



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 21, 2013 **REPORT NO. PC-13-018**

ATTENTION: Planning Commission, Agenda of February 28, 2013

SUBJECT: T-MOBILE LA JOLLA SUR LTE - PROJECT NO. 283347
PROCESS FOUR

**OWNER/
APPLICANT:** TERQ PROPERTY LP
T-MOBILE WEST CORPORATION LLC

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) at 1010 Turquoise Street in the Pacific Beach Community Plan?

Staff Recommendation:

1. **Approve** Planned Development Permit (PDP) No. 1081163; and
2. **Approve** Conditional Use Permit (CUP) No. 1002753.

Community Planning Group Recommendation: On November 28, 2012, the Pacific Beach Community Planning Group voted to support the T-Mobile WCF with a vote of 11-2-0 (Attachment 11).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 29, 2013 and the opportunity to appeal that determination ended February 20, 2013 (Attachment 7).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: Not applicable.

BACKGROUND

The project site is located at 1010 Turquoise Street in the RM-1-1 and the CC-4-2 Zones of the Pacific Beach Community Planning area (Attachment 2). The original permit No. 95-0350-178, issued to PBMS-Cingular was approved on June 27, 2001. This site was acquired by T-Mobile in 2004 and the permit expired June 27, 2011. This WCF is located on an existing three-story commercial building within the Coastal Overlay Zone. There are existing abutting residential properties to the north and east of the project site and, across the street there are commercial retailers to the south and west of the property (Attachment 10). The primary intended coverage objective (Attachment 15) for this project is the residential uses to the east of the site and commuters and commercial uses to the west of Cass Street.

DISCUSSION

Project Description: This WCF consists of a total of six antennas completely concealed inside the existing building behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match. The antennas located behind the existing FRP facade shall be replaced for two of three sectors. In addition to being replaced, the antennas facing Cass Street would also be relocated to achieve a higher line of sight. To accomplish this modification, portions of the existing building façade on this sector would be removed and replaced with FRP materials, painted and textured to match the existing building. T-Mobile's antennas will continue to be fully stealth from the public when the modification is complete (Attachment 9). The equipment associated with this project is located on the ground floor inside a 120-square foot building within the required side yard setback and will be minimally visible. Since the property is zoned both residential (RM-1-1) and commercial (CC-4-2), and the antennas will be located less than a 100' from a property line that contain a single family residence; the WCF requires the approval of a Process 3 Conditional Use Permit (CUP) in accordance with Land Development Code (LDC) Section 141.0420(e)(1). Additionally, the associated equipment enclosure and the two air conditioning units are located within the required side yard setback. Therefore, the project requires a Planned Development Permit (PDP) and a Conditional Use Permit (CUP), consolidated Process 4, Planning Commission decision.

Community Plan Analysis: The project location has been designated for commercial use in the Pacific Beach Community Land Use Plan (Attachment 2). The Pacific Beach Community Plan does not contain specific policies on wireless communication facility development.

General Plan: The General Plan, Section UD-A.15, states that WCF's should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The proposed modification consists of six antennas completely concealed behind FRP materials, painted and textured to match the existing building (Attachment 9). The equipment associated with this project is located inside a 120-square foot enclosure within the required side yard setback, and is minimally visible. Therefore, staff has determined that the proposed WCF will be modified and designed to integrate with the surrounding area and will be respectful to the neighborhood context.

Conclusion: The proposed WCF has been determined by staff to be consistent with the purpose

and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations from the Wireless Communication Facilities Regulations Section 141.0420 and the RM-1-1 and the CC-4-2 Zones with exception to the required side yard setback and is minimally visible. As designed, the WCF has been determined to be consistent with the General Plan and the Pacific Beach Community Plan. Staff recommends that the Planning Commission approve PDP No. 1081163 and CUP No. 1002753.

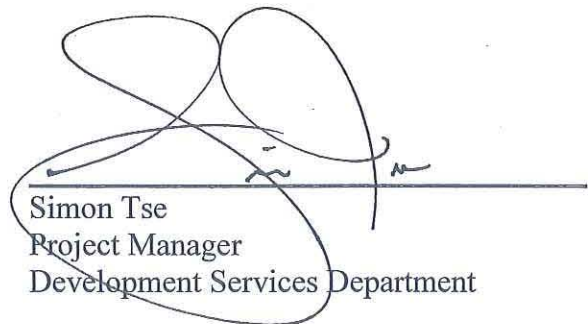
ALTERNATIVE

1. **Approve** Planned Development Permit No. 1081163 and Conditional Use Permit No. 1002753, **with modifications.**
2. **Deny** Planned Development Permit No. 1081163 and Conditional Use Permit No. 1002753, **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



Simon Tse
Project Manager
Development Services Department

Attachments:

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



Aerial Photo

T-Mobile La Jolla Sur LTE - Project No. 283347
1010 Turquoise Street, San Diego, CA 92109

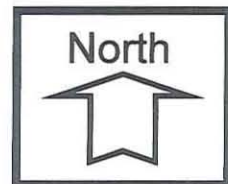




Community Land Use Map (Pacific Beach)

T-Mobile La Jolla Sur LTE - Project No. 283347

1010 Turquoise Street, San Diego, CA 92109





Project Location Map

T-Mobile La Jolla Sur LTE - Project No. 283347

1010 Turquoise Street, San Diego, CA 92109



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile La Jolla Sur LTE	
PROJECT DESCRIPTION:	A modification to an existing T-Mobile Wireless Communication Facility (WCF) located at 1010 Turquoise Street. This project consists of six (6) replacement antennas completely concealed behind the building facade, not visible to the public. The 120-square foot equipment enclosure is located in the required side yard setback, with minimal visual impact. As designed, the project requires a Planned Development Permit and a Conditional Use Permit, consolidated Process 4, Planning Commission decision.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
ZONE: RM-1-1 (See below) and CC-4-2		
Requirements:	Proposed:	
HEIGHT LIMIT: 30-feet (Coastal Height Limit)	Height Limit: No change	
FRONT SETBACK: 20-feet Standard/ 15-feet minimum	FRONT SETBACK: No change	
SIDE SETBACK: 5-feet (Up to 50% length of the building envelope) And the 12.5-feet minimum for the remaining side yard	SIDE SETBACK: 10-feet (Req. deviation)	
STREETSIDE SETBACK: 12.5-feet	STREETSIDE SETBACK: No change	
REAR SETBACK: 7.5-feet	REAR SETBACK: No change	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential - RM-1-1	Residential
SOUTH:	Commercial - CC-4-2	Commercial
EAST:	Residential - RM-1-1	Residential
WEST:	Commercial - CC-4-2	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	T-Mobile is requesting a deviation to maintain their equipment enclosure within the side yard setback. For the RM-1-1 zone, the side yard must observe a 5-foot setback for 50% length of the building envelope. The remaining portion must meet the 12.5-foot setback requirement. The equipment enclosure is only setback 10-feet from the required side yard property line.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 28, 2012, the Pacific Beach Community Planning group voted to support the T-Mobile WCF with a vote of 11-2-0. (Attachment 11).	

PLANNING COMMISSION
RESOLUTION NO. PENDING
PLANNED DEVELOPMENT PERMIT NO. 1081163
CONDITIONAL USE PERMIT NO. 1002753
T-MOBILE LA JOLLA SUR PTS NO. 283347

WHEREAS, TERQ PROPERTY LP, Owner and T-MOBILE WEST CORPORATION LLC, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) that consists of six (6) antennas completely concealed behind Fiberglass Reinforced Panel (FRP) facade, painted and textured to match the existing building. The equipment associated with this project shall continue to operate inside the existing 120-square foot enclosure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1081163 and Conditional Use Permit No. 1002753).

WHEREAS, the project site is located at 1010 Turquoise Street in the RM-1-1 and the CC-4-2 Zones of the Pacific Beach Community Plan and Coastal Height Limitation Overlay Zone;

WHEREAS, the project site is legally described as Lots 36 and 37, Monte Villa Tract, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 928, filed in the office of County Recorder of San Diego, November 5, 1904; and fractional lot 37, and all of lots 38, 39, 40, block 12, first addition to Pacific Beach Vista Tract, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 930, filed in the office of County Recorder of San Diego County, November 7, 1904.;

WHEREAS, on February 28, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1081163 and Conditional Use Permit No. 1002753 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 29, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 28, 2013

FINDINGS:

Findings for Planned Development Permit - Section 126.0604

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

The project site is located at 1010 Turquoise Street, on the northeast corner of Cass and Turquoise Streets, in the RM-1-1 and CC-4-2 Zones within the Pacific Beach Community Plan, and Coastal Height Limitation Overlay Zone. The property consists of five lots. A portion of Lot 37 and Lots

38-40 are zoned CC-4-2 (Commercial Community Zone), Lot 36 and a portion of Lot 37 are zoned RM-1-1 (Multi-Family Residential zone).

The site is currently developed with a three-story commercial building with a basement parking garage and contains an existing Wireless Communication Facility (WCF) consisting of 6-panel antennas behind Fiberglass Reinforced Panel (FRP) screens incorporated within the existing building façade, and a 120-square foot equipment enclosure located on the ground. On June 27, 2001, PBMS-Cingular was approved for the WCF pursuant to Development Permit No. 95-0350-178. This facility was acquired by T-Mobile in 2004 and the Development Permit expired June 27, 2011. This proposal is to modify the existing site with replacement antennas and to relocate and move one sector of antennas on the building behind FRP materials.

WCFs are allowed on premises containing a non-residential use within a Residential Zone with a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(1). The community plan does not contain specific policies on WCF development; however, the General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of neighborhood context. The existing and proposed antennas are located behind FRP screen incorporated within the existing building façade and will have no visual impacts.

The equipment associated with this project is located inside a 120-square foot enclosure and pursuant to LDC Section 131.0404; this enclosure is located within the required side yard setback. Therefore, a Planned Development Permit (PDP) is required for the T-Mobile equipment enclosure. The enclosure is minimally visible from the public right-of-way and screened appropriately by existing landscaping. The project meets all applicable regulations and policy documents with the exception to the side yard setback requirement. 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 WCF regulations, the development regulations and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use.

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.” A statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. The Permittee submitted a Radio Frequency Study to ensure that the FCC standards are being met.

3. The proposed development will comply with the regulations of the Land Development Code;

The site is currently developed with a three-story commercial building with a basement parking garage and contains an existing WCF consisting of 6-panel antennas behind FRP screens incorporated within the existing façade and an approximate 120-square foot equipment room located within the side yard setback. On June 27, 2001, PBMS-Cingular was approved for the

WCF pursuant to Development Permit No. 95-0350-178. This site was acquired by T-Mobile in 2004 and the permit expired on June 27, 2011. The proposal is to maintain the WCF at this location with modifications.

The project site is located at 1010 Turquoise Street, on the northeast corner of Cass and Turquoise Streets, in the RM-1-1 and CC-4-2 Zones. WCFs are allowed on a premises containing non-residential use within a Residential Zone with a CUP pursuant to LDC Section 141.0420(e)(1). The project as designed, complies with LDC Section 141.0420(g)(2) which states: "The applicant shall use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscaping, and siting solutions.

T-Mobile is proposing to upgrade this facility with Long Term Evolution (LTE) antennas. Two of the three existing sectors of antennas would result in an antenna swap out. The third sector would be relocated as part of this modification to achieve a higher line of sight. Similar to the existing design, the new antenna location would also be concealed behind the existing FRP façade, painted and textured to match the building. The existing and proposed antenna design as a whole is in compliance with the WCF design requirements (LDC Section 141.0420(g)). Additionally, the equipment associated with this project is located within an approximate 120-square foot equipment enclosure in the required side yard setback. Staff can support the enclosure, which was designed to appear as part of the building and is appropriately screened with landscaping from the public right-of-way. The equipment enclosure requires a setback deviation resulting in a PDP pursuant to LDC Section 126.0601.

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

The proposed LTE upgrade at this location is essential to network operations and will continue providing voice and data services to the neighborhood and those traveling through the area. Furthermore, the LTE antennas should result in significant data speed improvements offering more wireless services to the community and those passing through. 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 WCF regulations, the development regulations (with exception to the side yard setback requirement), and the General Plan to the maximum extent feasible.

Furthermore, the WCF as designed is considered a Complete Concealment Facility (CCF) resulting in no expiration date. In accordance with the City WCF Guidelines, CCFs are encouraged when possible to preserve the existing building design while still providing the carrier with their required coverage objective. When such designs can be achieved, no expiration dates are issued as a condition of approval since there are no visual impacts to the site. Therefore, the proposed development, when considered as a whole, will be beneficial to the community.

5. 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.

A deviation to maintain the equipment enclosure within the required side yard setback can be supported by staff due primarily to the overall WCF design. The antennas are completely concealed providing a stealth solution to the site. The enclosure is set back approximately 38-feet from the public right-of-way (Turquoise Street) and screened with landscaping appropriately from the adjacent residential use. Due to the Coastal Overlay Height Limitation, relocating the equipment to the roof was infeasible. Additionally, a new enclosure within the existing garage would certainly eliminate at least one parking stall. Interior space was also limited and after considering the site as a whole, it was determined that the current location for the equipment enclosure was appropriate and the design conforms to the WCF guidelines.

Findings for Conditional Use Permit Approval – Section §126.0305

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

The project site is located at 1010 Turquoise Street, on the northeast corner of Cass and Turquoise Streets, in the RM-1-1 and CC-4-2 Zones within the Pacific Beach Community Plan, and Coastal Height Limitation Overlay Zone. The property consists of five lots. A portion of Lot 37 and Lots 38-40 are zoned CC-4-2 (Commercial Community Zone), Lot 36 and a portion of Lot 37 are zoned RM-1-1 (Multi-Family Residential zone).

The site is currently developed with a three-story commercial building with a basement parking garage and contains an existing Wireless Communication Facility (WCF) consisting of 6-panel antennas behind Fiberglass Reinforced Panel (FRP) screens incorporated within the existing building façade, and a 120-square foot equipment enclosure located on the ground. On June 27, 2001, PBMS-Cingular was approved for the WCF pursuant to Development Permit No. 95-0350-178. This facility was acquired by T-Mobile in 2004 and the Development Permit expired June 27, 2011. This proposal is to modify the existing site with replacement antennas and to relocate and move one sector of antennas on the building behind FRP materials.

WCFs are allowed on premises containing a non-residential use within a Residential Zone with a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(1). The community plan does not contain specific policies on WCF development; however, the General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of neighborhood context. The existing and proposed antennas are located behind FRP screen incorporated within the existing building façade and will have no visual impacts.

The equipment associated with this project is located inside a 120-square foot enclosure and pursuant to LDC Section 131.0404; this enclosure is located within the required side yard setback. Therefore, a Planned Development Permit (PDP) is required for the T-Mobile equipment enclosure. The enclosure is minimally visible from the public right-of-way and screened appropriately by existing landscaping. The project meets all applicable regulations and policy documents with the exception to the side yard setback requirement. 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 WCF regulations, the development regulations and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use.

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.” A statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. The Permittee submitted a Radio Frequency Study to ensure that the FCC standards are being met.

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

The site is currently developed with a three-story commercial building with a basement parking garage and contains an existing WCF consisting of 6-panel antennas behind FRP screens incorporated within the existing façade and an approximate 120-square foot equipment room located within the side yard setback. On June 27, 2001, PBMS-Cingular was approved for the WCF pursuant to Development Permit No. 95-0350-178. This site was acquired by T-Mobile in 2004 and the permit expired on June 27, 2011. The proposal is to maintain the WCF at this location with modifications.

The project site is located at 1010 Turquoise Street, on the northeast corner of Cass and Turquoise Streets, in the RM-1-1 and CC-4-2 Zones. WCFs are allowed on a premises containing non-residential use within a Residential Zone with a CUP pursuant to LDC Section 141.0420(e)(1). The project as designed, complies with LDC Section 141.0420(g)(2) which states: “The applicant shall use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscaping, and siting solutions.

T-Mobile is proposing to upgrade this facility with Long Term Evolution (LTE) antennas. Two of the three existing sectors of antennas would result in an antenna swap out. The third sector would be relocated as part of this modification to achieve a higher line of sight. Similar to the existing design, the new antenna location would also be concealed behind the existing FRP façade, painted and textured to match the building. The existing and proposed antenna design as a whole is in compliance with the WCF design requirements (LDC Section 141.0420(g)). Additionally, the equipment associated with this project is located within an approximate 120-square foot equipment enclosure in the required side yard setback. Staff can support the enclosure, which was designed to appear as part of the building and is appropriately screened with landscaping from the public right-of-way. The equipment enclosure requires a setback deviation resulting in a PDP pursuant to LDC Section 126.0601.

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

The proposed LTE upgrade at this location is essential to network operations and will continue providing voice and data services to the neighborhood and those traveling through the area. Furthermore, the LTE antennas should result in significant data speed improvements offering

more wireless services to the community and those passing through. 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 WCF regulations, the development regulations (with exception to the side yard setback requirement), and the General Plan to the maximum extent feasible. The applicant has demonstrated in their Site Justification Letter (and the associated coverage maps) that the site is necessary for their network coverage objective while providing a feasible design to comply with the WCF design guidelines and regulations. Therefore, the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No.1081163 and Conditional Use Permit No. 1002753 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No.1081163 and Conditional Use Permit No. 1002753 a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: February 28, 2013

Internal Order No. 24002765

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: 24002765

**PLANNED DEVELOPMENT PERMIT NO. 1081163
CONDITIONAL USE PERMIT NO. 1002753
T-MOBILE LA JOLLA SUR LTE PROJECT NO. 283347
PLANNING COMMISSION**

This Planned Development Permit No. 1081163 and Conditional Use Permit No. 1002753 is granted by the Planning Commission of the City of San Diego to **TERQ PROPERTY, LP.**, Owner, and **T-MOBILE WEST CORPORATION LLC**, a Delaware limited liability company, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0601, 131.0404, and 141.0420. The site is located at 1010 Turquoise Street in the RM-1-1 zone of the Pacific Beach Community Plan. The site is legally described as Lots 36 and 37, Monte Villa Tract, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 928, filed in the office of County Recorder of San Diego, November 5, 1904; and fractional lot 37, and all of lots 38, 39, 40, block 12, first addition to Pacific Beach Vista Tract, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 930, filed in the office of County Recorder of San Diego County, November 7, 1904.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 28, 2013, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing WCF that consists of six (6) antennas completely concealed behind a Fiberglass Reinforced Panel (FRP) screen wall, painted and textured to match the existing building. The equipment associated with this project shall continue to operate inside the existing 120-square foot enclosure, not visible to the public as illustrated in the approved 'Exhibit A' dated February 28, 2013.

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 14, 2014.
2. The project complies with the WCF Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to the condition(s) set forth in this approval unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the Development Services Department.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

8. 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.

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

12. 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.
13. No overhead cabling is permitted.
14. The approved antenna dimensions are 56" by 12" by 7.9" as illustrated on Exhibit A, dated February 28, 2013. Replacement of the antennas in the future may occur, subject to T-Mobile notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.
15. 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 surfaces.
16. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
17. Photosimulations for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with the approved Exhibit "A."
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 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.

INFORMATION ONLY:

- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

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

APPROVED by the Planning Commission of the City of San Diego on February 28, 2013.

Draft

Planned Development Permit No. 1081163
Conditional Use Permit No. 1002753
Date: February 28, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

**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.

TERQ PROPERTY, LP.
Owner

By _____
Robert Gall
President

T-MOBILE WEST LLC
a Delaware limited liability company
Permittee

By _____
Holly S. Castellanos
Manager, Real Estate

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

NOTICE OF EXEMPTION

TO: RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

PROJECT NO.: 283347

PROJECT TITLE: T-MOBILE LA JOLLA SUR LTE

PROJECT LOCATION-SPECIFIC: 1010 Turquoise Street, San Diego, CA 92109, within the Pacific Beach Community Planning Area.

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

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Planned Development Permit (PDP) and Conditional Use Permit (CUP) to allow for a modification to an existing T-Mobile Wireless Communication Facility (WCF). The project consists of six (6) replacement antennas completely concealed behind the rooftop parapet, not visible to the public; the equipment associated with this project would be located on the first floor and inside the existing building.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: T-Mobile, Attn: Kirk Babcock, 10509 Vista Sorrento Parkway, Suite 206, San Diego, CA 92121. (858) 334-6158

EXEMPT STATUS: (CHECK ONE)

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

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has conducted an environmental review which concluded that the project will not result in any impacts to the environment. The project meets criteria set forth in State CEQA Guideline 15301, "Existing Facilities" which allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use and where the exceptions listed in CEQA Guidelines Section 15003.2 would not apply.

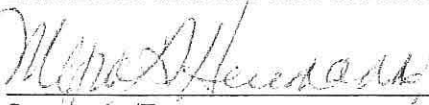
LEAD AGENCY CONTACT PERSON: Myra Herrmann, Senior Planner

TELEPHONE: (619) 446-5372

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA


 SIGNATURE/TITLE

SENIOR PLANNER

January 16, 2013
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

T-Mobile

NOT FOR USE OR DISCLOSURE OUTSIDE T-MOBILE
EXCEPT UNDER WRITTEN AGREEMENT

SD06470 LA JOLLA SUR

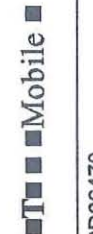
1010 TURQUOISE STREET
SAN DIEGO, CA 92109

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3839 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.299.4210 - 619.299.4250 FAX - DDANAM@AOL.COM

PROJECT NAME



SD06470
LA JOLLA SUR
1010 TURQUOISE STREET, SAN DIEGO, CA 92109

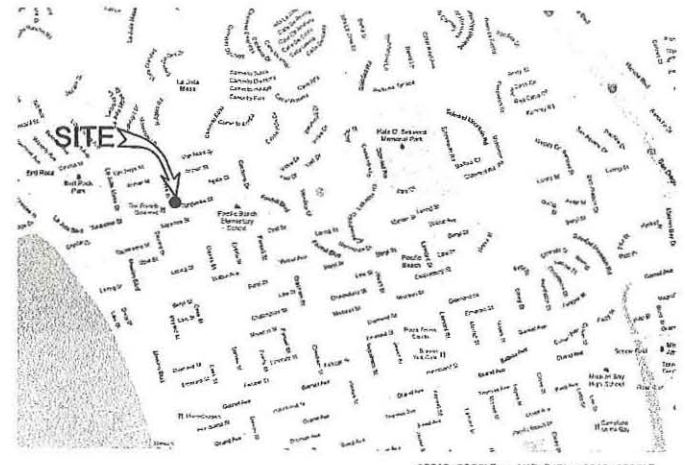
ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
03-13-12	BOH	90% FOR REVIEW
05-23-12	CKV	REVISED PER 5/22 E-MAILED REDLINES
06-26-12	CJS	REVISED PER CITY COMMENTS
11-29-12	CLT	REVISED PER CITY ENGINEERING REVIEW

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
T01
TITLE SHEET
SD06470
1201.19
PLOT SCALE 1:1 (24x36" V SIZE)

- DRIVING DIRECTIONS FROM T-MOBILE OFFICE:
- HEAD NORTHWEST ON VISTA SORRENTO PARKWAY
 - TURN LEFT ONTO SORRENTO VALLEY BOULEVARD
 - TURN RIGHT ONTO ROSELLE STREET
 - TAKE I-5 SOUTH
 - EXIT BALBOA AVE/GARNET AVE
 - MERGE ONTO MISSION BAY DRIVE
 - TURN RIGHT ONTO GARNET AVENUE
 - TURN RIGHT ONTO SOLEDAD MOUNTAIN ROAD
 - TURN LEFT ONTO BERYL STREET
 - TURN RIGHT ONTO FOOTHILL BOULEVARD
 - CONTINUE ONTO TURQUOISE STREET
 - SITE WILL BE ON THE RIGHT



©2012 GOOGLE - MAP DATA ©2012 GOOGLE

VICINITY MAP

1

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:
LOTS 36 AND 37, BLOCK 12, MONTE VILLA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 928, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, NOVEMBER 5, 1904; AND FRACTIONAL LOT 37, AND ALL OF LOTS 38, 39 AND 40, BLOCK 12, FIRST ADDITION TO PACIFIC BEACH VISTA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 930, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 7, 1904.

LEGAL DESCRIPTION

5

PROJECT APPLICANT:
OMNIPONT DBA T-MOBILE
10509 VISTA SORRENTO PKWY. STE. 206
SAN DIEGO, CA 92121

CONSTRUCTION MANAGER:
MATT SAYED
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
858.349.9390 PHONE

PLANNING REPRESENTATIVE:
CAITLYN KES
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
858.527.9938 PHONE

SITE ACQUISITION:
CAITLYN KES
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
858.527.9938 PHONE

R.F. ENGINEERING REPRESENTATIVE:
CHERYL CHEN
T-MOBILE
10509 VISTA SORRENTO PKWY. STE. 206
SAN DIEGO, CA 92121

PROPERTY OWNER:
TERO PROPERTY L P
3946 PROMONTORY COURT
BOULDER, CO 80304
CONTACT: KANDY SINATA
858.883.7616 PHONE

ARCHITECT:
DI DONATO ASSOCIATES
3839 FIRST AVE. STE. 100
SAN DIEGO, CA 92103
619.299.4210 PHONE
619.299.4250 FAX
ddomail@aol.com

CONTACTS

2

#	DESCRIPTION OF TYPE OF INSPECTION REQUIRED	DESIGN STRENGTH

SPECIAL INSPECTIONS

6

PROJECT DESCRIPTION:

NEW CUP FOR AN EXISTING T-MOBILE TELECOMMUNICATIONS FACILITY (PERMIT #95-0350-178), WHICH INCLUDES THE FOLLOWING: SIX (6) ANTENNAS MOUNTED BEHIND CONCEALMENT SCREENS IN AN EXISTING BUILDING AND EQUIPMENT CABINETS LOCATED WITHIN AN EXISTING 120 SF EQUIPMENT ENCLOSURE AT GRADE LEVEL. FOUR (4) ANTENNAS WILL BE REPLACED BEHIND TWO (2) EXISTING CONCEALMENT SCREENS AND TWO (2) ANTENNAS WILL BE REMOVED AND REPLACED AT A HIGHER LOCATION BEHIND A PROPOSED CONCEALMENT SCREEN.

EXISTING CARRIERS: T-MOBILE, SPRINT

SITE ADDRESS:
1010 TURQUOISE STREET
SAN DIEGO, CA 92109

ASSESSOR'S PARCEL NUMBER:
415-162-20-00

LATITUDE:
32°48'35"N

LONGITUDE:
117°15'19"W

TOTAL SITE AREA:
14,570 SF

EXISTING FLOOR AREA:
5,602 SF

PROPOSED PROJECT AREA:
N/A

EXISTING TYPE OF CONSTRUCTION:

PROPOSED TYPE OF CONSTRUCTION:
N/A

YEAR OF CONSTRUCTION:
1979

ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES:

CALIFORNIA BUILDING CODE, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

NOTE: THE WIRELESS COMMUNICATIONS FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATIONS ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

PROJECT INFORMATION

3

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPGRADES FOR DISABLED ACCESS PER THE FOLLOWING:

CBC SECTION 1105B-BUILDING ACCESSIBILITY
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

ADA COMPLIANCE

7

T01 TITLE SHEET

- Z01 SITE PLAN
- Z02 ELEVATIONS
- Z03 ANTENNA DETAILS

SHEET INDEX

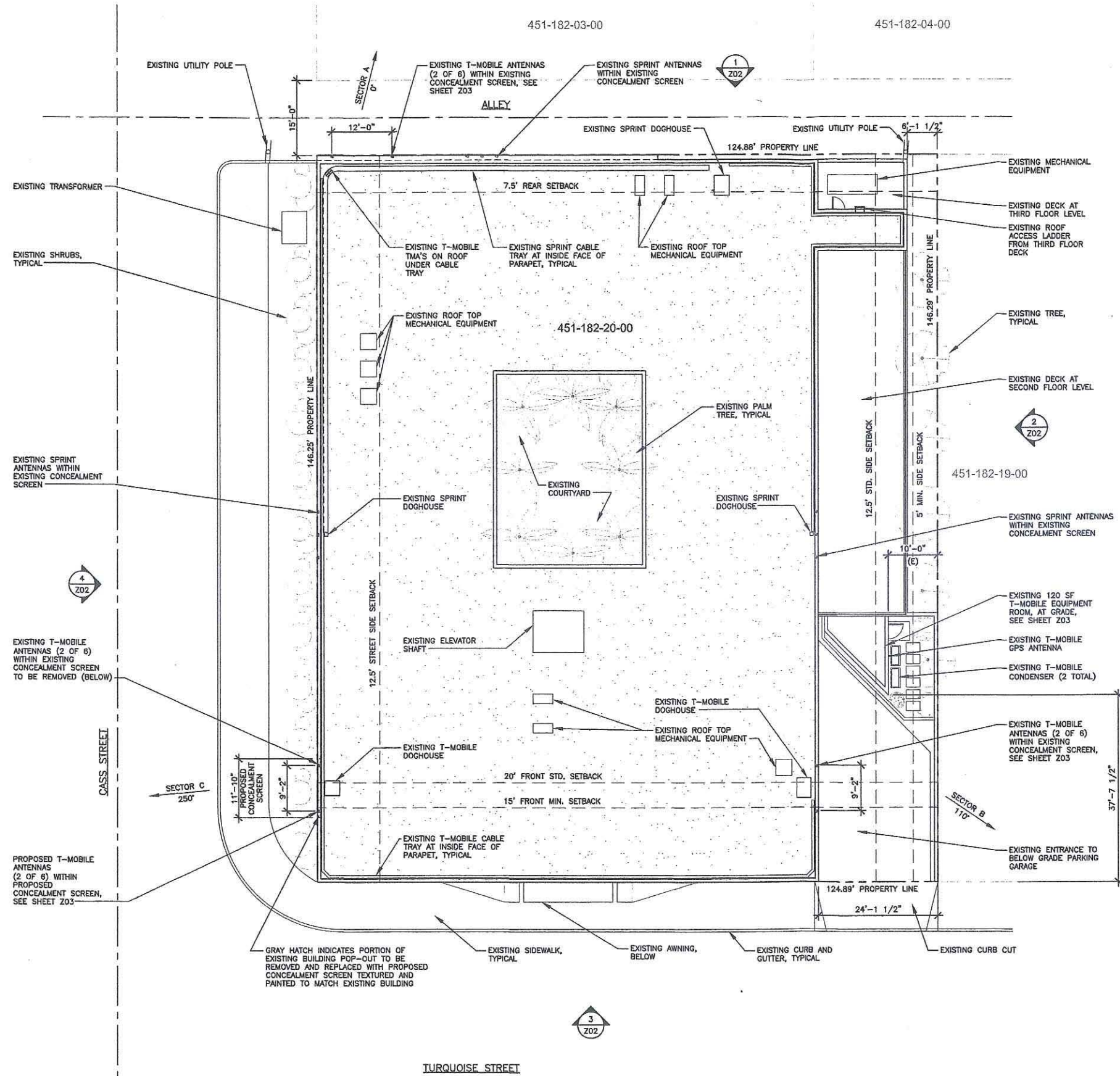
4

CONSTRUCTION REPRESENTATIVE	
SITE ACQUISITION	
R.F. ENGINEERING REPRESENTATIVE	
PLANNING REPRESENTATIVE	
T-MOBILE REPRESENTATIVE	
LANDLORD	

APPROVALS

8

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SITE PLAN
3/32=1'-0"

- 1.) THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
- 2.) NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- 3.) NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- 4.) THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
- 5.) THIS PROJECT PROPOSES NO WORK IN THE PUBLIC RIGHT-OF-WAY.

NOTES
NTS

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103
619.236.4210 • 619.236.4250 FAX • DDANAL@AOL.COM

PROJECT NAME

SD06470
LA JOLLA SUR
1010 TURQUOISE STREET, SAN DIEGO, CA 92109

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
03-13-12	BDH	90% FOR REVIEW
05-23-12	CVK	REVISED PER 5/22 E-MAILED REDLINES
06-26-12	CJS	REVISED PER CITY COMMENTS
11-29-12	CLT	REVISED PER CITY ENGINEERING REVIEW

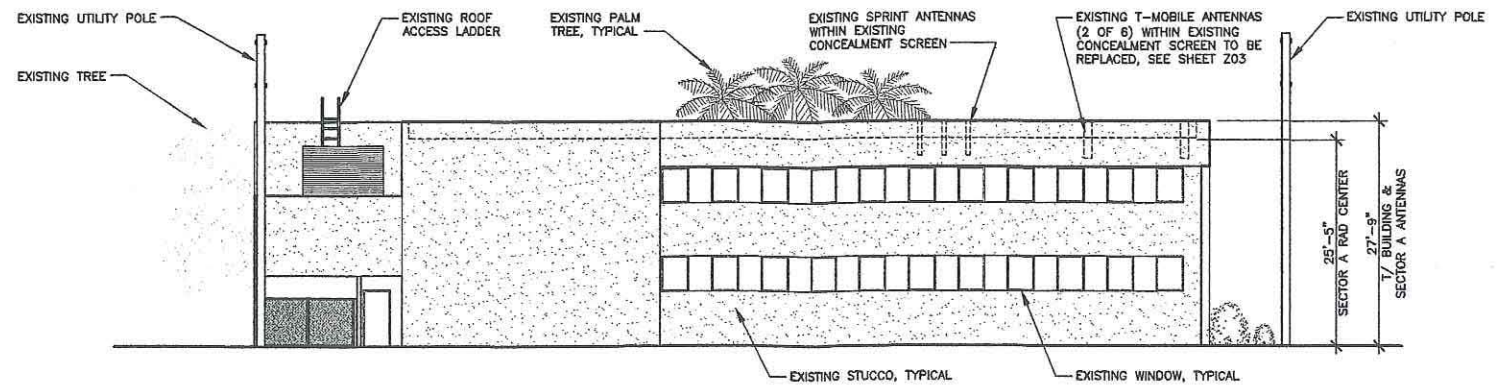
SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z01

SITE PLAN

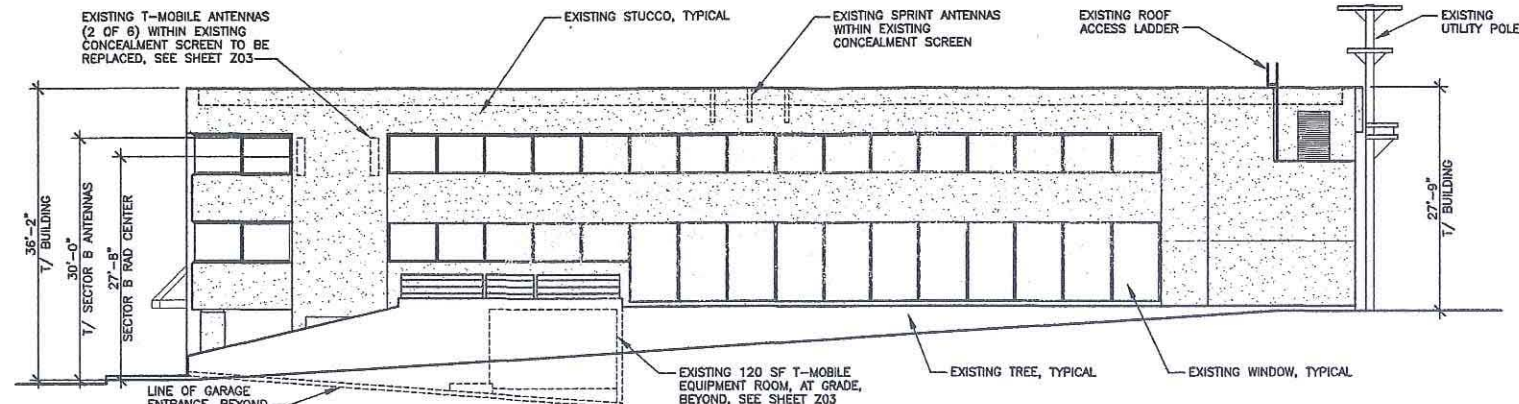
1201.19
PLOT SCALE 1:1 (24x36" SIZE)



NORTH ELEVATION

3/32"=1'-0"

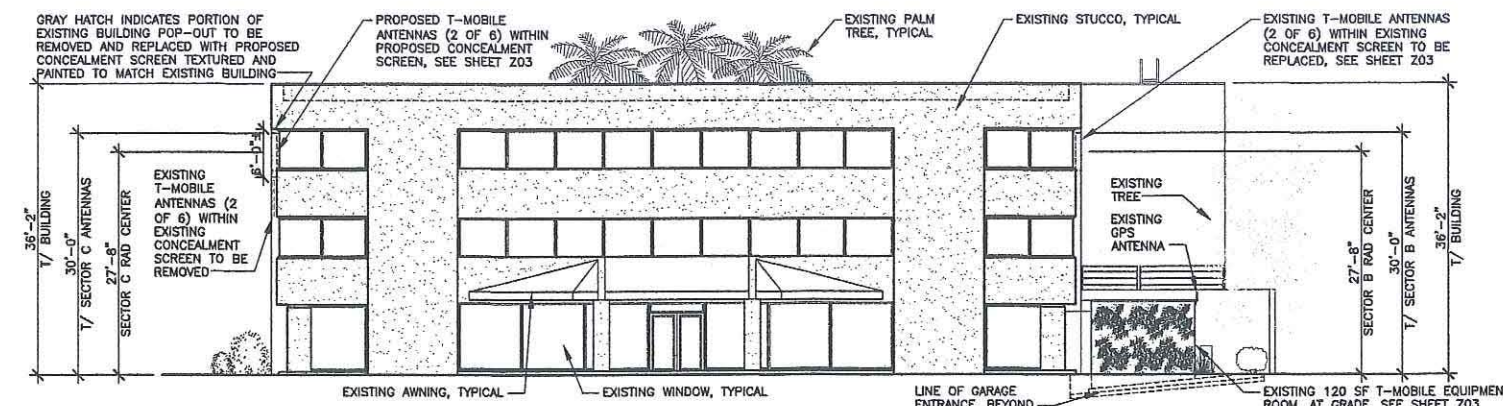
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EAST ELEVATION

3/32"=1'-0"

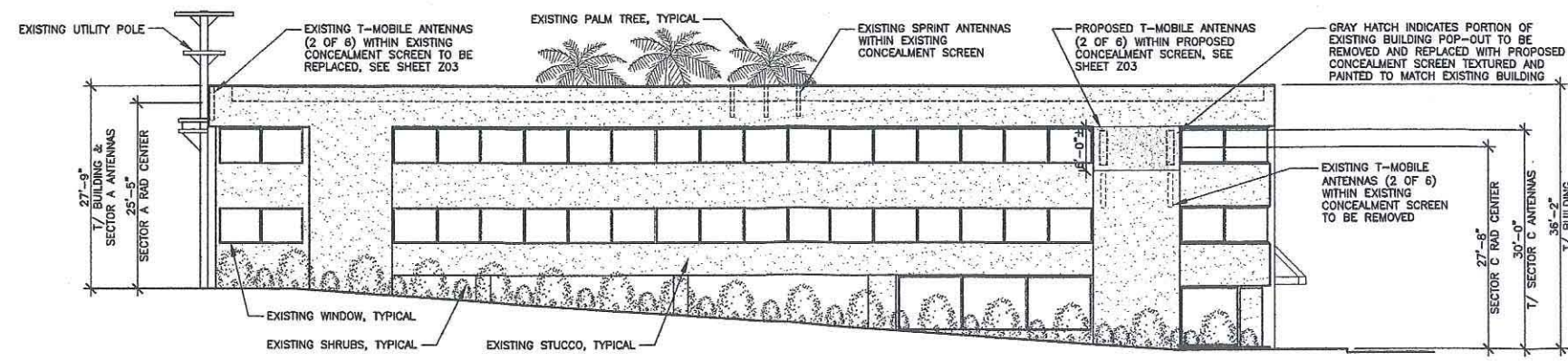
2



SOUTH ELEVATION

3/32"=1'-0"

3



WEST ELEVATION

3/32"=1'-0"

4



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3535 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92108
619.295.4210 - 619.295.4250 FAX - DDMAIL@GOL.COM

PROJECT NAME



SD06470
LA JOLLA SUR
1010 TURQUOISE STREET, SAN DIEGO, CA 92109

ISSUES REVISIONS

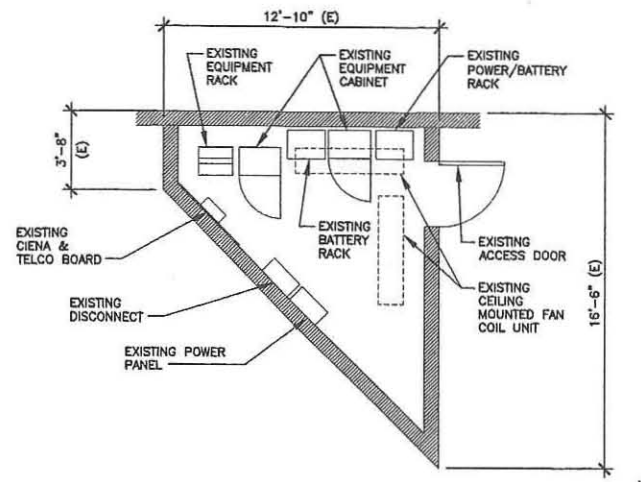
DATE	BY	ISSUE DESCRIPTION
08-13-12	BDH	BOX FOR REVIEW
08-22-12	CKK	REVISED PER 5/22 E-MAILED REDLINES
08-28-12	CUS	REVISED PER CITY COMMENTS
11-28-12	CLT	REVISED PER CITY ENGINEERING REVIEW

SHEET INFORMATION

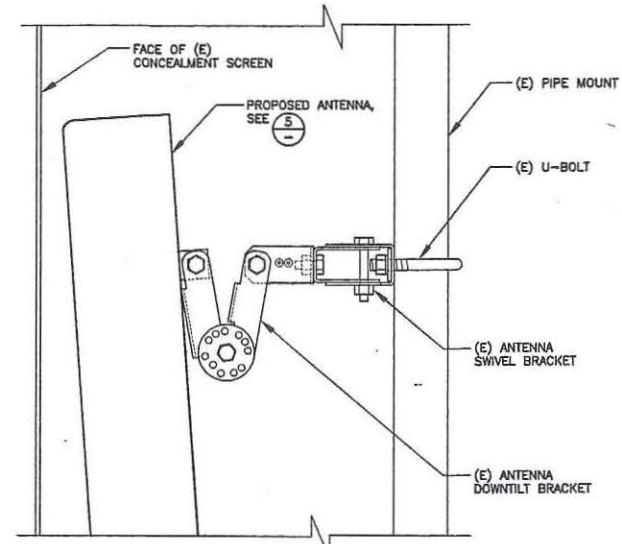
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z02
ELEVATIONS

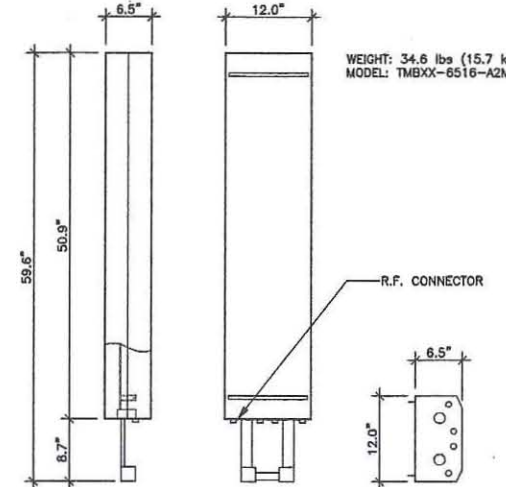
THESE DESIGN DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DDA AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH DDA. THERE SHALL BE NO CHANGES OR DEVIATIONS WITHOUT THE CONSENT OF DDA. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE DDA PRIOR TO THE COMMENCEMENT OF ANY WORK.



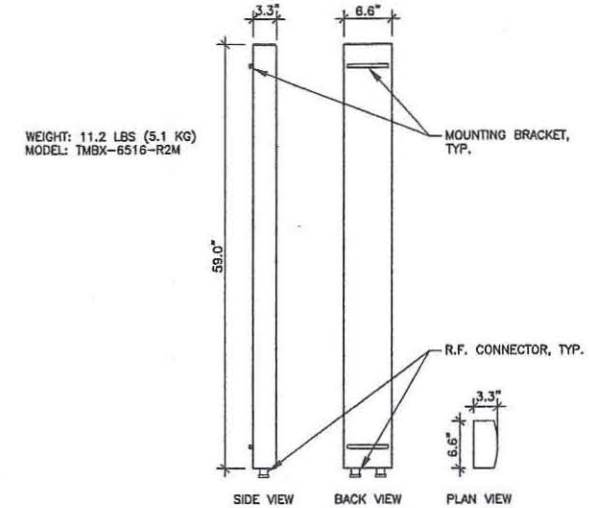
EXISTING EQUIPMENT PLAN
1/4"=1'-0"



ANTENNA MOUNT
3"=1'-0"



ANTENNA DETAIL (EXISTING SECTOR A)
1"=1'-0"



ANTENNA DETAIL (EXISTING SECTOR B & C)
1"=1'-0"

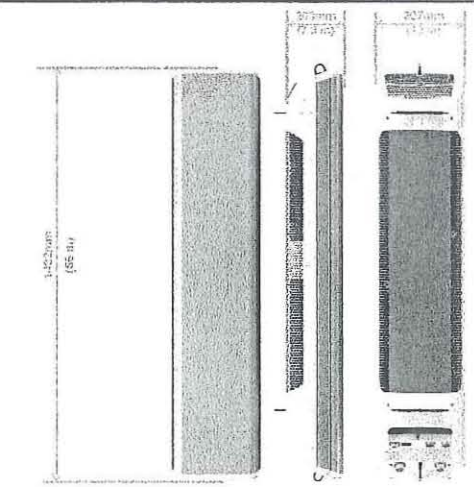
AIR 21 - Key Data

- › Radio:
 - Frequency bands: 1900 MHz (B2) and 1700/2100 MHz (B4)
 - One active antenna/radio, supporting e.g. 2x2 MIMO, 2 Tx + 4 Rx
 - 8 Carriers (4 carriers per radio)
 - IBW = 20 MHz per radio
- › Antenna
 - One best in class 65° passive antenna : 17,2 to 17,8 dBi gain
 - Two integrated RETs, one per frequency band, -2° - 12° tilt
 - Vertical beam width : 8,5° - 7,1°
 - Dual column for UL beam-forming / 4-way RX Diversity
- › Interfaces
 - Two optical fiber ports (CPRI) for active antenna/radio
 - One power connector, -48 V DC
 - Two 7/16 female connectors for passive antenna, with RET support
 - Two N female connectors for LMU (RX sharing ports) on 1900 MHz variant
- › Physical Characteristics and Environment
 - H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
 - 41.5 kg (91 lbs). Two mounting brackets - add 12.1 kg (5 lbs).
 - <750 N Wind load (worst direction, static @ 150 km/h)
 - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
 - Heat dissipation 300 W



© Ericsson AB 2012 | Commercial In Confidence | AIR 21 Key Data, rev F

AIR 21 - Dimensions



© Ericsson AB 2012 | Commercial In Confidence | AIR 21 Key Data, rev F

ANTENNA DETAIL (PROPOSED)
NTS

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3839 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.296.4210 - 619.299.4250 FAX - DDAA@AOL.COM

PROJECT NAME

SD06470
LA JOLLA SUR
1010 TURQUOISE STREET, SAN DIEGO, CA 92109

DATE	BY	ISSUE DESCRIPTION
03-13-12	BDH	90% FOR REVIEW
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06-28-12	CAS	REVISED PER CITY COMMENTS
11-29-12	CLT	REVISED PER CITY ENGINEERING REVIEW

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z03

**EQUIPMENT PLAN,
ANTENNA DETAILS**

1201.19
PLOT SCALE 1 : 1 (24x36" D SIZE)

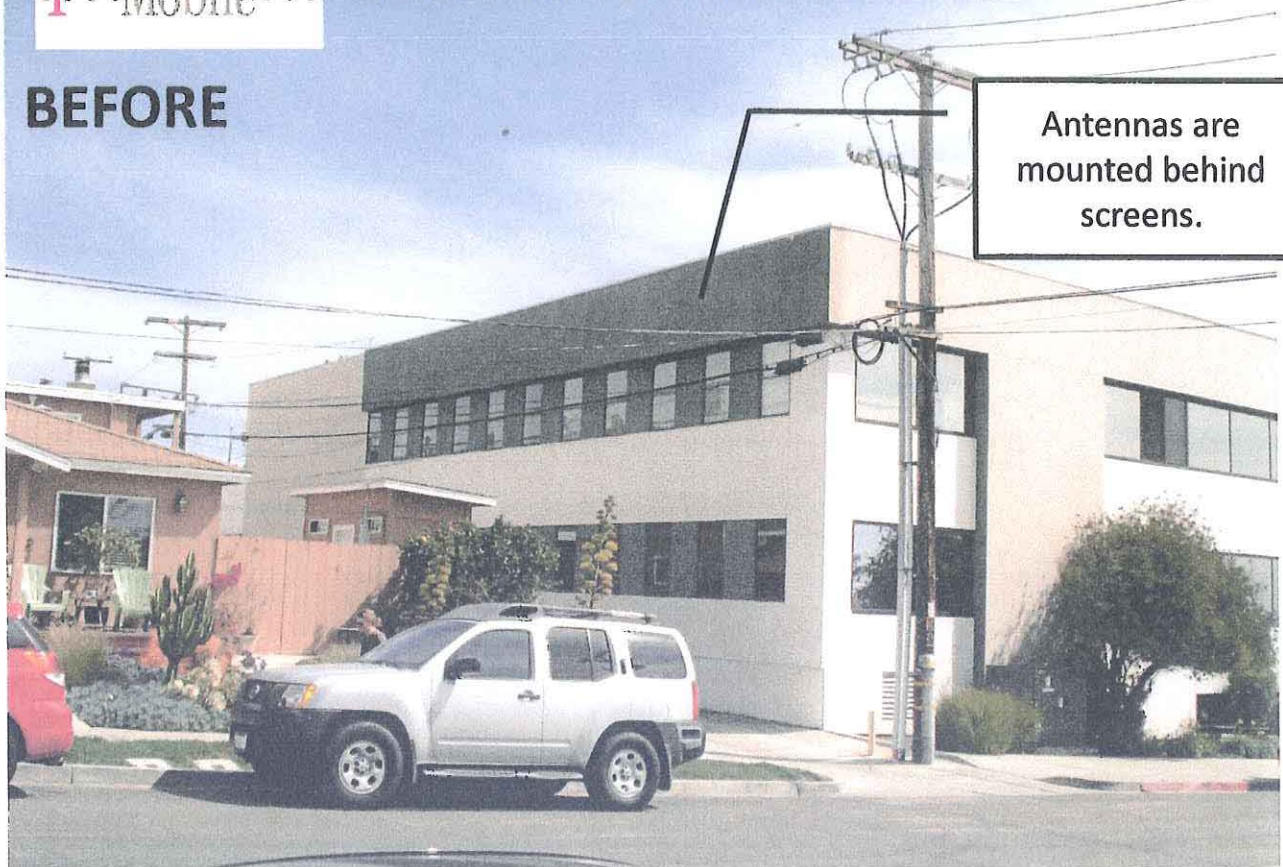
5

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SD06470A Photo Simulation – North Elevation

BEFORE



Antennas are mounted behind screens.

AFTER

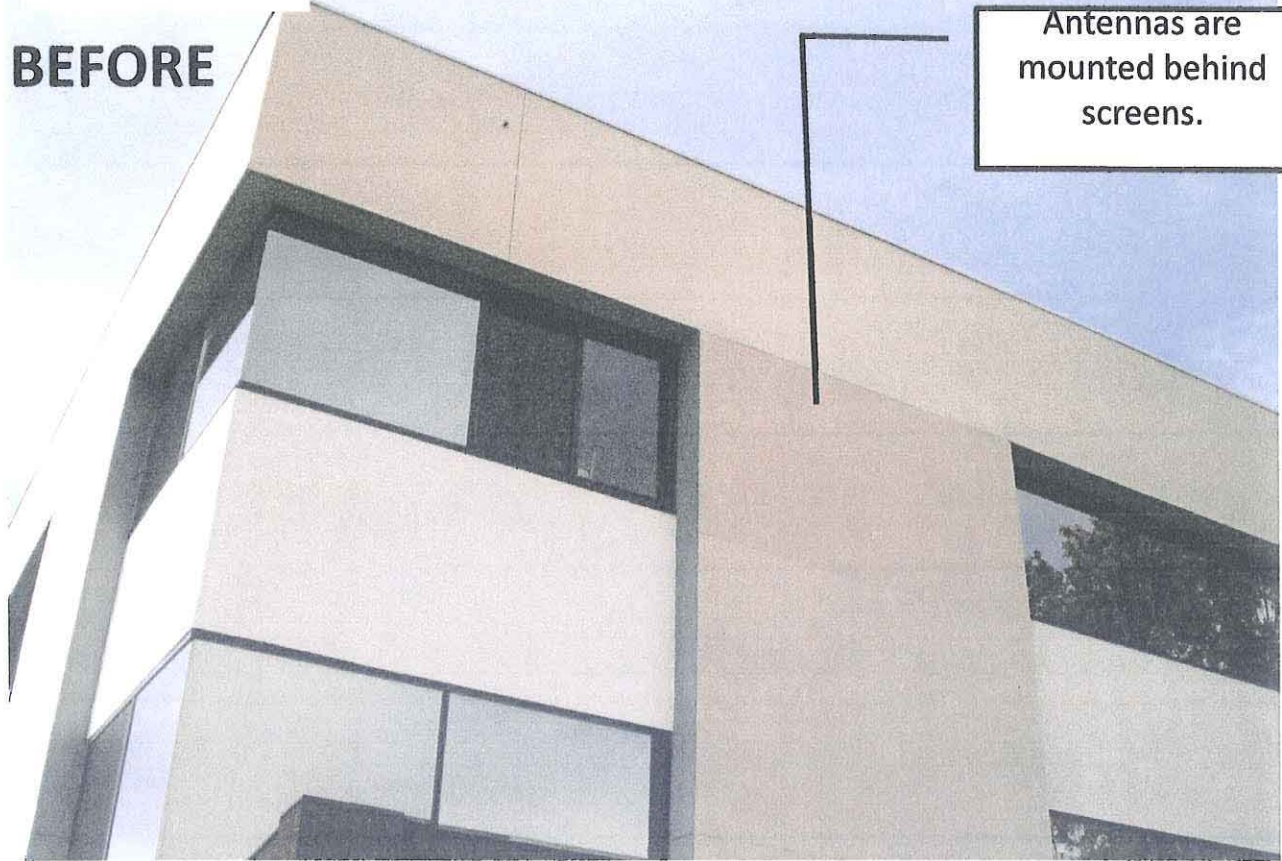


No changes proposed

T-Mobile

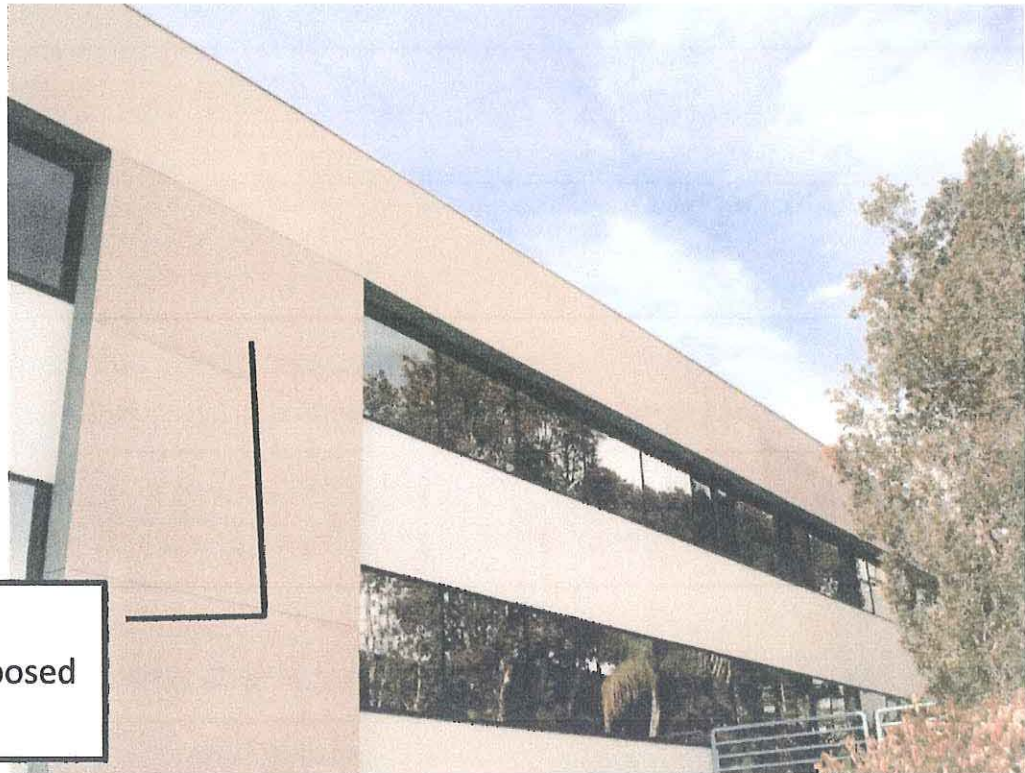
SD06470A Photo Simulation – East Elevation

BEFORE



Antennas are mounted behind screens.

AFTER



No changes proposed



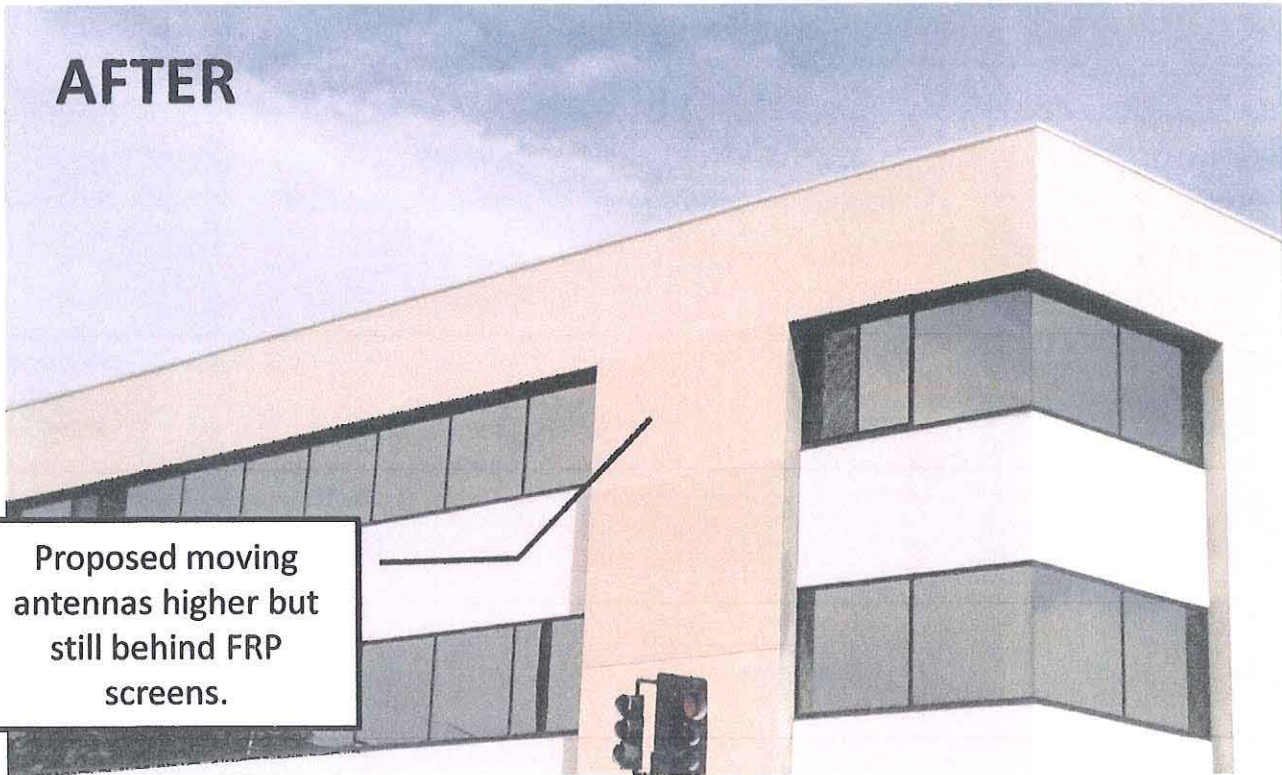
SD06470A Photo Simulation – West Elevation

BEFORE



Antennas are mounted behind screens.

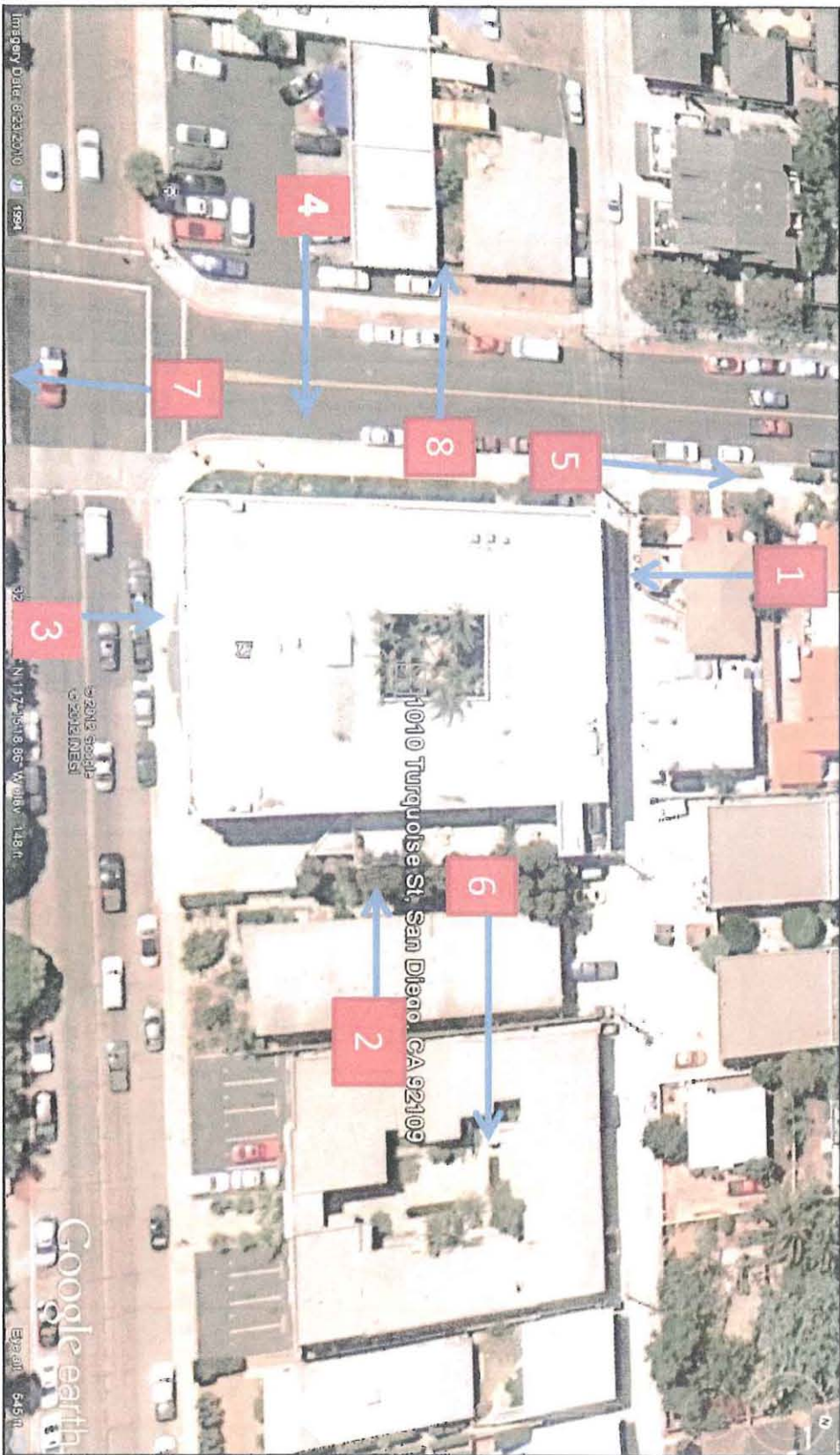
AFTER



Proposed moving antennas higher but still behind FRP screens.

PHOTO SURVEY

T-Mobile SD06470 La Jolla Sur



SD06470 La Jolla Sur – Photo Survey

1. View looking South @
North elevation



2. View looking West @
East elevation



SD06470 La Jolla Sur – Photo Survey

**3. View looking north @
South elevation**



**4. View looking East @
West elevation**



SD06470 La Jolla Sur – Photo Survey

5. View looking North from Site 6. View looking East from Site



SD06470 La Jolla Sur – Photo Survey

7. View looking South from site 8. View looking West from Site



SD06470 La Jolla Sur – Photo Survey

9. View of Equipment shelter on grade, East of Site



PACIFIC BEACH PLANNING GROUP
EARL AND BIRDIE TAYLOR LIBRARY
DRAFT NOVEMBER 28, 2012 MEETING MINUTES

6:35 p.m. meeting called to order, quorum established. **Attendees:** Brian Curry, Eve Anderson, Scott Chipman, Greg Daunoras, Larry Emlaw, Paul Falcone, Imelda McClendon, Jim Morrison, Jennifer Nowak, Chris Olson, David Russell, John Shannon, Baylor Triplett and Damon Westwood. **Absent:** Tricia Fox, Tanya Ho, Brenda Hollis, Curtis Patterson, Billy Ramirez and John Skober.

Agenda & Minutes: During discussion of the evening's agenda, Chris Olson motioned to approve the evening's agenda with updates and corrections, Eve Anderson seconded, motion **passed 11-0-1**. Eve Anderson motioned to approve the October 2012 meeting minutes as amended with one minor correction and a typo correction, Chris Olson seconded, motion **passed 11-0-1**.

PBPG Chair Report: Chair Brian Curry encouraged all PBPG members to arrive at the monthly meetings early to help set up the tables and chairs in order to start the meeting on time. Also, the Chair asked all PBPG board members to stay throughout the entire meeting. Mr. Curry mentioned the 2012 PBPG annual report is due, but will not be complete until March 2013. The Chair received notification from the PBPG Board Secretary that a new Board Secretary will be needed starting in January 2013 due to other community commitments of the current Board Secretary. Eve Anderson nominated Damon Westwood to be PBPG Board Secretary effective January 2013, Chris Olson seconded, nomination **passed 12-0-0**.

Government Office Reports:

City Council District 2 – Katherine Miles-Johnston briefed the planning group on what's new at city hall to include the OVO issue on the Land Use and Housing Committee's recent agenda. The meeting went well and will be back to the committee in January. She provided an update to the lighted cross-walk requests and took questions from the Board and the public.

Non-Agenda Public Comment: The following individuals made comments of 2 minutes or less: Don Gross mentioned that part of City Council District 6 has been moved into District 2, the PBPG should inquire into this fact.

Scott Chipman indicated that he will continue to attend the Mission Bay Parks Committee (not to be confused with PB Parks). Scott also discussed the 7,000 acres of land that is up for donation by the city.

Sara Berns briefed the Planning Group on upcoming events that Discover PB is working on such as the Dec 1 tree lighting on Crystal Pier, the Dec 12 Business Mixer and PB 125th anniversary celebration, the Dec 15 holiday parade at 1 p.m. on Garnet and of course, to please shop at the local businesses during this holiday season.

Paul Falcone suggested that the Discover PB representative be given an official entry on the PBPG monthly agenda versus being part of the non-agenda public comment section. Paul also suggested the thought of Pacific Beach succeeding from the City of San Diego.

Jim Morrison spoke about Pacific Beach Drive regarding funding for improvements from the Master Plan, he asked all PBPG board members to take a close look at PB Drive.

Imelda McClendon spoke about the work of the Regional Task Force on the Homeless and encouraged all at the meeting to help volunteer to count the homeless on January 25, 2013 from 5 a.m. – 8 a.m.

Informational Item:

This item was added to the agenda this evening. Maureen Gardiner from the city planning division spoke about the City of San Diego is developing a Pedestrian Master Plan to guide the planning and implementation of pedestrian improvement projects that will enhance neighborhood quality and mobility options.

The city is seeking community input on this plan in addition to applying for a grant to fund the project. There are seven (7) communities being looked at for this concept: Pacific Beach, Ocean Beach, Midway District, Old Town, Kensington, College Area and San Ysidro. There will two scheduled meeting for the public to attend on December 5 at College Area Library and on December 12 at the Caltrans Building in Old Town.

Residential/ Mixed Use/ Commercial Subcommittee Projects:

The Committee Chair announced that this committee meets every 2nd Thursday of each month at 12:00 Noon here in the community room of the PB Library.

Action Item: Commercial Project # 283347 located at 1010 Turquoise Street. A new CUP for an existing T-Mobile telecommunications facility, which includes six antennas, four will be replaced and the other two will be replaced at a higher location which will be concealed behind a facade. Caitlyn Kes presented and took questions. Jim Morrison motioned to approve the project, Paul Falcone seconded, motion **passed 11-2-0**.

Action Item: Residential Project # 278939 located at 2440 Grand Avenue. A new CUP and CDP to demolish the existing structure and construct a 24,850 sq. ft., 60-bed senior care facility (Activcare) with reduced setbacks and sufficient parking spaces. Mark Linman and Kevin Moriarty presented and took questions. Scott Chipman motioned to approve the project, Jim Morrison seconded, motion **passed 13-0-0**.

Subcommittee Reports:

Traffic and Parking: Committee Chair Paul Falcone briefed the entire Board on the bicycle coalition and the crosswalk at Garnet at Everts.

Elections & Vacancies: Committee Chair Imelda McClendon announced the committee is established for the March 27, 2013 PBPG elections. She announced which seats will be vacant for election and she distributed a one-page voting procedures handout.

Jim Morrison motioned to extend the meeting by 20 minutes, Imelda McClendon seconded, motion **passed 12-1-0**.

Bylaws: Eve Anderson mentioned that on November 8, 2012, the City approved an amendment to our PBPG By-Laws.

Neighborhood Code Compliance: Committee Chair John Skober was absent; however Imelda McClendon ? provided an update. The Tokyo House restaurant on Garnet, does indeed have a permit to extend their outdoor seating on the sidewalk, newspaper racks do need to be permitted and a garage on Lamont Street being used as a residence will be a test for city code compliance action.

Electronic Media: John Shannon indicated that there will be no report until next month.

Other Reports to PBPG:

Lifeguard Station Committee: Scott Chipman reported that the committee has met twice in addition to holding a detailed tour of the present lifeguard tower at the foot of Grand Avenue on November 16. The next committee meeting will be on November 30, at 1 p.m. in this room here at the library.

Community Advisory Committee: a new at-large member was appointed to this committee, Debbie Conca of Mr. Frostie. There is a motion pending to remove the hearing of new alcohol licenses from this committee.

Community Planning Committee: Brian Curry mentioned that the General Plan is being updated and capital improvements will be included.

PB Parks: Chris Olson had no report until the next meeting

Mission Bay Gateway: Scott Chipman provided a very brief update to include the project is gaining support.

Meeting adjourned at 8:49 p.m.



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: T-Mobile La Jolla Sur (SD06470A) Project No. For City Use Only: 283347

Project Address: 1010 TURQUOISE ST

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): _____
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 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: T-Mobile La Jolla Sur (SD06470A)	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
TERO PROPERTY, LP

Owner Tenant/Lessee

Street Address:
3946 Promontory Ct

City/State/Zip:
Boulder CO 80304

Phone No: 303 417 6417 Fax No: 303 417 6418

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

Title (type or print):
President, Summit International, General

Signature: Robert Gall Date: 10/15/12

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

T-Mobile La Jolla Sur LTE
PROJECT CHRONOLOGY
PTS #283347 INT #24002765

Date	Action	Description	City Review	Applicant Response
5.24.2012	First Submittal	Project Deemed Complete		
6.15.2012	First Assessment Letter		22 days	
10.24.2012	Second Submittal			131 days
11.26.2012	Second Assessment Letter		33 days	
12.6.2012	Third Submittal			10 days
1.7.2013	All issues resolved			32 days
2.28.2013	Scheduled for Planning Commission		52 days	
Total Staff Time:		Including City Holidays and Furlough	107 days	
Total Applicant Time:		Including City Holidays and Furlough		173 days
Total Project Running Time:		From Deemed Complete to PC Hearing	280 days	

**SD06740 La Jolla Sur
TELECOM SITE JUSTIFICATION LETTER**

1. Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.

LOCATION AND TYPE

T-Mobile continues the operation of an existing telecommunications facility at 1010 TURQUOISE STREET. The facility was originally approved on June 7, 2001 by permit # 950-350-178. The permit was included in this renewal application. The project consists of 6 panel antennas mounted behind concealment screens within existing building. There are 2 antennas per building facade. The area where the antennas are hidden behind is painted the same color as the rest of the building to match. There are cabinets ground mounted within an equipment enclosure. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T-Mobile system is 1950-1965 Megahertz. The receiving frequency is 1870-1885 Megahertz.

COVERAGE AND CAPACITY

The objective of this proposed site is to provide coverage and capacity within the residential area to the north, east, south and west and also to the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

2. Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee's network located within a 1 mile radius from proposed site.

Please refer to justification map and to coverage maps attached.

3. A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.

The objective of this proposed site is to provide coverage and capacity within the residential area to the north, east, south and west and also to connect with the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

SD06740 La Jolla Sur
Telecom Site Justification

4. If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.

Sprint is the other wireless carrier at this site. Therefore, we are co-locating at this property.

5. Discuss Alternative Sites and why they were not selected.

This site is located on a residential use within a residential zone surrounded by single and multi-family residential. The search ring is primarily residential. The proposed site was selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. Please refer to aerial and coverage maps provided. There were no other non-residential alternatives reviewed.



SD06470

Coverage Map

⌘

TELECOM

AERIAL

MAP Included.

RF Team San Diego Market

Jun 20, 2012





Contents:

Plots:

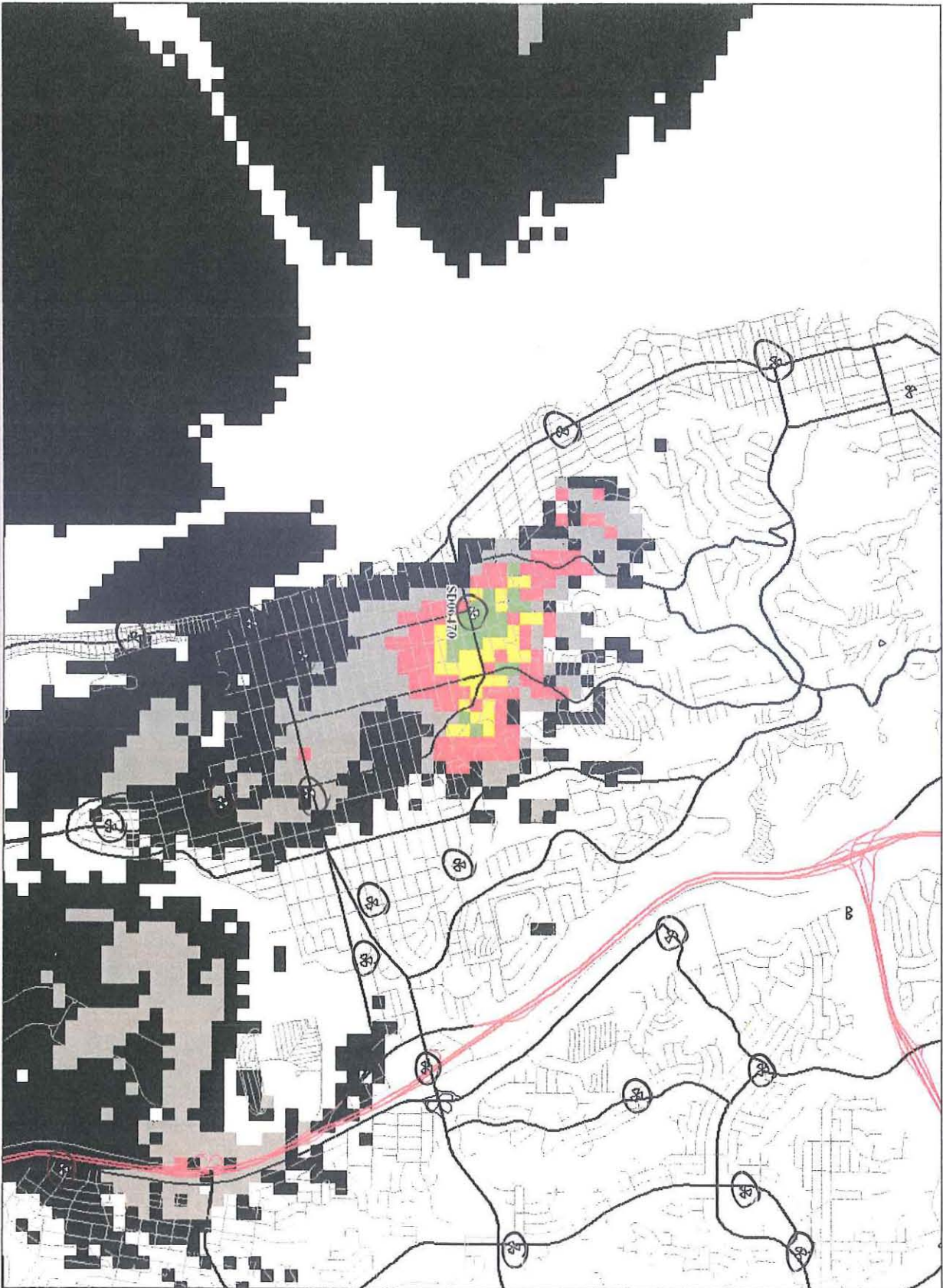
- SD06470 coverage & Telecom Aerial MAP.
- SD06470 On-Air neighbor sites coverage
- SD06470 with On-Air neighbor sites coverage





SD06470 Coverage

TELECOM AERIAL MAP.



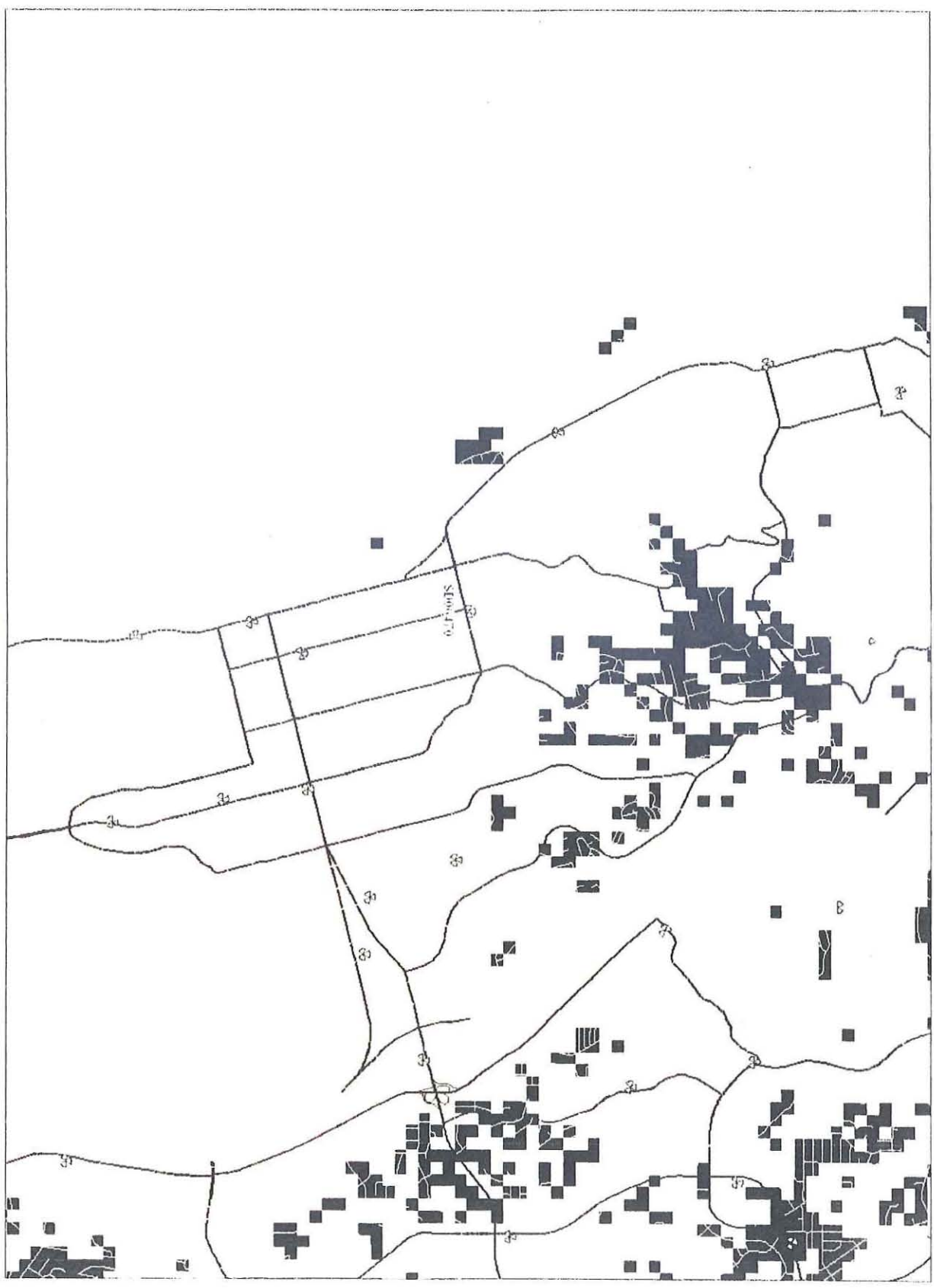
- Legend: Coverage Level**
- In Building Commercial
 - In Building Residential
 - Outdoor
 - In Car
 - Poor to No Signal
 - No Coverage



1997-1998 Coverage

1. 1997-1998 Coverage

2. 1997-1998 Coverage



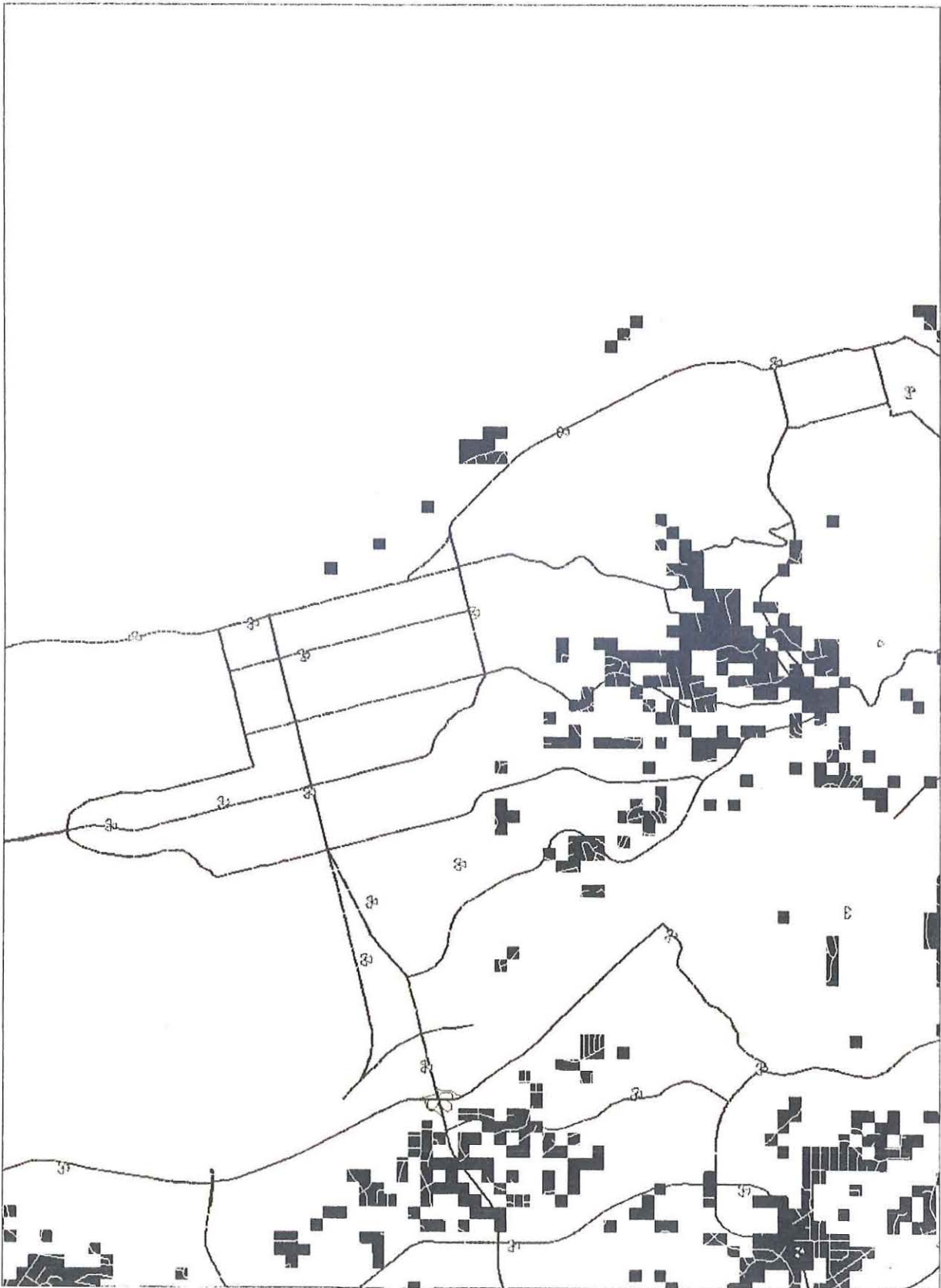
Subject: with On-Page Neighbourhood Coverage

Legend: Coverage Level

100% Coverage
75% Coverage
50% Coverage

100% Coverage
75% Coverage
50% Coverage

100% Coverage
75% Coverage
50% Coverage



Map of Coverage Levels



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 13, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: February 28, 2013
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: PLANNED DEVELOPMENT PERMIT & CONDITIONAL
USE PERMIT/ENVIRONMENTAL EXEMPTION
PROCESS FOUR

PROJECT NUMBER: 283347
PROJECT NAME: T-MOBILE LA JOLLA SUR LTE
APPLICANT: Caitlyn Kes, agent for Deprattinc.

COMMUNITY PLAN AREA: Pacific Beach
COUNCIL DISTRICT: District 2

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

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a modification to an existing T-Mobile Wireless Communication Facility (WCF). The property is located at 1010 Turquoise Street in the RM-1-1 zone/CC-4-2 Zones within the Pacific Beach Community Plan and the Coastal Height Limit Overlay zone. This project consists of six (6) replacement antennas completely concealed behind the building facade, not visible to the public. The equipment associated with this project is located inside a 120-square foot enclosure. As designed, the project requires a Planned Development Permit (PDP) and a Conditional Use Permit (CUP), Process 4, Planning Commission decision. Council District 2 Pacific Beach Planning Group

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure",

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

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

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

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

Internal Order No. 24002765

Revised 12/5/08 RH