



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 5, 2012 **REPORT NO. PC-12-064**
ATTENTION: Planning Commission, Agenda of July 12, 2012
SUBJECT: AT&T – 54th Street - PROJECT NO. 235067. PROCESS 4.
**OWNER/
APPLICANT:** CALVARY EVANGELICAL LUTHERAN CHURCH OF SAN DIEGO/
AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 3060 54th Street within the Mid-City: Eastern Area community plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 994584 and Planned Development Permit No. 994585.

Community Planning Group Recommendation: The Eastern Area Communities Planning Committee voted to recommend approval of this project at their October 11, 2011 meeting (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 May 11, 2012, and the opportunity to appeal that determination ended June 4, 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 & DISCUSSION

AT&T – 54th Street is an application for a Conditional Use Permit (CUP) and a Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of an expanded steeple structure, capable of concealing antennas, and an equipment enclosure located adjacent to an existing church building. The project is located at 3060 54th Street, on the Calvary Evangelical Lutheran Church property, in the RS-1-7 zone of the Mid-City: Eastern Area community plan area (Attachments 1, 2, 3, and 4).

AT&T operates an existing WCF at this location in the steeple. The existing installation was approved January 8, 2001. This permit has expired and AT&T has applied for a new permit to continue operation of the WCF. As part of the new permit, AT&T is proposing to enlarge the steeple structure (Attachment 8) to accommodate larger antennas capable of supporting the Long Term Evolution (LTE) network which will provide greater coverage and capacity to surrounding customers (Attachments 9 and 10). The equipment shelter would remain largely unchanged, with the addition of plant material for screening, and additional equipment cabinets.

Two other carriers operate WCF's on this property. T-Mobile antennas are also located within the steeple, above AT&T's antennas, and Cricket's antennas are located on a faux broadleaf (referred to as a "monobroadleaf") tree toward the interior of the property.

WCF's are permitted in residential zones with a non-residential use where the antennas are located less than 100 feet from the property line of a residential use with the processing of a CUP. In this case, the project is requesting two deviations from the RS-1-7 development regulations. Portions of the enlarged steeple structure are located within the front setback and the structure exceeds the 30-foot height limit. The project also deviates from the WCF Regulations, LDC 141.0420, which allow a maximum 250 square foot equipment enclosure. In this case, the project proposes a 410 square foot equipment area. A PDP is required to allow these deviations.

The requested deviations are appropriate for this project. The encroachment into the front setback is necessary for AT&T to enlarge the existing steeple structure, which is located within the front setback. The height deviation is necessary, because the enlargements to the steeple will expand portions of the structure above the 30-foot height limit. (It should be noted that the existing steeple reaches 78-feet 9-inches; AT&T's project will expand the steeple's "building envelope.") The deviation requested to the 250 square foot maximum size allowed for equipment enclosures is appropriate, because the equipment area, adjacent to an existing church building, has been designed to incorporate elements from the existing building's design, will be screened by additional landscape material, and will allow AT&T to operate the facility at the designed capacity.

Community Plan Analysis:

The Mid-City Communities Plan does not specifically address WCF's. However, the City's

General Plan, Section UD-A.15, does address WCF's 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 requirements of the General Plan for WCF's. The project proposes to locate antennas within an expanded steeple structure, designed to relate to the church use on the premises. Existing and proposed landscape material will act to improve the appearance of the WCF.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan. The Eastern Area Communities Planning Committee has recommended approval of the project and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CUP No. 994584 and PDP No. 994585.

ALTERNATIVES

1. **Approve CUP No. 994584 and PDP No. 994585, with modifications.**
2. **Deny CUP No. 994584 and PDP No. 994585, 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



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

Attachments:

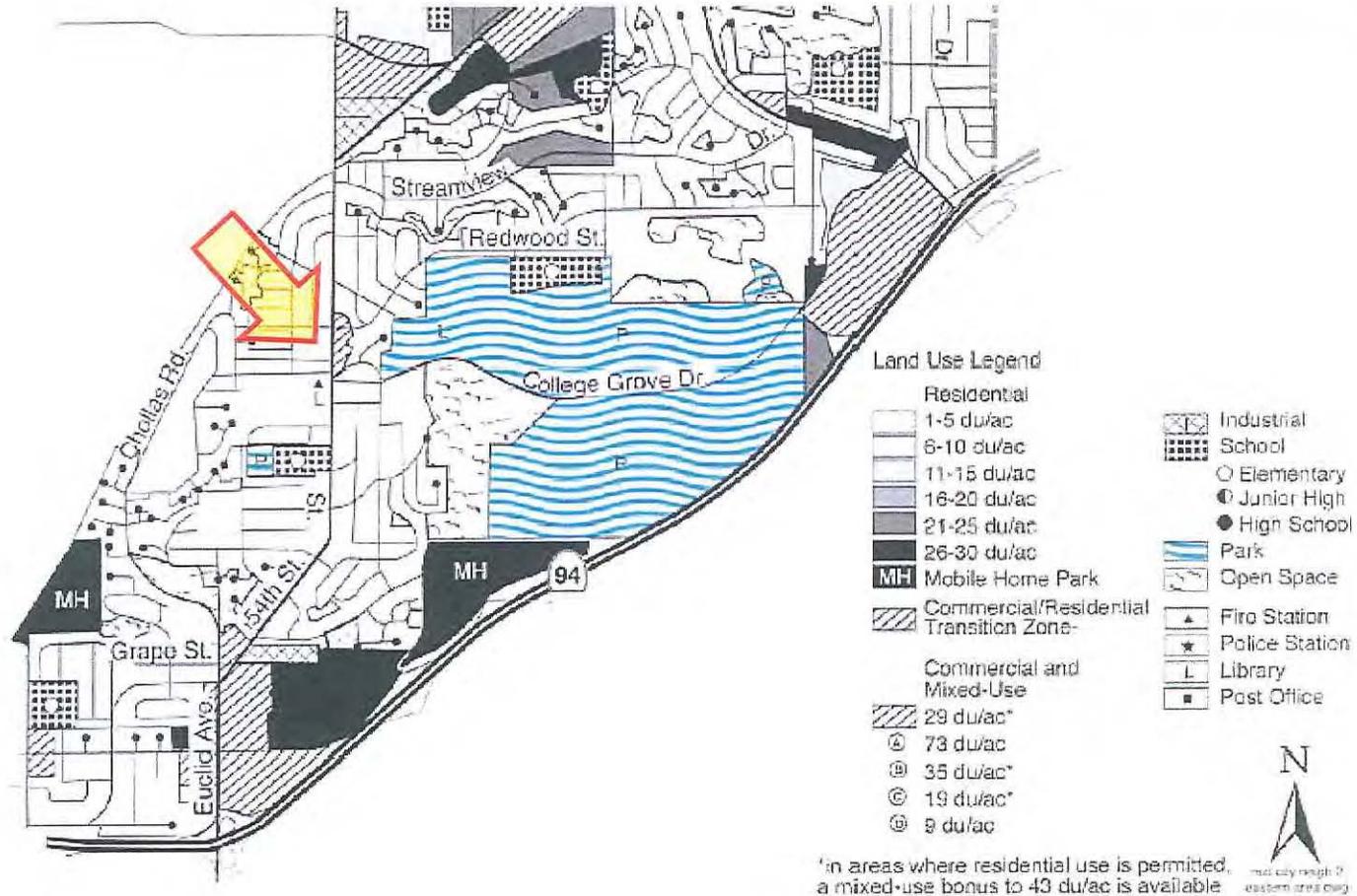
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal (NORA) – Env. Exemption
8. Photo Simulations
9. Site Justification
10. Coverage Maps
11. Project Plans
12.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



Aerial Photo
 AT&T – 54th Street – Project Number 235067
 3060 54th Street



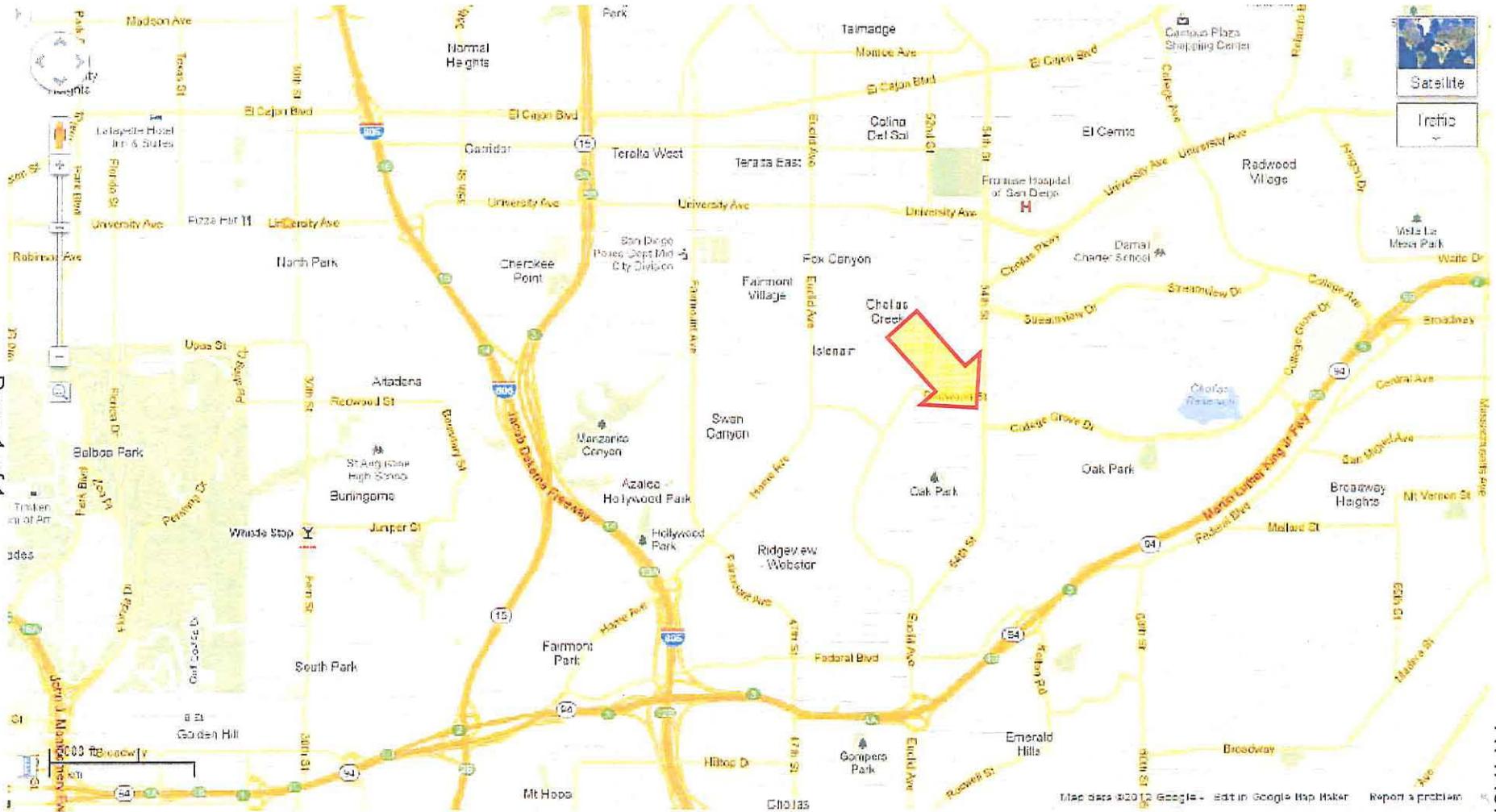
Designated as residential.



Community Plan Land Use Map

AT&T – 54th Street – Project Number 235067

3060 54th Street



Project Location Map

AT&T – 54th Street – Project Number 235067

3060 54th Street



PROJECT DATA SHEET		
PROJECT NAME:	AT&T – 54 th Street	
PROJECT DESCRIPTION:	Conditional Use Permit and Planned Development Permit for a Wireless Communication Facility (WCF) consisting of 12 panel antennas mounted within an enlarged steeple structure and an equipment enclosure.	
COMMUNITY PLAN AREA:	Mid-City: Eastern Area	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Planned Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: 30' FRONT SETBACK: 15' SIDE SETBACK: .08 x lot width STREETSIDE SETBACK: .10 x lot width REAR SETBACK: 13'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RS-1-7	Residential
SOUTH:	Residential, RS-1-7	Residential
EAST:	Residential, RS-1-7	Residential/Commercial
WEST:	Residential, RS-1-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	Requests deviations to the height limit, front setback, and the 250 sq. ft. maximum equipment enclosure size required by the WCF Regulations.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 11, 2011, the Eastern Area Communities Planning Committee voted to recommend approval of this project.	

antennas. Existing and proposed trees and other landscape material will act to improve the appearance of the WCF as seen from the public right-of-way. Based on the design of the facility, the project complies with the applicable regulations of the Land Development Code, including the allowed deviations being processed with the PDP.

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

WCF's are permitted in residential zones, with a non-residential use where the antennas are located less than 100 feet from the property line of a residential use with the processing of a Conditional Use Permit. Additionally, Council Policy 600-43 encourages that carriers locate WCF in non-residential areas. In this case, AT&T needs to provide coverage in this area, which is surrounded by residential uses. The church development – a non-residential use – is a more preferable area to locate this facility than in the surrounding residentially zoned areas. The existing steeple structure provides an opportunity for AT&T to locate at the needed height in a way that works to integrate with existing development in the neighborhood. The WCF is appropriate at this location.

Planned Development Permit - Section 126.0604

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

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 aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project consists of enlarging an existing 78-foot high steeple structure to accommodate additional, larger antennas. The design of the steeple structure will incorporate elements of the existing steeple. Existing and proposed landscape material, including six 24-inch box size trees will work to improve the appearance of the facility. Steeple structures are commonly found associated with church developments. Enlarging the existing structure to accommodate the additional larger antennas allows the WCF to integrate with the neighborhood and existing development. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T Mobility perform a cumulative 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 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.**

This project complies with the regulations of the Land Development Code, specifically the WCF Regulations, LDC 141.0420. WCF's are permitted in residential zones with a non-residential use with the processing of a Conditional Use Permit when the antennas are located less than 100feet from the property line of a residential use. The project does deviate from two of the development regulations of the RS-1-7 zone: the 30-foot height limit and an encroachment into the front setback. The project also deviates from the WCF Regulations which allow a maximum 250-square foot equipment enclosure. In this case, the project proposes a 410- square foot equipment area. The project is processing a Planned Development Permit to allow these deviations.

The WCF Design Requirements state that WCF's shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF's through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the panel antennas are proposed to be located within an existing steeple structure, proposed to be enlarged to incorporate larger antennas. Existing and proposed trees and other landscape material will act to improve the appearance of the WCF as seen from the public right-of-way.

The deviations requested are appropriate for this location and result in a more desirable project than would be achieved if the project was designed in strict conformance with the development regulations of the RS-1-7 zone. In order to enlarge the existing steeple, AT&T needs to request a deviation to the front setback requirements since the steeple structure is already located within the setback. The height deviation is necessary for AT&T to meet its coverage objective and to utilize the existing steeple structure in the design of the WCF. The 410-square foot equipment area, in excess of the 250-square foot maximum allowed, is appropriate for this project as the equipment building integrates effectively with the existing building and allows AT&T enough space to accommodate all required equipment for the WCF to operate at the designed capacity.

Based on these considerations, the requested deviations are appropriate for this location and based on the design of the project, results in a more desirable project than would be achieved if the project was designed in strict conformance with the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 994584 and PLANNED DEVELOPMENT PERMIT NO. 994585 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 994584 and 994585, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: July 12, 2012

Internal Order No. 24001645

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
CONDITIONAL USE PERMIT NO. 994584
PLANNED DEVELOPMENT PERMIT NO. 994585
AT&T – 54TH STREET
PROJECT NUMBER 235067

WHEREAS, CALVARY EVANGELICAL LUTHERAN CHURCH OF SAN DIEGO, Owner, 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 Nos. 994584 and 994585);

WHEREAS, the project site is located at 3060 54TH Street, in the RS-1-7 zone of the Mid-City: Eastern Area community plan area;

WHEREAS, the project site is legally described as that portion of the southerly 200 feet to the northwest quarter of Section 34, Township 16 South, Range 2 West, San Bernardino Meridian, Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, said portion lying westerly of 54th Street as established by deed to the City of San Diego, recorded May 11, 1927 in Book 1309, Page 460 of Deeds and lying easterly of the southerly prolongation of the westerly line of 53rd Street, Map of Furlow Heights Unit No. 1, according to the Map 2504, filed in the Office of the County Recorder of San Diego County, August 31, 1948, said southerly 200 feet being measured normal to the southerly line of said northwest quarter;

WHEREAS, on May 11, 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 Sections 15301(b) (Existing Facilities) and 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 July 12, 2012, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 994584 and Planned Development Permit No. 994585 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 July 12, 2012:

FINDINGS:

Conditional Use Permit - Section 126.0305

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

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 aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project consists of enlarging an existing 78-foot high steeple structure to accommodate additional, larger antennas. The design of the steeple structure will incorporate elements of the existing steeple. Existing and proposed landscape material, including six 24-inch box size trees will work to improve the appearance of the facility. Steeple structures are commonly found associated with church developments. Enlarging the existing structure to accommodate the additional larger antennas allows the WCF to integrate with the neighborhood and existing development. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

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 Mobility perform a cumulative 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.

This project complies with the regulations of the Land Development Code, specifically the WCF Regulations, LDC 141.0420. WCF's are permitted in residential zones with a non-residential use with the processing of a Conditional Use Permit when the antennas are located less than 100-feet from the property line of a residential use. The project deviates from two of the development regulations of the RS-1-7 zone: the 30-foot height limit and an encroachment into the front setback. The project also deviates from the WCF Regulations which allow a maximum 250-square foot equipment enclosure. In this case, the project proposes a 410-square foot equipment area. The project is processing a Planned Development Permit to allow these deviations.

The WCF Design Requirements state that WCF's shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF's through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the panel antennas are proposed to be located within an existing steeple structure, to be enlarged to incorporate larger

antennas. Existing and proposed trees and other landscape material will act to improve the appearance of the WCF as seen from the public right-of-way. Based on the design of the facility, the project complies with the applicable regulations of the Land Development Code, including the allowed deviations being processed with the PDP.

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

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The WCF Design Requirements state that WCF's shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF's through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the panel antennas are proposed to be located within an existing steeple structure, proposed to be enlarged to incorporate larger antennas. Existing and proposed trees and other landscape material will act to improve the appearance of the WCF as seen from the public right-of-way.

The deviations requested are appropriate for this location and result in a more desirable project than would be achieved if the project was designed in strict conformance with the development regulations of the RS-1-7 zone. In order to enlarge the existing steeple, AT&T needs to request a deviation to the front setback requirements since the steeple structure is already located within the setback. The height deviation is necessary for AT&T to meet its coverage objective and to utilize the existing steeple structure in the design of the WCF. The 410-square foot equipment area, in excess of the 250-square foot maximum allowed, is appropriate for this project as the equipment building integrates effectively with the existing building and allows AT&T enough space to accommodate all required equipment for the WCF to operate at the designed capacity.

Based on these considerations, the requested deviations are appropriate for this location and based on the design of the project, results in a more desirable project than would be achieved if the project was designed in strict conformance with the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 994584 and PLANNED DEVELOPMENT PERMIT NO. 994585 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 994584 and 994585, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: July 12, 2012

Internal Order No. 24001645

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001645

CONDITIONAL USE PERMIT NO. 994584
PLANNED DEVELOPMENT PERMIT NO. 994585
AT&T – 54TH STREET, PROJECT NO. 235067
PLANNING COMMISSION

This CONDITIONAL USE PERMIT NO. 994584 and PLANNED DEVELOPMENT PERMIT NO. 994585 are granted by the PLANNING COMMISSION of the City of San Diego to CALVARY EVANGELICAL LUTHERAN CHURCH OF SAN DIEGO, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0301, and 126.0601. The site is located at 3060 54th Street in the RS-1-7 zone of the Mid-City: Eastern Area community plan. The project site is legally described as: that portion of the southerly 200 feet to the northwest quarter of Section 34, Township 16 South, Range 2 West, San Bernardino Meridian, Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, said portion lying westerly of 54th Street as established by deed to the City of San Diego, recorded May 11, 1927 in Book 1309, Page 460 of Deeds and lying easterly of the southerly prolongation of the westerly line of 53rd Street, Map of Furlow Heights Unit No. 1, according to the Map 2504, filed in the Office of the County Recorder of San Diego County, August 31, 1948, said southerly 200 feet being measured normal to the southerly line of said northwest quarter.

Subject to the terms and conditions set forth in this Permit, permission is granted to 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 July 12, 2012, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas concealed within an enlarged steeple structure and an equipment enclosure located adjacent to an existing church building;

- b. Three deviations: The enlarged steeple structure encroaches into the front setback of the RS-1-7 zone and exceeds the 30-foot zone height limit. The equipment area, at 410 square feet, exceeds the 250 square foot maximum allowed by the WCF Regulations. These three deviations are permitted with the processing of this permit.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. This steeple structure is for the primary purpose of providing a monument feature for the church development, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 26, 2012.
2. This Conditional Use Permit [CUP] and Planned Development Permit [PDP] and corresponding use of this site shall expire on July 12, 2022. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration 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.
4. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENGINEERING REQUIREMENTS:

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

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

LANDSCAPE REQUIREMENTS:

16. 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.

17. 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).

18. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

19. 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.
20. 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.
21. 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:

22. 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.
23. 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.
24. 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.
25. 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.'
26. No overhead cabling is allowed for this project.
27. The final product shall conform to the stamped approved plans and photosimulations prior to final inspection.
28. 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.

29. 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.

30. 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.

31. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on July 12, 2012 and PC-XXXX.

Permit Type/PTS Approval No.: CUP 994584 and PDP 994585
Date of Approval: 7/12/12

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex 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.**

**CALVARY EVANGELICAL
LUTHERAN CHURCH OF SAN DIEGO**
Owner

By _____
NAME
TITLE

AT&T MOBILITY
Permittee

By _____
Elizabeth Ramirez
Network Deployment Manager

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



THE CITY OF SAN DIEGO

Date of Notice: May 11, 2012

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order or WBS No. 24001645

PROJECT NAME/NUMBER: AT&T 54th Street / LTE Optimal / 235067

COMMUNITY PLAN AREA: Mid-City: Eastern Area

COUNCIL DISTRICT: 4

LOCATION: 3060 54th Street, San Diego, CA 92105 (A Portion of Map of Furlow Heights Unit 1 Map 2504)

PROJECT DESCRIPTION: Conditional Use Permit (CUP) and Planned Development Permit (PDP), for a Wireless Communication Facility consisting of the expansion of an existing church steeple structure with antennas located inside the structure and equipment located adjacent to the steeple in an existing enclosure. The project is located in the RS-1-7 zone at 3060 54th Street in the Mid-City: Eastern Area Community Planning Area in Council District 4 of the City of San Diego.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego City Planning Commission

ENVIRONMENTAL DETERMINATION: This project is exempt pursuant to the California Environmental Quality Act Section 15301 (b) existing facilities (public or private facilities) and 15303 – new construction.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: This project is exempt because the steeple is existing and would be slightly modified, the existing church, which is historic, would not be affected and no sensitive resources exist on or around the site, it would result in no adverse visual effects, minimal grading would occur and this would include a minimal expansion of use. In addition the project meets the criteria set forth in CEQA section 15301 (b) which allows for existing facilities (public or private utilities) and section 15303 – new construction and the exceptions listed in CEQA section 15300.2 would not apply. Therefore, no adverse impacts would occur.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 1st Avenue
 San Diego CA 92101 MS 501
PHONE NUMBER: 619-446-5349

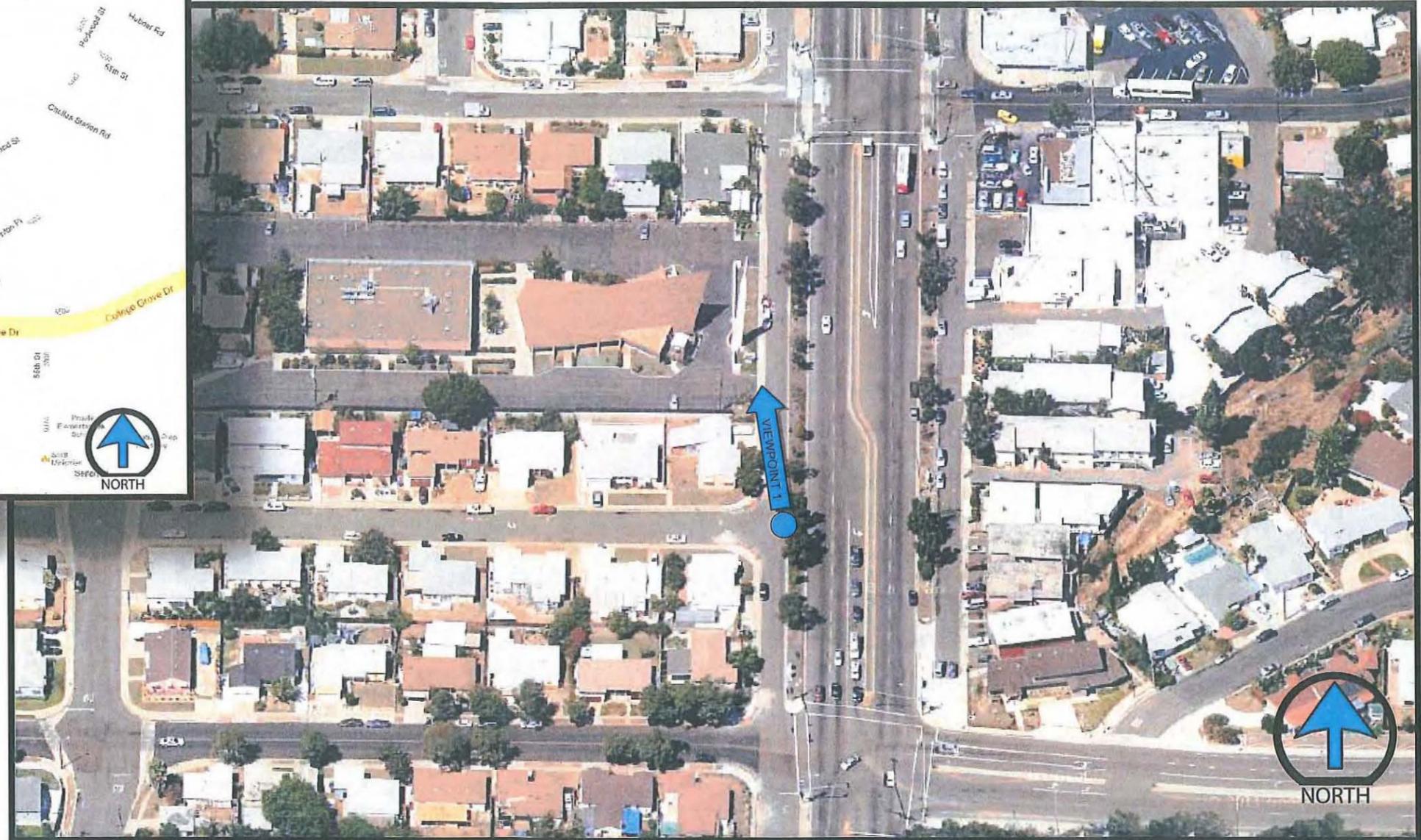
On May 11, 2012 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

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

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



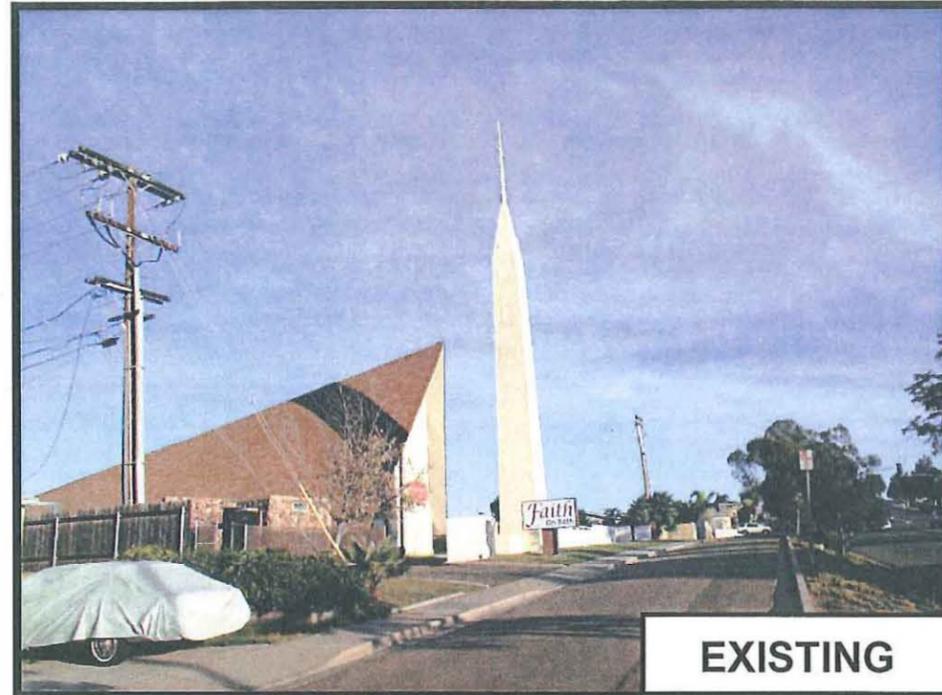
SD0534
54TH STREET
3060 54TH STREET
SAN DIEGO, CA 92106



AERIAL MAP



SD0534
54TH STREET
3060 54TH STREET
SAN DIEGO, CA 92106



EXISTING



PROPOSED

VIEWPOINT 1

Findings & Site Justification

AT&T SD0534/54th Street
 3060 54th Street
 San Diego, CA 92106

Background

The AT&T "54th Street" site is necessary for the on-going functioning of the AT&T Mobility network. The project site is existing and has been operating in compliance with all permits and conditions for approximately 10 years. The original permit, CUP 40-0232-35, allowed for a total of four (4) panel antennas located within an existing church tower, and base-station equipment within a 120 square foot equipment enclosure. The Conditional Use Permit expired on January 2, 2011. This application therefore proposes a new discretionary permit for the existing site and for the proposed site modifications. Regarding the proposed changes, AT&T Mobility proposes to modify the existing communications facility to accommodate a technology upgrade, consistent with a region-wide "4-G" broadband project that is under way. The new technology, referred to as "LTE" (Long Term Evolution), would allow for an improved coverage footprint as well as greatly improved rates of data transfer. The technology upgrade requires new antenna models & equipment cabinets, remote radio units and other support equipment.

Findings for Condition Use Permit Approval: Section 126.0305

An application for a Conditional Use Permit may be approved or conditionally approved only if the decision maker makes the following findings:

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

Discussion: The subject application proposes a modification to an existing wireless telecommunications facility within the RS-1-7 zone district. Pursuant to Municipal Code Section 141.0420 (e)(1). Section 141.0420, such wireless communication facilities are permitted on premises containing non-residential uses within a Residential Zone with the approval of a Process-3 Conditional Use .

The subject site is occupied with an existing church facility, is within a residential zone and is located within a single-family residential community. The proposed project consists of modifications to an existing wireless communications facility which was approved under Conditional Use Permit (CUP 40-0232-35) on January 8, 2001. The proposed modifications include the addition of twelve (12) remote radio units (RRUs), four (4) Surge Suppressors, and twelve (12) new panel antennas, all of which will all be concealed within and existing / modified church monument. The subject site will comply with all City development standards and will comply with all Federal standards related to the field strength of the communications antennas. Therefore, the proposed permit renewal and modifications will not adversely affect and will not be materially detrimental to adjacent uses, residences, buildings, structures, or natural resources.

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

Discussion: The subject project will comply with all City Development Standards and will comply with all Federal Standards related to the field strength of the communications antennas. The project modifications will allow for significantly improved wireless communications within this subject community in the City of San Diego. Such wireless services are vital to personal, business and emergency communications and will therefore materially improve public health, safety and welfare, a key finding in the consideration of a use-permit.

III. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code

Discussion: The project has been built and has operated in compliance with the Project Description and Conditions recorded under CUP 10-0232-35. The modification of the existing wireless telecommunication facility will comply with all City development standards and use-permit conditions and will not adversely affect the regulations of the City of San Diego General Plan or the provisions of the Land Development Code.

IV. The proposed use is appropriate at the proposed location

Discussion: The project site is necessary for the on-going functioning of the AT&T wireless network. The project site has operated for approximately 10 years and constitutes a vital communications link for personal, business, and emergency communications for this community of the City of San Diego. The applicant has provided information supporting that the project location and zone is appropriate, in accordance with the City's Municipal Code standards applicable to wireless communications facilities.

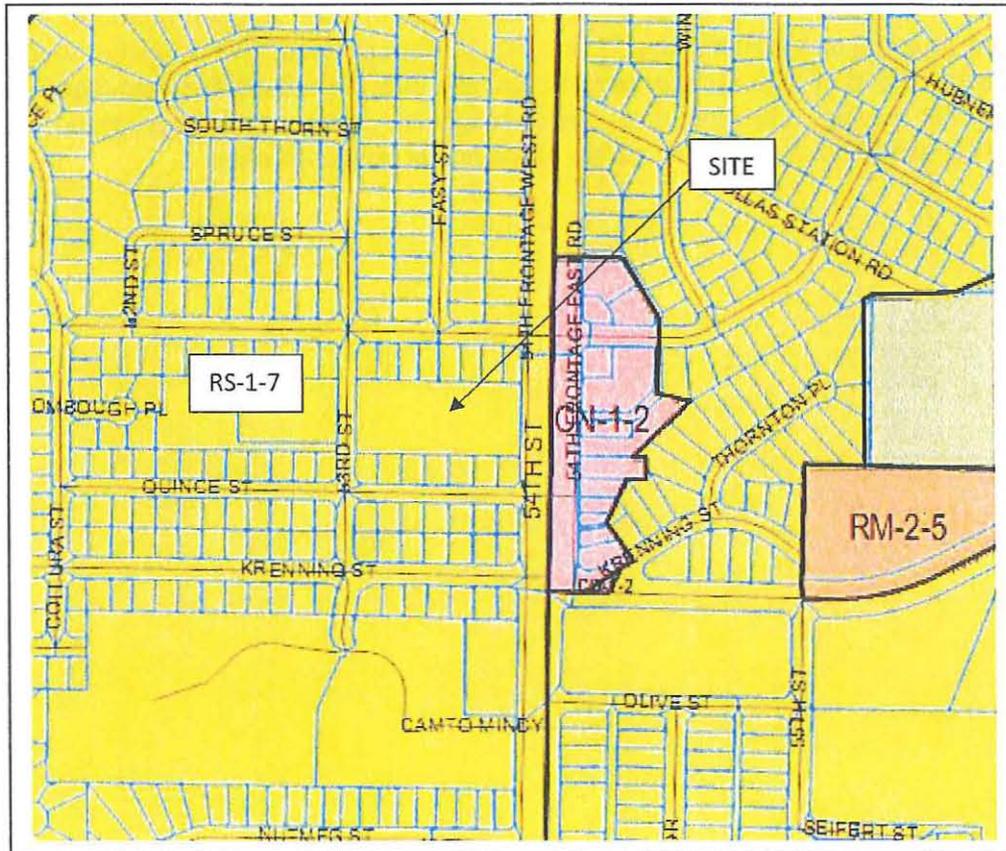
V. The proposed development, when considered as a whole, will be beneficial to the community

Discussion: The proposed technology upgrade to the existing AT&T telecommunications site will provide valuable wireless communications services to the community, including communications for personal, business and emergency purposes. Approximately 75% of all 911 calls are now placed by wireless telephone, and therefore the subject facility, with improved technology and coverage footprint, will materially enhance public safety. Much personal and business communications now takes place with the use of the wireless networks, making the wireless installations vital for public communications. The subject facility meets all FCC transmission standards. It is also noted that the subject facility has been operating at the project site for approximately 10 years and has functioned compatibly with the community.

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

Discussion: The proposed deviations consist of a front yard setback encroachment and an encroachment to the existing 30 ft height. The front yard setback deviation is necessary in order to allow the proposed site modification on an existing church monument. The subject property consists of a double-fronted lot, with street rights of way on both the westerly and easterly sides of the parcel. The existing telecommunications site relies upon a monument structure which encroaches into the 15' front yard setback by 7'-4". The placement of this existing monument structure relies upon the original architectural design balance of the site design. The proposed modification does not significantly intensify the nonconforming nature of this element. The existing 78'-10" monument structure also exceeds the 30-ft. base height limitation. The monument structure compliments the church site. It is not atypical to for churches to utilize such monuments as a part of their architectural design, and thus the subject monument appears appropriate for the site. The monument and its height are existing, and the proposed modification would not increase the nature of the height nonconformity.

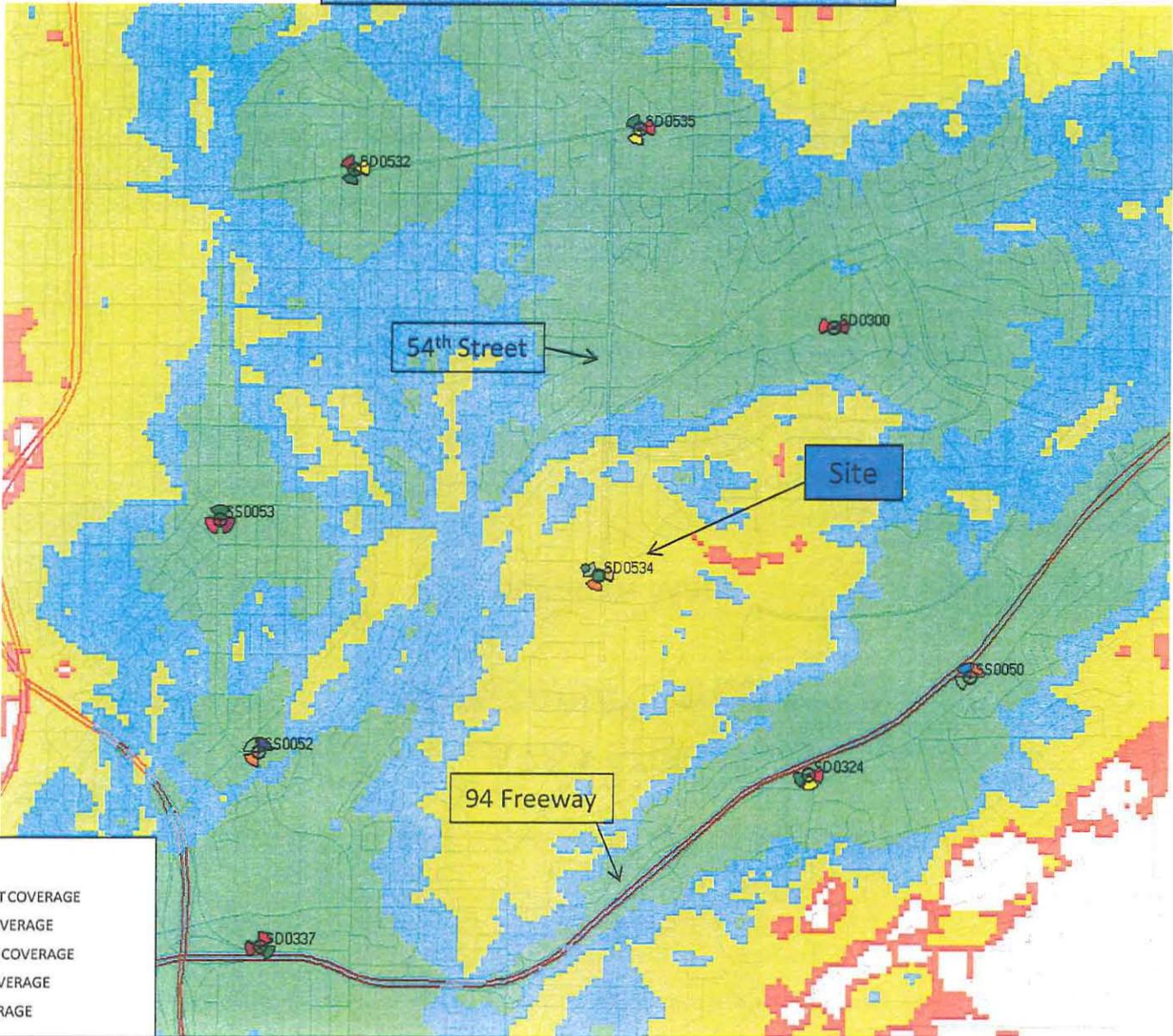
AT&T SITE SD0534/54th STREET
CITY ZONING EXHIBIT



AT&T SITE
SD0534/54th Street

Propagation Maps

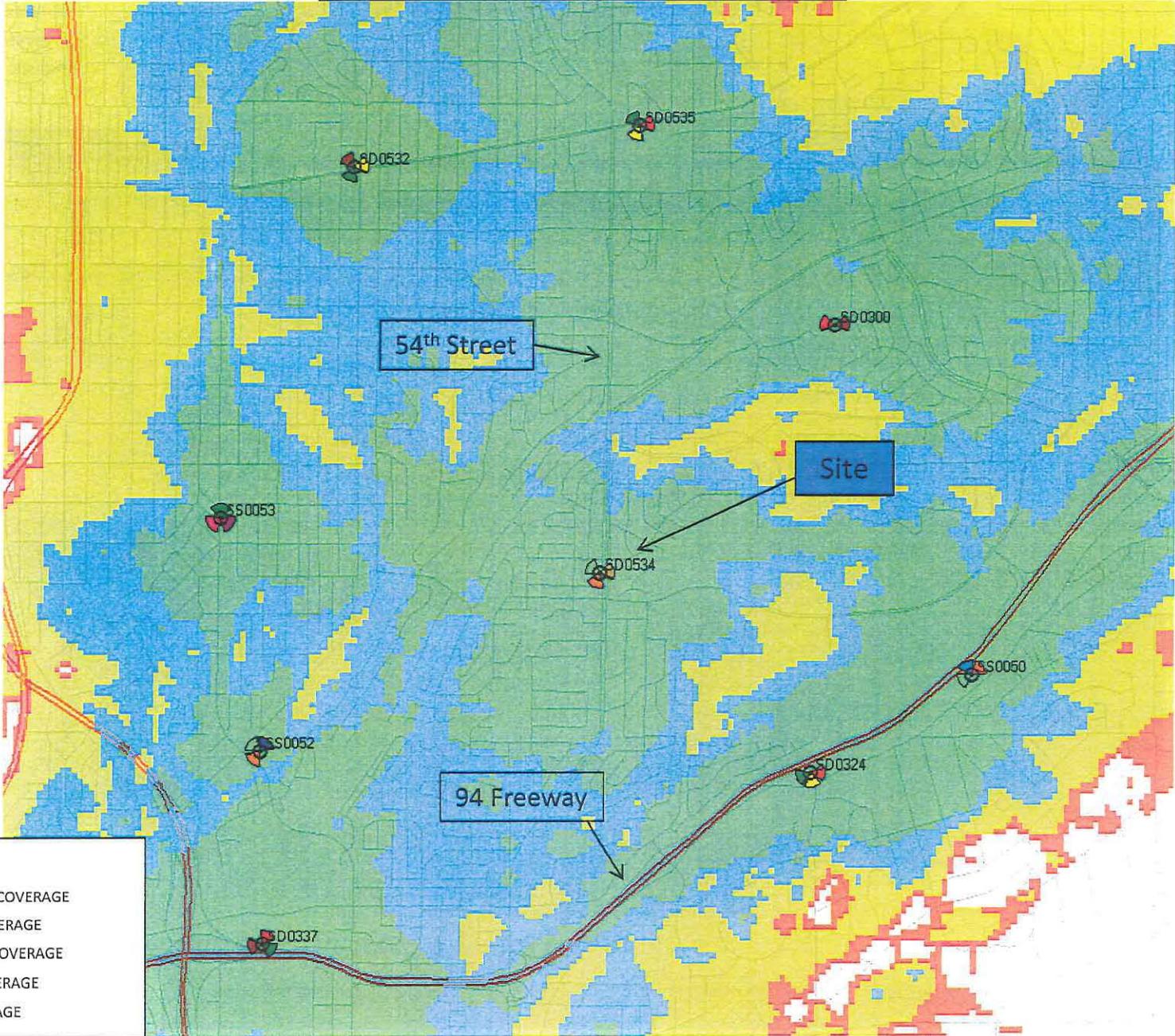
AT&T Coverage Without Existing Site



LEGEND

Green	EXCELLENT COVERAGE
Blue	GOOD COVERAGE
Red	AVERAGE COVERAGE
Yellow	POOR COVERAGE
White	NO COVERAGE

AT&T Coverage With Existing Site

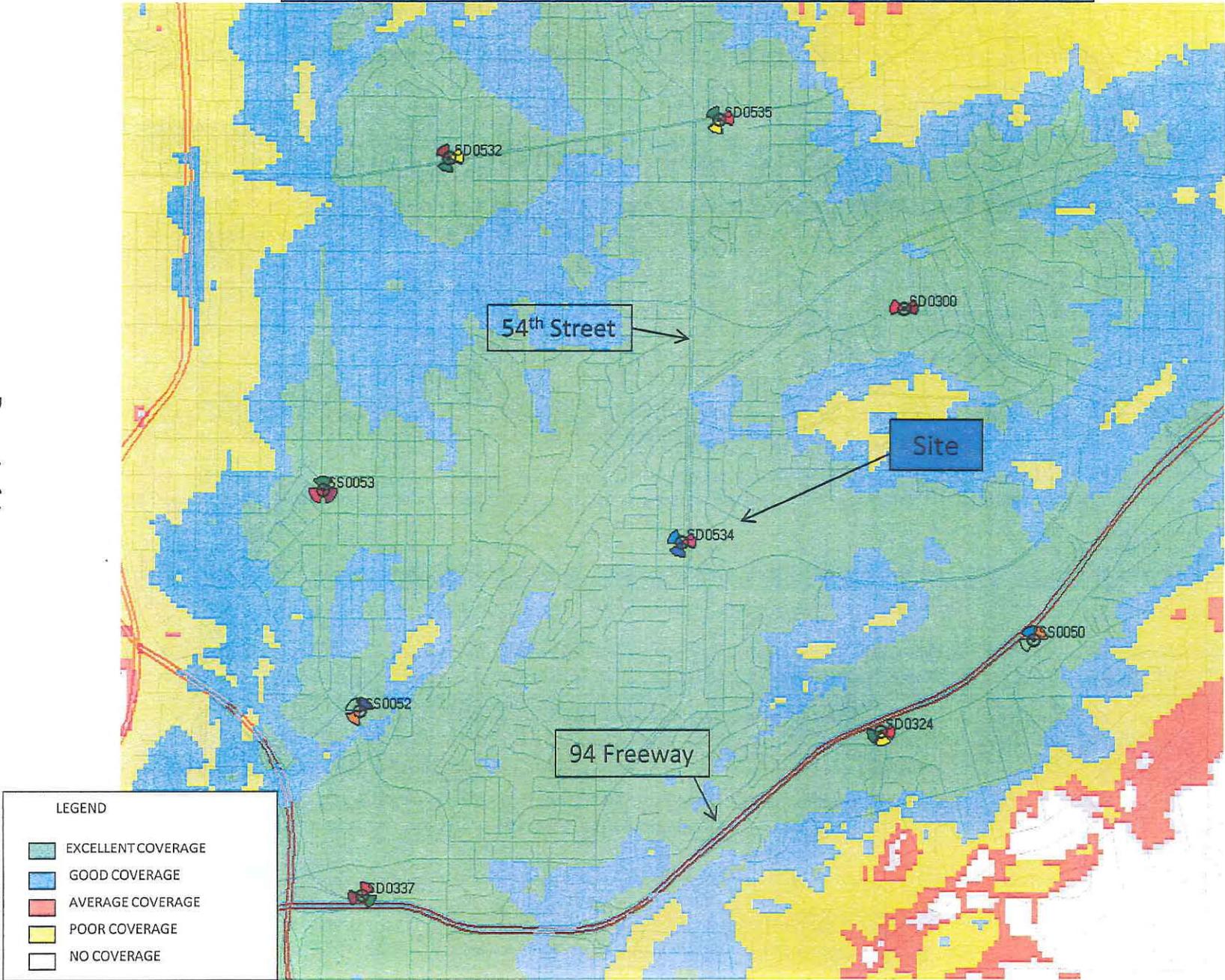


LEGEND

Green	EXCELLENT COVERAGE
Blue	GOOD COVERAGE
Red	AVERAGE COVERAGE
Yellow	POOR COVERAGE
White	NO COVERAGE

AT&T Coverage With Proposed LTE Technology Upgrade

Page 4 of 4



ATTACHMENT 10

APPROVALS

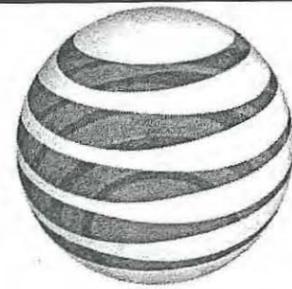
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 CM: _____ DATE: _____
 AT&T A&E MANAGER: _____ DATE: _____

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	704.0 MHz 716.0 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	734.0 MHz 746.0 MHz
MAX ERP:	850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS		500 WATTS

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T IS STRICTLY PROHIBITED



at&t

SD0534

54th STREET

3060 54th STREET
SAN DIEGO, CA 92105

LTE OPTIMAL

Know what's below,
CALL before you dig.

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO WORKING
DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF CALIFORNIA

NOTES

1. 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.

2. 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.

NOTE:

1. APPLICANT REQUESTS A DEVIATION OF THE 15 FT. FRONT YARD SETBACK.

2. APPLICANT REQUESTS A DEVIATION OF THE 30 FT HEIGHT LIMIT.

3. APPLICANT REQUESTS A DEVIATION OF THE 250 SQ. FT. EQUIPMENT AREA LIMIT.

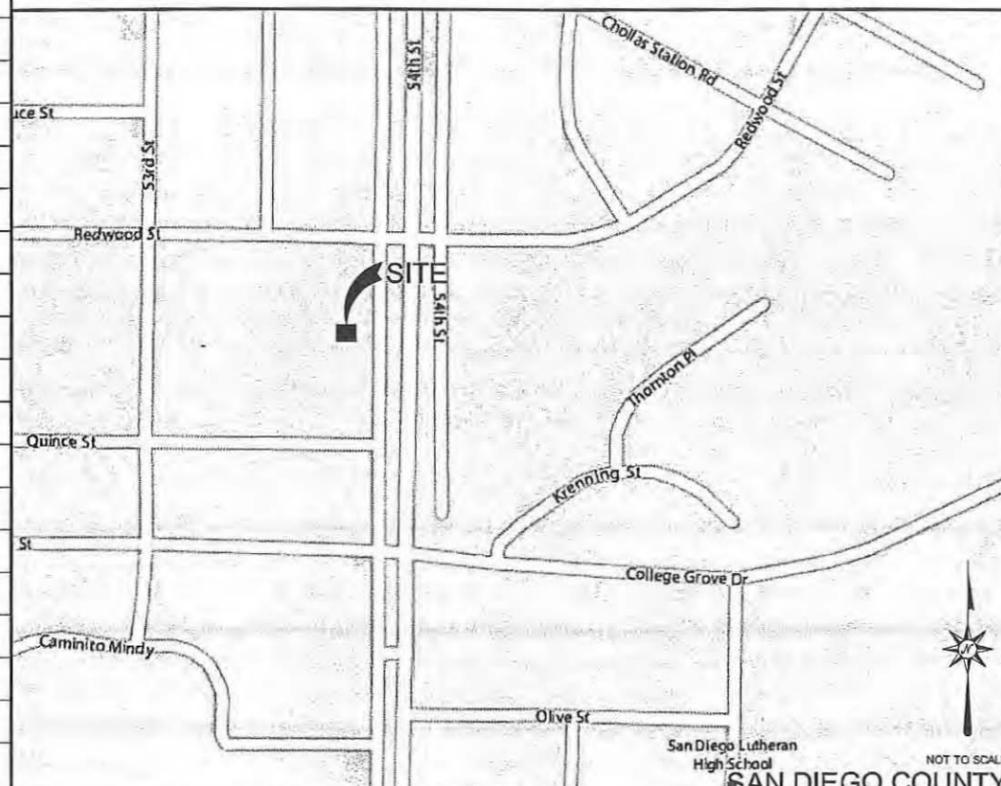
DRAWING INDEX

TITLE SHEET	DIRECTIONS
T-1	STARTING FROM AT&T WIRELESS SAN DIEGO OFFICE:
LS-1	START AT 5738 PACIFIC CENTER BLVD, SAN DIEGO GOING TOWARD PACIFIC HEIGHTS BLVD, TURN RIGHT ON PACIFIC HEIGHTS BLVD, TURN RIGHT ON MIRA MESA BLVD. TAKE RAMP ONTO I-805 S. TAKE EXIT #139/HOME AVE. TURN LEFT ON HOME AVE. TURN RIGHT ON EUCLID AVE. TURN LEFT ON CHOLLAS RD. BEAR RIGHT ON COLLURA ST. TURN LEFT ON REDWOOD ST. TURN RIGHT ON 54TH ST. ARRIVE AT 3060 54TH ST, SAN DIEGO, ON THE RIGHT
A-1	VICINITY MAP
A-2	
A-2.1	
A-3	
A-4	
A-5	
LDP-1	

DIRECTIONS

STARTING FROM AT&T WIRELESS SAN DIEGO OFFICE:
 START AT 5738 PACIFIC CENTER BLVD, SAN DIEGO GOING TOWARD PACIFIC HEIGHTS BLVD, TURN RIGHT ON PACIFIC HEIGHTS BLVD, TURN RIGHT ON MIRA MESA BLVD. TAKE RAMP ONTO I-805 S. TAKE EXIT #139/HOME AVE. TURN LEFT ON HOME AVE. TURN RIGHT ON EUCLID AVE. TURN LEFT ON CHOLLAS RD. BEAR RIGHT ON COLLURA ST. TURN LEFT ON REDWOOD ST. TURN RIGHT ON 54TH ST. ARRIVE AT 3060 54TH ST, SAN DIEGO, ON THE RIGHT

VICINITY MAP



PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:
 - INSTALL (2) NEW OUTDOOR LTE EQUIPMENT CABINETS
 - REMOVE (6) EXISTING ANTENNAS
 - INSTALL (12) NEW ANTENNAS (BEHIND NEW RF SCREENING)
 - INSTALL (24) NEW RRUS (BEHIND NEW RF SCREENING)
 - INSTALL (14) NEW DC SURGE SUPPRESSORS; (2) DC2s, (12) FC12s (FC-12S BEHIND NEW RF SCREENING)
 - INSTALL (1) NEW AT&T GPS ANTENNA
 - ENLARGE STEEPLE FOOTPRINT TO ACCOMMODATE NEW ANTENNAS

LEGAL DESCRIPTION

PAR PER ROS 11116 IN NWQ SEC 34-16-2W.
 NOTE:
 A CURRENT PLAT OF SURVEY AND ACCOMPANYING LEGAL DESCRIPTION IS NOT AVAILABLE AS PART OF THIS DOCUMENT. THE LEGAL DESCRIPTION DESIGNATED ABOVE WAS ACQUIRED FROM FASTWAVE.

PROJECT INFORMATION

SITE ADDRESS:	3060 54TH STREET SAN DIEGO, CA 92105	LATITUDE (NAD 83):	32° 44' 12.9964" N 32.73694444
PARCEL #:	477-313-09-00	LONGITUDE (NAD 83):	117° 4' 47.9994" W -117.080000
PROPERTY OWNER:	CALVARY LUTHERAN CHURCH 3060 54TH STREET SAN DIEGO, CA 92105	GROUND ELEVATION:	285' AMSL (GOOGLE)
ADDRESS:		COUNTY:	SAN DIEGO
SITE CONTACT:	RICHARD VEVIA JR. PASTOR	ZONING JURISDICTION:	COUNTY OF SAN DIEGO
APPLICANT:	AT&T MOBILITY 7337 TRADE ST, 3EAST ROOM 3694 SAN DIEGO, CA 92121	ZONING DISTRICT:	RS-1-7
USID:	28052	OCCUPANCY GROUP:	U
SITE ACQUISITION CONTACT:	TAIC LEASING AGENT: NICK FOSTER (619) 618-1346 ZONING AGENT: JIM KENNEDY (619) 993-1057	CONSTRUCTION TYPE:	V-8
RF ENGINEER:	RAVI JINDAL - AT&T MOBILITY (619) 699-9254	POWER COMPANY:	SDG&E
CONSTRUCTION MANAGER:	GEOFF MARTINEZ (858) 631-1655	TELEPHONE COMPANY:	AT&T
EXISTING AT&T EQUIPMENT SQ. FT.:	410 SQ. FT.	CURRENT USE:	CHURCH
		EXISTING T-MOBILE EQUIPMENT SQ. FT.:	244 SQ. FT. (LOCATION NOTED ON SITE PLAN)
		EXISTING CRICKET EQUIPMENT SQ. FT.:	166 SQ. FT. (LOCATION NOTED ON SITE PLAN)

APPLICABLE CODES AND STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN FOLLOWING CODES THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA FIRE CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ENERGY CODE
- 2010 CITY COUNTY / ORDINANCES

PROJECT TEAM INFORMATION

COMPANY	CONTACT	NUMBER
A/E: SAC WIRELESS LLC	KEVIN WHITLOCK	(760) 795-5200
S/AQ: TAIC	COURTNEY HALL	(858) 472-2618
SURVEYING: CALVADA SURVEYING, INC.	RAMON GONZALEZ	(651) 733-7949

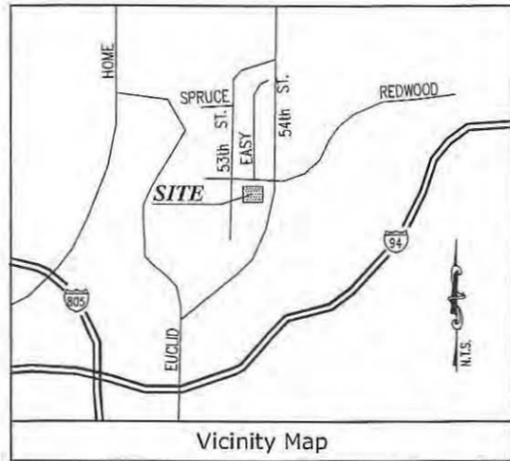
5865 AVENIDA ENCINAS
SUITE 142B
CARLSBAD, CA 92008
www.sacw.com

5738 PACIFIC CENTER BOULEVARD
SAN DIEGO, CA 92121

SD0534
54TH STREET
3060 54TH STREET
SAN DIEGO, CA 92105

REV.	DATE	DESCRIPTION	BY	CHK	APP'D
4	04/13/2012	TOWER RE-DESIGN	DR	DR	DR
4	12/18/2011	REVISED 100% ZONING	OM	JSP	JC
3	09/18/2011	CITY COMMENTS	ML	JSP	JC
2	08/01/2011	CITY COMMENTS	JSP	JSP	JC
1	02/03/2011	100% ZONING	JB	AGN	MM
0	11/01/2010	90% ZONING	OM	AGN	MM

SHEET TITLE:	
TITLE SHEET	
SCALE:	SHEET NUMBER:
AS NOTED	T-1



Title Report

PREPARED BY: LAWYERS TITLE COMPANY
 ORDER NO.: 09030408
 DATED: SEPTEMBER 30, 2011

Legal Description

THAT PORTION OF THE SOUTHERLY 200 FEET TO THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, RANCHO MESSON OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID PORTION LYING WESTERLY OF SAID STREET AS ESTABLISHED BY DEED TO THE CITY OF SAN DIEGO, RECORDED MAY 11, 1997 IN BOOK 1300, PAGE 460 OF DEEDS AND LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF 53rd STREET, MAP OF FURLOW HEIGHTS UNIT NO. 1, ACCORDING TO THE MAP 2504, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 31, 1948, SAID SOUTHERLY 200 FEET BEING MEASURED NORMAL TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER.

Assessor's Parcel No.

477-313-09-00

Date of Survey

JUNE 23, 2011

Easements

- ③ AN EASEMENT FOR THE PURPOSE OF THE LAYING AND MAINTENANCE OF WATER PIPES AND MAINS RECORDED JULY 20, 1928 IN BOOK 1491, PAGE 107 OF DEEDS. (LOCATION CANNOT BE DETERMINED FROM RECORD)
- ④ AN EASEMENT FOR THE PURPOSE OF POLES, WIRES, AND ANCHORAGE FOR THE TRANSMISSION OF ELECTRICITY RECORDED MARCH 5, 1928 IN BOOK 1452, PAGE 132 OF DEEDS. (PLOTTED HEREON)
- ⑤ AN EASEMENT FOR PUBLIC STREET PURPOSES, RECORDED AUGUST 13, 1951 IN BOOK 4002, PAGE 101 OF OFFICIAL RECORDS. (PLOTTED HEREON, 54TH STREET)
- ⑥ AN EASEMENT FOR PUBLIC STREET PURPOSES, RECORDED OCTOBER 21, 1952 IN BOOK 4631, PAGE 79 OF OFFICIAL RECORDS. (PLOTTED HEREON, 53RD STREET)
- ⑩ AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JULY 29, 1982 AS INSTRUMENT NO. 1992-0473308 OF OFFICIAL RECORDS. (LOCATION CANNOT BE DETERMINED FROM RECORD)

Geographic Coordinates at Existing Steeple

1983 DATUM: LATITUDE: 32° 44' 13.18" N, LONGITUDE: 117° 04' 47.71" W
 ELEVATION = 325.6 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 HUNDRETH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 8.

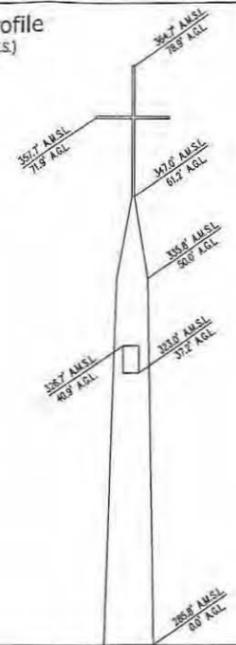
Bench Mark

COUNTY OF SAN DIEGO BENCH MARK NO. 1172, ELEVATION = 338.92 FEET. (NOV020)



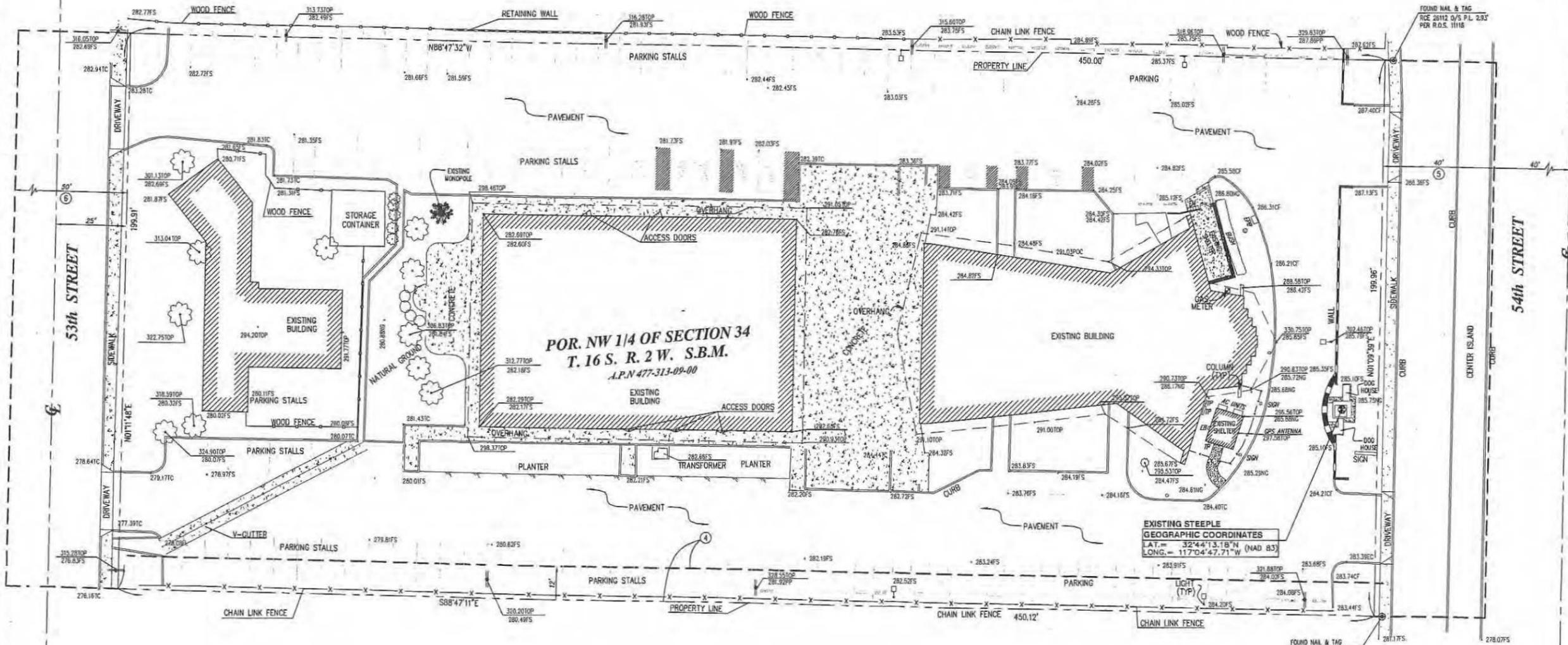
Steeple Profile

WEST ELEVATION (N.T.S.)



Legend

FS	FINISH SURFACE	—○—	WROUGHT IRON FENCE
NG	NATURAL GROUND	—X—	CHAIN LINK FENCE
PP	POWER POLE	—	LIGHT
—	RETAINING/BLOCK WALL	—	WATER VALVE
—	SURVEY CONTROL POINT	—	TOP OF PARAPET
—	CONCRETE PAVEMENT	—	GEODEIC COORDINATES
—	EDGE OF PAVEMENT	—	TELCO PANEL
—	TREE	—	FIRE HYDRANT/FIRE
—	TOP OF CURB	—	ELECTRIC METER
—	PROPERTY LINE	—	ELECTRIC BREAKER
EPB	ELECTRIC PULL BOX	—	



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A&E:

11300 SORRENTO VALLEY ROAD
 STE 230, SAN DIEGO, CA 92121
 WWW.SACW.COM

PROJECT NO:	11629
DRAWN BY:	AL
CHECKED BY:	RG

REV	DATE	DESCRIPTION
1	10/13/11	TITLE REPORT / FINAL
	07/07/11	SUBMITTAL

CAL VADA SURVEYING, INC.
 411 Jesta Cir., Suite 205, Corona, CA 92840
 Phone: 951-289-9900 Fax: 951-280-9718
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 11629

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

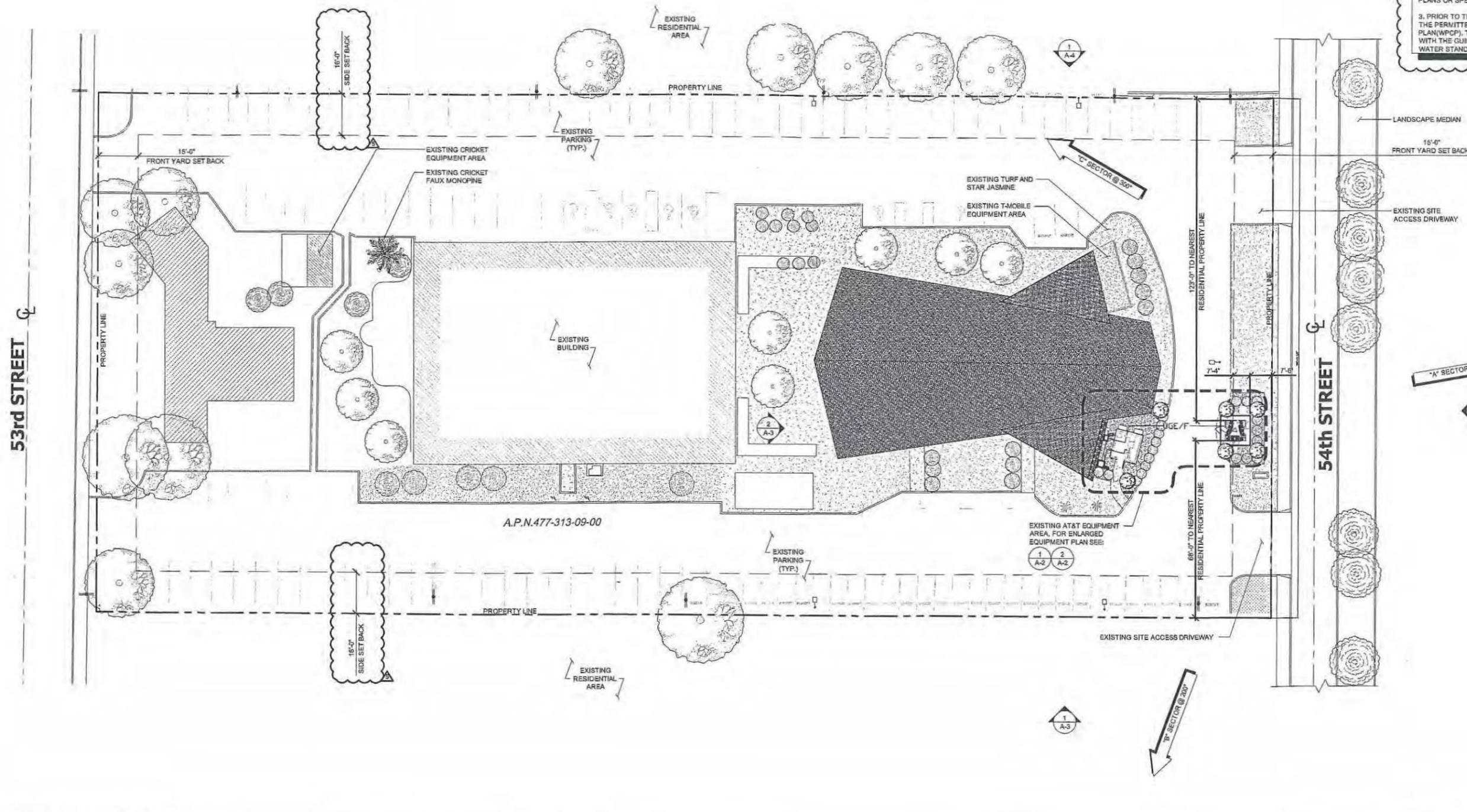
SD0534
 54TH STREET
 3060 54TH STREET
 SAN DIEGO, CA 92105
 SAN DIEGO COUNTY

SHEET TITLE
 TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1

NOTES

1. THERE IS NO DAYCARE, ELEMENTARY SCHOOL OR MIDDLE SCHOOL ON SITE.
2. 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.
3. 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.



OVERALL SITE PLAN

20' 0 10' 20' SCALE: 1" = 20'-0" (24x36)
(OR) 1/2" = 20'-0" (11x17) **1**

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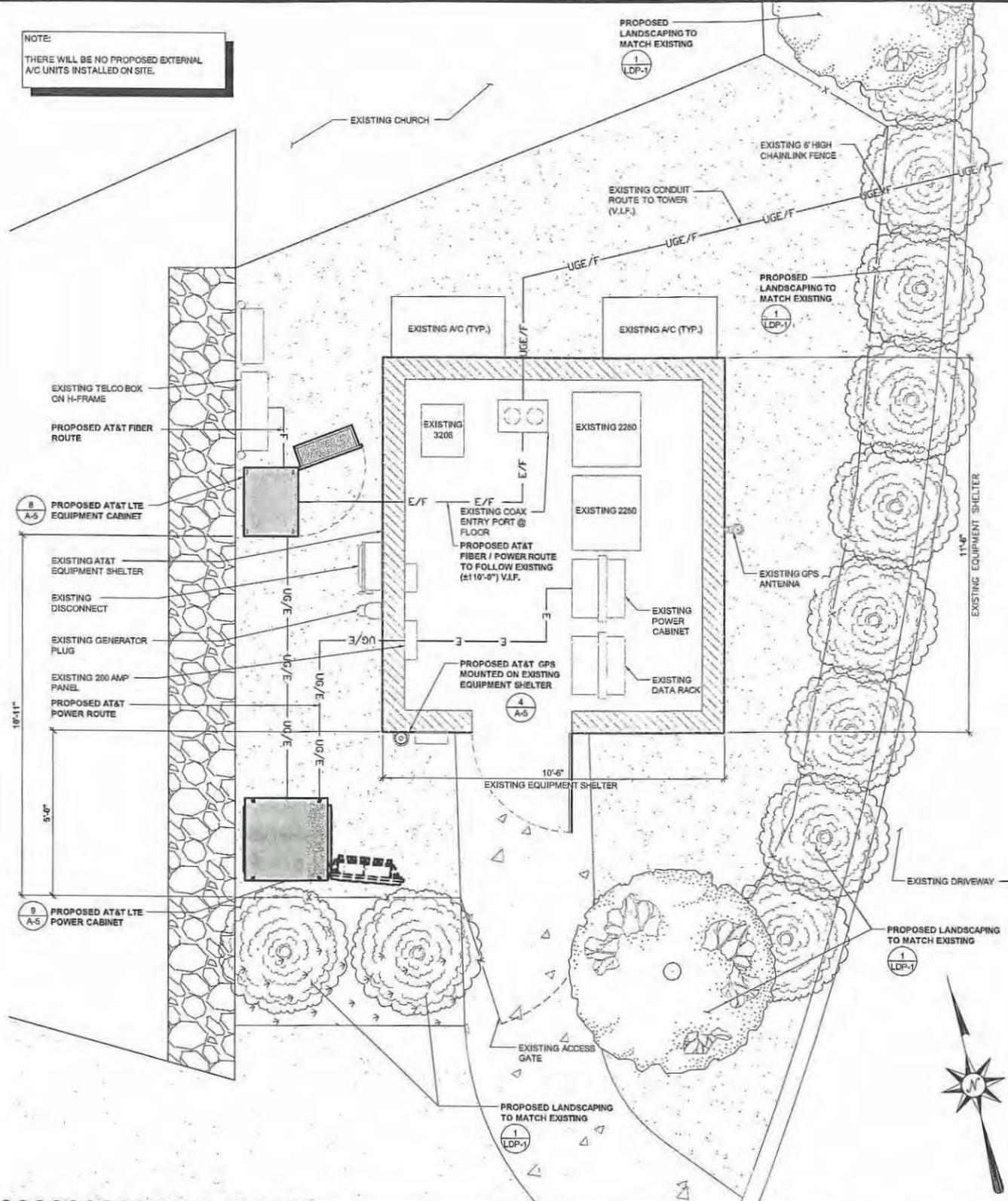
REV.	DATE	DESCRIPTION	BY	CHK	APPD
4	04/13/2012	TOWER RE-DESIGN	DR	DR	DR
4	12/16/2011	REVISED 100% ZONING	OM	JSP	JC
3	08/18/2011	CITY COMMENTS	ML	JSP	JC
2	08/01/2011	CITY COMMENTS	JSP	JSP	JC
1	02/03/2011	100% ZONING	JB	AGN	MM
0	11/01/2010	90% ZONING	OM	AGN	MM

SHEET TITLE:

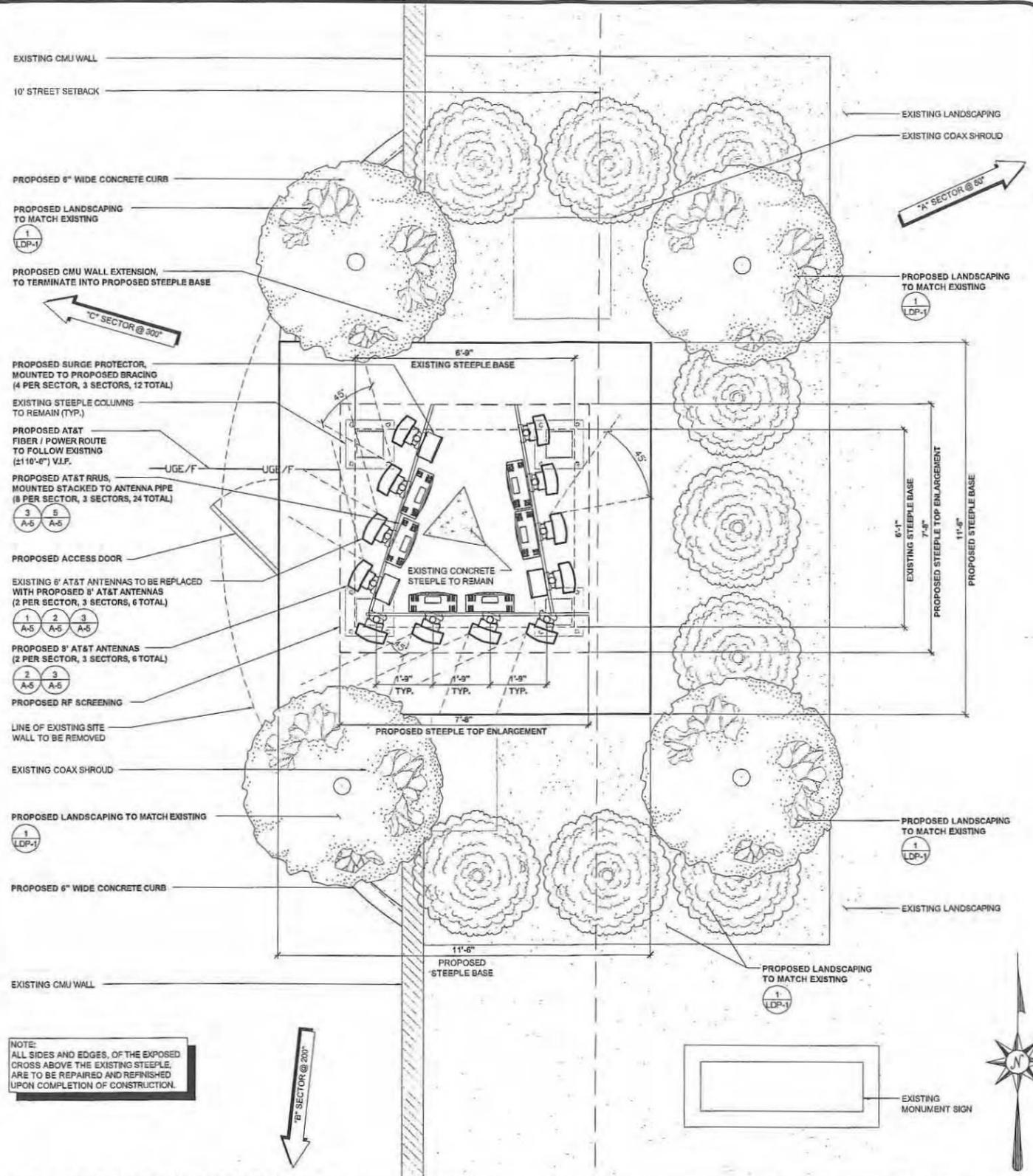
OVERALL SITE PLAN

SCALE:	SHEET NUMBER:
AS NOTED	A-1

NOTE:
THERE WILL BE NO PROPOSED EXTERNAL A/C UNITS INSTALLED ON SITE.



ENLARGED EQUIPMENT PLAN SCALE: 1/2" = 1'-0" (24x36) (OR) 1/4" = 1'-0" (11x17) **1**



NOTE:
ALL SIDES AND EDGES OF THE EXPOSED CROSS ABOVE THE EXISTING STEEPLE ARE TO BE REPAIRED AND REFINISHED UPON COMPLETION OF CONSTRUCTION.

ENLARGED ANTENNA PLAN SCALE: 1/2" = 1'-0" (24x36) (OR) 1/4" = 1'-0" (11x17) **2**

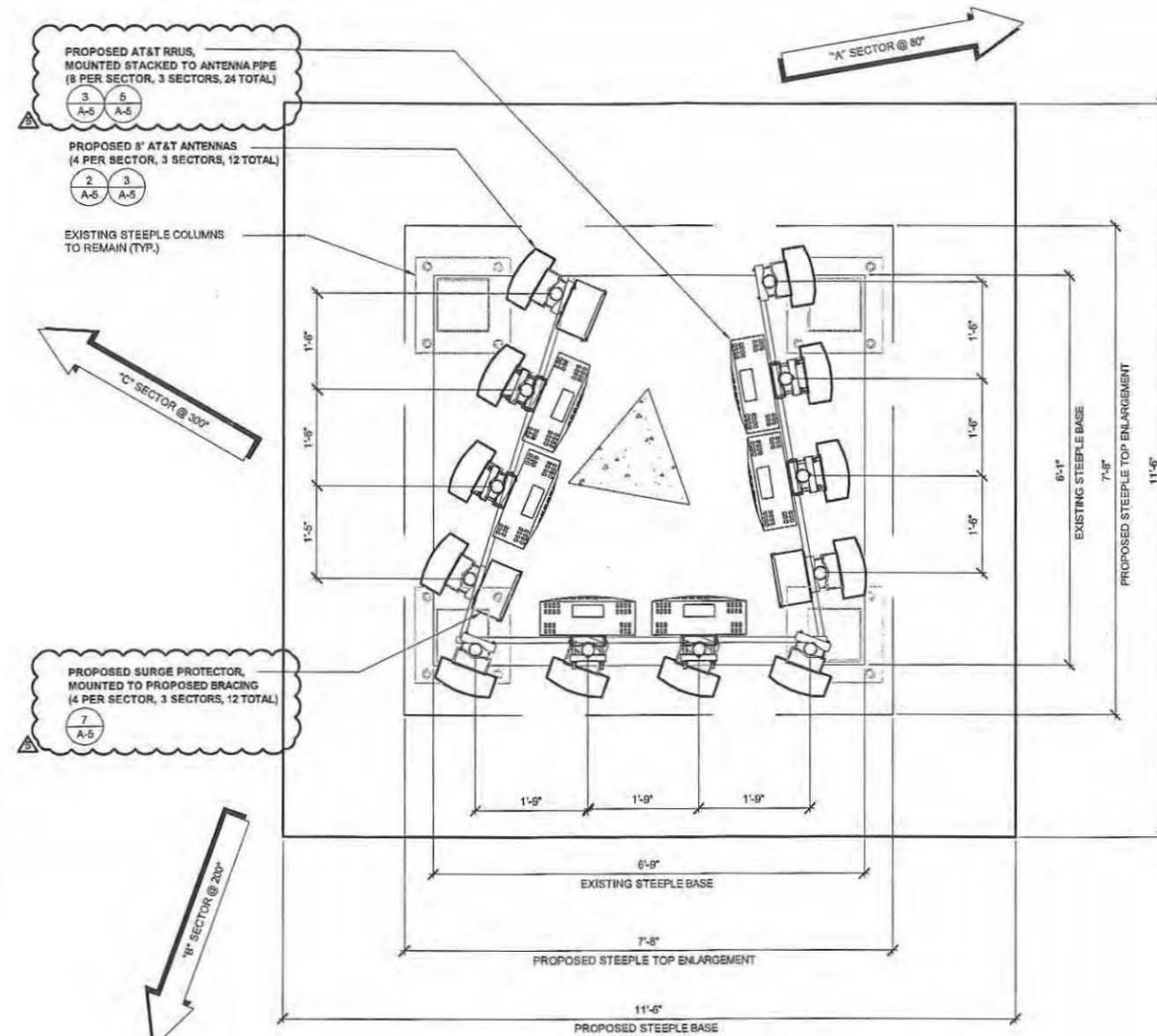
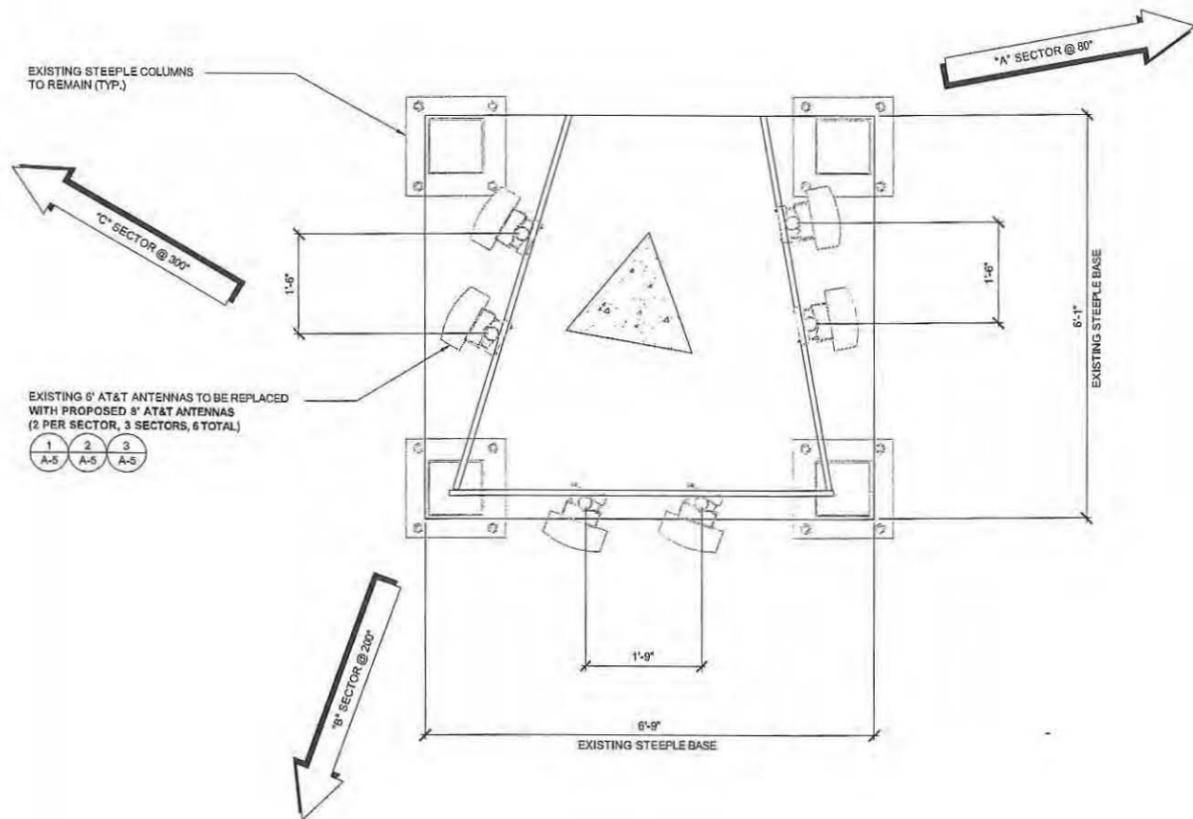
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REV.	DATE	DESCRIPTION	BY	CHK	APPD
0	11/01/2010	90% ZONING	CM	AGN	MM
1	02/03/2011	100% ZONING	JB	AGN	MM
2	08/01/2011	CITY COMMENTS	JSP	JSP	JC
3	08/18/2011	CITY COMMENTS	ML	JSP	JC
4	12/16/2011	REVISED 100% ZONING	OM	JSP	JC
04/13/2012		TOWER RE-DESIGN	DR	DR	DR

SHEET TITLE:	
ENLARGED EQUIPMENT & ANTENNA PLAN	
SCALE:	SHEET NUMBER:
AS NOTED	A-2



ENLARGED ANTENNA PLAN (EXISTING)

SCALE: 3/4" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1

ENLARGED ANTENNA PLAN (PROPOSED)

SCALE: 3/4" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

2



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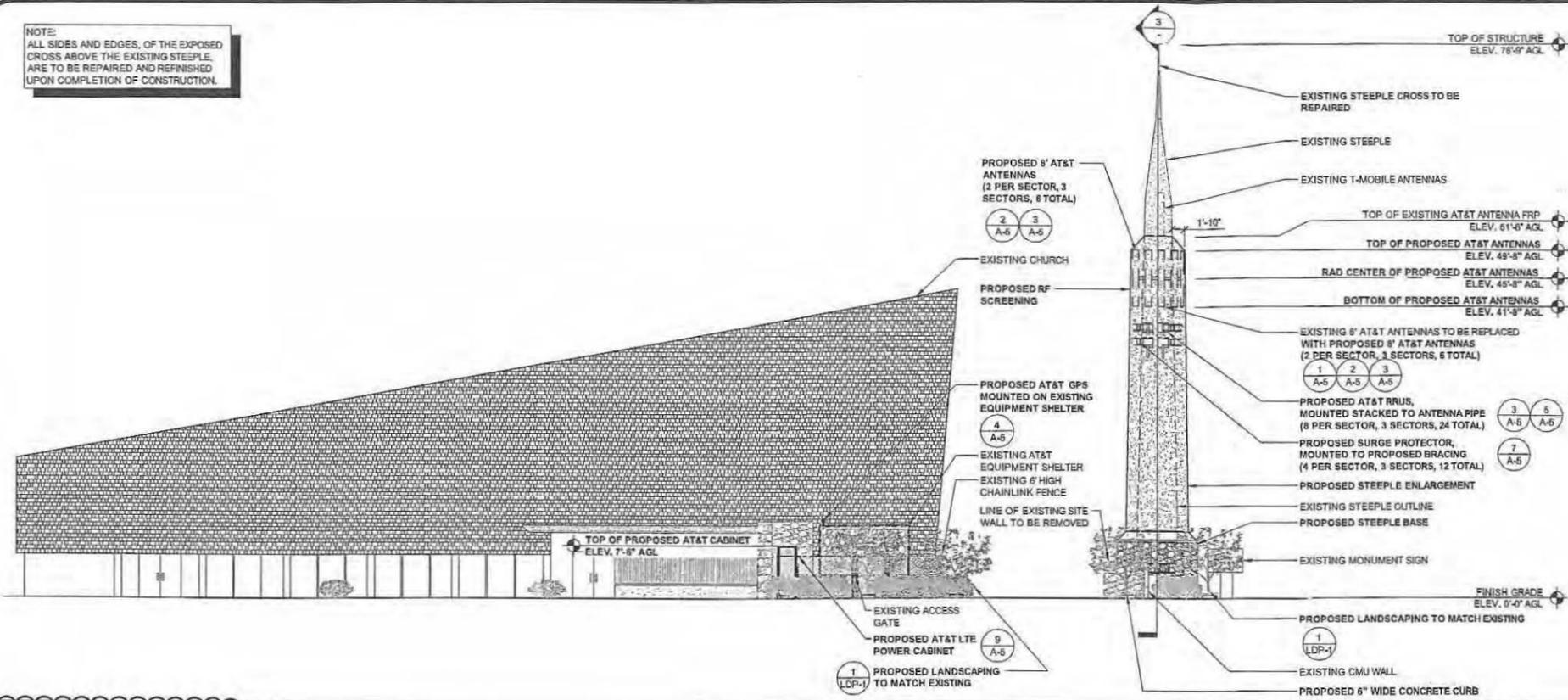
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REV.	DATE	DESCRIPTION	BY	CHK	APPD
0	11/01/2010	90% ZONING	OM	AGN	MM
1	02/03/2011	100% ZONING	JB	AGN	MM
2	08/01/2011	CITY COMMENTS	JSP	JSP	JC
3	08/18/2011	CITY COMMENTS	ML	JSP	JC
4	12/16/2011	REVISED 100% ZONING	OM	JSP	JC
5	04/13/2012	TOWER RE-DESIGN	DR	DR	DR

SHEET TITLE: ENLARGED ANTENNA PLAN EXISTING & PROPOSED	
SCALE: AS NOTED	SHEET NUMBER: A-2.1

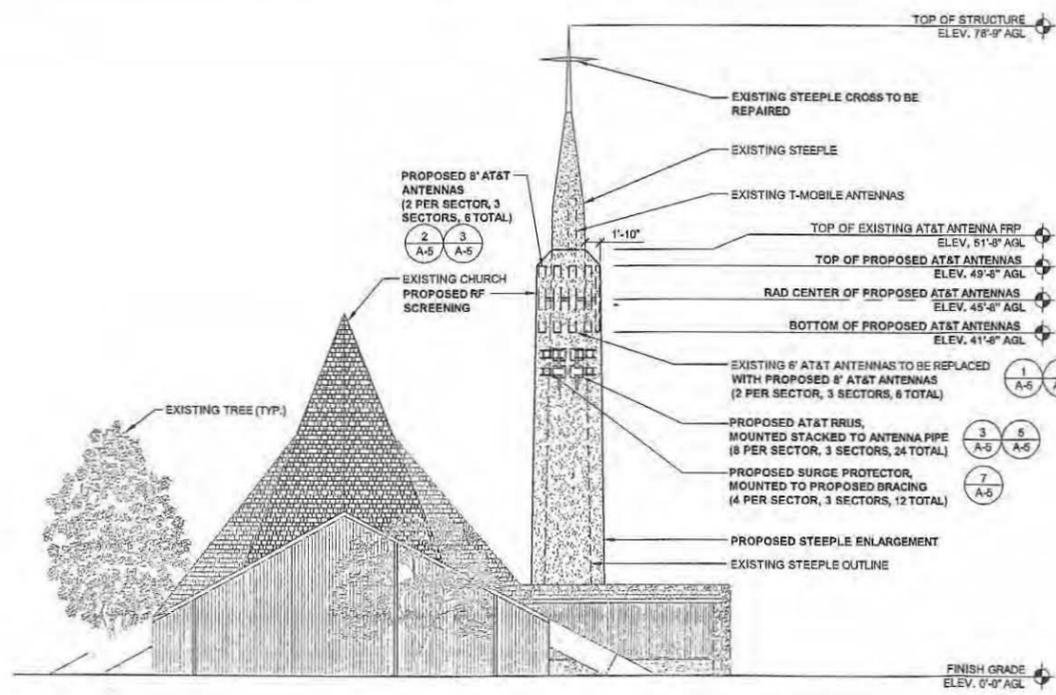
NOTE:
ALL SIDES AND EDGES, OF THE EXPOSED
CROSS ABOVE THE EXISTING STEEPLE
ARE TO BE REPAIRED AND REFINISHED
UPON COMPLETION OF CONSTRUCTION.



SOUTH ELEVATION

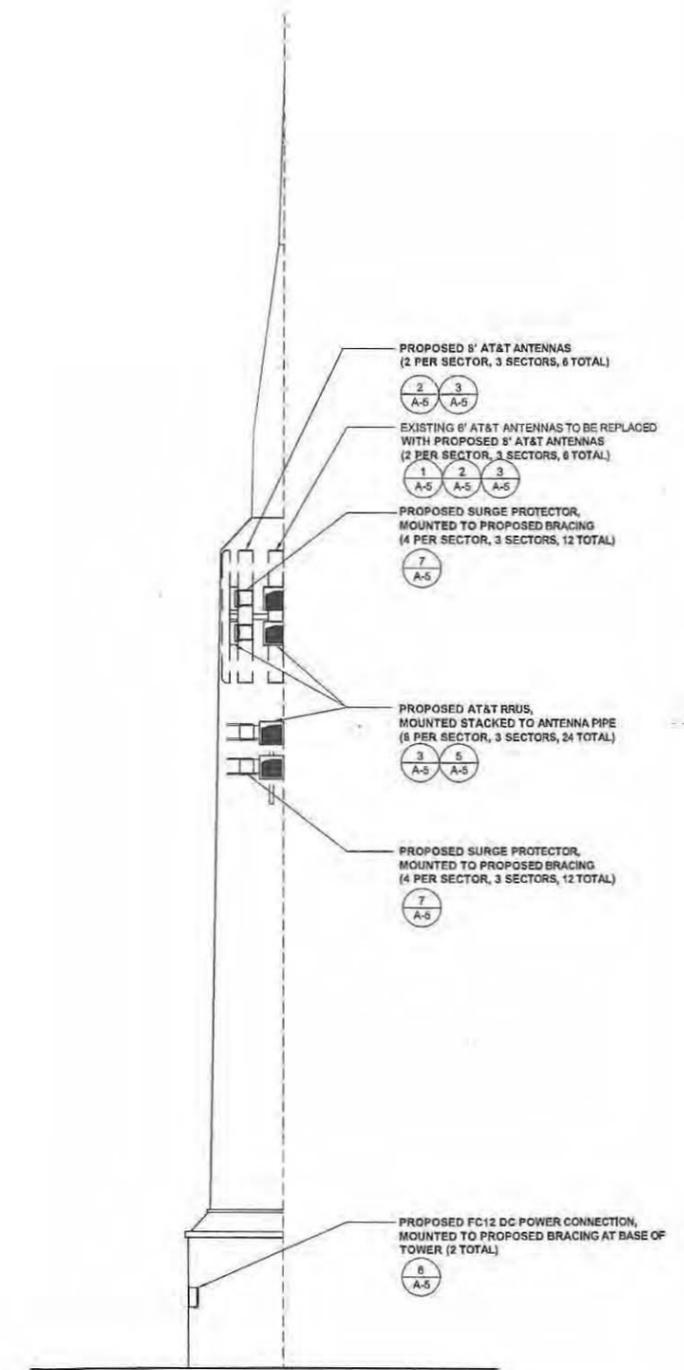
0 3' 6' 11" SCALE: 3/32" = 1'-0" (24x36)
(OR) 1/32" = 1'-0" (11x17) **1**

NOTE:
ALL SIDES AND EDGES, OF THE EXPOSED
CROSS ABOVE THE EXISTING STEEPLE
ARE TO BE REPAIRED AND REFINISHED
UPON COMPLETION OF CONSTRUCTION.



WEST ELEVATION

0 3' 6' 11" SCALE: 3/32" = 1'-0" (24x36)
(OR) 1/32" = 1'-0" (11x17) **2**



ELEVATION CROSS-SECTION

0 1.5' 3' 5" SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17) **3**

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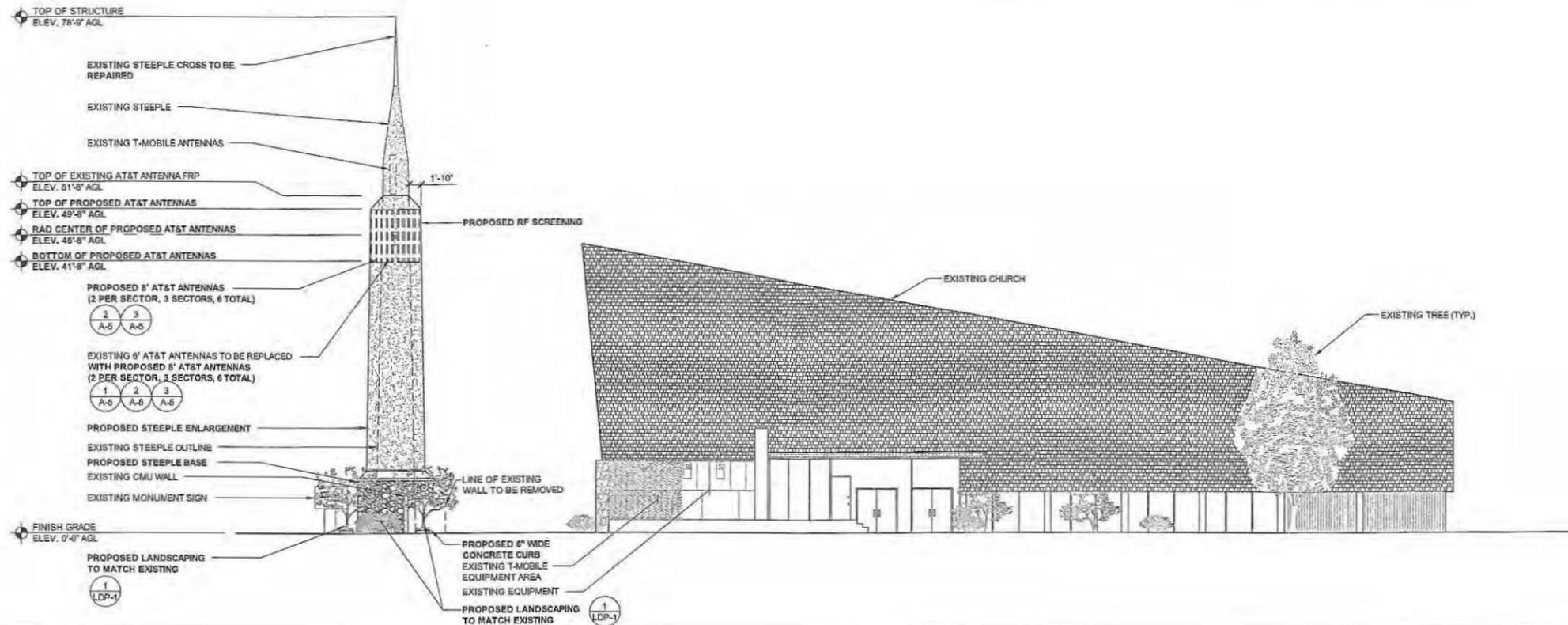
SD0534
54TH STREET
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REV.	DATE	DESCRIPTION	BY	CHK	APPD
4	04/13/2012	TOWER RE-DESIGN	DR	DR	DR
4	12/18/2011	REVISED 100% ZONING	OM	JSP	JC
3	08/18/2011	CITY COMMENTS	ML	JSP	JC
2	08/01/2011	CITY COMMENTS	JSP	JSP	JC
1	02/03/2011	100% ZONING	JB	AGN	MM
0	11/01/2010	90% ZONING	OM	AGN	MM

SHEET TITLE:
SOUTH ELEVATION & WEST ELEVATION

SCALE: AS NOTED
SHEET NUMBER: **A-3**

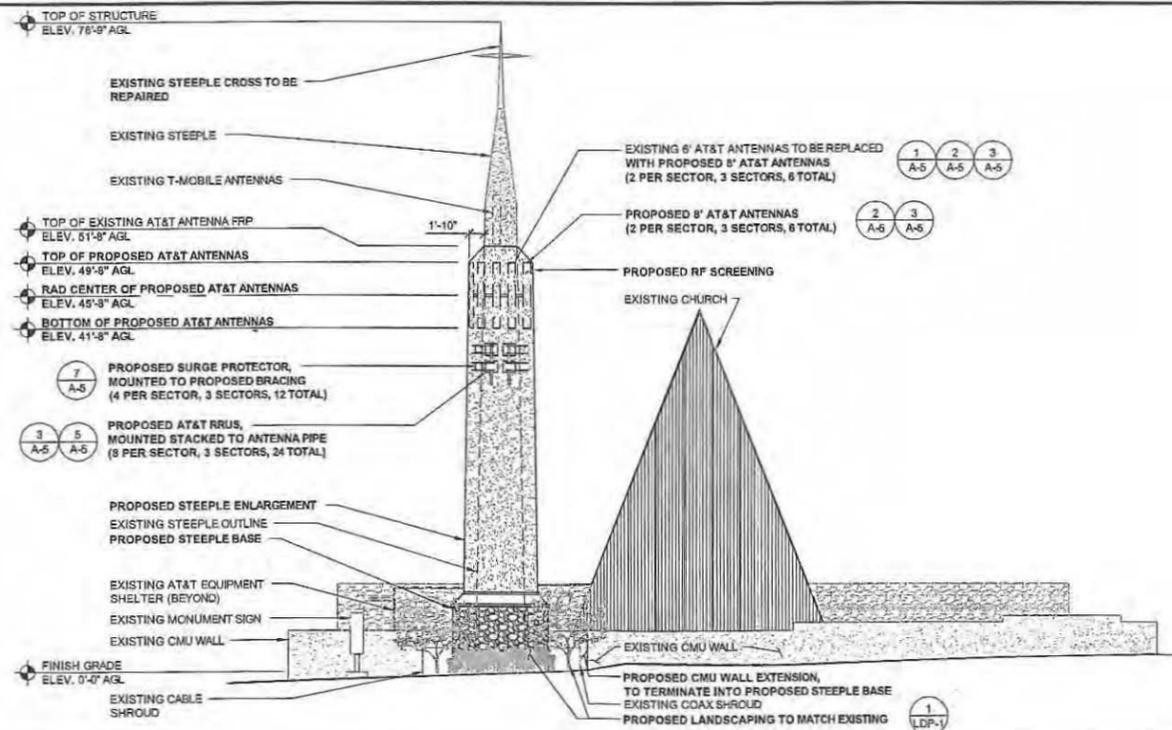
NOTE:
ALL SIDES AND EDGES, OF THE EXPOSED
CROSS ABOVE THE EXISTING STEEPLE,
ARE TO BE REPAIRED AND REFINISHED
UPON COMPLETION OF CONSTRUCTION.



NORTH ELEVATION

0 3' 6' 11" SCALE: 3/32" = 1'-0" (24x36)
(OR) 1/32" = 1'-0" (11x17)

1



NOTE:
ALL SIDES AND EDGES, OF THE EXPOSED
CROSS ABOVE THE EXISTING STEEPLE,
ARE TO BE REPAIRED AND REFINISHED
UPON COMPLETION OF CONSTRUCTION.

EAST ELEVATION

0 3' 6' 11" SCALE: 3/32" = 1'-0" (24x36)
(OR) 1/32" = 1'-0" (11x17)

2



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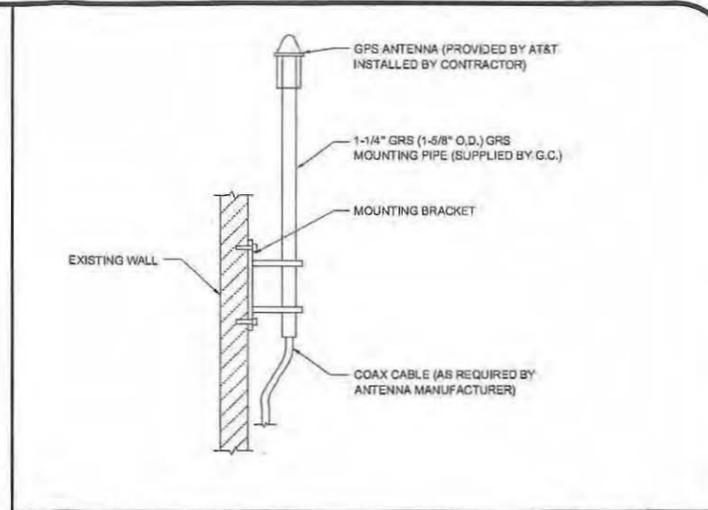
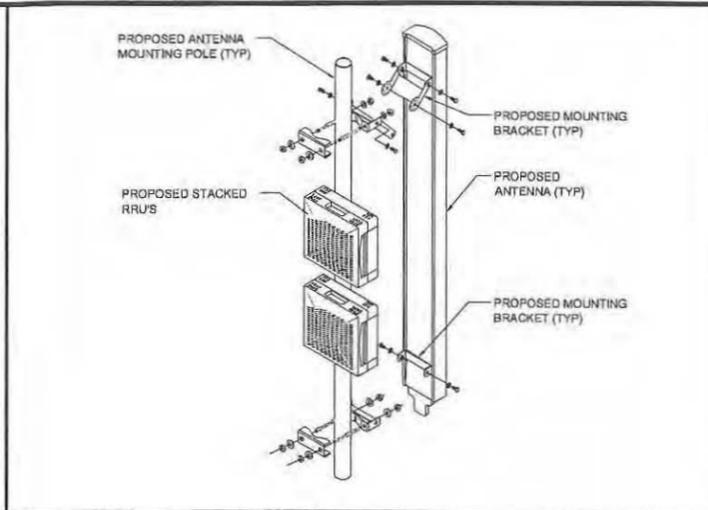
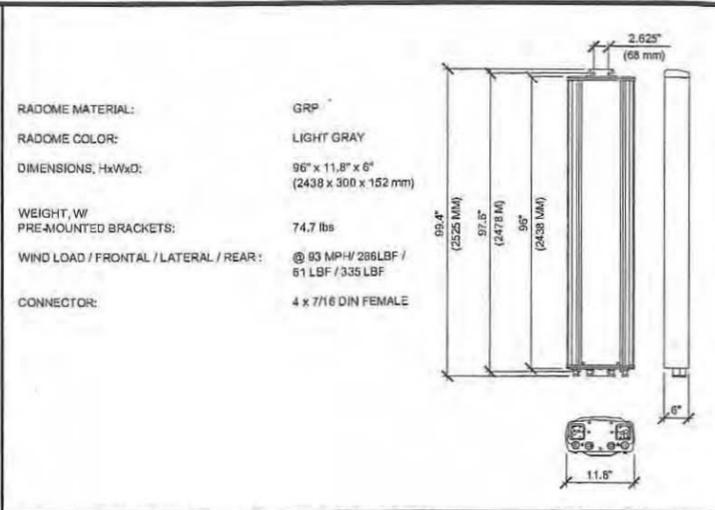
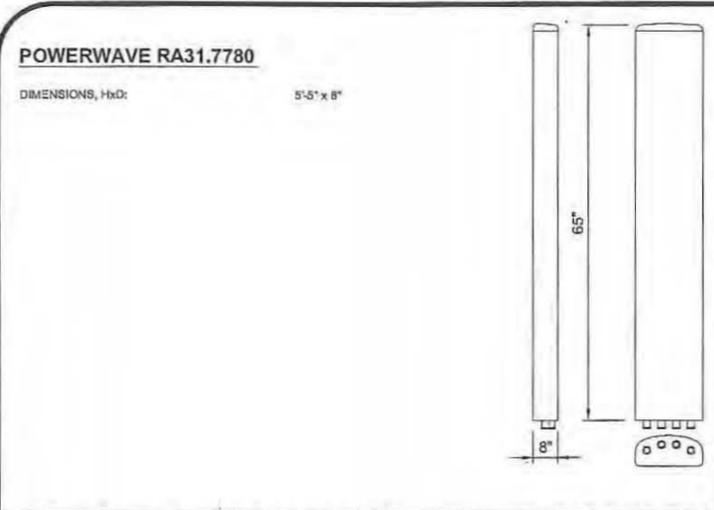
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REV.	DATE	DESCRIPTION	BY	CHK	APPD
4	04/13/2012	TOWER RE-DESIGN	DR	DR	DR
4	12/16/2011	REVISED 100% ZONING	OM	JSP	JC
3	08/16/2011	CITY COMMENTS	ML	JSP	JC
2	08/01/2011	CITY COMMENTS	JSP	JSP	JC
1	02/03/2011	100% ZONING	JB	AGN	MM
0	11/01/2010	90% ZONING	OM	AGN	MM

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

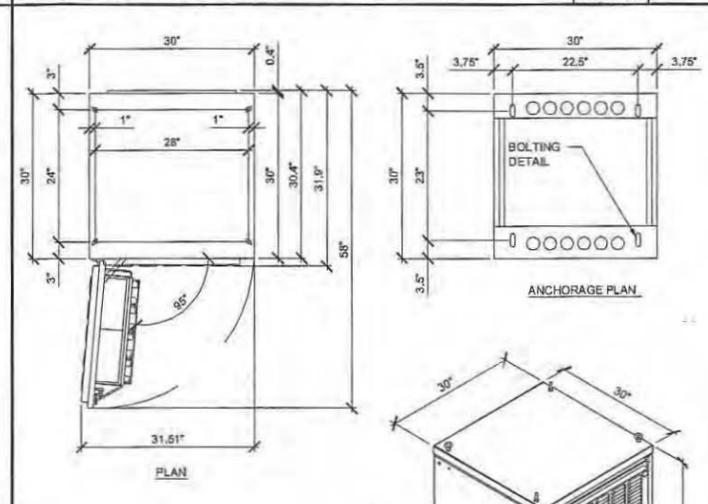
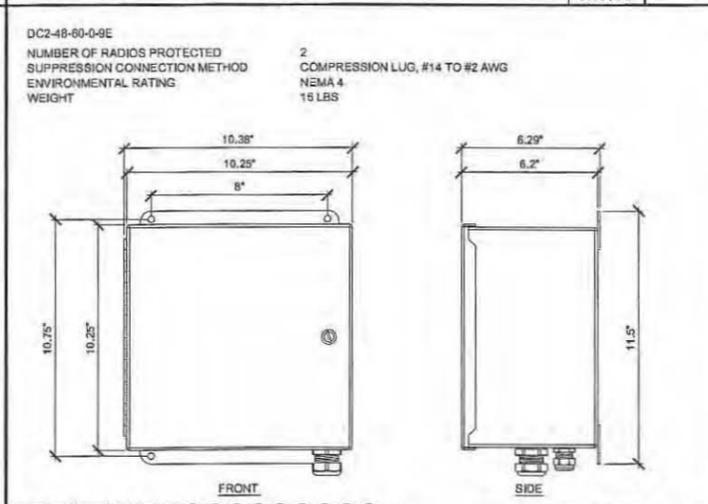
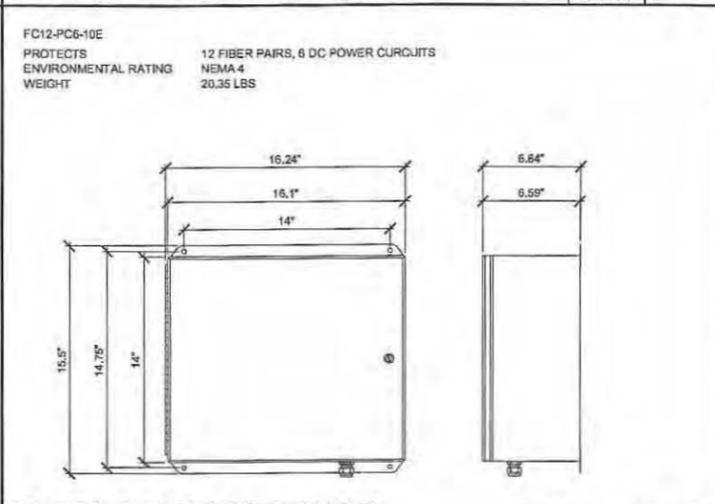
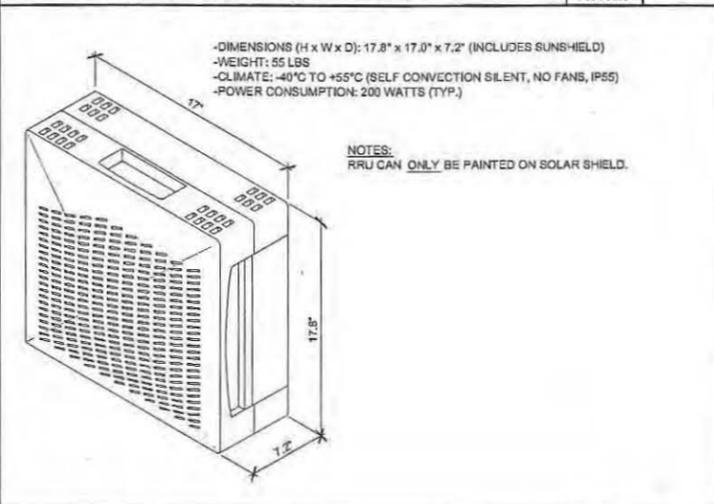


EXISTING PANEL ANTENNA SCALE N.T.S. **1**

ANTENNA SPECIFICATIONS SCALE N.T.S. **2**

ANTENNA MOUNTING SCALE N.T.S. **3**

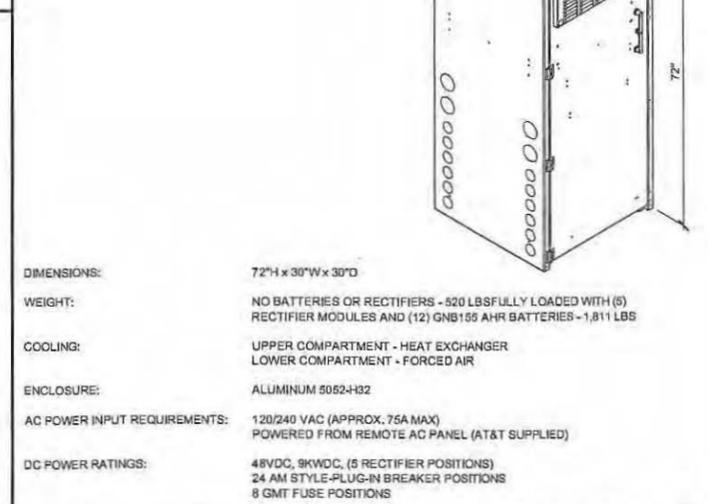
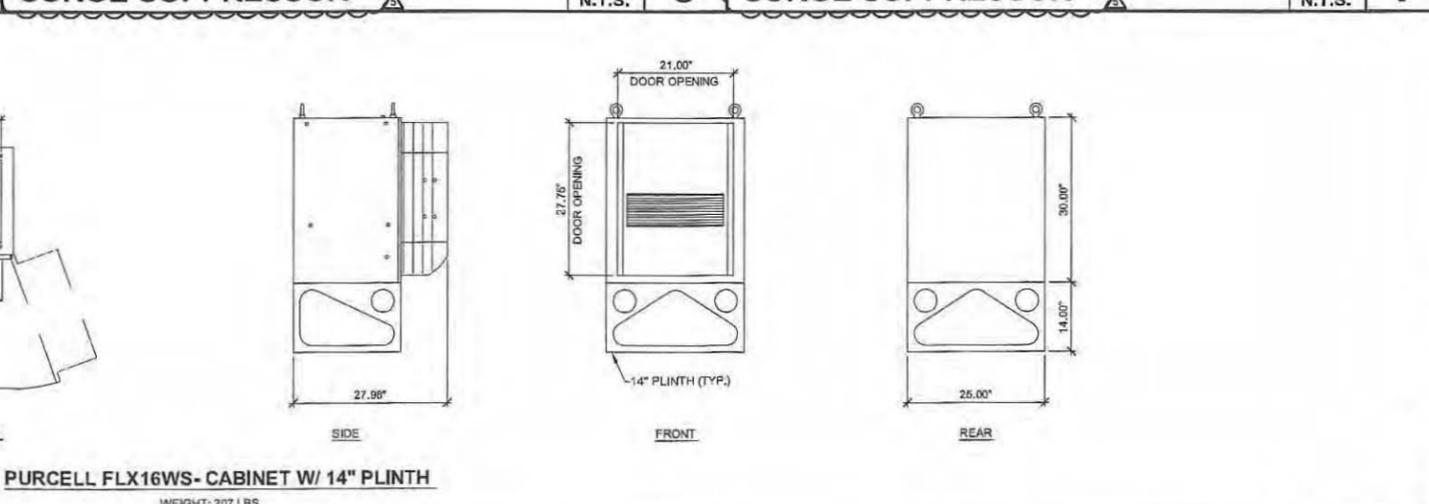
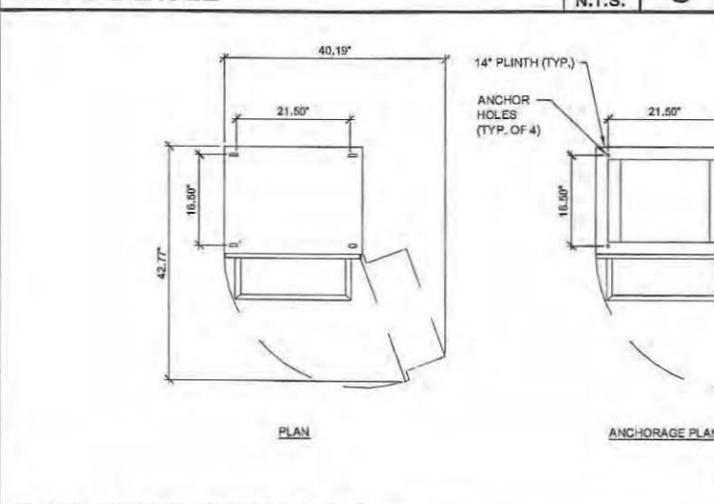
GPS MOUNTING DETAIL SCALE N.T.S. **4**



RRUS DETAIL SCALE N.T.S. **5**

SURGE SUPPRESSOR SCALE N.T.S. **6**

SURGE SUPPRESSOR SCALE N.T.S. **7**



EQUIPMENT CABINET SCALE N.T.S. **8**

POWER & BATTERY CABINET SCALE N.T.S. **9**

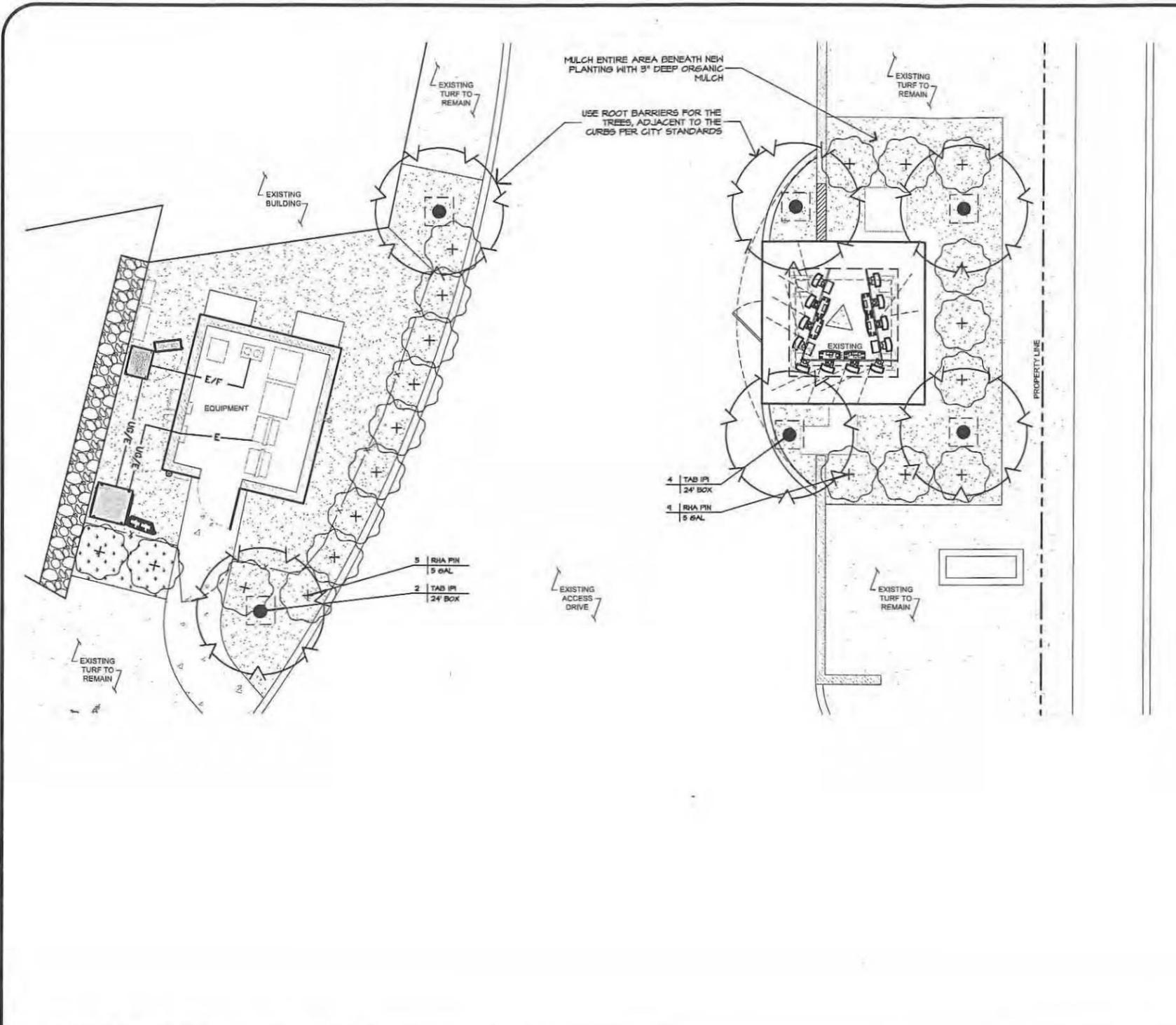
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REV.	DATE	DESCRIPTION	BY	CHK	APPD
04/13/2012		TOWER RE-DESIGN	DR	DR	DR
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0	11/01/2010	90% ZONING	OM	AGN	MM

SHEET TITLE:	
ANTENNA DETAILS	
SCALE:	SHEET NUMBER:
AS NOTED	A-5



54TH STREET FRONTAGE ROAD

THERE IS NO EXISTING TREE THERE- WE PROPOSE MEDIUM SIZE FLOWERING TREES

PLANTING LEGEND

TREES 100% -24' BOX SIZE									
SYMBOL	KEY	SCIENTIFIC/COMMON NAME	FRUITS	SIZE	QTY.	DETAIL	FORM	FUNCTION	MINIMUM SEPARATION DISTANCE
	TAB IPI	TABERUA IPI PINK TRUMPET TREE		24' BOX	6	I	UPRIGHT SPREADING	CANOPY SHADE TREE	30' x 30'
	JAC MM	JACARANDA MINOSIFOLIA JACARANDA	BID ALTERNATE	SAME			UPRIGHT SPREADING	CANOPY SHADE TREE	25' x 25'
	LAG ND	LAGERSTRÖMIA INDICA PINK GRAPE HTRILE	BID ALTERNATE	SAME			UPRIGHT SPREADING	CANOPY SHADE TREE	25' x 25'

SHRUBS 100% -5 GALLON SIZE									
SYMBOL	KEY	SCIENTIFIC/COMMON NAME	FRUITS	SIZE	QTY.	DETAIL	FORM	FUNCTION	MINIMUM SEPARATION DISTANCE
	RHA PIN	RHAPHOLEPIS 'PINK LADY' PINK INDIA HANTHORN		5 gal	14	H	GLOBE	SCREEN	5' x 5'
	RHA JAC	RHAPHOLEPIS 'JACK EVANS' PINK INDIA HANTHORN	BID ALTERNATE	SAME			GLOBE	SCREEN	4' x 4'
	RHA SPR	RHAPHOLEPIS 'SPRINGTIME' PINK INDIA HANTHORN	BID ALTERNATE	SAME			GLOBE	SCREEN	5' x 5'

MULCH ALL BARE GROUND TO A DEPTH OF 3"



NOTE:
"ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS"

MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)-20 FEET
UNDERGROUND UTILITY LINES-5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES- 10 FEET
DRIVEWAY ENTRANCES-10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)-25 FEET

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LANDSCAPE DEVELOPMENT MANUAL. [142-041(a)]

NOTE:
"IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED."

NOTE: IRRIGATION TYPE
THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED LOW FLOW BUBBLER SYSTEM WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

MAINTENANCE:
"ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:
LANDLORD

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:
LANDLORD

THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."

NOTE:
"IF ANY LANDSCAPE MATERIAL OR IRRIGATION SYSTEMS ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED AND REPAIRED IN-KIND"



LANDSCAPE DEVELOPMENT PLAN

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

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3060 54TH STREET
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REV.	DATE	DESCRIPTION	BY	CHK	APPD
1	02/03/2011	100% ZONING	JB	AGN	MM
0	11/01/2010	90% ZONING	OM	AGN	MM



SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

SCALE: AS NOTED
SHEET NUMBER: **LDP-1**

From: Murphy, Maegan [maegan.murphy@taec.net]
Sent: Thursday, May 24, 2012 10:21 AM
To: Hempton, Alexander
Cc: Moretta, Monica
Subject: RE: 235067 AT&T 54th St.
Attachments: EACPC Mtg Agenda_101111 (2).doc

Hi Alex,

I hope you are doing well and thanks for the follow-up. AT&T presented to the Eastern Area Community Planning Committee on October 11, 2011 and received unanimous support. They were favorable to the design of the steeple and appreciated the addition of the landscaping. They had some concerns regarding the bulk of the steeple, but that has been addressed in the revision and review stages of the project. I apologize for not having the minutes, but I have attached the agenda. Please let me know if you have any questions and thank you for your help!

Best Regards,

Maegan Murphy
Project Manager

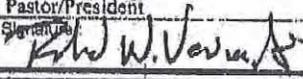
Technology  Associates

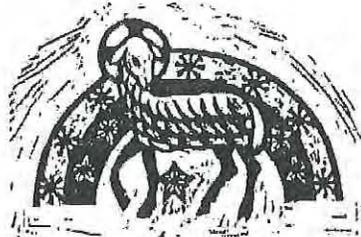
5473 Kearny Villa Rd., Ste. 300
San Diego, CA 92123
Mobile Phone: (619) 985-6638
Email: maegan.murphy@taec.net

***Please note my new email address: maegan.murphy@taec.net**

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Project Title: SD0534 / 54th Street	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General What State? <u>CA</u> Corporate Identification No. <u>C0252001</u> <input type="checkbox"/> Partnership	
<p><i>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 <input type="checkbox"/> Yes <input type="checkbox"/> No</i></p>	
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: <u>3060 54th Street</u>	Street Address:
City/State/Zip: <u>San Diego, CA 92105</u>	City/State/Zip:
Phone No: <u>(619)582-5581</u> Fax No: <u>(619)582-5581</u>	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): <u>Richard W. Vevla, Jr.</u>	Name of Corporate Officer/Partner (type or print):
Title (type or print): <u>Pastor/President</u>	Title (type or print):
Signature:  Date: <u>Mar 21, 2011</u>	Signature: Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature: Date:	Signature: Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature: Date:	Signature: Date:



20 March 2011

Peace be with you!

Our corporate officers for 2011 are as follows:

President	Richard W. Vevia, Jr.
Vice President	Owonda Epiphany
Vice President	Gary Gebremedhin
Vice President	Pam Pierson
Secretary	Scott Smith
Treasurer	Katherine Conterez

Sincerely,

Richard W. Vevia, Jr.
Pastor

Calvary Evangelical Lutheran Church 3060 54th Street San Diego, California 92105.4924
619.582.5581 rewvev@cox.net

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



Lynn M. Martin



Jon C. Madonna



John B. McCoy



Gilbert F. Amelio



Joyce M. Roché



Reuben V. Anderson



Matthew K. Rose



James H. Blanchard



Laura D'Andrea Tyson



Jaime Chico Pardo



James P. Kelly

Investor Relations

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[Calendar](#)

Project Chronology

AT&T – 54th Street – Project No. 235067

Date	Action	Description	City Review Time	Applicant Response Time
8/30/2011	First Submittal	Project Deemed Complete		
9/19/2011	First Assessment Letter		20	
4/20/2012	Second Submittal			214
5/7/2012	All issues resolved		17	
7/12/2012	Public Hearing – Planning Commission		66	
TOTAL STAFF TIME			103	
TOTAL APPLICANT TIME				214
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	317 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 27, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	July 12, 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 and PLANNED DEVELOPMENT PERMIT, PROCESS 4
PROJECT NUMBER:	235067
PROJECT NAME:	<u>AT&T – 54TH STREET</u>
APPLICANT:	MAEGAN MURPHY, TAEC AGENTS REPRESENTING AT&T MOBILITY
COMMUNITY PLAN AREA:	Mid-City: Eastern Area
COUNCIL DISTRICT:	4
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) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project proposes to expand the size of an existing steeple structure concealing panel antennas. Equipment associated with the antennas is located in an enclosure adjacent to an existing church building. The project is located on the Calvary Lutheran Church property at 3060 54th Street in the RS-1-7 zone.

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

www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on 5/11/12 and the opportunity to appeal that determination ended 6/4/12.

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: 24001645

Revised 7-27-11 HMD

Photo Survey

AT&T SD0534/54th Street

3060 54th Street, San Diego CA 92106

*Prepared By:
Technology Associates
5473 Kearny Villa Road
Suite 300
San Diego, CA 92123
August 17, 2011*

Photo Key



