



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 19, 2012 **REPORT NO. PC-12-037**

ATTENTION: Planning Commission, Agenda of April 26, 2012

SUBJECT: TOWERCO – CITY HEIGHTS
PROJECT NO. 224500, PROCESS 4

**OWNER/
APPLICANT:** MICHAEL & JENNIFER MAY
TOWERCO ASSETS LLC.

SUMMARY

Issue(s): Should the Planning Commission approve a Planned Development Permit for an existing Wireless Communication Facility located at 4735 Myrtle Avenue within the City Heights Community Planning Area?

Staff Recommendation: APPROVE Planned Development Permit No. 872418.

Community Planning Group Recommendation: On May 5, 2011, the City Heights Area Planning Committee voted 12-1-0 to recommend approval of this project with no conditions (Attachment 11).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 10, 2010, and the opportunity to appeal that determination ended December 25, 2010 (Attachment 7).

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

This existing Wireless Communication Facility (WCF) was originally permitted for Sprint Nextel on January 29, 2001 under Permit No. 94-0330-106. At the time, the project was approved for a 30-foot tall monopalm with twelve antennas and an associated equipment enclosure. This WCF was subsequently sold to a tower management company, TowerCo Asset LLC. On November 3, 2010, Alston and Bird LLP, a representative for TowerCo, submitted a new Planned Development Permit (PDP) application to the Development Services Department to continue the use of this existing WCF. The original permit included a 10 year expiration which expired on January 29, 2011.

This WCF, if designed to comply with the underlying zone, would be processed as a Process 1, Limited Use. However, the project as designed is located within the required side and rear yard setbacks. Additionally, the overall height of the monopalm is 32-feet, which exceeds the maximum height allowed under the CUPD-CU-1-2 zone of 30-feet. Therefore, the project is proposing multiple deviations to continue to operate in its current location, requiring a PDP, Process 4 decision.

DISCUSSION

Project Description – TowerCo’s existing monopalm includes twelve antennas, all painted to match the existing fronds. Additionally, all the mounting components are painted to match the existing fronds consistent with the design guidelines. The existing fronds will extend a minimum of 24-inches in front of the associated antennas to achieve the desired screening as required by the WCF’s design requirements. As part of the original approval, a total of five live palms were planted along Euclid Avenue to aid in screening the monopalm (Attachment 10). These existing palms have fully matured providing the appropriate screening consistent with the WCF regulations. The existing 200-square foot prefabricated equipment enclosure is tucked back in the southeast corner of the property, and is minimally visible to the public right-of-way.

Community Plan Analysis: The project location is designated for commercial use in the City Heights Community Plan (Attachment 2). The City Heights Community Plan does not contain specific policies on WCF development.

Council Policy 600-43 - The guidelines establish hierarchy from the most preferred locations (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 1 location according to Council Policy 600-43, which categorizes WCF’s according to land use in which they are located.

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. TowerCo’s design consists of twelve antennas mounted to a 32-foot tall monopalm (Attachment 9). The equipment associated with this project is concealed inside a 200-square foot prefabricated equipment enclosure tucked back in the southeast corner of the property. The existing landscaping along with the current frond count provides sufficient screening of the WCF and can be supported by staff.

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 CUPD-CU-1-2 zone and the Wireless Communication Facilities Regulations Section 141.0420. Staff supports the City Heights Area Planning Committee's recommendation to support the existing TowerCo project. The project complies with the General Plan, City Heights Community Plan and all applicable zoning requirements with exception of setbacks and height. The PDP Findings have been included to support the requested deviations. Staff recommends that the Planning Commission approve Planned Development Permit No. 872418.

ALTERNATIVES

1. **APPROVE** Planned Development Permit No. 872418, **with modifications.**
2. **Deny** Planned Development Permit No. 872418, **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,



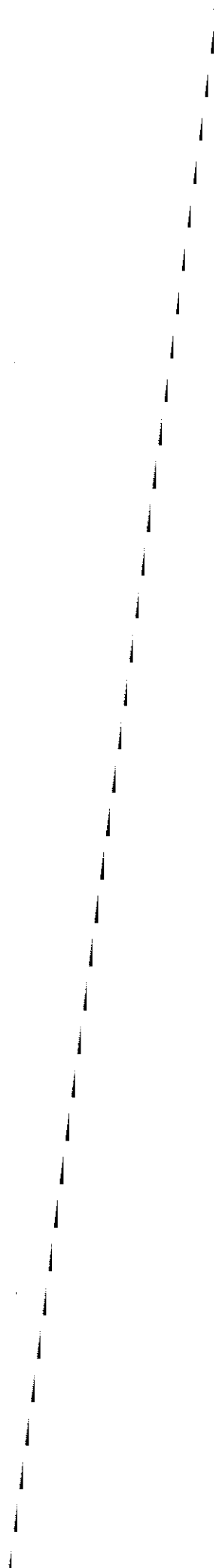
Mike Westlake
Program Manager
Development Services Department



Simon Tse
Associate Planner
Development Services Department

Attachments:

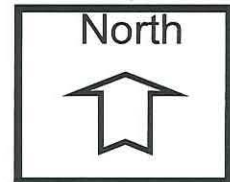
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Site Photos
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Notice of Planning Commission
14. Project Chronology
15. Permit No. 94-0330-106

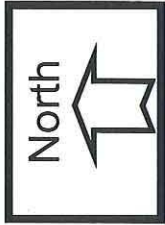
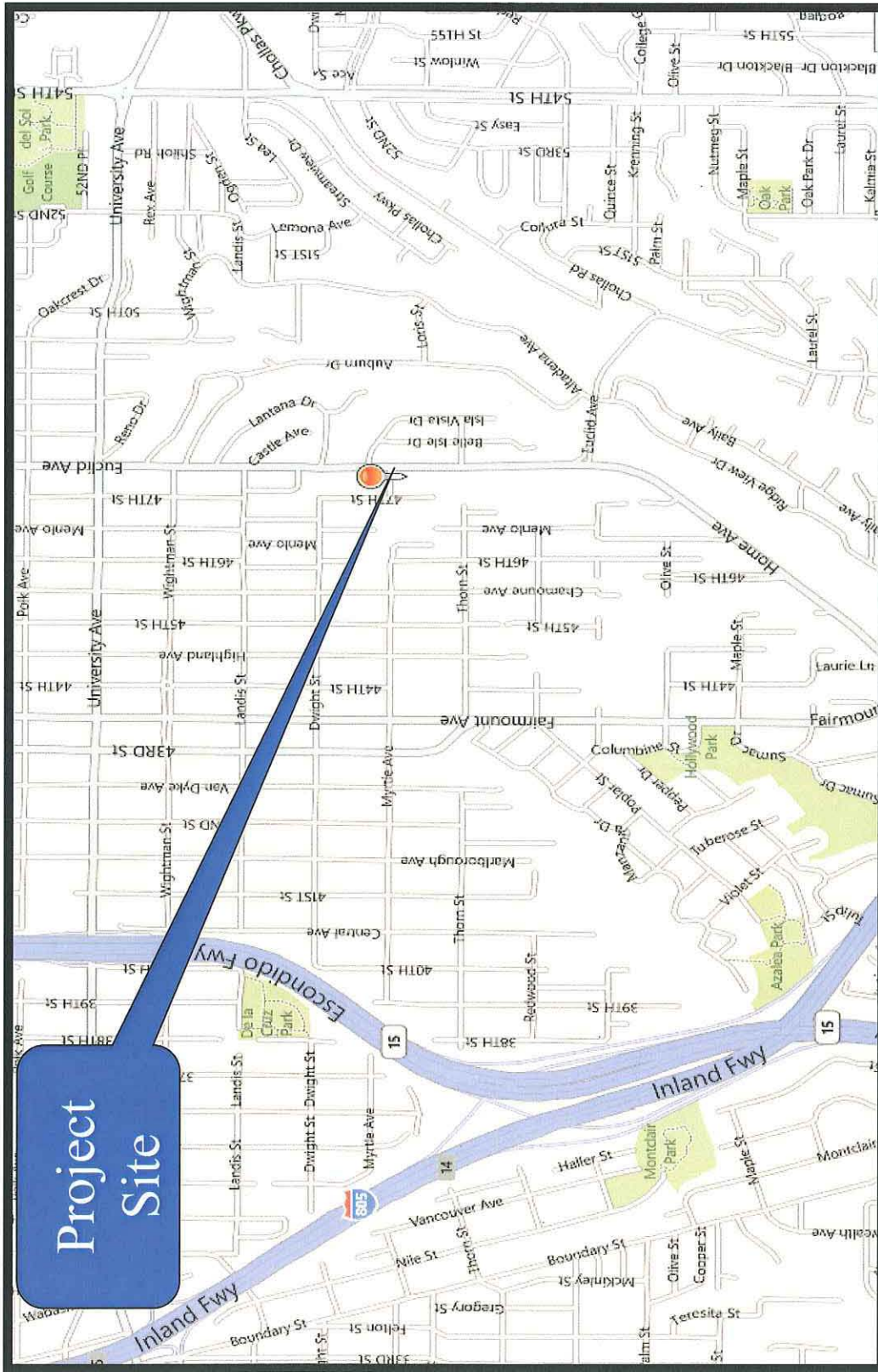




Aerial Photo

TowerCo City Heights CA2564 - Project No. 224500
4735 Myrtle Avenue, San Diego, CA 92105





Project Location Map

TowerCo City Heights CA2564 - Project No. 224500
4735 Myrtle Avenue, San Diego, CA 92105



PROJECT DATA SHEET

PROJECT NAME:	TowerCo - City Heights	
PROJECT DESCRIPTION:	An existing Wireless Communication Facility (WCF) consisting of twelve antennas mounted on a 32-foot tall mono-palm. The equipment associated with this project is located inside a 200 square-foot prefabricated equipment enclosure.	
COMMUNITY PLAN AREA:	City Heights	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>(Central Urbanied Planned District CU-1-2) ZONING INFORMATION:</u>		
	<u>Required</u>	<u>Proposed</u>
HEIGHT LIMIT:	24/30-feet	32-feet
FRONT SETBACK:	20-feet	20-feet
SIDE SETBACK:	10-feet	6-feet
STREET SIDE SETBACK:	20-feet	20-feet
REAR SETBACK:	10-feet	7-feet
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/RS-1-7	Residential
SOUTH:	Residential/CUPD-CU-1-1	Commercial
EAST:	Commercial/CUPD-CU-1-2	Commercial
WEST:	Residential/ CUPD-CU-1-2	Residential
DEVIATIONS OR VARIANCES REQUESTED:	<p>The following deviations are being requested to allow the WCF to continue to operate at its current location:</p> <ol style="list-style-type: none"> 1. The WCF is currently located within both the side yard and rear yard setbacks. 2. The overall height of the WCF is above the 30-foot height limit. 	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 5, 2011, the City Heights Area Planning Board voted 12-1-0 to support the TowerCo City Heights Wireless Communication Facility (Attachment 10).	

**PLANNING COMMISSION
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 872418
TOWERCO CITY HEIGHTS
PROJECT NO. 224500**

WHEREAS, MICHAEL AND JENNIFER MAY, Owner(s) and TOWERCO ASSETS LLC., Permittee, filed an application with the City of San Diego for a permit for an existing Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas located on a 32-foot monopalm with a minimum of 40 fronds. The equipment associated with this project is inside a 200-square foot prefabricated enclosure located on the southeast portion of the property (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 872418;

WHEREAS, the project site is located at 4735 Myrtle Ave in the CUPD-CU-1-2 zone of the City Heights Community Plan;

WHEREAS, the project site is legally described as lots 39 through 40 inclusive of block 5 of Bungalow Park addition in the City of San Diego, State of California, Map 1175, filed in the Office of San Diego County Recorder;

WHEREAS, on April 26, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 872418 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 10, 2010, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301, Existing Facilities and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated April 26, 2012.

FINDINGS:

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 City Heights Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations

is to camouflage facilities from public view. The site is currently designated for commercial use in the City Heights Community Plan. The existing WCF is designed as a 32-foot monopalm with a total of twelve (12) antennas. The antennas and all associated mounting components are required to be painted to match the existing fronds as part of the conditions of approval. This is to ensure that the monopalm complies with the WCF regulations and the WCF Guidelines for integration. The existing 32-foot tall monopalm consists of a minimum of 40 fronds appropriately screening the existing antennas from the public right-of-way. The associated equipment is located on the southeast portion of the property with minimal visibility. The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. The TowerCo design is consistent with the General Plan's requirement since the antennas are set back a minimum of 24-inches from the existing fronds. Also, the existing landscaping consisting of five fully mature live palms along Euclid Avenue provides another element that helps with screening the monopalm. Therefore, the proposed WCF complies with the City of San Diego General Plan and will not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. TowerCo has submitted an RF Report to staff demonstrating compliance with the FCC standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. The proposed development will comply with the regulations of the Land Development Code 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 TowerCo WCF complies with Municipal Code Section 141.0420 which requires WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with the existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The existing 32-foot tall monopine includes a minimum of 40 fronds extending no less than 24-inches in front of the antennas. Consistent with the WCF regulations and design guidelines, conditions have been added to require all the antennas and associated components to be painted to match the existing fronds for integration purposes and to remove any mounting pipes absent antennas. Both the faux monopalm and the equipment enclosure are located toward the southeast portion of the property, set back from the public right-of-way. The location is also currently screened by five existing live palms along Euclid Avenue. As reflected in the photo survey, these live palms help in the overall integration of the existing faux monopalm.

The project is located within the CUPD-CU-1-2 zone which has a 30-foot height limitation. The monopalm exceeds the 30-foot height limit with an overall height of 32-feet, and requires a Planned Development Permit for the height deviation. Also, the equipment enclosure and portions of the monopalm extends into both the required rear yard setback and the side yard setback. Although the WCF exceeds the height requirement, the WCF is properly located at the southeast corner of the property resulting in minimal visual impact. Furthermore, allowing the fronds to extend above the 30-foot height requirement results in a more realistic appearing faux tree. Finally, by locating the facility within the required setback, the visibility of the faux monopalm is significantly reduced and integrated into the cluster of live palms within the right-of-way. Therefore, the proposed deviations to exceed the 30-foot height limit and to locate within the side and rear yard setback can be supported by staff.

The existing TowerCo's WCF results in a more realistic palm design by allowing the fronds to extend above the 30-foot height limit. Staff is concerned that compliance with the 30-foot height limit would restrict the frond configuration. At the risk of avoiding a monopalm with portions of the upper palm topped, the existing design is preferred by staff. Also, locating the equipment toward the corner of the property reduces the visibility of the site. The current back drop to the existing monopalm consists of heavy mature landscaping, which also helps with the integration. Relocating the existing palm may result in a less desirable location from an integration standpoint and potentially increases the visibility of the facility. In conclusion, the deviations to exceed the maximum allowable height of 30-feet and locating the WCF within the required side and rear yard setbacks would result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the CUPD-CU-1-2 zone and Municipal Code Section 141.0420.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 872418 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. 872418 copy of which is attached hereto and made a part hereof.

Simon Tse
Associate Planner
Development Services

Adopted on: April 26, 2012

Internal Order No. 24001284

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: 24001284

PLANNED DEVELOPMENT PERMIT NO. 872418
TOWERCO CITY HEIGHTS
PROJECT NO. 224500
PLANNING COMMISSION

This Planned Development Permit No. 872418 is granted by the Planning Commission of the City of San Diego to **MICHAEL MAY & JENNIFER MAY, Owners**, and **TOWERCO ASSETS LLP., Permittee**, pursuant to San Diego Municipal Code [SDMC] Chapter 2, Article 6, Division 6, and Chapter 15, Article 5, Division 2, and Land Development Code 141.0420. The site located at 4735 Myrtle Ave in the CUPD-CU-1-2 zone of the City Heights Community Plan. The project site is legally described as lots 39 through 40 inclusive of block 5 of Bungalow Park addition in the City of San Diego, State of California, Map 1175, filed in the Office of San Diego County Recorder.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for an existing Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 26, 2012, on file in the Development Services Department.

The project shall include:

- a. An existing Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas located on a 32-foot monopalm supporting a minimum of 40 fronds. The equipment associated with this project is inside a 200-square foot prefabricated enclosure located on the southeast portion of the property and;
- b. 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 Planned Development Permit (PDP) and corresponding use of this site shall expire on **April 26, 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.
2. 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 compliance, which may include penalties and fines.
3. Under no circumstances, does approval of this permit authorize the Permittee or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/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.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/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.).

9. 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.

10. 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.

11. 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:

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

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

PLANNING/DESIGN REQUIREMENTS:

14. 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.
15. All proposed hand-holes shall be covered with bark material to match the monopalm, trunk to the satisfaction of the Development Services Department.
16. The monopalm fronds shall extend a minimum of 24-inches beyond the antennas to the satisfaction of the Development Services Department.
17. All exposed cables, brackets and supports shall be painted to match the fronds to the satisfaction of the Development Services Department.
18. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
19. All mounting pipes shall not be longer than the installed antennas.
20. 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.
21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
22. 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.
23. 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.
24. Within 180 days from this approval, the Permittee shall complete the changes authorized as part of this approval and shall receive a final Telecom Planning Inspection approval. Failure to do so will result in referral of this project to Neighborhood Code Compliance, which will include fines and penalties.

INFORMATION ONLY:

- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish,

excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

- 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 April 26, 2012 and Resolution No. _____.

DRAFT

Planned Development Permit No. 872418
Date of Approval: April 26, 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.**

MICHAEL MAY
Owner(s)

JENNIFER MAY
Owner(s)

By _____

By _____

TOWERCO ASSETS LLC.
Permittee

By _____
NAME
TITLE

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

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.: 224500

PROJECT TITLE: TOWERCO-CITY HEIGHTS

PROJECT LOCATION-SPECIFIC: 4735 Myrtle Avenue

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit to continue use of an existing Wireless Communication Facility (WCF) consisting of twelve panel antennas on a faux mono-palm. The equipment associated with the WCF is located adjacent to the structure without modification. The site is located in the CUPD CU-1-2 Zone of the Central Urbanized Planned District within the Mid-City Community Plan.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: TowerCo Assets, LLC
5000 Valleystone Drive
Cary, NC 27519,
(919) 653-5746

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c))
- CATEGORICAL EXEMPTION: 15301: EXISTING FACILITIES
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The proposed activity is exempt from CEQA pursuant to Section 15301(Existing Facilities) of the State CEQA Guidelines because it is a continuation of an existing use and no new construction is proposed. None of the exception described in CEQA Guidelines 15300.2 apply, and the project has no potential to result in a significant effect on the environment.

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



SIGNATURE/TITLE

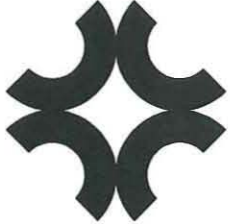
12/10/10

DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

DRAWING INDEX T-1 TITLE SHEET C-1 OVERALL SITE PLAN C-2 ENLARGED SITE PLAN C-3 NORTH ELEVATION & EAST ELEVATION C-4 SOUTH ELEVATION & WEST ELEVATION A-1 ANTENNA & ANTENNA MOUNT DETAILS L-1 LANDSCAPE PLAN	REV. D D D D D D	CONSULTING TEAM PROFESSIONAL ENGINEER: W-T COMMUNICATION DESIGN GROUP, LLC 2675 PRATUM AVE. HOFFMAN ESTATES, IL 60192 TEL: (224) 293-6333 FAX: (224) 293-6444	 <h1>TowerCo</h1>		
				SITE NAME: CITY HEIGHTS	TOWERCO SITE ID: CA2564
				SITE ADDRESS: 4735 MYRTLE AVE SAN DIEGO, CA 92105	

DIRECTIONS

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:
DEPART SAN DIEGO INTERNATIONAL AIRPORT. HEAD WEST ON AIRPORT TERMINAL RD. SLIGHT LEFT TO STAY ON AIRPORT TERMINAL RD. TURN LEFT AT N HARBOR DR. TURN LEFT AT W GRAPE ST. TAKE THE RAMP ONTO I-5 S. TAKE EXIT 15B TO MERGE ONTO CA-94 E. TAKE EXIT 2C ON THE LEFT TO MERGE ONTO CA-15 N TOWARD I-805 N. TAKE EXIT 5A FOR UNIVERSITY AVE TOWARD CITY HEIGHTS TRANSIT PLAZA. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR UNIVERSITY AVE E. TURN RIGHT AT UNIVERSITY AVE. TURN RIGHT AT EUCLID AVE. TURN RIGHT AT MYRTLE AVE. DESTINATION WILL BE ON THE LEFT.

PROJECT SUMMARY

SCOPE OF WORK: CONTINUED USE OF AN EXISTING 30'-0" MONOPALM WITH (12) NEXTEL ANTENNAS AND NEXTEL EQUIPMENT SHELTER.

SITE NAME: CITY HEIGHTS
SITE ID: CA2564
SITE ADDRESS: 4735 MYRTLE AVENUE
SAN DIEGO, CA 92105

PROPERTY OWNER: MICHAEL & JENNIFER MAY
4735 MYRTLE AVENUE
SAN DIEGO, CA 92105

SITE CONTACT: KATHLEEN HILL, ALSTON & BIRD LLP
333 S. HOPE STREET, SUITE 1600
LOS ANGELES, CA 90815
PHONE: (213) 516-1056

APPLICANT: TOWERCO ASSETS LLC
5000 VALLEYSTONE DRIVE
CARY, NC 27519
(919) 653-5746

GEOGRAPHIC COORDINATES: LATITUDE: 32° 44' 29.21" N (NAD 83)
LONGITUDE: -117° 6' 33.85" W (NAD 83)

GROUND ELEVATION: 330'

JURISDICTION: CITY OF SAN DIEGO

LEGAL DESCRIPTION: LOTS 39 THRU 40 INCLUSIVE OF BLOCK 5 OF BUNGALOW PARK ADDITION IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, MAP 1175, FILED IN THE OFFICE OF SAN DIEGO COUNTY RECORDER.

TYPE OF CONSTRUCTION: TYPE V-1 HOUR

APN: 476-142-16-00

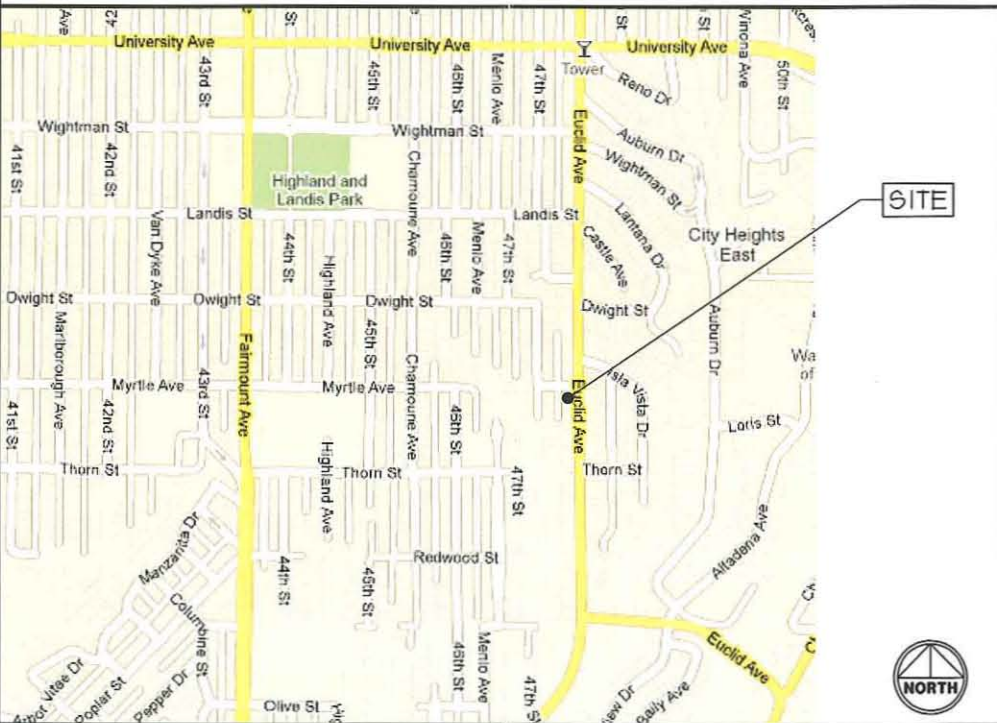
CITY ZONE CODE: CUPD-CU-1-2

OCCUPANCY: M

COUNTY: SAN DIEGO


BUILDING CODES: CALIFORNIA BUILDING CODE (2007)
CALIFORNIA ELECTRIC CODE (2007)

LOCAL MAP



SPECIAL NOTES

THESE DRAWINGS ARE FULL SIZE AND ARE SCALEABLE ON 11"X 17" SHEET SIZE



NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

**Know what's below.
Call before you dig.**

UTILITIES COORDINATION

POWER COMPANY:
COMPANY: PACIFIC GAS & ELECTRIC
PHONE #: 1-800-743-5000

TELEPHONE COMPANY:
COMPANY: AT&T
PHONE #: 1-800-288-2020




W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE

2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com

IL License No.: 184-001108 Exp: 04/30/11

COPYRIGHT © 2011 W-T COMMUNICATION DESIGN GROUP, LLC.



SITE NAME: CITY HEIGHTS

TOWERCO SITE ID: CA2564

4735 MYRTLE AVE
SAN DIEGO, CA 92105

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	03/10/11	ZONING COMMENTS	EWT	TJM	CMS
C	01/10/11	ZONING COMMENTS	EWT	TJM	CMS
B	10/18/10	REVISIONS	EWT	TJM	CMS
A	10/12/10	ZONING DRAWING	EWT	TJM	CMS

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: EWT

PROJECT NUMBER	T101680
DRAWING TITLE	TITLE SHEET
DRAWING NUMBER	T-1

(6) 20' B.T.H WASHINGTONIA ROBUSTA (MEXICAN FAN PALM). SEE SHEET LS-1.

EXISTING UNDERGROUND TELCO CONDUIT TO REMAIN.

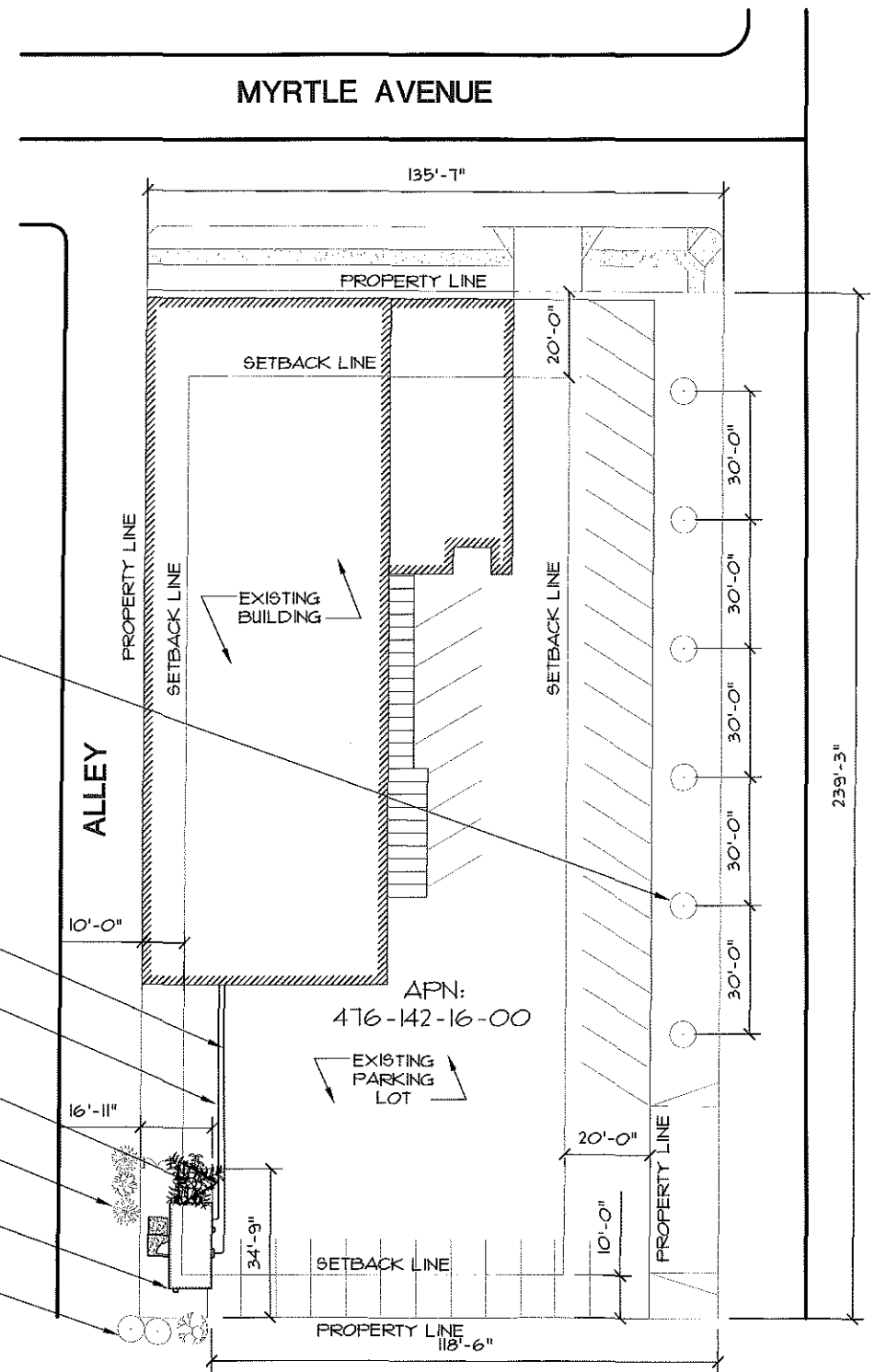
EXISTING UNDERGROUND ELECTRIC CONDUIT TO REMAIN.

EXISTING TOWERCO 30'-0" MONOPALM TO REMAIN

EXISTING LANDSCAPING TO REMAIN. SEE LS-1.

EXISTING NEXTEL EQUIPMENT SHELTER SEE C-2 FOR ENLARGED VIEW

EXISTING LANDSCAPING TO REMAIN. SEE LS-1.



OVERALL SITE PLAN
SCALE: 1" = 40'-0"

1



PROPERTY LINE SETBACKS	
FRONT (MYRTLE AVE):	20'-0"
REAR:	10'-0"
STREET SIDE (EUCLID AVE):	20'-0"
SIDE (ALLEY):	10'-0"

DISTANCES FROM TOWER TO PROPERTY LINE	
TO THE NORTH:	+/- 223'-4"
TO THE SOUTH:	+/- 31'-6"
TO THE EAST:	+/- 122'-0"
TO THE WEST:	+/- 10'-11"



W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE

2675 Prattum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengr.com

IL License No.: 184-001108 Exp: 04/30/11

COPYRIGHT © 2011 W-T COMMUNICATION DESIGN GROUP, LLC.



SITE NAME: CITY HEIGHTS

TOWERCO SITE ID: CA2564

4736 MYRTLE AVE
SAN DIEGO, CA 92105

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	03/10/11	ZONING COMMENTS	EWT	TJM	CMS
C	01/10/11	ZONING COMMENTS	EWT	TJM	CMS
B	10/18/10	REVISIONS	EWT	TJM	CMS
A	10/12/10	ZONING DRAWING	EWT	TJM	CMS

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: EWT

PROJECT NUMBER
T101680

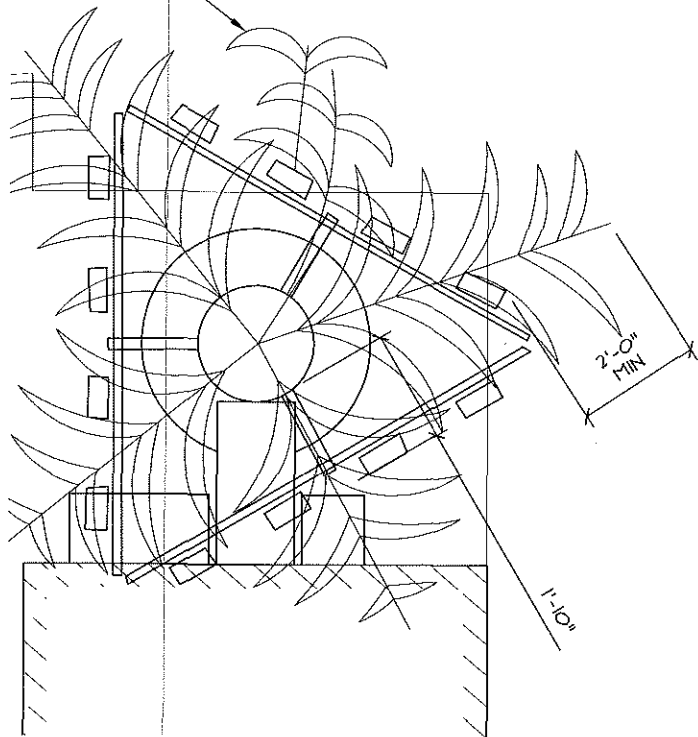
DRAWING TITLE

OVERALL SITE PLAN

DRAWING NUMBER

C-1

EXISTING 3' MONOPALM FRONDS. (TYP OF 40).



ENLARGED ANTENNA PLAN

2

SCALE :1" = 3'-0"



EXISTING GATE TO REMAIN.

EXISTING TOWERCO 30'-0" MONOPALM TO REMAIN

EXISTING TOWERCO CABLE SHROUD TO REMAIN.

EXISTING CHAIN LINK FENCE TO REMAIN

EXISTING UNDERGROUND ELECTRIC CONDUIT TO REMAIN.

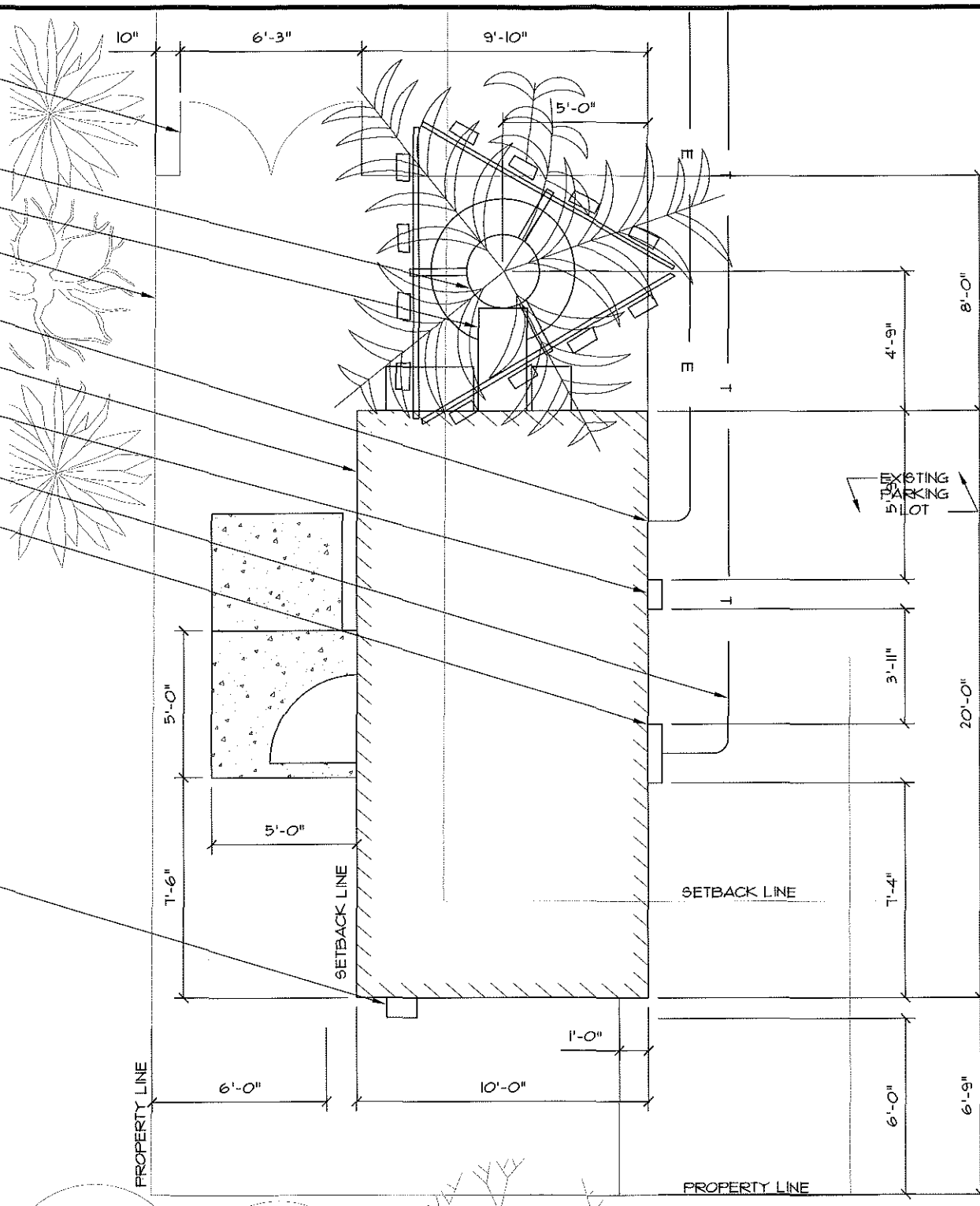
EXISTING NEXTEL SHELTER TO REMAIN

EXISTING 200A DISCONNECT TO REMAIN

EXISTING UNDERGROUND TELCO CONDUIT TO REMAIN.

EXISTING TELCO CABINET TO REMAIN

EXISTING GEN PLUG TO REMAIN



ENLARGED SITE PLAN

1

SCALE :1" = 5'-0"



W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE

2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-8333 FAX: (224) 293-6444
www.wtengineering.com

IL License No.: 184-001108 Exp: 04/30/11

COPYRIGHT © 2011 W-T COMMUNICATION DESIGN GROUP, LLC.



TowerCo

SITE NAME: CITY HEIGHTS

TOWERCO SITE ID: CA2564

4736 MYRTLE AVE
SAN DIEGO, CA 92105

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	03/10/11	ZONING COMMENTS	EWT	TJM	CMS
C	01/10/11	ZONING COMMENTS	EWT	TJM	CMS
B	10/18/10	REVISIONS	EWT	TJM	CMS
A	10/12/10	ZONING DRAWING	EWT	TJM	CMS

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: EWT

PROJECT NUMBER

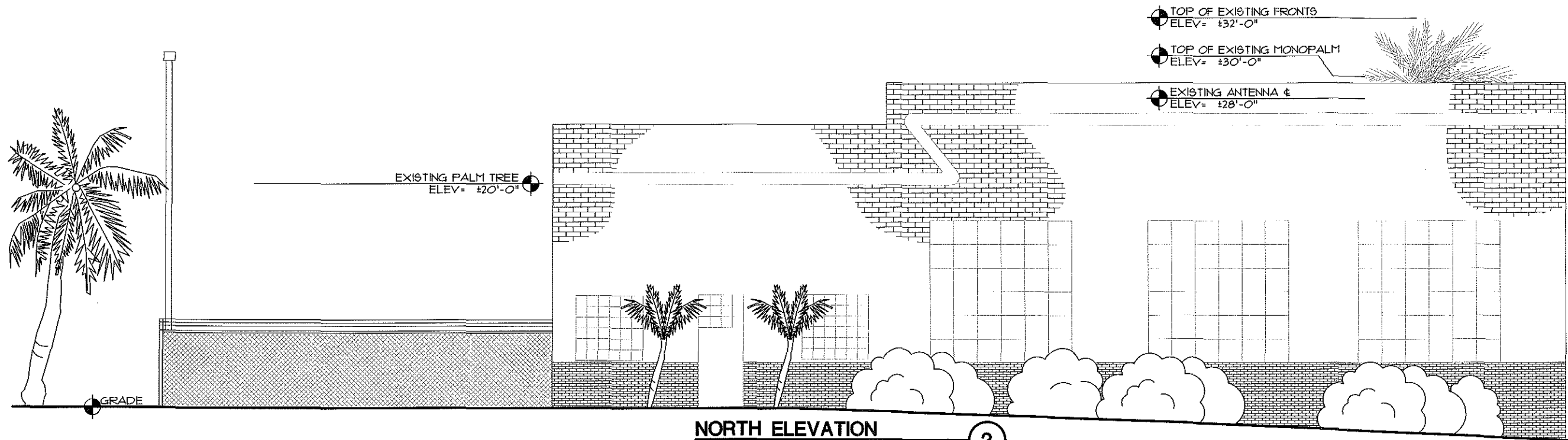
T101680

DRAWING TITLE

ENLARGED SITE PLAN

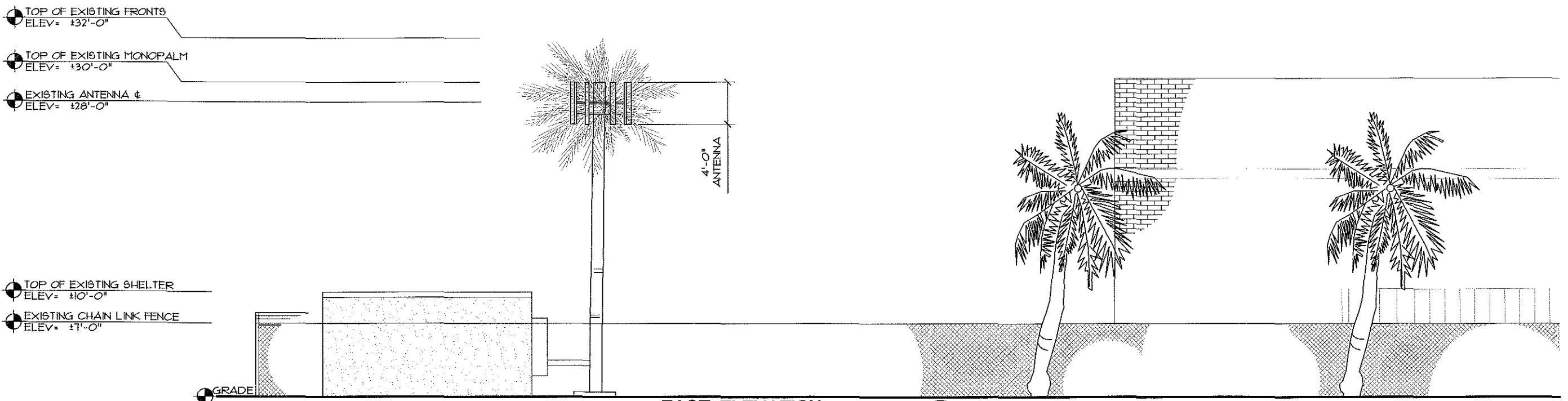
DRAWING NUMBER

C-2



NORTH ELEVATION
SCALE : 1" = 10'-0"

2



EAST ELEVATION
SCALE : 1" = 10'-0"

1



W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-9333 FAX: (224) 293-6444
www.wtengineering.com
IL License No.: 184-001108 Exp: 04/30/11

COPYRIGHT © 2011 W-T COMMUNICATION DESIGN GROUP, LLC.



SITE NAME: CITY HEIGHTS

TOWERCO SITE ID: CA2564

4735 MYRTLE AVE
SAN DIEGO, CA 92105

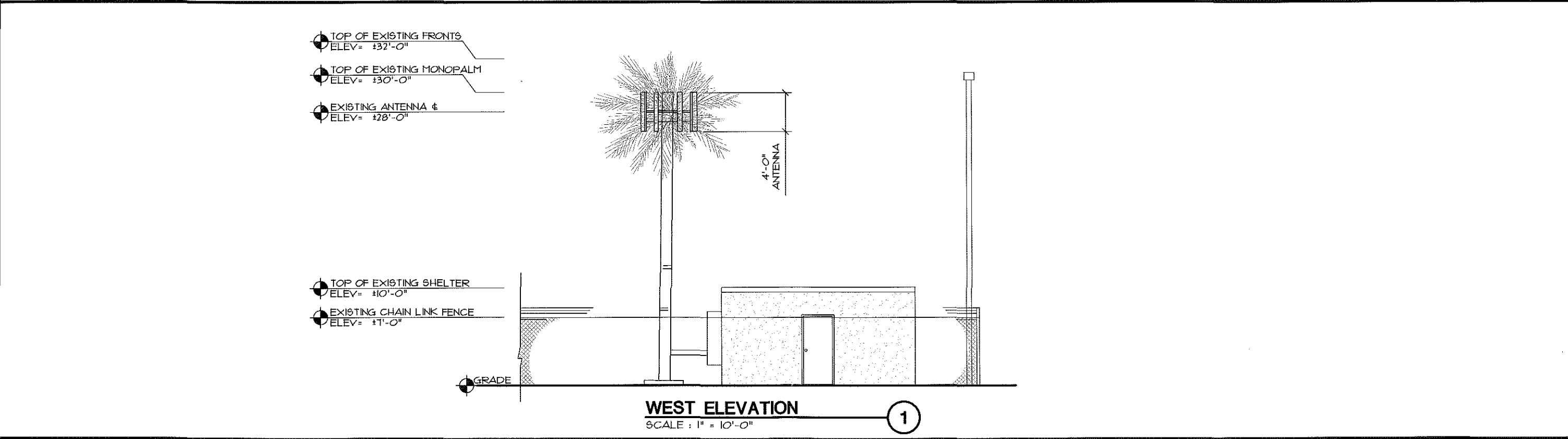
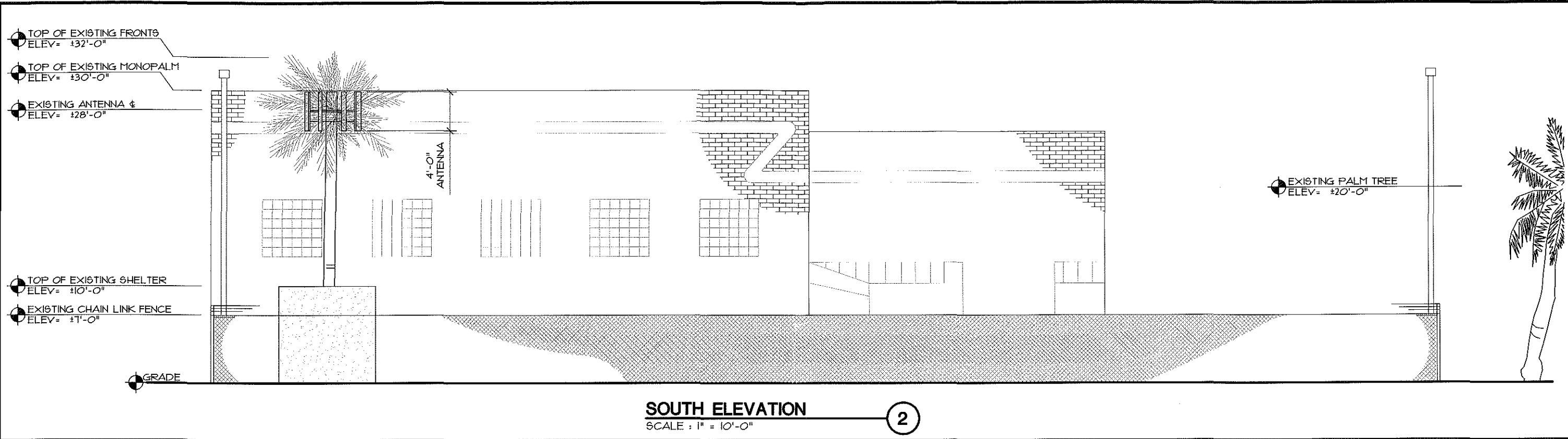
NO.	DATE	REVISIONS	BY	CHK	APP'D
D	03/10/11	ZONING COMMENTS	EWT	TJM	CMS
C	01/10/11	ZONING COMMENTS	EWT	TJM	CMS
B	10/18/10	REVISIONS	EWT	TJM	CMS
A	10/12/10	ZONING DRAWING	EWT	TJM	CMS

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: EWT

PROJECT NUMBER
T101680

DRAWING TITLE
NORTH ELEVATION & EAST ELEVATION

DRAWING NUMBER
C-3



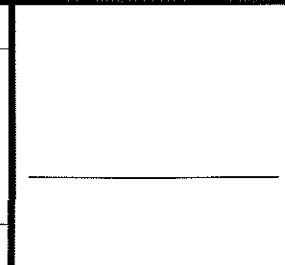
W-T

W-T COMMUNICATION DESIGN GROUP, LLC.
 WIRELESS INFRASTRUCTURE

2675 Pratum Avenue
 Hoffman Estates, Illinois 60192
 PH: (224) 293-6333 FAX: (224) 293-6444
 www.wtgroupinc.com

IL License No.: 184-001108 Exp: 04/30/11

COPYRIGHT © 2011 W-T COMMUNICATION DESIGN GROUP, LLC.



TowerCo

SITE NAME: CITY HEIGHTS

TOWERCO SITE ID: CA2564

**4736 MYRTLE AVE
 SAN DIEGO, CA 92106**

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	03/10/11	ZONING COMMENTS	EWT	TJM	CMS
C	01/10/11	ZONING COMMENTS	EWT	TJM	CMS
B	10/18/10	REVISIONS	EWT	TJM	CMS
A	10/12/10	ZONING DRAWING	EWT	TJM	CMS

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: EWT

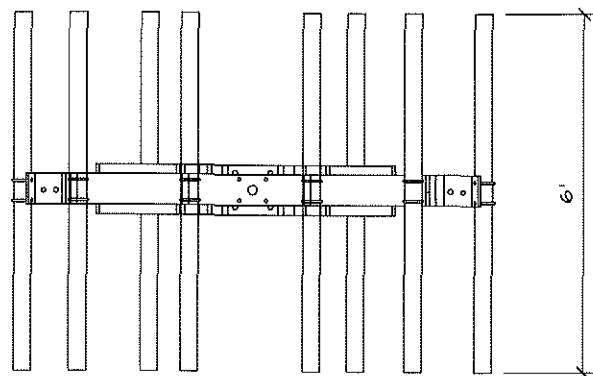
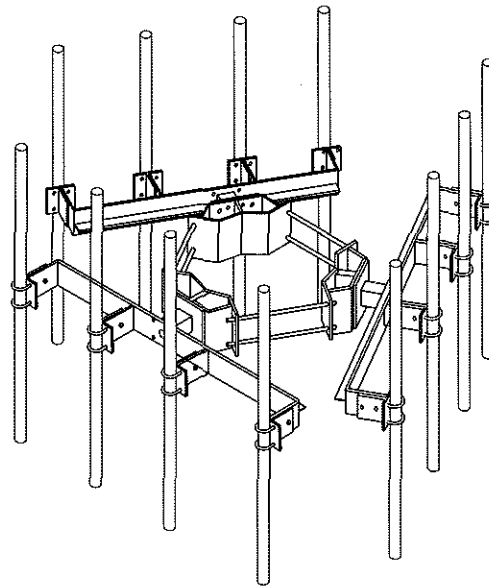
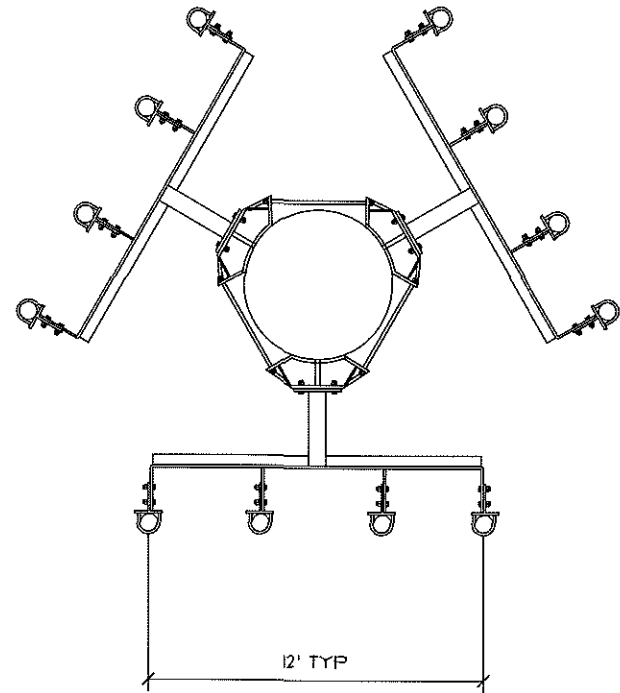
PROJECT NUMBER
T101680

DRAWING TITLE
SOUTH ELEVATION & WEST ELEVATION

DRAWING NUMBER
C-4

INSTALLATION NOTES

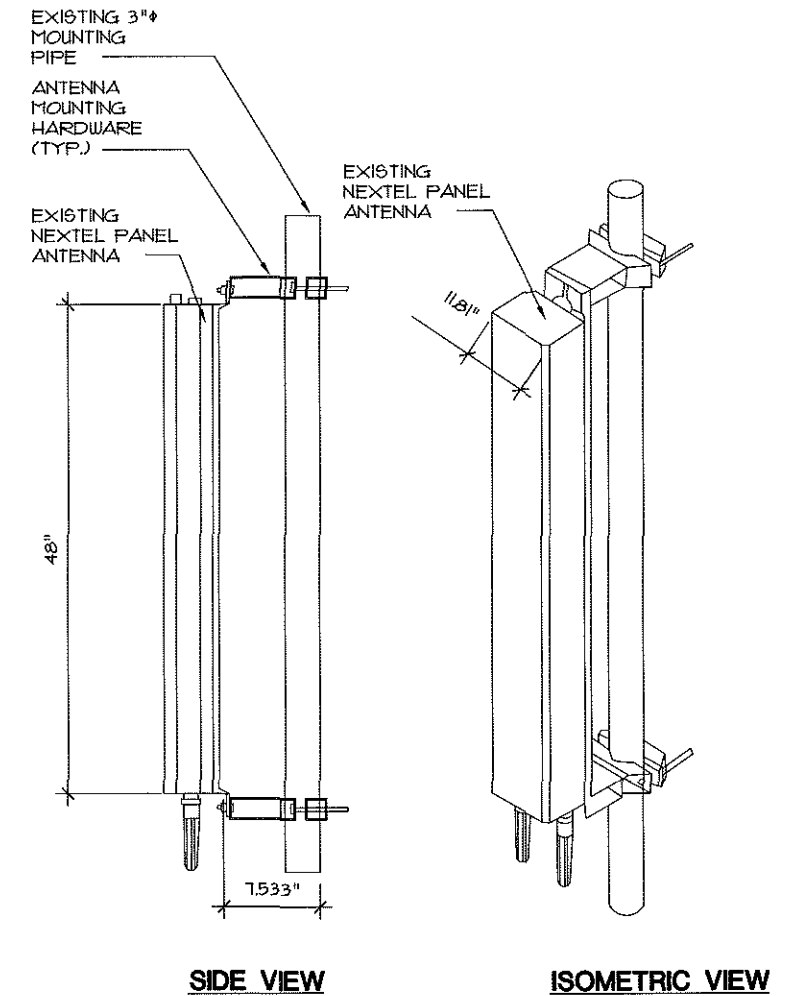
1. SECTOR ORIENTATION/AZIMUTH AND HEIGHT WILL VARY FROM REGION TO REGION AND IS SITE SPECIFIC. REFER TO THE EMSS REPORT FOR EACH SITE TO DETERMINE THE ANTENNA AND MICROWAVE LOCATION AND FUNCTION OF EACH SECTOR.
2. ALL TOWER MOUNTS INSTALLED MUST BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES.
3. REFER TO THE MANUFACTURER'S ASSEMBLY DOCUMENTATION FOR TORQUE SPECIFICATIONS.
4. ALL BOLTS TO BE TIGHTENED TO A "SNUG-TIGHT" CONDITION. "SNUG-TIGHT" CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PILES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS FROM AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY "SPUD" WRENCH.
5. LOCATE DISH ANTENNA SO THAT THE DISH CENTERLINE IS NO MORE THAN 2'-0" FROM THE CENTERLINE OF THE MOUNT.



ANTENNA MOUNT DETAIL

SCALE: NONE

1



SIDE VIEW

ISOMETRIC VIEW

ANTENNA DETAIL

SCALE: NONE

2



**W-T COMMUNICATION
DESIGN GROUP, LLC.**
WIRELESS INFRASTRUCTURE

2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtdesigngroup.com

IL License No.: 184-001108 Exp: 04/30/11

COPYRIGHT © 2011 W-T COMMUNICATION DESIGN GROUP, LLC.



SITE NAME: CITY HEIGHTS

TOWERCO SITE ID: CA2564

4735 MYRTLE AVE
SAN DIEGO, CA 92105

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	03/10/11	ZONING COMMENTS	EWT	TJM	CMS
C	01/10/11	ZONING COMMENTS	EWT	TJM	CMS
B	10/18/10	REVISIONS	EWT	TJM	CMS
A	10/12/10	ZONING DRAWING	EWT	TJM	CMS
		REVISIONS		CHK	APP'D

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: EWT

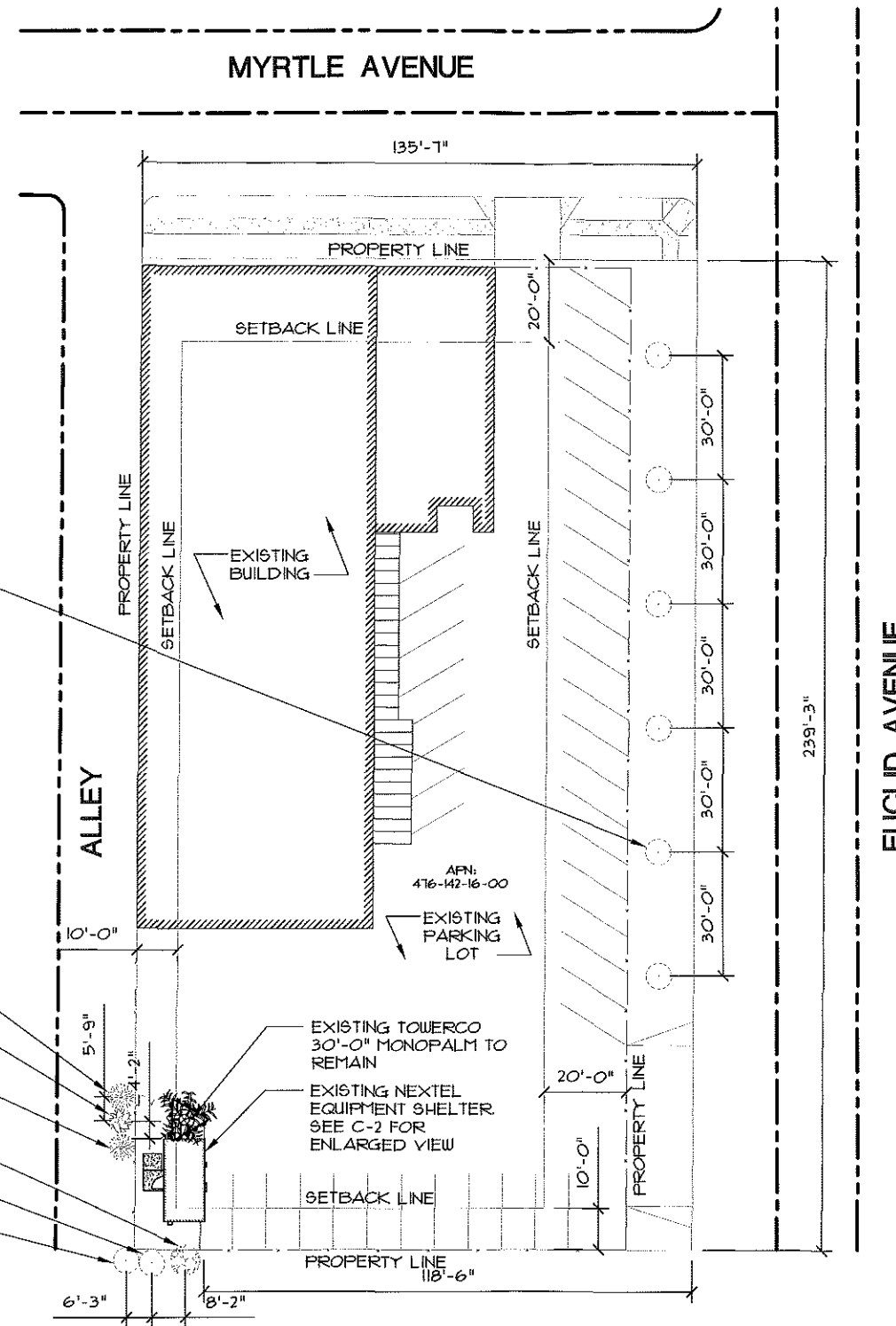
PROJECT NUMBER
T101680

DRAWING TITLE

ANTENNA DETAILS

DRAWING NUMBER

A-1



- EXISTING 20' B.T.H WASHINGTONIA ROBUSTA (MEXICAN FAN PALM) TO REMAIN. (TYPICAL OF 6).
- EXISTING 2' TALL, 6' SPREAD PELARGONIUM ZONALE (GARDEN GERANIUM) TO REMAIN.
- EXISTING 3' TALL, 3' SPREAD YUCCA FILAMENTOSA (BRIGHT EDGE YUCCA) TO REMAIN.
- EXISTING 2' TALL, 6' SPREAD PELARGONIUM ZONALE (GARDEN GERANIUM) TO REMAIN.
- EXISTING 12' TALL, 8' SPREAD FICUS ELASTICA (RUBBER TREE) TO REMAIN.
- EXISTING 20' TALL SYAGRUS ROMANZOFFIANA (QUEEN PALM) TO REMAIN.
- EXISTING 15' TALL SYAGRUS ROMANZOFFIANA (QUEEN PALM) TO REMAIN.

OVERALL SITE PLAN
SCALE : 1" = 40'-0"

1



W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE

2675 Pralium Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com

IL License No.: 184-001108 Exp: 04/30/11

COPYRIGHT © 2011 W-T COMMUNICATION DESIGN GROUP, LLC.



SITE NAME: CITY HEIGHTS

TOWERCO SITE ID: CA2564

4735 MYRTLE AVE
SAN DIEGO, CA 92105

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	03/10/11	ZONING COMMENTS	EWT	TJM	CMS
C	01/10/11	ZONING COMMENTS	EWT	TJM	CMS
B	10/18/10	REVISIONS	EWT	TJM	CMS
A	10/12/10	ZONING DRAWING	EWT	TJM	CMS

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: EWT

PROJECT NUMBER
T101680

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NUMBER

L-1

**TowerCo City Heights
CA2564
Pole Texture**



**TowerCo City Heights
CA2564
Pole Texture**



**Existing/Proposed Monopalm
4735 Myrtle Avenue**



Looking West towards existing monopalm and equipment shelter.

**TowerCo CA2564
4735 Myrtle Avenue**



5. Looking Northeast at existing landscaping.

**TowerCo CA2564
4735 Myrtle Avenue**



6. Looking Northwest at existing landscaping.

**Existing/Proposed Monopalm
4735 Myrtle Avenue**



Looking West towards existing monopalm and equipment shelter.

**TowerCo CA2564
4735 Myrtle Avenue**



7. Looking East at existing building with rooftop WCF.

CITY HEIGHTS AREA PLANNING COMMITTEE

1829 Parrot Street
San Diego, CA 92105
Chapc.chairman@yahoo.com

May 5, 2011

MEMORANDUM FOR: DPM Simon Tse

From: Russ Connelly, Chair

Subj: 4735 Euclid Avenue (PTN224500)

1. At its May meeting the Committee heard a request to extend permits for a wireless installation at the subject address. After discussion, it was moved and seconded to recommend approval. The Committee voted 12/1/0 (chair not voting) and the motion passed.

COPY



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: TowerCo City Heights
 Project No. For City Use Only: 224500

Project Address:
 4735 Myrtle Avenue

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):
 Michael and Jennifer May
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 4735 Myrtle Avenue
 City/State/Zip:
 San Diego, CA 92105
 Phone No: 619 285-9006 Fax No: 619 285 9930
 Signature: *[Signature]* Date: 10-4-10

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: _____

COPY

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

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
TowerCo Assets LLC

Owner Tenant/Lessee

Street Address:
5000 ValleyStone Drive

City/State/Zip:
Cary, NC 27519

Phone No: (919) 653-5746 Fax No: (919) 469-5530

Name of Corporate Officer/Partner (type or print):
DANIEL HUNT / CFO of TowerCo

Title (type or print):
CFO

Signature: *Daniel Hunt* Date: 10/11/10

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

COPY



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 11, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: April 26, 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: 224500
PROJECT NAME: TOWERCO CITY HEIGHTS CA2564
APPLICANT: Kathleen Hill

COMMUNITY PLAN AREA: City Heights
COUNCIL DISTRICT: District 3

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

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for an existing Wireless Communication Facility (WCF) twelve (12) antennas located on a 32-foot tall faux monopalm with the associated equipment inside an existing 200-square feet prefabricated enclosure. The project is located at 4735 Myrtle Avenue, San Diego, CA 92105 in the CUPD-CU-1-2 zone within the City Heights Community Plan.

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

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

This project was determined to be categorically exempt from the California Environmental Quality Act.

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. 24001284

Revised 12/5/08 RH

TowerCo City Heights CA2564
PROJECT CHRONOLOGY
PTS #224500 INT #24001284

Date	Action	Description	City Review	Applicant Response
11.3.2010	First Submittal			
12.8.2010	First Assessment Letter		35 days	
3.23.2011	Second Submittal			105 days
6.28.2011	Second Assessment Letter	Project Deemed Complete	107 days	
9.30.2011	All issues resolved			83 days
1/1/2012		Applicant requested to delay the hearing until 2012		93 days
4.26.2012	Scheduled for Planning Commission		116 days	
Total Staff Time:		Including City Holidays and Furlough	258 days	
Total Applicant Time:		Including City Holidays and Furlough		281 days
Total Project Running Time:		From Deemed Complete to PC Hearing	539 days	





THE CITY OF SAN DIEGO

Date: January 29, 2001

Applicant: Nextel Communications
5761 Copley Dr. Suite 100
San Diego, CA 92111
Attn: Debra Depratti

Permit No.: 94-0330-106 Telecommunication Administration Review, City Heights

Address: 4735 Myrtle Ave.

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 with 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. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15268.

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

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated **January 29, 2001**. 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 twelve (12) directional antennas (three arrays of four antennas) mounted on the mass at the top of a monopalm. Each antenna array shall be screened by the "faux-palm fronds" attached to the top and center of the pole. The mass in which the antennas are attached shall not project out further than the length of the proposed "faux-palm fronds". The maximum height in which the antennas shall be placed will be 30' from existing grade.



Planning and Development Review

1222 First Avenue, MS 401 • San Diego, CA 92101-4154

Tel (619) 444-5252

- The facility shall include a 200 square-foot equipment structure located adjacent to the proposed monopalm. The equipment structure shall be painted and textured to blend with the existing primary structures located on the property.
- The proposed project shall include five 20' - brown trunk height palm trees to be planted along Euclid Ave. The palm species shall match the palm specie in which the monopalm is proposing to mimic. Prior to final inspection, it shall be the responsibility of the Permittee or subsequent Owner to obtain a No Fee Street Tree Permit from the City's Urban Forester.
- Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards, for the proposed Palms, (including planting and irrigation plans, details and specifications) shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A' , dated January 29, 2001, on file in the Office of Development Services.
- This **APPROVAL** and corresponding use of this site **shall expire on January 29, 2011** Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.
- Prior to the expiration of this approval, the Permittee may request an Administrative Extension of Time to the permit for an additional ten years. An Administrative Extension of Time may be granted by Development Services if it is determined that no material change in circumstance has occurred that would effect the validity of this approval as a Minor Telecommunication facility.

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. Building permits must be obtained within six months from the date of this approval or this authorization shall be null and void.

William Zounes
Project Manager