



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 22, 2012 **REPORT NO. PC-12-021**

ATTENTION: Planning Commission, Agenda of March 29, 2012

SUBJECT: AT&T – Mission Chateau - PROJECT NO. 232311. PROCESS 4.

OWNER/ SHEWALTER FAMILY TRUST, RIGGINS LIVING TRUST, FLYNN
FAMILY TRUST/
APPLICANT: AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 2120 Mission Avenue, within the Greater North Park community planning area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 883266.

Community Planning Group Recommendation: The Greater North Park Planning Committee forwarded this project to the City without a recommendation. Vicki Granowitz, Chair of the North Park Planning Committee explained that this decision was made “after a long discussion and three failed attempts to reach an agreement on a motion.” (Attachment 12)

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 3, 2012, and the opportunity to appeal that determination ended February 23, 2012.

Fiscal Impact Statement: AT&T Mobility is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

This application is for a Conditional Use Permit (CUP) to operate a Wireless Communication Facility (WCF) on the Mission Chateau apartment building located at 2120 Mission Avenue, in the Greater North Park community planning area, within the Mid-City Communities Planned District (MCCPD) MR-2500 zone (Attachments 1, 2, 3, and 4).

An existing WCF exists on this property. AT&T obtained permit number 40-0232-10 on August 4, 2000, to operate four panel antennas, façade mounted on the north, east, west, and south elevations. This approval was valid for a period of 10 years and expired August 4, 2010. Subsequently, AT&T applied for a new permit to continue operation of a WCF on this property, along with increasing the size and quantity of antennas for the purposes of providing upgraded services through their Long Term Evolution (LTE) program.

Council Policy 600-43 specifies the preference levels for locating WCF's. The WCF Regulations, LDC Section 141.0420, largely mirror the preference levels in the Council Policy. In general, WCF's are more preferable in non-residential properties, such as commercial and industrial, and least preferred on residentially zoned property with a residential use. The WCF Regulations act to incentivize carriers to locate on non-residential property by allowing WCF's in commercial and industrial zones with a Process 1, Limited Use approval. WCF's proposed on a residentially zoned property with a residential use are a higher process level, in this case a Process 4 Conditional Use Permit.

Wireless carriers are required to provide coverage to all areas within their FCC license. While the WCF Regulations and Council Policy do encourage these facilities to be located in areas away from residential uses, the carriers are still required to provide coverage to these areas, and in some situations need to pursue a property containing a residential use. AT&T has provided a technical analysis and coverage maps to demonstrate the need for this facility which is provided in Attachment 9.

DISCUSSION

Project Description:

This project consists of the removal of the existing four 4'7" panel antennas, façade mounted to the side of the apartment building, and the installation of twelve 6'4" panel antennas. The new panel antennas will also be façade mounted to the building, but located behind screening material, designed to match the color and texture of the adjacent building surfaces. The existing equipment room, located within the building adjacent to parking spaces, will continue to be utilized, with the upgrading of some of the equipment.

A photo simulation (Attachment 8) demonstrates the design of the antenna installation. Radio-frequency transparent boxes, painted and textured to match the adjacent building surfaces, aim to integrate the installation with the existing building. Two street trees, one along Mission Avenue and one along Alabama Street, will also improve the appearance of the facility and better integrate the WCF with the neighborhood.

AT&T initially proposed 8' antennas as part of this project, but in order to reduce the visual impact and respond to community concerns, the size of the antennas was reduced to 6'4".

Community Planning Group Recommendation:

The Greater North Park Planning Committee did not make a recommendation on this project, after a long discussion and three failed attempts to reach an agreement on a motion. Attachment 12 provides an e-mail from the community group chair summarizing the discussion.

For those against the project, the main issue surrounded the placement of the facility within a residential zone with a residential use. In response, the applicant has provided a technical analysis (Attachment 9) to demonstrate the need for the facility at this location. While the proposed location is one of the least preferred locations for a WCF, AT&T has determined that this location is necessary to provide continued coverage as well as upgraded LTE services to the surrounding community and staff relies on their technical analysis to provide the justification. AT&T analyzed whether the coverage could be provided from the adjacent commercially zoned property across the street from the project or on Park Blvd. or Adams Ave. Some of the alternate locations were at a lower height (not meeting AT&T's coverage needs) or already proposed for an additional AT&T facility. While coverage could potentially be provided from other proposed or existing facilities, the Mission Chateau WCF is also necessary to provide the required capacity.

Those in favor of the project believed that the placement of the facility on an apartment building was not an issue and that there is a need for coverage in the area.

Community Plan Analysis:

The Greater North Park Community Plan does not specifically address WCF's. However, the City's General Plan does make the following recommendations in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project complies with the recommendations of the General Plan. While the proposed antennas are not concealed within the existing structure, they are mounted to the existing building behind boxes, designed to match the color and texture of the apartment building. Two street trees have been provided which will help to screen and blend the facility in the surrounding area. The architectural design, along with the existing and proposed landscape material, will allow the facility to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the antennas is located within an interior equipment room within the existing building. Therefore, this project is consistent with the City's General Plan recommendations for wireless facilities.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan. Draft findings (Attachment 5) have been made in the affirmative for this project. While the proposed location is one of the least preferred to locate a WCF, AT&T has provided a technical analysis (Attachment 9) to demonstrate the need for the facility at this location. Staff recommends approval of CUP No. 883226.

ALTERNATIVES

1. **Approve CUP No. 883226, with modifications.**
2. **Deny CUP No. 883226, 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,



Cecilia Gallardo, AICP
Assistant Deputy Director
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

Attachments:

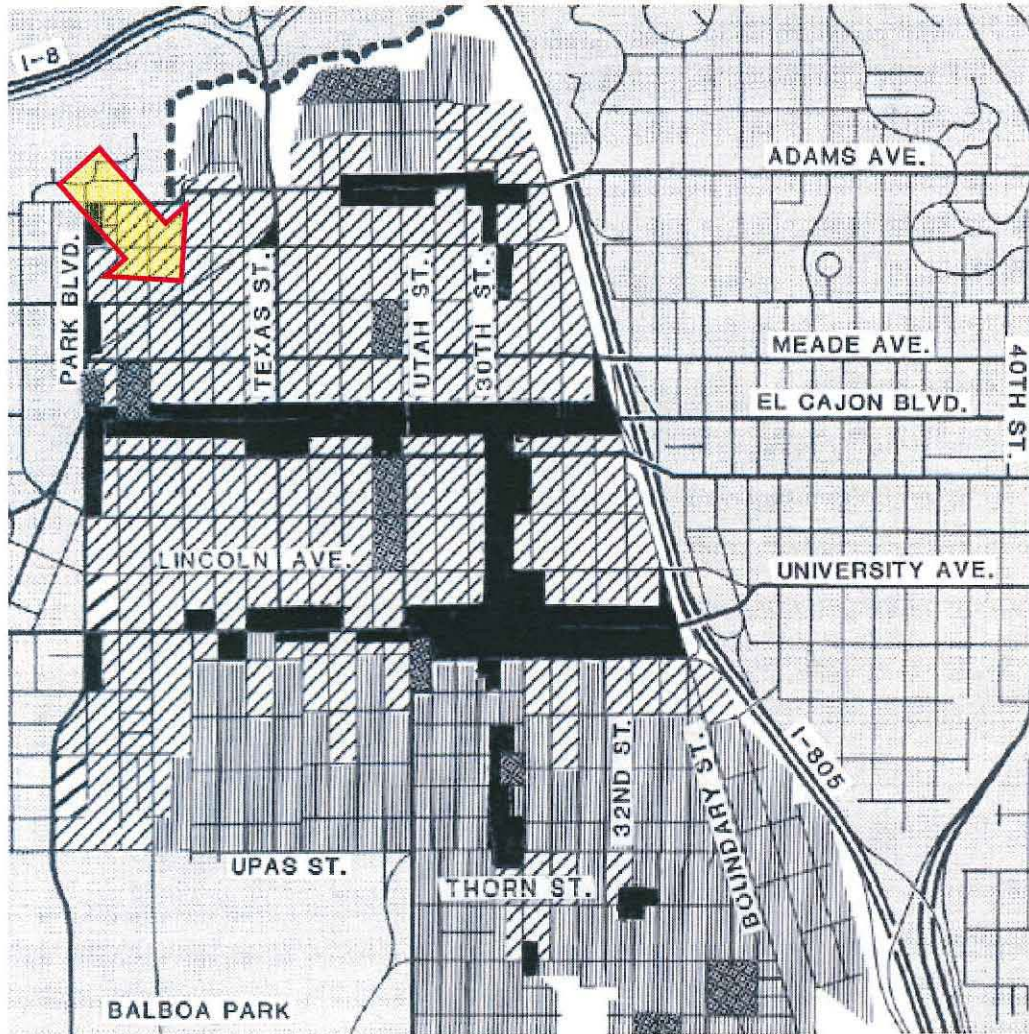
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project Plans
12. Community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

Rev 01-06/11 hmd








Aerial Photo
AT&T – Mission Chateau – Project Number 232311
 2120 Mission Avenue





Designated as Residential

- RESIDENTIAL**
-  5 – 15 DU/AC
 -  15 – 45 DU/AC
 -  45 – 75 DU/AC
 -  Commercial
 -  Public/Institutional



Community Plan Land Use Map

AT&T – Mission Chateau – Project Number 232311

2120 Mission Avenue



Project Location Map

AT&T – Mission Chateau – Project Number 232311

2120 Mission Avenue



PROJECT DATA SHEET		
PROJECT NAME:	AT&T – Mission Chateau	
PROJECT DESCRIPTION:	Conditional Use Permit (CUP), Process 4, for a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas mounted to an existing building behind screens with equipment located within the existing building.	
COMMUNITY PLAN AREA:	Greater North Park	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Process 4	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: MCCPD-MR-2500		
HEIGHT LIMIT: 30'		
FRONT SETBACK: 10'		
SIDE SETBACK: 6'		
STREETSIDE SETBACK: 8'		
REAR SETBACK: 4' if alley; 15' if no alley		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, MCCPD-MR-2500	Residential
SOUTH:	Neighborhood Commercial, MCCPD-MR-2500	Commercial
EAST:	Residential, MCCPD-MR-2500	Residential
WEST:	Residential, MCCPD-MR-2500	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Greater North Park Planning Committee decided to forward this project to the City without a recommendation. This decision was made "after a long discussion and three failed attempts to reach an agreement on a motion." An e-mail describing some of the issues raised during this discussion is provided in Attachment 12.	

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
CONDITIONAL USE PERMIT NO. 883266
AT&T – MISSION CHATEAU
PROJECT NUMBER 232311

WHEREAS, THE SHEWALTER FAMILY TRUST, RIGGINS LIVING TRUST, and FLYNN FAMILY TRUST, Owners, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 883266);

WHEREAS, the project site is located at 2120 Mission Avenue, in the MCCPD-MR-2500 zone of the Greater North Park community plan area;

WHEREAS, the project site is legally described as as Lot 14 in Block 49 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended map thereof made by G. A. D'Hemecourt, in Book 8, Page 38, et seq of Lis Pendens, Office of the County Recorder of San Diego County; also all that portion of the northwesterly 25 feet of Mission Avenue, adjoining the above described property on the southeast as closed September 27, 1926, by Resolution No. 39215 of the Common Council of the City of San Diego;

WHEREAS, on February 1, 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 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 29, 2012, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 883266 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated March 29, 2012:

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The Greater North Park Community Plan does not specifically address WCF's. The City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be

ATTACHMENT 5

aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project complies with the recommendations of the General Plan. While the proposed antennas are not concealed within the existing structure, they are mounted to the existing building behind boxes, designed to match the color and texture of the apartment building. Two street trees have been provided which will help to screen and blend the facility in the surrounding area. The architectural design, along with the existing and proposed landscape material, will allow the facility to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the antennas is located within an interior equipment room within the existing building. Therefore, this project is consistent with the City's General Plan recommendations for wireless facilities and will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF's.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed *development* will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

This project complies with the regulations of the City's Land Development Code and no deviations are requested. LDC section 141.0420 permits WCF on a residentially zoned property with a residential use with the processing of a Conditional Use Permit, Process 4. The design complies with the WCF Design Requirements. Antennas are located behind radio-frequency transparent screen boxes, textured and painted to match adjacent building surfaces. Two proposed street trees and existing vegetation act to integrate, screen, and improve the appearance of the facility and allow it to better integrate with the neighborhood. Based on the project's design, the project complies with the regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

WCF's are permitted in residential zones with a residential use with the processing of a Conditional Use Permit, Process 4. While Council Policy 600-43 and the WCF Regulations (LDC section 141.0420) encourage that WCF's be located in non-residential zones without a residential use on site, wireless carriers are required to provide coverage to all areas within their license. In this situation, AT&T has provided a technical analysis and coverage maps stating the need for this facility at this location. Therefore, while not the most preferred location for a

wireless facility, the WCF is permitted at this location with a Process 4 CUP and is therefore appropriate at the proposed location based on the technical analysis provided.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 883266 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 883266, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: March 29, 2012

Internal Order No. 24001555

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: 24001555

CONDITIONAL USE PERMIT NO. 883266
AT&T – MISSION CHATEAU
PROJECT NO. 232311
PLANNING COMMISSION

This CONDITIONAL USE PERMIT (CUP) NO. 883266 is granted by the **Planning Commission** of the City of San Diego to the SHEWALTER FAMILY TRUST, RIGGINS LIVING TRUST, and FLYNN FAMILY TRUST, Owners, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301 and 141.0420. The site is located at 2120 Mission Avenue, in the MCCPD-MR-2500 zone of the Greater North Park community plan area. The project site is legally described as Lot 14 in Block 49 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended map thereof made by G. A. D'Hemecourt, in Book 8, Page 38, et seq of Lis Pendens, Office of the County Recorder of San Diego County; also all that portion of the northwesterly 25 feet of Mission Avenue, adjoining the above described property on the southeast as closed September 27, 1926, by Resolution No. 39215 of the Common Council of the City of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 29, 2012, on file in the Development Services Department.

The project shall include:

- a. The installation of twelve (12) 6'-4" high antennas and twelve (12) Remote Radio Units (RRU's) and the removal of three (3) 4'-7" antennas and one (1) inactive antenna;
- b. An existing interior equipment room;
- c. Landscaping (planting, irrigation and landscape related improvements);

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 13, 2015.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. **This Conditional Use Permit (CUP) and corresponding use of this site shall expire on March 29, 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.
5. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
6. 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.

7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
13. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election,

applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction 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.

15. 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.

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

LANDSCAPE REQUIREMENTS:

17. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

18. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

19. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

20. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection or activation of WCF.

22. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

23. 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.

24. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

25. 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.

26. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings: coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

27. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

28. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

29. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

30. 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.
31. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the 'Exhibit A.'
32. No overhead cabling is allowed for this project.
33. Exposed mounting apparatus shall be removed and shall not remain on building absent antennas.
34. The Owner/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.
35. The final product shall conform to the stamped approved plans and approved photosimulations prior to final inspection approval.
36. Please note that an Administrative Planning Hold will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.
37. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
38. Use of or replacement of any radio-frequency transparent 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.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Planning Commission of the City of San Diego on March 29, 2012 by Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: CUP/883266
Date of Approval: 3/29/2012

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Associate Planner

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

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

SHEWALTER FAMILY TRUST
Owner

By _____
NAME
TITLE

RIGGINS LIVING TRUST
Owner

By _____
NAME
TITLE

FLYNN FAMILY TRUST
Owner

By _____
NAME
TITLE

AT&T MOBILITY
Permittee

By _____
Elizabeth Ramirez
Project Manager Network Services

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

DRAFT

NOTICE OF EXEMPTION

(Check one or both)

TO: X 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.: PTS # 232311 PROJECT TITLE: AT&T MISSION CHATEAU

PROJECT LOCATION-SPECIFIC: 2120 Mission Avenue

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Conditional Use Permit (Process 4) for a Wireless Communication Facility (WCF) consisting of the removal of 3 existing 4'7" antennas and the installation of 12 new façade mounted 8' antennas, mounted to an existing residential building behind radio-frequency transparent screens. They will be placed on a multi-family residential building within the Mid-City Planned District (MCCCPD-MR-2500 zone) within the Greater North Park Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Nick Foster, TAIC
5473 Kearny Villa Road, Ste. 300
San Diego, CA, 92037
(619) 616-1346

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; 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This project is exempt because it involves the installation of small new equipment to an existing structure.

LEAD AGENCY CONTACT PERSON: Jean Cameron

TELEPHONE: (619) 446-5379

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


JEAN CAMERON/SENIOR PLANNER

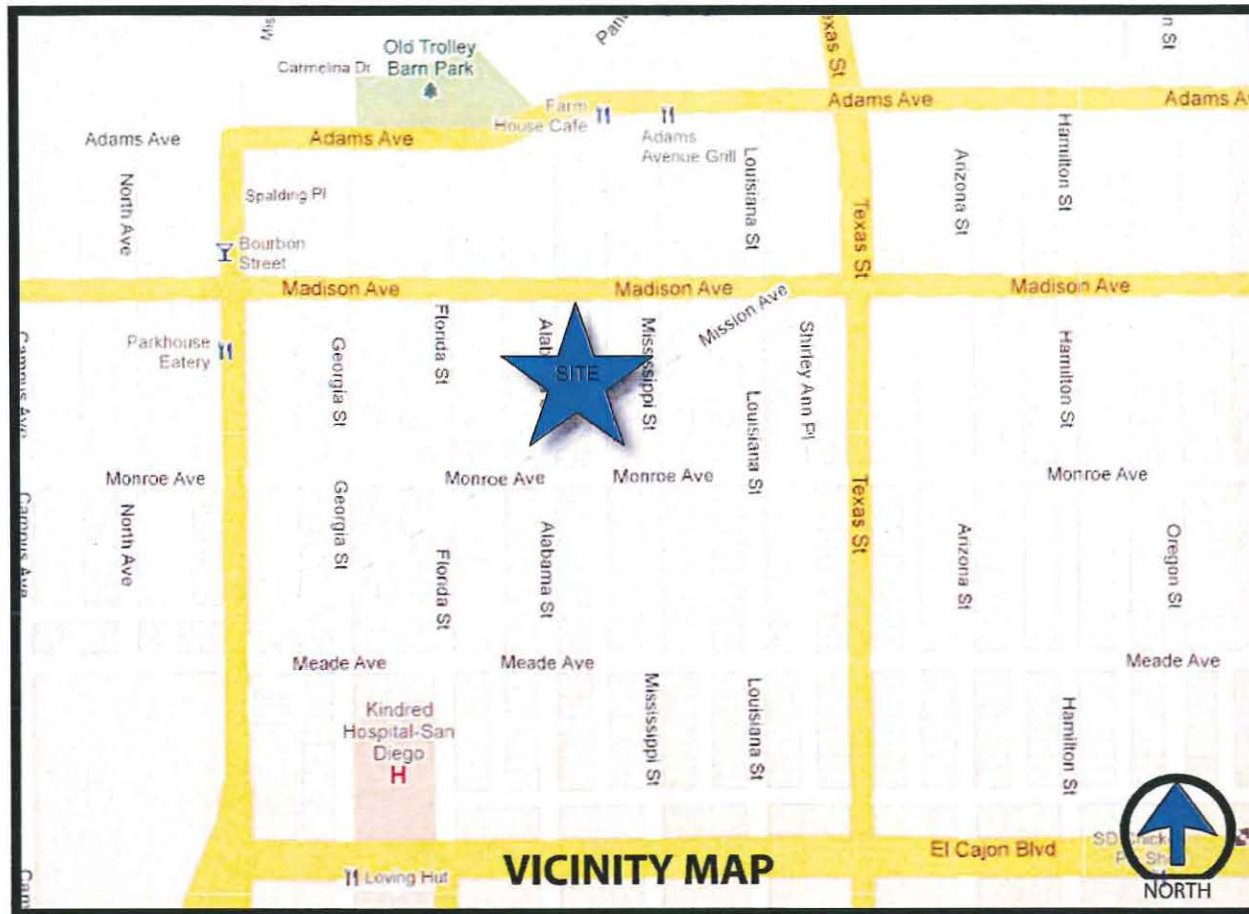
Feb 1, 2012
DATE

- CHECK ONE:
 SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



SD0529
MISSION CHATEAU
2120 MISSION AVENUE
SAN DIEGO, CA 92116



AERIAL MAP



SD0529
MISSION CHATEAU
2120 MISSION AVENUE
SAN DIEGO, CA 92116



EXISTING



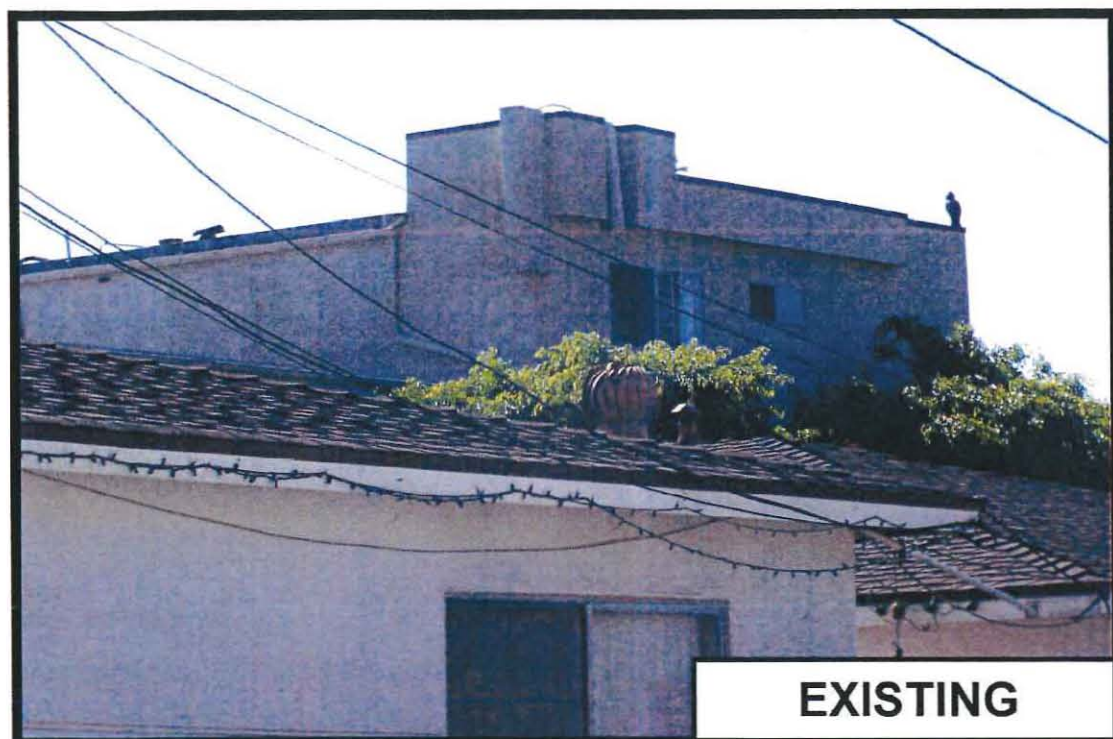
PROPOSED

PROPOSED AT&T ANTENNAS (12 TOTAL)
TO REPLACE EXISTING ANTENNAS
BEHIND NEW SCREENING

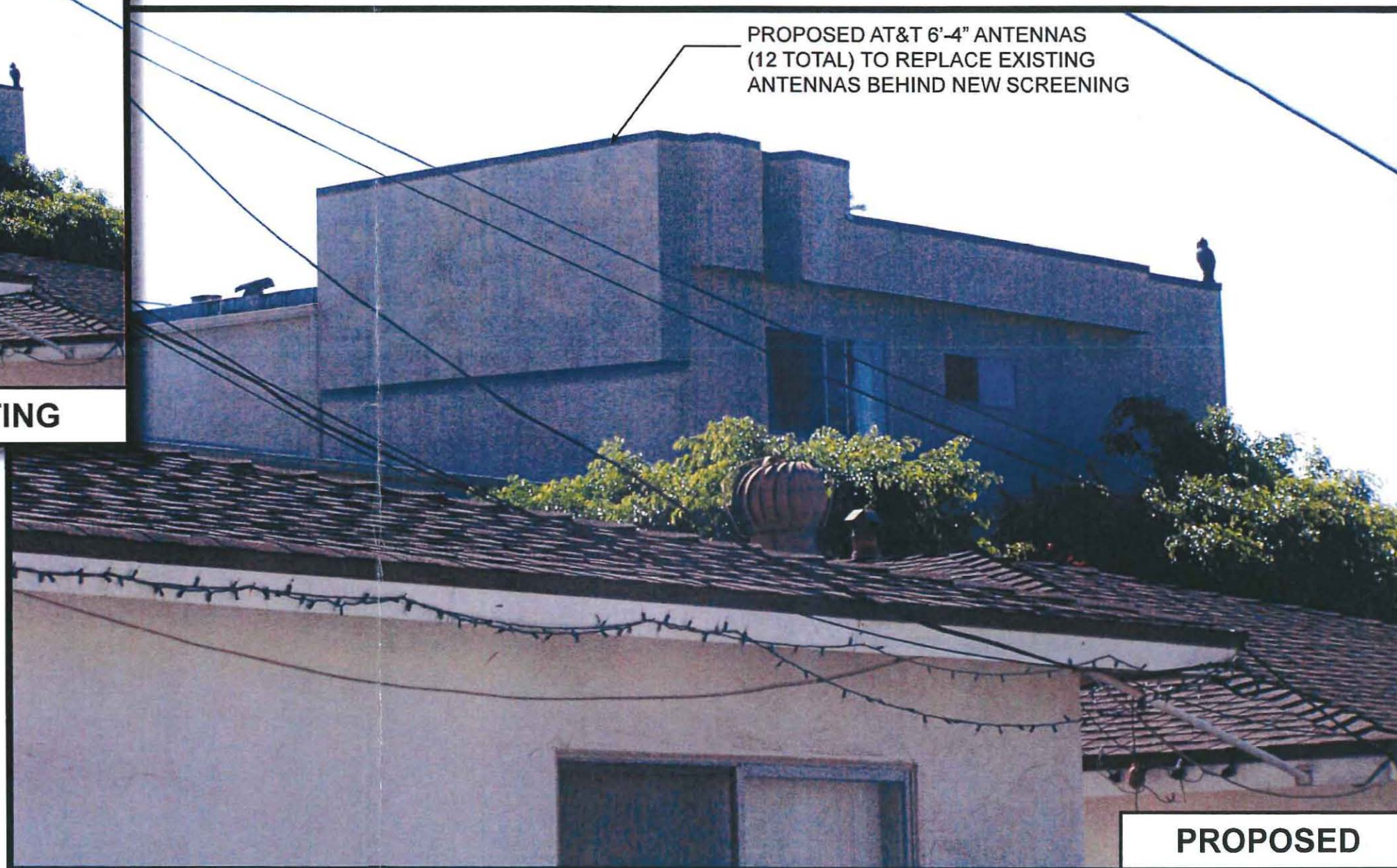
VIEWPOINT 1



SD0529
MISSION CHATEAU
2120 MISSION AVENUE
SAN DIEGO, CA 92116



EXISTING



PROPOSED AT&T 6'-4" ANTENNAS
(12 TOTAL) TO REPLACE EXISTING
ANTENNAS BEHIND NEW SCREENING

PROPOSED

VIEWPOINT 2

Technical Analysis, Alternative Site Analysis
& Site Justification

AT&T SD0529/Mission Chateau
2120 Mission Avenue

Background

The existing AT&T "Mission Chateau" site is integral to the existing AT&T network in this University Heights neighborhood. Pursuant to AT&T's operating license, AT&T is obligated to provide ubiquitous coverage within its service areas. These service areas include all zones and land use types, from industrial, to commercial, institutional, public rights-of-way and residential. There is no land use or zoning category that can be excluded from the obligation to provide a seamless network. Per the City of San Diego Telecommunications Ordinance, the applicant is required to provide justification regarding the site selection process, even for modifications to existing sites. The project for consideration at this time consists of a technology modification to an existing facility. Regarding the placement of the existing AT&T Mission Chateau site, it is important to keep in mind that the wireless networks have been developed in a systematic manner over time, in which site locations were selected based upon, a) their functionality within the network, and b) their being able to provide appropriate justification to City decision makers regarding the original site selection. Because of the manner in which the AT&T wireless network had evolved within the project area, a significant gap in coverage (including a loss of wireless *capacity*) would result if the existing facility were to be removed or relocated. The RF Coverage Maps provided with this Justification demonstrate the coverage service that the existing site, as well as the **proposed modification**, would provide. Per the below aerial maps and zoning map, the project coverage area consists of area with solidly residential zoning and land uses. More detailed justification follows.

Analysis

I. Project Objectives

There are many reasons why a wireless carrier requires the installation of a cellular facility in a specified geographical location and close to the identified "gap of coverage"

- **Coverage**-the radio signal must have sufficient strength to make sure that service customers have a reliable, consistent and sustainable services. Coverage provides signal connection between a mobile phone and a wireless facility. The coverage footprint should be reliable for in-door (signal must penetrate building structures), and outdoor use. The signal should provide good voice and data quality. Per the coverage maps provided herewith, the "good" and "excellent" coverage footprints are represented in the green and light blue shadings.
- **Capacity**- not only must the signal propagation has sufficient strength for *coverage* purposes, but must have the *capacity* to support the increasing demand of wireless data usage. Capacity is the providing of sufficient bandwidth for simultaneous for wireless services within a specific coverage cell. Thus it has become increasingly important that the cellular facilities not only provide a basic coverage footprint, but also provide for the growing demands for *capacity*. Often- times this requires

overlapping coverage footprints to allow for the increased capacity demands. Thus, existing wireless sites must be upgraded to accommodate these communications needs. When an existing cell site is located in a high traffic voice and data area, the site may become overloaded, unless necessary technology upgrades are installed. AT&T's license responsibility is to provide reliable wireless services, and staying connected is as important as placing a call.

An analogy used in the industry to illustrate the deference between coverage and capacity is the school bus vs. students. A school district has a contract with a school bus company to drive students to and from school (in wireless terms this means "provide coverage"). However, the bus company only sends one bus for 400 students, and each bus can only site 50 students. That means that there is not enough buses to transport all the students and that means not enough capacity.

Even with the facilities surrounding the existing facility at Mission Avenue, and knowing that the approved facility at Park Boulevard can provide coverage to the neighborhood east to Park Boulevard, it is not sufficient enough to provide capacity for heavy data usage in residential neighborhoods.

AT&T's mature network and each facility and LTE upgrade must fit within specific geographical area and avoid duplicating the coverage footprint. The proposed upgrade at AT&T's facility at Mission Avenue is needed not only to enhance voice and data services and eliminate a significant gap of service, but also is needed to support existing and future capacity.

II. Site Selection

For the original site selection, the AT&T site development team determined that, in order to meet the coverage objective, a residential land use would be pursued since the Search Ring was centered on an area that was fully residential, and because there were no viable non-residential land uses available, based on the alternative site analysis. The subject multi-family residential property was identified, justified and permitted. Justification for the modification application relies upon the fact that surrounding zoning and land uses remain essentially the same as when the site was originally approved; there are no non-residential zones or land uses that could both accommodate the existing coverage footprint and provide for existing and future data capacity demands. There are existing commercial areas to the north, along Adams Avenue and west, along Park Blvd. These areas are too far outside the existing coverage to be considered for sitting locations.

Alternative Site Locations

The following additional site locations were evaluated:

- There are existing commercial buildings along Park Avenue, located to the west of the project site. These locations are not viable because the height of the buildings is limited and a new facility would not be able to address the capacity issue associated with the dense residential neighborhoods to the east. For example, if AT&T decides to propose a new facility at 4536 Park Boulevard, the coverage footprint of this new facility would duplicate the same coverage of the AT&T facility just at 4452 Park

ATTACHMENT 9

Boulevard. The coverage footprint would not cover the neighborhoods located northeast from the intersection of Adams Avenue and Texas Street.

- There are existing commercial buildings along Adams Avenue and El Cajon Boulevard, located to the north and south of the project site. These locations are too far away from the AT&T Mission Chateau site to maintain the existing coverage. For instance, if AT&T decided to proposed a new facility at 1927 Adams Avenue, the facility coverage area would only cover a north, east side of the coverage footprint leaving the south portion (between Monroe Avenue and Monroe Avenue) of the coverage objective without sufficient or reliable wireless service.
- The commercial site located at 4452 Park Boulevard was approved on July 8, 2011 as a new site installation. While this facility will provide some coverage around the existing Mission Avenue site, it would not address the issue of *capacity* which is needed around the subject Mission Chateau site. As described above, the area surrounding the existing site on Mission Avenue is heavily residential, and as the data usage increases, the system can become overloaded and the coverage footprint contracts, creating gaps in coverage. The proposed upgrade at 2120 Mission Avenue and the new facility at Park Avenue are located in a heavy data and voice area that requires both facilities to successfully cover the significant gap of service crated by capacity and coverage.

The alternative locations mentioned above have been considered. However, the center of the ring and objective of the site is not to add new wireless facilities, but rather upgrade an existing facility and avoid the proliferation of wireless facilities. We decided against the alternative sites because it will contribute to the proliferation of wireless facilities while upgrading one facility can solve the current network capacity and coverage needs.



Legend
 LTE Upgrade Target Area for AT&T Site at Mission Ave



Legend
 Antenna Angle
 Signal Propagation

III. Site Justification

The site covers a mostly residential district from a multi-family residential property, including residential communities between Interstate 805 and Park Blvd. The RF Coverage Maps attached to this Justification depict the coverage required by this existing site, and also shows the coverage gains that would be realized with the proposed LTE upgrade.

The AT&T *Mission Chateau* site, in its current location, is necessary for the existing AT&T network for the following reason:

A significant gap in coverage would be created if the site were removed or relocated. Because the wireless networks grow incrementally over time, with each site being designed and placed like a puzzle piece, the structure of the existing network depends on *existing* site locations to function.

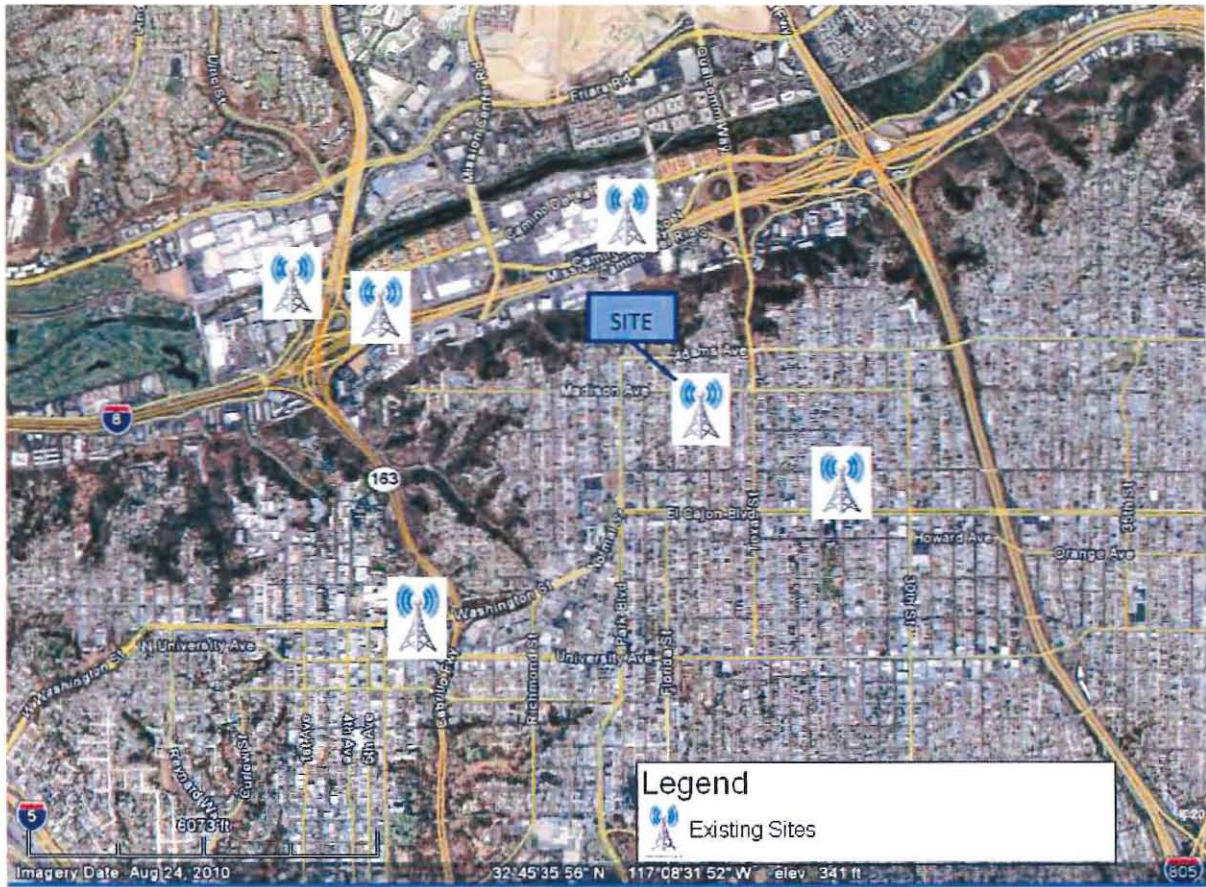
The project follows the *preference objectives* of Council Policy 600-43 by having (originally) identified and justified the subject site, and by having documented here a) that existing zoning and land use conditions in the project area remain essentially unchanged, b) that the structure of the existing wireless network depends upon the placement of the existing facility, and c) that Council policy for WCFs is upheld by the project with the utilization of an integrated design and the least visually obtrusive design feasible. In response to staff comments, the applicant has modified the project design to better conform with the building's architecture by utilizing a smaller antenna model and smaller antenna screening devices.

IV. Design

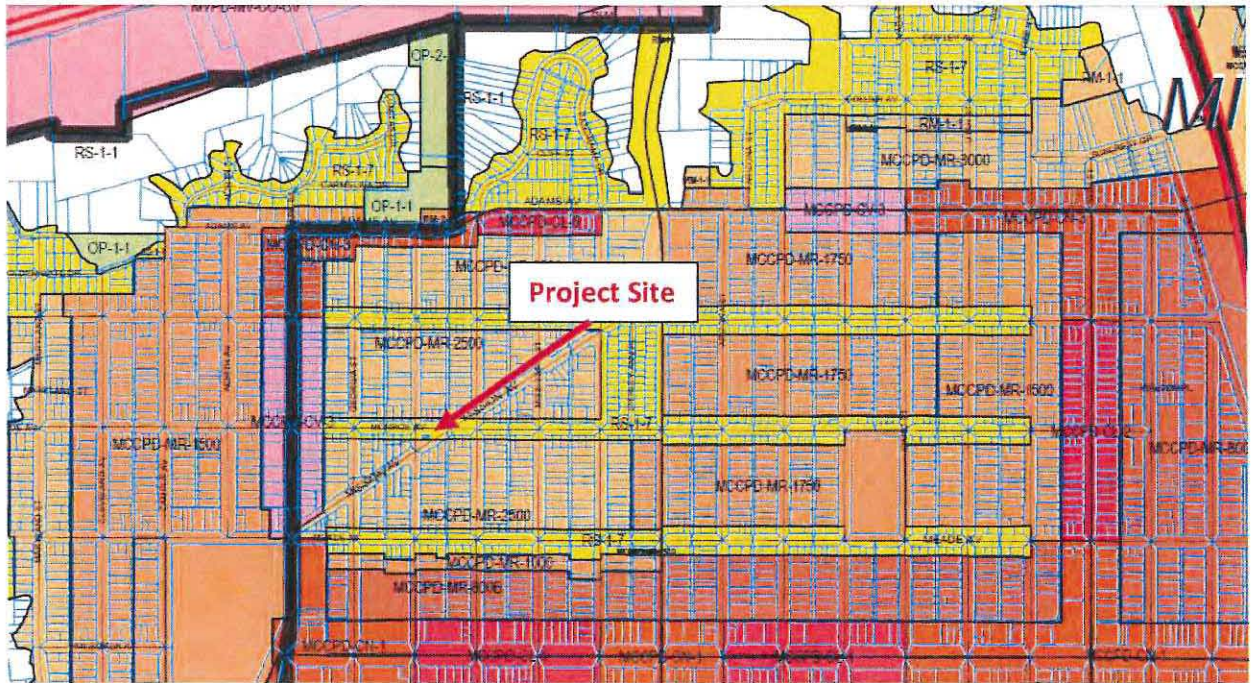
As noted above, the project follows the *preference objectives* of Council Policy by having utilized a location which allows the coverage needs to be satisfied with an appropriate location and design. The proposed project will integrate the cellular antennas behind appropriately designed architectural RF screening elements.

V. Conclusion

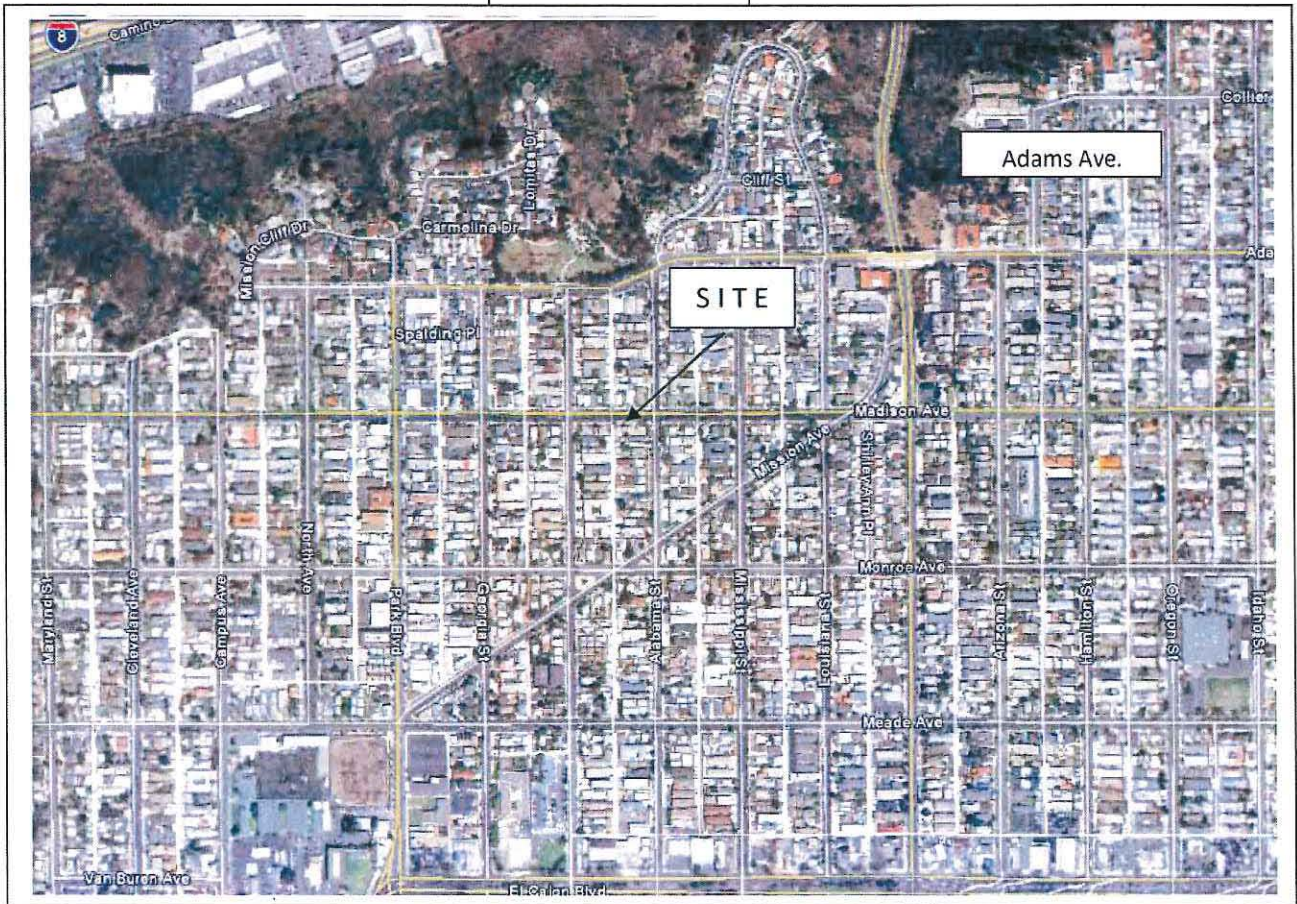
The existing / proposed AT&T wireless installation provides a material benefit to the community with vital communications services for personal, business and emergency purposes. Over 70% of all 911 calls are now done so via cellular telephone. Thus providing reliable wireless services to all of our communities is essential for the *public health, safety, and welfare*, a basic finding for a Use Permit.



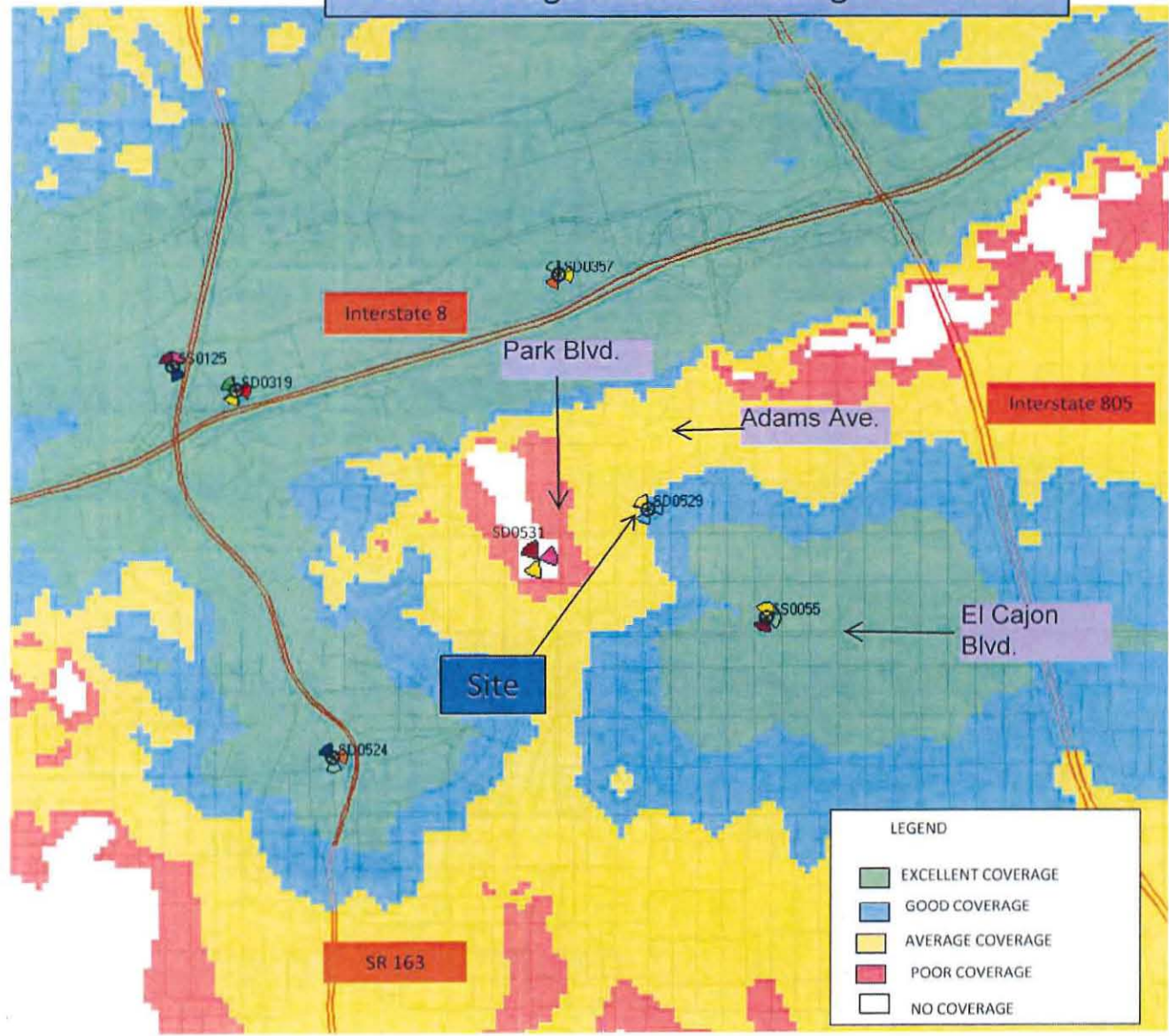
ZONING MAP



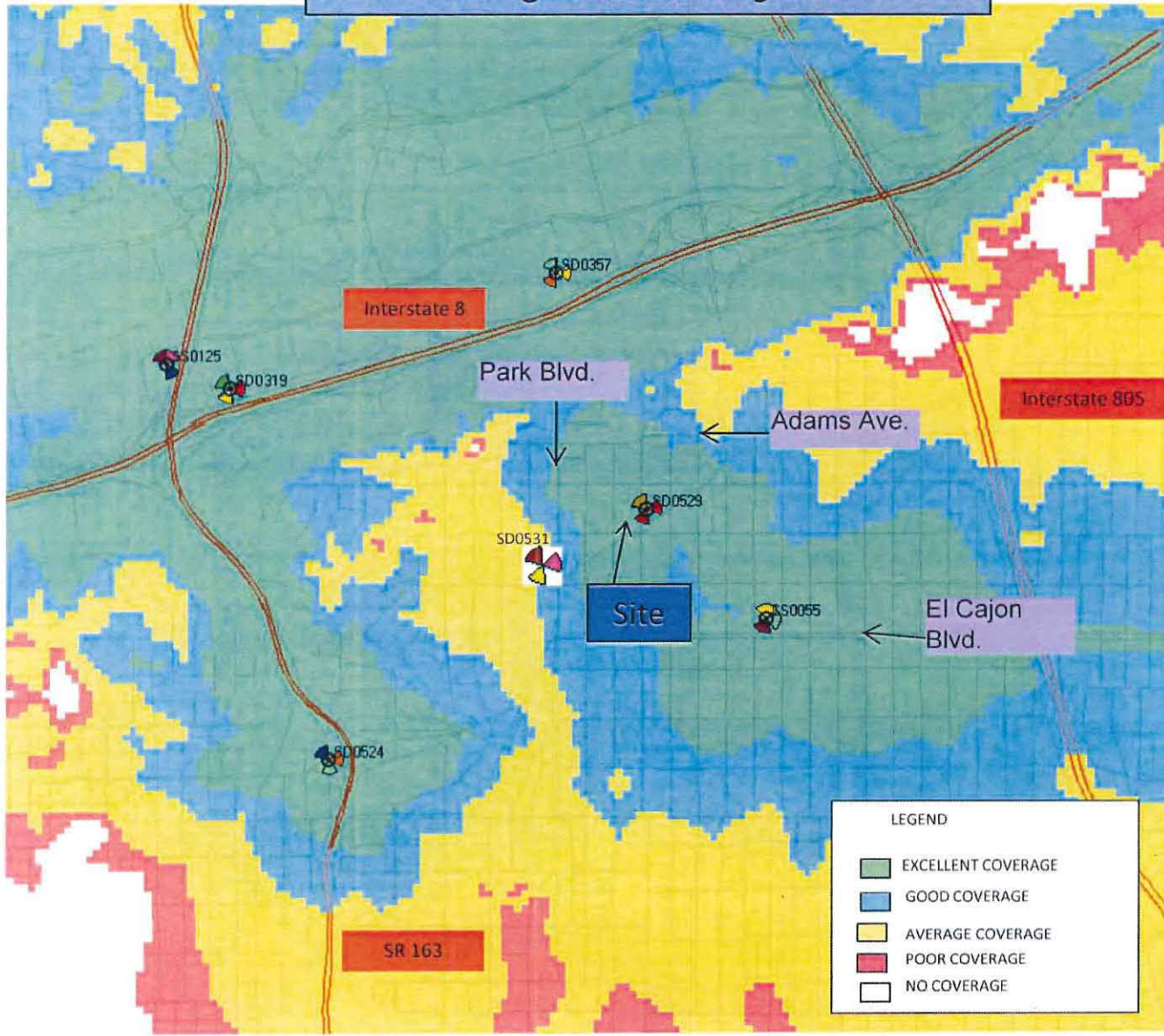
Aerial View



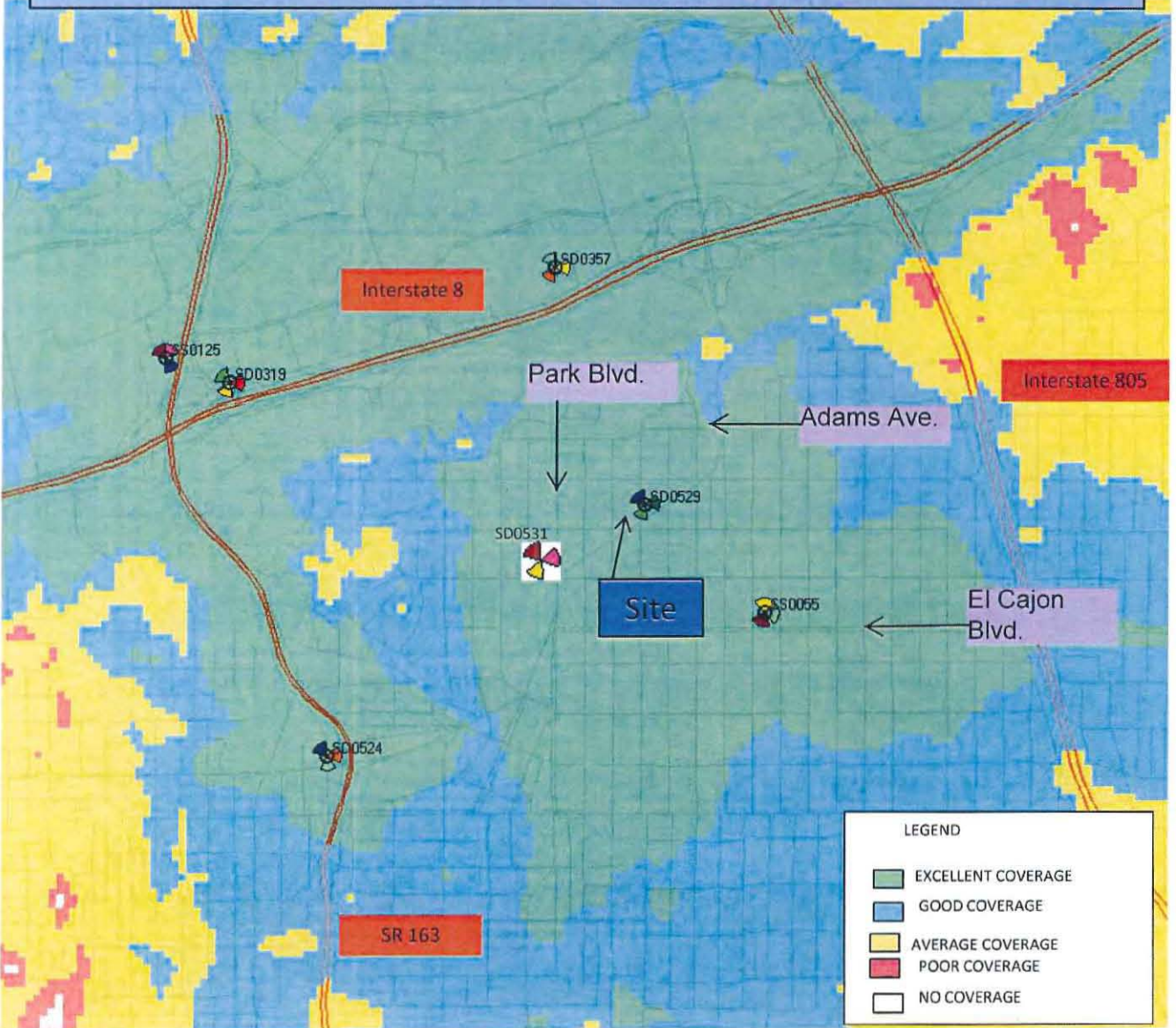
AT&T Coverage *Without* Existing Site SD0529



AT&T Coverage With Existing Site SD0529



AT&T Coverage With Proposed LTE Technology Upgrade Site SD0529



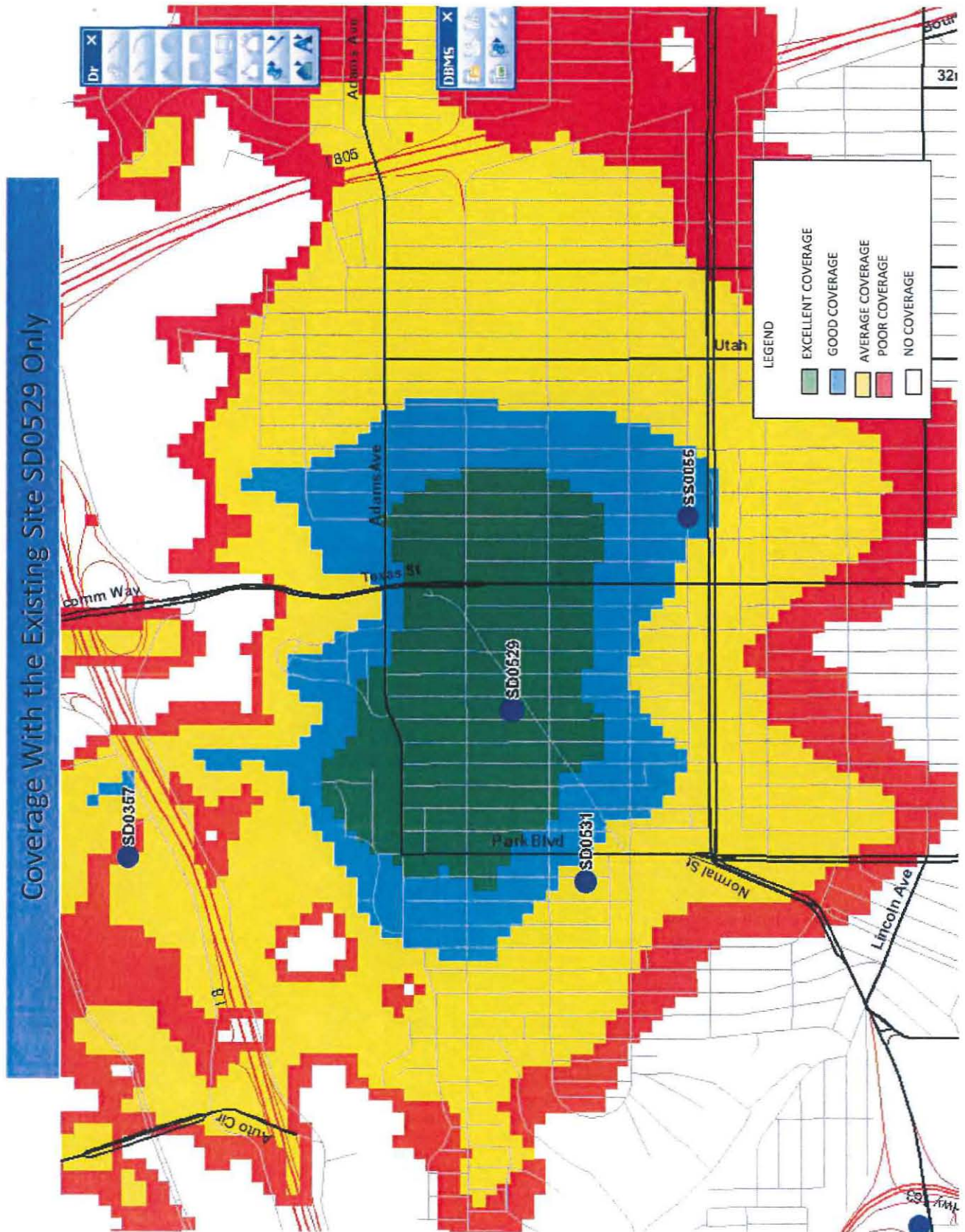


Photo Survey

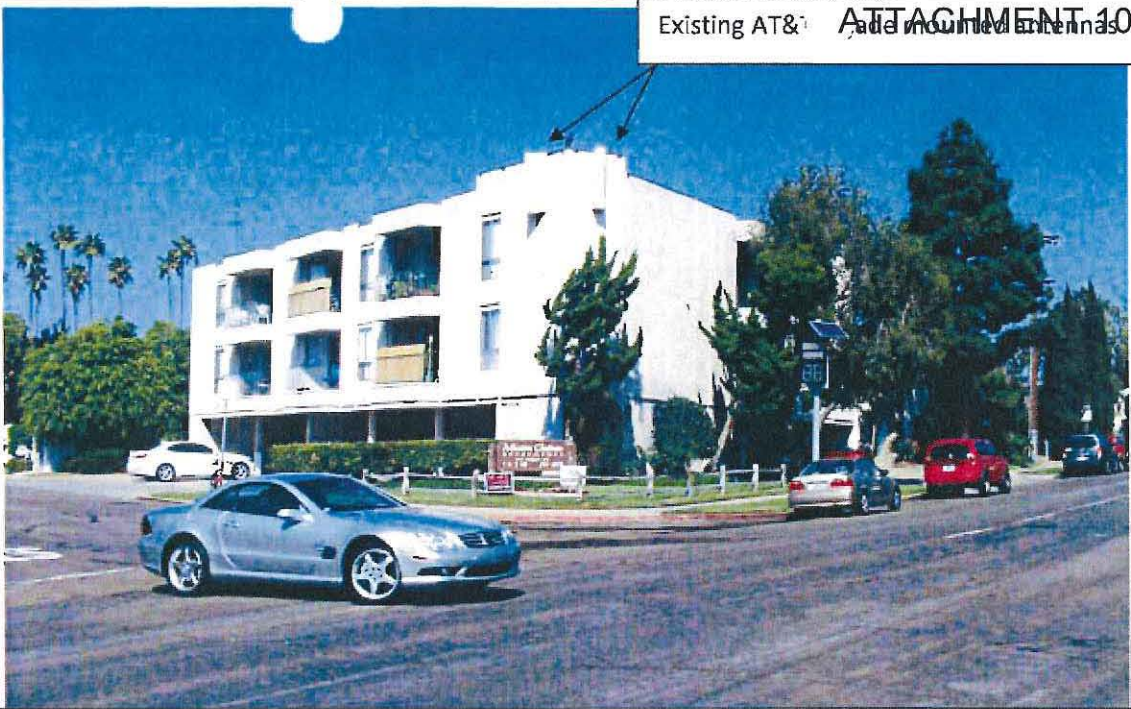
AT&T SD0529 / Mission Chateau

2120 Mission Avenue, San Diego CA 92115

MR-2500

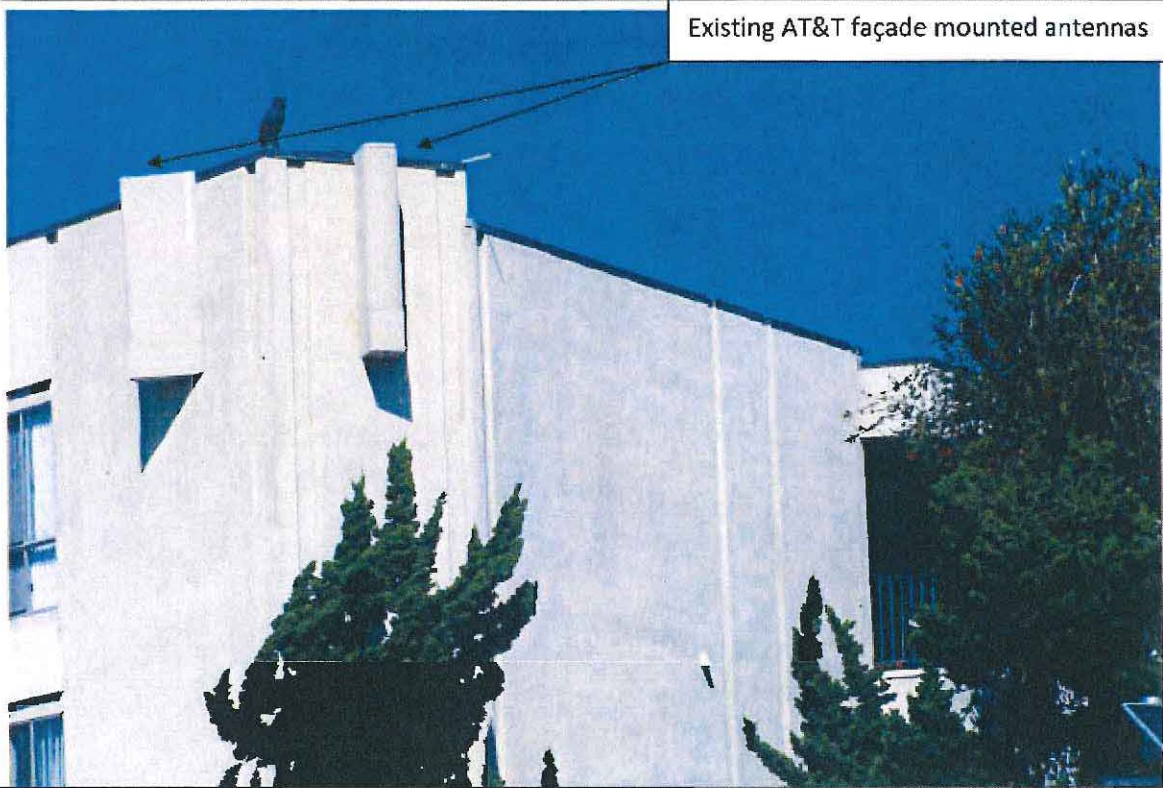
Photo Key





Looking North Easterly towards Project Site on corner of Mission Avenue and Alabama Street

1



Looking North Easterly towards Project Site on corner of Mission Avenue and Alabama Street (zoomed in)

2

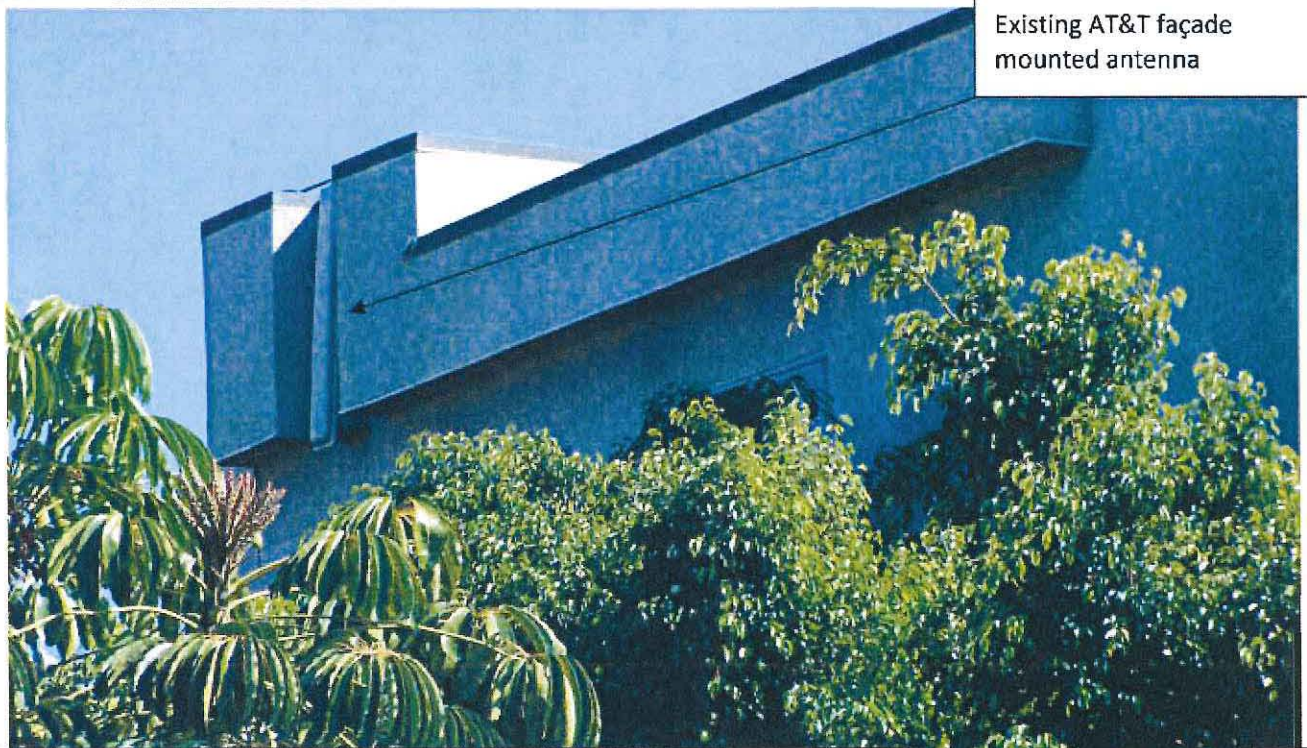
Existing AT&T façade mounted antennas



Looking South Easterly towards Project Site from Alabama Street

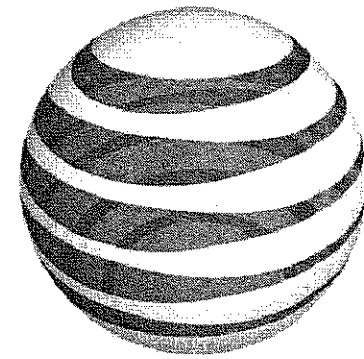
3

Existing AT&T façade mounted antenna



Looking South Easterly towards Project Site from Alabama Street (zoomed)

4



at&t

**MISSION CHATEAU
2120 MISSION AVENUE
SAN DIEGO, CALIFORNIA 92116
SD0529 LTE OPTIMAL**

JRA
Jeffrey Rome & Associates, Inc.
Architecture & Telecommunications
1 San Joaquin Plaza, Suite 250
Newport Beach, California 92660
Phone: (949) 760-3929
Fax: (949) 760-3931

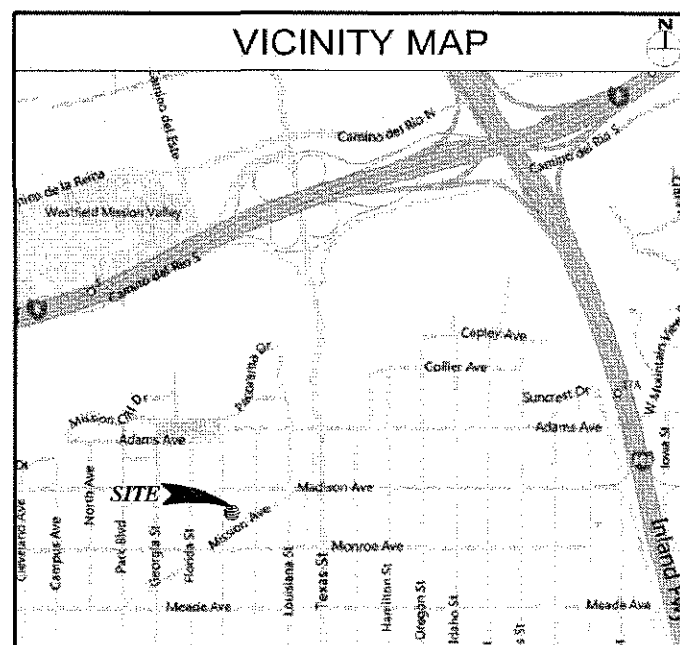
PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR
 at&t
5738 PACIFIC CENTER BOULEVARD
2ND FLOOR
SAN DIEGO, CALIFORNIA 92121



SPECIAL INSPECTIONS	
1 CONCRETE	13.1 VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT
2 BOLTS INSTALLED IN CONCRETE	13.2 VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA
3 CONCRETE MOMENT-RESISTING SPACE FRAME	13.3 PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES
4 REINFORCING STEEL AND PRESTRESSING STEEL	13.4 PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE
5.1 ALL STRUCTURAL WELDING	14 SMOKE CONTROL SYSTEM
5.2 WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME	15 SPECIAL CASES (DESCRIBE)
5.3 WELDING REINFORCING STEEL	16 OFF-SITE FABRICATION OF BUILDING COMPONENTS
6 HIGH-STRENGTH BOLTING	17 OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER
7 STRUCTURAL MASONRY	
8 REINFORCED GYPSUM CONCRETE	
9 INSULATING CONCRETE FILL	
10 SPRAY-APPLIED FIREPROOFING	
11 DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS)	
12 SHOTCRETE	

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:
BLACK & VEATCH
9280 WILLOW CREEK ROAD
SUITE: 310
SAN DIEGO, CALIFORNIA 92131
PHONE: (858) 371-1891
CONTACT: ZACH KRUEGER

ARCHITECT:
JEFFREY ROME & ASSOCIATES
1 SAN JOAQUIN PLAZA
SUITE: 250
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 760-3929
FAX: (949) 760-3931
CONTACT: JEFFREY ROME

SITE ACQUISITION AND PLANNER:
TECHNOLOGY ASSOCIATES INTERNATIONAL CORPORATION
5475 KEARNY VILLA ROAD
SUITE: 300
SAN DIEGO, CALIFORNIA 92123
PHONE: (916) 993-1057
CONTACT: JIM KENNEDY

DEVELOPMENT SUMMARY

APPLICANT: AT&T WIRELESS
5738 PACIFIC CENTER BOULEVARD, 2ND FLOOR
SAN DIEGO, CALIFORNIA 92121

LAND OWNER: RICHARD W. SHEWALTER
BETTY A. RIGGINS
BARBARA JEAN FLYNN

OTHER ON-SITE TELECOM FACILITIES: NO

ASSESSORS' PARCEL NUMBER: 445-142-09

EXISTING ZONING: MOCPO-MR-2500

PROPOSED PROJECT AREA: NO CHANGE IN EQUIPMENT LEASE AREA

EXISTING TYPE OF CONSTRUCTION: V

PROPOSED TYPE OF CONSTRUCTION: U

EXISTING OCCUPANCY: U

PROPOSED OCCUPANCY: U

JURISDICTION: CITY OF SAN DIEGO

EXISTING PERMIT NO.: 40-0232-10

SHEET INDEX

T-1	TITLE SHEET
T-2	LESSEE CERTIFICATE
A-0	SITE PLANS
A-1	EQUIPMENT FLOOR PLAN
A-2	ELEVATIONS
A-2.1	ELEVATIONS
A-3	ANTENNA DETAILS
A-4	DETAILS
C-3	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA BUILDING CODE, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA GREEN BUILDING CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

RF INFORMATION

	GSM	UMTS	LTE
Tx	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1970 - 1980 MHz	874.6 - 879.6 MHz 1945 - 1950 MHz	704 - 716 MHz
Rx	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz	734 - 746 MHz
MAX ERP:	850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS		500 WATTS

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING SITE. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (2) (N) INDOOR LTE DATA RACKS.
- REMOVE (1) (E) DATA RACK; RELOCATE ELECTRONICS TO (N) RACK.
- INSTALL (12) (N) 6"-4" ANTENNAS.
- REMOVE (3) (E) 4"-7" ANTENNAS.
- INSTALL (12) (N) RRU'S.
- INSTALL (7) (N) DC SURGE SUPPRESSORS.
- INSTALL (1) (N) GPS ANTENNA.
- REMOVE (1) (E) INACTIVE ANTENNA.
- INSTALL (N) IIRLES.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

SITE NAME
MISSION CHATEAU

PROJECT NUMBER
SD0529 LTE OPTIMAL

2120 MISSION AVENUE
SAN DIEGO, CALIFORNIA 92116

DRAWING DATES

10/03/11	100% FINAL ZDS VER B (P9)
10/14/11	100% FINAL ZDS VER C (P10)
10/31/11	PLANNING COMMENTS (P11)
11/02/11	100% FINAL ZDS VER D (P12)
11/03/11	100% FINAL ZDS VER E (P13)
11/11/11	PER SURVEY (P14)
11/23/11	CLIENT COMMENTS (P15)
01/04/12	CLIENT COMMENTS (P16)

SHEET TITLE
TITLE SHEET

T-1

JRA
 Jeffrey Rome & Associates, Inc.
 Architecture & Telecommunications
 1 San Jacinto Plaza, Suite 250
 Newport Beach, California 92660
 Phone: (949) 760-3929
 Fax: (949) 760-3931

PROPRIETARY INFORMATION
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PREPARED FOR

 5738 PACIFIC CENTER BOULEVARD
 2ND FLOOR
 SAN DIEGO, CALIFORNIA 92121



APPROVALS

R.F.
 ZONING
 CONSTRUCTION
 SITE ACQUISITION
 OWNER APPROVAL

SITE NAME
MISSION CHATEAU
 PROJECT NUMBER
SD0529 LTE OPTIMAL
 2120 MISSION AVENUE
 SAN DIEGO, CALIFORNIA 92116

DRAWING DATES

10/03/11	100% FINAL ZDS VER B (P9)
10/14/11	100% FINAL ZDS VER C (P10)
10/31/11	PLANNING COMMENTS (P11)
11/02/11	100% FINAL ZDS VER D (P12)
11/03/11	100% FINAL ZDS VER E (P13)
11/11/11	PEE SURVEY (P14)
11/23/11	CLIENT COMMENTS (P15)
01/04/12	CLIENT COMMENTS (P16)

SHEET TITLE

LESSEE CERTIFICATE

T-2

**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
 2120 MISSION AVENUE, SAN DIEGO, CA 92116
 (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.

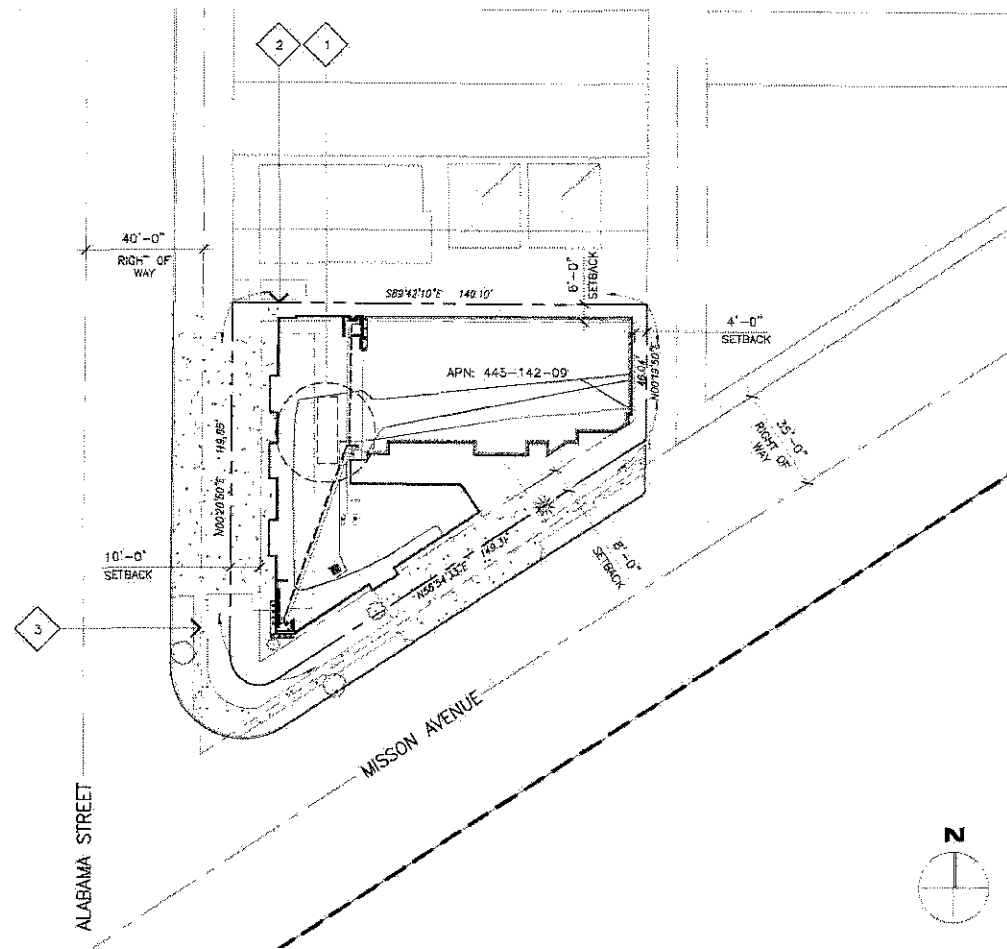
LESSEE KEVIN C BECKER COMPANY NAME AT&T MOBILITY
 (PRINT NAME)
 LESSEE K C B DATE 03/17/2011
 (SIGNATURE)

SITE PLAN KEYNOTES

- 1 (E) AT&T LEASE AREA; SEE DETAIL 1/A-0.
- 2 (E) PROPERTY LINE; SEE SHEET C-1.
- 3 (E) RIGHT OF WAY LINE; SEE SHEET C-1.

ANTENNA COAXIAL CABLE SCHEDULE

SECTOR	AZIMUTH	COAX CABLE LENGTH	COAX SIZE
A	80°	44'	7/8"
B	200°	64'	7/8"
C	320°	64'	7/8"



STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CASD10875 (HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (HTTP://CLERK.DOC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?ID=0900145180080043)

NOTES 1-5 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

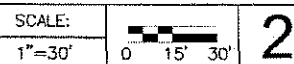
1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 24% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

SITE PLAN GENERAL NOTES

SETBACKS:
 FRONT YARD = 10 FT
 BACK YARD = 4 FT, IF ALLEY
 STREET SIDE = 8 FT
 INTERIOR SIDE = 6 FT

1. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO (E) PARKING SPACES WILL BE IMPACTED BY THE NEW USE.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT 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.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT 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.
5. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
6. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
7. THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

SITE PLAN

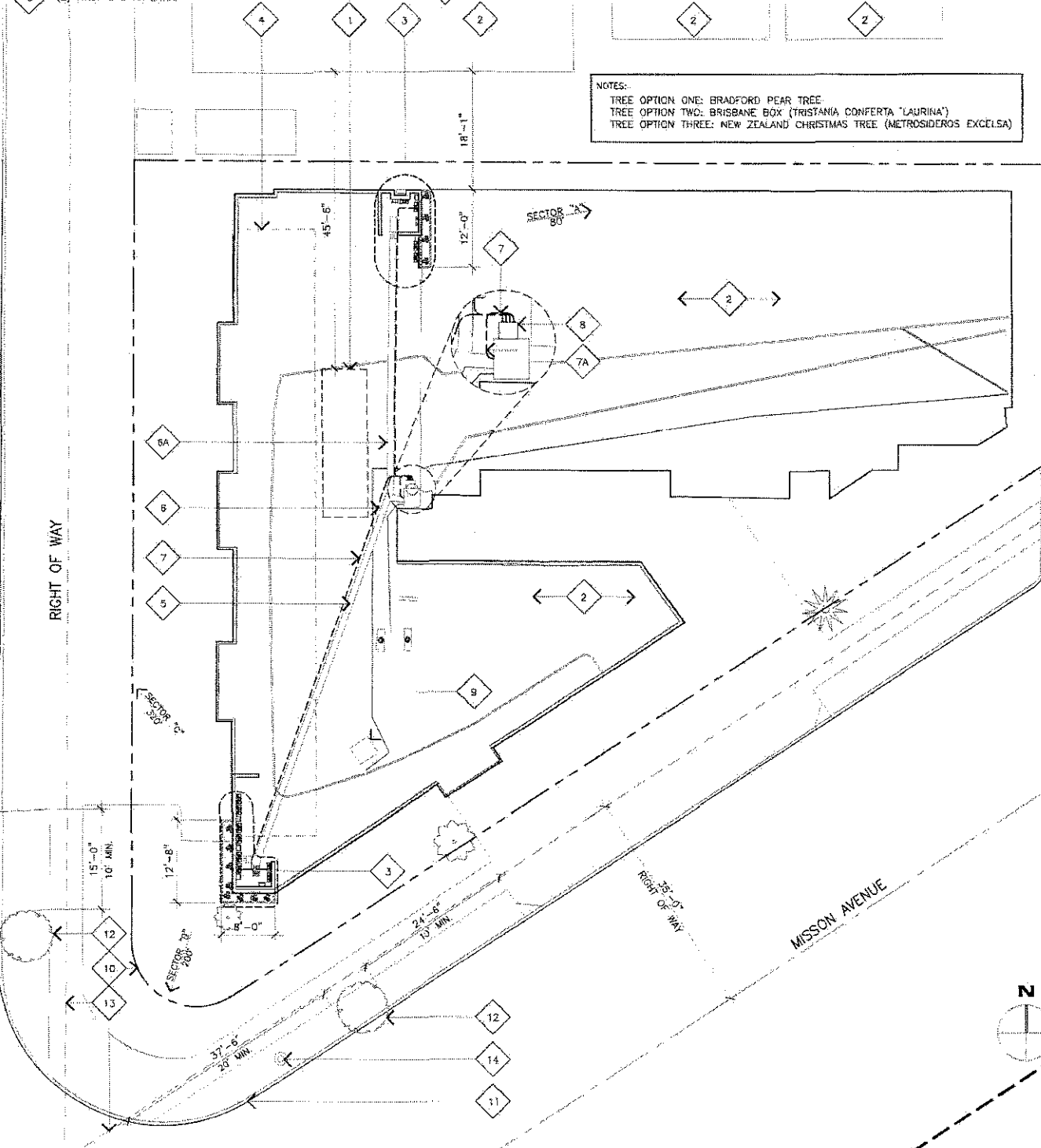


2

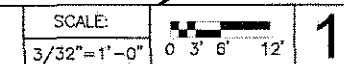
ENLARGED SITE PLAN KEYNOTES

- 1 (E) AT&T EQUIPMENT ROOM; SEE SHEET A-1.
- 2 (E) BUILDING.
- 3 (N) AT&T LTE ANTENNAS TO REPLACE (E) ANTENNAS MOUNTED TO (E) BUILDING BEHIND (N) FRP SCREEN, PAINTED AND TEXTURED TO MATCH (E) BUILDING; SEE DETAIL 1/A-3.
- 4 (E) GROUND LEVEL PARKING AREA WITH ACCESS TO AT&T EQUIPMENT ROOM.
- 5 (E) AT&T CABLE TRAY.
- 6 (E) AT&T GPS ANTENNA.
- 6A (N) AT&T GPS ANTENNA.
- 7 (N) AT&T DC POWER & FIBER FEEDS IN (N) (3) 2" CONDUITS MOUNTED ADJACENT TO (E) AT&T ROOF MOUNT CABLE TRAY.
- 7A (N) AT&T DC POWER & FIBER FEEDS IN (N) 3-1/2" CONDUIT MOUNTED ADJACENT TO (E) AT&T ROOF MOUNT CABLE TRAY.
- 8 (N) AT&T DC & FIBER JUNCTION BOX.
- 9 (E) ACCESS HATCH.
- 10 (E) PROPERTY LINE.
- 11 (E) CURB.
- 12 PROPOSED TREE. SEE NOTES BELOW.
- 13 (E) RIGHT OF WAY LINE.
- 14 (E) DIGITAL TRAFFIC SIGN.

NOTES:
 TREE OPTION ONE: BRADFORD PEAR TREE.
 TREE OPTION TWO: BRISBANE BOX (TRISTANIA CONFERTA 'LAURINA').
 TREE OPTION THREE: NEW ZEALAND CHRISTMAS TREE (METROSIDEROS EXCELSA).



ENLARGED SITE PLAN



1

JRA
 Jeffrey Rome & Associates, Inc.
 Architecture & Telecommunications
 1 San Joaquin Plaza, Suite 250
 Newport Beach, California 92660
 Phone: (949) 760-3329
 Fax: (949) 760-3531

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PREPARED FOR

 5738 PACIFIC CENTER BOULEVARD
 2ND FLOOR
 SAN DIEGO, CALIFORNIA 92121



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME
MISSION CHATEAU
 PROJECT NUMBER
SD0529 LTE OPTIMAL
 2120 MISSION AVENUE
 SAN DIEGO, CALIFORNIA 92116

DRAWING DATES

10/03/11	100% FINAL ZDS VER B (P9)
10/14/11	100% FINAL ZDS VER C (P10)
10/31/11	PLANNING COMMENTS (P11)
11/02/11	100% FINAL ZDS VER D (P12)
11/03/11	100% FINAL ZDS VER E (P13)
11/11/11	PER SURVEY (P14)
11/23/11	CLIENT COMMENTS (P15)
01/04/12	CLIENT COMMENTS (P16)

SHEET TITLE
SITE PLANS

A-0

JRA-JOE NUMBER: 101335

JRA
 Jeffrey Rome & Associates, Inc.
 Architecture & Telecommunications
 1 San Joaquin Plaza, Suite 250
 Newport Beach, California 92660
 Phone: (949) 760-3929
 Fax: (949) 760-3931

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PREPARED FOR

 5738 PACIFIC CENTER BOULEVARD
 2ND FLOOR
 SAN DIEGO, CALIFORNIA 92121



APPROVALS

R.F. _____
 ZONING _____
 CONSTRUCTION _____
 SITE ACQUISITION _____
 OWNER APPROVAL _____

SITE NAME
MISSION CHATEAU
 PROJECT NUMBER
SD0529 LTE OPTIMAL
 2120 MISSION AVENUE
 SAN DIEGO, CALIFORNIA 92116

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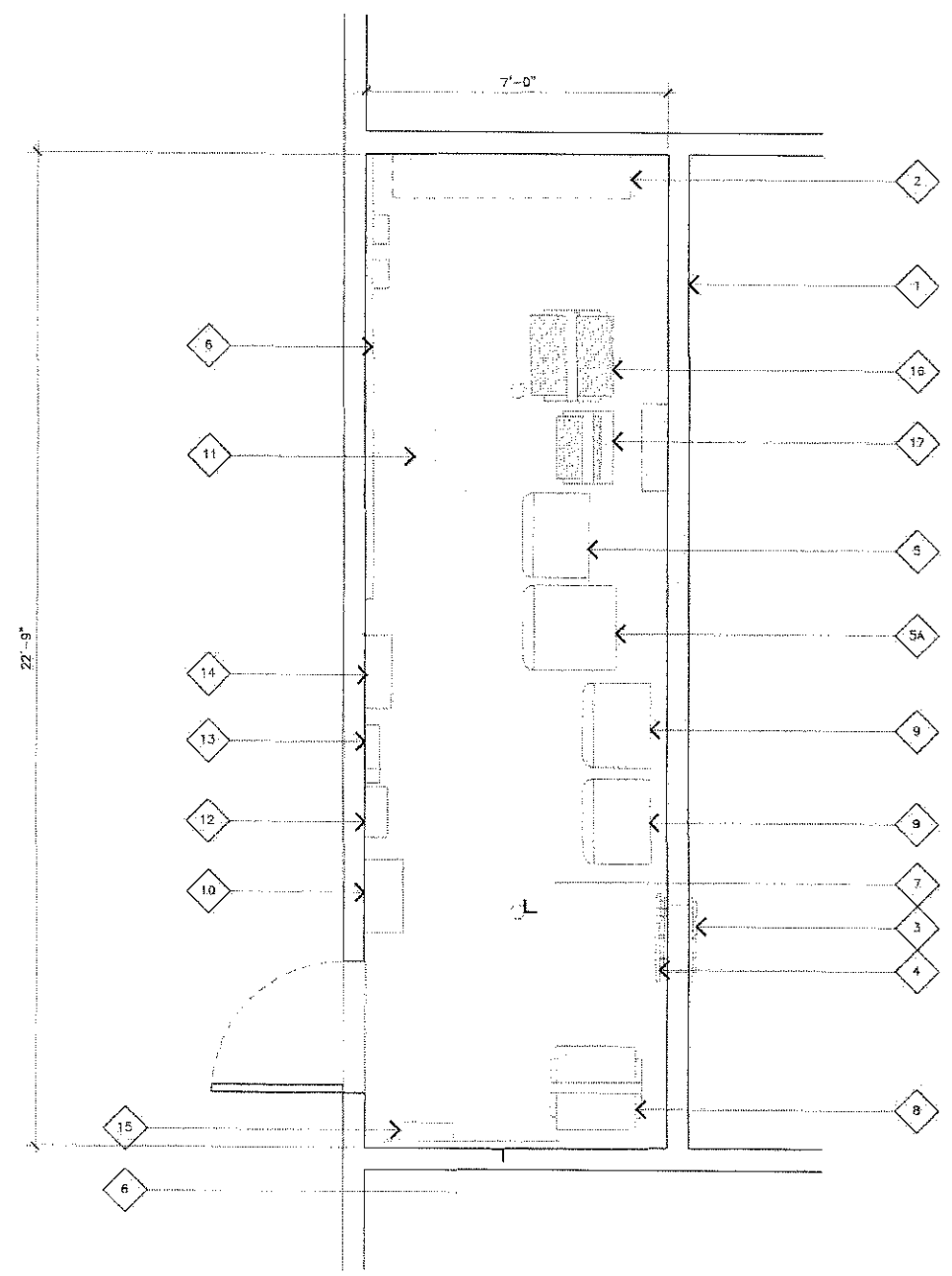
SHEET TITLE

EQUIPMENT FLOOR PLAN

A-1

EQUIPMENT FLOOR PLAN KEYNOTES

- 1 (E) AT&T EQUIPMENT ROOM.
- 2 (E) AT&T WALL MOUNTED FAN COIL.
- 3 (E) AT&T WAVEGUIDE ENTRY PORT WITH COAX FROM EQUIPMENT TO ANTENNAS.
- 4 (E) AT&T WALL MOUNTED MAIN GROUND BUS BAR (MGB).
- 5 (E) AT&T INDCOR 2250 GSM EQUIPMENT CABINET.
- 5A (E) AT&T INDCOR HCHG MCPA EQUIPMENT CABINET.
- 6 (E) AT&T TELCO BACKBOARD.
- 7 (E) AT&T (2) SMOKE DETECTORS.
- 8 (E) AT&T INDCOR 24VDC ARGUS RECTIFIER CABINET.
- 9 (E) AT&T INDCOR 3206 UMIS CABINET.
- 10 (E) AT&T MANUAL TRANSFER SWITCH.
- 11 (E) AT&T INDCOR DATA RACK TO BE REMOVED. (E) ELECTRONICS TO BE RELOCATED TO (N) 19" LTE RACK.
- 12 (E) AT&T ELECTRICAL PANEL.
- 13 (E) ALARM PANEL.
- 14 (E) AC CONTROLS.
- 15 (E) CIENA.
- 16 (N) 23" AT&T INDCOR 48VDC CONVERTER AND DISTRIBUTION RACK.
- 17 (N) 19" AT&T INDCOR LTE EQUIPMENT RACK WITH SURGE SUPPRESSOR.



NOT USED SCALE: NONE 3

NOT USED SCALE: NONE 2

EQUIPMENT FLOOR PLAN

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

JEA JOB NUMBER: 101345

JRA
 Jeffrey Rome & Associates, Inc.
 Architecture & Telecommunications
 1 San Jacinto Plaza, Suite 250
 Newport Beach, California 92660
 Phone: (949) 790-3929
 Fax: (949) 760-3931

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PREPARED FOR

 5738 PACIFIC CENTER BOULEVARD
 2ND FLOOR
 SAN DIEGO, CALIFORNIA 92121



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME
MISSION CHATEAU
 PROJECT NUMBER
SD0529 LTE OPTIMAL
 2120 MISSION AVENUE
 SAN DIEGO, CALIFORNIA 92116

DRAWING DATES
 10/03/11 100% FINAL ZDS VER B (P9)
 10/14/11 100% FINAL ZDS VER C (P10)
 10/31/11 PLANNING COMMENTS (P11)
 11/02/11 100% FINAL ZDS VER D (P12)
 11/03/11 100% FINAL ZDS VER E (P13)
 11/11/11 PER SURVEY (P14)
 11/23/11 CLIENT COMMENTS (P15)
 01/04/12 CLIENT COMMENTS (P16)

SHEET TITLE

ELEVATIONS

A-2

JRA JOB NUMBER: 101355

ELEVATION KEYNOTES

- 1 (E) BUILDING.
- 2 (N) 6'-4" AT&T ANTENNAS TO REPLACE (E) 4'-7" ANTENNAS MOUNTED TO (E) BUILDING BEHIND (N) FRP SCREEN, PAINT AND TEXTURE TO MATCH (E) BUILDING.
- 3 (E) AT&T EQUIPMENT ROOM.
- 4 (E) INACTIVE ANTENNA TO BE REMOVED, (E) BUILDING SURFACE TO BE RESTORED, REPAINTED, AND RETEXTURED IN DAMAGED AREA.

TOP OF (E) BUILDING AND (N) AT&T LTE ANTENNAS.

CENTER OF (N) AT&T LTE ANTENNAS.

BOTTOM OF (N) AT&T LTE ANTENNAS.

31'-0"
 27'-10"
 24'-8"

TOP OF F.S.

NORTH ELEVATION

SCALE:
 3/16"=1'-0" 0 3' 6' **2**

ELEVATION KEYNOTES

- 1 (E) BUILDING.
- 2 (N) 6'-4" AT&T ANTENNAS TO REPLACE (E) 4'-7" ANTENNAS MOUNTED TO (E) BUILDING BEHIND (N) FRP SCREEN, PAINT AND TEXTURE TO MATCH (E) BUILDING.
- 3 (E) AT&T EQUIPMENT ROOM.
- 4 (E) INACTIVE ANTENNA TO BE REMOVED, (E) BUILDING SURFACE TO BE RESTORED, REPAINTED, AND RETEXTURED IN DAMAGED AREA.
- 5 (N) AT&T RRU.
- 6 PROPOSED TREE; SEE NOTES.
- 7 (E) DIGITAL TRAFFIC SIGN.

NOTES:
 TREE OPTION ONE: BRADFORD PEAR TREE
 TREE OPTION TWO: BRISBANE BOX (TRISTANIA CONFERTA 'LAURINA')
 TREE OPTION THREE: NEW ZEALAND CHRISTMAS TREE (METROSIDEROS EXCELSA)



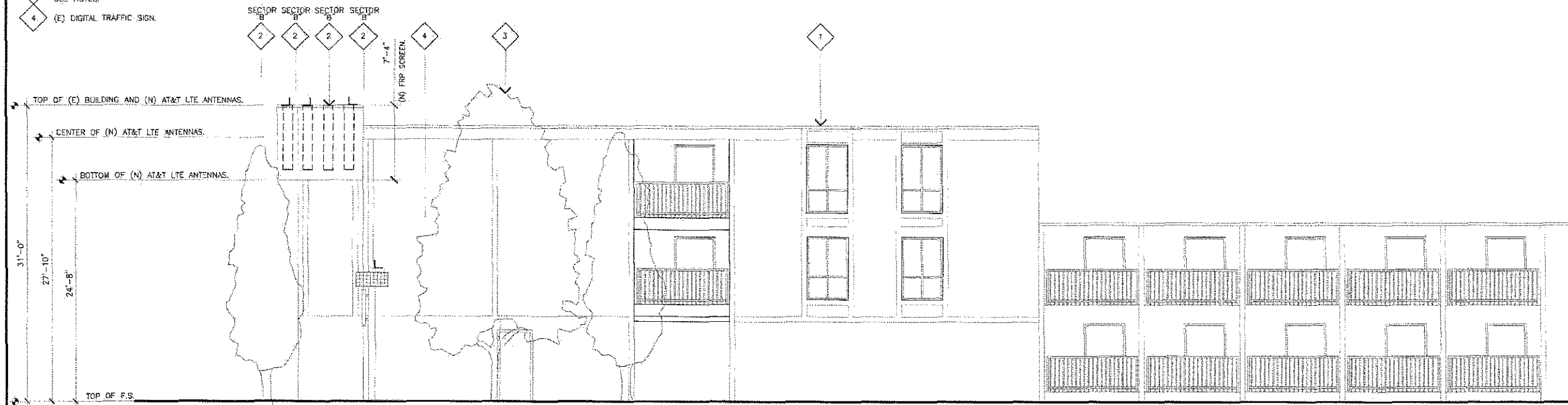
WEST ELEVATION

SCALE:
 3/16"=1'-0" 0 3' 6' **1**

ELEVATION KEYNOTES

- 1 (E) BUILDING.
- 2 (N) 6'-4" AT&T ANTENNAS TO REPLACE (E) 4'-7" ANTENNAS MOUNTED TO (E) BUILDING BEHIND (N) FRP SCREEN, PAINT AND TEXTURE TO MATCH (E) BUILDING.
- 3 PROPOSED TREE. SEE NOTES.
- 4 (E) DIGITAL TRAFFIC SIGN.

NOTES:
 TREE OPTION ONE: BRADFORD PEAR TREE
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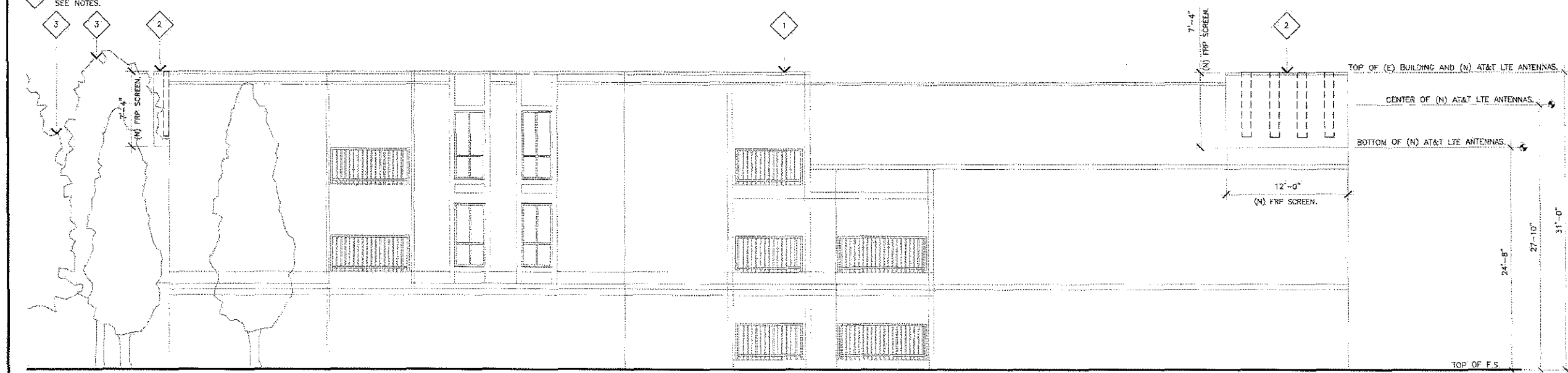
SOUTH ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6" 2

ELEVATION KEYNOTES

- 1 (E) BUILDING.
- 2 (N) 6'-4" AT&T ANTENNAS TO REPLACE (E) 4'-7" ANTENNAS MOUNTED TO (E) BUILDING BEHIND (N) FRP SCREEN, PAINT AND TEXTURE TO MATCH (E) BUILDING.
- 3 PROPOSED TREE. SEE NOTES.

NOTES:
 TREE OPTION ONE: BRADFORD PEAR TREE
 TREE OPTION TWO: BRISBANE BOX (TRISTANIA CONFERTA 'LAURINA')
 TREE OPTION THREE: NEW ZEALAND CHRISTMAS TREE (METROSIDEROS EXCELSA)



EAST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6" 1

JRA
 Jeffrey Rome & Associates, Inc.
 Architecture & Telecommunications
 1 San Joaquin Plaza, Suite 250
 Newport Beach, California 92660
 Phone: (949) 760-3829
 Fax: (949) 760-3831

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PREPARED FOR

 5738 PACIFIC CENTER BOULEVARD
 2ND FLOOR
 SAN DIEGO, CALIFORNIA 92121



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME
MISSION CHATEAU
 PROJECT NUMBER
SD0529 LTE OPTIMAL
 2120 MISSION AVENUE
 SAN DIEGO, CALIFORNIA 92116

DRAWING DATES
 10/03/11 100% FINAL ZDS VER B (P9)
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 01/04/12 CLIENT COMMENTS (P16)

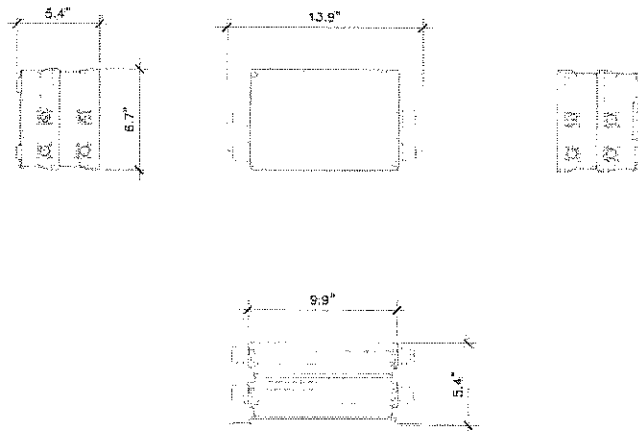
SHEET TITLE

ELEVATIONS

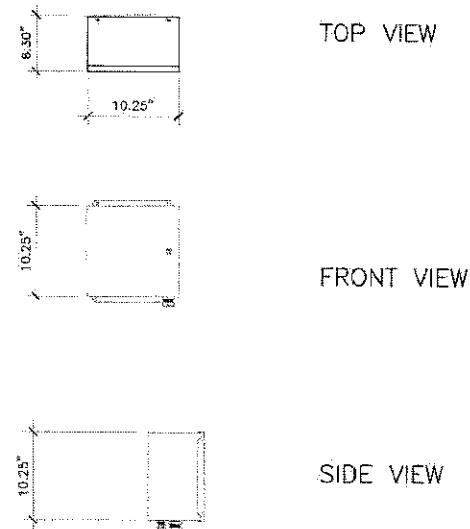
A-2.1

JRA JOB NUMBER: 101335

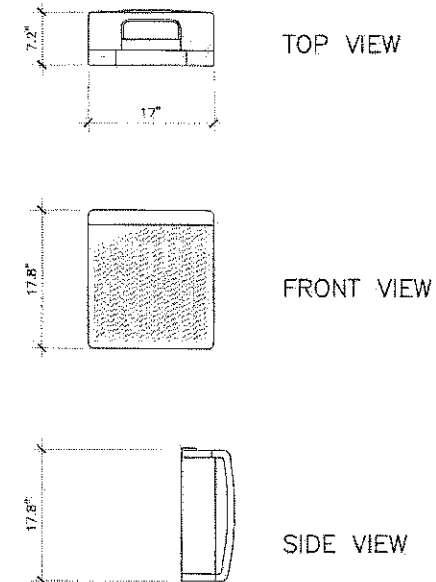
WEIGHT: 8kg (18lbs)
 RF CONNECTORS: DIN 7/16 FEMALE
 DIMENSIONS: 9.9"x6.7"x5.4"



SURGE SUPPRESSOR COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: (10.25"x10.25"x6.30")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 16 lbs
 WIND LOAD, FRONTAL/LATERAL/REAR
 SIDE 149.6 mph, Cd=1: N/A lbs



RRU COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: (17"x17.8"x7.2")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 55 lbs
 WIND LOAD, FRONTAL/LATERAL/REAR
 SIDE 149.6 mph, Cd=1: N/A lbs
 CONNECTOR: (4) 1/2 DIN FEMALE



DUAL BAND TMA

SCALE: NONE

5

DC SURGE SUPPRESSION CABINET

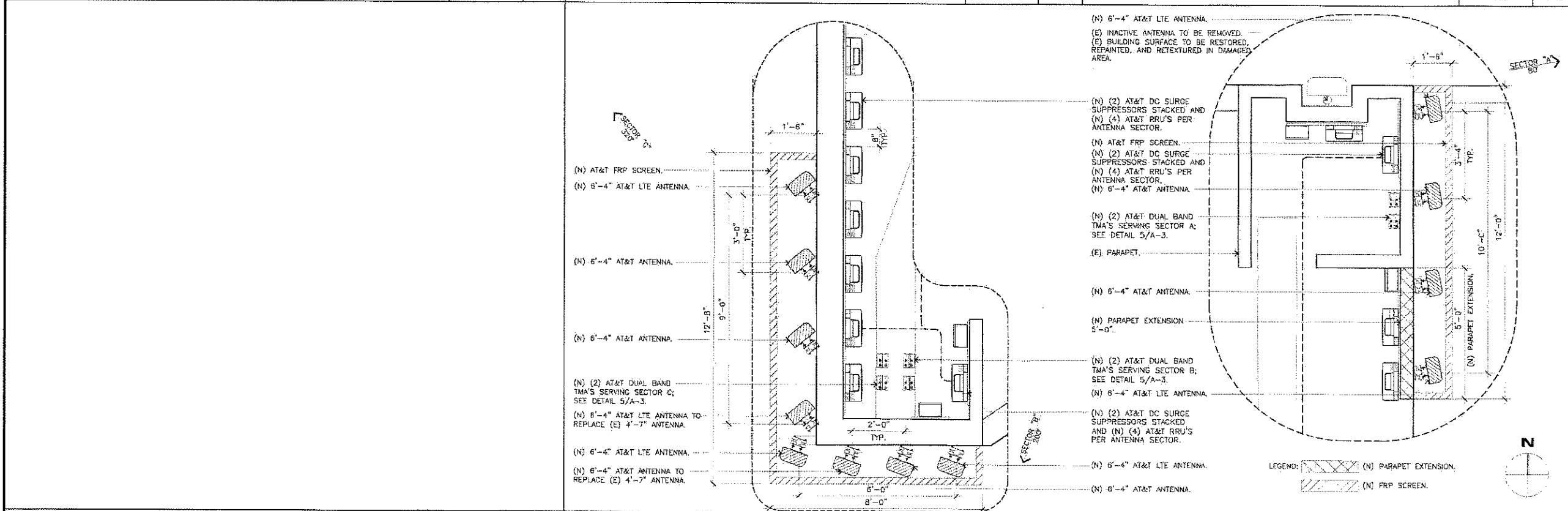
SCALE: NONE

3

RRU CABINET

SCALE: NONE

2



NOT USED

SCALE: NONE

4

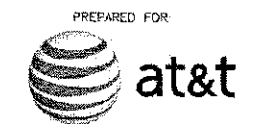
ANTENNA PLAN

SCALE: NONE

1

JRA
 Jeffrey Rome & Associates, Inc.
 Architecture & Telecommunications
 1 San Jacinto Plaza, Suite 250
 Newport Beach, California 92660
 Phone: (949) 760-3929
 Fax: (949) 760-3931

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5738 PACIFIC CENTER BOULEVARD
 2ND FLOOR
 SAN DIEGO, CALIFORNIA 92121



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME
MISSION CHATEAU
 PROJECT NUMBER
SD0529 LTE OPTIMAL
 2120 MISSION AVENUE
 SAN DIEGO, CALIFORNIA 92116

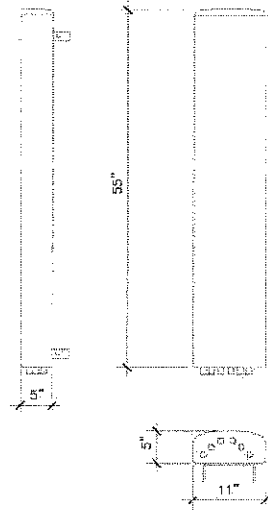
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 01/04/12 CLIENT COMMENTS (P16)

SHEET TITLE
ANTENNA DETAILS

A-3

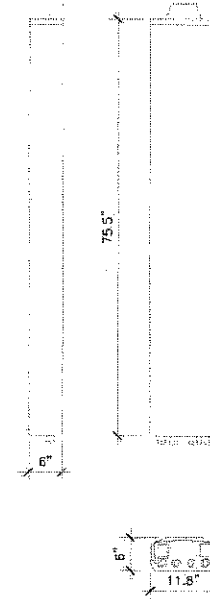
JRA JOB NUMBER: 1011325

ANTENNA COLOR: LIGHT GREY
 DIMENSIONS, HxWxD: 1400x280x125mm (4'7"x11"x5")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 33 lbs
 WIND LOAD, FRONTAL/LATERAL/REAR SIDE 42 m/s, Cd=1.0 (N): 42B
 CONNECTOR: (6) 7/16 DIN FEMALE



PER RFDS DATED 12/28/09

ANTENNA MATERIAL: GRP
 ANTENNA COLOR: LIGHT GREY
 DIMENSIONS, HxWxD: 1918x300x152mm (75.5"x11.8"x6")
 WEIGHT: 51.8 lbs
 WIND LOAD, FRONTAL/LATERAL/REAR: 221 lbf/B1 lbf/ 230 lbf
 CONNECTOR: 7/16 DIN FEMALE



(E) ANTENNA SPECIFICATION

SCALE: NONE 6

(N) LTE ANTENNA SPECIFICATION

SCALE: NTS 4

NOT USED

SCALE: NTS 2

NOT USED

SCALE: NTS 5

NOT USED

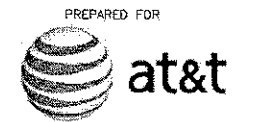
SCALE: NTS 3

NOT USED

SCALE: NTS 1

JRA
 Jeffrey Rome & Associates, Inc.
 Architecture & Telecommunications
 1 San Joaquin Plaza, Suite 250
 Newport Beach, California 92660
 Phone: (949) 760-3929
 Fax: (949) 760-3931

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5738 PACIFIC CENTER BOULEVARD
 2ND FLOOR
 SAN DIEGO, CALIFORNIA 92121



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME
MISSION CHATEAU
 PROJECT NUMBER
SD0529 LTE OPTIMAL
 2120 MISSION AVENUE
 SAN DIEGO, CALIFORNIA 92116

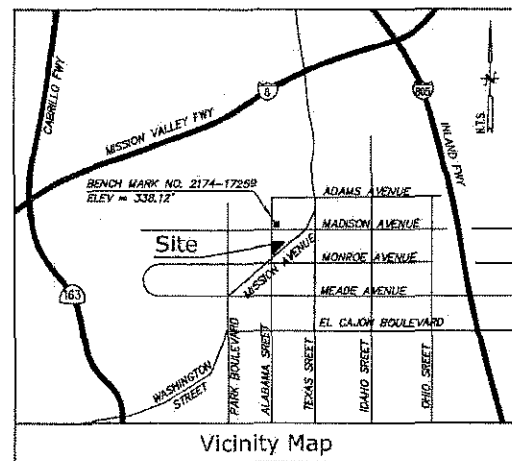
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 11/13/11 PER SURVEY (P14)
 11/23/11 CLIENT COMMENTS (P15)
 01/04/12 CLIENT COMMENTS (P16)

SHEET TITLE

DETAILS

A-4

JRA JOB NUMBER: 101345



Title Report

PREPARED BY: LAWYERS TITLE COMPANY
 ORDER NO.: 12874680-10
 DATED: APRIL 13, 2011

Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 14 IN BLOCK 49 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G. A. O'HEENEY, IN BOOK 8, PAGE 36 ET SEQ OF US PATENT, OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ALSO ALL THAT PORTION OF THE NORTHWESTERLY 25 FEET OF MISSION AVENUE, ADJOINING THE ABOVE DESCRIBED PROPERTY ON THE SOUTHEAST AS CLOSED SEPTEMBER 27, 1926, BY RESOLUTION NO. 38215 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO.

Geographic Coordinates at Center of Sector

1983 DATUM: LATITUDE 32° 45' 35.37" N LONGITUDE 117° 08' 32.38" W
 ELEVATION = 334.2 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS (") TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

Bench Mark

THE CITY OF SAN DIEGO BENCH MARK NO. 2174-17259, LOCATED AT THE NORTHEAST CORNER OF ALABAMA STREET AND MADISON AVENUE, ELEVATION = 338.12 (NAD 83)

Easements

NO EASEMENTS REPORTED PER TITLE REPORT

Dates of Survey

FEBRUARY 24, 2011
 NOVEMBER 7, 2011

JRA
 Jeffrey Rome & Associates, Inc.
 Architecture & Telecommunications
 3 San Joaquin Plaza, Suite 155
 Newport Beach, California 92660
 Phone: (949) 760-3829
 Fax: (949) 760-3931

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CONSULTANT
CAL VADA
SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92880
 Phone: 951-260-9580 Fax: 951-260-9746
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 1121

PREPARED FOR

 5738 PACIFIC CENTER BLVD., 2ND FL.
 SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
SAC AND ZONING	DATE
ERICSSON CM	DATE
AT&T CM	DATE
OWNER APPROVAL	DATE

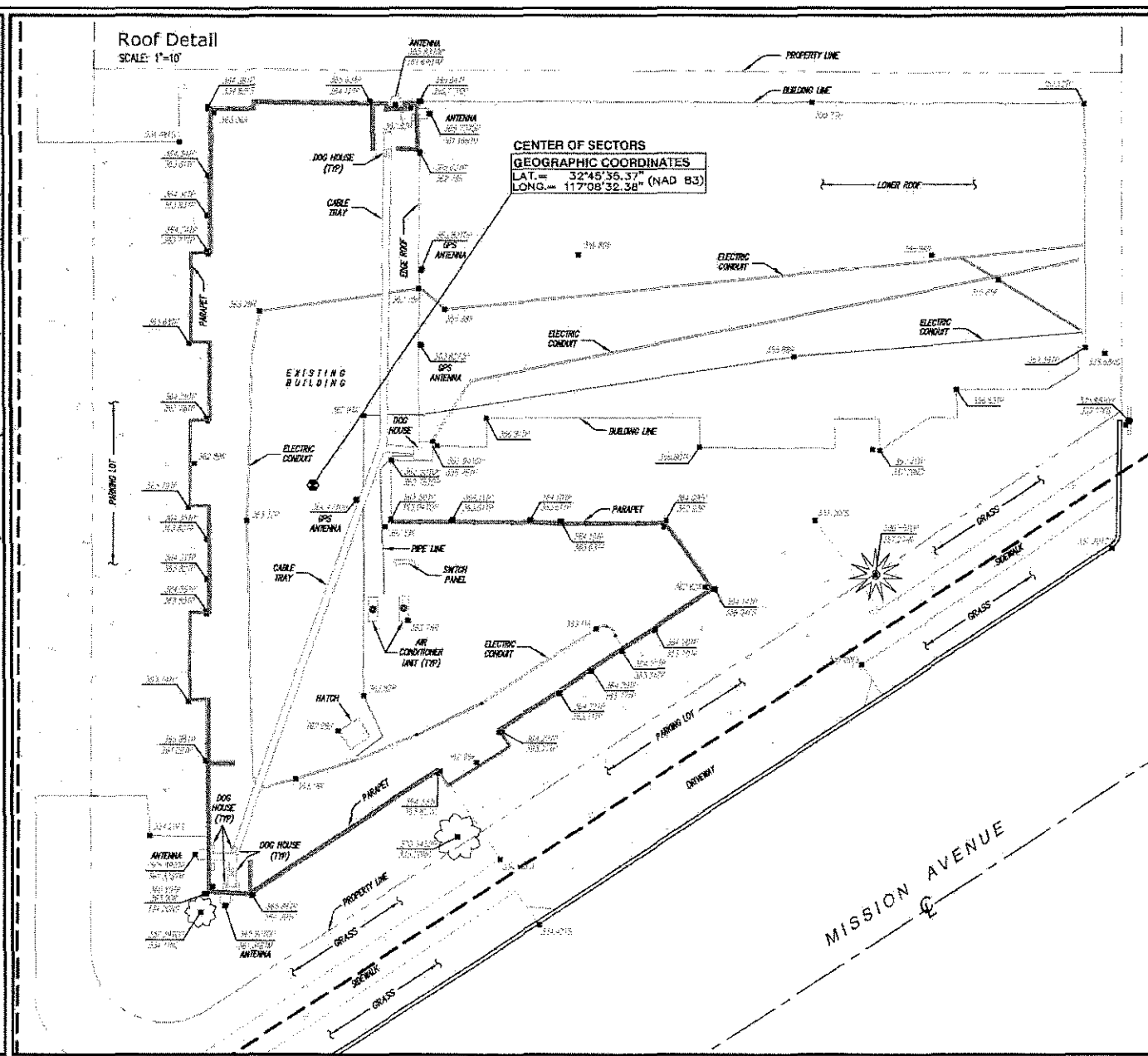
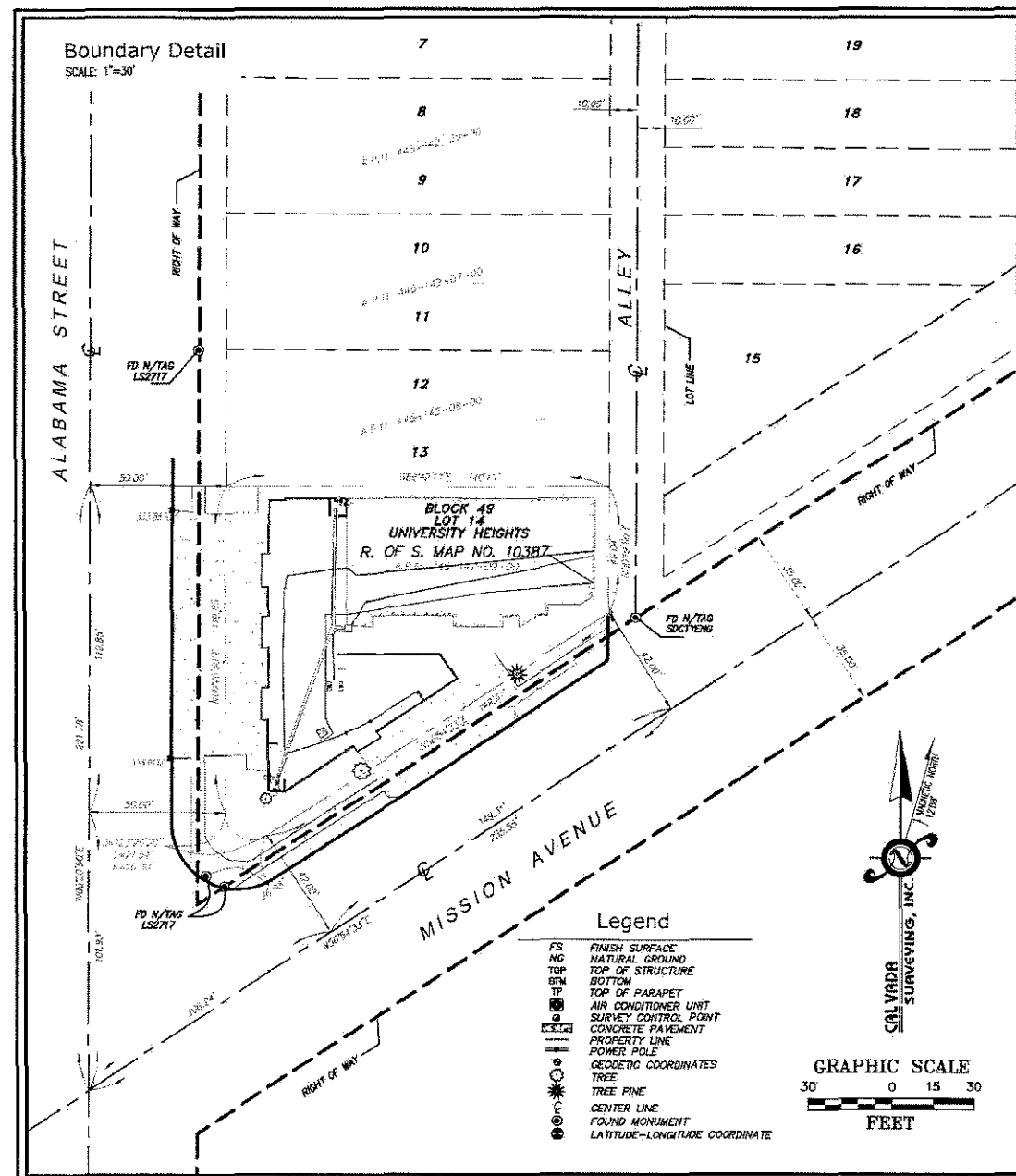
PROJECT NAME
MISSION CHATEAU
 PROJECT NUMBER
SD-529 LTE
 2120 MISSION AVENUE
 SAN DIEGO, CA 92116
 SAN DIEGO COUNTY

DATE	DESCRIPTION	BY
03/07/11	SUBMITTAL	AV
05/13/11	TITLE REPORT/FINAL	HP
11/08/11	CITY OF SAN DIEGO BENCH MARK	RG

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 1



ATTACHMENT 12

From: Vicki Granowitz
Sent: Thursday, November 17, 2011 7:28 AM
To: Hempton, Alexander
Cc: Robert Barry; Rene Vidales
Subject: ATT-Mission Chateau

Alex,

After a long discussion and 3 failed attempts to reach an agreement on a Motion, the NPPC Board decided to forward the ATT Mission Chateau Project to the City without an Action. This is not a typical resolution and I apologize for any inconvenience this may cause. I have included some of the issues from our lengthy and thorough discussion of the project.

Vicki Granowitz Chair NPPC

Some of the issues that came up were:

- The placement of the wireless facilities on the apartment in a residential area violates current City Policy
- The City should not approve projects that violate their own Policies
- That this location was initially placed prior to the City adopted a Wireless Policy & should be brought into conformance with current City Policy and not just taking the easy way out
- General resistant to placing in a residential area
- That renters are being taking advantage of, since it was unlikely they would reap any benefit of the income being generated from ATT
- The owner of the property had not committed to placing the recommended trees
- Cottonwood trees have been a problem for the NPMAD & residents and a replacement species had not be identified or agreed to by the apartment owner.
- The applicant could never clearly state what other locations they had explored within adjacent business nodes, particularly Park Blvd & Adams Ave
- Taking action was premature since we only had the 1st Cycles Report, and we should wait until we have the 2nd Cycles Report with the outstanding issues be responded to by the applicant.

The people that supported reasoning included:

- They didn't have a problem with the placement of the new and addition facilities on an apartment in a residential area
- That there is a need for coverage in the area that would benefit from the project placement
- That a Motion could be could be craft that would deal with the choice of tree species
- That the remaining issues in the 1st Cycles Report where not substantive and were primarily related to tree species

Please excuse any spelling or grammar errors.



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 SD0529 / Mission Chateau Project No. For City Use Only

Project Address:
 2120 Mission Avenue, San Diego, CA 92108

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):
 Richard W. Shewalter, Trustee of the Shewalter Family Trust dated 11/14/02
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 7214 CANYON HILL CT.
 City/State/Zip: SAN DIEGO, CA 92126
 Phone No: 658-566-0920 Fax No: 658-566-0920
 Signature: [Signature] Date: 4/7/11

Name of individual (type or print):
 Betty A. Riggins, as Trustee of the Riggins Living Trust, dated 12/10/99
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of individual (type or print):
 Barbara Jean Flynn, Trustee, under the Flynn Family Trust dated 5/20/80
 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:
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Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____

Signature : _____ **Date:** _____

Name of Individual (type or print):
 Betty A. Riggins, as Trustee of the Riggins Living Trust, dated 12/10/99

Owner Tenant/Lessee Redevelopment Agency

Street Address:
 3338 Fairway Dr.

City/State/Zip:
 La Mesa, Ca 91941

Phone No: 619 461-7956 **Fax No:** _____

Signature : Betty A. Riggins **Date:** 4-10-11

Name of Individual (type or print):
 Barbara Jean Flynn, Trustee, under the Flynn Family Trust dated 5/20/08

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____

Signature : _____ **Date:** _____

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____

Signature : _____ **Date:** _____

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

DS-318 (5-05)



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
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Street Address: _____

City/State/Zip: _____

Phone No: _____ **Fax No:** _____

Signature: _____ **Date:** _____

Name of Individual (type or print):
Barbara Jean Flynn, Trustee, under the Flynn Family Trust dated 5/20/80

Owner Tenant/Lessee Redevelopment Agency

Street Address: 3367 Mt. Carol Dr

City/State/Zip: San Diego, Ca. 92111

Phone No: 858-278-8879 **Fax No:** _____

Signature: Barbara J. Flynn **Date:** 4-9-11

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ **Fax No:** _____

Signature: _____ **Date:** _____

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DS-318 (5-05)

Corporate Governance



Randall L. Stephenson

is Chairman of the Board, Chief Executive Officer and President of AT&T Inc. and has served in this capacity since June 2007. Mr. Stephenson has held a variety of high-level finance, operational, and marketing positions with AT&T, including serving as Chief Operating Officer from 2004 until his appointment as Chief Executive Officer in 2007 and as Chief Financial Officer from 2001 to 2004. He began his career with the Company in 1982. Mr. Stephenson received his B.S. in accounting from Central State University (now known as the University of Central Oklahoma) and earned his Master of Accountancy degree from the University of Oklahoma. He is the Chairperson of the Executive Committee. He has been a Director of AT&T since 2005. Mr. Stephenson is a Director of Emerson Electric Co.

Leadership

AT&T Board Bios



Randall L. Stephenson



Jon C. Madonna



Gilbert F. Amelio



Reuben V. Anderson



James H. Blanchard



Jaime Chico Pardo



James P. Kelly



Lynn M. Martin



John B. McCoy



Joyce M. Roché



Matthew K. Rose



Laura D'Andrea Tyson

Investor Relations

[Company Information](#)

[Corporate Governance](#)

[Financial Reporting](#)

[Stock Information](#)

[Stockholder Services](#)

[Investor News](#)

[Calendar](#)

Project Chronology

AT&T – Mission Chateau – Project No. 232311

Date	Action	Description	City Review Time	Applicant Response Time
6/22/2011	First Submittal	Project Deemed Complete		
8/1/2011	First Assessment Letter		40	
11/14/2011	Second Submittal			105
12/16/2011	Second Assessment Letter		32	
1/17/2012	Third Submittal			32
2/9/2012	All issues resolved		23	
3/22/2012	Public Hearing – Planning Commission		42	
TOTAL STAFF TIME			137	
TOTAL APPLICANT TIME				137
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	274 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 15, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 29, 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: Conditional Use Permit, Process 4
PROJECT NUMBER: 232311
PROJECT NAME: AT&T MISSION CHATEAU
APPLICANT: Jim Kennedy, TAIC, agents representing AT&T Mobility

COMMUNITY PLAN AREA: Greater North Park
COUNCIL DISTRICT: District 3

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

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas mounted to the side of an existing apartment building, with equipment associated with the antennas located within the building, located at 2120 Mission Avenue, north east of the intersection of Alabama Street and Mission Avenue.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be

ATTACHMENT 15

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 2/3/12 and the opportunity to appeal that determination ended 2/23/12.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 12002028

Revised 7-27-11 HMD