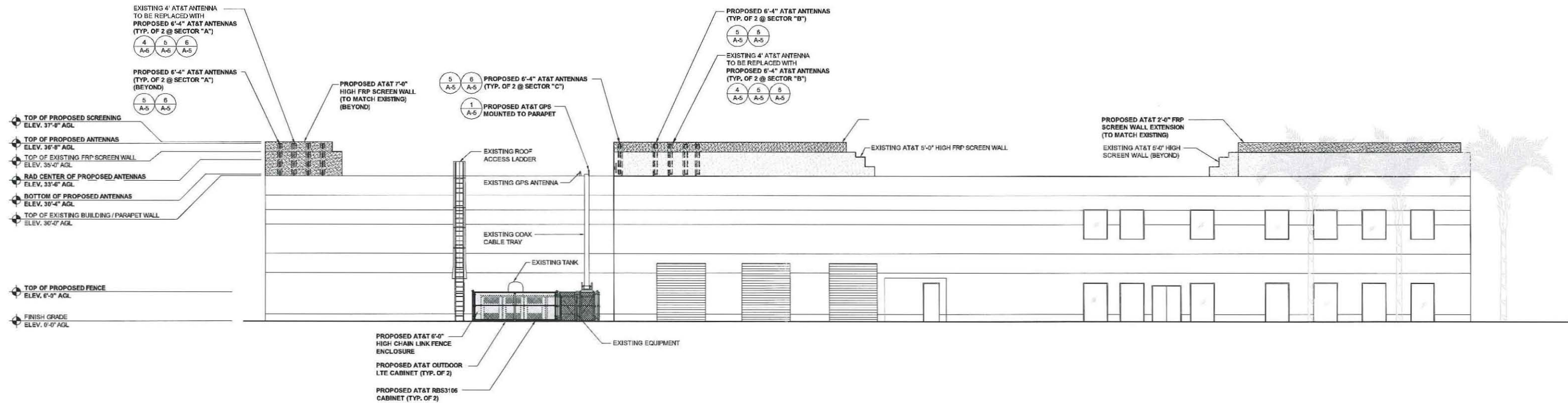
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SHEET NUMBER: A-2



SOUTH ELEVATION

10' 0' 5' 10' SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

1



WEST ELEVATION

10' 0' 5' 10' SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

2

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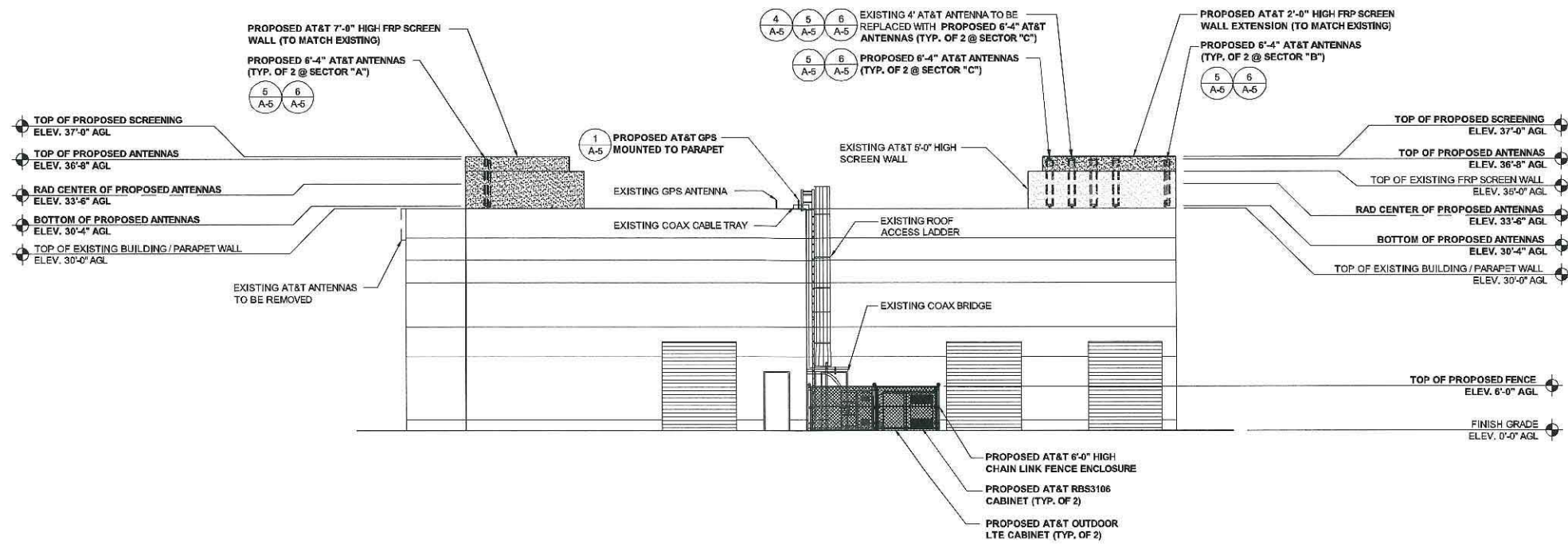


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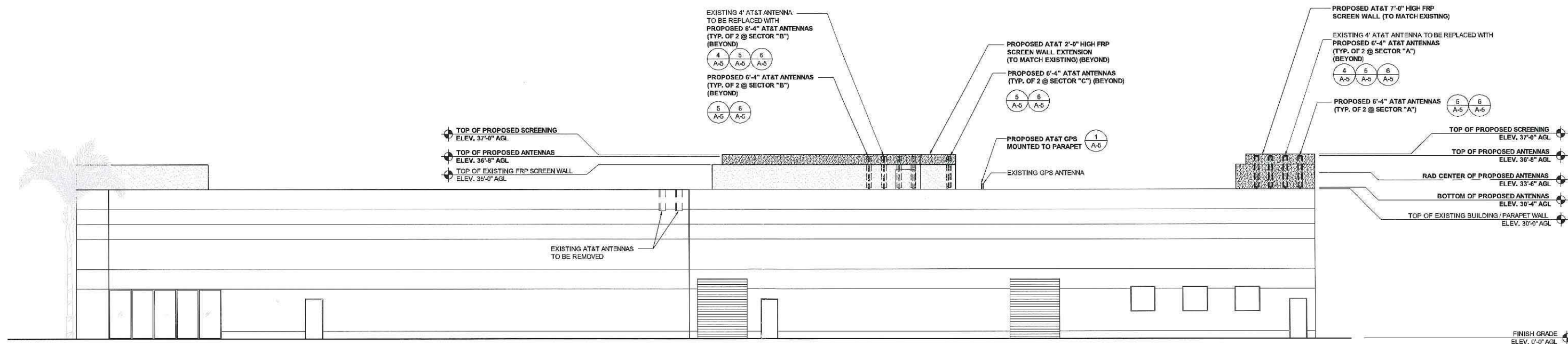
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SHEET TITLE:	
SOUTH ELEVATION & WEST ELEVATION	
SCALE:	SHEET NUMBER:
AS NOTED	A-3



NORTH ELEVATION

10' 0' 5' 10' SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17) **1**



EAST ELEVATION

10' 0' 5' 10' SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17) **2**

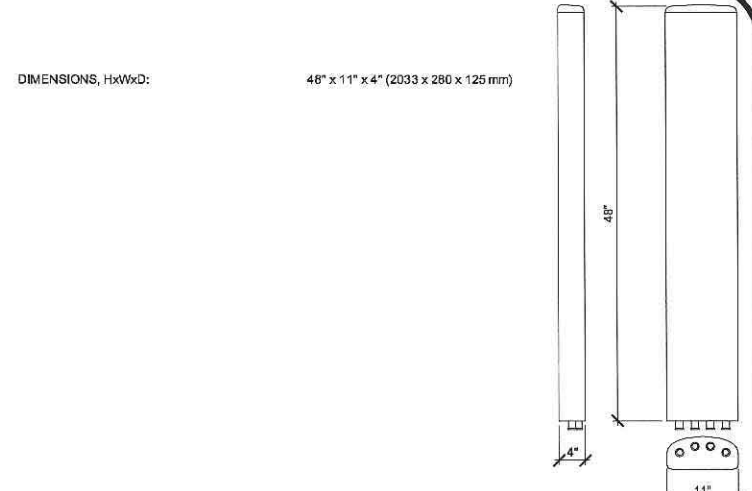
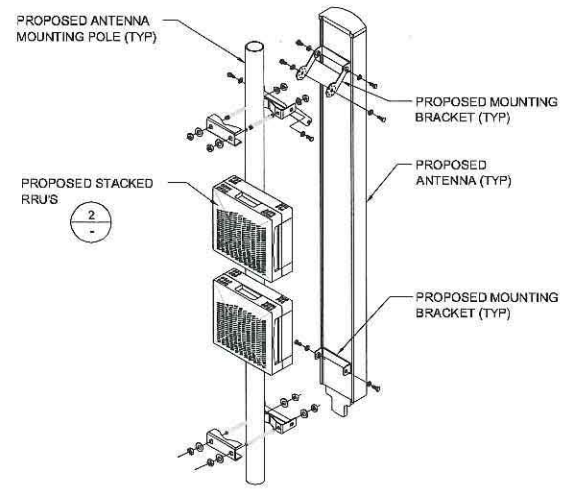
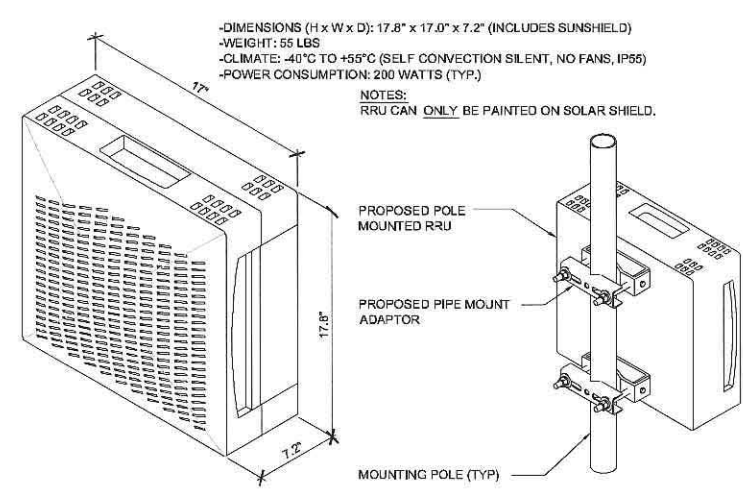
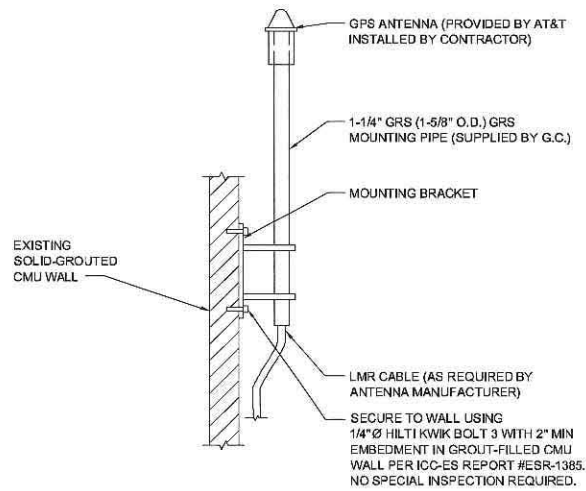
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SHEET TITLE:	
NORTH ELEVATION & EAST ELEVATION	
SCALE:	SHEET NUMBER:
AS NOTED	A-4



GPS MOUNTING DETAIL

1

RRUS POLE MOUNT DETAIL

SCALE N.T.S. **2**

ANTENNA MOUNTING

SCALE N.T.S. **3**

4' EXISTING PANEL ANTENNA

SCALE N.T.S. **4**

RADOME MATERIAL: GRP

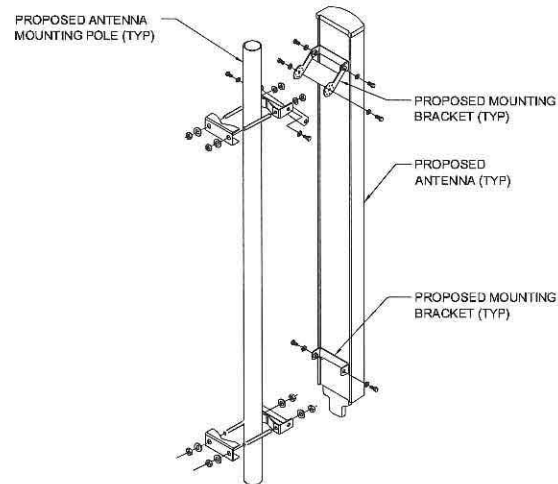
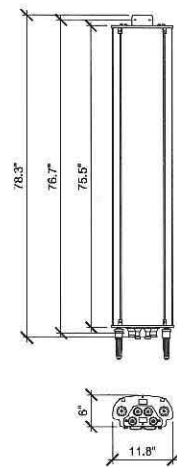
RADOME COLOR: LIGHT GRAY

DIMENSIONS, HxWxD: 75.5" x 11.8" x 8" (1918 x 300 x 152 mm)

WEIGHT, W/ PRE-MOUNTED BRACKETS: 51.8 lbs

WIND LOAD / FRONTAL / LATERAL / REAR: @ 93 MPH / 221 LBF / 81 LBF / 230 LBF

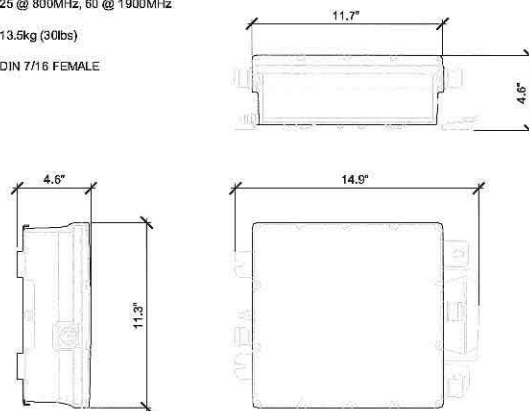
CONNECTOR: 4 x 7-16 DIN FEMALE (LONG NECK)



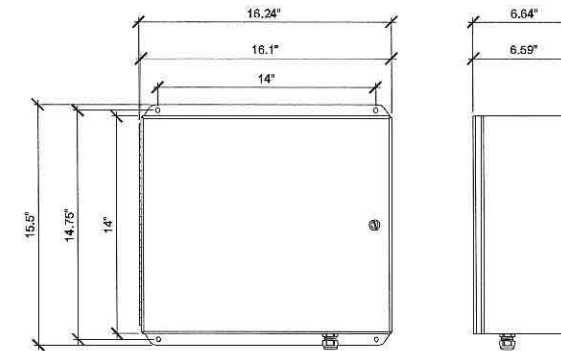
BANDWIDTH: 25 @ 800MHz, 60 @ 1900MHz

WEIGHT: 13.5kg (30lbs)

RF CONNECTORS: DIN 7/16 FEMALE



PROTECTS ENVIRONMENTAL RATING WEIGHT: 12 FIBER PAIRS, 6 DC POWER CIRCUITS NEMA 4 20.35 LBS



PROPOSED ANTENNA

SCALE N.T.S. **5**

ANTENNA MOUNTING

SCALE N.T.S. **6**

EXISTING TMA SPECIFICATIONS

SCALE N.T.S. **7**

SURGE SUPPRESSOR

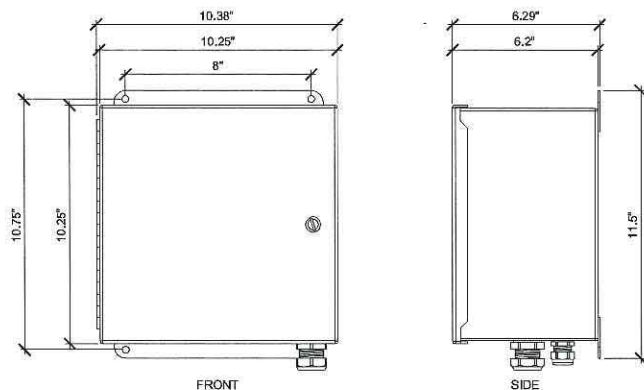
SCALE N.T.S. **8**

NUMBER OF RADIOS PROTECTED: 2

SUPPRESSION CONNECTION METHOD: COMPRESSION LUG, #14 TO #2 AWG

ENVIRONMENTAL RATING: NEMA 4

WEIGHT: 16 LBS



SURGE SUPPRESSOR

SCALE N.T.S. **9**

NOT USED

SCALE N.T.S. **10**

NOT USED

SCALE N.T.S. **11**

NOT USED

SCALE N.T.S. **12**



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3	07/18/2011	MARKET COMMENTS	JSP	JSP	JC
2	03/04/2011	MARKET COMMENTS	RL	AGN	MM
1	02/28/2011	100% ZONING	RL	AGN	MM

SHEET TITLE:

DETAILS

SCALE: AS NOTED SHEET NUMBER: **A-5**



at&t

SD0739

UNLIMITED STONES

6080 MIRAMAR ROAD,
SAN DIEGO, CA 92121

Technology  Associates
International Corporation



AERIAL MAP



SD0739
UNLIMITED STONES
6080 MIRAMAR ROAD,
SAN DIEGO, CA 92121



VIEWPOINT 1



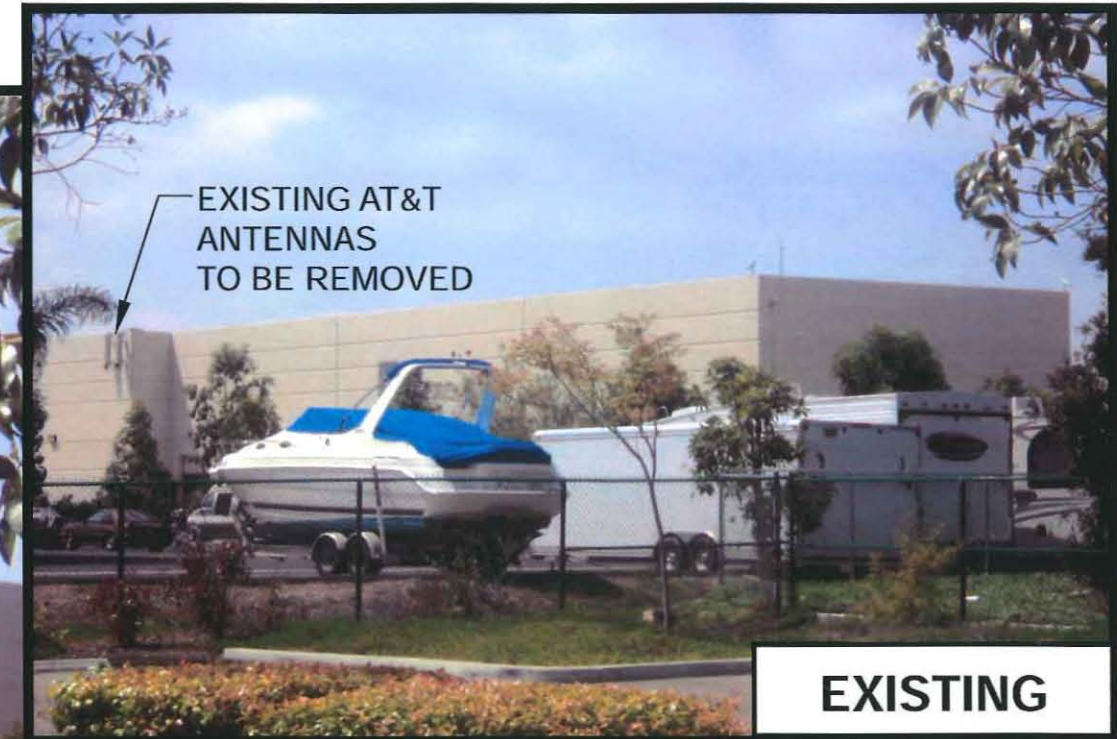
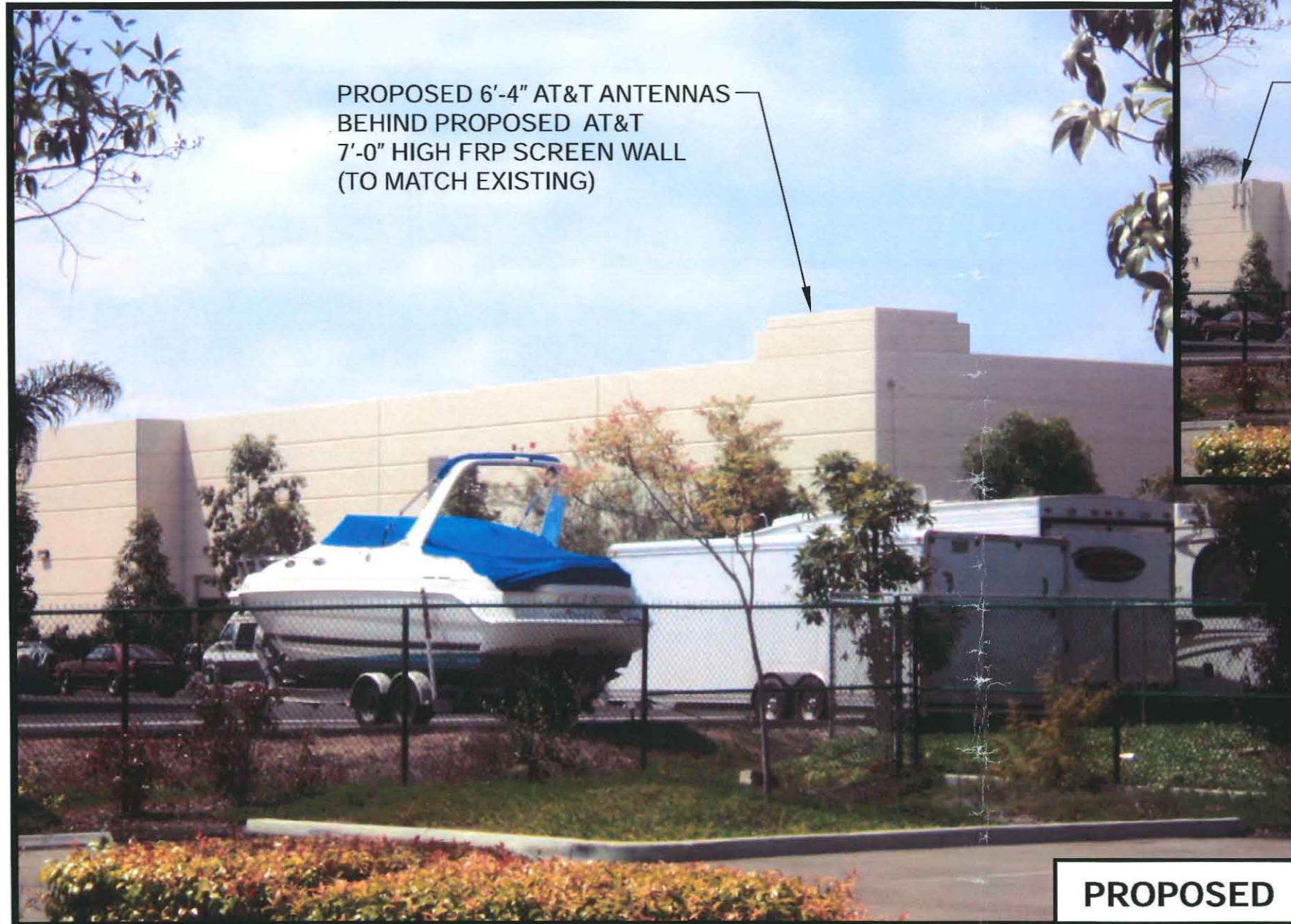
at&t

SD0739

UNLIMITED STONES

6080 MIRAMAR ROAD,
SAN DIEGO, CA 92121

Technology  Associates
International Corporation



VIEWPOINT 2



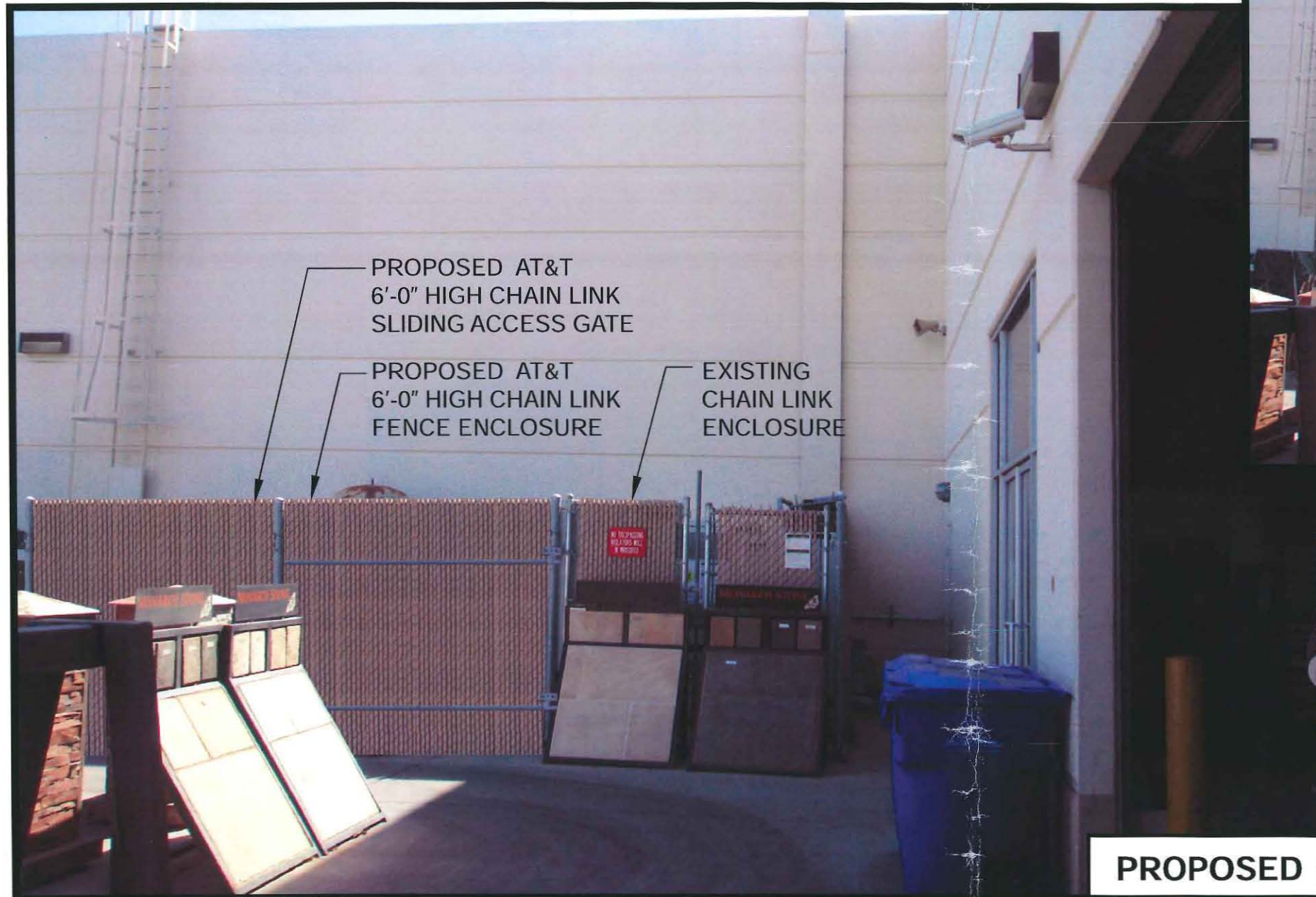
at&t

SD0739

UNLIMITED STONES

6080 MIRAMAR ROAD,
SAN DIEGO, CA 92121

Technology  Associates
International Corporation



VIEWPOINT 3

**PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 929351
AT&T MOBILITY UNLIMITED STONES LTE
PTS NO. 237308**

WHEREAS, **G.G. STONES UNLIMITED, INC.**, Owner, and **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas concealed behind Fiberglass Reinforced Panels (FRPs) designed as a stepped down parapet wall (not to exceed an overall height of 37-feet), painted and textured to match the existing building. The equipment associated with the project is located inside a 297-square foot chain link fence enclosure with slats as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 929351;

WHEREAS, the project site is located at 6080 Miramar Road, San Diego, CA 92121, in the IL-2-1 zone of the University Community Plan;

WHEREAS, the project site is legally described as Parcel "A" of Parcel Map No. 18245, in the City of San Diego, County of San Diego, State of California according to map thereof filed in the County Recorder of San Diego County April 30, 1999, as file no. 1999-0292266 of official records;

WHEREAS, on March 1, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 929351 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 26, 2012, 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), 15302 (Replacement and Reconstruction), and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 March 1, 2012.

FINDINGS:

Findings for a Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits (OUTSIDE THE COASTAL ZONE)

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

The University Community Plan does not address Wireless Communication Facilities (WCFs) as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with 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 views. The site is currently designated for commercial use in the University Community Plan. The modification include antennas on the roof behind a stepped down parapet wall, concealed behind Fiberglass Reinforced Panels (FRPs), painted and textured to match the existing building. The equipment associated with the project is located behind a 6-foot tall chain link fence and will not be visible from the Miramar Road right-of-way. The General Plan, Section UD-A.15, states that WCF's 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. The proposed modification to the existing WCF would not adversely affect the University Community Plan or the City of San Diego General Plan and Progress Guide.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." On January 17, 2012, 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 including any proposed deviations pursuant to Section 126.0602(b)(1) that 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; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code

The proposed modification complies with the Wireless Communication Facilities Regulations Section 141.0420 with exception to Section 141.0420(g)(3), equipment size limitation. Under the current City of San Diego regulations, the WCF Regulations Section 141.0420(g)(3), a maximum of 250-square feet is allowed for the equipment. The equipment will be screened behind a 6-foot tall chain link fence with slats. More importantly, the equipment abuts the existing building, toward the rear property with minimal visibility to the surrounding uses. The equipment is not visible to commuters and pedestrians on Miramar Road. All other elements related to this WCF are completely concealed behind a rooftop design consistent with the WCF design guidelines and Municipal Code Section 141.0420.

Staff had requested that the facility be relocated to the interior of the building, but due to limited space, this was not a viable option. Reducing the equipment enclosure to 250-square feet or less would limit AT&T's option in their ability to launch their Long Term Evolution (LTE) Technology. Without the necessary equipment, 4G implementation may be affected in both the short and long haul to the overall network reliability to the surrounding area. The additional 47-square foot expansion above the 250-square feet requirement was supported by staff primarily because of the current equipment location and existing use on site. The equipment as modified would be screened appropriately and would not negatively affect the surrounding use on site. However, it should be noted that any future expansion to the equipment enclosure would be re-evaluated accordingly.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 929351 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. 929351, a copy of which is attached hereto and made a part hereof.

Simon Tse
Associate Planner
Development Services

Adopted on: March 1, 2012

Internal Order No. 24001713

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: 24001713

PLANNED DEVELOPMENT PERMIT NO. 929351
AT&T MOBILITY – UNLIMITED STONES LTE PROJECT NO. 237308
PLANNING COMMISSION

This Planned Development Permit No. 929351 is granted by the Planning Commission of the City of San Diego to **G.G. STONES UNLIMITED, INC.**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 6 and Land Development Code Section 141.0420. The project is located at 6080 Miramar Road in the IL-2-1 zone within the University Community Plan. The project site is legally described as Parcel "A" of Parcel Map No. 18245, in the City of San Diego, County of San Diego, State of California according to map thereof filed in the County Recorder of San Diego County April 30, 1999, as file no. 1999-0292266 of official records

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owners and Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 1, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas concealed behind Fiberglass Reinforced Panels (FRPs) designed as a stepped down parapet wall (not to exceed an overall height of 37-feet), painted and textured to match the existing building. The equipment associated with the project is located inside a 297-square feet chain link fence enclosure with slats, not 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. This permit must be utilized by March 1, 2015.
2. This Planned Development Permit [PDP] and corresponding use of this site shall expire on **March 1, 2022**. 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 date of this Planned Development Permit [PDP], the Owner/Permittee may submit a new application to the Development Services Department 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 the Permittee 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. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export 0 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

16. Prior to the issuance of any construction permit the 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:

17. 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.

18. Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here.

19. No overhead cabling is permitted.

20. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

21. Photosimulations for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."

22. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.

23. Antennas shall not exceed the height of any existing or proposed screen walls.

24. 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/adjacent building surfaces.

25. The Owner/Permittee shall notify the City within 30 days of 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.
26. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee 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.
27. 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 of notification by the City of San Diego.
28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- 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 March 1, 2012 and Approved Resolution No. _____.

Planned Development Permit No. 929351
Date of Approval: March 1, 2012

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.**

[G.G STONES UNLIMITED, INC.]
Owner

By _____
NAME
TITLE

[AT&T MOBILITY]
Permittee

By _____
NAME
TITLE

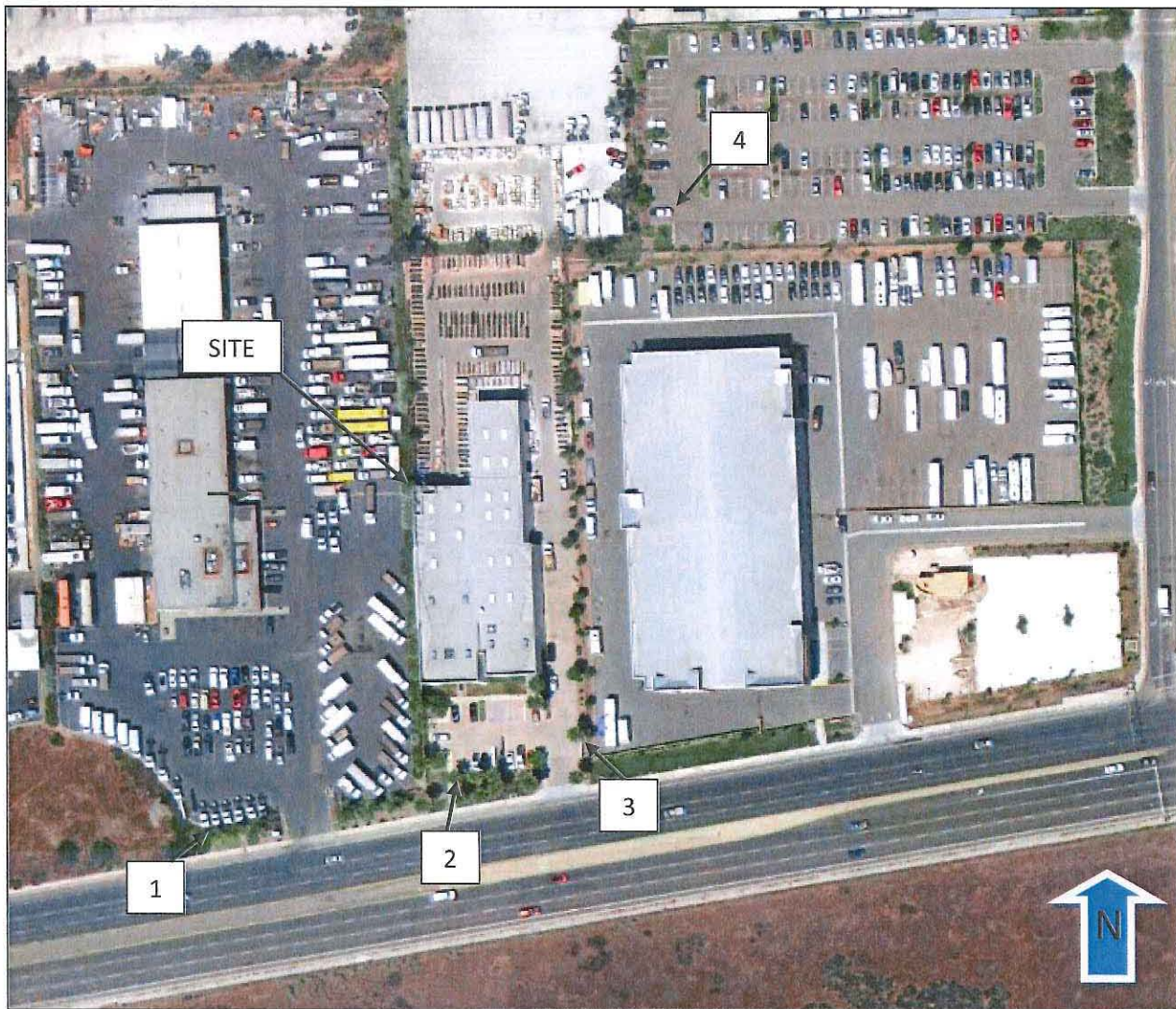
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Photo Survey

AT&T SD0739 / Stones

6080 Miramar Road, San Diego, CA 92121

Photo Key



Existing AT&T antennas behind RF screening on rooftop



Looking North Easterly towards Project Site from Miramar Road

1

Existing AT&T antennas on rooftop in rear North West corner mounted behind RF screening and façade mounted on the East side of the building (not visible in this view).



Looking Northerly towards Project Site.

2

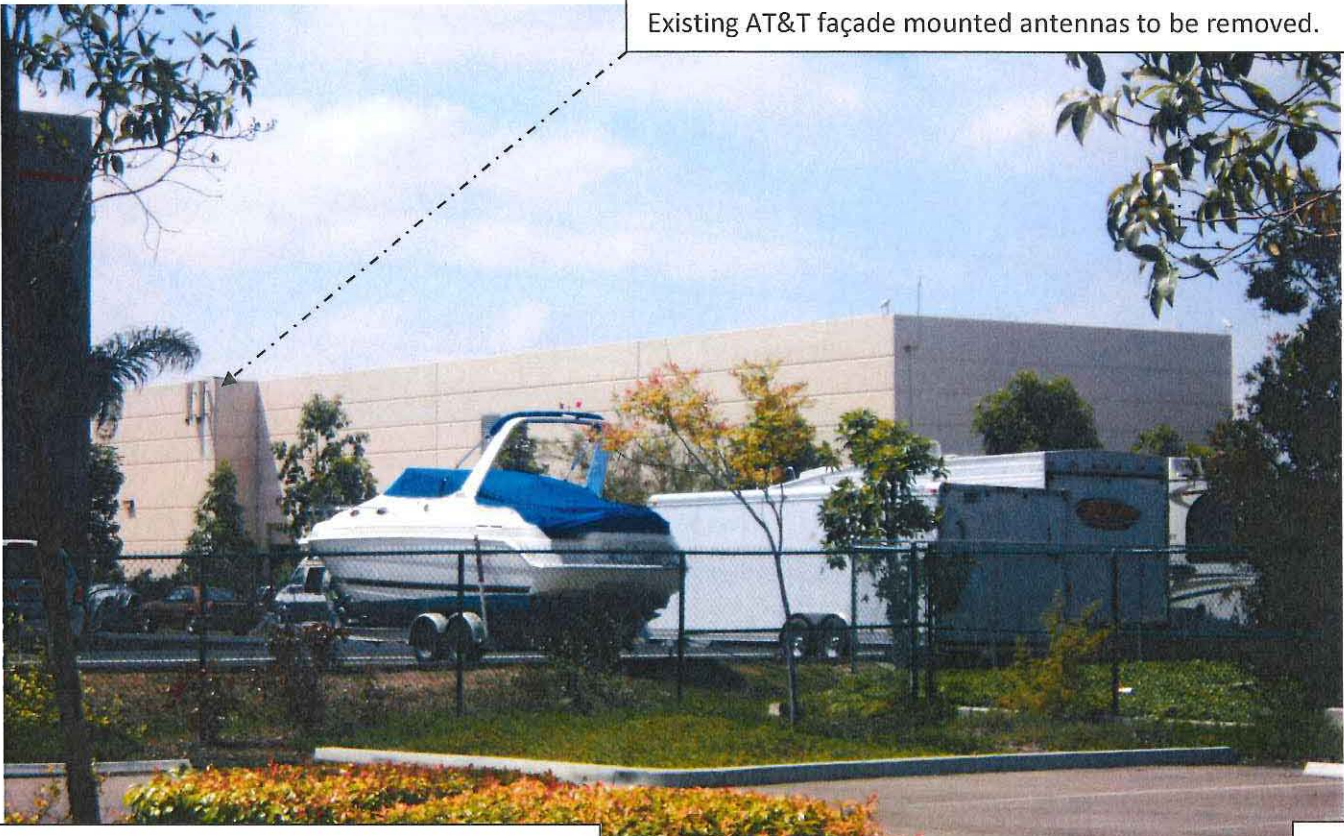
Existing AT&T façade mounted antennas to be removed.



Looking North Westerly towards Project Site

3

Existing AT&T façade mounted antennas to be removed.



Looking South Westerly towards Project Site.

4



THE CITY OF SAN DIEGO

COPY

Date: July 2, 2003

Applicant: Velocitel, Agent for:
AT&T Wireless Services
4909 Murphy Canyon Road, Suite 320
San Diego, CA 92123
Attn: Mark Berlin

Permit No.: Approval #19911, Wireless Communication Antenna, Stones Unlimited

PTS/JO#: 6833 / 41-0964

Address: 6080 Miramar Road

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

DEVELOPMENT SERVICES ACTION:

It has been determined by **Development Services** that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed through a Conditional Use Permit (Process Three). This decision is based on the City of San Diego's Land Development Code, Section 141.0405, Communication Antennas. Additionally, this proposal has been determined to be exempt per Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

Development Services grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated July 2, 2003. No modification or alteration shall be permitted to the approved Exhibit "A" unless revised plans are submitted and approved by Development Services.
- The facility will consist of a total of six (6) panel antennas, one (1) microwave antenna and associated equipment as shown on the approved Exhibit "A" dated July 2, 2003. Two of the antennas shall be facade mounted on the east building elevation and painted to match the exterior of the building. The remaining four



Development Services

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

Tel (619) 446-5460

Mark Berlin
AT&T: PTS 6833, Stones Unlimited
Page 2

panel antennas and one microwave antenna shall be located on the roof of the building behind new 5-foot tall RF transparent parapet extensions. Associated equipment will be located within an approximately 144-square-foot area adjacent to the building, and concealed from view behind a slat covered chain-link enclosure. All conduits and cable connections shall be completely concealed. The proposed parapet extensions shall be painted and textured to match the exterior of the building and architecturally integrated with the existing building design.

- Lighting shall be minimized and directed to shine on the equipment building only. Motion detectors should be implemented when practical.
- All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
- All facilities, related equipment and landscaping 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. Damaged, dead or decaying plant material shall be replaced within thirty (30) calendar days.
- Prior to the issuance of a building permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards. Radio Frequency measurements shall be taken from each property line, at various lengths, and from within the premises at various locations.
- The Permittee must submit construction documents for building permits within six months from the date of this approval or this authorization shall be null and void.
- This **APPROVAL** and corresponding use of this site **shall expire on July 2, 2013**. 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.
- Prior to the expiration date of this Permit, the Permit Holder may submit a new Permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time.

Mark Berlin
AT&T: PTS 6833, Stones Unlimited
Page 3

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 Review Division and stamped with the Development Services "CONFORMS" stamp. All modifications to this structure or site not directly approved by this permit shall require further review by Development Services.

INFORMATION ITEM ONLY:

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)446-5370 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.



Firouzeh Tirandazi
Project Manager

Tse, Simon

From: Janay Kruger [janay_kruger@msn.com]
Sent: Wednesday, January 11, 2012 1:48 PM
To: Tse, Simon; monica.moretta@taic.net
Subject: 6080 Miramar Rd. Modification to Permit for AT&T

January 11, 2012

To: Mr. Simon Tse
Project Manager
Development Services Dept.

From Janay Kruger
Chair, University Community Planning Group

Re: Approval of 6080 Miramar Rd. Modifications to AT&T Permit

Please be advised that on January 10, 2012, the University Community Planning Group reviewed the plans for the modifications to the 6080 Miramar Rd. cellular project. We unanimously approved the modifications with a 12-0-1 vote with the Chair abstaining. The Chair only votes in case of a tie.

If you have any questions, please feel free to give me a call.

Sincerely,

Janay Kruger



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

Ownership Disclosure Statement

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

Project Title: AT&T SD0739 / Stones Project No. For City Use Only

Project Address:
6080 Miramar Road, San Diego, CA

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:	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? CA Corporate Identification No. G2035724
 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):
 G.G. Stones Unlimited, Inc.

Owner Tenant/Lessee

Street Address:
6080 Miamar Road

City/State/Zip:
San Diego CA 92121

Phone No: 619-206-5423 Fax No:

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

Title (type or print):
CEO / Secretary

Signature: *[Signature]* Date: 10/25/11

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:



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 14, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 1, 2012
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: 237308
PROJECT NAME: AT&T MOBILITY UNLIMITED STONES LTE
APPLICANT: Shelly Kilbourn

COMMUNITY PLAN AREA: University
COUNCIL DISTRICT: District 5

CITY PROJECT MANAGER: SIMON TSE, Associate Planner
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 to modify an existing Wireless Communication Facility (WCF) at 6080 Miramar Road in the IL-2-1 zone of the University Community Planning area. The modifications consists of the removal of six existing antennas and the installation of twelve new antennas behind new Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing building. The equipment area would expand an additional 153-square feet to a total of 297-square feet. A deviation is being requested to exceed the 250-square feet equipment limitation per Land Development Code Section 141.0420(g)(3).

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.

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. 24001713

AT&T Mobility Unlimited Stones LTE
PROJECT CHRONOLOGY
PTS #237308 INT #24001713

Date	Action	Description	City Review	Applicant Response
4.21.2011	First Submittal	Project Deemed Complete		
5.19.2011	First Assessment Letter		28 days	
10.21.2011	Second Submittal			155 days
11.21.2011	Second Assessment Letter		31 days	
12.6.2011	Third Submittal			15 days
1.3.2012	All issues resolved		28 days	
3.1.2012	Scheduled for Planning Commission		59 days	
Total Staff Time:		Including City Holidays and Furlough	146 days	
Total Applicant Time:		Including City Holidays and Furlough		170 days
Total Project Running Time:		From Deemed Complete to PC Hearing	316 days	