

THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 21, 2013 **REPORT NO.** PC-13-027

ATTENTION: Planning Commission, Agenda of March 28, 2013

SUBJECT: SPRINT MORENA LTE PDP - PROJECT NO. 286955
PROCESS FOUR

**OWNER/
APPLICANT:** WHITT FAMILY TRUST
SPRINT NEXTEL CORPORATION

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) at 814 Morena Boulevard in the Linda Vista Community Plan?

Staff Recommendation: Approve Planned Development Permit (PDP) No. 1094455.

Community Planning Group Recommendation: On January 28, 2013, the Linda Vista Community Planning Group voted to support the Sprint WCF with a vote of 12-0 (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 December 12, 2012 and the opportunity to appeal that determination ended January 5, 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 814 Morena Boulevard in the CC-1-1 zone of the Linda Vista

Community Planning area (Attachment 2). This Wireless Communication Facility (WCF) is located on an existing four-story commercial building and is surrounded by other commercial properties (Attachment 10). Sprint PCS was originally issued a permit to install nine façade mounted antennas and associated rooftop equipment cabinet under Permit No. 95-0351-03 on January 23, 1996. The primary intended coverage objective for this project is to improve the areas from Morena Boulevard to the north of Interstate Highway 8 as illustrated in the coverage map (Attachment 15).

DISCUSSION

Project Description: This WCF consists of a total of nine replacement Long Term Evolution (LTE) antennas façade mounted with new side and bottom skirts on the existing commercial building (Attachment 9). These replacement antennas and skirts will be painted and textured to match the existing building. The antennas will also be configured to extend no more than 16-inches from the face of the building to reduce bulk (Attachment 8). An additional eighteen Remote Radio Heads (RRHs) will be installed behind the existing parapet as part of the network vision modification to upgrade the site for 4G data capabilities. The equipment will continue to operate on the roof without any proposed modification. The property is zoned commercial and the project therefore would normally be processed as a Limited Use Permit, Process 1, staff level decision; however the equipment is located on the roof and above the required CC-1-1 zone height limit of 30-feet and requires a height deviation to continue to operate at its current location. The required height deviation would result in a Planned Development Permit, Process 4, Planning Commission decision.

Community Plan Analysis: The project location has been designated for commercial use in the Linda Vista Community Land Use Plan (Attachment 2). The Linda Vista 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 nine façade mounted antennas with new side and bottom skirts, painted and textured to match the building. The side and bottom skirts will help conceal the exposed mounting brackets and conduits from the public view. Due to the limited amount of parapet space available, recessing the antennas behind Fiberglass Reinforced Panel (FRP) materials was ruled out as an option (Attachment 9). The equipment associated with this project is located on the roof and set back from the edge of the building with minimal visibility. 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 CC-1-1 zone with exception to the required CC-1-1 zone height limit of 30-feet. As designed, the WCF has been determined to be consistent with the General Plan and the Linda Vista Community Plan. Staff recommends that the Planning Commission approve PDP

No. 1094455.

ALTERNATIVE

1. **Approve Planned Development Permit No. 1094455, with modifications.**
2. **Deny Planned Development Permit No. 1094455, 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
Development Project Manager
Development Services Department

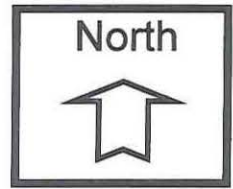
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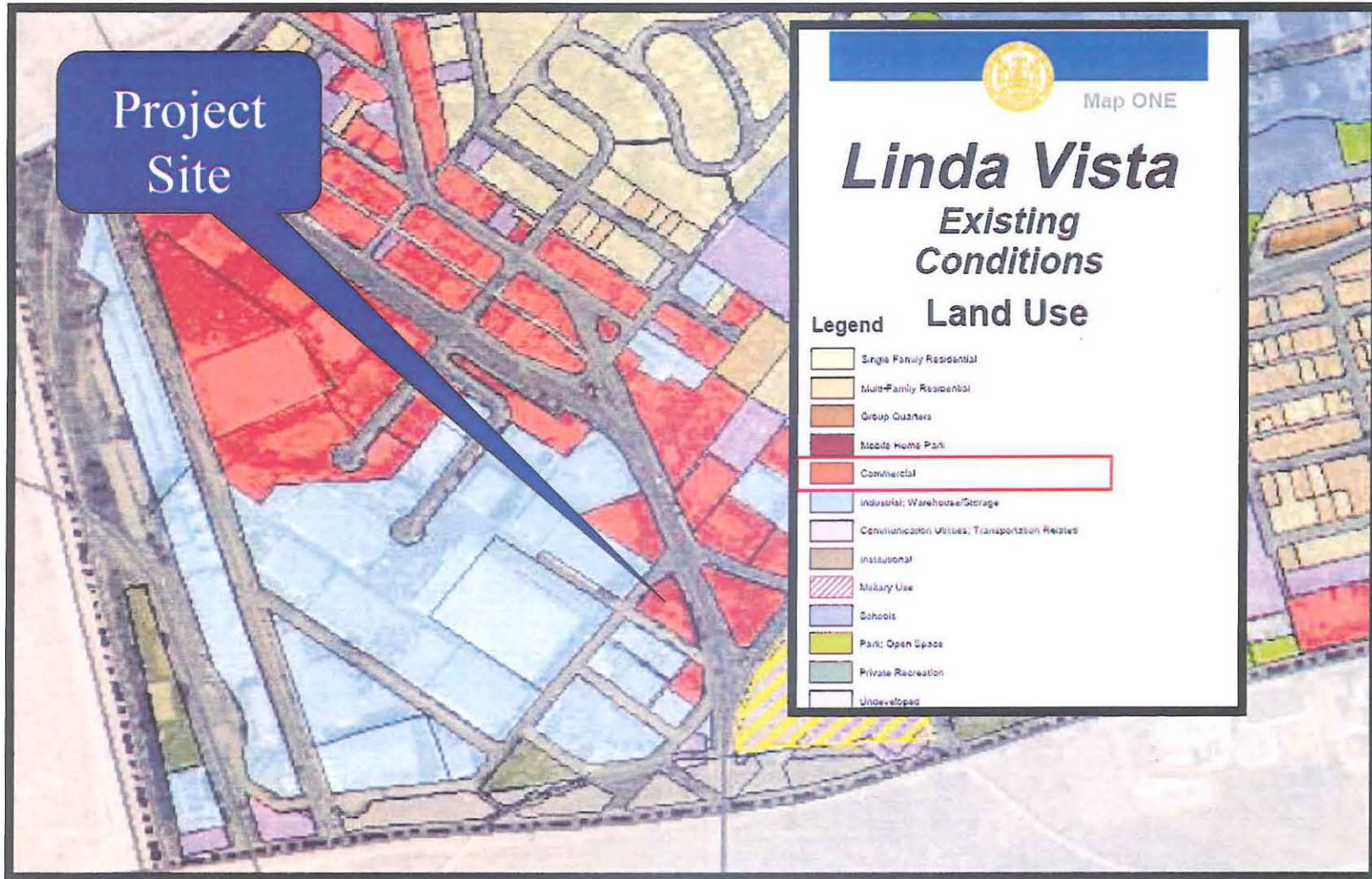
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Photo Survey
11. Community Planning Group Recommendation
12. Ownership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



Aerial Photo

Sprint Morena LTE PDP - Project No. 286955 (Linda Vista)
814 Morena Blvd, San Diego, CA 92110

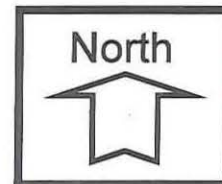




Community Land Use Map (Linda Vista)

Sprint Morena LTE PDP - Project No. 286955

814 Morena Blvd, San Diego, CA 92110





Project Location Map

Sprint Morena LTE PDP - Project No. 286955 (Linda Vista)
814 Morena Blvd, San Diego, CA 92110



PROJECT DATA SHEET				
PROJECT NAME:	Sprint Morena LTE PDP			
PROJECT DESCRIPTION:	A modification to an existing Sprint Wireless Communication Facility (WCF) located at 814 Morena Blvd in the CC-1-1 zone of the Linda Vista Community Planning area. The project consists of nine (9) replacement façade mounted LTE antennas with side and bottom skirts, painted and textured to match the existing building. The equipment associated with this project is located on the roof, above the required CC-1-1 zone height limit of 30-feet. The overall height with the Sprint equipment cabinet is at 48'-7". As designed, the project requires a Planned Development Permit, Process 4, Planning Commission decision.			
COMMUNITY PLAN AREA:	Linda Vista			
DISCRETIONARY ACTIONS:	Planned Development Permit			
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial			
ZONE: CC-1-1 R = Required; P = Proposed				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <u>Requirements:</u> (R) HEIGHT LIMIT: 30-feet (R) MIN FRONT SETBACK: -- (R) OPTIONAL SIDE SETBACK: 0 (R) OPTIONAL REAR SETBACK: 0 </td> <td style="width: 50%; vertical-align: top;"> <u>Proposed:</u> (P) HEIGHT LIMIT: 48'-7" (P) FRONT SETBACK: No change (P) OPTIONAL SIDE SETBACK: No change (P) OPTIONAL REAR SETBACK: No change </td> </tr> </table>			<u>Requirements:</u> (R) HEIGHT LIMIT: 30-feet (R) MIN FRONT SETBACK: -- (R) OPTIONAL SIDE SETBACK: 0 (R) OPTIONAL REAR SETBACK: 0	<u>Proposed:</u> (P) HEIGHT LIMIT: 48'-7" (P) FRONT SETBACK: No change (P) OPTIONAL SIDE SETBACK: No change (P) OPTIONAL REAR SETBACK: No change
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ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	Industrial – IL-3-1	Commercial		
SOUTH:	Commercial - CC-3-4	Commercial		
EAST:	Commercial – CC-3-4	Commercial		
WEST:	Industrial – IL-3-1	Commercial		
DEVIATIONS OR VARIANCES REQUESTED:	Sprint is requesting a deviation to maintain their equipment cabinet on the roof of the existing building and above the required CC-1-1 height limit of 30-feet. The overall height including the equipment cabinet will be 48'-7".			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 28, 2013, the Linda Vista Community Planning group voted to support the Sprint WCF with a vote of 12-0. (Attachment 11).			

PLANNING COMMISSION
RESOLUTION NO. PENDING
PLANNED DEVELOPMENT PERMIT NO. 1094455
SPRINT MORENA LTE PDP PTS NO. 286955

WHEREAS, WHITT FAMILY TRUST, Owner and SPRINT NEXTEL CORPORATION, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) that consists of nine (9) replacement façade mounted antennas with new side and bottom skirts, painted and textured to match the existing building. The project also includes the installation of eighteen (18) Remote Radio Units (RRUs) and four fiber optic cables inside the existing coaxial cable tray. The equipment associated with this project shall continue to operate on the roof, set back from the edge of the building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1094455).

WHEREAS, the project site is located at 814 Morena Boulevard in the CC-1-1 zone of the Linda Vista Community Plan;

WHEREAS, the project site is legally described as the land referred to herein is situated in the State of California, County of San Diego and is described as follows:

That portion of Lot 300 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the County Recorder of San Diego County, November 14, 1921, and is known as miscellaneous Map No. 36, described as follows:

Commencing at the most westerly corner of said lot 300; thence south $53^{\circ}51'20''$ east along the southeasterly line of said lot, a distance of 25.00 feet to the southeasterly line of Sherman Street said street is described in deed to the City of San Diego dated August 29, 1929 and recorded in book 1700, page 291 of deeds; thence north $36^{\circ}08'40''$ east along said southeasterly line 41.30 feet to the true point of beginning; thence continuing north $36^{\circ}08'40''$ east along said southeasterly line 89.16 feet to the beginning of a tangent 100.00 foot radius curve concave southeasterly thence leaving the southeasterly line of said Sherman Street, northeasterly along said curve through a central angle of $31^{\circ}44'00''$ a distance of 55.39 feet; Thence tangent to said curve north $67^{\circ}52'40''$ east 16.17 feet to the beginning of a tangent 20.00 foot radius curve concave southwesterly; Thence southeasterly along said curve through a central angle of $90^{\circ}00'00''$ a distance of 31.42 feet; Thence tangent to said curve south $27^{\circ}07'20''$ east 65.98 feet to the beginning of a tangent 1160.00 foot radius curve concave westerly; Thence southerly along said curve through an angle of $11^{\circ}55'44''$ a distance of 241.34 feet to an intersection with a line drawn parallel with an 21.30 feet northeasterly measured at right angles from the southwesterly line of said lot 33; Thence north $53^{\circ}51'20''$ west along said parallel line 277.73 feet to the beginning of a tangent 20.00 foot radius curve concave easterly; Thence northerly along said curve through central angel of $90^{\circ}00'00''$ a distance of 31.42 feet to the true point of beginning.;

WHEREAS, on March 28, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1094455 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 12, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under

CEQA Guideline Section 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 March 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 814 Morena Boulevard, on the northwest corner of Sherman Street and Morena Boulevard, in the CC-1-1 zone within the Linda Vista Community Plan. The property is zoned for commercial use in the Linda Vista Community Plan and is surrounded by industrial uses to the north and to the west and commercial uses to the east and to the south.

The site is currently developed with a four-story commercial building and contains an existing Wireless Communication Facility (WCF) consisting of nine (9) façade mounted antennas and rooftop equipment. On January 23, 1996, Sprint PCS was approved for the WCF pursuant to Development Permit 95-0351-03. In 2004, Sprint Corporation and Nextel Communications merged as one entity under name Sprint Nextel. This proposal is to modify the existing site with nine (9) replacement antennas with new side and bottom skirts, installation of eighteen (18) Remote Radio Units (RRUs) and four (4) fiber optic cables within the existing coaxial cable tray. The equipment associated with this project is located on the roof and set back from the edge of the building.

WCFs are allowed on premises within a commercial zone as a Limited Use Permit (LUP) pursuant to Land Development Code (LDC) Section 141.0420(c) however, the equipment associated with this project is located above the required CC-1-1 zone height limit of 30-feet and would require a Planned Development Permit (PDP), Process 4, Planning Commission decision. The equipment is set back from the edge of the roof and is minimally visible from the public right-of-way. The project meets all applicable regulations and policy documents with the exception to the height limit 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 concluding that the FCC standards are being met.

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 site is currently developed with a four-story commercial building and contains an existing Wireless Communication Facility (WCF) consisting of nine (9) façade mounted antennas and rooftop equipment. On January 23, 1996, Sprint PCS was approved for the WCF pursuant to Development Permit 95-0351-03. In 2004, Sprint Corporation and Nextel Communications merged as one entity under name Sprint Nextel. The proposal is to maintain the WCF at this location with modifications.

The project site is located at 814 Morena Boulevard, on the northwest corner of Sherman Street and Morena Boulevard, in the CC-1-1 zone. WCFs are allowed on commercially zoned premises with a Limited Use Permit pursuant to LDC Section 141.0420(c). 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. The proposed RRUs are all completely concealed behind the existing rooftop parapet along with the fiber optic cables. Due to the existing height of the parapet, recessing the antennas was not an option. Instead, the applicant is proposing to façade mount their antennas with side and bottom skirts, painted and textured to match the existing building. Additionally, the antennas are configured to extend no more than 16-inches from the face of the wall pursuant to LDC Section 141.0420(g)(8), "...Panel *antennas* may be mounted up to 18 inches away from a *building façade* when the *applicant* provides evidence demonstrating that the *wireless communication facility* cannot operate without incorporating a tilt greater than 12 inches."

The existing equipment stands approximately 5-feet tall and is set back from the edge of the building to minimize any visual impact. The site is surrounded by industrial uses to the south and the west and commercial uses to the north and the east. No internal space was available for the equipment cabinet and any potential ground space would impact either the existing landscaping or the parking circulation. The project with the proposed equipment height deviation can be supported by staff after thoroughly evaluating these potential impacts.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1094455 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. 1094455 a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: March 28, 2013

Internal Order No. 24002943

Draft

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: 24002943

PLANNED DEVELOPMENT PERMIT NO. 1094455
SPRINT MORENA LTE PDP PTS 286955
PLANNING COMMISSION

This Planned Development Permit No. 1094455 is granted by the Planning Commission of the City of San Diego to **WHITT FAMILY TRUST**, Owner, and **SPRINT NEXTEL CORPORATION**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601, 131.0501, and 141.0420. The site is located at 814 Morena Boulevard in the CC-1-1 zone of the Linda Vista Community Plan. The site is legally described as the land referred to herein is situated in the State of California, County of San Diego and is described as follows:

That portion of Lot 300 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the County Recorder of San Diego County, November 14, 1921, and is known as miscellaneous Map No. 36, described as follows:

Commencing at the most westerly corner of said lot 300; thence south $53^{\circ}51'20''$ east along the southeasterly line of said lot, a distance of 25.00 feet to the southeasterly line of Sherman Street said street is described in deed to the City of San Diego dated August 29, 1929 and recorded in book 1700, page 291 of deeds; thence north $36^{\circ}08'40''$ east along said southeasterly line 41.30 feet to the true point of beginning; thence continuing north $36^{\circ}08'40''$ east along said southeasterly line 89.16 feet to the beginning of a tangent 100.00 foot radius curve concave southeasterly thence leaving the southeasterly line of said Sherman Street, northeasterly along said curve through a central angle of $31^{\circ}44'00''$ a distance of 55.39 feet; Thence tangent to said curve north $67^{\circ}52'40''$ east 16.17 feet to the beginning of a tangent 20.00 foot radius curve concave southwesterly; Thence southeasterly along said curve through a central angle of $90^{\circ}00'00''$ a distance of 31.42 feet; Thence tangent to said curve south $27^{\circ}07'20''$ east 65.98 feet to the beginning of a tangent 1160.00 foot radius curve concave westerly; Thence southerly along said curve through an angle of $11^{\circ}55'44''$ a distance of 241.34 feet to an intersection with a line drawn parallel with an 21.30 feet northeasterly measured at right angles from the

southwesterly line of said lot 33; Thence north 53°51'20" west along said parallel line 277.73 feet to the beginning of a tangent 20.00 foot radius curve concave easterly; Thence northerly along said curve through central angle of 90°00'00" a distance of 31.42 feet to the true point of beginning.

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 consist of nine (9) replacement façade mounted antennas with new side and bottom skirts, painted and textured to match the existing building; and
- b. The installation of eighteen (18) Remote Radio Units (RRUs) behind the rooftop parapet; and
- c. The installation of four (4) new fiber optic cables using the existing coaxial cable route; and
- d. A height deviation to allow a total of four (4) rooftop equipment cabinets above the CC-1-1 zone height limit of 30-feet as illustrated in the approved 'Exhibit A' dated March 28, 2013.
- e. 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 April 11, 2016.

2. This Planned Development Permit [PDP] and corresponding use of this site shall **expire on March 28, 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 Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is

required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENGINEERING REQUIREMENTS:

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

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

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

PLANNING/DESIGN REQUIREMENTS:

17. 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.
18. The approved antenna dimensions are 54" by 11.8" by 7.95" as illustrated on Exhibit A, dated March 28, 2013. The Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here.
19. The antennas shall extend no more than 16-inches from the face of the wall including any side and/or bottom tilt. An on-site measurement maybe requested by staff for confirmation.
20. The conduits to and from the antennas shall be routed through the parapet wall. No overhead cabling is permitted.
21. All conduits related to this project shall be concealed inside the proposed side and bottom skirts painted to match the surface to which they are attached to the satisfaction of the Development Services Department.
22. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas to the extent possible.
23. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
24. 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."
25. 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.
26. 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
March 28, 2013.**

Planned Development Permit No. 1094455
Date: March 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.

WHITT FAMILY TRUST
Owner

By _____
Name:
Title:

SPRINT NEXTEL CORPORATION
Permittee

By _____
Name:
Title:

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

NOTICE OF EXEMPTION

(Check one or both)

TO: 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.: 286955

PROJECT TITLE: Sprint Morena

PROJECT LOCATION-SPECIFIC: 814 Morena Boulevard, San Diego, CA 92110 (Portion of Lot 300 of Map No. 36)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit (PDP) to amend an existing Wireless Communication Facility (WCF). The amendment consists of nine replacement Long Term Evolution (LTE) facade mounted antennas with new side and bottom skirts and eighteen Remote Radio Head (RRH) units behind the existing parapet. The equipment for this project is located on the roof and above the height limit of 30-feet and requires a height deviation resulting in a Planning Commission Hearing. This project is located at 814 Morena Boulevard in the CC-1-3 zone within the Linda Vista Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Michelle Thurman
 5473 Kearny Villa Road Suite 300
 San Diego, CA, 92123
 858-300-2346

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: Section 15301(b) existing facilities, public or private utilities
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT This project is exempt because minimal changes are required to remove and replace antennas and would allow an existing WCF to continue operation. In addition the project is exempt because it meets the criteria set forth in CEQA section 15301(b) – existing facilities, public or private utilities and where the exceptions listed in CEQA section 15300.2 would not apply.

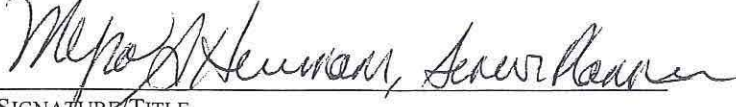
LEAD AGENCY CONTACT PERSON: Lizzi

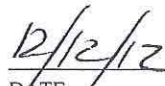
TELEPHONE: (619) 446-5159

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

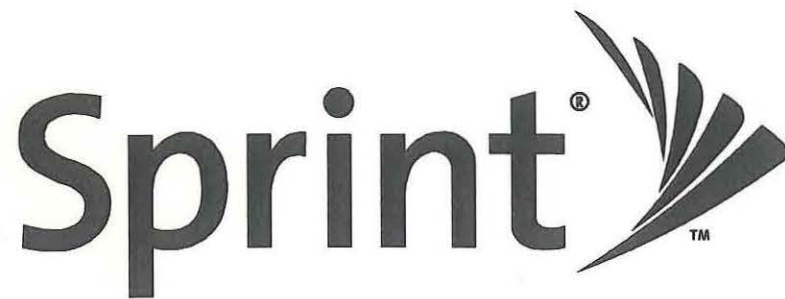

 SIGNATURE/TITLE


 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



NETWORK VISION MMBTS LAUNCH MORENA

**SD03XC023
ROOF TOP**

814 MORENA BLVD.
SAN DIEGO, CA 92110
CITY OF SAN DIEGO

LATITUDE: 32° 45' 54" N (32.765)

LONGITUDE: 117° 11' 52.7994" W (-117.198)

SAN DIEGO MARKET



Know what's below.
CALL before you dig.

CALL AT LEAST TWO WORKING
DAYS BEFORE YOU DIG

SHEET NO:	DESCRIPTION:
T-1	TITLE SHEET
T-2	LEGAL DESCRIPTION
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EXISTING ANTENNA & EQUIPMENT PLANS
A-4	PROPOSED ANTENNA PLAN
A-5	EXISTING & PROPOSED NORTHEAST ELEVATIONS
A-6	EXISTING & PROPOSED SOUTHWEST ELEVATIONS
A-7	ANTENNA DETAILS
SHEET INDEX	



Alcatel-Lucent

9605 SCRANTON RD, SUITE 400
SAN DIEGO, CA 92121

PLANS PREPARED BY:

**Technology Associates
Engineering Corporation Inc.**

SAN DIEGO MARKET OFFICE
5473 KEARNY VILLA RD. STE. 300
SAN DIEGO, CA 92123

PROPRIETARY INFORMATION

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TO SPRINT ANY USE OR DISCLOSURE OTHER THAN
AS IT RELATES TO SPRINT IS STRICTLY PROHIBITED

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH

MORENA

SD03XC023

814 MORENA BLVD.
SAN DIEGO, CA 92110

ISSUE DATE:

01/15/2013

ISSUED FOR:

CITY COMMENT

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	05/17/12	ISSUED FOR 90% ZD REVIEW	AC
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△	01/15/13	ISSUED FOR CITY COMMENTS	SMS

LICENSURE:

PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

REVISION:

3

CALIFORNIA STATE CODE COMPLIANCE:

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

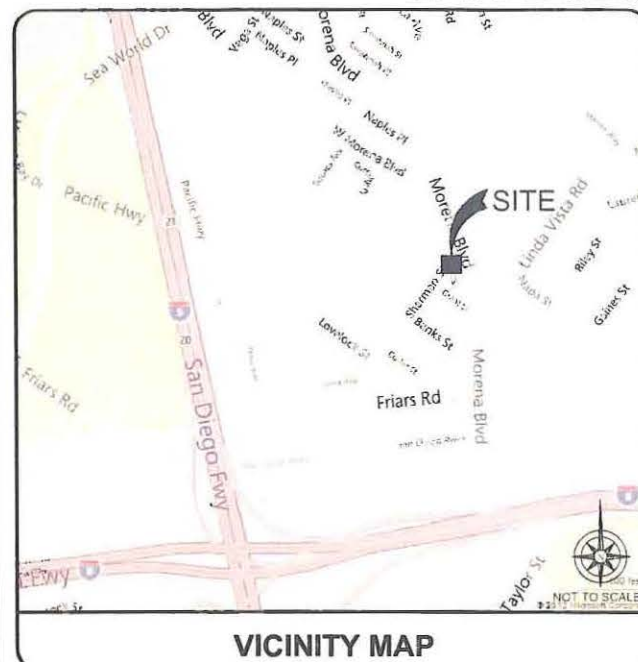
- CALIFORNIA ADMINISTRATIVE CODE(INCLUDING TITLES 24 & 25) 2010
- 2010 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2010 CALIFORNIA MECHANICAL CODE
- ANSIEIA-222-F LIFE SAFETY CODE NFPA-101
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 LOCAL BUILDING CODE

ACCESSIBILITY REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS DO NOT APPLY IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE.

FCC NOTE:

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



VICINITY MAP

SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY, THE PROJECT CONSISTS OF:

- REMOVE ALL EXISTING PANEL ANTENNAS AND REPLACE WITH (9) 4'-6" PANEL ANTENNAS
- INSTALL (4) PROPOSED FIBER OPTICS CABLES USING EXISTING COAX ROUTE
- INSTALL (18) PROPOSED RRHS
- INSTALL (9) PROPOSED RF SKIRTS

- NO PROPOSED CHANGES TO EQUIPMENT AREA.

EXISTING WIRELESS FACILITIES:

- A TOTAL OF (1) WIRELESS COMMUNICATION FACILITY(S) EXISTING ON SITE

PROJECT DESCRIPTION

APPLICANT:
TECHNOLOGY ASSOCIATES
5473 KEARNY VILLA ROAD #300
SAN DIEGO, CA 92123
CONTACT: STEPHANIE VALDEZ
PHONE: (858) 300-2346 EXT. 1531

PROPERTY INFORMATION:
PROPERTY OWNER: WHITT FAMILY TRUST
ADDRESS: 814 MORENA BLVD. SAN DIEGO, CA 92110
PHONE: 619-450-3000

ZONING CLASSIFICATION: CC1-1
BUILDING CODE: CBC
CONSTRUCTION TYPE: V
OCCUPANCY: B-2 AND B-1 GARAGE
JURISDICTION: SAN DIEGO COUNTY
CURRENT USE: TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY

PARCEL NUMBER(S):
436-480-04

LEASE AREA:
± 200 SQ. FT.

PROJECT SUMMARY

ARCHITECT:
TECHNOLOGY ASSOCIATES
5473 KEARNY VILLA ROAD #300
SAN DIEGO, CA 92123
CONTACT: ALEXANDER G. NAASZ
PHONE: (858) 300-2346 EXT. 1515
EMAIL: alexander.naasz@taec.net

STRUCTURAL ENGINEER:
TECHNOLOGY ASSOCIATES
5473 KEARNY VILLA ROAD #300
SAN DIEGO, CA 92123
CONTACT: ALEXANDER G. NAASZ
PHONE: (858) 300-2346 X. 1515
EMAIL: ALEXANDER.NAASZ@TAEC.NET

SITE ACQUISITION PROJECT MANAGER:
ALCATEL-LUCENT
CONTACT: SUSIE OBOYLE
PHONE: (858) 922-2384

CONSTRUCTION MANAGER:
ALCATEL-LUCENT
CONTACT: CARL WILLARD
PHONE: (619) 417-6998

PLANNING CONSULTANT:
TECHNOLOGY ASSOCIATES
5473 KEARNY VILLA ROAD #300
SAN DIEGO, CA 92123
CONTACT: STEPHANIE VALDEZ
PHONE: (858) 300-2346 EXT. 1531

POWER COMPANY:
SDG&E
PHONE: (800) 336-7343

TELCO COMPANY:
AT&T
PHONE: (888) 944-0447

PROJECT TEAM

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

PROJECT MANAGER: _____ DATE: _____
CONSTRUCTION MANAGER: _____ DATE: _____
RF ENGINEER: _____ DATE: _____
TAEC SITE ACQUISITION: _____ DATE: _____
ALU SITE ACQUISITION: _____ DATE: _____
PLANNING CONSULTANT: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
SPRINT REPRESENTATIVE: _____ DATE: _____

SIGNATURE BLOCK

STARTING FROM SAN DIEGO AIRPORT:

- 1.START OUT GOING WEST ON N HARBOR DR.
- 2.TURN SLIGHT LEFT.
- 3.TAKE THE 1ST RIGHT ONTO WINSHIP LN.
- 4.TURN LEFT ONTO N HARBOR DR.
- 5.TURN LEFT ONTO W LAUREL ST.
- 6.TURN LEFT ONTO INDIA ST.
- 7.MERGE ONTO I-5 N VIA THE RAMP ON THE LEFT.
- 8.TAKE THE I-8 MORENA BLVD EXIT TOWARD EL CENTRO.
- 9.MERGE ONTO MORENA BLVD.
- 10.MAKE A U-TURN ONTO MORENA BLVD.
- 11.814 MORENA BLVD IS ON THE RIGHT.

DRIVING DIRECTIONS

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE AND/OR IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



PLANS PREPARED BY:

**Technology Associates
Engineering Corporation Inc.**
SAN DIEGO MARKET OFFICE
5473 KEARNY VILLA RD. STE. 300
SAN DIEGO, CA 92123

PROPRIETARY INFORMATION

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PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH

MORENA

SD03XC023

814 MORENA BLVD.
SAN DIEGO, CA 92110

ISSUE DATE:

01/15/2013

ISSUED FOR:

CITY COMMENT

REVISIONS

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A	01/15/13	ISSUED FOR CITY COMMENTS	SMS

LICENSURE:

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:

LEGAL DESCRIPTION

SHEET NUMBER:

REVISION:

T-2

3

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 300 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 300; THENCE SOUTH 53 DEGREES, 51 MINUTES, 20 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID LOT, A DISTANCE OF 25.00 FEET TO THE SOUTHEASTERLY LINE OF SHERMAN STREET AS SAID STREET IS DESCRIBED IN DEED TO THE CITY OF SAN DIEGO DATED AUGUST 28, 1929 AND RECORDED IN BOOK 1700, PAGE 291 OF DEEDS; THENCE NORTH 36 DEGREES, 08 MINUTES, 40 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE 41.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 36 DEGREES, 08 MINUTES, 40 SECONDS, EAST ALONG SAID SOUTHEASTERLY LINE 89.16 FEET TO THE BEGINNING OF A TANGENT 100.00 RADIUS CURVE CONCAVE SOUTHEASTERLY THENCE LEAVING THE SOUTHEASTERLY LINE OF SAID SHERMAN STREET, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES, 44 MINUTES, 00 SECONDS, A DISTANCE OF 55.39 FEET; THENCE TANGENT TO SAID CURVE NORTH 67 DEGREES, 52 MINUTES, 40 SECONDS EAST 16.17 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 31.42 FEET; THENCE TANGENT TO SAID CURVE SOUTH 22 DEGREES, 07 MINUTES, 20 SECONDS, EAST 85.98 FEET TO THE BEGINNING OF TANGENT 1160.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 11 DEGREES, 55 MINUTES, 14 SECONDS A DISTANCE OF 241.34 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 21.30 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT 300; THENCE NORTH 53 DEGREES, 51 MINUTES, 20 SECONDS, WEST ALONG SAID PARALLEL LINE 277.73 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 31.42 FEET TO THE TRUE POINT OF BEGINNING.

NOT USED

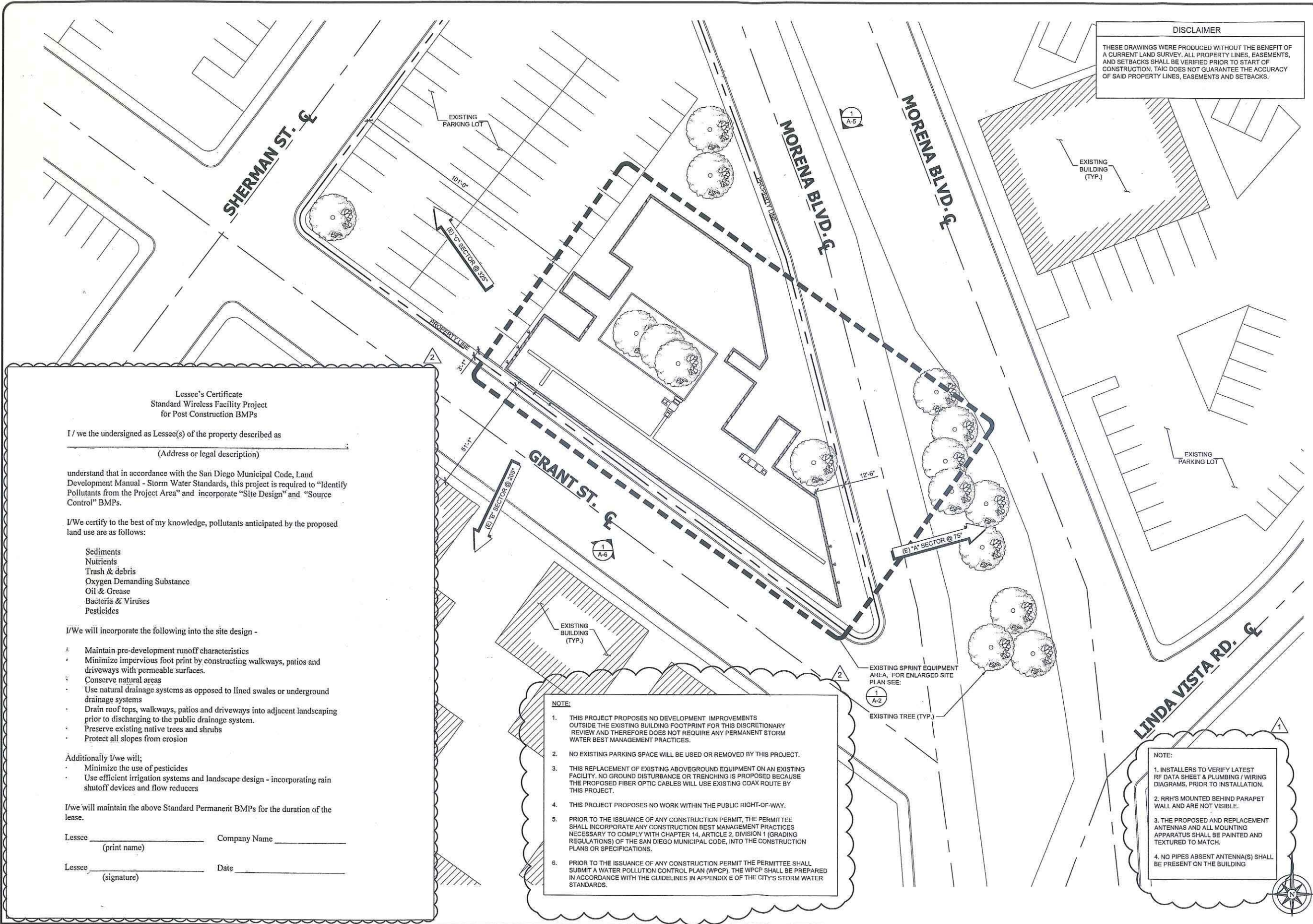
2

LEGAL DESCRIPTION

1 NOT USED

3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE AND IS NOT VALID FOR REDRAWN OR DIMENSIONED SHEET SIZES



DISCLAIMER
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Alcatel-Lucent
 9605 SCRANTON RD. SUITE 400
 SAN DIEGO, CA 92121
 PLANS PREPARED BY:

**Technology Associates
 Engineering Corporation Inc.**
SAN DIEGO MARKET OFFICE
 5473 KEARNY VILLA RD. STE. 300
 SAN DIEGO, CA 92123

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PROJECT INFORMATION:
 NETWORK VISION MMBTS LAUNCH

MORENA
SD03XC023
 814 MORENA BLVD.
 SAN DIEGO, CA 92110

ISSUE DATE:
 01/15/2013

ISSUED FOR:
 CITY COMMENT

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	05/17/12	ISSUED FOR 80% ZD REVIEW	AC
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B	06/18/12	ISSUED FOR 100% ZD SUBMITTAL	AC
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△	10/05/12	ISSUED FOR CITY COMMENTS	J.R.
△	01/15/13	ISSUED FOR CITY COMMENTS	SMS

LICENSURE:

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: **REVISION:**

A-1 3

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

I/we the undersigned as Lessee(s) of the property described as _____
 (Address or legal description)

understand that in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" 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 _____ Company Name _____
 (print name)

Lessee _____ Date _____
 (signature)

NOTE:

- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- THIS REPLACEMENT OF EXISTING ABOVEGROUND EQUIPMENT ON AN EXISTING FACILITY. NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BECAUSE THE PROPOSED FIBER OPTIC CABLES WILL USE EXISTING COAX ROUTE BY THIS PROJECT.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- 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.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

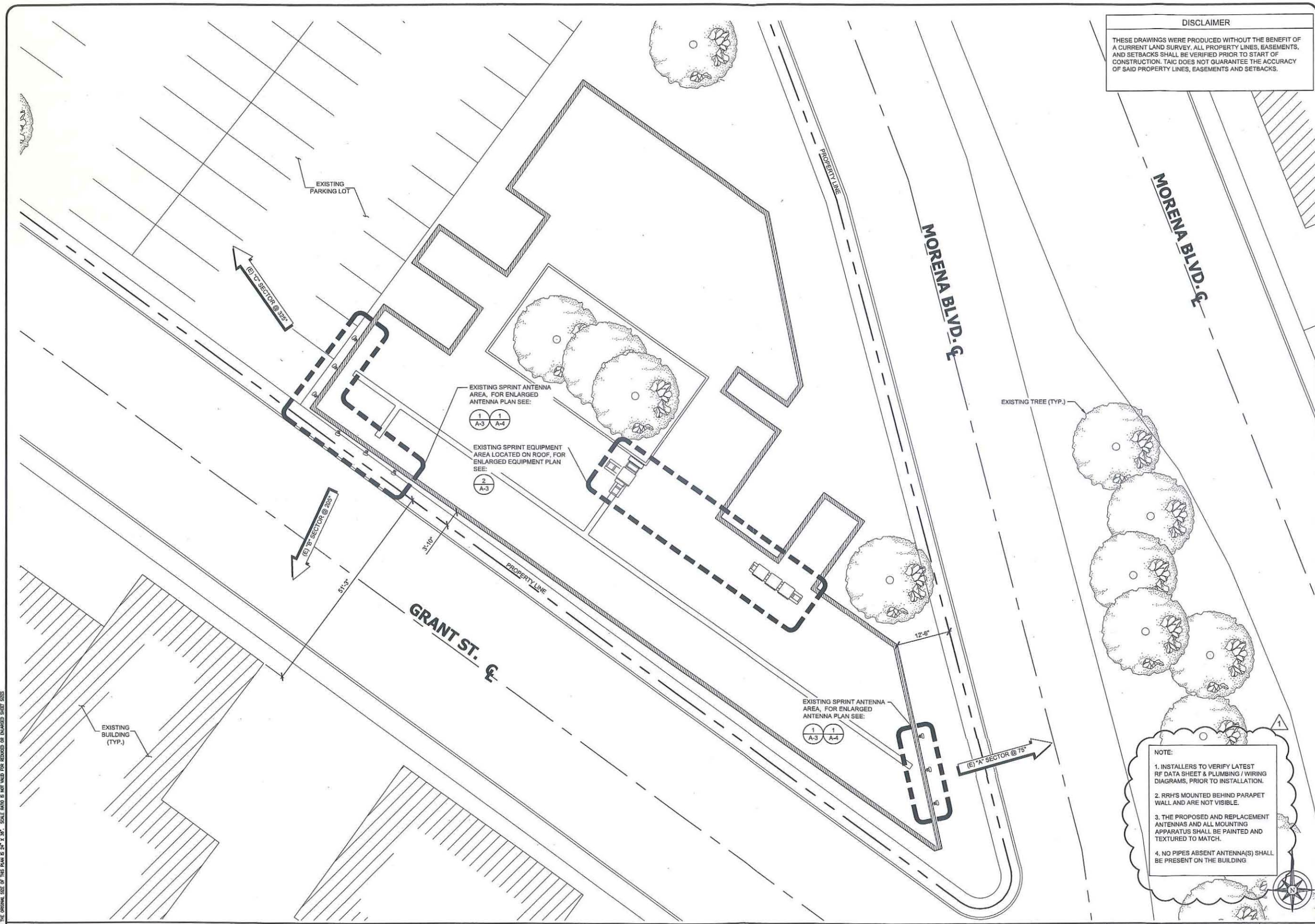
NOTE:

- INSTALLERS TO VERIFY LATEST RF DATA SHEET & PLUMBING / WIRING DIAGRAMS, PRIOR TO INSTALLATION.
- RRHS MOUNTED BEHIND PARAPET WALL AND ARE NOT VISIBLE.
- THE PROPOSED AND REPLACEMENT ANTENNAS AND ALL MOUNTING APPARATUS SHALL BE PAINTED AND TEXTURED TO MATCH.
- NO PIPES ABSENT ANTENNA(S) SHALL BE PRESENT ON THE BUILDING

OVERALL SITE PLAN

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

1



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Alcatel-Lucent
 9605 SCRANTON RD. SUITE 400
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PLANS PREPARED BY:
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 SAN DIEGO, CA 92123

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MORENA
 SD03XC023
 814 MORENA BLVD.
 SAN DIEGO, CA 92110

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LICENSURE:
 PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:
 ENLARGED SITE PLAN

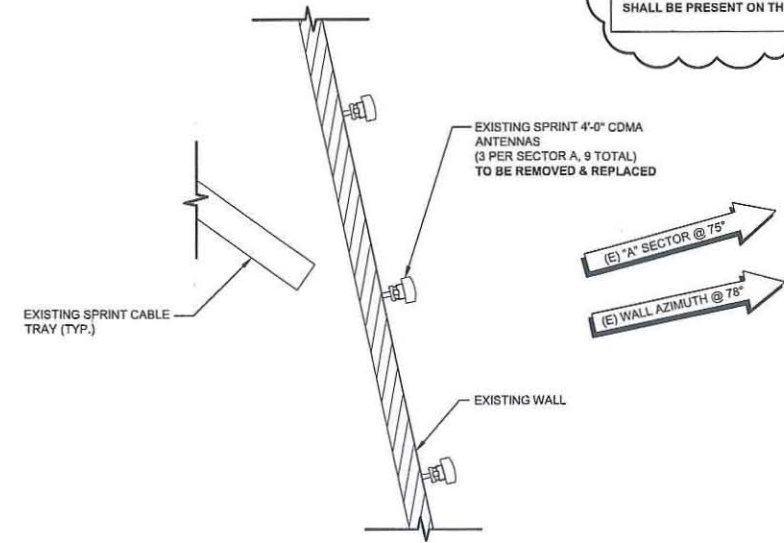
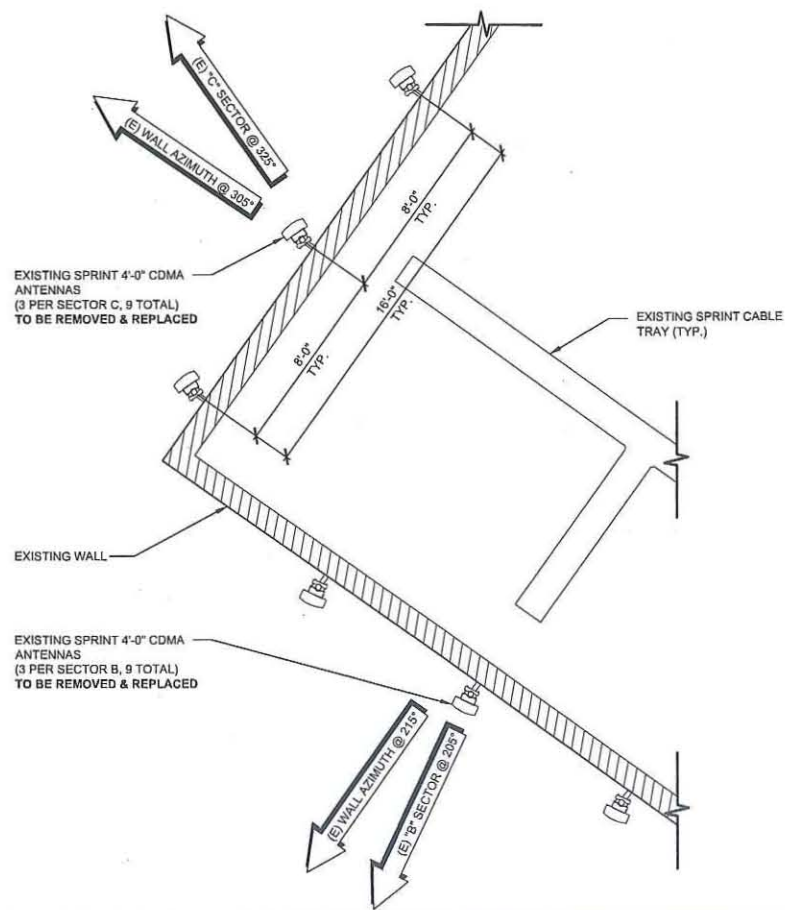
SHEET NUMBER: A-2 **REVISION:** 3

NOTE:
 1. INSTALLERS TO VERIFY LATEST RF DATA SHEET & PLUMBING / WIRING DIAGRAMS, PRIOR TO INSTALLATION.
 2. RRHS MOUNTED BEHIND PARAPET WALL AND ARE NOT VISIBLE.
 3. THE PROPOSED AND REPLACEMENT ANTENNAS AND ALL MOUNTING APPARATUS SHALL BE PAINTED AND TEXTURED TO MATCH.
 4. NO PIPES ABSENT ANTENNA(S) SHALL BE PRESENT ON THE BUILDING

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOWN IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

ENLARGED SITE PLAN

0 3' 6' 11" SCALE: 3/32" = 1'-0" (24x36)
 (OR) 3/64" = 1'-0" (11x17)



NOTE:
 THE PROPOSED AND REPLACEMENT ANTENNAS AND ALL MOUNTING APPARATUS SHALL BE PAINTED AND TEXTURED TO MATCH.
 NO PIPES ABSENT OF ANTENNA(S) SHALL BE PRESENT ON THE BUILDING



Alcatel-Lucent
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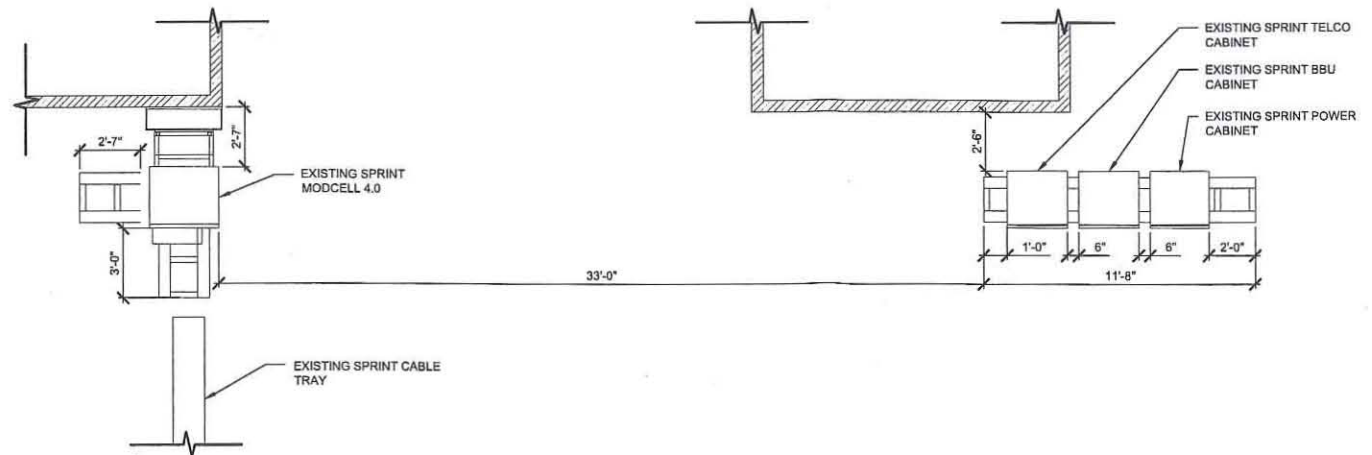
SHEET TITLE:
EXISTING ANTENNA & EQUIPMENT PLANS

SHEET NUMBER: **A-3** REVISION: **3**

EXISTING ANTENNA PLAN

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
 (OR) 1/8" = 1'-0" (11x17) 1

NOTE:
 NO PROPOSED CHANGES TO EQUIPMENT AREA.



EXISTING EQUIPMENT PLAN

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
 (OR) 1/8" = 1'-0" (11x17) 2

NOTES: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE SHOULD BE NOTIFIED FOR REDUCED OR ENLARGED SHEET SIZES

NOTE:
 THE PROPOSED AND REPLACEMENT ANTENNAS AND ALL MOUNTING APPARATUS SHALL BE PAINTED AND TEXTURED TO MATCH.
 NO PIPES ABSENT OF ANTENNA(S) SHALL BE PRESENT ON THE BUILDING



Alcatel-Lucent
 8605 SCRANTON RD, SUITE 400
 SAN DIEGO, CA 92121

PLANS PREPARED BY:
**Technology Associates
 Engineering Corporation Inc.**
SAN DIEGO MARKET OFFICE
 5473 KEARNY VILLA RD. STE. 300
 SAN DIEGO, CA 92123

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

PROJECT INFORMATION:
 NETWORK VISION MMBTS LAUNCH
MORENA
SD03XC023
 814 MORENA BLVD.
 SAN DIEGO, CA 92110

ISSUE DATE:
01/15/2013
 ISSUED FOR:
CITY COMMENT

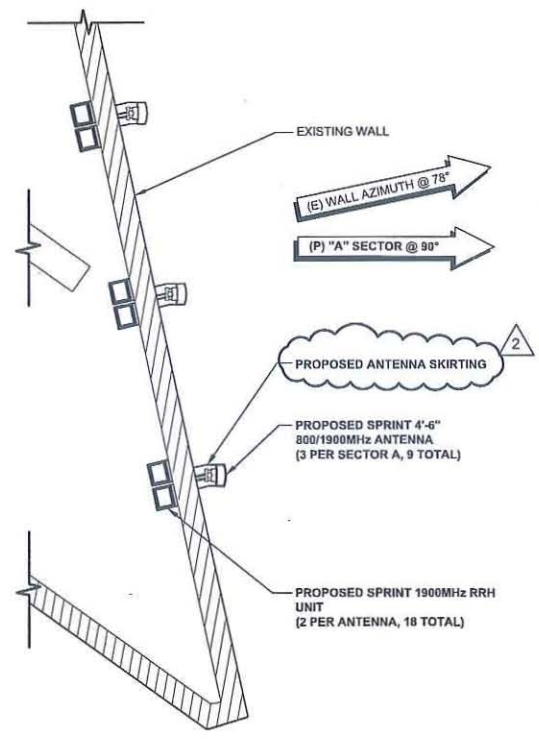
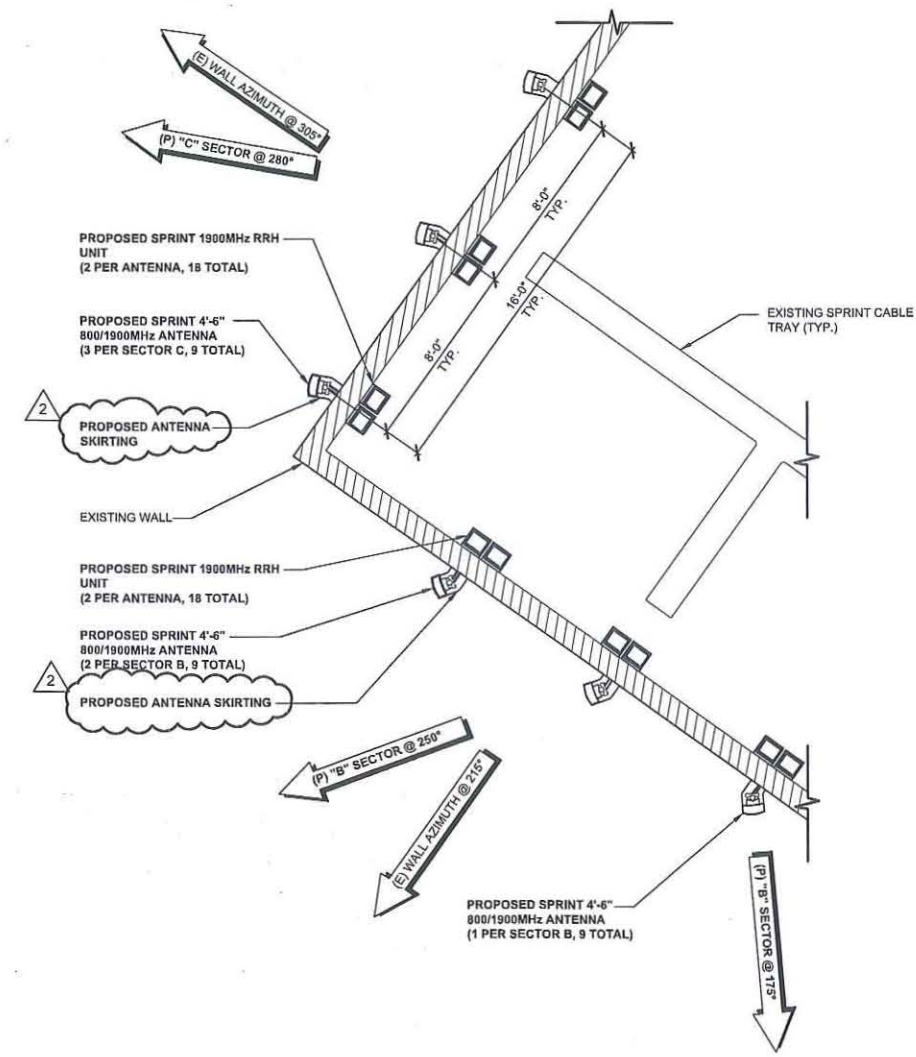
REVISIONS

REV.	DATE	DESCRIPTION	BY
0	05/17/12	ISSUED FOR 90% ZD REVIEW	AC
A	06/15/12	ISSUED FOR 100% ZD REVIEW	CMB
B	06/18/12	ISSUED FOR 100% ZD SUBMITTAL	AC
△	07/31/12	ISSUED FOR CITY COMMENTS	NAB
△	10/05/12	ISSUED FOR CITY COMMENTS	J.R.
△	01/15/13	ISSUED FOR CITY COMMENTS	SMS

LICENSURE:
 PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:
PROPOSED ANTENNA PLAN

SHEET NUMBER: **A-4** REVISION: **3**



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

PROPOSED ANTENNA PLAN

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





PLANS PREPARED BY:

**Technology Associates
Engineering Corporation Inc.**

SAN DIEGO MARKET OFFICE

5473 KEARNY VILLA RD. STE. 300
SAN DIEGO, CA 92123

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PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH

MORENA

SD03XC023

814 MORENA BLVD.
SAN DIEGO, CA 92110

ISSUE DATE:

01/15/2013

ISSUED FOR:

CITY COMMENT

REVISIONS

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△	01/15/13	ISSUED FOR CITY COMMENTS	SMS

LICENSURE:

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:

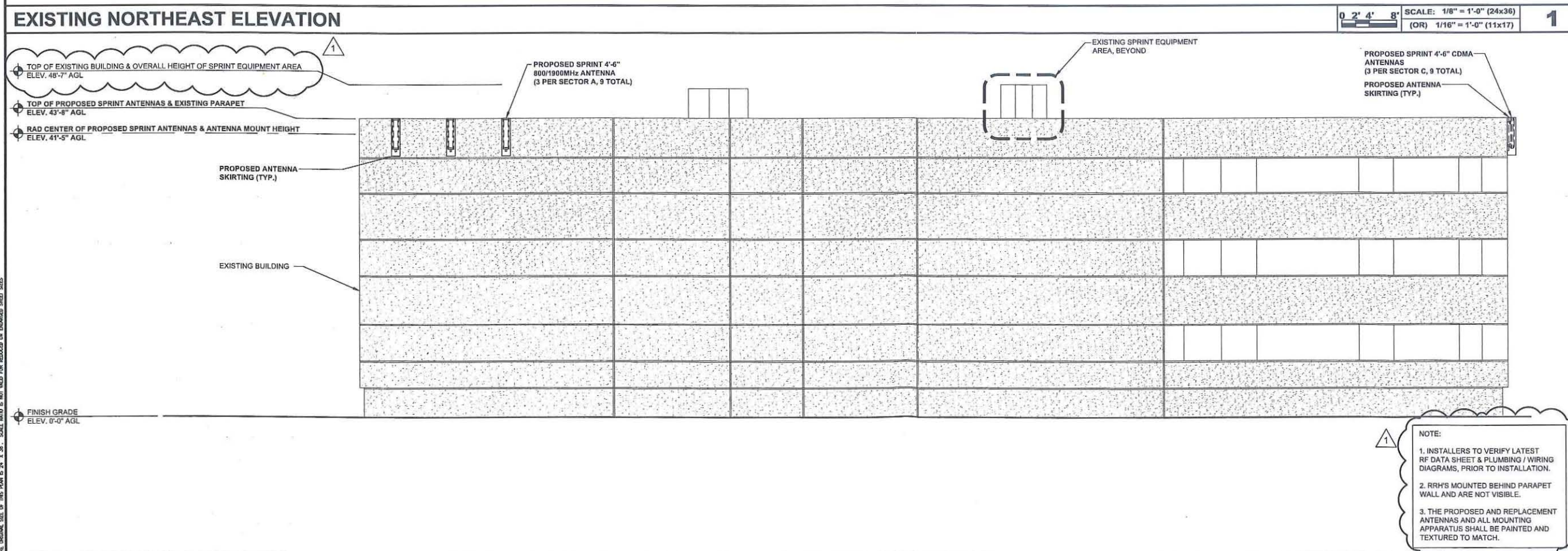
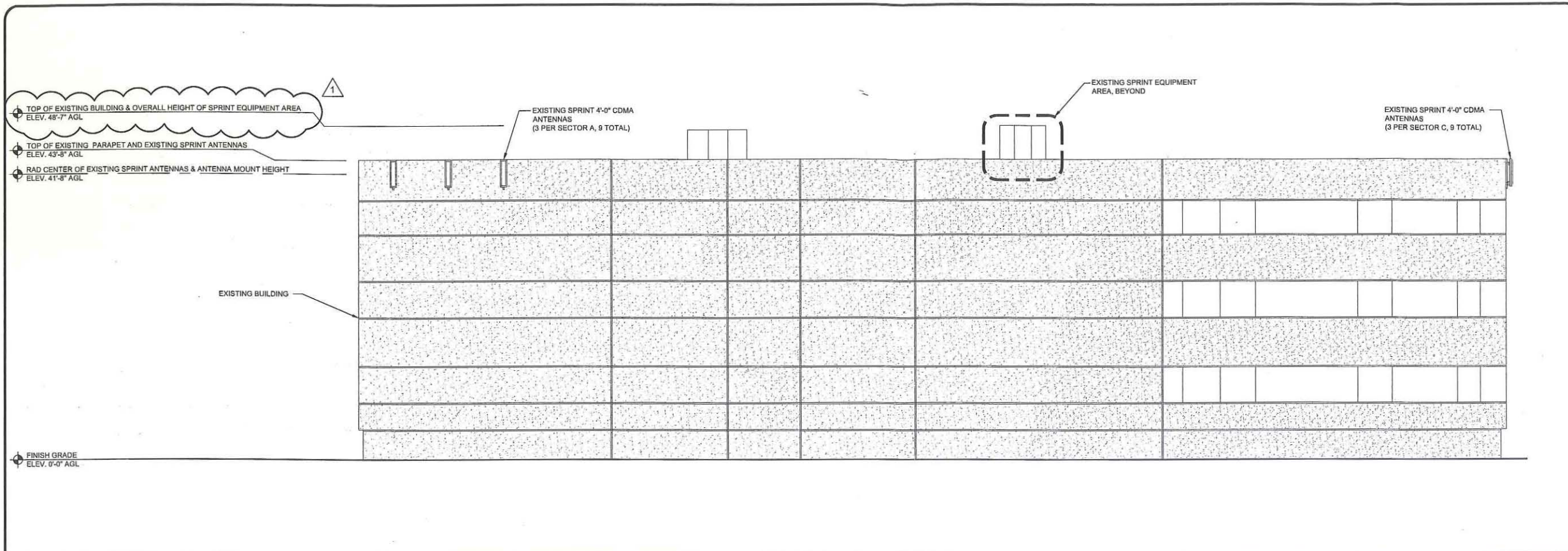
NORTHEAST ELEVATIONS

SHEET NUMBER:

A-5

REVISION:

3



NOTE:

- INSTALLERS TO VERIFY LATEST RF DATA SHEET & PLUMBING / WIRING DIAGRAMS, PRIOR TO INSTALLATION.
- RRH'S MOUNTED BEHIND PARAPET WALL AND ARE NOT VISIBLE.
- THE PROPOSED AND REPLACEMENT ANTENNAS AND ALL MOUNTING APPARATUS SHALL BE PAINTED AND TEXTURED TO MATCH.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE GRID IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



Alcatel-Lucent
 9605 SCRANTON RD. SUITE 400
 SAN DIEGO, CA 92121

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Δ	01/15/13	ISSUED FOR CITY COMMENTS	SMS

LICENSURE:

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:

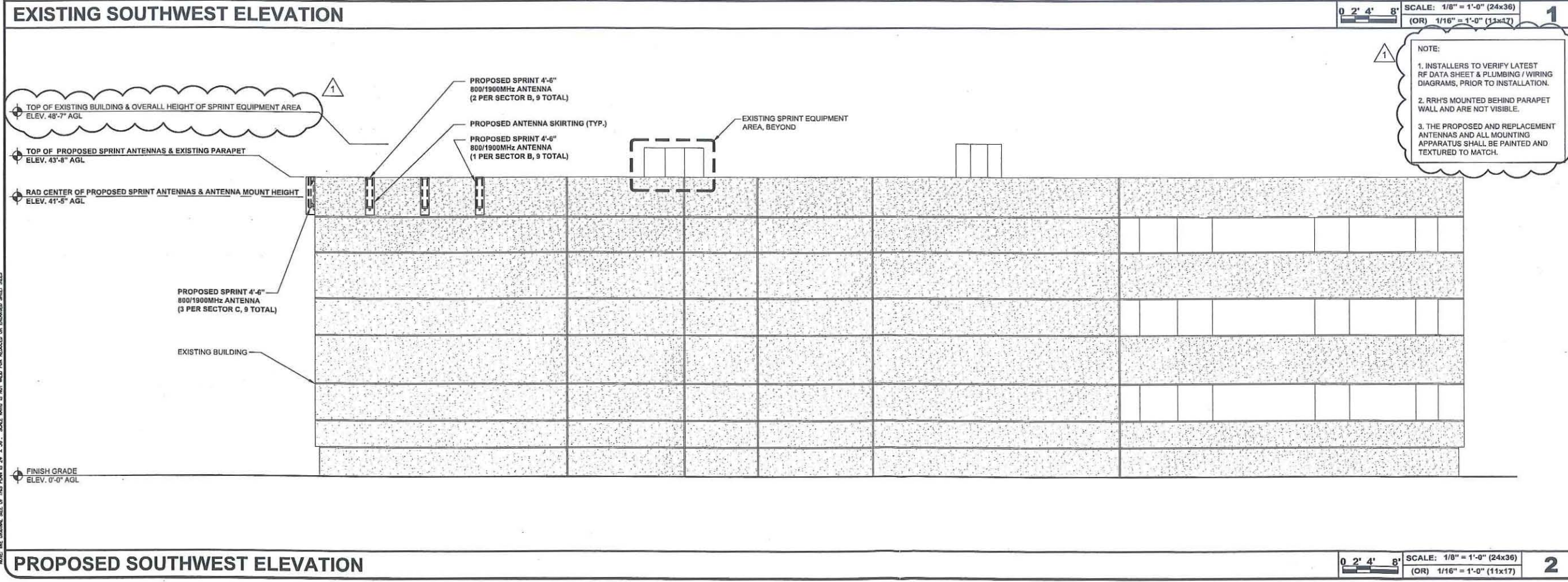
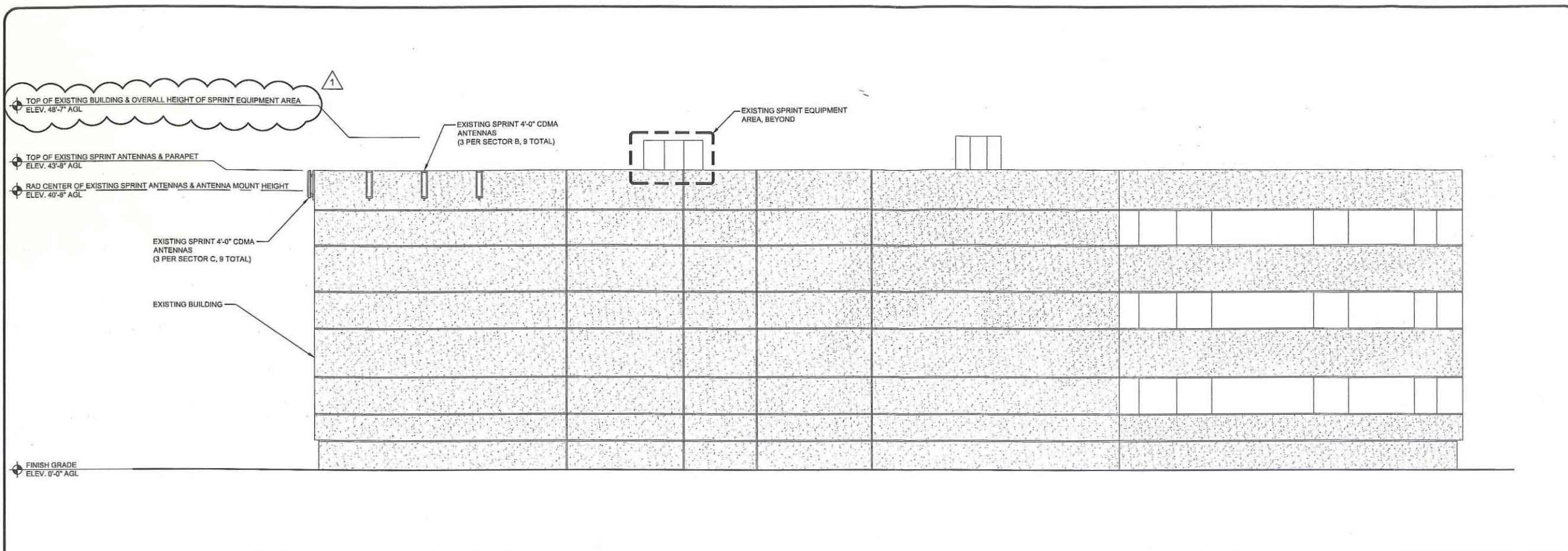
SOUTHWEST ELEVATIONS

SHEET NUMBER:

A-6

REVISION:

3



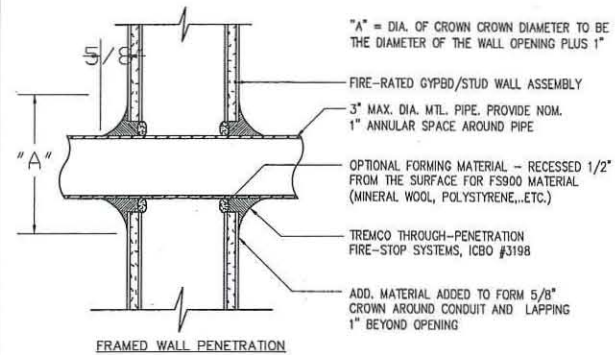
NOTE:

- INSTALLERS TO VERIFY LATEST RF DATA SHEET & PLUMBING / WIRING DIAGRAMS, PRIOR TO INSTALLATION.
- RRHS MOUNTED BEHIND PARAPET WALL AND ARE NOT VISIBLE.
- THE PROPOSED AND REPLACEMENT ANTENNAS AND ALL MOUNTING APPARATUS SHALL BE PAINTED AND TEXTURED TO MATCH.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BAR IS NOT WLD FOR REDUCED OR ENLARGED SHEET SIZES

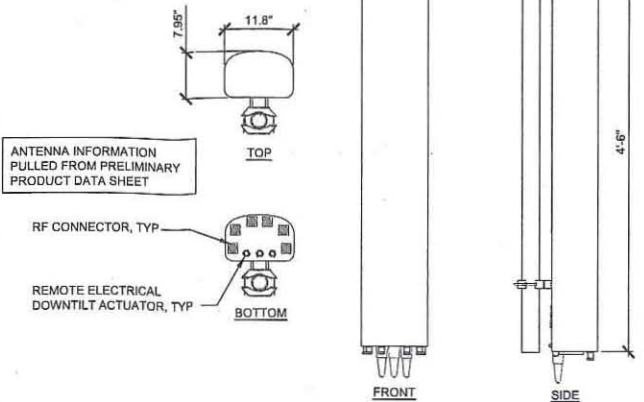
SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)

SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)

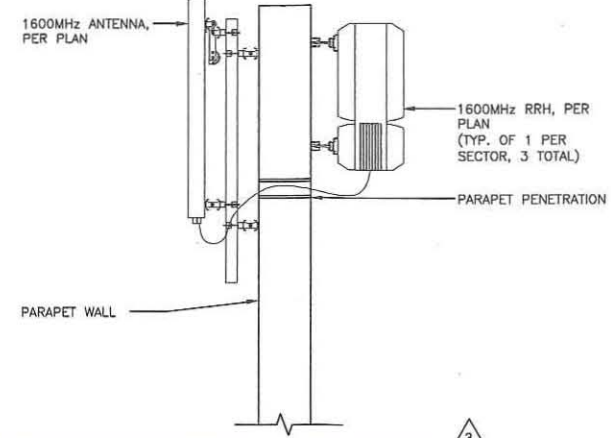


PARAPET PENETRATION SCALE N.T.S. 1

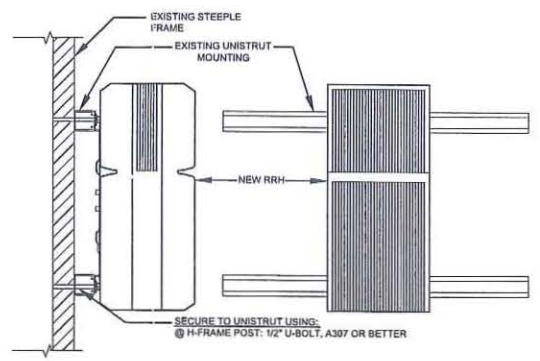
MANUFACTURER: RFS
 MODEL: APXVRR13-C-NA20
 WEIGHT: 63.0 LBS
 DIMENSIONS: HxWxD: 54.8"x11.8"x7.95"
 FREQUENCY: REFER TO RF DATA SHEET



ANTENNA SPECIFICATIONS SCALE N.T.S. 2

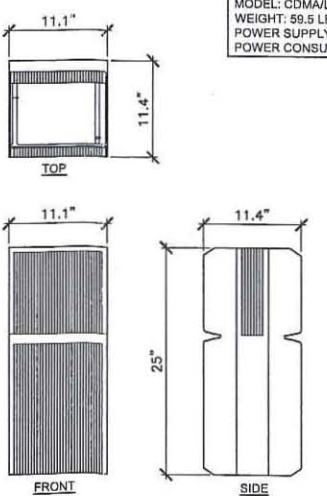


ANTENNA & RRH MOUNTING SCALE N.T.S. 5

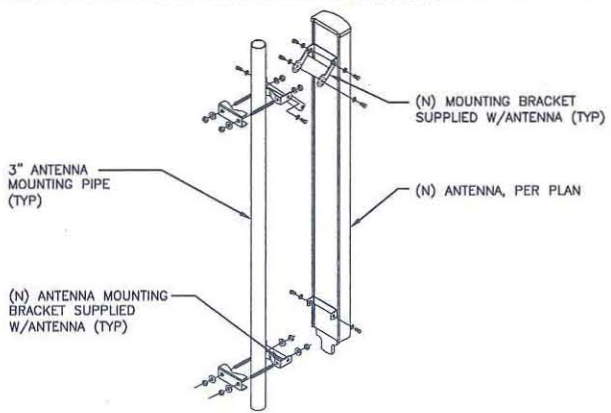


RRH MOUNTING DETAIL SCALE N.T.S. 3

MANUFACTURER: ALU
 MODEL: CDMALTE DUAL TECH 4 X 40 W
 WEIGHT: 59.5 LBS
 POWER SUPPLY: -48 VDC
 POWER CONSUMPTION: <700W TYPICAL

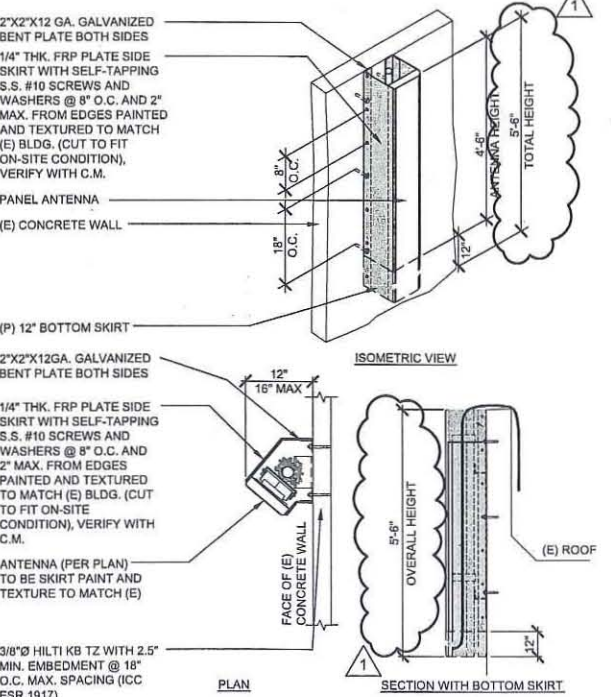


1900MHz RRH SPECIFICATIONS SCALE N.T.S. 4



NOTE: CONTRACTOR TO FIELD VERIFY THAT THE (E) ANTENNA MOUNTING PIPE WILL SUPPORT (N) ANTENNA - PER PLAN

ANTENNA MOUNTING SCALE N.T.S. 6



ANTENNA SKIRTING DETAIL W/ BOTTOM SKIRT SCALE N.T.S. 7



Alcatel-Lucent
 9605 SCRANTON RD. SUITE 400
 SAN DIEGO, CA 92121

PLANS PREPARED BY:
Technology Associates Engineering Corporation Inc.
SAN DIEGO MARKET OFFICE
 5473 KEARNY VILLA RD. STE. 300
 SAN DIEGO, CA 92123

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PROJECT INFORMATION:
 NETWORK VISION MMBTS LAUNCH
MORENA
SD03XC023
 814 MORENA BLVD.
 SAN DIEGO, CA 92110

ISSUE DATE:
01/15/2013

ISSUED FOR:
 CITY COMMENT

REVISIONS

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LICENSURE:
 PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:
ANTENNA DETAILS

SHEET NUMBER: REVISION:

A-7 3

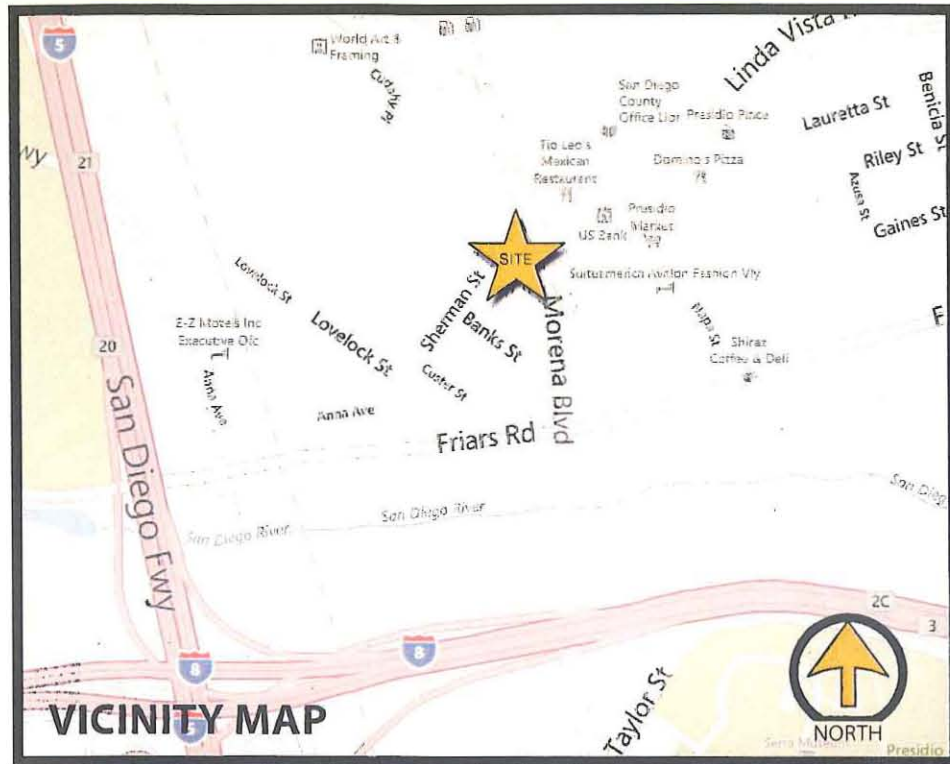
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE DIMS ARE NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

NOT USED SCALE N.T.S. 1



Together with NEXTEL

SD03XC023
MORENA
814 MORENA BLVD.
SAN DIEGO, CA 92110



AERIAL MAP



Together with NEXTEL

SD03XC023

MORENA

814 MORENA BLVD.
SAN DIEGO, CA 92110



EXISTING



PROPOSED

VIEWPOINT 1



Together with NEXTEL

SD03XC023

MORENA

814 MORENA BLVD.
SAN DIEGO, CA 92110



EXISTING



PROPOSED

VIEWPOINT 2

Photographic Survey Key Map
Sprint Site No.SD03XC023—Sun Professional
Building

814 Morena Blvd, San Diego CA 92110



SD03XC023 Photo Survey



1. Looking West from Morena Blvd.
2. Looking East from Sherman St



SD03XC023 Photo Survey



3. Looking East from Sherman St

4. Looking South from intersection of Morena Blvd and Sherman St.



SD03XC023 Photo Survey



6. Looking South from Morena Blvd.



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

Community Planning Committee Distribution Form Part 2

Project Name: Sprint Morena PDP		Project Number: 286955	Distribution Date: January 8, 2013	
Project Scope/Location: A Planned Development Permit (Process 4) application to amend an existing Wireless Communication Facility (WCF) located at 814 Morena Blvd in the CC-1-3 zone of the Linda Vista Community Plan. The amendment consists of nine replacement LTE facade mounted antennas with new side and bottom skirts and eighteen RRH units behind the existing parapet. The equipment associated with this project is located on the roof and above the CC-1-3 height limit of 30-feet and requires a height deviation.				
Applicant Name: Michelle Thurman			Applicant Phone Number:	
Project Manager: Simon Tse	Phone Number: (619) 987-5984	Fax Number: (619) 446-5245	E-mail Address: Stse@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):				
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 0	Members Abstain	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued	
CONDITIONS: <i>None</i>				
NAME: <i>Tom Cleary</i>		TITLE: <i>chair, LVPG</i>		
SIGNATURE: <i>Tom Cleary</i>		DATE: <i>1-28-13</i>		
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.				



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 _____ **Project No. For City Use Only** _____

Project Address:
 SDO 3X1023 Morena
 814 Morena Blvd

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

<p>Name of Individual (type or print): Stephanie Whitlock</p> <p><input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: 9605 Scranton Rd, Ste 400</p> <p>City/State/Zip: San Diego, CA</p> <p>Phone No: (858) 444-0040 Fax No:</p> <p>Signature: <i>[Signature]</i> Date: 9-6-12</p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature: Date:</p>
<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature: Date:</p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature: Date:</p>

Sprint Morena LTE PDP
PROJECT CHRONOLOGY
PTS #286955 INT #24002943

Date	Action	Description	City Review	Applicant Response
6.27.2012	First Submittal	Project Deemed Complete		
7.13.2012	First Assessment Letter		16 days	
8.29.12	Second Submittal			47 days
10.4.2012	Second Assessment Letter		36 days	
11.20.2012	Third Submittal			47 days
12.21.2012	Third Assessment Letter		31 days	
1.17.2013	Fourth Submittal			27 days
2.15.2013	All issues Resolved		29 days	
3.28.2013	Scheduled for Planning Commission		41 days	
Total Staff Time:		Including City Holidays and Furlough	163 days	
Total Applicant Time:		Including City Holidays and Furlough		121 days
Total Project Running Time:		From Deemed Complete to PC Hearing	284 days	

Sprint: SD03XC023-Morena
814 Morena Blvd
APN: 436-460-04
Technical Analysis

Background

The Sprint "Morena" site is necessary for the on-going functioning of the Sprint Wireless Network. The project site has been in existence and operation since 1996. Sprint is requesting a renewal of the existing permit and modification to the site for a vital technology upgrade. Pursuant to Sprint's operating license, Sprint is obligated to provide ubiquitous coverage within its service areas. These service areas include all zones and land use types, from industrial, to commercial, institutional, public rights-of-way, and to residential. There is no land use or zoning category that can be excluded from the obligation to provide a seamless network. Per the City of San Diego Telecommunications Ordinance, the applicant is required to provide justification regarding the site selection process. The project for consideration at this time consists of a modification and renewal to an *existing* facility. The wireless networks have been developed in a systematic manner over time, in which site locations were a) selected based upon their functionality within for the network, and b) based upon being able to provide appropriate justification to City staff regarding the site selection. Because of the manner in which the wireless networks evolve, a significant coverage gap would result if an existing facility were to be removed or arbitrarily relocated. The RF Coverage Maps provided with this Justification demonstrate the coverage service that the existing site, and the proposed modification, would provide. Per the below aerial maps and zoning map, the project coverage area consists of solidly residential zoning and land uses. More detailed justification follows.

Site Justification Report

At the time that Sprint's "Morena" site search was initiated in 1995, the site development team's main objective was to provide coverage to the commercial and industrial zones in the Linda Vista community, as seen on the justification zoning map. The team sought to find a location that could accommodate the wireless equipment and antennas, and be able to provide the height needed to for the desired coverage area. The site located at 814 Morena Blvd was identified as the best location for the desired search ring's objective, since the existing commercial building could accommodate the necessary wireless equipment, and be able to provide coverage to adjacent commercial and industrial zones. In addition, it allowed for improved and expanded coverage along the busy Morena Blvd, Friars Rd and 8-Freeway corridor. The site also allows for enhanced data connectivity to nearby wireless sites, as seen in the RF coverage maps, which minimizes poor to average coverage gaps in the subject search ring. In 1995, a CUP application with the City of San Diego was filed for a new telecommunications site and on January 23, 1996, Sprint was granted CUP 95-0351-03 for nine surface panel antennas and equipment space.

The primary land use on the project site consists of commercial activity within the Commercial Community (CC-1-1). Sprint has not evaluated other locations for their subject proposed upgrade, since this site contains an existing wireless facility, can currently accommodate the physical requirements of the technology upgrade, and can serve the adjacent commercial and industrial uses. As depicted in the RF coverage maps, the location of this site and the proposed technology upgrade will allow for significantly improved data rates, which are vital to accommodate current and future personal, medical, and business communications.

In addition, this particular site provides a substantial coverage footprint and is vital to the Sprint Wireless Network due to the following factors:

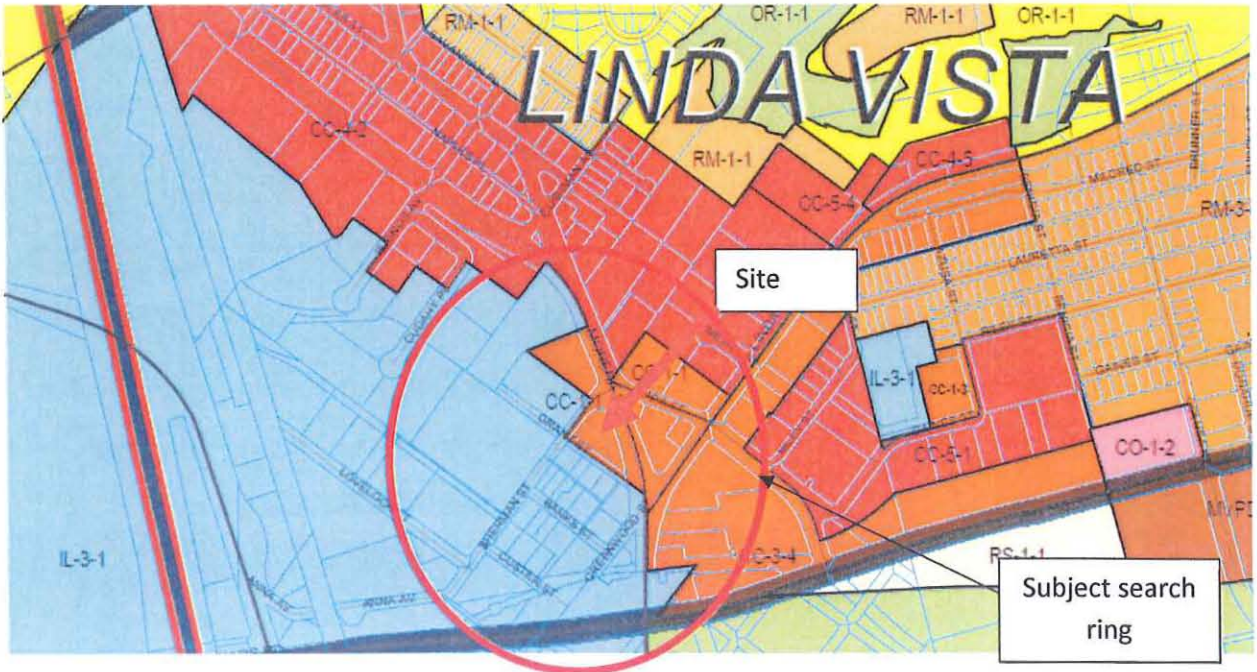
- The site occupies relatively high ground compared to the surrounding area
- The existing Sprint installation can accommodate the proposed technology upgrade without any additional construction or visual exterior impacts
- The subject commercial building allows for a superior antenna height of 43'-8" above ground level

In conclusion, the subject project follows the *preference objectives* of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, while following the Council policy by locating a site having appropriate preference level and by utilizing the least visually obtrusive means possible. The project design has fully screened base station equipment and antenna arrays. Further, by utilizing a location and design which can satisfy the coverage objective from a *single location*, proliferation is avoided, minimizing overall visual impacts to the community.

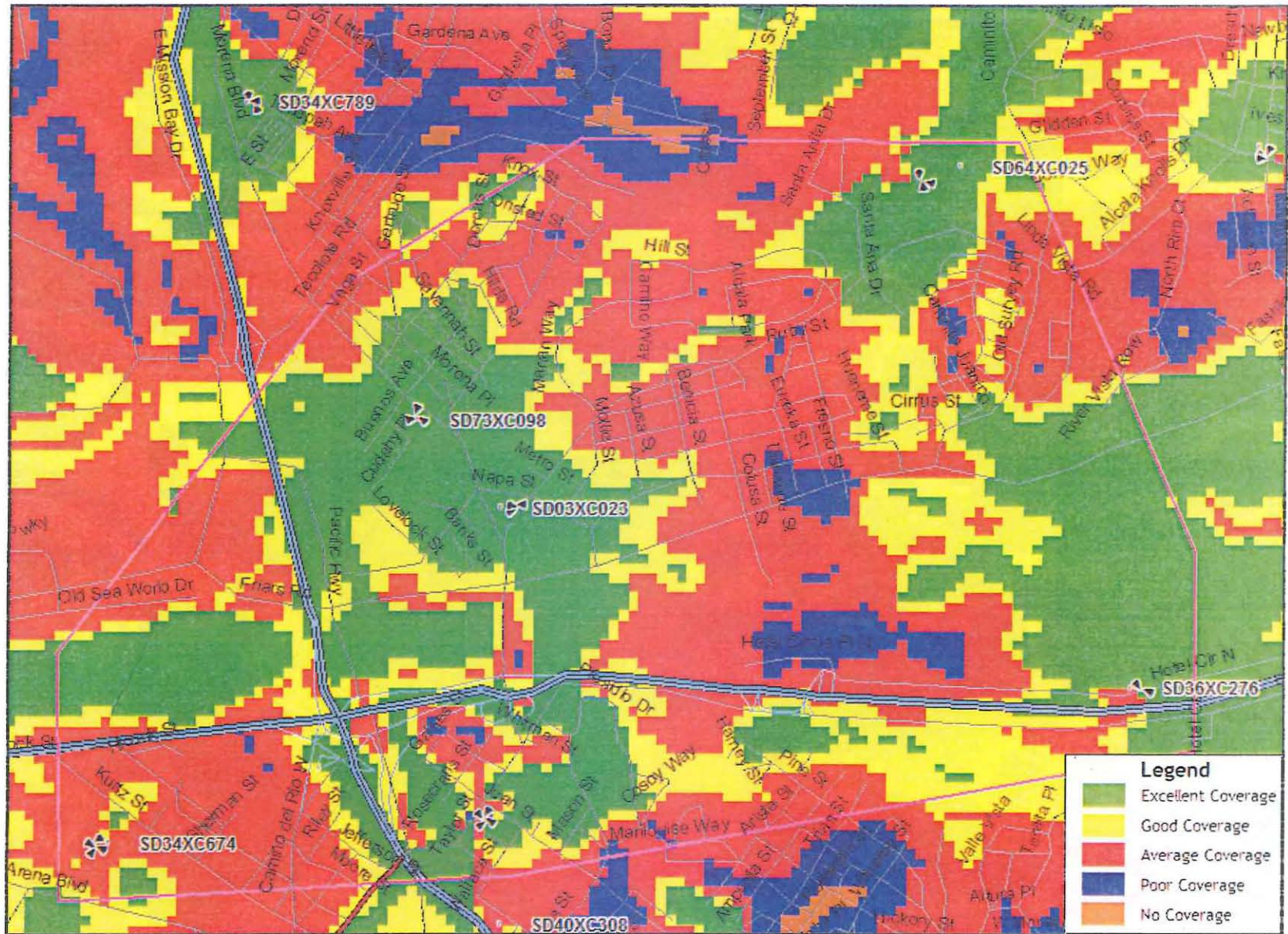
The existing / proposed Sprint installation provides a material benefit to the community by providing services for personal, business and emergency communications. Currently the communication's realm is undoing a transitional shift towards wireless communications, and wireless networks are in extreme demand across all disciplines. Approximately 25% of homes in the U.S. are now "wireless only", having no landlines and the rate of wireless-only homes is increasing at about 5% a year. It is extremely important that Sprint continues to operate and upgrade their existing site and network in order to keep up with the rising demand in wireless services.

To the best knowledge of the applicant, no complaints have been received by the City regarding any operational issues relating to the existing Sprint facility, including noise. There have been no changes in site's conditions or zoning standards since the time of the project's initial approval, and thus similar findings for approval should be adopted for the land use renewal and modification of Sprint's site located at 814 Morena Blvd.

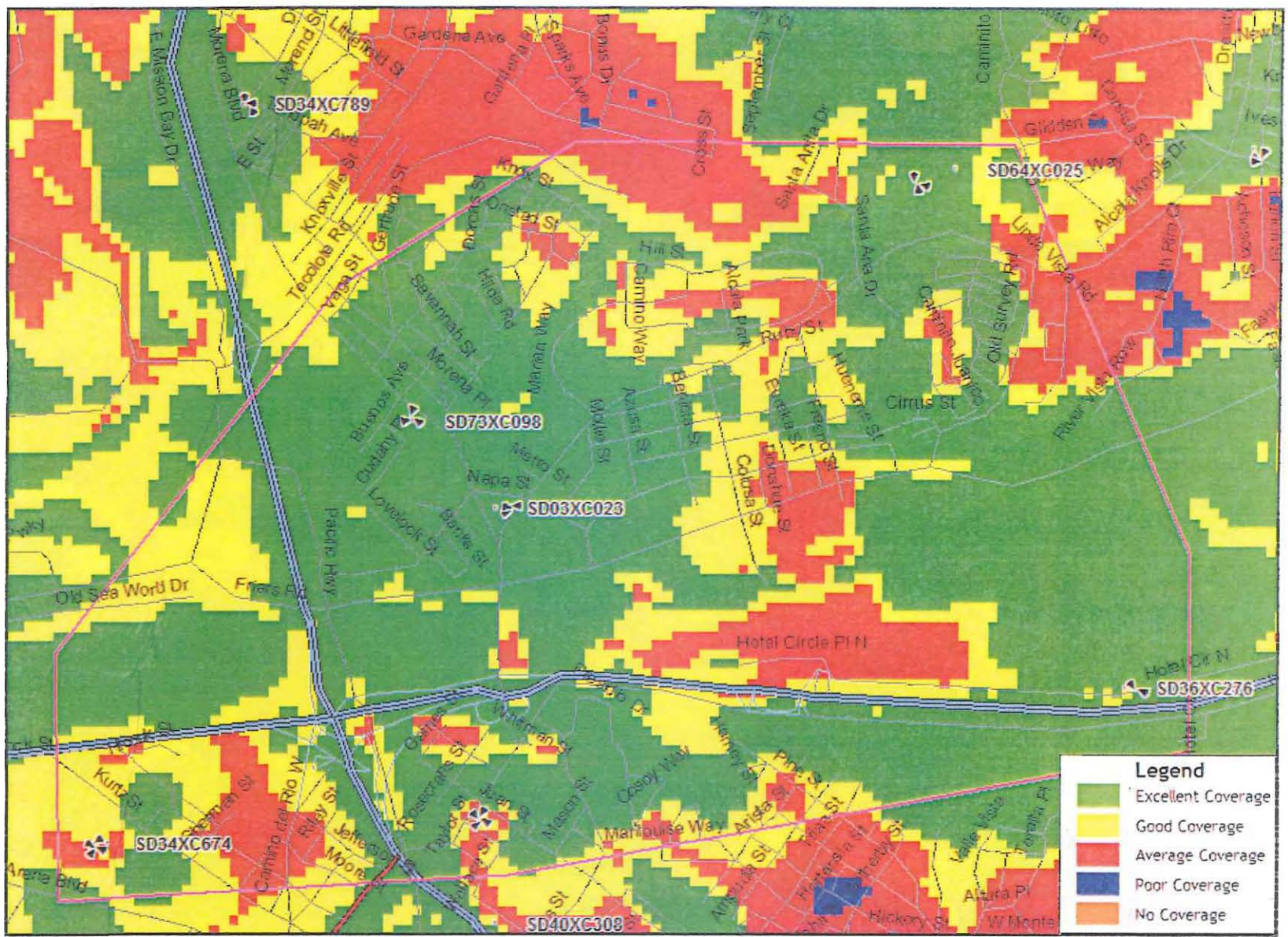
Justification Map



SD03XC023 Coverage with neighboring sites : Current Design



SD03XC023 neighboring sites Coverage: Proposed Configuration





THE CITY OF SAN DIEGO

DATE OF NOTICE: March 14, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	March 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/ENVIRONMENTAL EXEMPTION PROCESS FOUR
PROJECT NUMBER:	286955
PROJECT NAME:	<u>SPRINT MORENA LTE PDP</u>
APPLICANT:	MAEGAN MURPHY-STEUDLER
COMMUNITY PLAN AREA:	LINDA VISTA
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 Wireless Communication Facility (WCF). The property is located at 814 Morena Boulevard in the CC-1-1 zone of the Linda Vista Community Plan. This project consists of nine (9) replacement façade mounted antennas with new side and bottom skirts on the existing four-story commercial building. The equipment associated with this project is located on the roof of the building. As designed, the project requires a Planned Development Permit (PDP), Process 4, Planning Commission decision.

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. 24002943

Revised 12/5/08 RH