



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** July 4, 2013 **REPORT NO.** PC-13-076

**ATTENTION:** Planning Commission, Agenda of July 11, 2013

**SUBJECT:** SPRINT CROWN CASTLE REAL HEALTH LTE  
PROJECT NO. 298874  
PROCESS FOUR

**OWNER/  
APPLICANTS:** 1424 30<sup>th</sup> Street, LLC.  
Crown Castle Corporation and Sprint

### SUMMARY

**Issue(s):** Should the Planning Commission approve a modification to a Wireless Communication Facility (WCF) at 1424 30<sup>th</sup> Street in the Otay Mesa Nestor Community Plan?

**Staff Recommendation:** Approve Planned Development Permit (PDP) No. 1045959.

**Community Planning Group Recommendation:** On April 10, 2013, the project was presented to the Otay Mesa Nestor Community Planning Group as an Informational Item. The Otay Mesa Nestor CPG has been notified of the scheduled PC Hearing date by staff and no issues and/or concerns were raised. The applicant has requested staff to move forward with this project since there were no issues raised during the Information Item presentation and to avoid any other delays with the proposed improvements. (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 May 16, 2013 and the opportunity to appeal that determination ended June 3, 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 1424 30<sup>th</sup> Street in the IL-2-1 zone of the Otay Mesa Nestor Community Planning area. The original permit No. 99-0923-07 expired January 25, 2011 and a new permit application is required to modify and to continue the use of this WCF. The project as a whole is reviewed in accordance with the current regulations in place since the existing permit expired and is no longer applicable. This WCF is located on the southwest portion of the property with industrial uses to the north and to the west and the San Diego Light Rail Trolley system to the south. The primary intended coverage objective (Attachment 16) for the project is for the surrounding industrial uses and commuters traveling on the San Diego Light Rail Trolley system.

## **DISCUSSION**

**Project Description:** This WCF consists of a total of six replacement antennas, six new Remote Radio Head Heads (RRH), and equipment installation within the existing Sprint compound. In an effort to improve the appearance of this first generation monopalm, the mounting standoff arms will be reduced to 28-inches. Additionally, the dimensions of the antennas will also be reduced from 72-inches to 54-inches. As a result of these modifications, the antenna screening will be vastly improved by the existing fronds.

The proposed equipment modification consists of the installation of two new H-Frames; One for a junction box and a fiber box and the second one for another junction box and three RRHs. These items along with the existing equipment are concealed behind and below the existing chain-link fence with green slats. The existing ice-bridge connecting the cables to the tree will also be lowered below the height of the existing chain-link fence. WCFs located in an industrial zone are considered a Limited Uses, Process 1 ministerial review. However, as designed the equipment compound is located within the IL-2-1 side yard setback of 10-feet. Additionally, the total size of the equipment enclosure is 343-square feet exceeding the maximum equipment size limitation of 250-square feet pursuant to the City of San Diego Municipal Code Section 141.0420(g)(3). The combination of the setback and equipment size deviations results in a Planned Development Permit, Process 4, Planning Commission decision.

**Community Plan Analysis:** The project location has been designated for industrial warehouse/storage use in the Otay Mesa Nestor Community Land Use Plan (Attachment 2). The Otay Mesa Nestor Community Plan does not contain specific policies on wireless communication facility development.

**General Plan:** The General Plan, Section UD-A.15, states that WCF 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 proposed improvements to this existing monopalm will be aesthetically pleasing and respectful of the neighborhood context. Measures have been taken to significantly improve the appearance of this first generation monopalm design. For instance, the antennas associated with this WCF are reduced in size and adjusted so that they are mounted closer to the monopalm and behind the existing fronds. Monopalms are among the most difficult faux trees to camouflage given the nature of their design. In fact the most effective means to improve the appearance is to reduce the number of antennas and the size

of the antennas. Sprint has managed to move forward with both of these methods by reducing the number of antennas from nine to six and the size of the antennas from 72-inches to 56-inches. This will allow the existing fronds on the monopalm to effectively screen the antennas and the associated mounting brackets from public views. The equipment associated with this project will be located behind and below the existing chain-link fence with green slats. Therefore, staff has determined that the WCF as designed, integrates with the surrounding area and is respectful to the surrounding industrial and commercial uses.

**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 Wireless Communication Facilities Regulations Section 141.0420 and the IL-2-1 zone development regulations with the exception of the equipment size limitation and the IL-2-1 setback requirements. Considering the current surrounding uses and the proposed improvements to the existing design to conceal the antennas, staff has determined that the project as designed is consistent with the General Plan and the Otay Mesa Nestor Community Plan. Staff recommends that the Planning Commission approve PDP No. 1045959.

### ALTERNATIVE

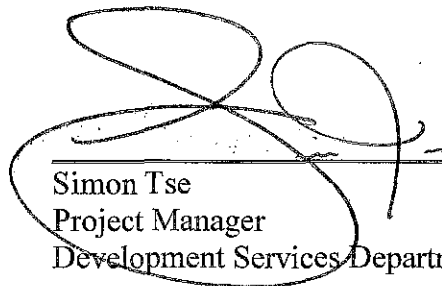
1. **Approve Planned Development Permit No. 1045959 with modifications.**
2. **Deny Planned Development Permit No. 1045959, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



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Mike Westlake  
Assistant Deputy Director  
Development Services Department



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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

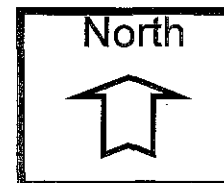
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Public Notice of Planning Commission Hearing
15. Justification Letter
16. Coverage Map

Rev 01-06/11 hmd

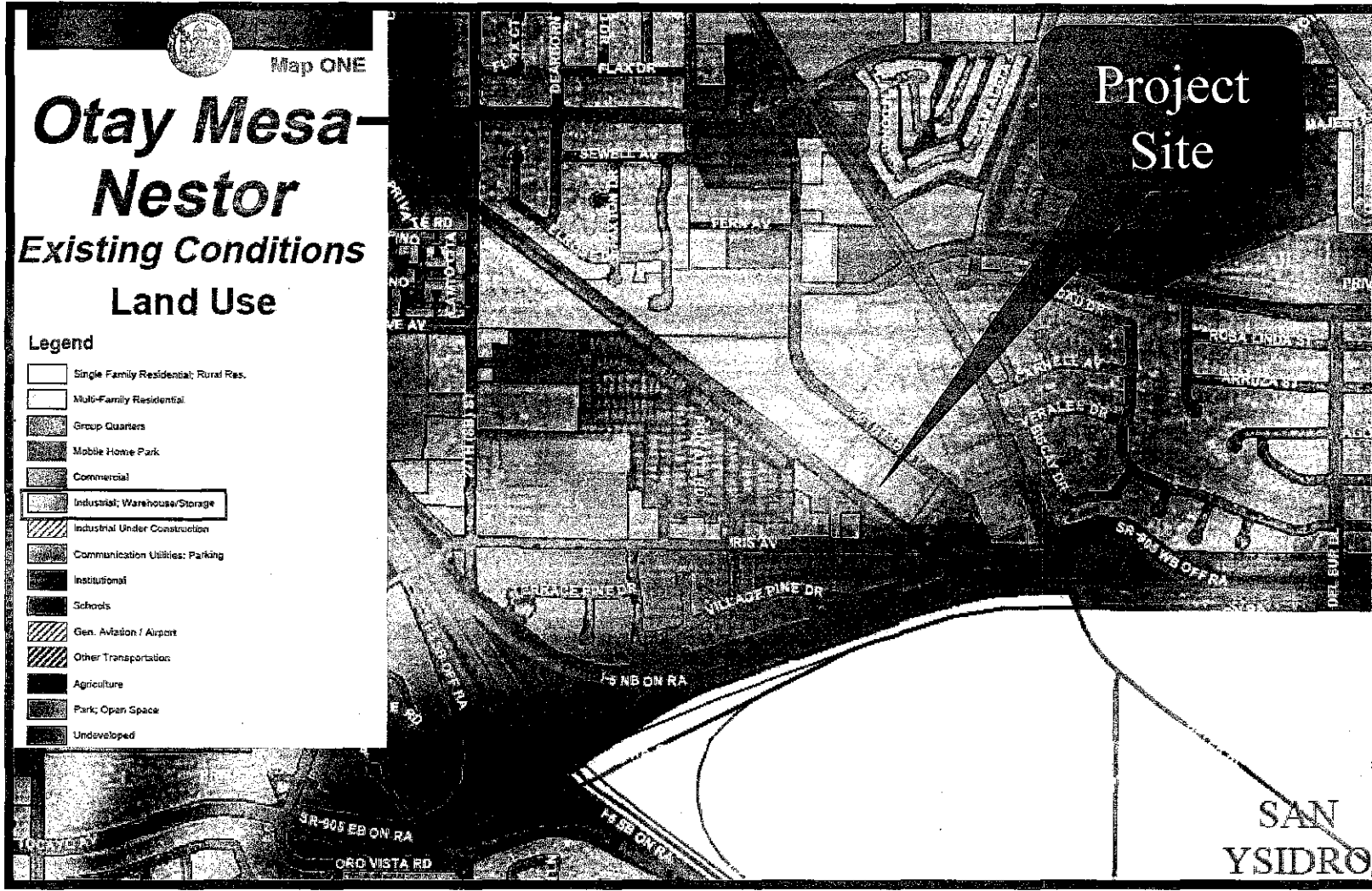


## Aerial Photo

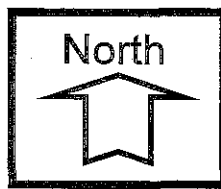
Sprint Crown Castle Real Health LTE - Project No. 295874  
1424 30<sup>th</sup> Street, San Diego, CA 92154







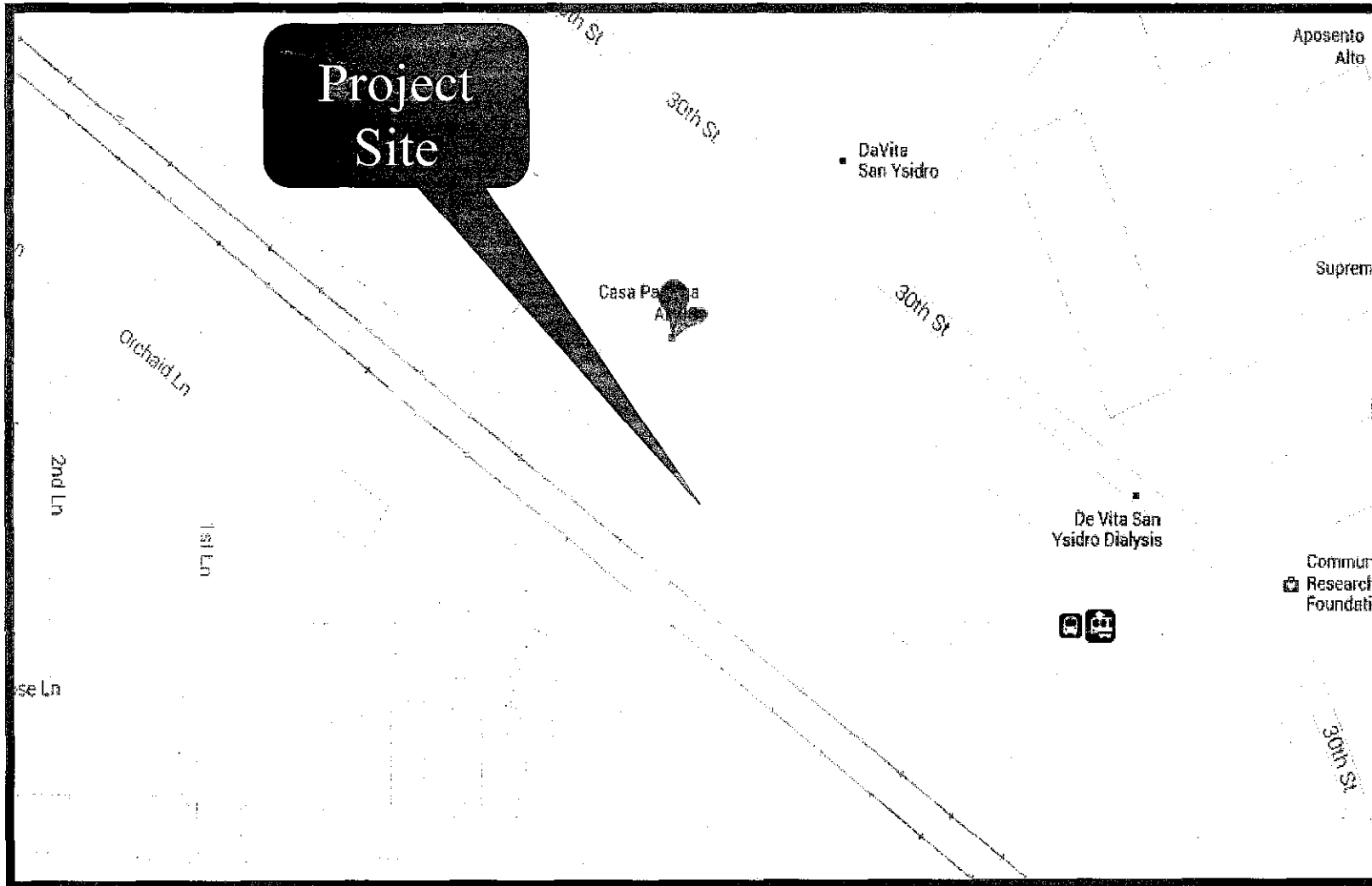
**Community Land Use Map** (Otay Mesa Nestor)  
 Sprint Crown Castle Real Health LTE - Project No. 295874  
 1424 30<sup>th</sup> Street, San Diego, CA 92154



ATTACHMENT 2







## Project Location Map

**Sprint Crown Castle Real Health LTE - Project No. 295874**  
1424 30<sup>th</sup> Street, San Diego, CA 92154



ATTACHMENT 3



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Sprint Crown Castle Real Health LTE	
<b>PROJECT DESCRIPTION:</b>	A modification to an existing Crown Castle Sprint Wireless Communication Facility (WCF) located at 1424 30 <sup>th</sup> Street. This project consists of six replacement antennas on an existing monopalm with modifications. The equipment compound is a total of 343-square feet and is located within the IL-2-1 required side yard setback. The total equipment size square footage exceeds the equipment size limitation of 250-square feet pursuant to the City of San Diego Land Development Code Section 141.0420(g)(3). Therefore, the project as designed requires deviations to the setback requirements and the equipment size limitations resulting in a Planned Development Permit, Process 4, Planning Commission decision.	
<b>COMMUNITY PLAN AREA:</b>	Otay Mesa Nestor	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Industrial	
<b>ZONE: IL-2-1</b>		
<b>Requirements:</b>		
<b>HEIGHT LIMIT:</b> None		
<b>FRONT SETBACK:</b> 20-feet		
<b>SIDE SETBACK:</b> 10-feet		
<b>REAR SETBACK:</b> 25-feet; Optional 0-feet for 50%		
<b>Existing:</b>		
<b>Height Limit:</b> None		
<b>FRONT SETBACK:</b> No change		
<b>SIDE SETBACK:</b> 0-feet		
<b>REAR SETBACK:</b> 0-feet		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	IL-2-1	Industrial
<b>SOUTH:</b>	RS-1-7	Trolley Line/Residential
<b>EAST:</b>	IL-2-1	Industrial
<b>WEST:</b>	IL-2-1	Industrial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Sprint is requesting a deviation to continue to operate within the required IL-2-1 side yard setback and to exceed the 250-square feet limitation pursuant to City of Municipal Code Section 141.0420(g)(3). The existing equipment enclosure concealed both the equipment and the lower portions of the existing monopalm inside a 364-square foot enclosure behind a chain-link fence with green slats.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The project was presented to the Otay Mesa Nestor Community Planning Group on April 10, 2013 as an Informational Item. No issues or concerns were raised with the proposed WCF improvements during the presentation. The applicant has requested staff to move forward with this project since there were no issues raised during the Information Item presentation and to avoid any other delays with the proposed improvements.	



PLANNING COMMISSION  
RESOLUTION NO.  
PLANNED DEVELOPMENT PERMIT NO. 1045959  
**SPRINT CROWN CASTLE REAL HEALTH LTE NO. 295874**

WHEREAS, 1424 30<sup>th</sup> Street, LLC, Owner and Crown Castle Corporation and Sprint Permittees, filed an application with the City of San Diego to modify an existing Wireless Communication Facility (WCF) that consists of six replacement antennas on a monopole. The project also includes one retrofitted modcell cabinet, three new fiber optic cables, six new Remote Radio Heads (RRH) three new combiner units, two junction boxes, and one fiber box located behind and below the existing enclosure. The total size of the equipment compound is 343-square feet and is located within the required IL-2-1 side yard setback (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1045959).

WHEREAS, the project site is located at 1424 30<sup>th</sup> Street in the IL-2-1 zone of the Otay Mesa Nestor Community Planning area;

WHEREAS, the project site is legally described as Lot 13 of South San Diego, Industrial Park Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 9557, filed in the Office of the County Recorder of San Diego County, February 15, 1980;

WHEREAS, on July 11, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1045959 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 16, 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 July 11, 2013.

FINDINGS:

**Findings for Planned Development Permit - Section 126.0604**

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

The City of San Diego General Plan recommends that all WCF minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The proposed modification to the existing Sprint WCF would result in fewer antennas (from a total of nine to six) and smaller antenna size (from 72-inches to 56-inches). The mounting brackets will also be reduced and this will allow the existing fronds on the

monopalm to effectively screen the antennas and the associated mounting brackets from public views. The equipment modification will occur within the existing Sprint compound behind and below the chain-link fence with green slats. The combination of using camouflaging and screening techniques to hide and blend the antennas and equipment into the surrounding area is consistent with the General Plan's recommendation pursuant to Section UD-A.15. Overall the proposed modification is aesthetically pleasing and respectful of neighborhood context. The project meets all applicable regulations and policy documents with the exceptions to the equipment size limitation of 250-square feet and the IL-2-1 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 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 WCF has been designed to comply with the regulations of the Land Development Code Sections 131.0601 and 141.0420 with exception to the IL-2-1 side yard setback and the equipment size limitation of 250-square feet pursuant to LDC Section 141.0420(g)(3). The proposed WCF modification would result in fewer antennas, from nine to six, and reduces the antenna sizes from 72-inches to 56-inches. The antennas will also be located on a new mounting arm which will be reduced to 28-inches from the face of the monopalm. This will allow the existing fronds to cover a greater portion of the antennas and therefore effectively conceal the antennas from the public views. These modifications would significantly improve the overall appearance of this first generation monopalm and is the reason why staff can support the proposed deviations. The deviations to continue to operate within the required IL-2-1 side yard setback, and inside equipment enclosure above the 250-square foot limitation is appropriate considering the site is located on the corner of the rear property which currently contains other mature live palms. There is also a large amount of existing landscaping that provides a sufficient amount of buffer between the existing monopalm and the adjacent use. The current location is considered to be well integrated with the existing property with reductions to the current visual impacts from the proposed modifications. Therefore, the proposed deviations to operate within the IL-2-1 side yard setback and to exceed the equipment limitation of 250-square feet is appropriate for this location and can be supported by staff.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1045959 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. 1045959 copy of which is attached hereto and made a part hereof.

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: July 11, 2013

Internal Order No. 24003248





**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: 24003248

**PLANNED DEVELOPMENT PERMIT NO. 1045959**  
**SPRINT CROWN CASTLE REAL HEALTH LTE PROJECT NO. 295874**  
 PLANNING COMMISSION

This Planned Development Permit No. 1045959 is granted by the Planning Commission of the City of San Diego to 1424 30<sup>th</sup> Street, LLC., Owner and Crown Castle Corporation, and Sprint, Permittees pursuant to San Diego Municipal Code [SDMC] Sections 126.0601, 131.0601 and 141.0420. The site is located at 1424 30<sup>th</sup> Street in the IL-2-1 zone of the Otay Mesa Nestor Community Planning area. The project site is legally described as Lot 13 of South San Diego, Industrial Park Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 9557, filed in the Office of the County Recorder of San Diego County, February 15, 1980.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner(s) and Permittee for a modification to an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 11, 2013, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing 58'-2" tall faux monopalm that consist of six (6) replacement antennas with bottom skirts and three (3) new Remote Radio Heads; and
- b. A retrofitted dual standoff arm; and
- c. A retrofitted ice-bridge; and
- d. Three (3) replacement fiber optic cables using the existing coaxial cable route; and

- e. Installation of three (3) combiner units, one junction box, one cien fiber box and one NEMA 3R rated junction box; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 26, 2013.
2. This approval and corresponding use of this site shall **expire on July 11, 2023**. Upon expiration of this approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval 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.

**PLANNING/DESIGN REQUIREMENTS:**

14. 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: 54" by 14" by 5".
15. The replacement antennas and the associated bottom skirts shall be painted to match the existing palm fronds.
16. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
17. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
18. All hand-holes shall be covered with bark material to match the monopalm trunk to the satisfaction of the Development Services Department.
19. The palm fronds shall extend a minimum of 24-inches beyond the replacement antennas to the satisfaction of the Development Services Department.
20. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
21. Faux trees rely on existing and/or proposed trees to integrate with the surroundings. Additional trees may be required, to effectively integrate the faux tree, to the satisfaction of the Development Services Department.
22. 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 approved the Exhibit "A."
23. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.

**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.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on July 11, 2013 and Resolution Number PENDING.

Planned Development Permit No. 1045959  
July 11, 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.**

**1424 30<sup>th</sup> STREET, LLC**  
Owner

**CROWN CASTLE CORPORATION**  
Permittee

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

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

**SPRINT**  
Permittee

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

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT NO.: 295874

PROJECT TITLE: Sprint Real Health LTE

PROJECT LOCATION-SPECIFIC: The project is located at 1424 30th Street, San Diego, California 92154. This project site is within the Otay Mesa-Nestor (Council District 8).

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project is a Planned Development Permit to modify an existing Wireless Communication Facility (WCF), a monopalm, to upgrade and improve the appearance of the facility and to install replacement antennas. All equipment modifications would be made within the existing equipment shelter.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: SAC Wireless
Contact: Mark Berlin
357 Rosemont Street
San Diego, CA 92037
(858) 922-0237

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))
(X) CATEGORICAL EXEMPTION: 15301(c) [EXISTING FACILITIES]
( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines Section 15301 [Existing Facilities], which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The approval of an application for a Planned Development Permit to modify an existing Wireless Communication Facility (WCF), a monopalm, to upgrade and improve the appearance of the facility and to install replacement antennas is not an expansion of use. Additionally, the exceptions listed in Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: ANNA L. MCPHERSON, AICP TELEPHONE: 619-446-5276

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

Anna L. McPherson, AICP / SENIOR PLANNER

SIGNATURE/TITLE

CHECK ONE:

May 14, 2013

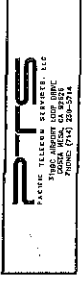
DATE

- (X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



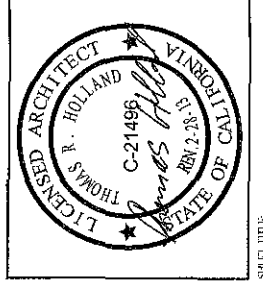




PROJECT INFORMATION:  
 NETWORK: VERION (MOUNTAIN LAUNCH)  
**REAL HEALTH**  
 CROWN CASTLE SITE # 880238  
 SD34XC501  
 1424 30TH STREET  
 SAN DIEGO, CA 92154  
 SAN DIEGO COUNTY

DATE: 11/15/12  
 DRAWN BY: [Redacted]

REV.	DATE	DESCRIPTION	BY
A	05/21/12	ISSUED FOR 10% CONSTRUCTION	CRK
B	07/18/12	ISSUED FOR 10% CONSTRUCTION	RLD
0	10/22/12	ISSUED FOR REVISED CONSTRUCTION	RLD
1	11/15/12	ISSUED FOR REVISED CONSTRUCTION	AF



SHEET TITLE: SITE PLAN  
 SHEET NUMBER: A-1  
 REVISION: 1

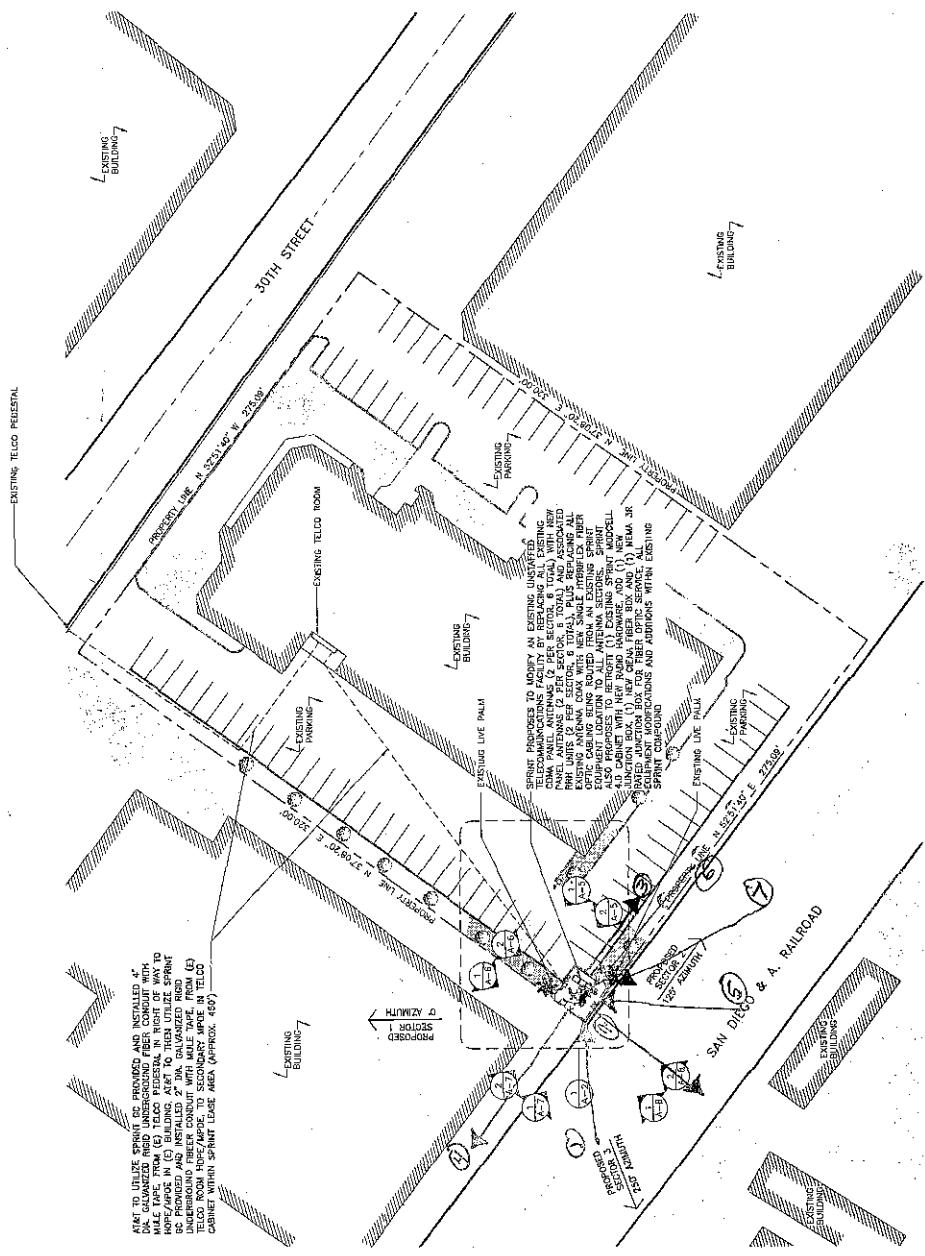
**LEGEND**

- SUBJECT BOUNDARY LINE
- PROPERTY CENTERLINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BOUNDARY LINE
- OVERHEAD POWER LINE
- FIBER OPTIC CABLE LINE
- COMM. CABLE LINE
- BURIED POWER LINE
- BURIED GAS LINE
- OVERHEAD TELEPHONE LINE
- BURIED TELEPHONE LINE
- BURIED WATER LINE
- BURIED STORM SEWER
- BURIED SLOPE DRAIN
- DITCH LINE/TLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WOOD FENCE
- TRANSFORMER
- POWER VALVE
- UTILITY BOX
- UTILITY POLE
- POLE DAY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE VAULT
- TELEPHONE INLET
- MAIL BOX
- 250.0' SLOPE ELEVATION

**ABBREVIATIONS**

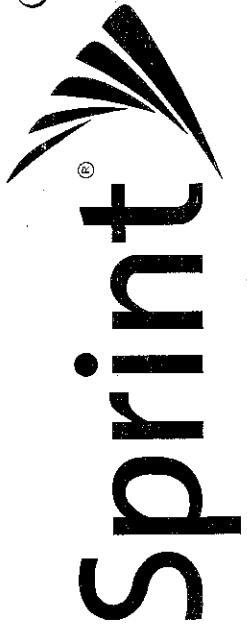
A/C	AIR CONDITIONING	MECH	MECHANICAL
APPROX	APPROXIMATELY	MEGR	METAL STRUCTURE
BUILDING	BUILDING	MR	MANAGER
BLDG	BUILDING	MRS	MISCELLANEOUS
CL	CLEAR	NA	NOT APPLICABLE
CONC	CONCRETE	NOT IN CONTRACT	NOT IN CONTRACT
CONC	CONCRETE	ADT TO SCALE	ADJUST TO SCALE
DBL	DOUBLE	DC	ON CENTER
DR	DRAIN	PLWD	PLAYWOOD
DR	DRAIN	PROP	PROPERTY
DR	DRAIN	PT	PRESSURE TREATMENT
ELEV	ELEVATION	R/D	REARDED
ELEC	ELECTRICAL	RR	ROUGH CRACKING
EMPH	FOUNDATION	RRH	RANDY REARDED HEAD
EXT	EXTENSION	SHT	SHEET
FLOOR	FLOOR	SQ	SQUARE FOOT
FLR	FLOOR	ST	STEEL
FLR	FLOOR	STR	STRUCTURAL
GEN	GENERAL CONTRACTOR	SUP	SUSPENDED
GEN	GENERAL CONTRACTOR	THRU	THROUGH
GEN	GENERAL CONTRACTOR	TMA	TOWER MOUNT AMPLIFIER
GEN	GENERAL CONTRACTOR	TR	TYPICAL
GEN	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GEN	GENERAL CONTRACTOR	VER	VERIFY IN FIELD
GEN	GENERAL CONTRACTOR	W/O	WITHOUT
GEN	GENERAL CONTRACTOR	W/P	WITH WATER PROOF

**SITE PHOTOGRAPHIC SURVEY**





NETWORK VISION MMBTBS LAUNCH  
**REAL HEALTH**  
 SD34XC501  
 MONOPALM  
 CROWN CASTLE SITE # 880238



1424 30TH STREET  
 SAN DIEGO, CA. 92154  
 SAN DIEGO COUNTY  
 LATITUDE: 32° 34' 13.7712" N (32.570492)  
 LONGITUDE: 117° 04' 05.3106" W (-117.068142)  
 SAN DIEGO MARKET

**SHEET DESCRIPTION**

T-1	TITLE SHEET
G-1	GENERAL NOTES & SYMBOLS
G-2	GENERAL NOTES
A-1	SITE PLAN
A-2	ENHANCED SITE PLAN
A-3	EXISTING ENHANCED EQUIPMENT & ANTENNA PLAN
A-4	EXISTING ENHANCED EQUIPMENT & ANTENNA PLAN
A-5	EXISTING & PROPOSED SLOPING
A-6	EXISTING & PROPOSED NORTHWEST ELEVATION
A-7	EXISTING & PROPOSED NORTHWEST ELEVATION
A-8	EXISTING & PROPOSED SOUTHWEST ELEVATION
A-9	EQUIPMENT & CONSTRUCTION DETAILS
A-10	H-TYPER CALCULATIONS DETAIL
A-11	CABLE COLOR CODING REQUIREMENTS
A-12	CABLE COLOR CODING REQUIREMENTS
A-13	CABLE CONNECTION DIAGRAMS
A-14	CABLE CONNECTION DIAGRAMS
A-15	CABLE CONNECTION DIAGRAMS
A-16	CABLE CONNECTION DIAGRAMS
A-17	CABLE CONNECTION DIAGRAMS
A-18	CABLE CONNECTION DIAGRAMS
A-19	CABLE CONNECTION DIAGRAMS
F-1	FIRE PLAN
E-1	SCHEMATIC ORGANIZING PLAN
E-2	GROUNDING DETAILS

**SHEET INDEX**

**ARCHITECTS:**  
 THOMAS R. HOLLAND, AIA, LIC  
 3155C AIRPORT LOOP DRIVE  
 COSTA MESA, CA 92626  
 PH: (714) 944-4402  
 EMAIL: THOMAS@TRHARCH.COM

**STRUCTURAL ENGINEERS:**  
 FLORIAN ASSERIE, PE  
 25442 LUNAWOOD  
 SAN DIEGO, CA 92127  
 PH: (619) 374-2005

**SITE AND PROJECT MANAGER:**  
 ALCAEL LUCENA SAN DIEGO  
 CONTACT: ALEX LUCENA  
 PH: (619) 308-8399

**CONSTRUCTION MANAGER:**  
 ALCAEL LUCENA SAN DIEGO  
 CONTACT: ALEX LUCENA  
 PH: (619) 308-8399

**PLANNING CONSULTANTS:**  
 SUE WILKINS  
 1424 30TH STREET  
 SAN DIEGO, CA 92154  
 PH: (619) 922-0237

**LEASING:**  
 SUE WILKINS  
 1424 30TH STREET  
 SAN DIEGO, CA 92154  
 PH: (619) 922-0237

**POWER COMPANY:**  
 SUE WILKINS  
 1424 30TH STREET  
 SAN DIEGO, CA 92154  
 PH: (619) 922-0237

**TELECO COMPANY:**  
 SUE WILKINS  
 1424 30TH STREET  
 SAN DIEGO, CA 92154  
 PH: (619) 922-0237

**PROJECT TEAM**

At all new services & grounding trenches, provide "WARNING" tape at 12" below grade.

**DIG ALERT**  
 "CALL BEFORE YOU DIG"  
 1-800-227-2600

UTILITY NOTIFICATION CENTER OF SOUTHERN CALIFORNIA

**CAIFORNIA STATE CODE COMPLIANCE:**  
 ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLE 24 & 22)
- CIVIL/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (ERCA)
- ANSI/ASHRAE-222-F LIFE SAFETY CODE NFPA-101
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 LOCAL BUILDING CODE
- 2010 CALIFORNIA FIRE CODE

**ACCESSIBILITY REQUIREMENTS:**  
 FACILITY IS UNIMPAIRED AND NOT FOR HUMAN HABITATION. HANDED-CAPTED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE.

**PROJECT DESCRIPTION**

SPRINT PROPOSES TO MODIFY AN EXISTING UNIMPAIRED TELECOMMUNICATIONS FACILITY

- REMOVE (6) EXISTING SPRINT CHINA DUAL PORT ANTENNAS
- INSTALL (6) NEW SPRINT CHINA DUAL PORT ANTENNAS
- RETROFIT (1) JUMPER 4.0 CABINET WITH NEW RACK HARDWARE
- INSTALL (6) NEW SPRINT CABLES USING EXISTING CABLE ROUTE
- INSTALL (6) NEW SPRINT UNITS
- INSTALL (1) NEW CONDUIT UNITS
- INSTALL (1) NEW CEMA FIBER BOX
- ALL COMPONENT MODIFICATIONS AND ADJUSTMENTS WITHIN EXISTING SPRINT COMPOUND

**PROJECT DESCRIPTION**

SPRINT PROPOSES TO MODIFY AN EXISTING UNIMPAIRED TELECOMMUNICATIONS FACILITY

**APPLICANT:**  
 SAC WILKINS ON BEHALF OF SPRINT/VERIZON  
 CONTACT: SUE WILKINS  
 OFFICE: PH: (619) 720-0166

**PROPERTY INFORMATION:**  
 REAL HEALTH STREET  
 SAN DIEGO, CA 92154  
 ADDRESS:

**CONTACT:**  
 LUCENA FISH  
 (619) 213-7203

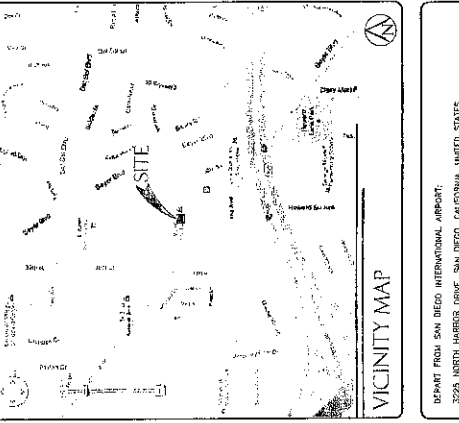
**ZONING CLASSIFICATION:** IL-2-1  
**BLDG. CODE:** 2010 CBC  
**CONSTRUCTION TYPE:** IB  
**OCCUPANCY:** U 5-2  
**JURISDICTION:** CITY OF SAN DIEGO  
**CURRENT USE:** TELECOMMUNICATIONS FACILITY  
**PROPOSED USE:** TELECOMMUNICATIONS FACILITY

**PROJECT NUMBER(S):**  
 88-0238-27-00

**LEASE AREA:**  
 342.25 SQ. FT.

**PROJECT SUMMARY**

APPROVAL	SIGNATURE	DATE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
SITE ACQUISITION		
PLANNING CONSULTANT		
POWER COMPANY		
TELECO REPRESENTATIVE		



**DRIVING DIRECTIONS**

DEPART FROM SAN DIEGO INTERNATIONAL AIRPORT:  
 3024 NORTH HARBOR DRIVE, SAN DIEGO, CALIFORNIA, UNITED STATES

HEAD WEST ON AIRPORT TERMINAL RD  
 0.3 MI  
 TURN LEFT ON AIRPORT TERMINAL RD  
 0.4 MI  
 TURN LEFT ON HARBOR DR  
 0.4 MI  
 TURN LEFT ON CHASE ST  
 1.1 MI  
 MERGE ONTO I-5 S. SLO ROAD  
 1.1 MI  
 TURN RIGHT ONTO ORD AVE  
 0.1 MI  
 TURN LEFT ONTO 30TH ST  
 0.7 MI  
 DESTINATION WILL BE ON THE LEFT

ARRIVED AT 1424 30TH ST, SAN DIEGO, CA 92154, USA

**CODE BLOCK**

**SIGNATURE BLOCK**

**Sprint**

**Alcatel-Lucent**

**PTS**  
 PROFESSIONAL TELECOMMUNICATIONS SERVICES  
 1424 30TH STREET  
 SAN DIEGO, CA 92154

NETWORK VISION MMBTBS LAUNCH  
**REAL HEALTH**  
 CROWN CASTLE SITE # 880238  
 SD34XC501  
 1424 30TH STREET  
 SAN DIEGO, CA 92154  
 SAN DIEGO COUNTY

**ISSUE DATE:** 04/08/13

**ISSUED FOR:** REVISED CONSTRUCTION

REV.	DATE	REVISIONS DESCRIPTION
A	05/21/12	ISSUED FOR PER CD REVIEW
B	07/19/12	ISSUED FOR 100% CONSTRUCTION
C	10/22/12	ISSUED FOR REVISED CONSTRUCTION
1	11/15/12	ISSUED FOR REVISED CONSTRUCTION
2	12/06/12	REVISED PER PLAN CHECK COMMENTS
3	01/21/13	REVISED PER PLAN CHECK COMMENTS
4	04/08/13	REVISED PER PLAN CHECK COMMENTS

**PROJECT TITLE:** TITLE SHEET

**SHEET NUMBER:** T-1

**REVISION:** 4



**BATTERY INFORMATION /NOTES:**

BATTERY MFG.: EAST PENN MANUFACTURING  
 MODEL No.: 12AVR-14SL  
 ELECTROLYTE CONTENT PER BATTERY: 2.17 GALLONS  
 ELECTROLYTE HAZARD CLASSIFICATION PER '07 C.E.C. (6.7% SULFURIC ACID): CORROSIVE  
 No. OF BATTERIES TO BE INSTALLED: 20 MAX.  
 TOTAL ELECTROLYTE CONTAINED ON SITE (2.17 x 20 = 43.4): 43.4 GALLONS MAX.

**FIRE DEPARTMENT NOTES:**

- A. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
- B. A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.
- C. A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
- D. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE AT LEAST 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING:

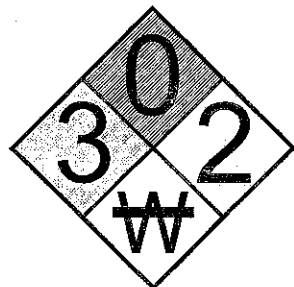
CLASS 1 WATER REACTIVE LIQUID  
 TOXIC LIQUID  
 CORROSIVE LIQUID  
 OTHER HEALTH HAZARD LIQUID

- E. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
- F. BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.
- G. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE 2010 CFC AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE INSPECTOR.
- H. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH 2010 CFC REGULATIONS.
- I. EXIT DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- J. ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.
- K. REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH, IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUND, AND SHALL BE PROMINENTLY DISPLAYED.
- L. REQUIRED SIGNAGE SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN (SEE SIGNAGE).

**STATIONARY STORAGE BATTERY SYSTEMS CODE COMPLIANCE:**

- APPLICABLE CODES:  
 2010 CFC & 2010 CNE
- A. STATIONARY STORAGE BATTERY SYSTEMS HAVING A LIQUID ELECTROLYTE CAPACITY OF LESS THAN 50 GALLONS (189 L) FOR FLOODED LEAD-ACID, NICKEL CADMIUM (Ni-Cd) AND VALVE-REGULATED LEAD-ACID (VRLA), OR 1,000 POUNDS (454 kg) FOR LITHIUM-ION AND LITHIUM METAL POLYMER, USED FOR FACILITY STANDBY POWER, EMERGENCY POWER OR UNINTERRUPTED POWER SUPPLIES, ARE NOT REQUIRED TO COMPLY TO THE CONDITIONS OUTLINED UNDER BATTERY REQUIREMENTS TABLE 608.1 2010 CFC CHAPTER 6 - BUILDING SERVICES & SYSTEMS SECTION 608 STATIONARY STORAGE BATTERY SYSTEMS.
  - B. STATIONARY STORAGE BATTERY SYSTEMS HAVING AN ELECTROLYTE CAPACITY OF LESS THAN 50 GALLONS (189 L) FOR FLOODED LEAD-ACID, NICKEL CADMIUM (Ni-Cd) AND VALVE-REGULATED LEAD-ACID (VRLA), OR 1,000 POUNDS (454 kg) FOR LITHIUM-ION AND LITHIUM METAL POLYMER, USED FOR FACILITY STANDBY POWER, EMERGENCY POWER OR UNINTERRUPTED POWER SUPPLIES, ARE NOT REQUIRED TO COMPLY TO THE CONDITIONS OUTLINED UNDER BATTERY REQUIREMENTS TABLE 608.1 2010 CFC CHAPTER 6 - BUILDING SERVICES & SYSTEMS SECTION 608 STATIONARY STORAGE BATTERY SYSTEMS.
  - C. GC SHALL COMPLY WITH 2010 CFC STATIONARY STORAGE BATTERY SYSTEM SPECIFIC CHAPTER 27 REQUIREMENTS INCLUDING SPILL CONTAINMENT OR MEANS TO RENDER A SPILL HARMLESS TO PEOPLE OR PROPERTY SHALL BE PROVIDED WITH IMPLEMENTATION OF APPROVED SPILL CONTAINMENT SHELVES WITHIN EACH CABINET BATTERY STRING TRAY SYSTEM OR EQUAL SYSTEM.
  - D. GC SHALL COMPLY WITH 2010 CFC STATIONARY STORAGE BATTERY SYSTEM SPECIFIC CHAPTER 27 REQUIREMENTS INCLUDING SAFEGUARDS BEING PROVIDED TO MINIMIZE THE RISK OF AND LIMIT DAMAGE FROM A FIRE OR EXPLOSION INVOLVING HAZARDOUS MATERIALS WITH BATTERY SYSTEMS BEING SECURED WITHIN VENTILATED PROTECTIVE STEEL CABINETS WITH FIRMLY SECURED LOCKING ACCESS DOORS.
  - E. GC SHALL COMPLY WITH 2010 CFC STATIONARY STORAGE BATTERY SYSTEM SPECIFIC CHAPTER 27 REQUIREMENTS INCLUDING HAZARDOUS MATERIALS WARNING SIGNS REQUIRED FOR LEAD-ACID BATTERY SYSTEMS WITH QUANTITIES OF ELECTROLYTE EXCEEDING THE WARNING PERMIT AMOUNT OF 10 GALLONS INCLUDING ELECTROLYTE PERCENTAGE OF OVER 12% OF SULFURIC ACID WITH SIGNAGE PER CFC 608.7.1 & 2703.5 (SEE FIRE DEPARTMENT NOTIS).
  - F. GC SHALL COMPLY WITH 2010 CFC STATIONARY STORAGE BATTERY SYSTEM SPECIFIC CHAPTER 27 REQUIREMENTS INCLUDING ELECTRICAL WIRING AND EQUIPMENT BEING INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA ELECTRIC CODE PER CFC 2703.8.4.

BATTERY INFO & FIRE DEPT NOTES | 5



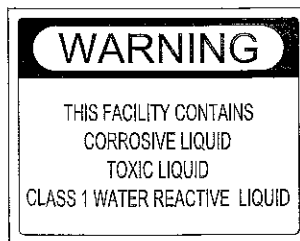
REQUIRED NFPA SIGNAGE

**IN CASE OF EMERGENCY**  
**CALL**  
**NOC #1-866-400-6040**  
**SITE NUMBER: SD34XC501**  
**SITE NAME: REAL HEALTH**

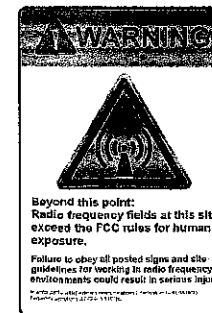
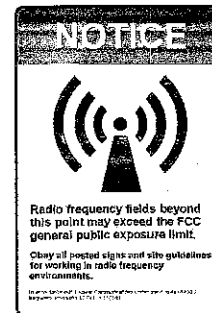
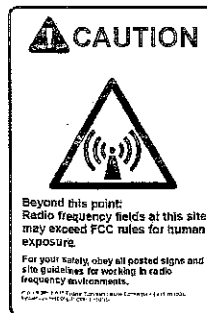
EMERGENCY CONTACT SIGNAGE

SITE IDENTIFICATION SIGNAGE | 4

NOT USED | 3



HAZARDOUS MATERIAL SIGNAGE | 2



RF SIGNAGE | 1



**PROJECT INFORMATION:**

NETWORK VISION MMR15 LAUNCH  
**REAL HEALTH**  
 CROWN CASTLE SITE # 880238  
 SD34XC501  
 1424 30TH STREET  
 SAN DIEGO, CA 92154  
 SAN DIEGO COUNTY

**ISSUE DATE:**

04/08/13

**ISSUED FOR:**

REVISED CONSTRUCTION

REVISIONS				
REV.	DATE	DESCRIPTION	INITIAL	
A	05/21/12	ISSUED FOR 80% CD REVIEW		CRK
B	07/18/12	ISSUED FOR 100% CONSTRUCTION		RLD
0	10/22/12	ISSUED FOR REVISED CONSTRUCTION		RLD
1	11/15/12	ISSUED FOR REVISED CONSTRUCTION		AF
2	12/06/12	REVISED PER PLAN CHECK COMMENTS		AF
3	01/21/13	REVISED PER PLAN CHECK COMMENTS		AF
4	04/08/13	REVISED PER PLAN CHECK COMMENTS		RLD

**LICENSE:**

**SHEET TITLE:**

SIGNAGE AND NOTES

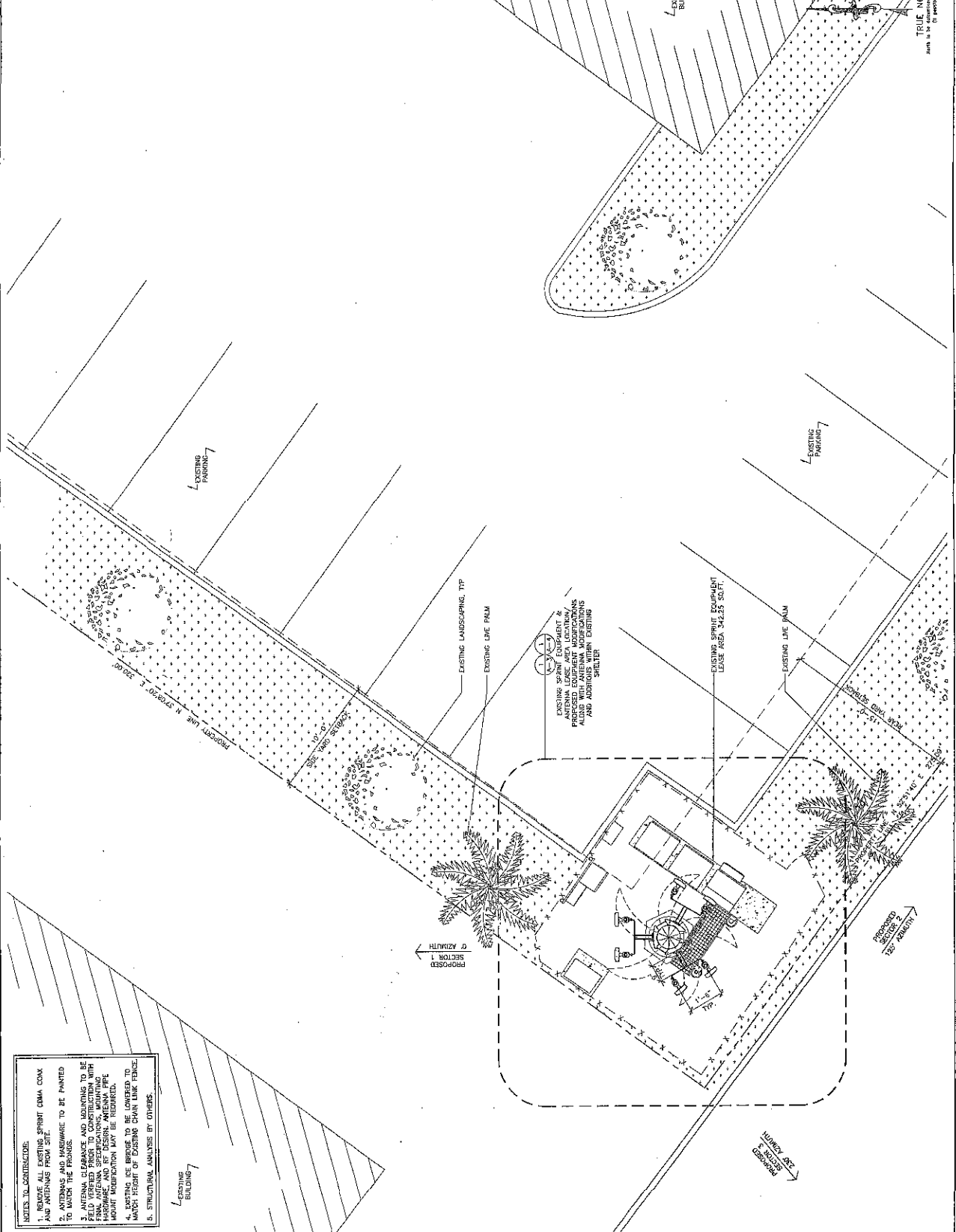
**SHEET NUMBER:**

G-2

**REVISION:**

4





- NOTES TO CONTRACTOR:**
1. REMOVE ALL EXISTING SPRINT COWA COAX AND ANTENNAS FROM SITE.
  2. ANTENNAS AND HARDWARE TO BE PAINTED TO MATCH THE PRONGS.
  3. ANTENNAS TO BE PAINTED TO MATCH THE PRONGS. FINAL ANTENNA SPECIFICATIONS, INCLUDING MOUNT MODIFICATION MAY BE REQUIRED.
  4. EXISTING LIVE BRIDGE TO BE LOWERED TO MATCH HEIGHT OF EXISTING CHAIN LINK FENCE.
  5. STRUCTURAL ANALYSIS BY OTHERS.



PROJECT INFORMATION:  
 NETWORK VISION/AMERS/LAUNCH  
**REAL HEALTH**  
 CROWN CASTLE SITE # 880238  
 SD34XC501  
 1424 30TH STREET  
 SAN DIEGO, CA, 92154  
 SAN DIEGO COUNTY

ISSUE DATE: 04/08/13

ISSUED FOR: REVISED CONSTRUCTION

REV.	DATE	DESCRIPTION	INITIALS
A	05/21/12	ISSUED FOR 00S CD REVIEW	DMK
B	07/16/12	ISSUED FOR TDC CONSTRUCTION	
D	09/22/12	ISSUED FOR REVISED CONSTRUCTION	RLD
1	11/15/12	ISSUED FOR REVISED CONSTRUCTION	AF
2	12/06/12	REVISED PER PLAN CHECK COMMENTS	AF
3	01/21/13	REVISED PER PLAN CHECK COMMENTS	AF
4	04/08/13	REVISED PER PLAN CHECK COMMENTS	RLD

LICENSURE:

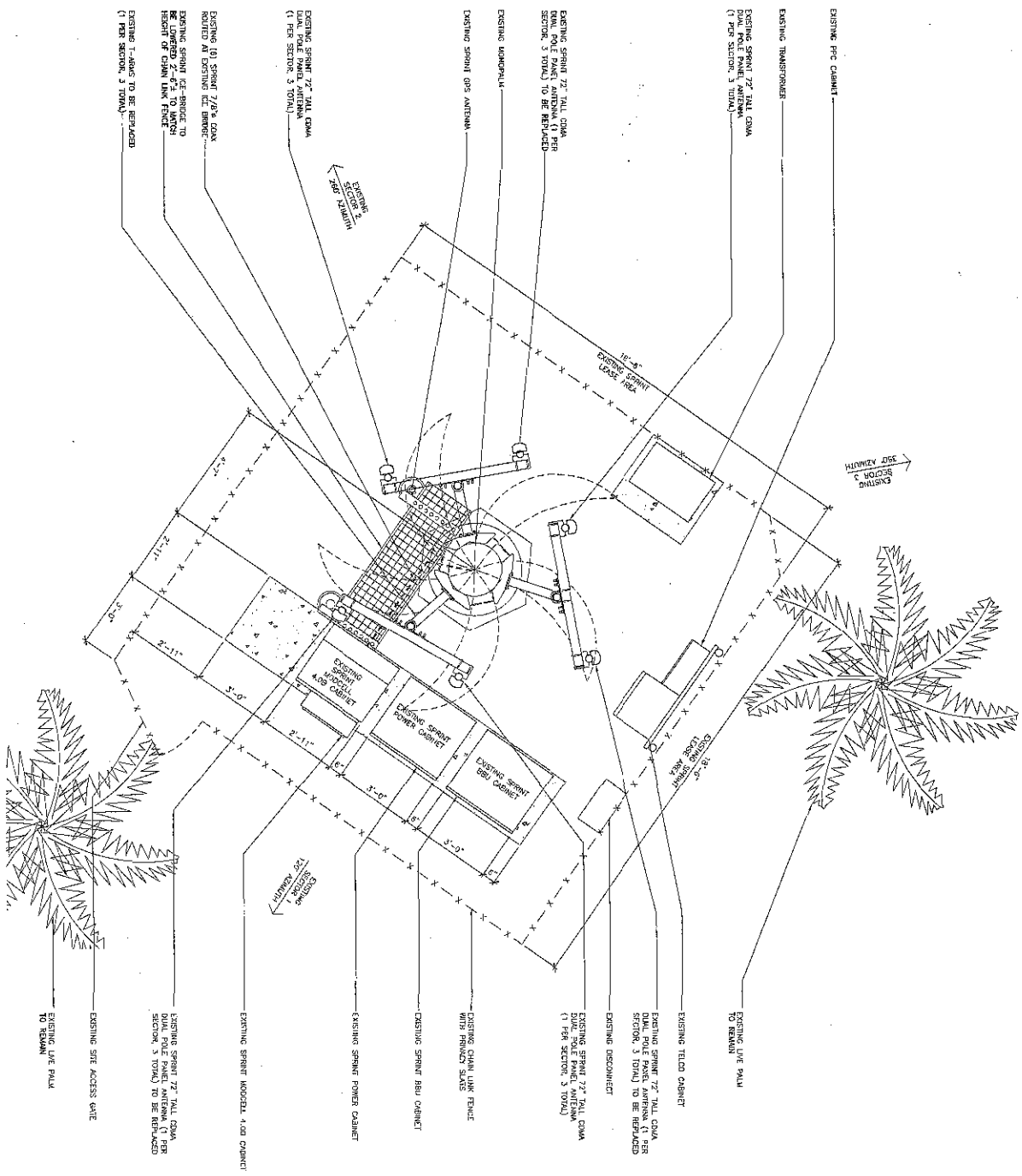
SHEET TITLE:  
 ENLARGED SITE PLAN

SHEET NUMBER:  
 REVISION:  
 A-2  
 4


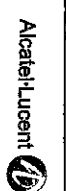

ENLARGED SITE PLAN | I

31.50" SCALE 1/4" = 1'-0"  
 12.75" SCALE 1/8" = 1'-0"  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY OF HANSON. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CURRENT SERVICES IS STRICTLY PROHIBITED.

24" x 36" SCALE: 1/2" = 1'-0"  
 11" x 17" SCALE: 1/4" = 1'-0"  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



EXISTING ENLARGED EQUIPMENT & ANTENNA PLAN I

	
	
	
<b>PROJECT INFORMATION</b> NETWORK VISION MARIETTA LINDICH <b>REAL HEALTH</b> <b>CROWN CASTLE SITE # 881</b> SD34XC501 1424 30TH STREET SAN DIEGO, CA 92154 SAN DIEGO COUNTY	
<b>DATE</b> 04/08/13	<b>REVISIONS</b>
<b>REVISED CONSTRUCTION</b>	<b>REVISIONS</b> A 05/21/13 ISSUED FOR 90% CD REVIEW B 07/18/13 ISSUED FOR 100% CONSTRUCTION C 08/23/13 ISSUED FOR REVISED CONSTRUCTION 1 11/15/13 ISSUED FOR REVISED CONSTRUCTION 2 12/09/13 REVISED PER PLAN CHECK COMMENT 3 01/21/14 REVISED PER PLAN CHECK COMMENT 4 04/08/13 REVISED PER PLAN CHECK COMMENT
<b>LICENSES:</b>	
<b>SHEET NUMBER:</b> A-3	
<b>DATE:</b> 04/08/13	





PROJECT INFORMATION

NETWORK VISION-NW15514501

REAL HEALTH  
CROWN CASTLE SITE # 880238  
SD34XC501

1424 30TH STREET  
SAN DIEGO, CA 92154  
SAN DIEGO COUNTY

ISSUE DATE

04/08/13

ISSUED FOR:

REVISED CONSTRUCTION

REV	DATE	DESCRIPTION	CHK	RD
A	10/21/12	ISSUED FOR 100% CONSTRUCTION	AF	
B	10/22/12	ISSUED FOR REVISED CONSTRUCTION	AF	
1	11/15/12	ISSUED FOR REVISED CONSTRUCTION	AF	
2	12/06/12	REVISED PER PLAN CHECK COMMENTS	AF	
3	01/21/13	REVISED PER PLAN CHECK COMMENTS	AF	
4	04/08/13	REVISED PER PLAN CHECK COMMENTS	AF	

LICENSURE

SHEET TITLE

PROPOSED ENLARGED EQUIPMENT & ANTENNA PLAN

SHEET NUMBER:

REVISION:

A-4

4

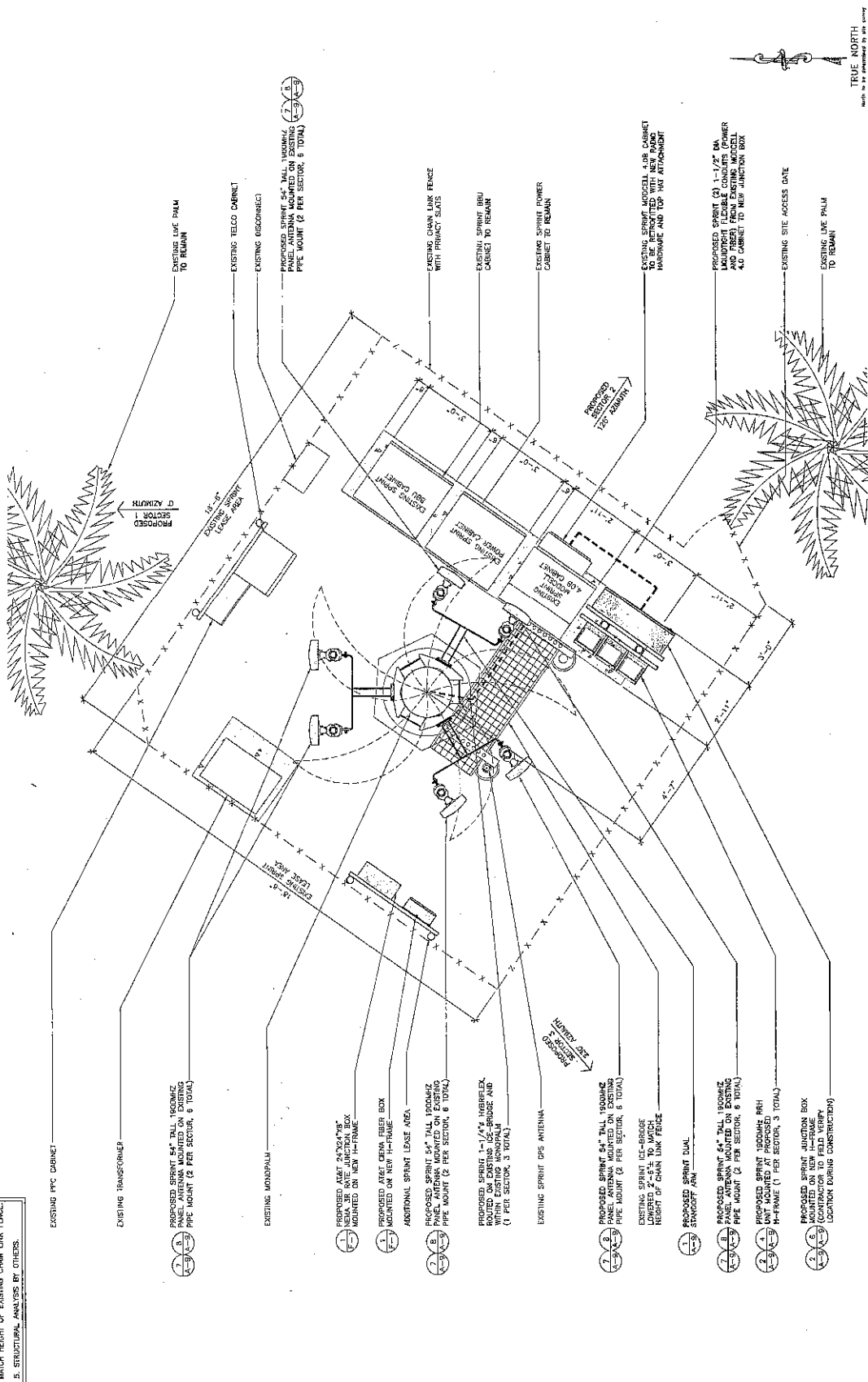
CONTRACTOR TO SEE FINAL BIDS SHEET FOR BUILD

SECTOR	FREQ	BACKSCATTER	NUMBER OF ANTENNAS	MODEL	EFFECTIVE HEIGHT	RET	RH	COMBINER	FIBER OPTIC LENGTH
SECTOR 1	1800MHz	47'-0"	2	AP09R13-C-M40	-8'	0	RH	COMBINER	0' (1) 1-1/4" FIBER OPTIC
SECTOR 2	1800MHz	47'-0"	2	AP09R13-C-M40	-8'	0	RH	COMBINER	0' (1) 1-1/4" FIBER OPTIC
SECTOR 3	1800MHz	47'-0"	2	AP09R13-C-M40	-8'	0	RH	COMBINER	0' (1) 1-1/4" FIBER OPTIC

NOTE: ANTENNA INFORMATION TAKEN FROM BIDS APPROVED 10/17/12.

**NOTE:**  
ALL EQUIPMENT ON THE TOWER WILL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCES. ANY DEVIATION FROM THE APPROVED ZONING ORDINANCES MUST BE APPROVED BY THE SEA - NOT TO EXCEED 6' VERTICAL LOOSE AREA.

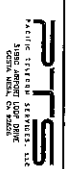
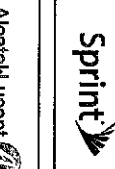
- MODEL TO CONTRACTOR:**
- REROUTE ALL EXISTING SPRINT DATA CABLES AND ANTENNAS FROM SITE.
  - ANTENNAS AND MOUNTS TO BE PAINTED TO MATCH EXISTING EQUIPMENT.
  - FIELD VERIFY ALL CHANGES AND ADJUSTMENTS TO THE FINAL ANTENNA SPECIFICATIONS, INCLUDING THE MOUNT MODIFICATION MAY BE REQUIRED.
  - EXISTING ICE BRIDGE TO BE LOWERED TO MATCH HEIGHT OF EXISTING CHAIN LINK FENCE.
  - STRUCTURAL ANALYSIS BY OTHERS.



TRUE NORTH  
North is as indicated by the survey  
(if present).

PROPOSED ENLARGED EQUIPMENT & ANTENNA PLAN 1

24"X36" SCALE 1/2" = 1'-0"  
1:13,680 SCALE 1/4" = 1'-0"  
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PROJECT INFORMATION

NETWORK VENDOR: MARIETTA LUNCH  
 REAL HEALTH  
 CROWN CASTLE SITE # 88C  
 SD34XC501  
 1424 30TH STREET  
 SAN DIEGO, CA 92154  
 SAN DIEGO COUNTY

ISSUE DATE: 04/08/13

REVISED CONSTRUCTION

REV.	DATE	DESCRIPTION
A	04/27/13	ISSUED FOR PERMITS
B	07/16/12	ISSUED FOR 100% CONSTRUCTION
C	10/22/12	ISSUED FOR REVISIONS
D	11/20/12	ISSUED FOR REVISIONS
E	12/06/12	ISSUED FOR PERMITS
F	01/27/13	ISSUED FOR PERMITS
G	04/08/13	ISSUED FOR PERMITS

LICENSE

SHEET TITLE

EXISTING & PROPOSED SOUTHEAST ELEVATION

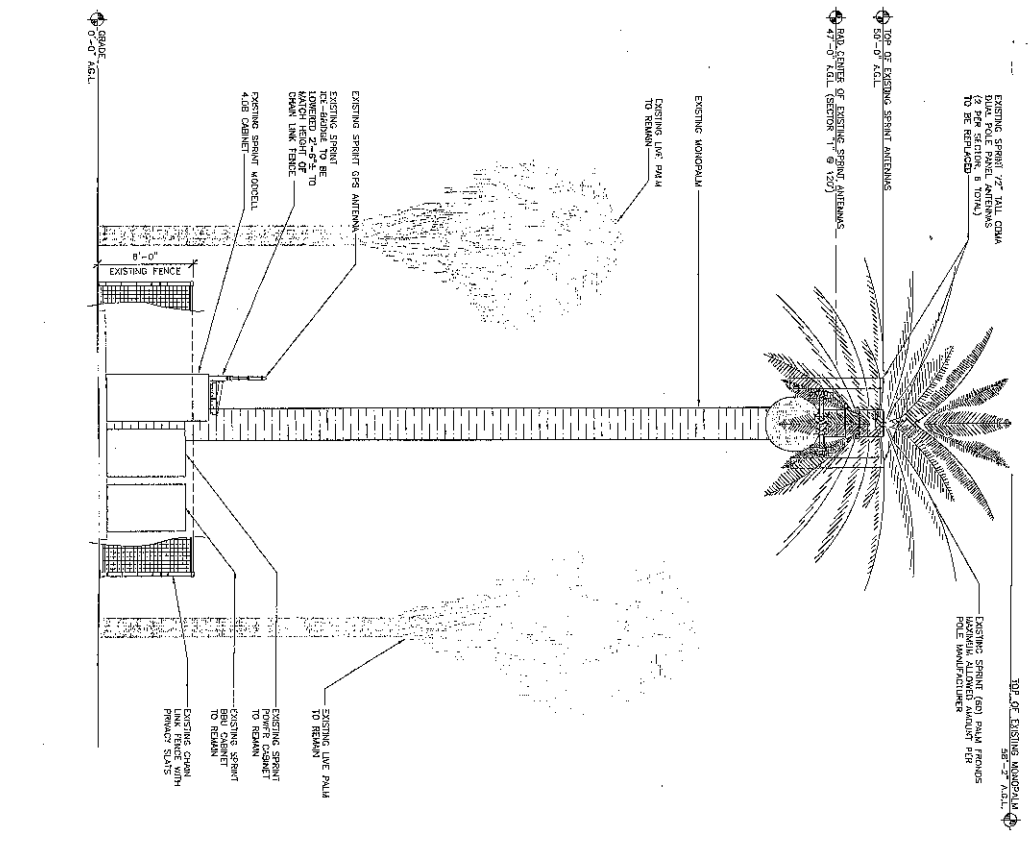
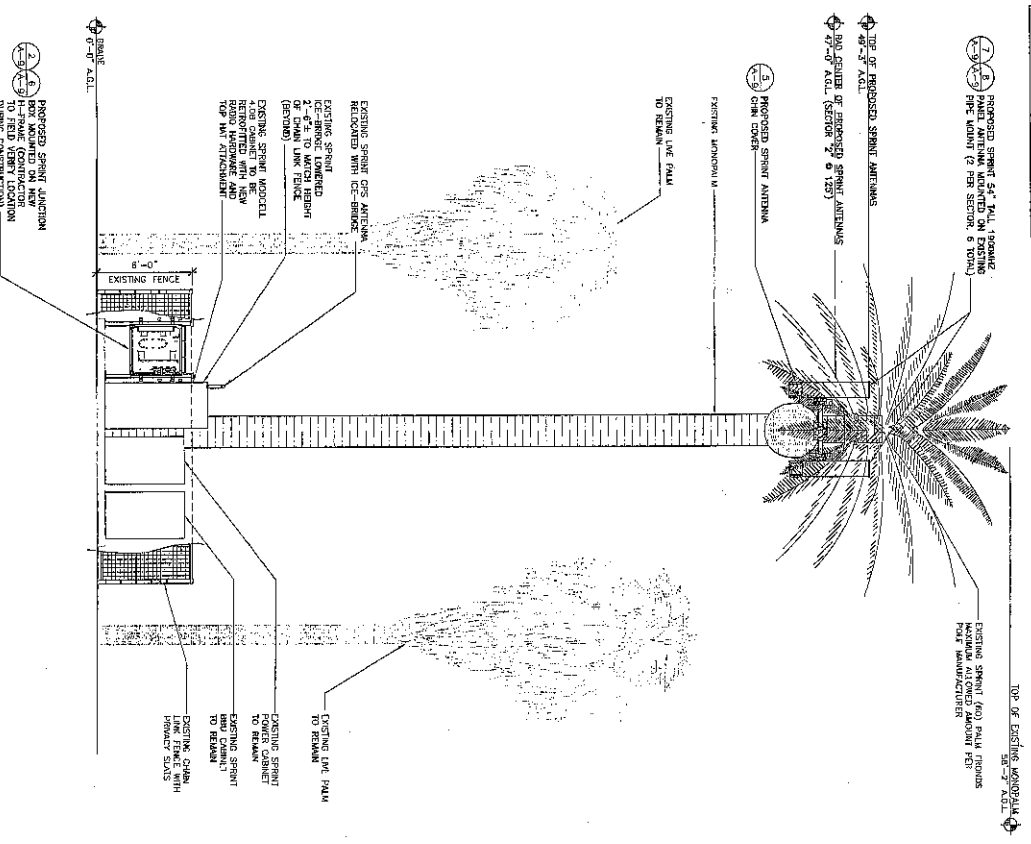
SHEET NUMBER: A-5

REVISION: 4

- NOTES TO CONSTRUCTOR:**
- REMOVE ALL EXISTING SPRINT COAX AND REPAIRS FROM SITE.
  - INSTALL NEW SPRINT COAX TO MATCH HEIGHT OF FENCE.
  - ANTENNA CLEARANCE AND MOUNTING TO BE RELOCATED FROM TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS. COAXING MUST BE RELOCATED TO MATCH HEIGHT OF EXISTING CHAIN LINK FENCE.
  - EXISTING ICE BRIDGE TO BE LOWERED TO MATCH HEIGHT OF EXISTING CHAIN LINK FENCE.
  - STRUCTURAL ANALYSIS BY OTHERS.

**NOTE:**

ALL EQUIPMENT ON THE POWER WILL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCES. ANY DEVIATION FROM THE APPROVAL SHALL BE AT THE RISK OF THE INSTALLER. ALL EQUIPMENT MUST BE INSTALLED PER THE SIA - NOT TO EXCEED PERMITTED USES AND ZONING.



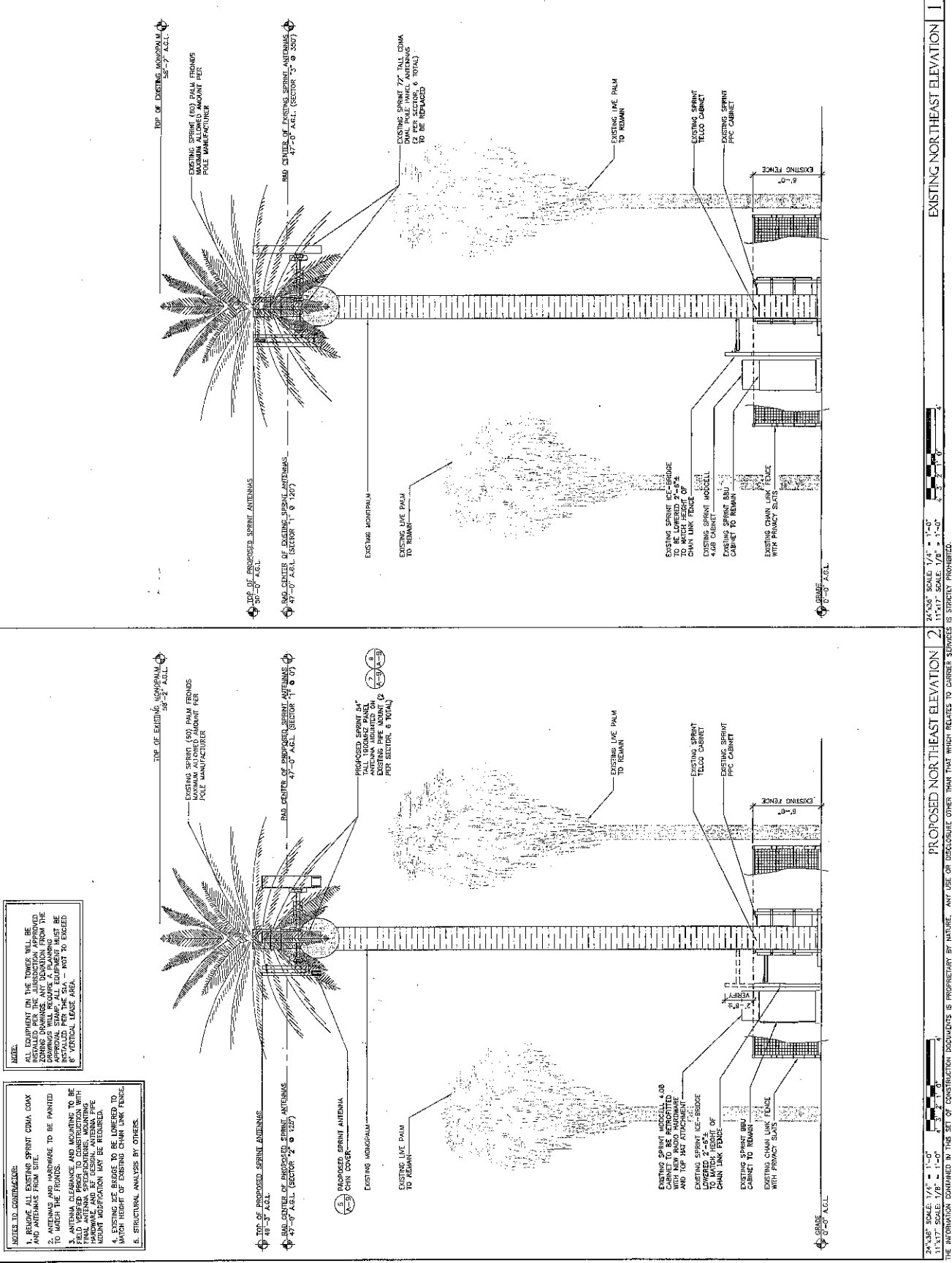
20'x36" SCALE: 1/4" = 1'-0"  
 11'x17" SCALE: 1/8" = 1'-0"  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS REPRESENTATIVE OF VALUE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PROJECT INFORMATION:  
 NETWORK VISION/WIRELESS LAUNCH  
**REAL HEALTH**  
 CROWN CASTLE SITE # 880238  
 SD34XC501  
 1424. 30TH STREET  
 SAN DIEGO, CA 92154  
 SAN DIEGO COUNTY  
 SHEET DATE: 04/08/13  
 ISSUED FOR: REVISED CONSTRUCTION

REV.	DATE	REVISIONS	ISSUED FOR
A	06/21/12	ISSUED FOR PER C&S REVIEW	CRK
B	07/18/12	ISSUED FOR 100% CONSTRUCTION	RJD
C	10/02/12	ISSUED FOR REVISED CONSTRUCTION	RJD
1	11/15/12	ISSUED FOR REVISED CONSTRUCTION	AF
2	12/05/12	REVISED PER PLAN CHECK COMMENTS	AF
3	01/21/13	REVISED PER PLAN CHECK COMMENTS	AF
4	04/08/13	REVISED PER PLAN CHECK COMMENTS	RJD

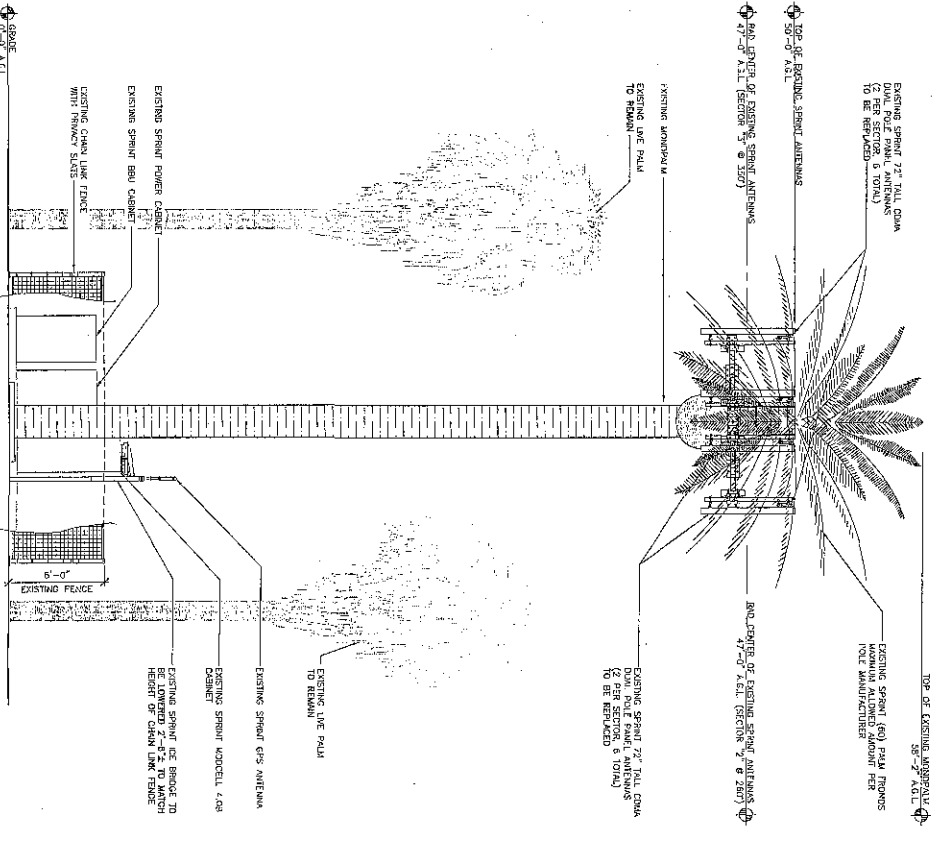
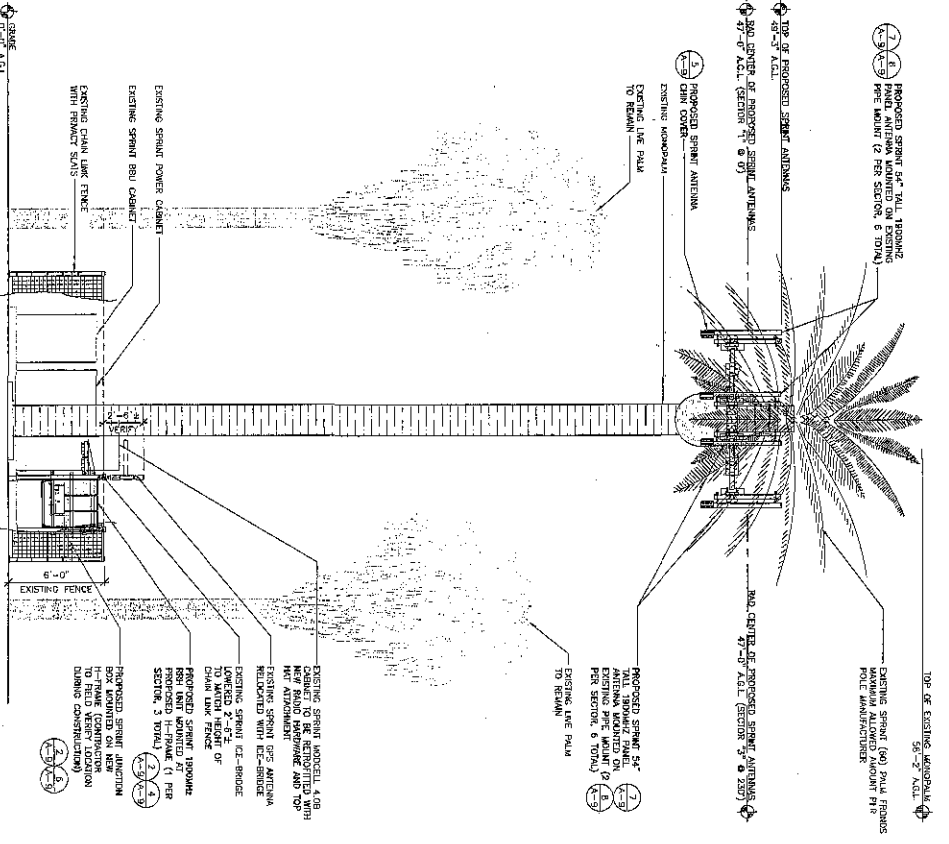
LICENSEURE:  
 SHEET TITLE:  
 EXISTING & PROPOSED  
 NORTHEAST ELEVATION  
 SHEET NUMBER:  
 REVISIONS:  
**A-6**  
 4



- NOTES TO CONSTRUCTION:**
1. REMOVE ALL EXISTING SPRINT CABLE COILS.
  2. ANTENNA AND WIRING TO BE PRINTED TO MATCH THE FENCES.
  3. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH MEASUREMENT AND PER DESIGN ANTENNA PER MOUNT MODIFICATION MAY BE REQUIRED.
  4. EXISTING ICE BRIDGE TO BE LOWERED TO MATCH HEIGHT OF EXISTING CHAIN LINK FENCE.
  5. STRUCTURAL ANALYSES BY OTHERS.

**NOTE:**

ALL EQUIPMENT FOR THIS PROJECT WILL BE INSTALLED PER THE JURISDICTION PERMITTED ZONING ORDINANCES. ANY DEVIATION FROM THE APPROVAL SHALL BE EQUIPMENT MUST BE INSTALLED PER THE SCA - NOT TO EXCEED THE MAXIMUM HEIGHT OF 20 FT.



24'-0" SCALE 1/4" = 1'-0"  
11'-0" SCALE 1/8" = 1'-0"

PROPOSED NORTH WEST ELEVATION 2

24'-0" SCALE 1/4" = 1'-0"  
11'-0" SCALE 1/8" = 1'-0"

EXISTING NORTH WEST ELEVATION 1

PRIS  
TELECOM SERVICES, LTD.  
3000 LAKEVIEW DRIVE  
SAN DIEGO, CA 92108

PROJECT INFORMATION

NETWORK VENDOR/SUBS/OWNER  
**REAL HEALTH**  
CROWN CASTLE SITE # 880  
SD34XC501

1424 30TH STREET  
SAN DIEGO, CA 92154  
SAN DIEGO COUNTY

ISSUE DATE  
04/08/13

ISSUED FOR:  
**REVISED CONSTRUCTION**

REV	DATE	DESCRIPTION
A	05/21/12	ISSUED FOR SETS TO REVIEW
B	07/18/12	ISSUED FOR COMM CONSTRUCTION
C	10/21/12	ISSUED FOR REVISED CONSTRUCTION
1	11/15/12	ISSUED FOR REVISED CONSTRUCTION
2	12/06/12	RECEIVED PER PLAN CHECK COMMENTS
3	01/21/13	RECEIVED PER PLAN CHECK COMMENTS
4	04/08/13	REVISED PER PLAN CHECK COMMENTS

LICENSEE:  
RIVISON

SHEET TITLE  
EXISTING & PROPOSED NORTHWEST ELEVATION

SHEET NUMBER  
A-7

SHEET NUMBER  
RIVISON  
4

PROPOSED NORTH WEST ELEVATION 2

24'-0" SCALE 1/4" = 1'-0"  
11'-0" SCALE 1/8" = 1'-0"

EXISTING NORTH WEST ELEVATION 1



PROJECT INFORMATION  
 NETWORK: VISON HARRIS LAUNCH  
**REAL HEALTH**  
 CROWN CASTLE SITE # 880238  
 SD34XC501  
 1424 30TH STREET  
 SAN DIEGO, CA 92154  
 SAN DIEGO COUNTY

ISSUE DATE: 04/08/13

REVISED CONSTRUCTION

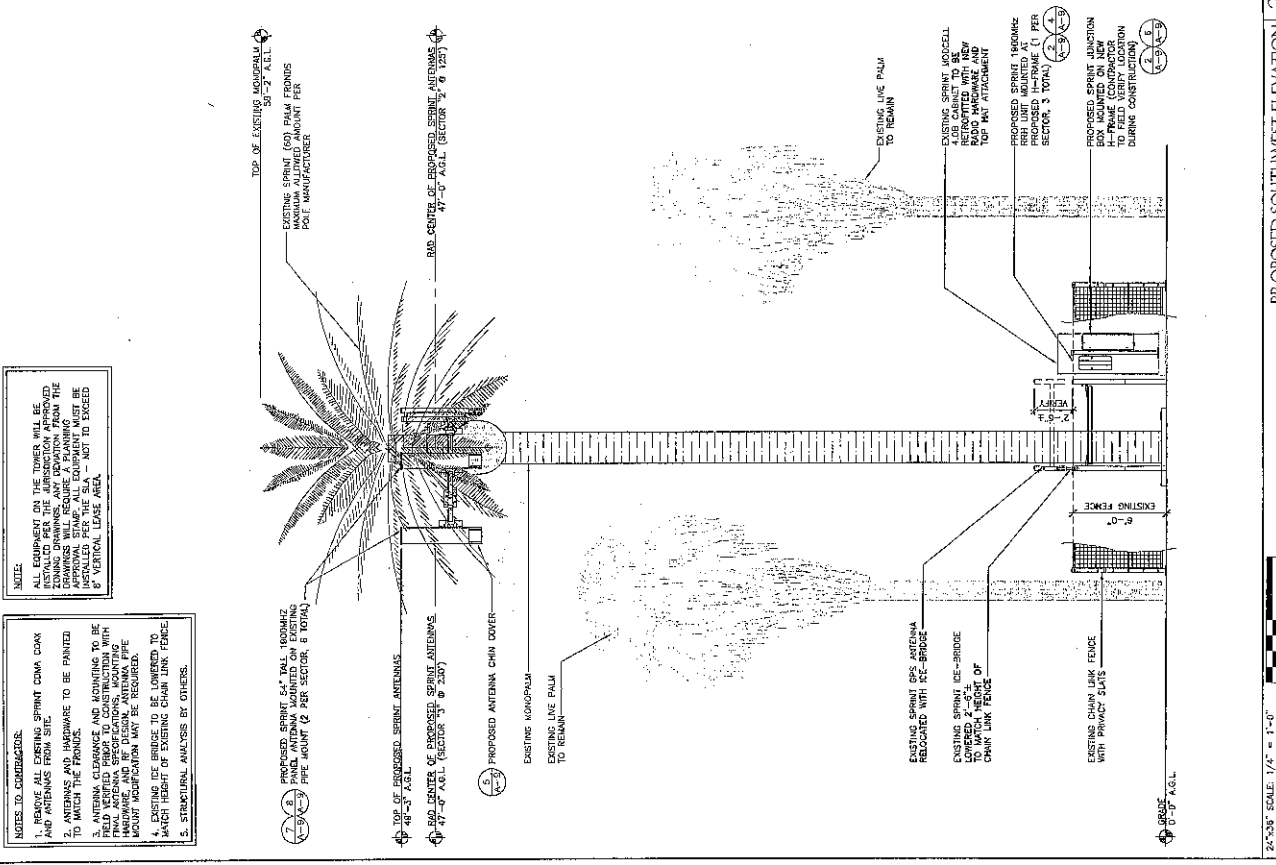
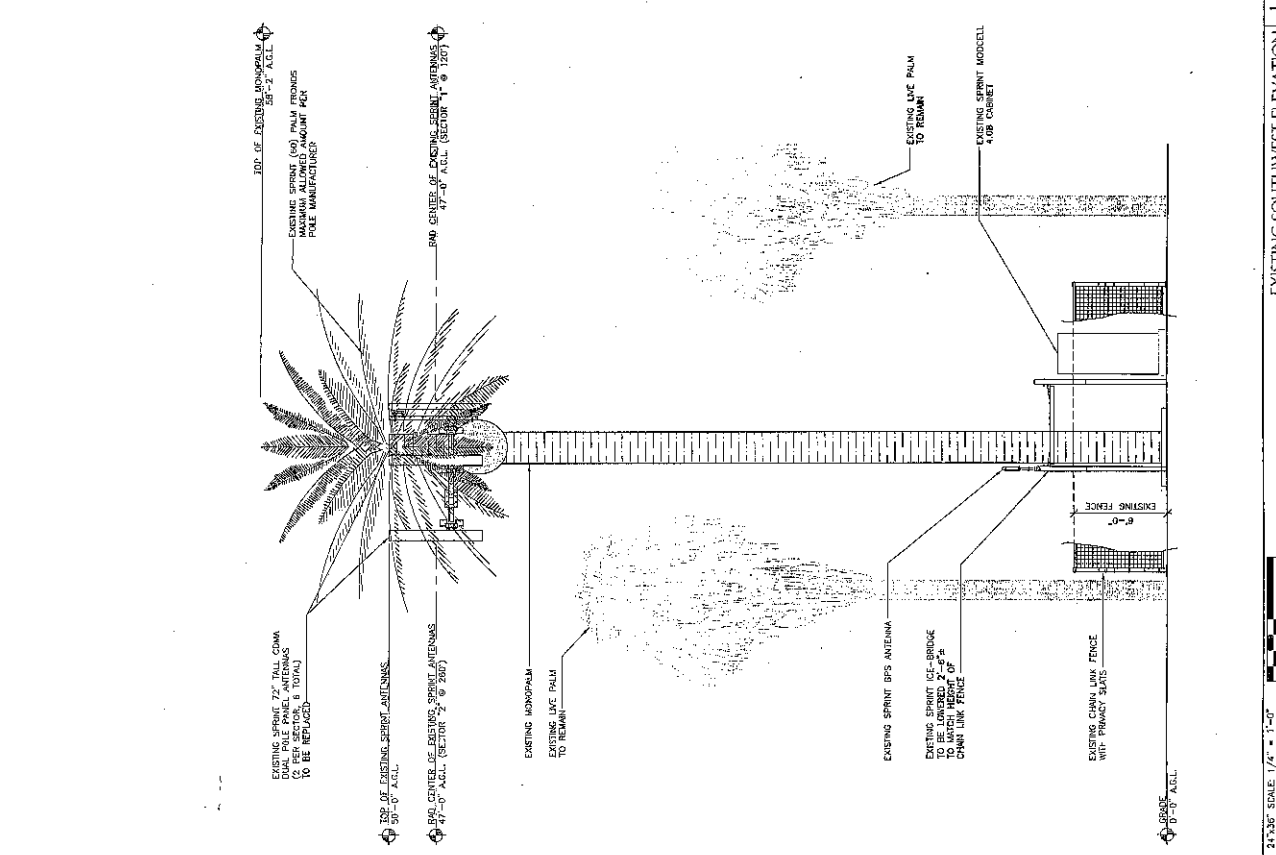
REV.	DATE	DESCRIPTION	INITIALS
A	10/21/12	ISSUED FOR 90% CD REVIEW	CRK
B	07/18/12	ISSUED FOR 100% CONSTRUCTION	RJD
0	10/22/12	ISSUED FOR REVISED CONSTRUCTION	RJD
1	11/19/12	ISSUED FOR REVISED CONSTRUCTION	AF
2	12/06/12	REVISED PER PLAN CHECK COMMENTS	AF
3	01/21/13	REVISED PER PLAN CHECK COMMENTS	AF
4	04/08/13	REVISED PER PLAN CHECK COMMENTS	RJD

LICENSEURE

SHEET TITLE  
 EXISTING & PROPOSED  
 SOUTHWEST ELEVATION

SHEET NUMBER: A-8

REVISION: 4



NOTE:  
 1. ALL EQUIPMENT ON THE TOWER SHALL BE INSTALLED PER THE JURISDICTION APPROVED ZONING DRAWINGS. ANY DEVIATION FROM THE APPROVAL STAMP. ALL EQUIPMENT MUST BE IDENTIFIED AS TO MANUFACTURER, MODEL, AND WEIGHT. ALL EQUIPMENT SHALL BE IDENTIFIED AS TO MANUFACTURER, MODEL, AND WEIGHT.

- NOTES TO CONTRACTOR:
1. ANTENNAS AND HARDWARE TO BE PAINTED TO MATCH THE FRAMES.
  2. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH THE CONTRACTOR. ALL ANTENNA PILE MOUNTING MODIFICATION MAY BE REQUIRED.
  3. EXISTING ICE BRIDGE TO BE LOWERED TO MATCH HEIGHT OF EXISTING CHAIN LINK FENCE. STRUCTURAL ANALYSIS BY OTHERS.



PROJECT INFORMATION:

NETWORK VISION MMBITS LAUNCH  
**REAL HEALTH**  
 CROWN CASTLE SITE # 880  
 SD34XC501  
 1424 30TH STREET  
 SAN DIEGO, CA 92154  
 SAN DIEGO COUNTY

ISSUE DATE:

04/08/13

ISSUED FOR:

REVISED CONSTRUCTION

REVISIONS		
REV.	DATE	DESCRIPTION
A	05/21/12	ISSUED FOR BOX CD REVIEW
B	07/18/12	ISSUED FOR 100% CONSTRUCTION
0	10/22/12	ISSUED FOR REVISED CONSTRUCTION
1	11/15/12	ISSUED FOR REVISED CONSTRUCTION
2	12/08/12	REVISED PER PLAN CHECK COMMENTS
3	01/21/13	REVISED PER PLAN CHECK COMMENTS
4	04/08/13	REVISED PER PLAN CHECK COMMENTS

LICENSE:

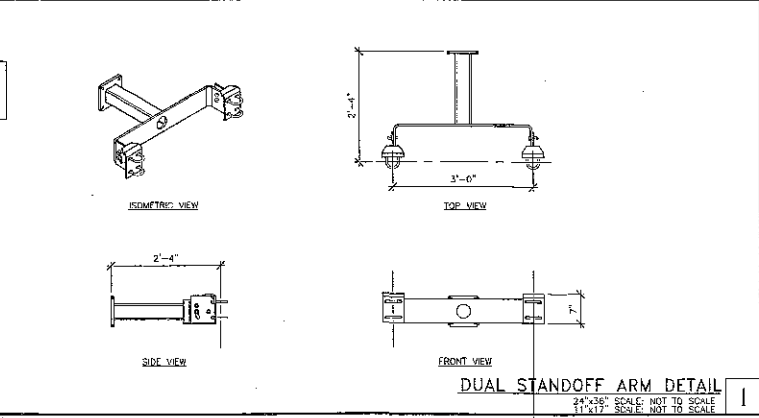
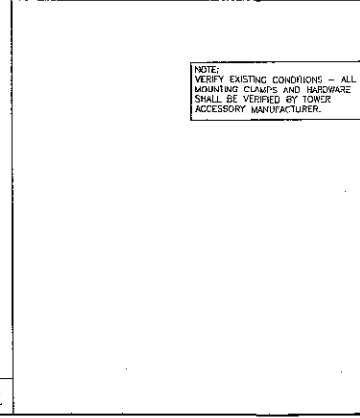
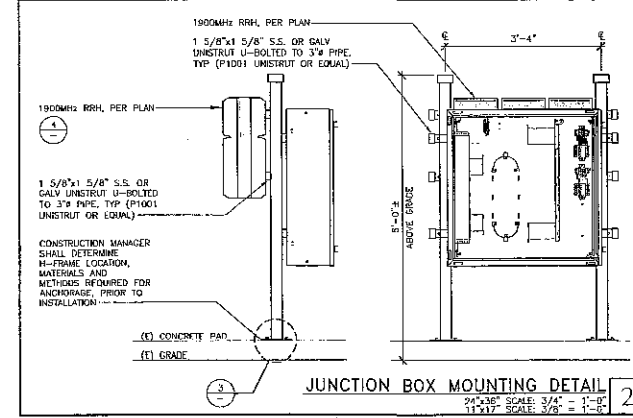
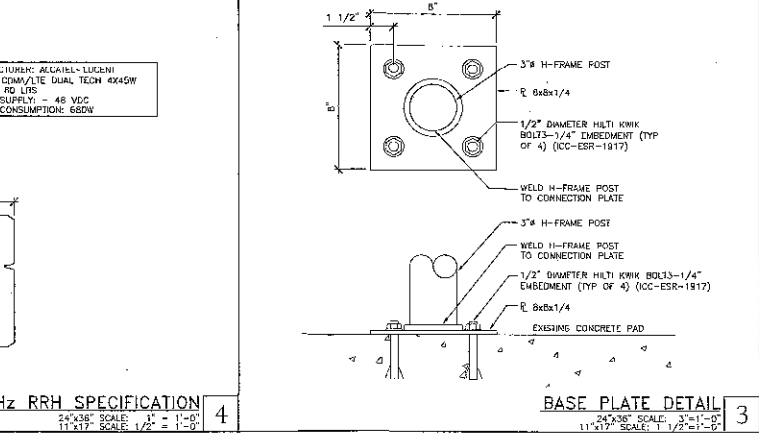
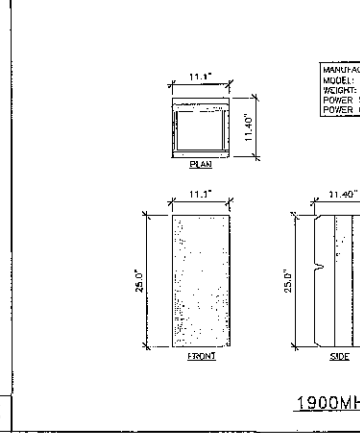
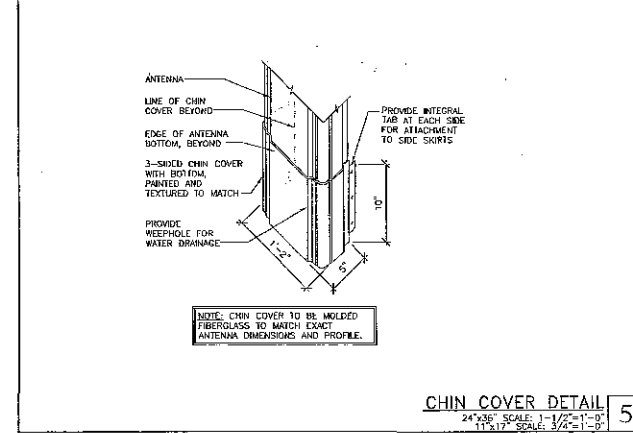
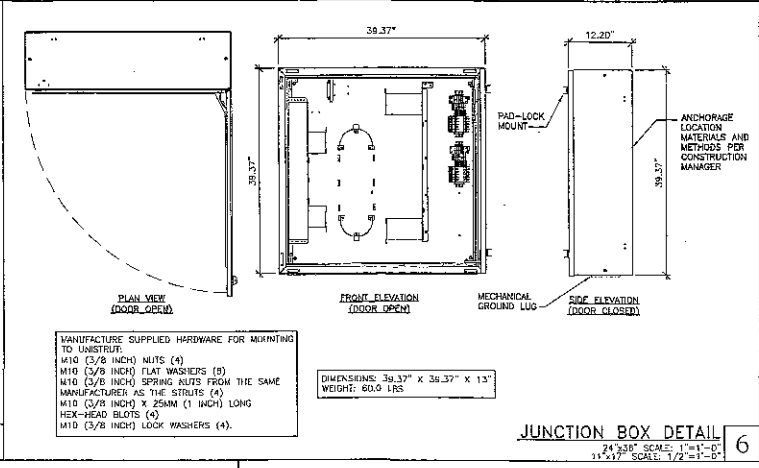
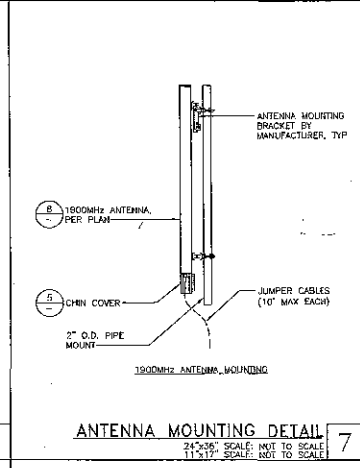
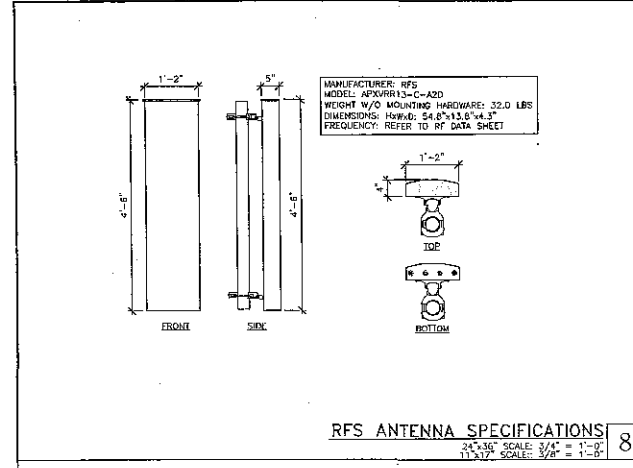
SHEET TITLE

EQUIPMENT AND CONSTRUCTION DETAIL

SHEET NUMBER: REVISIONS:

A-9

4



PROJECT INFORMATION: NETWORK VISION/AMBI'S LAUNCH REAL HEALTH CROWN CASTLE SITE # 880238 SD34XC501

ISSUE DATE: 04/08/13 REVISED CONSTRUCTION

Table with columns: REV, DATE, DESCRIPTION, REVISIONS

JCF:JC/NUR

SHEET TITLE: H-FRAME CALCULATIONS DETAIL SHEET NUMBER: REVISION: 4

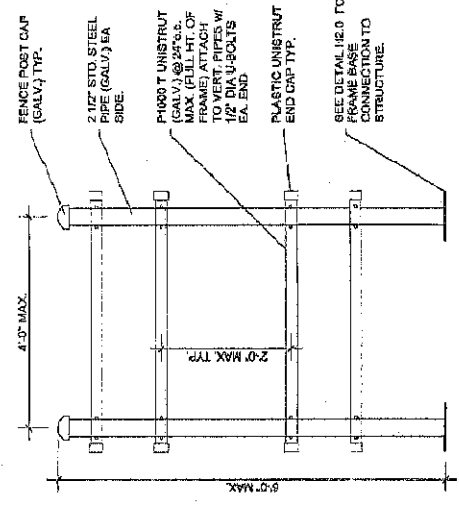
Project information including Client: REAL HEALTH, Site Number: 880238, and design notes.

Main table with columns: MEMBER, MANUFACTURER, QUANTITY, DIMENSIONS, WEIGHT, etc.

Notes regarding bolt bearing, cold-formed steel, and concrete design.

Table for Steel Moment Resisting Frame Design with columns: MEMBER, SECTION, S, C, I, T.

Table for Bolt Load Per Conn. with columns: MEMBER, S, C, I, T.



- Notes: 1. Two bolts to wood, 1/2\"/>

Reference to AISC 308/309 and other standards.

Design information fields: Project: 0, Client: 0, Site Number: 0, Design: EME, Date: 8/28/2012, Page: 1

Sprint  
SD34XC501

REAL HEALTH  
1424 30TH ST  
SAN DIEGO, CA 92154

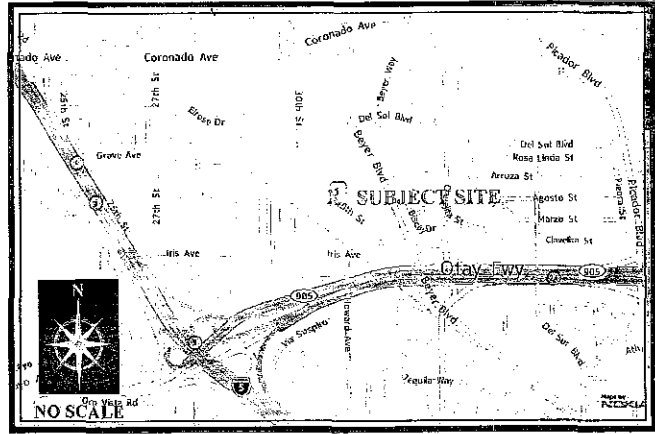
LOOKING SOUTHWEST TOWARD SUBJECT SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



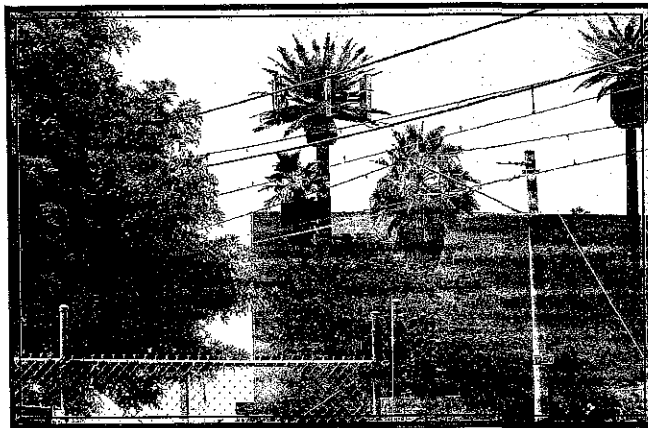
VICINITY MAP



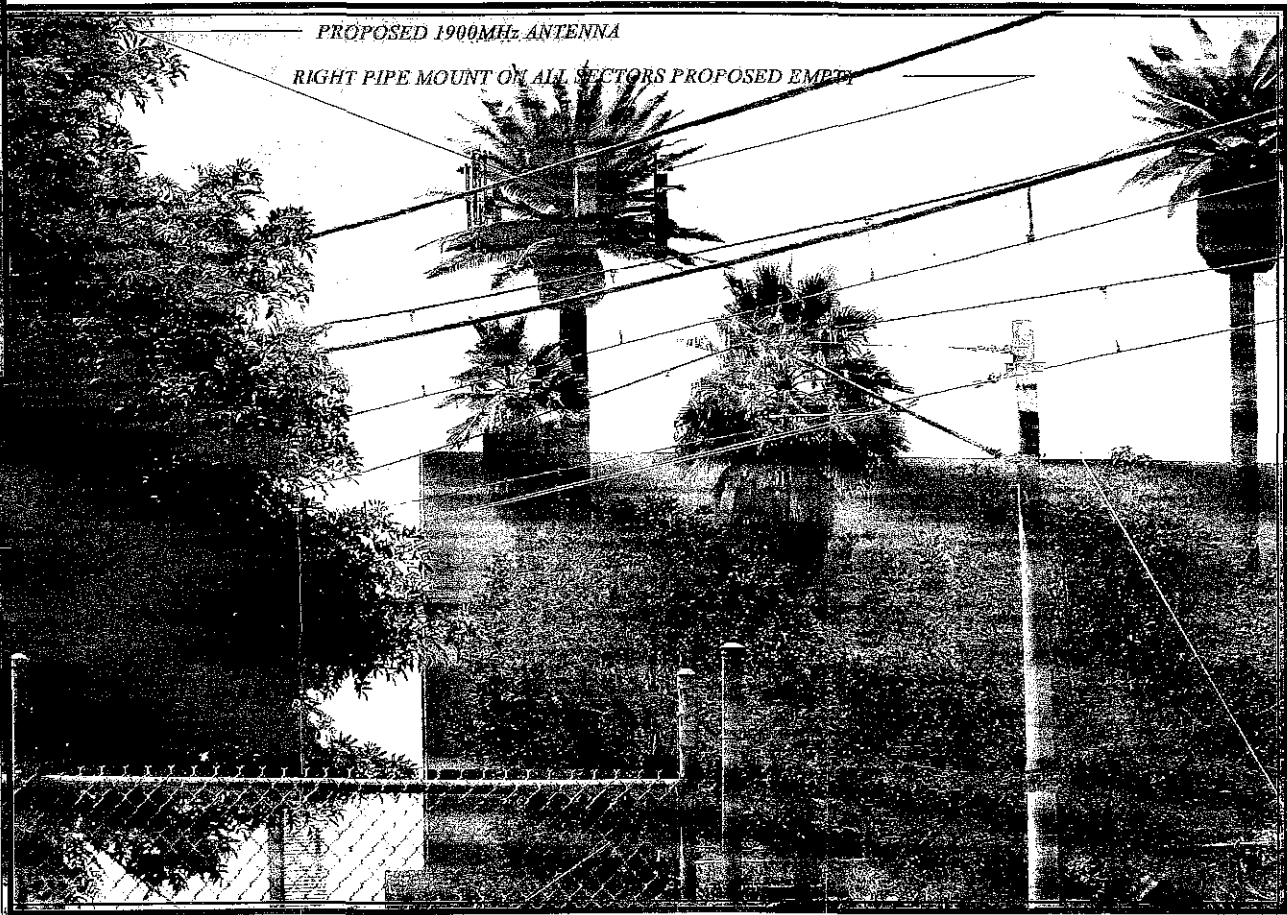
**Sprint**  
**SD34XC501**

**REAL HEALTH**  
**1424 30TH ST**  
**SAN DIEGO, CA 92154**

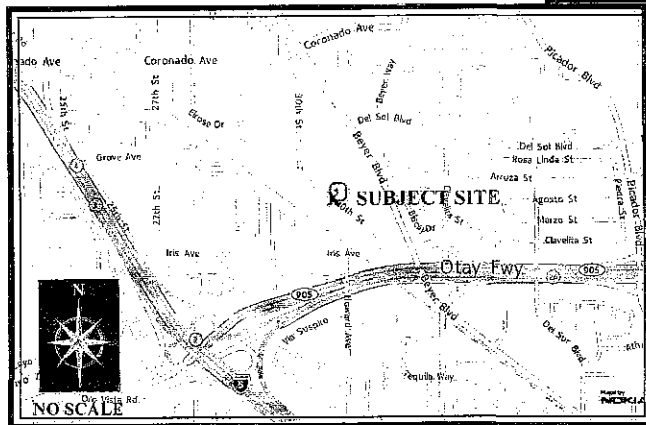
*LOOKING NORTHWEST TOWARD SUBJECT SITE*



**SITE PRIOR TO INSTALLATION**



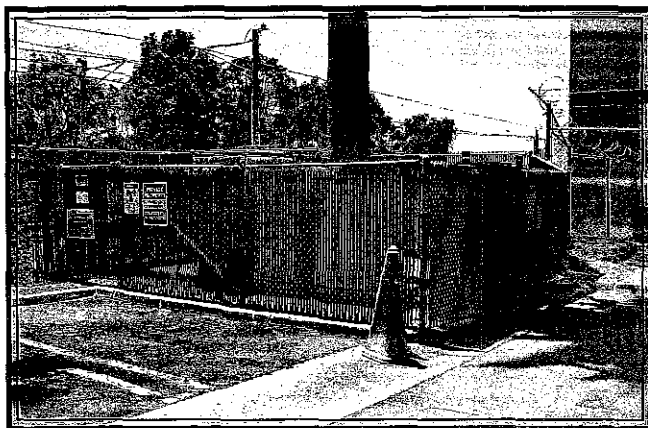
**SITE AFTER INSTALLATION**



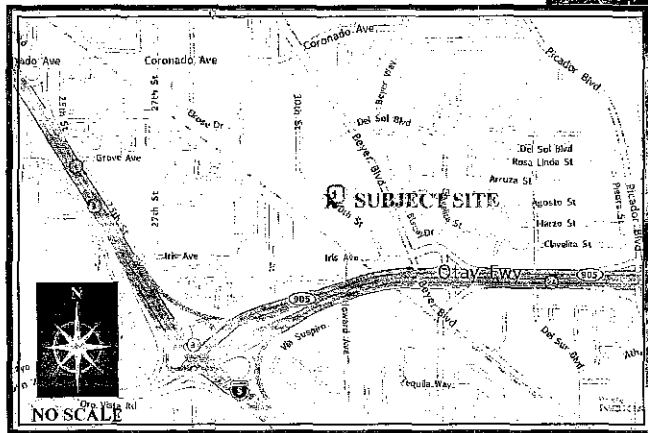
**VICINITY MAP**

**Sprint**  
**SD34XC501**

**REAL HEALTH**  
**1424 30TH ST**  
**SAN DIEGO, CA 92154**

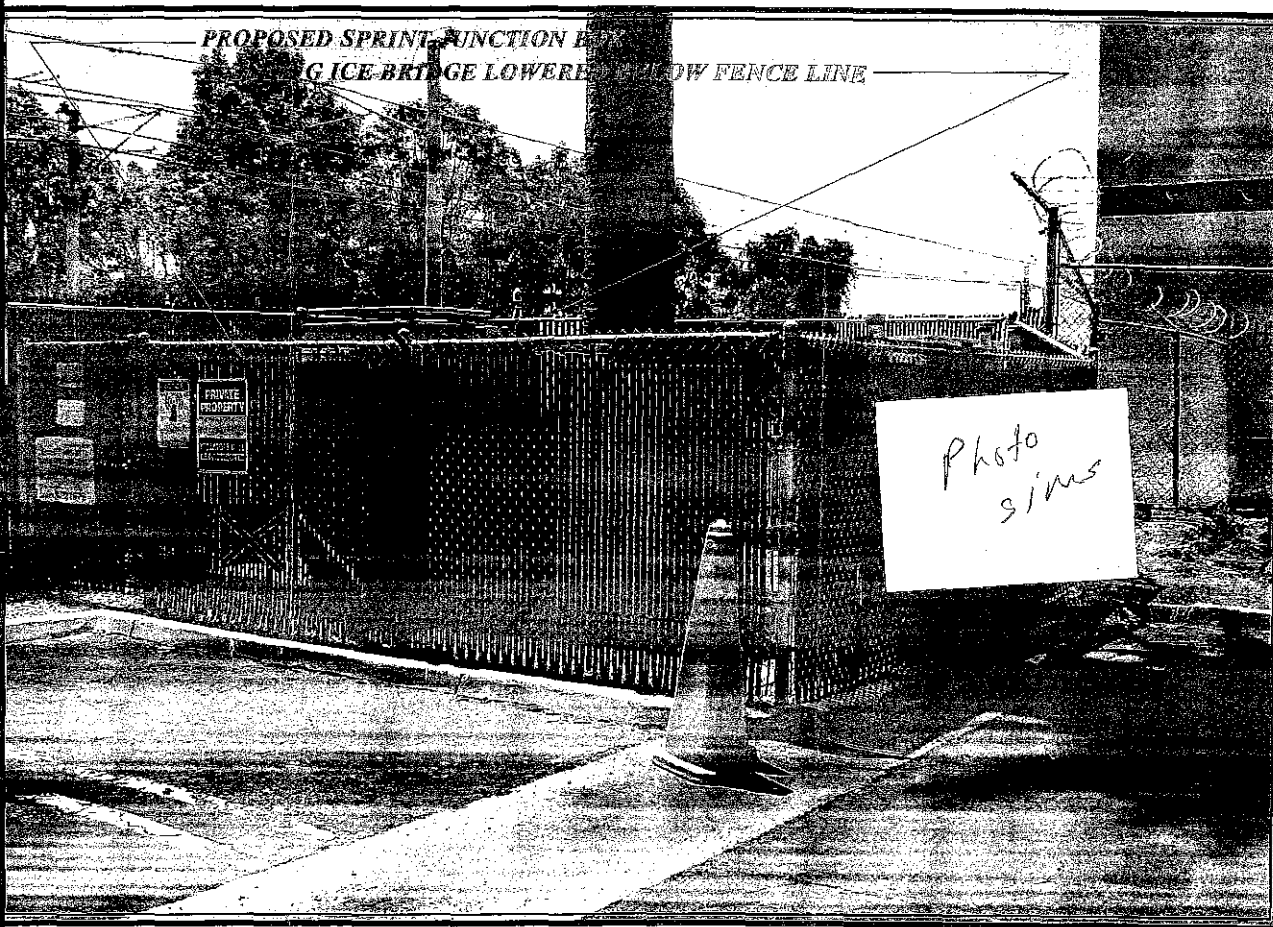


**SITE PRIOR TO INSTALLATION**



**VICINITY MAP**

**LOOKING WEST TOWARD SUBJECT SITE**



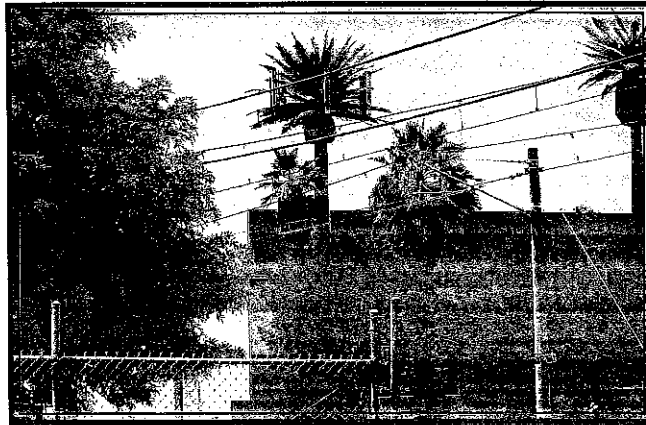
**SITE AFTER INSTALLATION**

Sprint

SD34XC501

REAL HEALTH  
1424 30TH ST  
SAN DIEGO, CA 92154

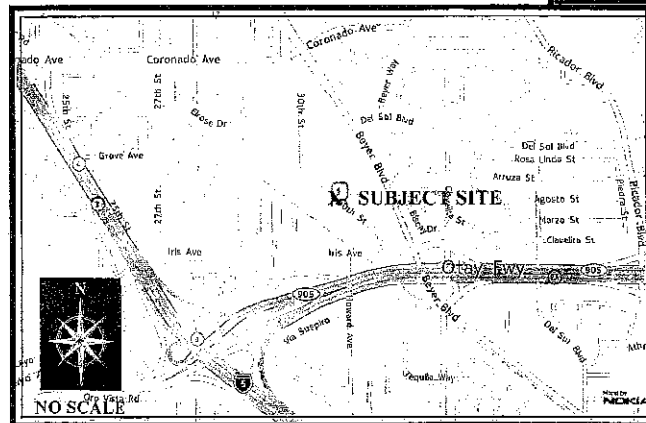
LOOKING NORTHWEST TOWARD SUBJECT SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP





①



②



3



4



5



6



7



**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP  
MEETING MINUTES  
10 April, 2013**

**Members Present:**

Dist. 1 John Swanson  
Dist. 2 Sam Mendoza  
Dist. 4 Diane Porter  
Dist. 5 Gabriel Uribe  
Dist. 6 Maria Mendoza  
Dist. 7 Robert Broomfield  
Dist. 9 Jacki Farrington  
Dist. 10 Bob Mikloski  
Dist. 11 Albert Velasquez  
Dist. 14 Wayne Dickey  
Dist. 15 Walt Zumstein

**Members Absent:**

Dist. 3 Ed Abraham  
Dist. 12 Carlos Sanchez  
Dist. 16 Steve Schroeder

**Two Seats vacant:**

Dist. 8 Vacant  
Dist. 13 Vacant

**Guests Present:**

*Coralie Zumstein, resident*  
*Capt. Anastasia Smith, SDPD guest*  
*Lt. Martha Sainz, SDPD guest*

1. **Call to Order/Introduction of Members:** The meeting was called to order at 6:33 p.m. by Chair Albert Velasquez, at the Otay Mesa Nestor Branch Library. He welcomed all Board members and members of the community to the meeting of the Otay Mesa-Nestor Community Planning Group (OMNCPG).
2. **Approval of minutes** – Motion was made by Maria Mendoza to approve the minutes of the March 13, 2013, OMNCPG meeting. The motion passed unanimously.
3. **Non-Agenda Public Comments:**
  - a. Capt. Anastasia Smith, SDPD, introduced herself as the new Captain of the Southern Division of the San Diego Police Department, and she also introduced Lt. Martha Sainz of the SDPD.
4. **SDPD Community Relations:** Officer Carlos Lacarra, [clacarra@pd.sandiego.gov](mailto:clacarra@pd.sandiego.gov) (619) 424-0440.
  - a. Capt. Smith represented the SDPD for this item and informed the group that Operation Stonegarden funding is still in effect:
    - Operation Stonegarden grant money is focused on crime prevention, detection and suppression in areas impacted along the Mexico\U.S. border.
    - Stonegarden provides additional resources to local law enforcement so they can more effectively prevent and suppress border-related crimes.
    - This grant money focus is also on reducing border-related crimes and on helping secure our borders by a strong, visible, proactive presence in local communities impacted by the border.

5. **Council District 8 Report:** Vivian Moreno, [vmoreno@sandiego.gov](mailto:vmoreno@sandiego.gov) (619) 533-6394. Staff member Vivian Moreno was not in attendance, but provided a handout with the following Dist. 8 monthly report
  - a. City of San Diego provides live webcasts and video archives, but are not the official public records. Call the City Clerk at 619-533-4000 for official records. Email CityTV at [citytv@sandiego.gov](mailto:citytv@sandiego.gov) for more information about the City webcasts.
  - b. Councilmember David Alvarez will hold office hours at the Otay Mesa Nestor Branch Library.
  - c. 1<sup>st</sup> Annual Day of the Child Festival will be held at Montgomery-Waller Park 4/28/13 from 10 am to 4 pm.
  - d. SCAMP flyers were handed out, contact the American Lung Assoc. at 619-683-7517 for more info.
  
6. **Action item:** Ratification of Emergency Item: At the February 13, 2013, meeting of the OMNCPG, the group voted unanimously for an emergency item to be placed on the meeting agenda. Then, the group considered this emergency item, and voted unanimously to approve a project proposed by the City of San Diego. The project is comprised of the replacement of parts of a water meter vault on Palm Avenue. Since no public notice was given of this item prior to that meeting, the OMNCPG considered ratification of this item at this noticed regular meeting.

Voting results: Motion passed unanimously.

7. **Informational Item:** Sprint modification project (PTS#295874 Real Health) Mark Berlin, Agent for Sprint, informed the group about this project, which includes placing antennas in fake palm trees on a parcel at 1424 30<sup>th</sup> St. San Diego, CA 92154. Contact Mark at 858-922-0237 [Mark.Berlin@sacw](mailto:Mark.Berlin@sacw)
  
  8. **Action Item:** Adrian Vazquez, of Vision Celular Internacional, Project #225263, presented a minor change in their application for an amended CUP to the group. Address: 1444 30th St Suite D & E, San Diego, CA 92154. The change consisted of project hours of use added to the plans. No other change was proposed to the application. The chair entertained a motion of approval of this small change to the plans for the amendment to the CUP.
- Voting result: The motion passed unanimously.
9. **Sub-Committee Reports:** The Public Facilities Financing Plan Sub-committee will meet at 6:30 pm, on April 24, 2013, at the Otay Mesa Nestor Branch Library.
  
  10. **Chair's Report:** No report.
  
  11. **Long Range City Planner's Report:** No report.
  
  12. **Adjournment:** 7:22 p.m.

Respectively submitted by John C. Swanson, Secretary



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** **Project No. For City Use Only**  
 SPRINT - REAL HEALTH (SD34XC501) #295874

**Project Address:**  
 1424 30TH Street, San Diego, CA 92154

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

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

**Additional pages attached**  Yes  No

Name of individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Project Title:</b> Sprint - SD34XC501 Real Health (Crown Castle #880238)	<b>Project No. (For City Use Only)</b>
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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):  
1424 30th Street, LLC

Owner    Tenant/Lessee

Street Address:  
1424 30th Street

City/State/Zip:  
San Diego, CA 92154

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
( 619 ) 213-1203

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

Title (type or print):  
Owner/Agent

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

Corporate/Partnership Name (type or print):  
Crown Castle Corporation - Global Signal

Owner    Tenant/Lessee Acquisitions II

Street Address:  
38 Executive Park #310

City/State/Zip:  
Irvine, CA 92614-6819

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
( 949 ) 930-4344

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

Title (type or print):  
District Manager

Signature : \_\_\_\_\_ Date: \_\_\_\_\_  
Scott Crisler 6.20.13

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: \_\_\_\_\_

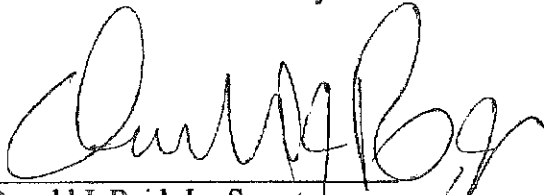
## GLOBAL SIGNAL ACQUISITIONS II LLC

## SECRETARY'S CERTIFICATE

I, Donald J. Reid, Jr., do hereby certify that I am the Secretary of Global Signal Acquisitions II LLC, a Delaware limited liability company (the "Company"), and further CERTIFY that:


1. Scott Crisler is the District Manager – Los Angeles for the West Area of the Company and continues to hold such office; and
2. pursuant to the Commitment Authority Policy of the Company dated June 5, 2009, a District Manager of the Company is authorized to execute agreements relating to his Area and District of the Company having an aggregate expenditure limit of up to \$60,000.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 22<sup>nd</sup> day of October, 2009.

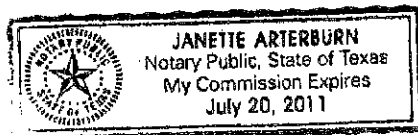
  
Donald J. Reid, Jr., Secretary

STATE OF TEXAS  
COUNTY OF HARRIS

This certificate was subscribed and sworn before me on the 22<sup>nd</sup> day of October, 2009, by Donald J. Reid, Jr., Secretary of Global Signal Acquisitions II LLC.

  
Notary Public

My Commission Expires: July 20, 2011



Project Title: Sprint - SD34XC501 Real Health (Crown Castle #880238)	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

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Corporate/Partnership Name (type or print):  
1424 30th Street, LLC

Owner     Tenant/Lessee

Street Address:  
1424 30th Street

City/State/Zip:  
San Diego, CA 92154

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
( 619 ) 213-1203

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

Title (type or print):  
Owner/Agent

Signature: Michelle Torres (Agent) Date: 6/13/13

Corporate/Partnership Name (type or print):  
Crown Castle Corporation

Owner     Tenant/Lessee

Street Address:  
38 Executive Park #310

City/State/Zip:  
Irvine, CA 92614-6819

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
( 949 ) 930-4344

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: \_\_\_\_\_

Date: 6/4/12

Sprint Site Name: SD34XC501 Real Health (Crown Castle #880238)

**RE: Letter of Authorization to Pursue a Wireless Communication Facility**

To Whom It May Concern,

As owner/agent of the property referenced below, I hereby appoint SAC Wireless, my agent for the purpose of consummating any application necessary to ensure their ability to use the property for which Sprint is negotiating a lease for the purpose of modifying an existing wireless communication facility. I understand this application may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of building permits.

Property Address: 1424 30<sup>th</sup> Street, San Diego, CA 92154

By: Michelle James (Agent)  
signature

Date: 6/19/13

Print Name & Title: Michelle James, Property Manager

**1460 CAPITAL CORPORATION; DBA PACIFIC COAST COMMERCIAL****AMENDMENT TO PROPERTY MANAGEMENT AGREEMENT**

**THIS AMENDMENT TO COMMERCIAL PROPERTY MANAGEMENT AGREEMENT** (the "Amendment") is dated **April 18, 2013** and is entered into by and between **Jonathan and Elizabeth Glasier** ("Owner"), and **1460 CAPITAL CORPORATION; DBA PACIFIC COAST COMMERCIAL** ("Manager"); and is intended to amend the management agreement dated **April 23, 2003** ("Agreement") for the property located at: **1424 30<sup>th</sup> Street, San Diego, CA 92154** ("Property"). All terms and conditions of the original management agreement will remain unchanged except as hereby amended below.

**CORPORATION DBA CHANGE:**

Owner shall hereinafter be; **1424 30<sup>th</sup>, LLC**

**TERM OF AGREEMENT:**

The term of this Agreement shall commence on **April 18, 2013**, and shall continue for a period of **One (1) year**, and shall be automatically renewable for additional periods of one (1) year each. Each such renewal of this Agreement shall be automatic unless either party provides written notice to the other of its election to terminate this Agreement not less than sixty (60) days prior to the end of the initial term or any succeeding one (1) year extension. However, under no circumstances shall the term of this agreement exceed five (5) years without written acknowledgment by Owner and Manager.

**OWNER:**

**1424 30<sup>th</sup>, LLC**

**MANAGER:**

**1460 CAPITAL CORPORATION; DBA PACIFIC COAST COMMERCIAL**

By Jonathan Glasier, member By  
Jonathan Glasier  
Its: Member

Robert Phillips  
Its: Chief Executive Officer

By Elizabeth Glasier, Member  
Elizabeth Glasier  
Its: Member

**Notice Address:**

**P.O. Box 371443  
San Diego, CA 92137**

**Notice Address:**

**6050 Santo Road, Suite 200  
San Diego, CA 92124  
(619) 469-3600 – Phone  
(858) 560-5604 – Fax**



**Sprint Crown Castle Real Health LTE**  
**PROJECT CHRONOLOGY**  
**PTS #295874 INT #24003248**

Date	Action	Description	City Review	Applicant Response
09.17.2012	<b>First Submittal</b>	<b>Project Deemed Complete</b>		
10.09.2012	First Assessment Letter		<b>22 days</b>	
02.11.2013	Second Submittal			<b>125 days</b>
03.26.2013	Second Assessment Letter		<b>43 days</b>	
04.10.2013	Third Submittal			<b>15 days</b>
05.10.2013	All issues resolved		<b>30 days</b>	
07.11.2013	Scheduled for Planning Commission		<b>62 days</b>	
<b>Total Staff Time:</b>		Including City Holidays and Furlough	<b>157 days</b>	
<b>Total Applicant Time:</b>		Including City Holidays and Furlough		<b>140 days</b>
<b>Total Project Running Time:</b>		From Deemed Complete to PC Hearing	<b>297 days</b>	





THE CITY OF SAN DIEGO

DATE OF NOTICE: June 26, 2013

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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**DATE OF HEARING:** July 11, 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 4  
**PROJECT NUMBER:** 295874  
**PROJECT NAME:** SPRINT REAL HEALTH LTE  
**APPLICANT:** Mark Berlin

**COMMUNITY PLAN AREA:** Otay Mesa Nestor  
**COUNCIL DISTRICT:** District 8

**CITY PROJECT MANAGER:** SIMON TSE, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 687-5984, Stse@sandiego.gov

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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 to modify an existing Wireless Communication Facility that consist of a 58'-2" tall faux monopalm with six (6) replacement antennas and three (3) new Remote Radio Heads. The equipment associated with this modification is adjacent to the monopalm and behind a chain-link fence.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be



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

This project was determined to be categorically exempt from the California Environmental Quality Act on May 16, 2013 and the opportunity to appeal that determination ended June 3, 2013.

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

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

Internal Order Number: 24003248

Revised 10-4-12 HMD-





Date: 4-9-13

**Re: SITE JUSTIFICATION LETTER FOR PDP (Process 4)**

Sprint presently operates a wireless communications facility at 1424 30<sup>th</sup> Street. The subject property is in the Industrial IL-2-1 zone. The property is occupied by a number light industrial / manufacturing enterprises and an existing 58'-2" Crown Castle monopalm accommodating multiple Sprint panel antennas. Due to the high volume of commercial traffic around the site, especially the adjacent arterials, including 30<sup>th</sup> Street, Beyer Blvd., Iris Avenue, and Interstates 5 and I-905, capacity and coverage at the subject Sprint facility is crucial.

The existing Sprint facility on the Crown Caste monopalm was approved on 1-25-01, under a Conditional Use Permit, for multiple panel antennas all mounted within the faux fronds of the monopalm. The Sprint equipment is located in a 342 square foot fenced in (slat fencing) equipment compound which surrounds the monopalm. However, this site is completely insufficient in both capacity and coverage to meet growing demand of existing and new Sprint customers. Sprint is in the process of deploying "Network Vision" capacity upgrades across the network. The purpose of the proposed modifications is to add bandwidth in order to service more customers and to increase speed for the faster transmission data.

As part of these network upgrades, Sprint now proposes to modify the existing facility at 1424 30<sup>th</sup> Street. Modifications to the monopalm entail the removal of (6) CDMA Sprint dual pole panel antennas and replacement with 6 new shorter 54" tall panel antennas, adding (6) new RRH (radio units) within the equipment compound, and retrofitting existing cabinets, all within the scope of the original approved CUP #99-0923-07. Proposed modifications conform to the original Conditional Use Permit.

Sprint has agreed, per Planner recommendation, to enhance the faux palm tree by replacing existing 72" long antennas with new 54" long panel antennas, a significant size reduction, as well as reduce (closer within the palm fronds) the size of the antenna mounting t-arms, paint antennas and mounting hardware to match tree fronds, and reduce the existing ice bridge height to match fence height. These measures will result in an improvement to the aesthetics of the tree and equipment area, as all antennas and mounting infrastructure will more stealth by design.



Photo simulations and building plans of the proposed modifications are included with this response to the Second Completeness Review Letter (3-25-13) to better depict the proposed modifications.

Feel free to contact me with any questions or concerns regarding my Limited Use Permit request.

Thank you.

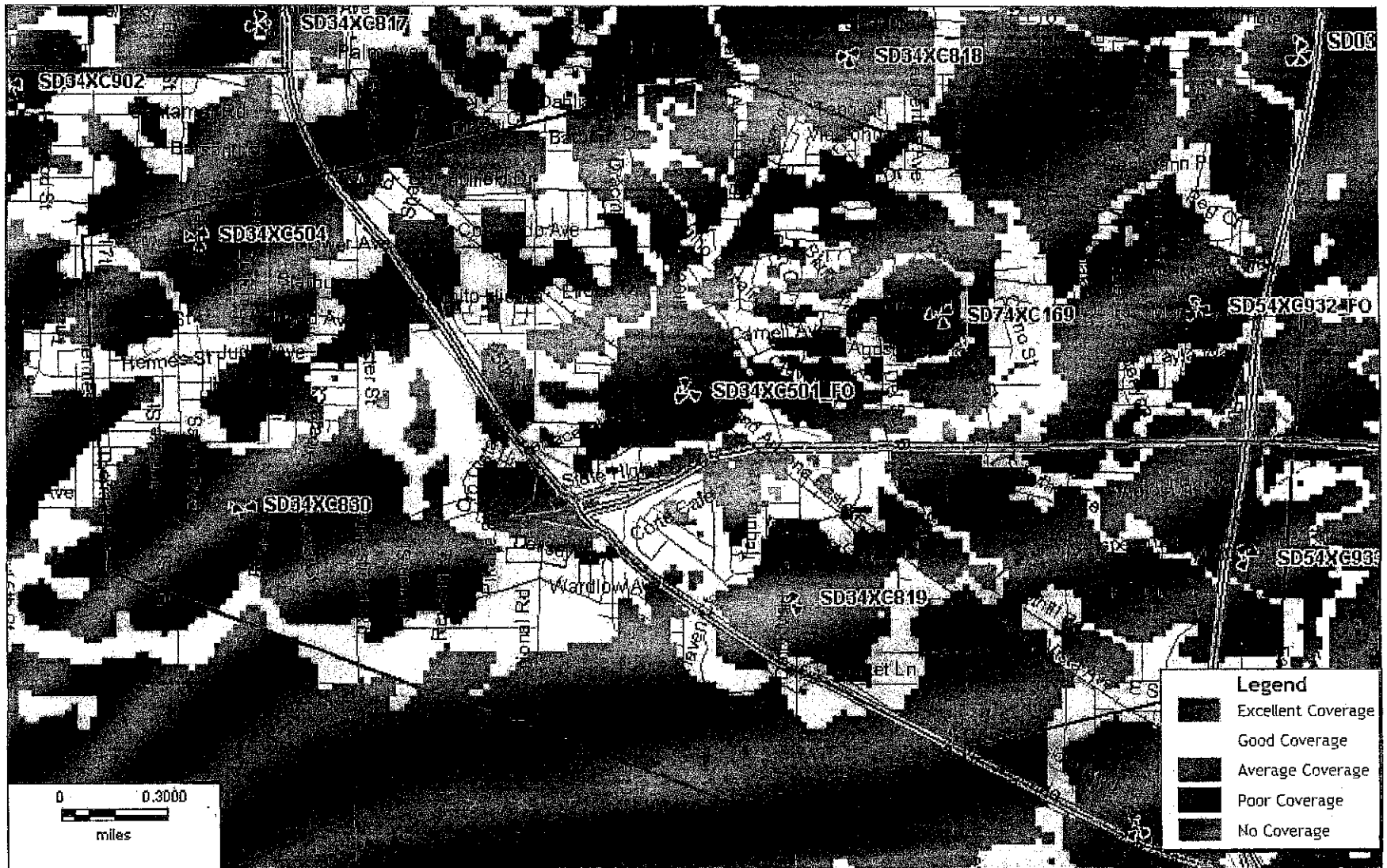
Regards,

A handwritten signature in cursive script that reads 'Mark Berlin'.

Mark Berlin  
Planning Manager  
On behalf of Alcatel-Lucent for Sprint PCS  
858.922.0237  
Mark.Berlin@sacw.com



# SD34XC501 neighboring sites Coverage: Proposed Configuration



# SD34XC501 Coverage with neighboring sites : Current Design

