



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** February 14, 2013 **REPORT NO. PC-13-014**

**ATTENTION:** Planning Commission, Agenda of February 21, 2013

**SUBJECT:** CROWN CASTLE AMATOS- PROJECT NO. 254752  
PROCESS FOUR

**OWNER/  
APPLICANT:** Amato Real Estate Holdings, L.P. /  
Crown Castle GT Company, LLC

### SUMMARY

**Issue:** Should the Planning Commission approve an application to continue operating a Wireless Communication Facility (WCF) located at 3848 Sorrento Valley Boulevard within the Torrey Pines Community Planning Area?

**Staff Recommendation:** APPROVE Site Development Permit No. 1080424 and Planned Development Permit No. 1080425.

**Community Planning Group Recommendation:** On September 13, 2012, the Torrey Pines Community Planning Board voted 11-0-0 not to support any type of 3D design (Attachment 11).

**Environmental Review:** Negative Declaration (ND) No. 91-0303-56 was prepared for the original WCF and was certified by the City of San Diego Planning Commission on November 5, 1998, pursuant to Resolution No. 2722-PC. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162: (1) no substantial changes are proposed to the project which would require major revisions of the previous ND; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous ND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous ND was certified. Therefore, no subsequent environmental document is required for the Crown Castle Amatos project, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified ND No. 91-0303-56 (Attachment 12).

**Fiscal Impact Statement:** All costs associated with processing of this project are recovered from a deposit account maintained by the applicant.



**Code Enforcement Impact:** On November 3, 2010, the City of San Diego Neighborhood Code Compliance Division (NCCD) issued a Civil Penalty Notice and Order (Case No. 144652) regarding the expired permit and continued use of the wireless communication facility (WCF) on the property located at 3848 Sorrento Valley Boulevard. On August 22, 2011, in response to the NCCD notice, this application was submitted to the City and once all actions are completed, the NCCD case will be closed.

**Housing Impact Statement:** None with this action.

## **BACKGROUND**

The project site is located at 3848 Sorrento Valley Boulevard (Attachment 1), on the northeast corner of Sorrento Valley Road and Sorrento Valley Boulevard (Attachment 2). The site is located south of the intersection of Interstates- 5 (I-5) and 805 (I-805) in the IL-3-1 Zone within the Torrey Pines Community Plan; Coastal Overlay Zone (Non-Appealable Area 1); the Airport Influence Area (AIA) Review Area 1, Overflight Notification Area, and the Safety Zone (Accident Potential Zone -2) for the Marine Corps Air Station (MCAS) Miramar; Parking Impact Overlay Zone (Coastal); Federal Emergency Management Agency (FEMA) Floodplains (100-year FP, Zone AE, Special Flood Hazard Area). The community plan designates the site for Industrial use.

The site is currently developed with a two-story commercial building serving as an automobile repair and painting business with a WCF located in front of the building along Sorrento Valley Boulevard. On June 4, 1991, the City Council approved Conditional Use Permit (CUP) No. 90-0872, pursuant to Resolution No. R-278049. This permit allowed for the construction of a WCF consisting of a 50-foot high monopole and interior improvements for a 336-square foot equipment room within the existing building. This permit did not contain an expiration date.

On March 31, 1994, the Planning Commission approved CUP No. 93-0364 to allow for the 50-foot high monopole to be increased to 100-feet, pursuant to Resolution No. 2093-PC. The height of the monopole was never increased; therefore, failure to utilize their CUP within 36 months prompted the applicant to apply for an Extension of Time (EOT) pursuant to CUP No. 91-0303-56.

On November 5, 1998, the Planning Commission approved CUP No. 91-0303-56 as an amendment to CUP No. 93-0364 and certified ND No. 91-0303-56, pursuant to Resolution No. 2722-PC. This CUP amended the previously approved permit for a 100-foot high monopole to replace it with a 100-foot high flag pole. The height of the monopole was never increased and/or the flag pole was never installed; therefore, CUP No. 91-0303-56 was not utilized within 36 months and expired on November 19, 2002.

On October 21, 1999, an administrative amendment to CUP No. 90-0872 was approved for the replacement of the panel antennas. A condition of this approval included an expiration date of October 21, 2009, unless CUP No. 91-0303-56 was implemented, in which case it would replace CUP No. 90-0872. However, CUP No. 91-0303-36 was never implemented; therefore, CUP No. 90-0872 expired on October 21, 2009. In 2002, Crown Castle GT Company, LLC, obtained ownership of the WCF.

## **DISCUSSION**

### **Project Description:**

Crown Castle is requesting a new permit to continue operating a WCF at this location, which includes modifications to what was previously approved. The property is located within the IL-3-1 Zone, which does not contain a height limit. The project proposes to remove the existing triangular radome and panel antennas on top of the 50-foot high monopole and replace it with a 5-foot 6-inch diameter Fiberglass Reinforced (FR) decorative radome. This new radome will screen the proposed twelve (12) panel antennas, twelve (12) remote radio units (RRUs) and two (2) surge suppressors. The radome design includes raised vertical decorative elements that will be painted to mimic the existing art deco building design, which allows for shadowing and visual relief of the cylinder. The existing WCF has an overall height of 58-feet and the proposed new design will have an overall height of 57-feet.

Under the current WCF regulations pursuant to Land Development Code (LDC) Section 141.0420(c)(1)(A), WCFs are permitted as a limited use within an Industrial Zone. However, WCF's are required to use the smallest, least visually intrusive antennas, components, and other necessary equipment. Applicants are required to use all reasonable means to conceal or minimize the visual impacts of WCF's through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

The proposed design is an interesting interpretation of this WCF design requirement. In the true sense, the antennas and associated components are concealed, but the method of concealment is a partial retrofit of a monopole and monopoles, overall, are not considered to be an integrated solution. Design suggestions were provided to the applicant, such as redesigning the WCF as a faux tree or an architectural tower, but the applicant cited among other concerns, the expansion of their lease area. As an alternative, the applicant presented different concealment screen designs to the community group to review. The community group preferred a simple design that blended into the surrounding area that is based on the standard pewter color found on 'normal' cell towers. They thought the 3D designs would draw too much attention to the structure and voted not to support that type of design (Attachment 11). Although staff believes the best design for this site would be an architectural tower, the architectural screen is a retrofit to an existing monopole and is an acceptable alternative concealment option.

The proposed development requires a Site Development Permit (SDP) for development within the Floodplain and a Planned Development Permit (PDP) for a deviation to the development regulations for WCF for the proposed monopole. The existing structure and proposed development would be exempt from a Coastal Development Permit (CDP) pursuant to LDC Section 126.0704(a).

### **Project-Related Issues:**

Deviation- The property is located between the merge of southbound I-5 and I-805 as well as the I-5 southbound Local Bypass and it is at a significantly lower elevation requiring the antennas to be at a higher elevation to reach commuters on the freeways. The existing monopole is visible

from most surface streets in the vicinity and is certainly visible to freeway travelers.

As an alternative to a complete redesign, the applicant submitted the proposed cylinder design. This design reduces the overall bulk of the radome as it exists today and redistributes it by stacking the antennas and other components closer to the pole and covering it with a vertical radome designed to match the art deco theme of the adjacent building. The design includes raised vertical elements, which allows for shadowing and visual relief of the cylinder and as a means of integration with the existing building. Stacking the antennas reduces the width of the current antenna array from approximately 13-feet to a proposed diameter of 5-feet 6-inches. The mounting height of the upper tier of antennas is the same as currently exists and the lower tier of antennas is lowered by approximately 8-feet. The proposed new design will have an overall height of 57-feet, which is 1-foot lower than the existing monopole.

In this case, the proposed cylinder design conceals the antennas, reduces the bulk, and partially integrates the facility with the art deco theme of the existing building.

Federal Emergency Management Agency (FEMA) Floodplains- The project is located in a Special Flood Hazard Area Zone. At the time of construction, in 1991, the WCF complied with the FEMA regulations in place. The proposed project proposes an approximate 5-foot extension of the pole at the top and a new radome, which would not meet the threshold for requiring a review.

#### **Community Plan Analysis:**

The Torrey Pines Community Plan does not contain specific policies on wireless communication facility development; however, the project site is located within a recommended view shed of State Scenic Highway (I-5) and City Scenic Route (Sorrento Valley Road). The State Coastal Act states that the scenic and visual qualities of the coastal areas shall be considered and protected as a resource of public importance. The Torrey Pines Community Plan identifies Sorrento Valley Road as a visual resource and recommends the designation as a Scenic Route (Page 118).

The site is located south of the intersection of I-5 and I-805, and the property elevation is approximately 25-55-feet below both elevations for the highways and overpasses (Attachment 8). The proposed cylinder design conceals the antennas, reduces the bulk, and partially integrates the facility with the art deco theme of the existing building. Views of the proposed project would be improved and would not negatively impact the recommendation of State Scenic Highway (I-5) and City Scenic Route (Sorrento Valley Road) as a viewshed.

#### **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. It further states that the design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The proposed cylinder design conceals the antennas, reduces the bulk, and partially integrates the facility with the art deco theme of the existing building.

**Council Policy 600-43:**

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

**Conclusion:**

With the approval of the PDP for the deviation, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Staff recommends that the Planning Commission approve the project as presented.

**ALTERNATIVES**

1. **APPROVE** Site Development Permit No. 1080424 and Planned Development Permit No. 1080425, **with modifications.**
2. **DENY** Site Development Permit No. 1080424 and Planned Development Permit No. 1080425, **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  
Assistant Deputy Director  
Development Services Department



Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Plan
4. Community Plan Land Use Map
5. Project Data Sheet
6. Visual Analysis with Photos
7. Project Plan
8. Photosimulations
9. Draft Permit with Conditions
10. Draft Resolution with Findings

11. Community Planning Group Recommendation
12. Environmental Determination Memo
13. Ownership Disclosure Statement
14. Project Chronology

Internal Order No. 24002103

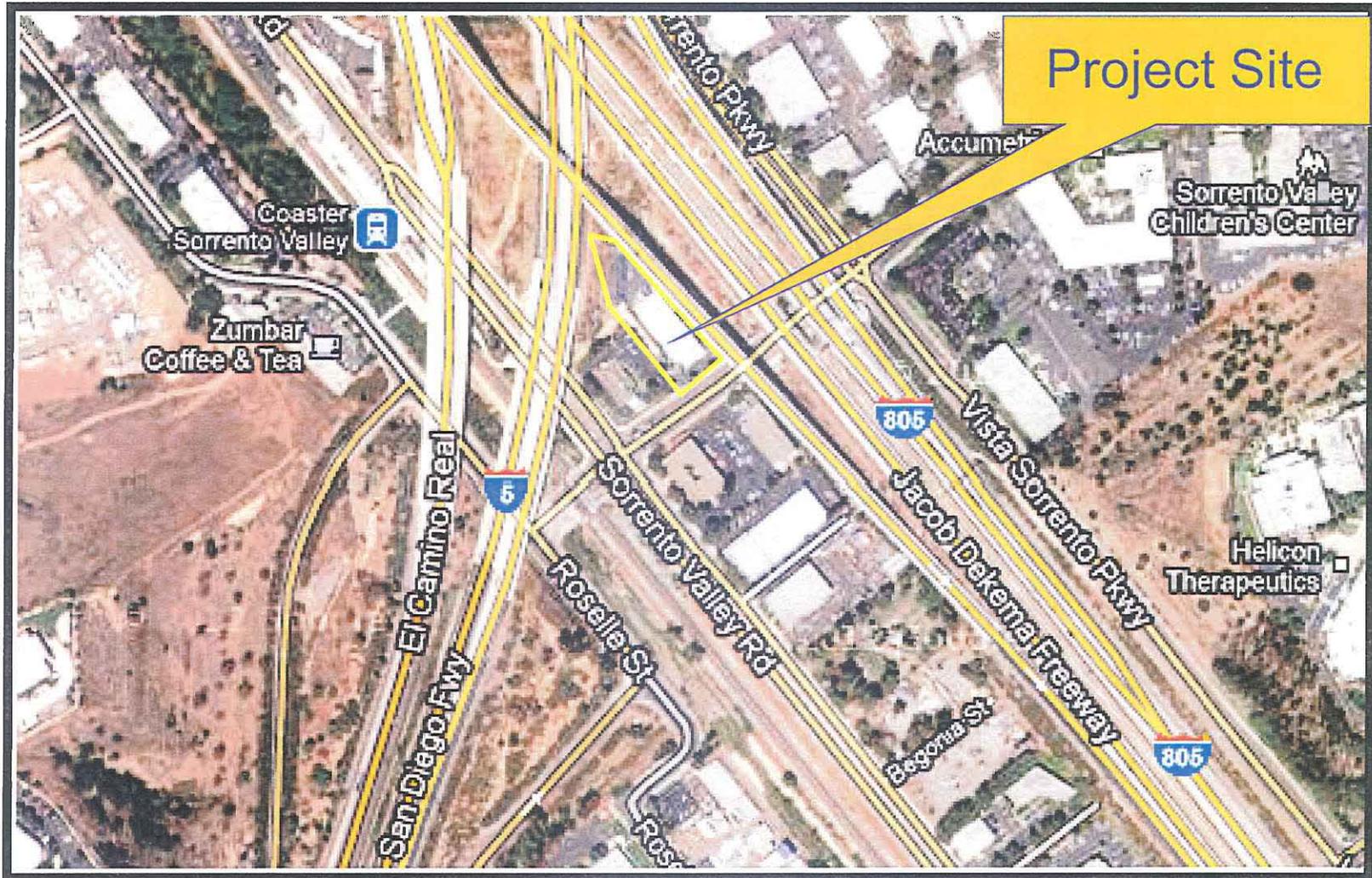


## Location Map

Crown Castle Amatos- Project No. 254752  
3848 Sorrento Valley Boulevard





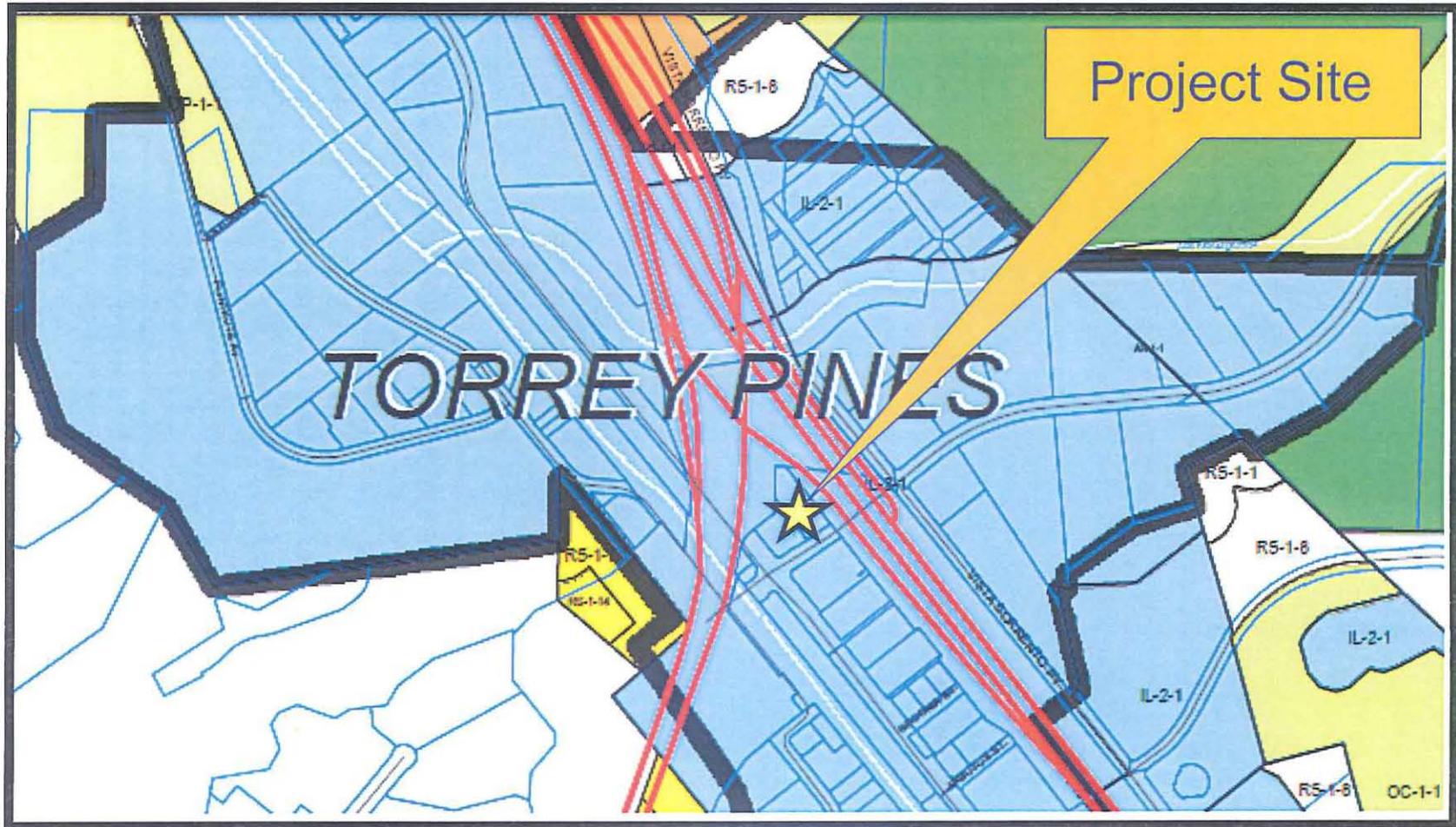


## Aerial Photograph

Crown Castle Amatos- Project No. 254752  
3848 Sorrento Valley Boulevard





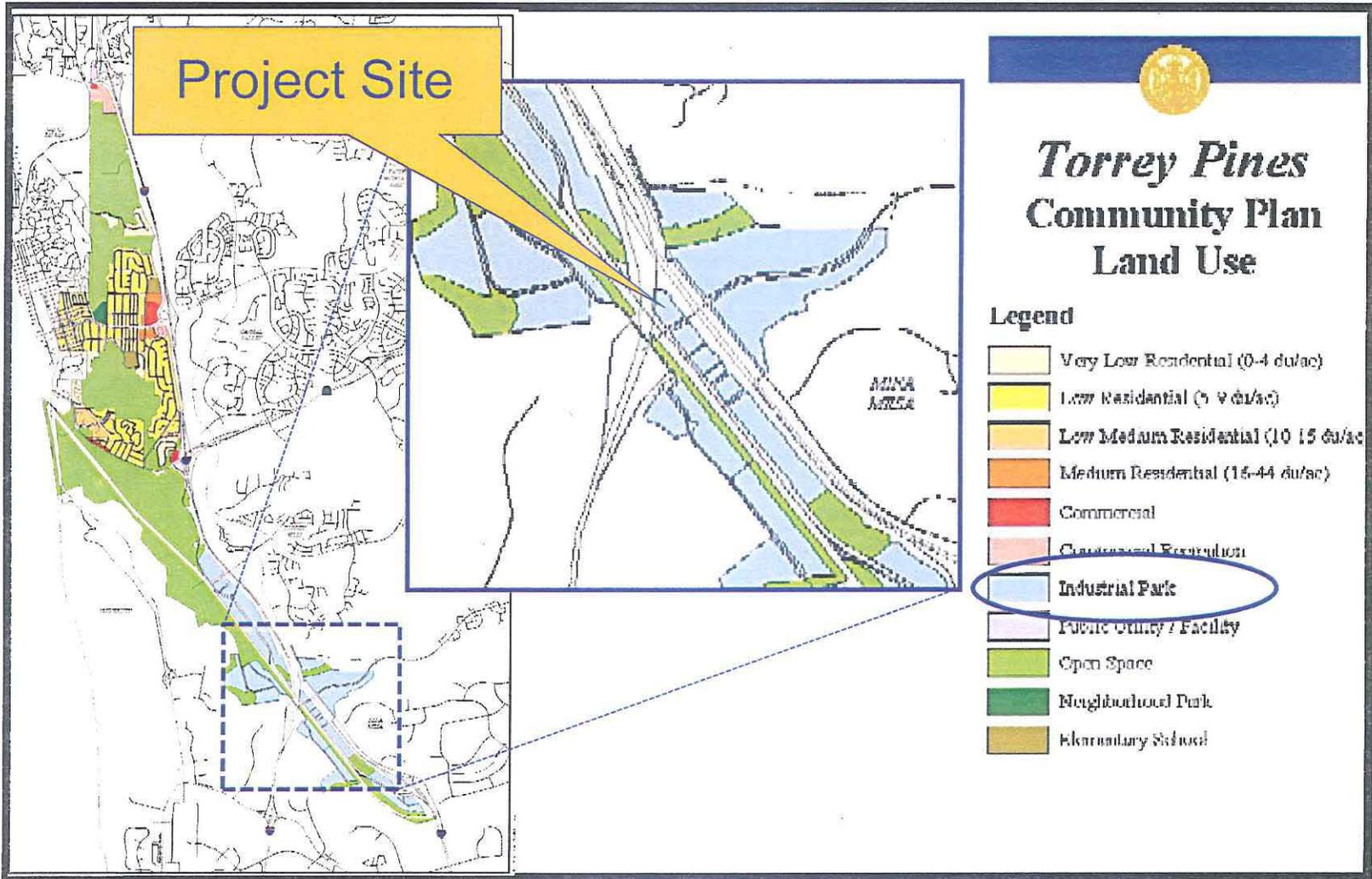


# Zoning Map (IL-3-1 Zone )

Crown Castle Amatos- Project No. 254752  
 3848 Sorrento Valley Boulevard







# Community Plan Land Use Map

**Crown Castle Amatos- Project No. 254752**  
**3848 Sorrento Valley Boulevard**





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Crown Castle Amatos; Project No. 254752	
<b>PROJECT DESCRIPTION:</b>	Crown Castle is requesting a new permit to continue operating a WCF at this location, which includes modifications to what was previously approved.	
<b>COMMUNITY PLAN AREA:</b>	Torrey Pines	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit and Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Industrial	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> IL-3-1 <b>HEIGHT LIMIT:</b> None <b>LOT SIZE:</b> 15,000 square feet <b>FLOOR AREA RATIO:</b> 2.0 <b>LOT COVERAGE:</b> NA <b>FRONT SETBACK:</b> 15 feet minimum and 20 feet standard <b>SIDE SETBACK:</b> 10 feet <b>STREETSIDE SETBACK:</b> NA <b>REAR SETBACK:</b> 25 feet <b>PARKING:</b> NA for WCF		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Industrial, IL-3-1	Interstates-5 (I-5) and 805 (I-805)
<b>SOUTH:</b>	Industrial, IL-3-1	Commercial and Industrial
<b>EAST:</b>	Industrial, IL-3-1	Interstate 805 (I-805)
<b>WEST:</b>	Industrial, IL-3-1	Commercial and Interstate-5 (I-5)
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to the City's design requirements for WCF pursuant to SDMC Section 141.0420(g)(2) for the proposed WCF.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On September 13, 2012, the Torrey Pines Community Planning Board voted 11-0-0 not to support any type of 3D design.	



**Mark J. Linman**  
Land Use and Development Consulting

**CROWN CASTLE INTERNATIONAL**  
**Visual Analysis**  
**Amato's**  
**Site BU 816452**  
**July 30, 2012**

**PROJECT LOCATION**

The project is an existing communications site located on Sorrento Valley Blvd. near the junction of Interstate 5 (I-5) and Interstate 805 (I-805) in the City of San Diego. The address of the site is 3848 Sorrento Valley Boulevard. The project site is in the Torrey Pines Community Plan area. Zoning of the site is IL-3-1 (Industrial).

**EXISTING VISUAL ENVIRONMENT**

The setting of the project site is unique in that it is located at the intersection of two major freeways. The primary viewers of the proposed project will be those traveling on the adjoining freeways. The site is also visible from portions of Sorrento Valley Boulevard, Sorrento Valley Road, Vista Sorrento Parkway and Roselle Street. There are limited views of the site from surrounding industrial properties. There are no existing residential properties that have views of the site.

The site is located between elevated flyovers for the southbound I-805 and northbound I-5. The existing visual environment is dominated by multiple freeway bridges and flyovers. The existing tower is below the travel lane elevation of the southbound I-805 flyover and northbound I-5 bridge.

The through lanes of I-805, between the adjacent ramps and flyovers, are also elevated above the project site. The existing ground level at the site is approximately 35 feet AMSL while the lanes of I-805 to the east are at an elevation of approximately 55 feet AMSL.

**VISIBILITY OF SITE**

**Freeway Views**

The visibility of the existing tower to travelers on the adjoining freeways is somewhat limited due to the intervening flyovers and elevated portions of the freeways and the relative height of the existing facility.



On northbound I-805, drivers in the through lanes have a view of the existing tower beginning approximately 800 feet to the south of the site. Prior to this, the view is obscured by intervening topography and the southbound flyover. The view of the site from this section of the freeway is temporarily interrupted by the flyover after which the facility is visible below the flyover until the driver passes by the site. The total distance the site is visible from northbound I-805 is approximately 800 to 1,000 feet.

Drivers on the southbound side of I-805 have limited views of the existing facility due to the overpass of the northbound lanes of I-5. The facility is visible beginning approximately 700 feet north of the site where the southbound I-805 lanes pass under the northbound I-5 lanes. The facility is visible below the southbound flyover until the driver passes the site.

The northbound lanes of I-5 are elevated above the top elevation of the existing tower. Views of the existing facility begin approximately 1,200 feet to the south and continue until the driver passes by the site. The facility is only visible from the right lanes of this section of the freeway due to the difference in elevation. Views of the facility from the left lanes are blocked by the existing roadway and guardrails.

Views of the site from the southbound lanes of I-5 are at the greatest distance from the site and are partially obscured by the existing lanes of northbound I-5. Limited views of the existing facility begin approximately 700 feet to the north and continue until the driver passes the site.

Photos of the existing facility from surrounding freeways are attached.

#### Street Views

Views of the existing facility from the surrounding surface streets are somewhat limited due to intervening buildings and the elevated freeways.

The most prominent views of the site are from Sorrento Valley Boulevard. Views of the site are available from Roselle Street in the west for approximately 750 feet to the undercrossing of the southbound lanes of I-805. The site is not visible from Sorrento Valley Boulevard east of I-805 due to the elevated freeway and intervening buildings and trees.

The site is also partially visible from portions of Vista Sorrento Parkway located east of I-805. The top of the existing tower is visible below the flyover for a portion of Vista Sorrento Parkway where the roadway crosses the creek to the north of the site and for a brief segment on the southern portion of Vista Sorrento Parkway. The site is not visible from the intersection of Vista Sorrento Parkway and Sorrento Valley Boulevard due to the I-805 bridges over Sorrento Valley Boulevard.

Views of the site are also available from portions of Sorrento Valley Road and Roselle Street to the west of the site. The site is visible from the northern sections of these streets



where they pass under I-5, past the intersection with Sorrento Valley Boulevard southward until views are blocked by intervening buildings.

#### Neighborhood Views

There are very limited views of the site from surrounding properties primarily due to the existing roadway network and intervening buildings and structures. The site is generally at a lower elevation than surrounding properties. Most of the buildings in the area are low scale single or two-story structures.

Views of the site from surrounding properties are generally confined to the existing buildings on Sorrento Valley Boulevard in the immediate proximity of the site. The site is visible from the adjacent Union Bank located to the immediate west of the site, the two multi-tenant buildings across the street and the multi-tenant building to the immediate south of those.

Views of the site from other properties within the area are obscured by structures, vegetation or topographic variation.

Photos of the existing facility from surrounding freeways are attached.

#### PROJECT DESIGN AND VISUAL QUALITY

The applicant proposes to modify the existing facility and reconfigure the existing antenna arrays. Instead of a single tier of antennas with four antennas on each of three sectors, there will be two tiers of antennas with two antennas per tier for each sector. The reconfigured antenna array will be fully enclosed within an RF-transparent raydome. The raydome is designed and finished to complement the art-deco details of the existing building.

With the antennas stacked, the width of the antenna array is reduced from approximately 13 feet to a proposed diameter of 5 feet 6 inch. The mounting height of the upper tier of antennas is the same as currently exists. The lower tier of antennas is reduced in mounting height approximately 8 feet. The existing facility utilizes omni-directional whip antennas that extend to a height of approximately 60'. The proposed facility does not propose omni antennas. The overall height of the proposed facility with the reconfigured antenna design is 57 feet. No changes to the equipment are proposed.

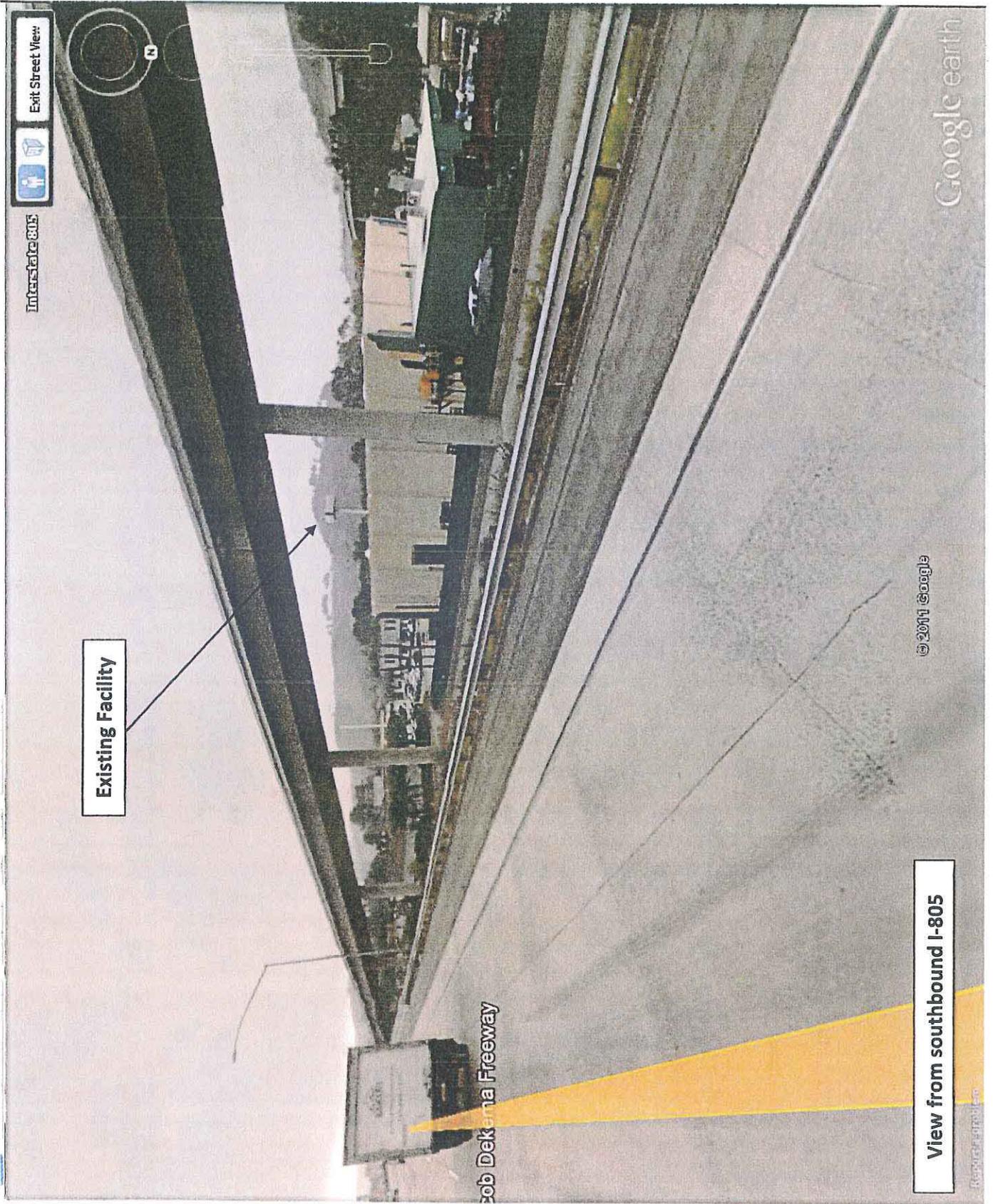
While the site is located within a recommended viewshed of a State Scenic Highway (I-5) and City Scenic Route (Sorrento Valley Road), the existing visual environment consists primarily of the freeway improvements, existing industrial development and related improvements. The project site and adjacent areas would not typically be considered as scenic.



With regard to aesthetic design, there is no unifying design theme or architectural style that provides a sense of cohesiveness in immediate area. The proposed design of the raydome is based on existing architectural elements found on the project site.

The cylindrical design of the proposed raydome is similar in form to the existing poles, bridge supports and other vertical elements that are existing within the viewshed.





Existing Facility

Bob Dekerna Freeway

View from southbound I-805

Interstate 805

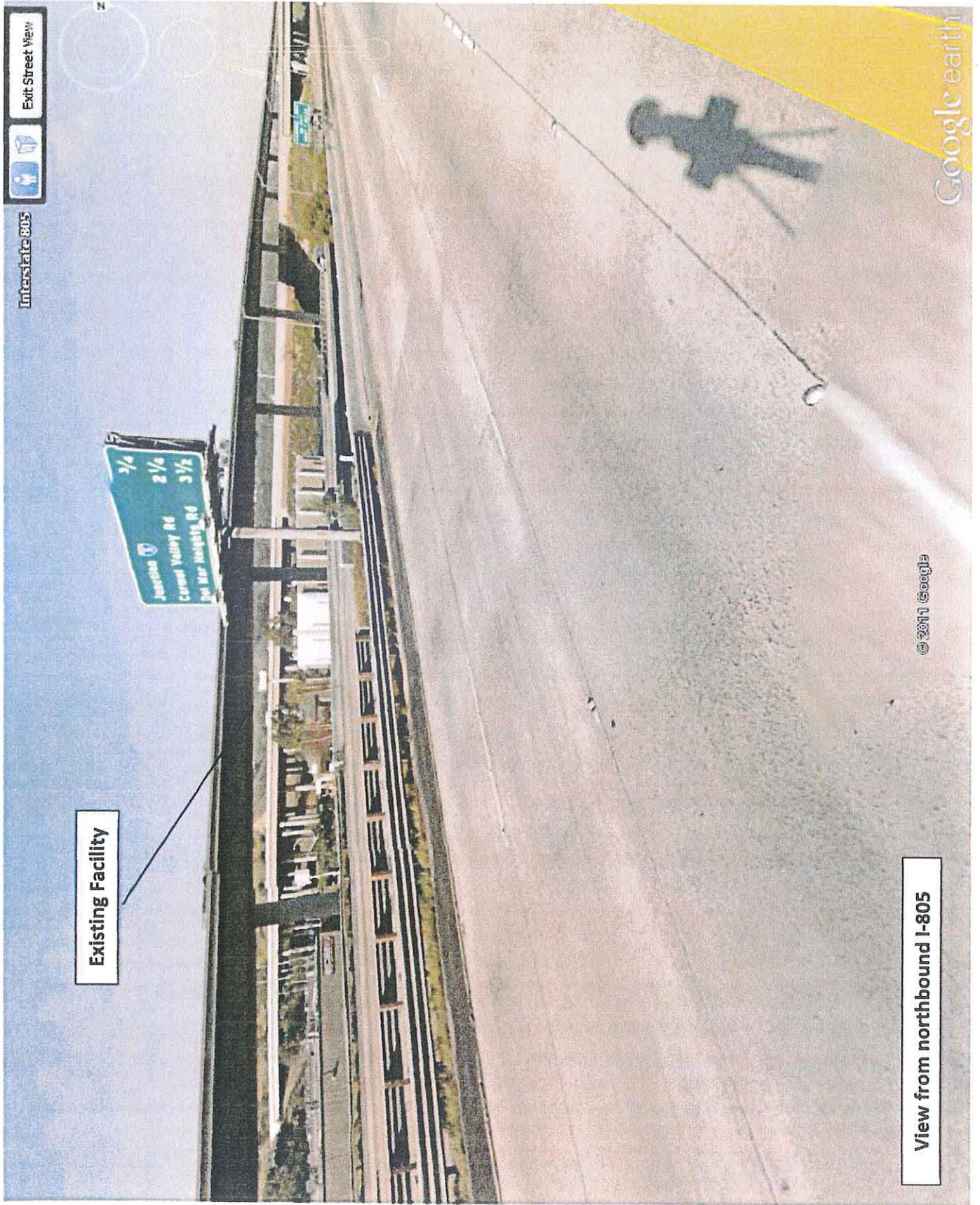
Exit Street View

© 2011 Google

Google earth

Report a problem





Interstate 805



Exit Street View

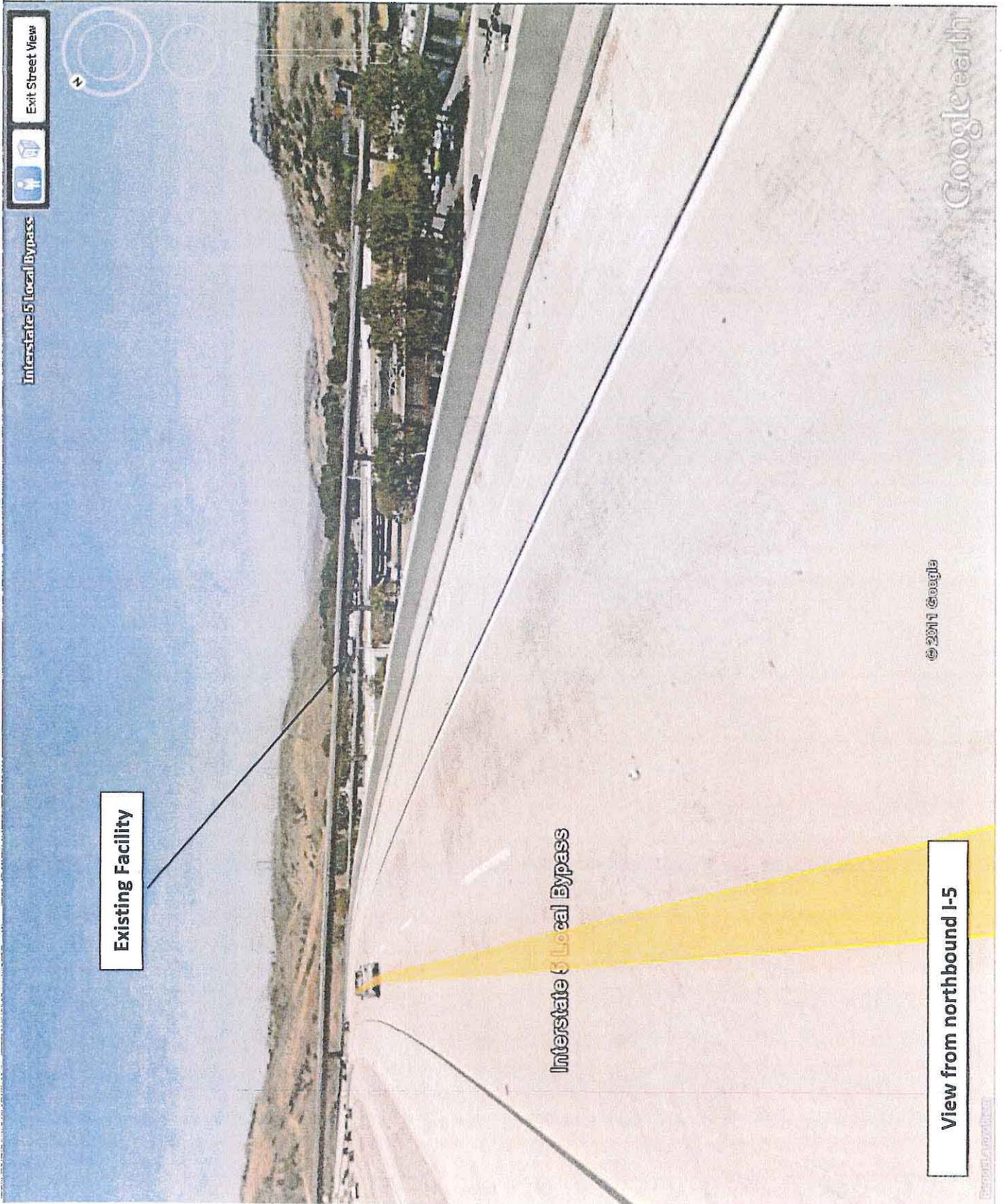
Existing Facility

View from northbound I-805

© 2011 Google

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Existing Facility

Interstate 5 Local Bypass

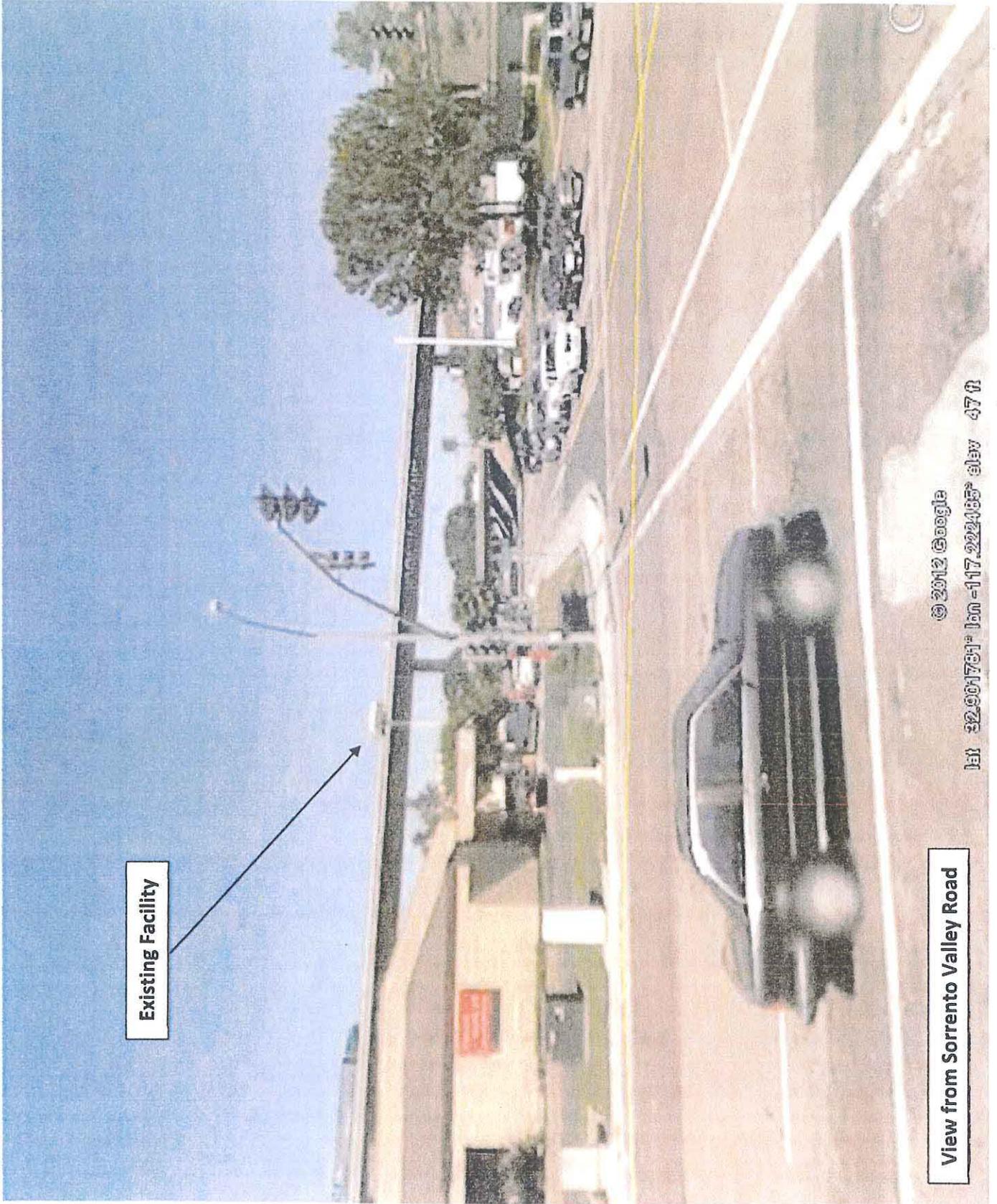
View from northbound I-5

Google Earth

© 2011 Google

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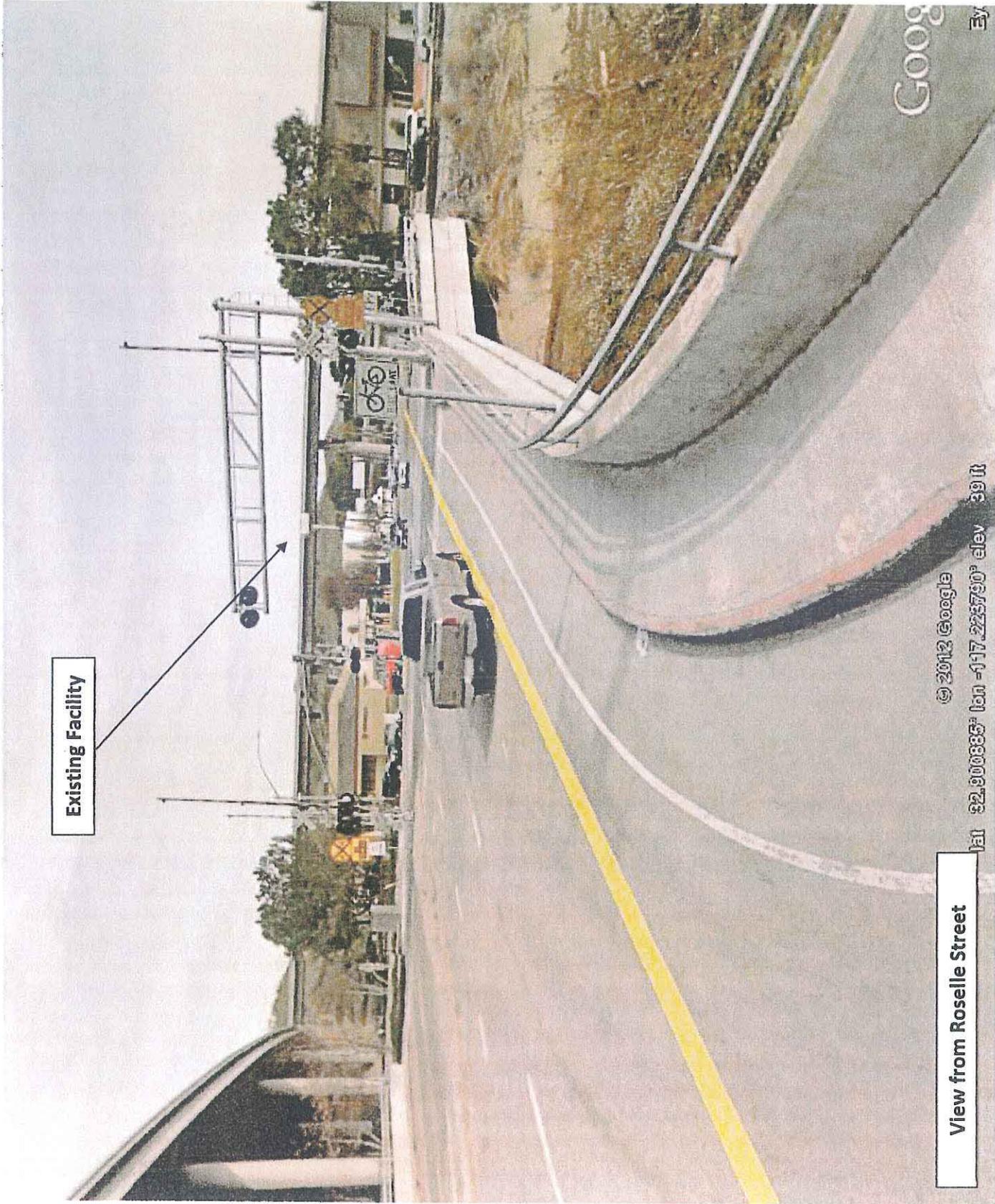
Existing Facility

View from Sorrento Valley Road

© 2012 Google

151 32.061761° 100 -117.222465° elev 47 ft





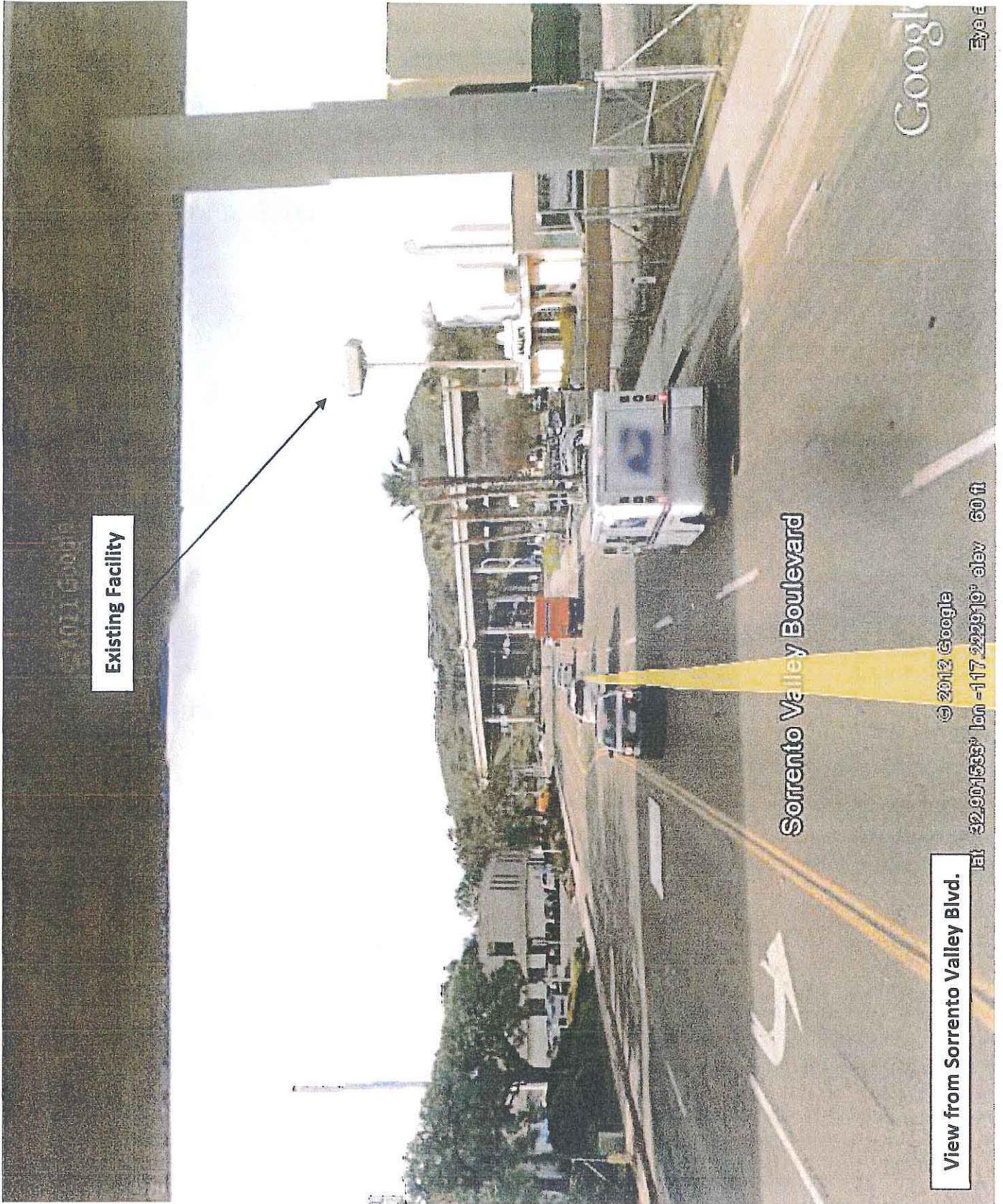
Existing Facility

View from Roselle Street

© 2012 Google  
lat 32.900885° lon -117.225790° elev 39 ft

Google





Existing Facility

Sorrento Valley Boulevard

© 2012 Google

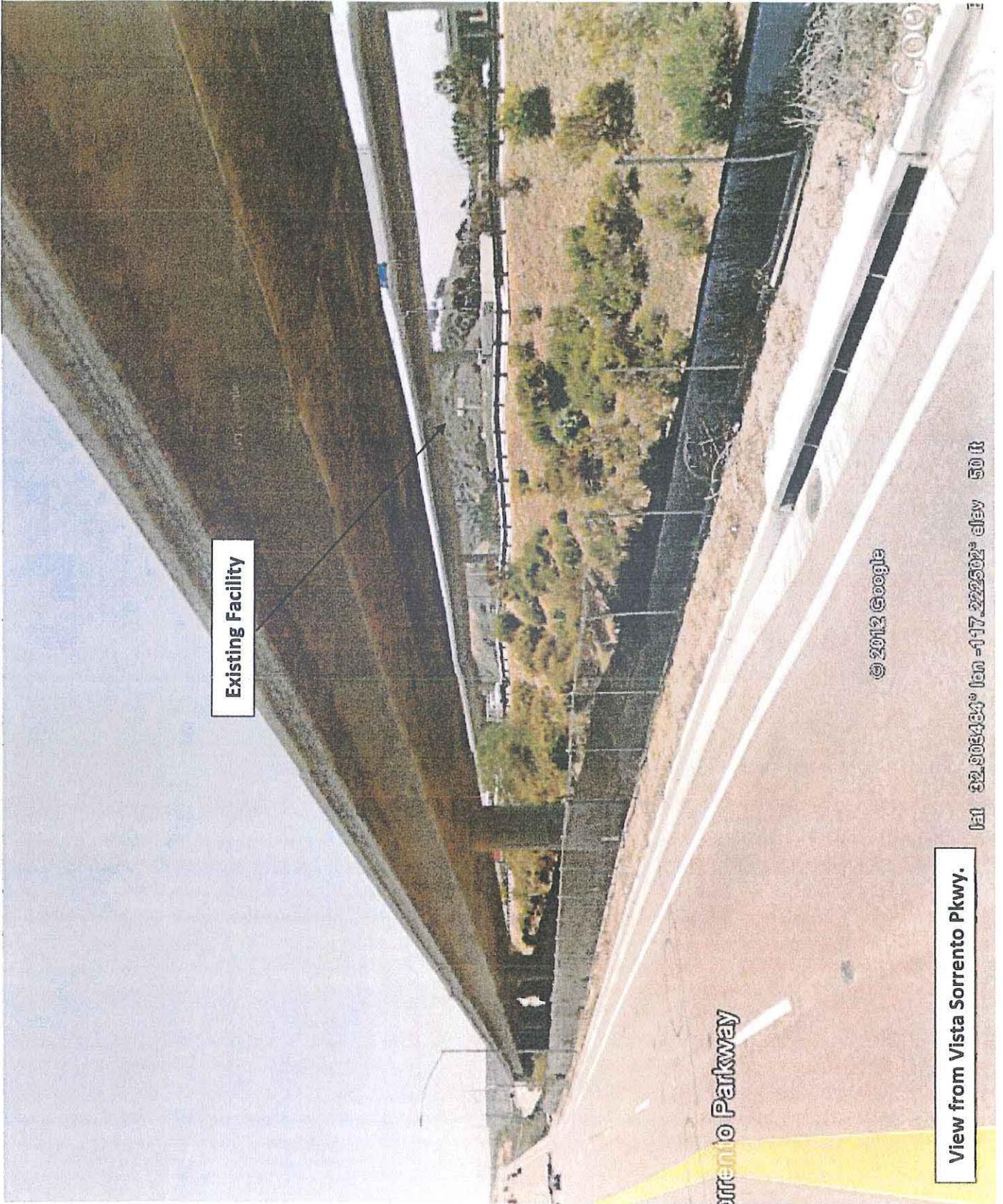
lat 32.901533° lon -117.222919° elev 60 ft

View from Sorrento Valley Blvd.

Google

Eye





Existing Facility

Sorrento Parkway

© 2012 Google

http://32.908434°lon -117.222502°elev 50 ft

View from Vista Sorrento Pkwy.







**Lessee's Certificate  
Standard Wireless Facility Project  
for Post Construction BMPs**

I/We the undersigned as Lessee of a portion of the property described as:

PARCEL B OF PARCEL MAP NO. 940, BEING A DIVISION OF LOT 10 OF VIA SORRENTO VALLEY INDUSTRIAL PARK UNIT NO. 10, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6618, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY

understand that in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I/We certify to the best of my knowledge, pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design -

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee Jonathan Dohm Company Name Crown Castle GT Company LLC  
(print name)

Lessee *[Signature]* Date March 7, 2012  
(signature)

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949.475.1000 | 949.475.1001 F



PROJECT IDENTIFICATION:  
**BU 816452**  
**AMATOS**

3838 SORRENTO VALLEY ROAD, SUITE B  
SAN DIEGO, CA 92121

CURRENT ISSUE DATE:  
**11/26/12**

ISSUED FOR:  
**ZONING SUBMITTAL**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
JGD	BOK	DKD

**ISSUE STATUS:**

△	DATE:	DESCRIPTION:	BY:
	11/26/12	REV. PHOTO SIMS	JGD
	10/24/12	ZONING SUBMITTAL	JGD
	07/26/12	ZONING SUBMITTAL	JGD

SHEET TITLE:

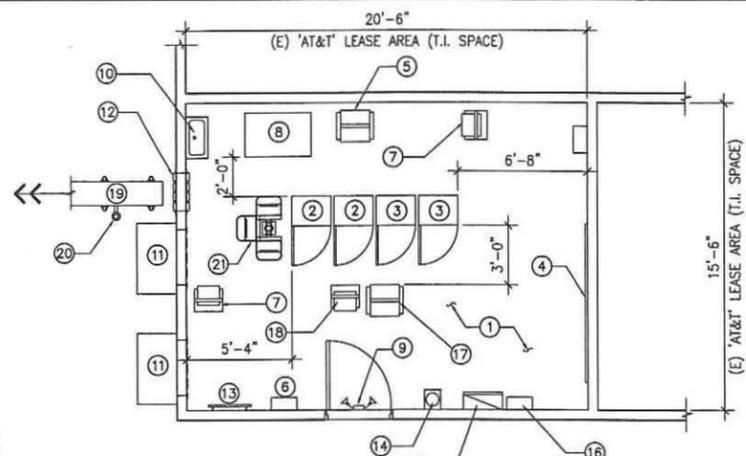
**LESSEE'S CERTIFICATE**

SHEET NUMBER: ISSUE LEVEL:

**T2**

AMATOS RENEWAL  
916452



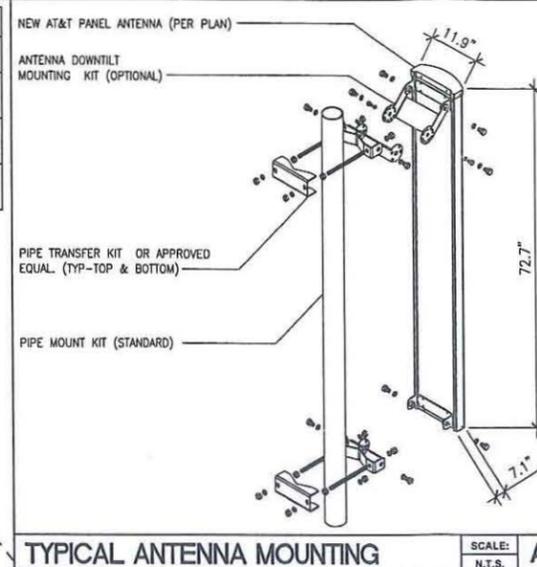


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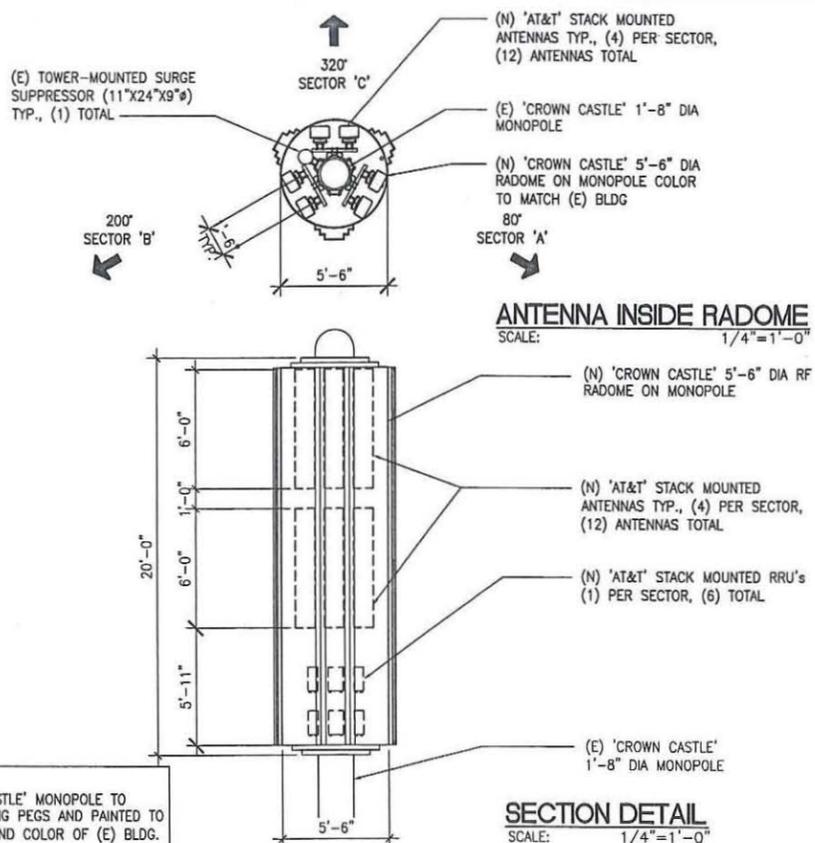
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- ② (E) 'AT&T' 2206 GSM EQUIPMENT CABINET
- ③ (E) 'AT&T' 3206 UMTS EQUIPMENT CABINET
- ④ (E) 'AT&T' TELCO BACKBOARD
- ⑤ (E) 'AT&T' 24VDC ARGUS RECTIFIER CABINET
- ⑥ (E) 'AT&T' ELECTRICAL PANEL
- ⑦ (E) 'AT&T' DATA RACK
- ⑧ (E) 'AT&T' BATTERY RACK
- ⑨ (E) 'AT&T' EMERGENCY LIGHTS
- ⑩ (E) 'AT&T' EYE WASH STATION
- ⑪ (E) 'AT&T' HVAC UNITS, 2 TOTAL
- ⑫ (E) 'AT&T' COAX CABLE WAVEGUIDE ENTRY PORT
- ⑬ (E) 'AT&T' MAIN GROUND BUS BAR
- ⑭ (E) 'AT&T' FIRE EXTINGUISHER
- ⑮ (E) 'AT&T' MANUAL TRANSFER SWITCH
- ⑯ (E) 'AT&T' ELECTRICAL MAIN SERVICE DISCONNECT
- ⑰ (E) 'AT&T' 23" 48VDC CONVERTER AND DISTRIBUTION RACK
- ⑱ (E) 'AT&T' 19" DATA RACK WITH SURGE SUPPRESSOR
- ⑲ (E) 'AT&T' 9'H COAX CABLE ELEVATED TRAY FROM CABINETS TO MONOPOLE
- ⑳ (E) 'AT&T' GPS ANTENNA MOUNTED ON ELEVATED TRAY
- (N) REMOTE RADIO UNIT (RRU) (17.80"x17.00"x7.20", W=55LBS) TYP., (1) PER SECTOR, (3) TOTAL PIPE MOUNT INSIDE EQUIPMENT ROOM

EXISTING 'AT&T' ANTENNA ORIENTATION / CABLE TABLE							
SECTORS	AZIMUTH	RAD	NO. OF ANTENNA	ANTENNA MAKE/MODEL#	# OF COAX	COAX SIZE	COAX LENGTH
"A"	80°	52'-0"/44'-0"	2	ANDREW: SBH-1D6565B (DIMENSION: 72.7"x11.9"x7.1")	2/4	7/8"	±80'
"B"	200°	52'-0"/44'-0"	2	ANDREW: SBH-1D6565B (DIMENSION: 72.7"x11.9"x7.1")	2/4	7/8"	±80'
"C"	320°	52'-0"/44'-0"	2	ANDREW: SBH-1D6565B (DIMENSION: 72.7"x11.9"x7.1")	2/4	7/8"	±80'

**FLOOD NOTES:**  
 1. ENTIRE PARCEL IS WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE.  
 2. BASE FLOOD ELEVATION: 37' AMSL



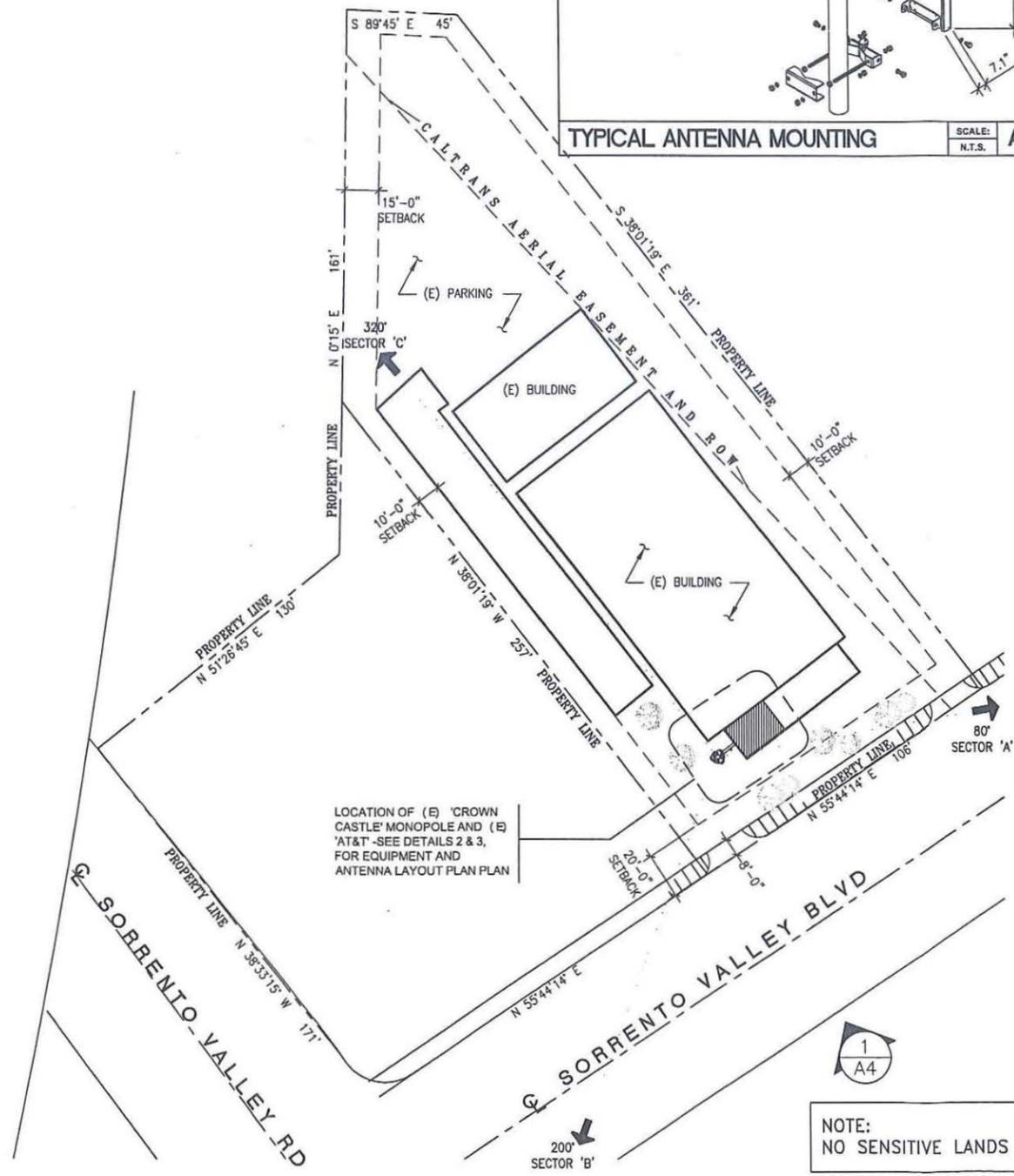
**EXISTING EQUIPMENT CABINETS (T.I. SPACE)**



**NOTE:**  
 (E) 'CROWN CASTLE' MONOPOLE TO REMOVE CLIMBING PEGS AND PAINTED TO MIMIC DESIGN AND COLOR OF (E) BLDG.

**ANTENNA LAYOUT AND SECTION**

1-5 SAN DIEGO FREEWAY



**NOTE:**  
 NO SENSITIVE LANDS

**SITE PLAN**

**DCI PACIFIC**  
 A|E|C WORKS  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
 T 949 475.1000 | F 949 475.1001 F

**CROWN CASTLE**  
 GT COMPANY LLC

PROJECT IDENTIFICATION:  
**BU 816452**  
**AMATOS**  
 3838 SORRENTO VALLEY ROAD, SUITE B  
 SAN DIEGO, CA 92121

CURRENT ISSUE DATE:  
**11/26/12**

ISSUED FOR:  
**ZONING SUBMITTAL**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
JGD	BOK	DKD

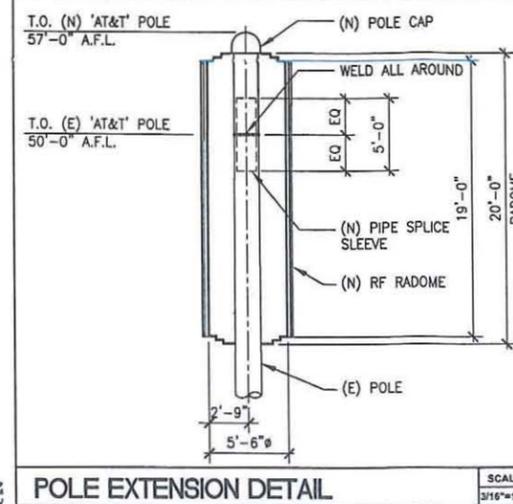
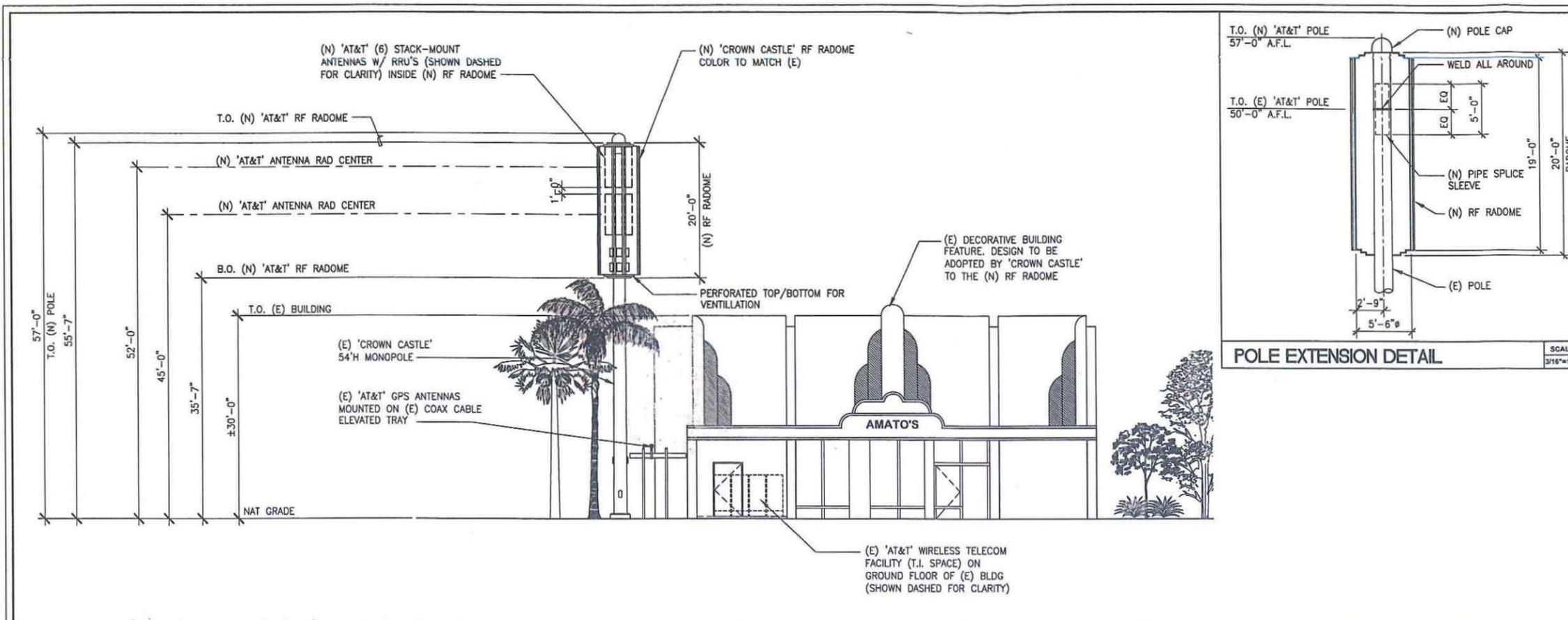
**ISSUE STATUS:**

DATE:	DESCRIPTION:	BY:
11/26/12	REV. PHOTO SIMS	JGD
10/24/12	ZONING SUBMITTAL	JGD
07/26/12	ZONING SUBMITTAL	JGD

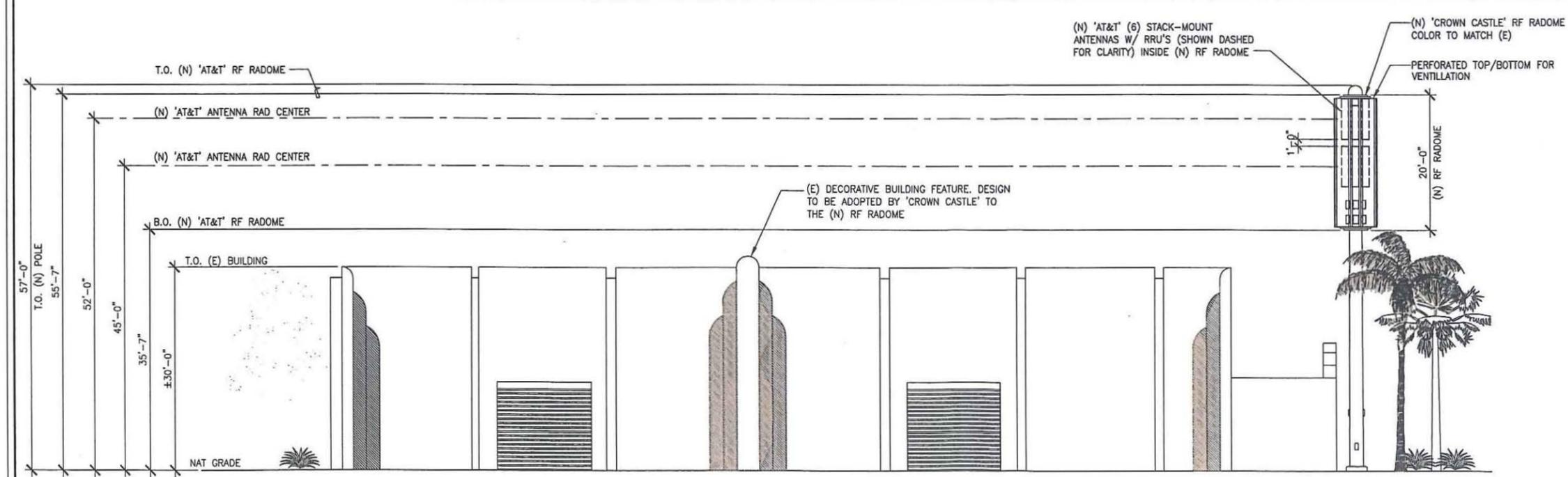
SHEET TITLE:  
**SITE PLAN / EQUIPMENT AND ANTENNA PLAN**

SHEET NUMBER:  
**A1**  
 AMATOS RENEWAL 916452



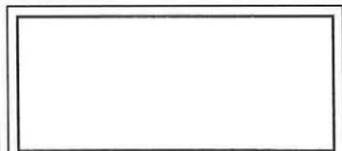


SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

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**CROWN CASTLE**  
GT COMPANY LLC

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3838 SORRENTO VALLEY ROAD, SUITE B  
SAN DIEGO, CA 92121

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APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
JGD	BOK	DKD

**ISSUE STATUS:**

Δ	DATE:	DESCRIPTION:	BY:
—	11/26/12	REV. PHOTO SIMS	JGD
—	10/24/12	ZONING SUBMITTAL	JGD
—	07/26/12	ZONING SUBMITTAL	JGD

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A2**  
ISSUE LEVEL:  
AMATOS RENEVAL  
816452



**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949 475.1000 | 949 475.1001 F

**CROWN CASTLE**

GT COMPANY LLC

PROJECT IDENTIFICATION:

BU 816452  
AMATOS

3638 SORRENTO VALLEY ROAD, SUITE B  
SAN DIEGO, CA 92121

CURRENT ISSUE DATE:

11/26/12

ISSUED FOR:

ZONING SUBMITTAL

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
JGD	BOK	DKD

**ISSUE STATUS:**

Δ	DATE:	DESCRIPTION:	BY:
	11/26/12	REV. PHOTO SIMS	JGD
	10/24/12	ZONING SUBMITTAL	JGD
	07/26/12	ZONING SUBMITTAL	JGD

SHEET TITLE:

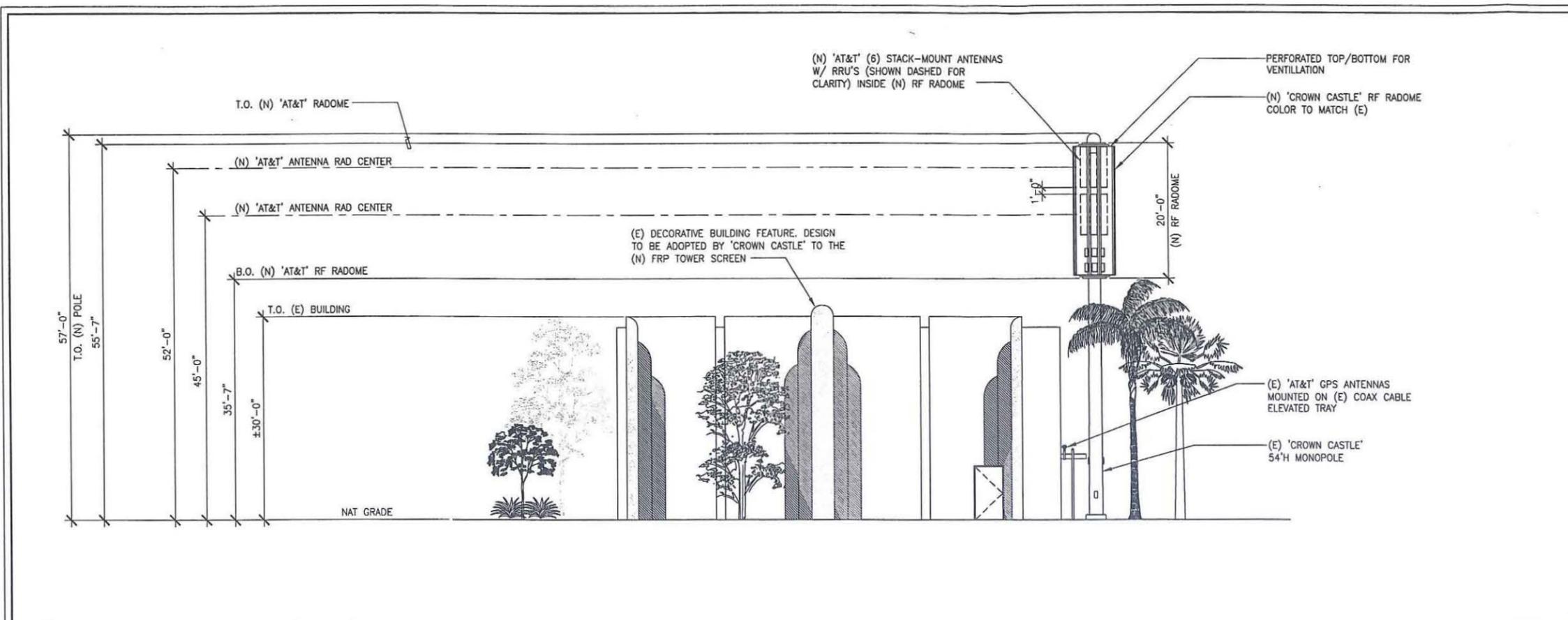
ELEVATIONS

SHEET NUMBER:

**A3**

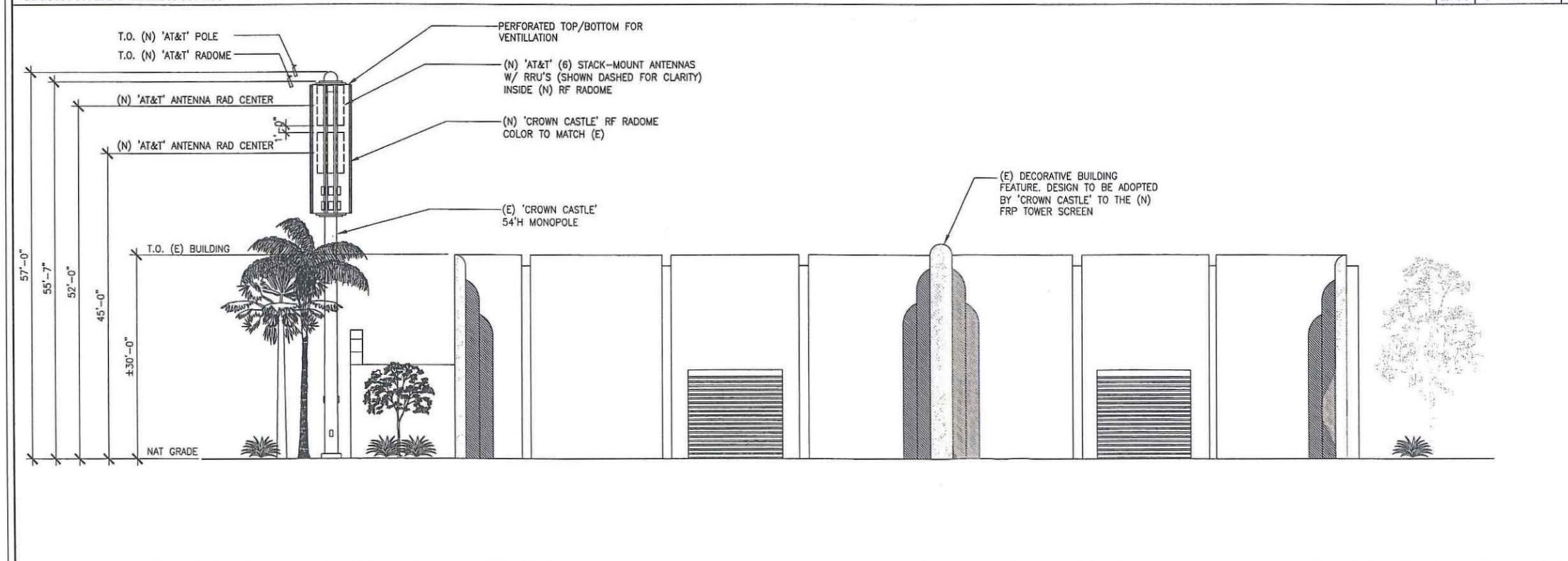
ISSUE LEVEL:

AMATOS RENEWAL  
816452



**NORTHWEST ELEVATION**

SCALE: 1/8"=1'-0" 0 4 8' 1



**NORTHEAST ELEVATION**

SCALE: 1/8"=1'-0" 0 4 8' 2



**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
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**CROWN CASTLE**  
GT COMPANY LLC

PROJECT IDENTIFICATION:  
**BU 816452**  
**AMATOS**

3838 SORRENTO VALLEY ROAD, SUITE B  
SAN DIEGO, CA 92121

CURRENT ISSUE DATE:  
**11/26/12**

ISSUED FOR:  
**ZONING SUBMITTAL**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
JGD	BOK	DKD

**ISSUE STATUS:**

Δ	DATE:	DESCRIPTION:	BY:
	11/26/12	REV. PHOTO SIMS	JGD
	10/24/12	ZONING SUBMITTAL	JGD
	07/26/12	ZONING SUBMITTAL	JGD

SHEET TITLE:  
**PHOTO SIMULATIONS**  
(1 OF 2)

SHEET NUMBER:	ISSUE LEVEL:
<b>A4</b>	AMATOS RENEWAL 916452

**AERIAL MAP**



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**PROPOSED**



**EXISTING**



**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949 475.1000 | 949 475.1001 F

**CROWN CASTLE**  
INTERNATIONAL

**AMATOS**  
**816452**  
3838 SORRENTO VALLEY ROAD  
SAN DIEGO, CA 92121

VIEW	SHEET
<b>A</b>	<b>1 / 2</b>



**AERIAL MAP**



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**PROPOSED**



**EXISTING**



**DCI PACIFIC**  
A|E|C WORKS  
ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
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**CROWN CASTLE**  
INTERNATIONAL

**AMATOS**  
816452  
3939 SORRENTO VALLEY ROAD  
SAN DIEGO, CA 92121

<b>VIEW</b>	<b>SHEET</b>
<b>B</b>	<b>2 / 2</b>

**DCI PACIFIC**  
A|E|C WORKS  
ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
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**CROWN CASTLE**  
GT COMPANY LLC

PROJECT IDENTIFICATION:  
**BU 816452**  
**AMATOS**  
3939 SORRENTO VALLEY ROAD, SUITE B  
SAN DIEGO, CA 92121

CURRENT ISSUE DATE:  
**11/26/12**

ISSUED FOR:  
**ZONING SUBMITTAL**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
JOD	BOK	DKD

**ISSUE STATUS:**

△ DATE:	DESCRIPTION:	BY:
11/26/12	REV. PHOTO SIMS	JOD
10/24/12	ZONING SUBMITTAL	JOD
07/26/12	ZONING SUBMITTAL	JOD

SHEET TITLE:  
**PHOTO SIMULATIONS**  
(2 OF 2)

SHEET NUMBER:	ISSUE LEVEL:
<b>A5</b>	AMATOS RENEWAL 816452



**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: 24002103

SITE DEVELOPMENT PERMIT NO. 1080424  
 PLANNED DEVELOPMENT PERMIT NO. 1080425  
**CROWN CASTLE AMATOS - PROJECT NO. 254752**  
 PLANNING COMMISSION

This Site Development Permit No. 1080424 and Planned Development Permit No. 1080425 are granted by the Planning Commission of the City of San Diego to AMATO REAL ESTATE HOLDINGS, L.P., Owner, and CROWN CASTLE GT COMPANY, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0504, 126.0604, and 141.0420. The 1.90-acre site is located at 3848 Sorrento Valley Boulevard in the IL-3-1 Zone within the Torrey Pines Community Plan, Coastal Overlay Zone (Non-Appealable Area 1), the Airport Influence Area (AIA) Review Area 1, Overflight Notification Area, and the Safety Zone (Accident Potential Zone -2) for the Marine Corps Air Station (MCAS) Miramar, Parking Impact Overlay Zone (Coastal), Federal Emergency Management Agency (FEMA) Floodplains (100-year FP, Zone AE, Special Flood Hazard Area). The project site is legally described as: Parcel B of Parcel Map No. 940, being a division of Lot 10 of Via Sorrento Valley Industrial Park Unit No. 10, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6618, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to continue operating a Wireless Communication Facility at this location with modifications, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 21, 2013, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of a 5-foot 6-inch diameter Fiberglass Reinforced (FR) radome installed around the top portion of an existing 50-high monopole, which include an approximate 5-foot extension of the pole. This WCF

shall contain twelve panel antennas (Dimension: 72.7" x 11.9" x 7.1"), twelve remote radio units (RRUs) and two surge suppressors, four equipment cabinets and associated equipment within a 336-square foot equipment room located within the existing building. The radome design includes raised vertical decorative elements that will be painted to mimic the existing building architectural design and the WCF shall have an overall maximum height of 57-feet;

- b. Deviation to the City's design requirements for WCF pursuant to SDMC Section 141.0420(g)(2) for the proposed WCF;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

#### STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **March 7, 2016**.
2. This Permit and corresponding use of this site shall expire on **February 21, 2023**. 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 Owner or Crown Castle GT Company, LLC, 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 permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

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

#### **PLANNING/DESIGN REQUIREMENTS:**

16. No later than ninety (90) days or by **June 7, 2013**, the Permittee shall submit a building Permit application for the WCF as described in this Permit, to the satisfaction of the Development Services Department and the Neighborhood Code Compliance Department.

17. The Owner/Permittee shall be required to remove the existing monopole and associated equipment by **September 3, 2013**, if a building Permit for the WCF as described in this Permit is not obtained by the Permittee. No extensions in time shall be granted. Failure to remove the exiting monopole will result in enforcement action by Neighborhood Code Compliance, which may include fines and penalties in addition to the removal of the pole by the City at the Owner/Permittee's expense.

18. 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.

19. 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.

20. 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.
21. 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.
22. 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.'
23. No overhead cabling is allowed for this project.
24. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
25. The final product shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.
26. 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.
27. All equipment, including transformers, emergency generators and air conditioners belonging to Crown Castle GT Company, LLC, 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.
28. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.
29. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building and as identified on the approved Exhibit "A."

**INFORMATION ONLY:**

- Please note that an Administrative Planning Hold will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-

5237 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.

- 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 February 21, 2013 and Resolution No \_\_\_\_\_.

Permit Type/PTS Approval No.: SDP/1080424

PDP/1080425

Date of Approval: February 21, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

---

Jeffrey A. Peterson  
Development Project Manager

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

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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.

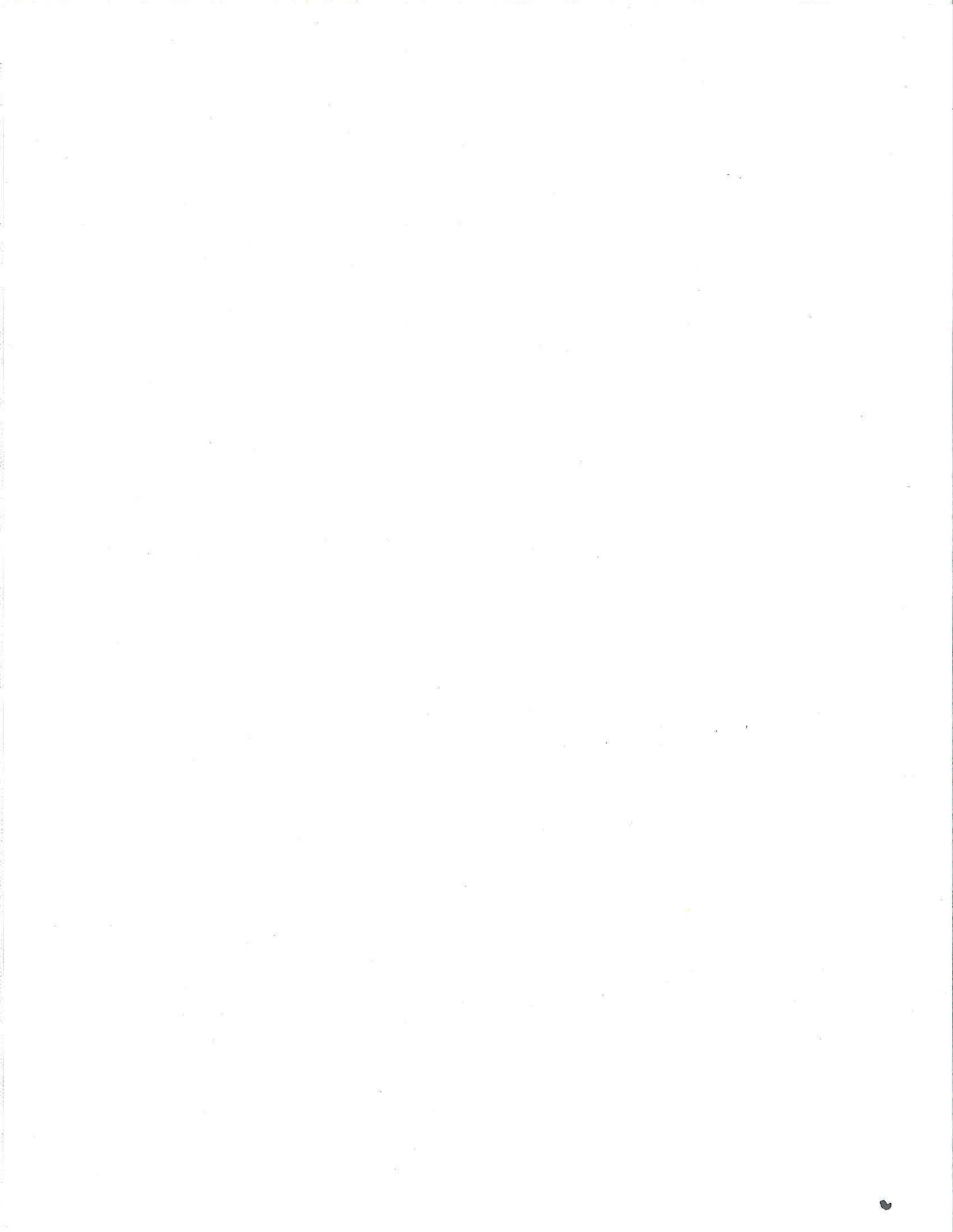
**AMATO REAL ESTATE HOLDINGS, L.P.**  
Owner

By \_\_\_\_\_  
NAME:  
TITLE:

**CROWN CASTLE GT COMPANY, LLC**  
Permittee

By \_\_\_\_\_  
NAME:  
TITLE:

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



PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_-PC  
SITE DEVELOPMENT PERMIT NO. 1080424  
PLANNED DEVELOPMENT PERMIT NO. 1080425  
**CROWN CASTLE AMATOS - PROJECT NO. 254752**

WHEREAS, AMATO REAL ESTATE HOLDINGS, L.P., Owner, and CROWN CASTLE GT COMPANY, LLC, Permittee, filed an application with the City of San Diego for a permit to continue operating a Wireless Communication Facility (WCF) that includes modifications to what was previously approved (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1080424 and No. 1080425), on portions of a 1.90-acre site;

WHEREAS, the project site is located at 3848 Sorrento Valley Boulevard in the IL-3-1 Zone within the Torrey Pines Community Plan, Coastal Overlay Zone (Non-Appealable Area 1), the Airport Influence Area (AIA) Review Area 1, Overflight Notification Area, and the Safety Zone (Accident Potential Zone -2) for the Marine Corps Air Station (MCAS) Miramar, Parking Impact Overlay Zone (Coastal), Federal Emergency Management Agency (FEMA) Floodplains (100-year FP, Zone AE, Special Flood Hazard Area);

WHEREAS, the project site is legally described as: Parcel B of Parcel Map No. 940, being a division of Lot 10 of Via Sorrento Valley Industrial Park Unit No. 10, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6618, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on February 21, 2013, the Planning Commission of the City of San Diego considered Site Development Permit No. 1080424 and Planned Development Permit No. 1080425 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, the activity is covered under Negative Declaration (ND) No. 91-0303-56 was prepared for the original Wireless Communication Facility and was certified by the City of San Diego Planning Commission on November 5, 1998, pursuant to Resolution No. 2722-PC. A Mitigation Monitoring and Reporting Program was not adopted for the project and no impacts were identified. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162: (1) no substantial changes are proposed to the project which would require major revisions of the previous ND; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous ND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous ND was certified. Therefore, no subsequent environmental document is required for the Crown Castle Amatos project, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified ND No. 91-0303-56; 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 February 21, 2013.

FINDINGS:**I. Site Development Permit - Section 126.0504****A. Findings for all Site Development Permits****1. The proposed development will not adversely affect the applicable land use plan;**

The project site is located at 3848 Sorrento Valley Boulevard in the IL-3-1 Zone within the Torrey Pines Community Plan. The site is currently developed with a two-story commercial building serving as an automobile repair and painting business with a Wireless Communication Facility (WCF) located in front of the building along Sorrento Valley Boulevard. On June 4, 1991, the City Council approved Conditional Use Permit (CUP) No. 90-0872, pursuant to Resolution No. R-278049, which expired on October 21, 2009. WCFs are permitted as a limited use within an Industrial Zone pursuant to Land Development Code (LDC) Section 141.0420(c)(1)(A). The community plan designates the site for Industrial use, and the IL-3-1 Zone does not contain a height limit and the property is not located within the Proposition D.

The proposal is to maintain a monopole at this location, which includes modifications to what was previously approved. The project proposes to remove the existing triangular radome and panel antennas on top of the 50-foot high monopole and replace it with a 5-foot 6-inch diameter Fiberglass Reinforced (FR) decorative radome. This new radome will screen the proposed twelve panel antennas, twelve remote radio units (RRUs) and two surge suppressors. The radome design includes raised vertical decorative elements that will be painted to mimic the existing art deco building design, which allows for shadowing and visual relief of the cylinder. The existing WCF has an overall height of 58-feet and the proposed new design will have an overall height of 57-feet.

The proposed development requires a Site Development Permit (SDP) for development within the Floodplain and a Planned Development Permit (PDP) for a deviation to the development regulations for WCF for the proposed monopole. The existing structure and proposed development would be exempt from a Coastal Development Permit (CDP) pursuant to LDC Section 126.0704(a).

With the approval of the PDP for the deviation, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

**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 RF emissions to the extent that such facilities comply with the FCC standards for such emissions.” Crown Castle submitted a Radio Frequency (RF) Report, which concluded that the project complies with FCC RF Standards. 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 applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

The proposal is to maintain a WCF at this location, which includes modifications to what was previously approved. Under the current WCF regulations pursuant to LDC Section 141.0420(c)(1)(A), WCFs are permitted as a limited use within an Industrial Zone. However, WCF's are required to use the smallest, least visually intrusive antennas, components, and other necessary equipment. Applicants are required to use all reasonable means to conceal or minimize the visual impacts of WCF's through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. The proposed monopole does not comply with the City's design requirements for WCF pursuant to LDC Section 141.0420(g)(2) and requires the approval of a PDP for a deviation to the development regulations for WCF.

The property is located between the merge of southbound I-5 and I-805 as well as the I-5 southbound Local Bypass and it is at a significantly lower elevation requiring the antennas to be at a higher elevation to reach commuters on the freeways. The existing monopole is visible from most surface streets in the vicinity and is certainly visible to freeway travelers.

As an alternative to a complete redesign, the applicant submitted the proposed cylinder design. This design reduces the overall bulk of the radome as it exists today and redistributes it by stacking the antennas and other components closer to the pole and covering it with a vertical radome designed to match the art deco theme of the adjacent building. The design includes raised vertical elements, which allows for shadowing and visual relief of the cylinder and as a means of integration with the existing building. Stacking the antennas reduces the width of the current antenna array from approximately 13-feet to a proposed diameter of 5-feet 6-inches. The mounting height of the upper tier of antennas is the same as currently exists and the lower tier of antennas is lowered by approximately 8-feet. The proposed new design will have an overall height of 57-feet, which is 1-foot lower than the existing WCF.

In this case, the proposed cylinder design conceals the antennas, reduces the bulk, and partially integrates the facility with the art deco theme of the existing building. With the approval of the PDP for the deviation, the project meets all applicable regulations

and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan to the maximum extent feasible.

**B. Supplemental Findings--Environmentally Sensitive Lands**

**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

The project site is located in a Special Flood Hazard Area Zone AE of the 100 year flood plain and the Coastal Overlay Zone (Non-Appealable Area 1). The site is currently developed with a two-story commercial building and a WCF that was approved pursuant CUP No. 90-0872, which expired on October 21, 2009. The existing building was constructed in 1973 and the building permit for the monopole and interior remodel for the equipment room for the WCF was issued on July 29, 1991. At the time of construction, in 1991, the WCF complied with the Federal Emergency Management Agency (FEMA) regulations in place. The proposed project proposes an approximate 5-foot extension of the existing pole at the top and a new radome, which would not meet the threshold for requiring a review.

The existing structure and proposed development would be exempt from a CDP pursuant to LDC Section 126.0704(a). Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

The project site is located in a Special Flood Hazard Area Zone AE of the 100 year flood plain and the Coastal Overlay Zone (Non-Appealable Area 1). The site is currently developed with a two-story commercial building and a WCF that was approved pursuant CUP No. 90-0872, which expired on October 21, 2009. The existing building was constructed in 1973 and the building permit for the monopole and interior remodel for the equipment room for the WCF was issued on July 29, 1991. At the time of construction, in 1991, the WCF complied with the Federal Emergency Management Agency (FEMA) regulations in place. The proposed project proposes an approximate 5-foot extension of the existing pole at the top and a new radome, which would not meet the threshold for requiring a review. Therefore, the proposed project is not requesting or requires any alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The project site is located in a Special Flood Hazard Area Zone AE of the 100 year flood plain and the Coastal Overlay Zone (Non-Appealable Area 1). The site is currently developed with a two-story commercial building and a WCF that was approved pursuant CUP No. 90-0872, which expired on October 21, 2009. The existing building was constructed in 1973 and the building permit for the monopole and interior remodel for the equipment room for the WCF was issued on July 29, 1991. At the time of construction, in 1991, the WCF complied with the FEMA regulations in place. The proposed project proposes an approximate 5-foot extension of the existing pole at the top and a new radome, which would not meet the threshold for requiring a review. Therefore, the proposed development has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;**

The project site is located at 3848 Sorrento Valley Boulevard, on the northeast corner of Sorrento Valley Road and Sorrento Valley Boulevard, and is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and**

The project site is located in a Special Flood Hazard Area Zone AE of the 100 year flood plain and the Coastal Overlay Zone (Non-Appealable Area 1). The site is currently developed with a two-story commercial building and a WCF that was approved pursuant CUP No. 90-0872, which expired on October 21, 2009. The existing building was constructed in 1973 and the building permit for the monopole and interior remodel for the equipment room for the WCF was issued on July 29, 1991. At the time of construction, in 1991, the WCF complied with the FEMA regulations in place. The proposed project proposes an approximate 5-foot extension of the existing pole at the top and a new radome, which would not meet the threshold for requiring a review. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The site is currently developed with a two-story commercial building and a WCF that was approved pursuant CUP No. 90-0872, which expired on October 21, 2009. The existing building was constructed in 1973 and the building permit for the monopole and interior remodel for the equipment room for the WCF was issued on July 29, 1991. At the time of construction, in 1991, the WCF complied with the development regulations in place. The proposed project proposes an approximate 5-foot extension of the existing pole at the top and a new radome.

Negative Declaration (ND) No. 91-0303-56 was prepared for the original WCF and was certified by the City of San Diego Planning Commission on November 5, 1998, pursuant to Resolution No. 2722-PC. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162: (1) no substantial changes are proposed to the project which would require major revisions of the previous ND; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous ND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous ND was certified. Therefore, no subsequent environmental document is required for the project, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified ND No. 91-0303-56.

## II. Planned Development Permit - Section 126.0604(A)

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

The project site is located at 3848 Sorrento Valley Boulevard in the IL-3-1 Zone within the Torrey Pines Community Plan. The site is currently developed with a two-story commercial building serving as an automobile repair and painting business with a WCF located in front of the building along Sorrento Valley Boulevard. On June 4, 1991, the City Council approved CUP No. 90-0872, pursuant to Resolution No. R-278049, which expired on October 21, 2009. WCFs are permitted as a limited use within an Industrial Zone pursuant to LDC Section 141.0420(c)(1)(A). The community plan designates the site for Industrial use, and the IL-3-1 Zone does not contain a height limit and the property is not located within the Proposition D.

The proposal is to maintain a monopole at this location, which includes modifications to what was previously approved. The project proposes to remove the existing triangular radome and panel antennas on top of the 50-foot high monopole and replace it with a 5-foot 6-inch diameter FR decorative radome. This new radome will screen the proposed twelve panel antennas, twelve RRUs and two surge suppressors. The radome design includes raised vertical decorative elements that will be painted to mimic the existing art deco building design, which allows for shadowing and visual relief of the cylinder. The existing WCF has an overall height of 58-feet and the proposed new design will have an overall height of 57-feet.

The proposed development requires a SDP for development within the Floodplain and a PDP for a deviation to the development regulations for WCF for the proposed monopole. The existing structure and proposed development would be exempt from a CDP pursuant to LDC Section 126.0704(a).

With the approval of the PDP for the deviation, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended

land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Therefore, the proposed development would 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 RF emissions to the extent that such facilities comply with the FCC standards for such emissions.” Crown Castle submitted a RF Report, which concluded that the project complies with FCC RF Standards. 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.**

The proposal is to maintain a WCF at this location, which includes modifications to what was previously approved. Under the current WCF regulations pursuant to LDC Section 141.0420(c)(1)(A), WCFs are permitted as a limited use within an Industrial Zone. However, WCF's are required to use the smallest, least visually intrusive antennas, components, and other necessary equipment. Applicants are required to use all reasonable means to conceal or minimize the visual impacts of WCF's through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. The proposed monopole does not comply with the City's design requirements for WCF pursuant to LDC Section 141.0420(g)(2) and requires the approval of a PDP for a deviation to the development regulations for WCF.

The property is located between the merge of southbound I-5 and I-805 as well as the I-5 southbound Local Bypass and it is at a significantly lower elevation requiring the antennas to be at a higher elevation to reach commuters on the freeways. The existing monopole is visible from most surface streets in the vicinity and is certainly visible to freeway travelers.

As an alternative to a complete redesign, the applicant submitted the proposed cylinder design. This design reduces the overall bulk of the radome as it exists today and redistributes it by stacking the antennas and other components closer to the pole and covering it with a vertical radome designed to match the art deco theme of the adjacent building. The design includes raised vertical elements, which allows for shadowing and visual relief of the cylinder and as a means of integration with the

existing building. Stacking the antennas reduces the width of the current antenna array from approximately 13-feet to a proposed diameter of 5-feet 6-inches. The mounting height of the upper tier of antennas is the same as currently exists and the lower tier of antennas is lowered by approximately 8-feet. The proposed new design will have an overall height of 57-feet, which is 1-foot lower than the existing WCF.

In this case, the proposed cylinder design conceals the antennas, reduces the bulk, and partially integrates the facility with the art deco theme of the existing building. With the approval of the PDP for the deviation, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Therefore, the deviations are appropriate for this location and result in a more desirable project than if designed in strict conformance with the WCF Design Requirements, and when considered as a whole, will be beneficial to the community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1080424 and Planned Development Permit No. 1080425 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1080424 and 1080425, a copy of which is attached hereto and made a part hereof.

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Jeffrey A. Peterson  
Development Project Manager  
Development Services

Adopted on: February 21, 2013

Job Order No. 24002103

**Peterson, Jeff**

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**From:** Dennis Ridz [dennisridz@hotmail.com]  
**Sent:** Thursday, September 20, 2012 9:22 AM  
**To:** Peterson, Jeff  
**Cc:** roy davis; noel spaid; Kantner, Maureen  
**Subject:** Crown Castle Amatos

Project No. 254752 - was an action item on the TPCPB agenda on September 13, 2012  
Item 59 on cycle issues, the Board voted not to support any 3D design.  
The Board prefers a simple design that blends into the surrounding area and is based upon the standard pewter color found on 'normal' cell tower. This cell tower would blend into surrounding bridge and overpass structures and 3d design draws to much attention to structure.

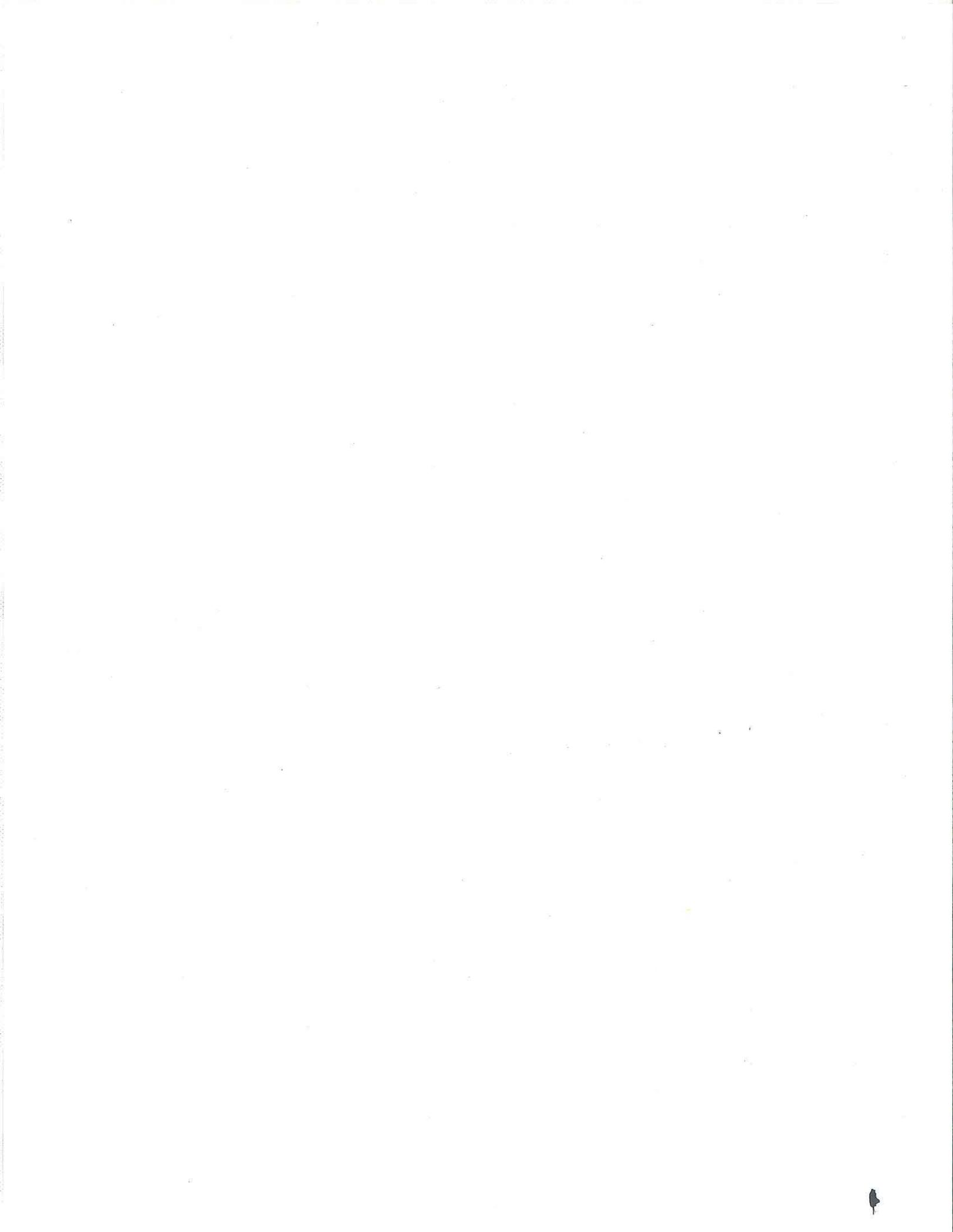
thanks  
Dennis Ridz, Chair TPCPB

**Peterson, Jeff**

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**From:** Dennis Ridz [dennisridz@hotmail.com]  
**Sent:** Monday, January 14, 2013 10:49 AM  
**To:** Peterson, Jeff  
**Subject:** RE: Crown Castle Amatos - Project No. 254752  
**Importance:** High

sorry, just got back from playoff game - vote 11-0 to not support 3d design





## THE CITY OF SAN DIEGO

## MEMORANDUM

DATE: November 15, 2012

TO: City of San Diego Planning Commission

FROM: Philip Lizzi, Associate Planner, Advanced Planning and Engineering,  
Development Services Department

SUBJECT: Crown Castle Amatos/Cell Site Project No. 254752,  
California Environmental Quality Act - 15162 Evaluation

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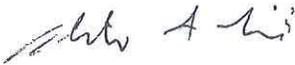
The Development Services Department has completed a California Environmental Quality Act 15162 evaluation for the Crown Castle Amatos project. The review was limited to consideration of California Environmental Quality Act issues associated with the Wireless Communication Facility (WCF). It is the determination of the Development Services Department that the requested Site Development Permit and Conditional Use Permit are consistent with the previously adopted Negative Declaration No. 91-0303-56, which allowed for the construction of the existing WCF. The Negative Declaration was certified by the City of San Diego Planning Commission on November 5, 1998, by Resolution No. R-2722-PC. A Mitigation Monitoring and Reporting Program was not adopted for the project and no impacts were identified.

Taking into consideration the additional analysis conducted by Development Services Department along with review of the previously certified environmental document, it was concluded that the project would not result in a substantially changed project. The project would not result in new impacts or changed circumstances that would require a new environmental document.

Section 15162 of the California Environmental Quality Act Guidelines states that when an Environmental Impact Report has been certified or a Negative Declaration adopted for a project, no subsequent or supplemental Environmental Impact Report or Negative Declaration shall be prepared for that project unless one or more of the following events occur:

1. Substantial changes are proposed to the project
2. Substantial changes occur with respect to circumstances under which the project is being undertaken
3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, becomes available.

Therefore, because none of the three above criteria have occurred, Development Services Department did not find the need to prepare a subsequent or supplemental environmental document for the Crown Castle Amatos project. All project issues and for significant impacts have been adequately addressed pursuant to the California Environmental Quality Act for the project.



Philip Lizzi  
Associate Planner

PL/pl

cc: Jeffrey A. Peterson, Development Services Department  
Environmental File



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

# Ownership Disclosure Statement

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

**Project Title**

Crown Castle Amatos

**Project No. For City Use Only**

254752

**Project Address:**

3848 Sorrento Valley Road, San Diego, CA 92121

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

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

Additional pages attached  Yes  No

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Project Title:  
Crown Castle Amatos

Project No. (For City Use Only)  
254752

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

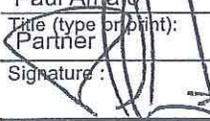
**Legal Status (please check):**

Corporation ( Limited Liability -or-  General) What State? CA Corporate Identification No. 33-0853240  
 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):  
Amato Real Estate Holdings LP  
 Owner  Tenant/Lessee

Street Address:  
PO Box 9377  
 City/State/Zip:  
Rancho Santa Fe, CA 92067  
 Phone No: (858) 455-6715 Fax No: (619) 688-2569

Name of Corporate Officer/Partner (type or print):  
Paul Amato  
 Title (type or print):  
Partner  
 Signature:  Date: 12-25-11

Corporate/Partnership Name (type or print):  
 Owner  Tenant/Lessee

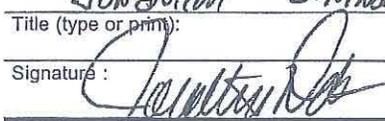
Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Name of Corporate Officer/Partner (type or print):  
 Title (type or print):  
 Signature : Date:

Corporate/Partnership Name (type or print):  
 Owner  Tenant/Lessee

Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Name of Corporate Officer/Partner (type or print):  
 Title (type or print):  
 Signature : Date:

Corporate/Partnership Name (type or print):  
Crown Castle GT Company LLC  
 Owner  Tenant/Lessee

Street Address:  
510 Castillo Street, Suite 302  
 City/State/Zip:  
Santa Barbara, CA 93101  
 Phone No: (805) 957-1629 Fax No: (724) 416-4739

Name of Corporate Officer/Partner (type or print):  
JON JONHON ZONING MANAGER  
 Title (type or print):  
 Signature:  Date: 11/10/11

Corporate/Partnership Name (type or print):  
 Owner  Tenant/Lessee

Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Name of Corporate Officer/Partner (type or print):  
 Title (type or print):  
 Signature : Date:

Corporate/Partnership Name (type or print):  
 Owner  Tenant/Lessee

Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Name of Corporate Officer/Partner (type or print):  
 Title (type or print):  
 Signature : Date:

**Crown Castle International Corp.**

1220 Augusta Drive  
 Suite 500  
 Houston, TX 77057-2261

**CORPORATE OFFICERS**

<u>Name</u>	<u>Position</u>
W. Benjamin Moreland	President and Chief Executive Officer
James D. Young	Chief Operating Officer
Jay A. Brown	Senior Vice President, Chief Financial Officer and Treasurer
E. Blake Hawk	Executive Vice President and General Counsel
Patrick Slowey	Senior Vice President Sales and Customer Relations
Phil Kelley	Senior Vice President, Corporate Development and Strategy

**BOARD OF DIRECTORS**

<u>Name</u>	<u>Primary Company</u>
W. Benjamin Moreland	Chief Executive Officer, President and Director
J. Landis Martin	Platte River Ventures
Dale Hatfield	Crown Castle International Corp.
Robert Garrison II	Crown Castle International Corp.
David Abrams	Abrams Capital Management, LLC
Cindy Christy	Crown Castle International Corp.
John Kelly	Berkshire Partners, LLC
Edward Hutcheson Jr.	Platte River Ventures
Robert McKenzie	Crown Castle International Corp.
Lee Hogan	Crown Castle International Corp.
Ari Fitzgerald	Crown Castle International Corp.

**Amato's Ownership Information**

**Entity Name:** AMATO REAL ESTATE HOLDINGS, L.P.  
A California Limited Partnership

**Entity Number:** 199803000019

**Address:** 3848 SORRENTO VALLEY BLVD  
SAN DIEGO CA 92121

**Partners:** Amato's Auto Body, Inc.

Paul Anthony Amato - President

Louise Amato - Vice President / Partner

DEVELOPMENT SERVICES DEPARTMENT  
**PROJECT CHRONOLOGY**  
**CROWN CASTLE AMATOS- PROJECT NO. 254752**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time (Working Days)</b>	<b>Applicant Response</b>
3/19/2012	Full Submittal	Project Deemed Complete	-	-
4/17/2012	First Assessment Letter		20 days	
7/31/2012	Second Submittal		-	73 days
9/4/2012	Second Assessment Letter		24 days	
11/6/2012	Third Submittal		-	45 days
11/15/2012	Third Assessment Letter		6 days	
12/12/2012	Fourth Submittal	Minor revision to drawings	-	18 days
12/12/2012	Fourth Review Completed	All issues resolved	0 days	
2/21/2013	Public Hearing	<b>First available date</b>	43 days	
<b>TOTAL STAFF TIME</b>		(Does not include City Holidays or City Furlough)	<b>93 days</b>	
<b>TOTAL APPLICANT TIME</b>		(Does not include City Holidays or City Furlough)		<b>136 days</b>
<b>TOTAL PROJECT RUNNING TIME</b>		From Deemed Complete to Hearing	<b>229 working days (339 calendar days)</b>	

