



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 19, 2013 **REPORT NO. PC-13-094**

ATTENTION: Planning Commission, Agenda of September 26, 2013

SUBJECT: AT&T – VFW
PROJECT NO. 261120. PROCESS 4.

**OWNER/
APPLICANT:** VFW DON DIEGO POST 7420/
AT&T MOBILITY

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 2100 Logan Avenue, within the Barrio Logan community plan area?

Staff Recommendation: APPROVE Site Development Permit No. 1155461, Conditional Use Permit No. 1155462, Coastal Development Permit No. 1155463, and Planned Development Permit No. 1155464.

Community Planning Group Recommendation: There is no recognized Community Planning Group for Barrio Logan. Therefore, no recommendation is available.

Environmental Review: This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Sections 15301 (Existing Facilities) and 15303 (New Construction). The environmental exemption determination was made on April 26, 2013 and the opportunity to appeal that determination ended July 1, 2013.

Fiscal Impact Statement: AT&T Mobility is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

This project is an application for a Barrio Logan Planned District Permit, processed as a Site

Development Permit (SDP) and a Conditional Use Permit (CUP), Coastal Development Permit (CDP), and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project is located at 2100 Logan Avenue. The project is located in the Barrio Logan Planned District (BLPD) – Redevelopment Subdistrict zone, within the Barrio Logan Community Plan area (Attachments 1, 2, 3 and 4).

This project consists of a new 50-foot tall faux pine tree, referred to as a “monopine,” supporting 12 panel antennas. Equipment associated with the antennas will be located in an enclosure adjacent to the monopine.

The BLPD – Redevelopment Subdistrict zone allows Utilities (which the Planned District defines as to include cellular facilities¹) with the processing of a CUP in this area of the Redevelopment Subdistrict identified as Commercial.

A BLPD Permit is required for all development proposed in the Redevelopment Subdistrict. The BLPD Permit is processed as a SDP. In addition, a CDP is required as this project is located within the Coastal Permit Overlay Zone. The project is *not* located within the 30-foot Coastal Height Limit Overlay Zone.

Two deviations are requested as part of this project and are being permitted with the processing of a Planned Development Permit:

1. The BLPD identifies 35 feet as the height limit for this portion of the Redevelopment Subdistrict. In addition, the BLPD [LDC section 152.0317(e)(11)] states that for utilities, “In no case shall any utility or communication infrastructure exceed the height limitations contained in the BLPD.” The proposed monopine, at 50 feet tall, deviates from the zone height limit by 15 feet.
2. The WCF Regulations, LDC section 141.0420(g)(6) allow WCF designed as faux trees when there are existing trees present, or proposed trees similar in size and species to the proposed faux tree. Space is limited adjacent to the monopine, however two pine trees are proposed. The combination of existing and proposed trees is not sufficient to adequately screen and integrate the proposed monopine, which requires this deviation request.

In order to help support the two deviations requested, AT&T is proposing six 36-inch box size Jacaranda street trees along the project’s street frontage. These trees will improve the appearance of the monopine as viewed from the public right-of-way and will help screen and integrate the faux tree with the community.

Community Plan Analysis:

The Barrio Logan Community Plan is currently in the process of being updated and is scheduled to be adopted by the City Council in September. This property, while currently located within the Barrio Logan Planned District – Redevelopment Subdistrict zone, is proposed to be rezoned

¹ LDC section 152.0104

to CN-1-4. The height limit proposed for this new zone is 60 feet. While the project, subject to the current zone development regulations, deviates from the zone 35-foot height limit by 15 feet, under the new zone it would be 10 feet under the height limit.

Under the new community plan, the project would be located in the Historic Core with street frontage in the Logan Avenue Arts District. The project will be consistent with Policy 3.1.8 of the new plan, which encourages shade-producing trees along sidewalks, with an emphasis in the Historic Core area, to improve walkability. In addition, the project is located adjacent to two Pedestrian Routes identified in the new plan: a Neighborhood Route on Evans Street and a Corridor Route on Logan Avenue. The proposed Jacaranda street trees are identified as a theme tree in the Historic Core. (Certain identified theme tree species are recommended for the various Barrio Logan Landscape Districts identified in Appendix A of the new community plan.)

The current and updated Barrio Logan Community Plans do not specifically address WCFs, however the City's General Plan addresses WCFs in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The project complies with the General Plan recommendations by utilizing a camouflage technique, in this case a faux tree, to integrate the wireless facility with the surroundings. Proposed live trees adjacent to the monopine and within the public right-of-way will help to screen and blend the facility in with the surrounding neighborhood.

Conclusion:

With the exception of the two requested deviations, this project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of SDP No. 1155461, CUP No. 1155462, CDP No. 1155463, and PDP No. 1155464.

ALTERNATIVES

1. **Approve SDP No. 1155461, CUP No. 1155462, CDP No. 1155463, and PDP No. 1155464, with modifications.**
2. **Deny SDP No. 1155461, CUP No. 1155462, CDP No. 1155463, and PDP No. 1155464, 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
Acting Deputy Director
Development Services Department

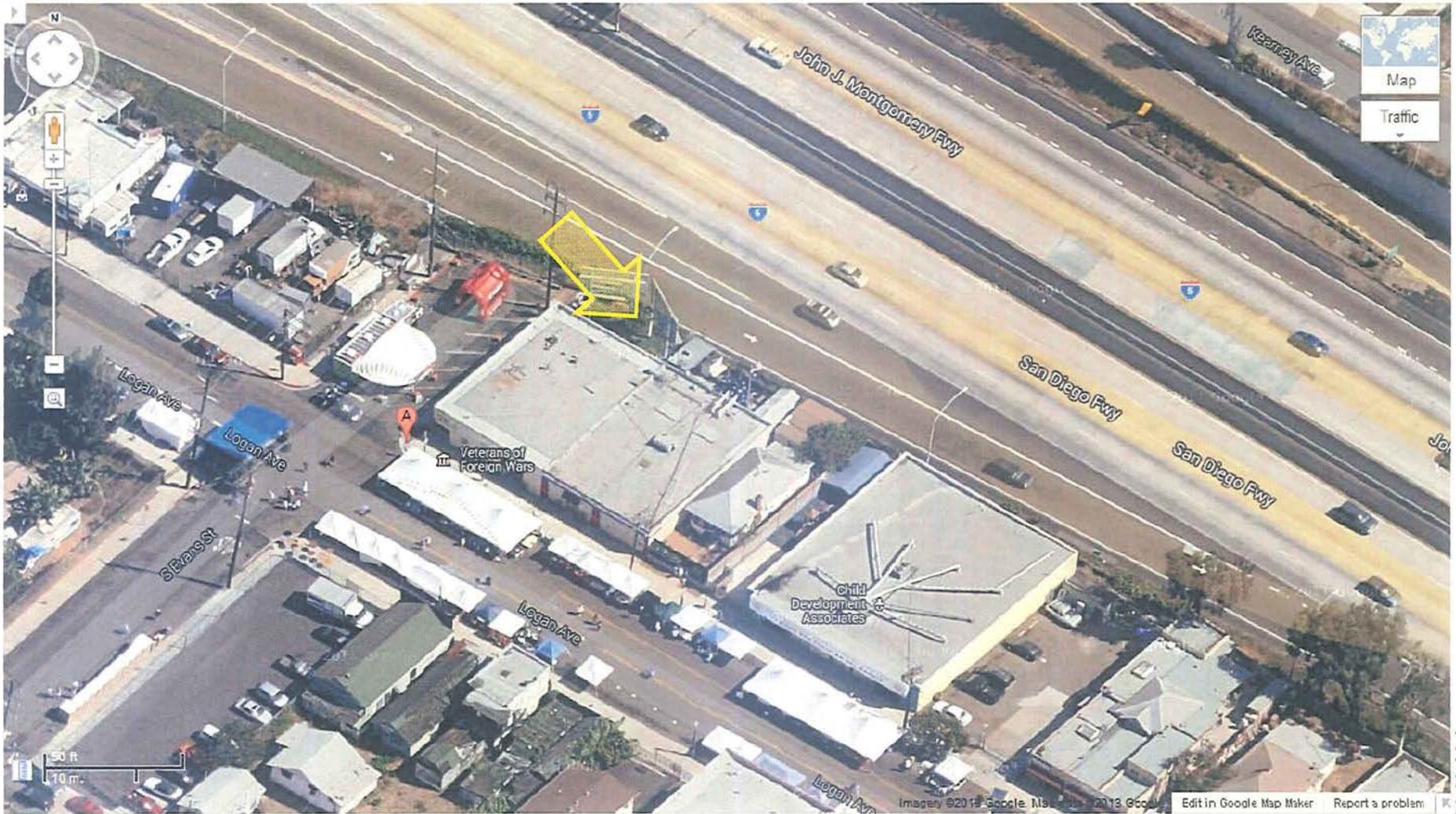


Alex Hempton, AICP
Development Project Manager
Development Services Department

TOMLINSON/AFH

Attachments:

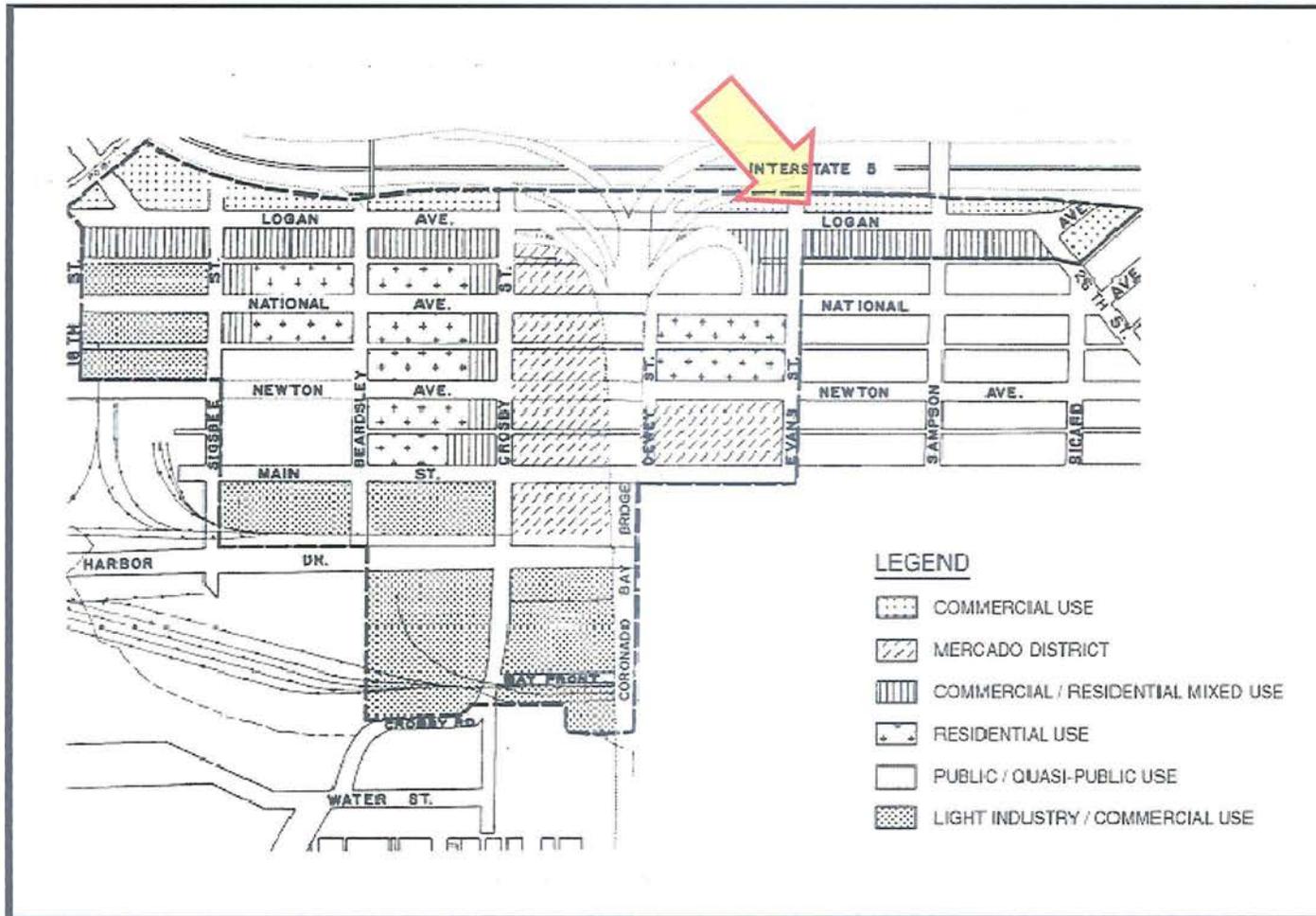
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of (Environmental) Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project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



Aerial Photo

AT&T - VFW - Project Number 261120

2100 Logan Avenue



REDEVELOPMENT SUBDISTRICT - BARRIO LOGAN PLANNED DISTRICT
PERMITTED LAND USE CATEGORIES

FIGURE 2
 OF SECTION
 103.0956



Community Plan Land Use Designation

AT&T - VFW - Project Number 261120

2100 Logan Avenue

Designated as
 Commercial Use



Project Location Map

AT&T – VFW – Project Number 261120

2100 Logan Avenue



ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	AT&T – VFW	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of a new 50 foot tall monopine supporting 12 panel antennas. Equipment is proposed adjacent to the monopine.	
COMMUNITY PLAN AREA:	Barrio Logan	
DISCRETIONARY ACTIONS:	SDP, CUP, CDP, and PDP (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: Barrio Logan Planned District – Redevelopment Subdistrict		
HEIGHT LIMIT: 35'		
FRONT SETBACK: 0'		
SIDE SETBACK: 0'		
REAR SETBACK: 0'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Freeway, Barrio Logan Planned District (BLPD) – Redevelopment Subdistrict	Freeway
SOUTH:	Commercial/Residential Mixed Use, Barrio Logan Planned District (BLPD) – Redevelopment Subdistrict	Residential/Mixed Uses
EAST:	Commercial, Barrio Logan Planned District (BLPD) – Redevelopment Subdistrict	Residential/Freeway/Mixed Uses
WEST:	Commercial/Residential Mixed Use, Barrio Logan Planned District (BLPD) – Redevelopment Subdistrict	Residential/Freeway/Mixed Uses

<p>DEVIATIONS OR VARIANCES REQUESTED:</p>	<p>Deviation to the Barrio Logan Planned District – Redevelopment Subdistrict 35 foot height limit and to the WCF Design Requirements, LDC section 141.0420(g)(6) which require existing and proposed trees to allow a faux tree.</p>
<p>COMMUNITY PLANNING GROUP RECOMMENDATION:</p>	<p>No community group recommendation is available as there is no recognized community planning group for Barrio Logan.</p>

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
SITE DEVELOPMENT PERMIT NO. 1155461
CONDITIONAL USE PERMIT NO. 1155462
COASTAL DEVELOPMENT PERMIT NO. 1155463
PLANNED DEVELOPMENT PERMIT NO. 1155464
AT&T – VFW
PROJECT NUMBER 261120

WHEREAS, the VFW DON DIEGO POST 7420, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1155461, 1155462, 1155463, and 1155464);

WHEREAS, the site is located at 2100 Logan Avenue in the Barrio Logan Planned District, Redevelopment Subdistrict zone of the Barrio Logan Community Plan;

WHEREAS, the project site is legally described as: Lots 1, 2, 3, and 4, in Block 175, of San Diego Land and Town Company's addition, according to Map Thereof No. 379, filed in the Office of the County Recorder of San Diego County, October 30, 1886;

WHEREAS, on April 26, 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 Sections 15301 (Existing Facilities) and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 26, 2013, the Planning Commission of the City of San Diego considered Site Development Permit No. 1155461, Conditional Use Permit No. 1155462, Coastal Development Permit No. 1155463, and Planned Development Permit No. 1155464 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated September 26, 2013:

FINDINGS:

Site Development Permit - Section 126.0504

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

While the Barrio Logan Community Plan does not specifically address WCFs, the City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or

blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This project proposes to camouflage antennas on a 50-foot tall faux pine tree, referred to as a “monopine.” The proposed faux tree is situated at the rear of the property, between two billboards, adjacent to Interstate 5. Two live pine trees are proposed adjacent to the monopine. Due to the limited space adjacent to the monopine, six 36-inch box size street trees are proposed within the public right-of-way which will act to screen and improve views of the monopine as seen from the public right-of-way. Equipment associated with the facility is located adjacent to the faux tree, behind an existing building, and will be concealed from view. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a model RF test and submit the findings in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF’s.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

WCF are permitted in commercial zones with the processing of a Limited Use, Process 1 approval. In this case, while located in a commercial zone, the project is also located in the Barrio Logan Planned District – Redevelopment Subdistrict, which requires the processing of a CUP and a Barrio Logan Planned District Permit, processed as an SDP. In addition, the project is located within the Coastal Overlay Zone, which requires a CDP. Two deviations are requested, which requires a PDP. Justification for the two requested deviations are provided in the next paragraph. Consistent with Council Policy 600-43, WCF are more preferred on property zoned as commercial or industrial and less preferred on properties with more sensitive uses. Wireless carriers are required to provide coverage within their license area. The WCF, designed as a faux tree is typical of what is in the community landscape and with the addition of two pine trees immediately adjacent to the faux tree and the additional six street trees, the visual impacts will be minimized.

Two deviations are being requested as part of this project. First, the height of the monopine, at 50 feet, exceeds the 35 foot BLPD Redevelopment Subdistrict zone height limit by 15 feet. Second, the number of live trees proposed adjacent to the monopine is less than the number necessary to screen and integrate the faux tree (LDC section

141.0420(g)(6)). The proposed height, at 50 feet, allows AT&T to meet its coverage objective for the area. As demonstrated on AT&T supplied coverage maps, the proposed height of the monopine allows AT&T to provide wireless service to the surrounding area with a design that is unobtrusive and compatible with the surroundings. If AT&T is not able to construct the WCF at 50 feet in height, they have demonstrated that there would be gaps in service coverage which could result in the need for more wireless facilities in the surrounding area. In terms of the second deviation, less than the necessary quantity of live trees are provided to adequately screen and integrate the proposed faux tree. While LDC section 141.0420(g)(6) does not specify a certain quantity of live trees required, each project is analyzed and reviewed to determine whether the existing or proposed trees are of a sufficient size and quantity to screen the proposed faux landscape material. In this case, staff determined that the two live pine trees proposed adjacent to the monopine were less than the necessary number to effectively screen and integrate the monopine. To help support both deviation requests, six 36-inch box size jacaranda street trees are proposed in the public right-of-way. (24-inch box size street trees are the minimum size required by the City's landscape regulations.) The streetscape in front of the project site is largely devoid of landscape and the addition of these trees will result in a more visually appealing project overall, and will help screen and integrate the proposed monopine with the surrounding community. Based on the design of the project and permits required, the project complies with the applicable regulations, with the requested deviations.

Conditional Use Permit - Section 126.0305

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

While the Barrio Logan Community Plan does not specifically address WCFs, the City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This project proposes to camouflage antennas on a 50-foot tall faux pine tree, referred to as a "monopine." The proposed faux tree is situated at the rear of the property, between two billboards, adjacent to Interstate 5. Two live pine trees are proposed adjacent to the monopine. Due to the limited space adjacent to the monopine, six 36-inch box size street trees are proposed within the public right-of-way which will act to screen and improve views of the monopine as seen from the public right-of-way. Equipment associated with the facility is located adjacent to the faux tree, behind an existing building, and will be concealed from view. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for

wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a model RF test and submit the findings in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF's.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

Two deviations are being requested as part of this project. First, the height of the monopine, at 50 feet, exceeds the 35 foot BLPD Redevelopment Subdistrict zone height limit by 15 feet. Second, the number of live trees proposed adjacent to the monopine is less than the number necessary to screen and integrate the faux tree (LDC section 141.0420(g)(6)). The proposed height, at 50 feet, allows AT&T to meet its coverage objective for the area. As demonstrated on AT&T supplied coverage maps, the proposed height of the monopine allows AT&T to provide wireless service to the surrounding area with a design that is unobtrusive and compatible with the surroundings. If AT&T is not able to construct the WCF at 50 feet in height, they have demonstrated that there would be gaps in service coverage which could result in the need for more wireless facilities in the surrounding area. In terms of the second deviation, less than the necessary quantity of live trees are provided to adequately screen and integrate the proposed faux tree. While LDC section 141.0420(g)(6) does not specify a certain quantity of live trees required, each project is analyzed and reviewed to determine whether the existing or proposed trees are of a sufficient size and quantity to screen the proposed faux landscape material. In this case, staff determined that the two live pine trees proposed adjacent to the monopine were less than the necessary number to effectively screen and integrate the monopine. To help support both deviation requests, six 36-inch box size jacaranda street trees are proposed in the public right-of-way. (24-inch box size street trees are the minimum size required by the City's landscape regulations.) The streetscape in front of the project site is largely devoid of landscape and the addition of these trees will result in a more visually appealing project overall, and will help screen and integrate the proposed monopine with the surrounding community. Based on the design of the project and permits required, the project complies with the applicable regulations, with the requested deviations.

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

WCF are permitted in commercial zones with the processing of a Limited Use, Process 1 approval. In this case, while located in a commercial zone, the project is also located in the Barrio Logan Planned District – Redevelopment Subdistrict, which requires the processing of a CUP and a Barrio Logan Planned District Permit, processed as an SDP. In addition, the project is located within the Coastal Overlay Zone, which requires a CDP. Two deviations are requested, which requires a PDP. Consistent with Council Policy 600-43, WCF are more preferred on property zoned as commercial or industrial and less preferred on properties with more sensitive uses. This particular zone consists of mixed uses, including commercial and residential, however this particular property contains no residential uses and the WCF is appropriately located. Wireless carriers are required to provide coverage within their license area. The WCF, designed as a faux tree is typical of

what is in the community landscape and with the addition of two pine trees immediately adjacent to the faux tree and the additional six street trees, the visual impacts will be minimized. The WCF will be better integrated into the surroundings and views will be improved with the addition of live trees. Therefore, the proposed use is appropriate at the proposed location.

Coastal Development Permit - Section 126.0708

1. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;**

The proposed development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Barrio Logan Local Coastal Program Land Use Plan. The proposed WCF will allow the provision of wireless service to the surrounding area utilizing a camouflage design technique. Designed as a monopine, the WCF will blend in with the surrounding proposed live trees adjacent to the faux tree and with the additional trees proposed in the public right-of-way. The proposed development is not in a specific area identified as a view corridor or other public view protection area. The design, as proposed, will act to integrate the WCF in with the surrounding neighborhood in a way that does not draw attention to the WCF.

2. **The proposed coastal development will not adversely affect environmentally sensitive lands; and**

The proposed WCF is located on a previously developed site and will not adversely affect environmentally sensitive lands as none are present on the premises.

3. **The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The proposed WCF is in conformance with the certified Local Coastal Program, as identified in the Barrio Logan Community Plan, and it complies with all applicable regulations of the certified Implementation Program.

4. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The proposed development is not located between the nearest public road and the sea or shoreline of any body of water, therefore this finding is not applicable to this project.

Planned Development Permit - Section 126.0604

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

While the Barrio Logan Community Plan does not specifically address WCFs, the City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This project proposes to camouflage antennas on a 50-foot tall faux pine tree, referred to as a "monopine." The proposed faux tree is situated at the rear of the property, between two billboards, adjacent to Interstate 5. Two live pine trees are proposed adjacent to the monopine. Due to the limited space adjacent to the monopine, six 36-inch box size street trees are proposed within the public right-of-way which will act to screen and improve views of the monopine as seen from the public right-of-way. Equipment associated with the facility is located adjacent to the faux tree, behind an existing building, and will be concealed from view. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a model RF test and submit the findings in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF's.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

WCF are permitted in commercial zones with the processing of a Limited Use, Process 1 approval. In this case, while located in a commercial zone, the project is also located in the Barrio Logan Planned District – Redevelopment Subdistrict, which requires the processing of a CUP and a Barrio Logan Planned District Permit, processed as an SDP. In addition, the project is located within the Coastal Overlay Zone, which requires a CDP. Two deviations are requested, which requires a PDP. Consistent with Council Policy 600-43, WCF are more preferred on property zoned as commercial or industrial and less preferred on properties with more sensitive uses. Wireless carriers are required to provide coverage within their license area. The WCF, designed as a faux tree is typical of what is in the community landscape and with the addition of two pine trees immediately adjacent to the faux tree and the additional six street trees, the visual impacts will be minimized. The WCF

will be better integrated into the surroundings and views will be improved with the addition of live trees. Therefore, the proposed use is appropriate at the proposed location.

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

The proposed WCF consists of a 50-foot high monopine, associated antennas and equipment, along with two live trees adjacent to the monopine, and six street trees within the public right-of-way. The WCF, when considered as a whole, will be beneficial to the community by allowing the provision of wireless service to the community in a way that is respectful of the neighborhood context. The monopine is a type of faux tree utilized to support and camouflage antennas. Live trees are proposed adjacent to the tree, but due to limited space, six 36-inch box size jacaranda street trees are proposed within the public right-of-way. The street trees will act to both improve the appearance of the WCF as viewed from the public right-of-way and will improve the neighborhood's tree cover and streetscape. Therefore, when considered as a whole, this development will be beneficial to the community.

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

Two deviations are being requested as part of this project. First, the height of the monopine, at 50 feet, exceeds the 35 foot BLPD Redevelopment Subdistrict zone height limit by 15 feet. Second, the number of live trees proposed adjacent to the monopine is less than the number necessary to screen and integrate the faux tree (LDC section 141.0420(g)(6)). The proposed height, at 50 feet, allows AT&T to meet its coverage objective for the area. As demonstrated on AT&T supplied coverage maps, the proposed height of the monopine allows AT&T to provide wireless service to the surrounding area with a design that is unobtrusive and compatible with the surroundings. If AT&T is not able to construct the WCF at 50 feet in height, they have demonstrated that there would be gaps in service coverage which could result in the need for more wireless facilities in the surrounding area. In terms of the second deviation, less than the necessary quantity of live trees are provided to adequately screen and integrate the proposed faux tree. While LDC section 141.0420(g)(6) does not specify a certain quantity of live trees required, each project is analyzed and reviewed to determine whether the existing or proposed trees are of a sufficient size and quantity to screen the proposed faux landscape material. In this case, staff determined that the two live pine trees proposed adjacent to the monopine were less than the necessary number to effectively screen and integrate the monopine. To help support both deviation requests, six 36-inch box size jacaranda street trees are proposed in the public right-of-way. (24-inch box size street trees are the minimum size required by the City's landscape regulations.) The streetscape in front of the project site is largely devoid of landscape and the addition of these trees will result in a more visually appealing project overall, and will help screen and integrate the proposed monopine with the surrounding community. Based on the design of the project, the requested deviations are appropriate for this location and the project overall will result in a more desirable project than if designed in strict conformance with the regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, SITE DEVELOPMENT PERMIT NO. 1155461, CONDITIONAL USE PERMIT NO. 1155462, COASTAL DEVELOPMENT PERMIT NO. 1155463, and PLANNED DEVELOPMENT PERMIT NO. 1155464 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1155461, 1155462, 1155463, and 1155464, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: September 26, 2013

Internal Order No. 24002280

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002280

SITE DEVELOPMENT PERMIT NO. 1155461
CONDITIONAL USE PERMIT NO. 1155462
COASTAL DEVELOPMENT PERMIT NO. 1155463
PLANNED DEVELOPMENT PERMIT NO. 1155464
AT&T – VFW
PROJECT NUMBER 261120

This SITE DEVELOPMENT PERMIT NO. 1155461, CONDITIONAL USE PERMIT NO. 1155462, COASTAL DEVELOPMENT PERMIT NO. 1155463, and PLANNED DEVELOPMENT PERMIT NO. 1155464 are granted by the Planning Commission of the City of San Diego to the VFW DON DIEGO POST 7420, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0501, 126.0301, 126.0701, and 126.0601. The site is located at 2100 Logan Avenue in the Barrio Logan Planned District, Redevelopment Subdistrict zone of the Barrio Logan Community Plan. The project site is legally described as: Lots 1, 2, 3, and 4, in Block 175, of San Diego Land and Town Company's addition, according to Map Thereof No. 379, filed in the Office of the County Recorder of San Diego County, October 30, 1886.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 26, 2013, on file in the Development Services Department.

The project shall include:

- a. A 50-foot tall faux tree, or "monopine," supporting twelve (12) panel antennas with the following dimensions: 75.5" by 11.8" by 6.0";
- b. Two deviations are permitted with this PDP:

1. The monopine, at 50-feet tall, deviates from the Barrio Logan Planned District (BLPD) Redevelopment Subdistrict zone height limit of 35-feet and LDC section 152.0317(e)(11) which states that, "In no case shall any utility or communication infrastructure exceed the height limitations contained in the BLPD."
 2. Less than the necessary number of trees are provided (existing and proposed) adjacent to the monopine to effectively screen and integrate the monopine as is required by LDC section 141.0420(g)(6). In addition to the two pine trees proposed adjacent to the monopine, six 36-inch box size Jacaranda street trees are proposed within the public right-of-way as shown on Exhibit "A".
- c. Landscaping (planting, irrigation and landscape related improvements);
 - d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.
 - e. This structure is for the dual and equal purposes of providing landscape screening and camouflage, in addition to accommodating the Permittee's Operations on the Premises.

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 October 10, 2016.
2. This SDP, CUP, and PDP and corresponding use of this site shall expire on October 10, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/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" conditions(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.

AIRPORT REQUIREMENTS:

14. Prior to issuance of a building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

15. The project proposes to export 232 cubic feet of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

16. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Evans Street Right-of-Way.

17. 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.

18. 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.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," on file in the Office of the Development Services Department.

20. Prior to issuance of any Certificate of Occupancy or activation of the WCF, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

21. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to Final Landscape Inspection.

PLANNING/DESIGN REQUIREMENTS:

24. 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.

25. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

26. Branches shall extend a minimum of 24-inches beyond the face of the proposed antennas to the satisfaction of the Development Services Department.

27. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped, approved Exhibit "A."

28. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
29. Radio-frequency transparent “socks” fully covering the front and back of the antennas (and any other components) shall be installed.
30. The Owner/Permittee is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.
31. 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.
32. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
33. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
34. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit “A.”
35. No overhead cabling is allowed for this project.
36. Exposed mounting apparatus shall be removed and shall not remain on the monopine absent antennas.
37. The Owner/Permittee shall not cause or allow the antennas located on the monopine to be different sizes (length, width, or height) than as shown on the stamped approved plans.
38. The WCF shall conform to Exhibit “A” (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
39. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission’s Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
40. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise

ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 September 26, 2013 and [Approved Resolution Number].

Permit Type/PTS Approval No.: SDP No. 1155461, CUP No. 1155462, CDP No. 1155463, and
PDP No. 1155464
Date of Approval: 9/26/2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
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.**

VFW DON DIEGO POST 7420
Owner

By _____
CHARLES ANFUSO
HEAD TRUSTEE

AT&T MOBILITY
Permittee

By _____
KEVIN MCGEE
NETWORK MANAGER

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



THE CITY OF SAN DIEGO

Date of Notice: 6/10/2013

**NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION**
DEVELOPMENT SERVICES DEPARTMENT
JO# 24002280

PROJECT NAME/NUMBER: AT&T VFW/261120

COMMUNITY PLAN AREA: Barrio Logan Community Plan

COUNCIL DISTRICT: 8

LOCATION: The project is located at 2100 Logan Avenue San Diego CA, 92113.

PROJECT DESCRIPTION: A Site Development Permit, Conditional Use Permit, Coastal Development Permit and a Planned Development Permit for a Wireless Communication Facility (WCF) consisting of a proposed 50-foot tall faux tree supporting antennas and a 33-foot tall flag pole. In addition, the project would install ground-mounted equipment cabinets, new landscaping and other improvements.

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

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301 (Existing Facilities) and 15303 (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15303(New Construction). 15303 is appropriate because it allows for the construction and installation of small new equipment and facilities and since the project would construct minor additions to the existing VFW building such as the faux tree with antennas the exemption applies and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alex Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501 San Diego, CA
92101
PHONE NUMBER: (619) 446-5349

ATTACHMENT 7

On 4/26/2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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




SD0121
VFW
LTE Optimal
 2100 Logan Ave.
 San Diego, CA 92113



Page 1 of 2

ATTACHMENT 8

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

EXISTING



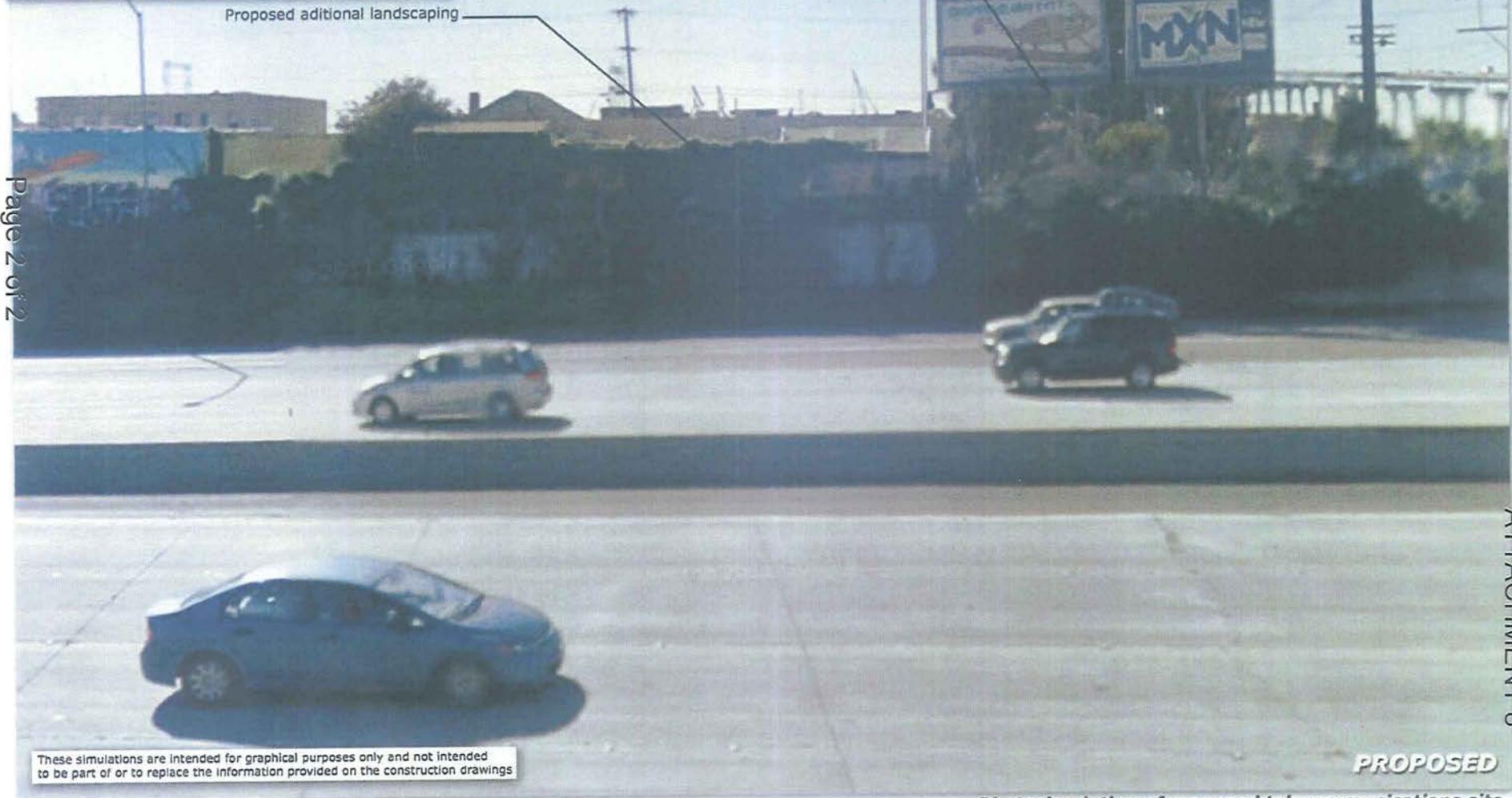
SD0121
VFW
LTE Optimal
2100 Logan Ave.
San Diego, CA 92113

Proposed monopine

Proposed live trees

Proposed flagpole

Proposed additional landscaping



Page 2 of 2

ATTACHMENT 8

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site

2/21/2013

**SITE JUSTIFICATION
AT&T VFW
2100 Logan Avenue**

PROJECT DESCRIPTION

The project proposes to install a wireless communication facility behind an existing VFW facility located at 2100 Logan Avenue in the Barrio Logan Community Plan area. The proposed communication facility will contain twelve (12) antennas inside a new 50 foot tower with the associated equipment located at the base of the tower.

The subject property is zoned BLPD – Redevelopment Subdistrict - Commercial and is developed with the VFW building. The property is surrounded by commercial development and the I-5 Freeway.

SITE DESIGN

The antennas will be located inside a new 50 foot tower. The antennas will be concealed from view. VFW signage will be included on the tower. The associated equipment will also be located at the base of the tower behind fencing.

TECHNICAL ANALYSIS/SITE JUSTIFICATION

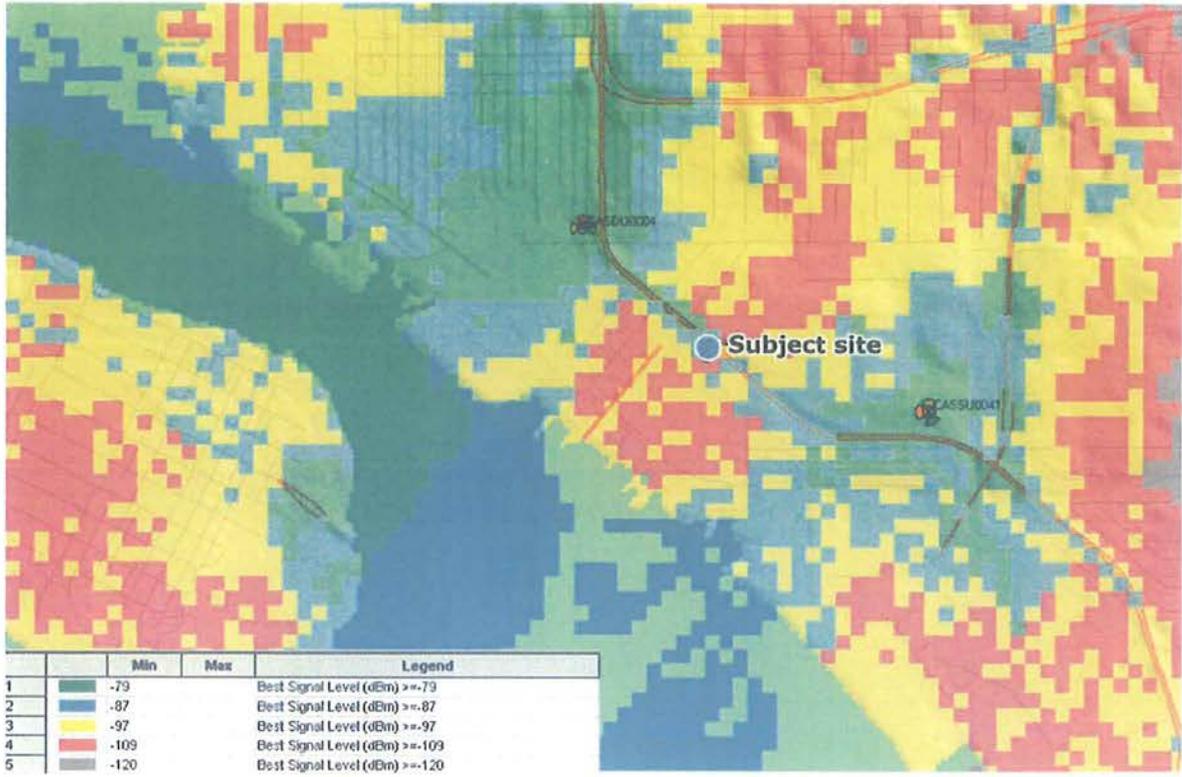
The proposed facility will provide increased wireless service coverage, including LTE, and capacity to AT&T customers in the surrounding area. The coverage includes the surrounding commercial and residential areas in the vicinity. Coverage plots have been provided to show the existing and proposed service to the area.

PREFERENCE 1 LOCATION – PROCESS 4 DESIGN

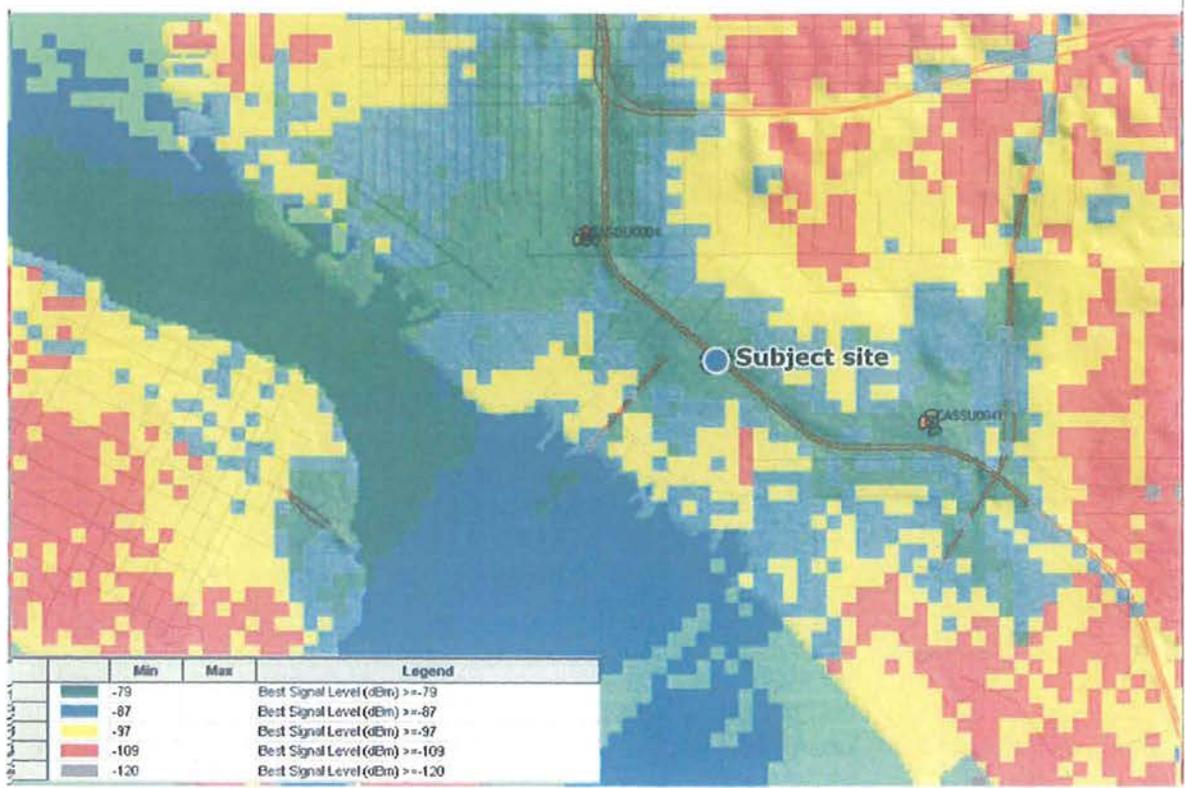
The property is a Preference 1 location because of the commercial use. However, the project requires a Process 4 Planned Development Permit approval because the proposed tower exceeds the 35 foot height limit.

No wireless carriers are located on the property at this time.

Coverage without site



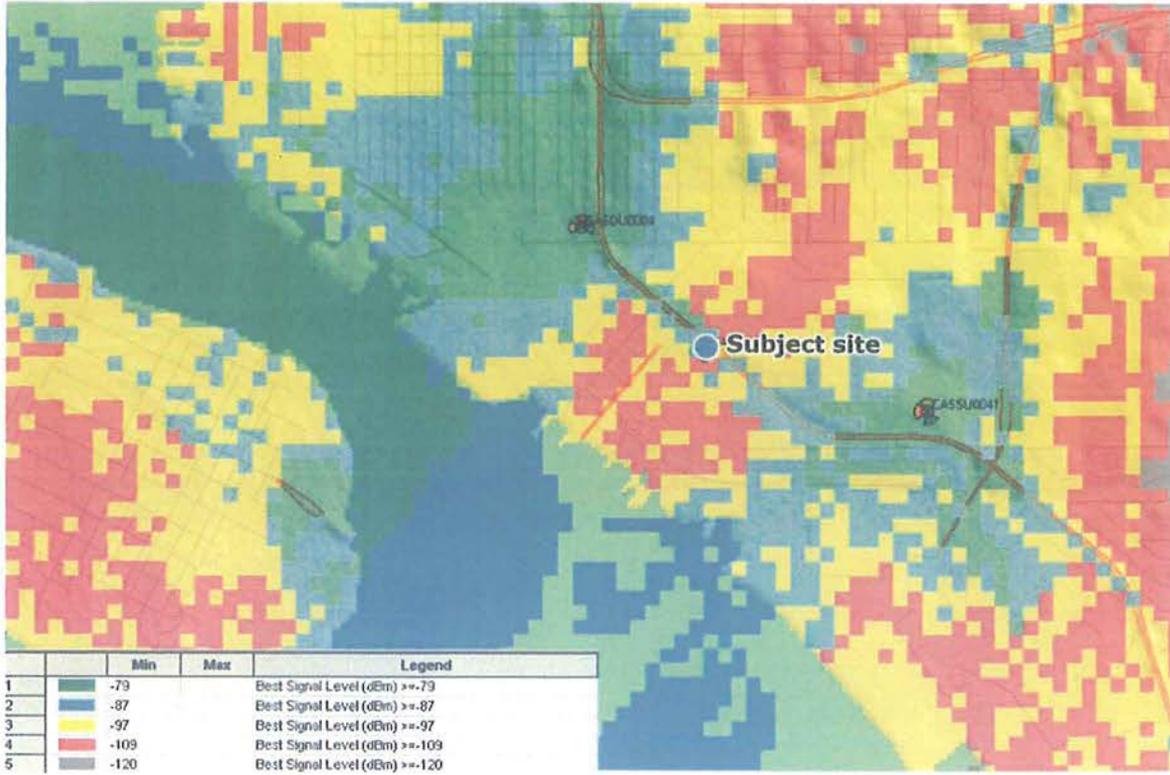
Composite Coverage Plots with SD0121 at 35 ft.



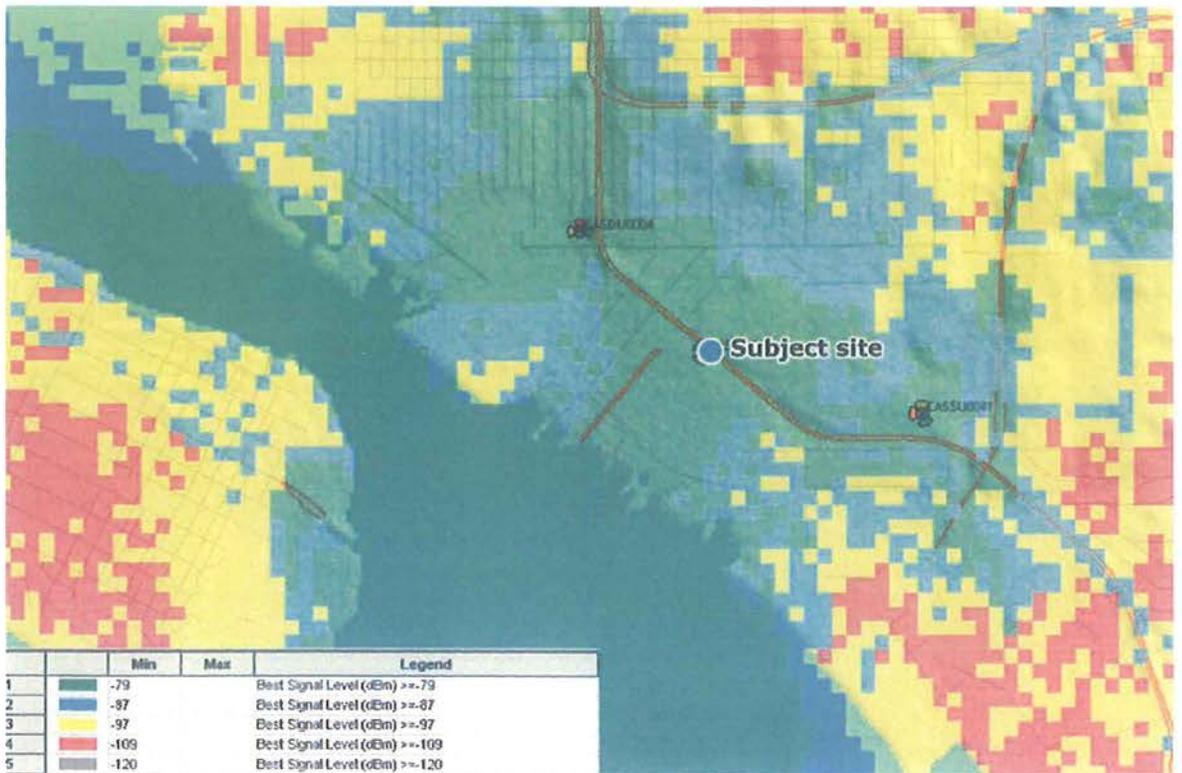
Coverage Levels:

- Excellent
- Variable
- Poor
- No Coverage

Coverage without site



Composite Coverage Plots with SD0121 at 50 ft.



Coverage Levels:

- Excellent
- Variable
- Poor
- No Coverage



PHOTO STUDY & KEY MAP

SD0121
VFW
2100 Logan Avenue
San Diego, CA 92113

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:
PlanCom, Inc.
Contractor Representatives for
AT&T Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

October 18, 2011



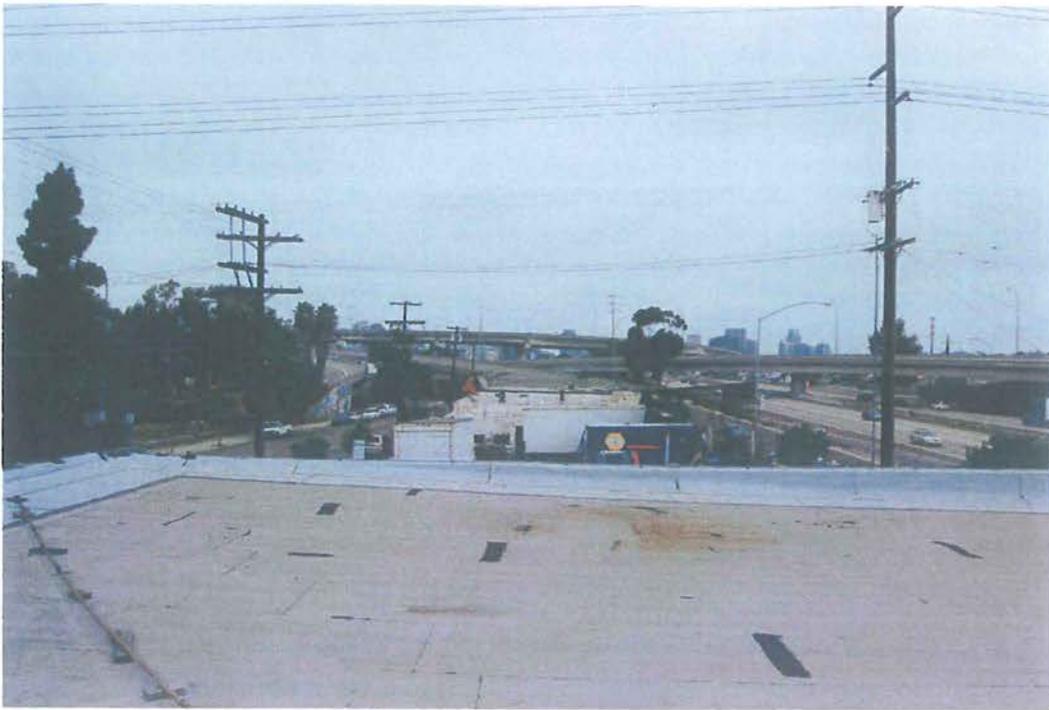
Looking at north & west elevation



Looking at west and south elevation



Looking at east elevation



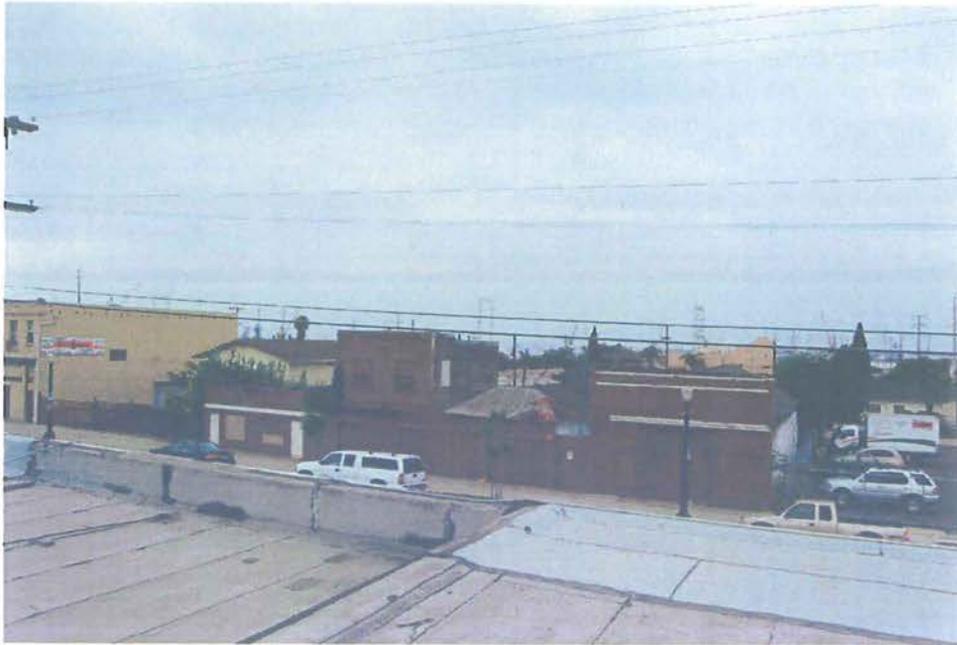
Looking north from site



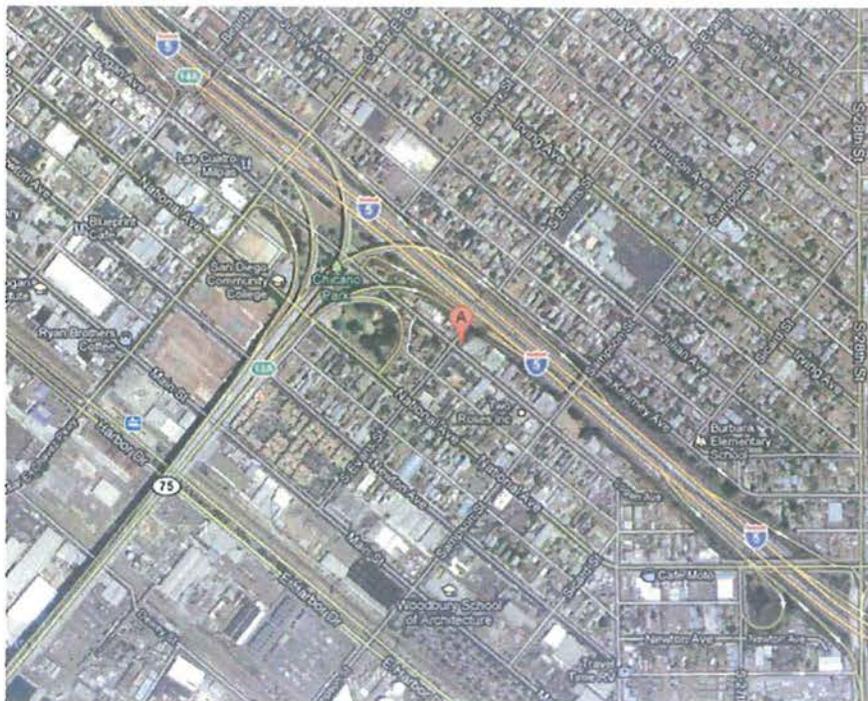
Looking south from site



Looking east from site



Looking west from site



Aerial photo of site

FA NUMBER: 10086277

CASPR NUMBER: 3601003105



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 168151
DRAWN BY: AW
CHECKED BY: MH

M	DATE	DESCRIPTION
M	03/06/13	CITY COMMENTS
L	12/04/12	CITY COMMENTS
K	09/12/12	MARKET COMMENTS
J	08/24/12	MARKET COMMENTS
I	07/02/12	MARKET COMMENTS
H	06/06/12	LANDLORD COMMENTS
G	01/24/12	CLIENT COMMENTS
F	12/28/11	CITY COMMENTS
E	09/22/11	CLIENT COMMENTS
D	09/02/11	CLIENT COMMENTS
C	08/12/11	CLIENT COMMENTS
REV	DATE	DESCRIPTION

ENGINEER OF RECORD

MAGED SAMIR G. HENEIN
CA NO. 80188
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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

SD0121
VFW
2100 LOGAN AVE
SAN DIEGO, CA 92113
ZONING

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



**SD0121
VFW
LTE OPTIMAL
2100 LOGAN AVE
SAN DIEGO, CA 92113**

ENGINEERING

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA ELECTRIC CODE
TIA-222-G OR LATEST EDITION

CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION BASED ON 2008 N.E.C.
CALIFORNIA PLUMBING CODE, 2010 EDITION BASED ON 2009 U.P.C.
CALIFORNIA MECHANICAL CODE, 2010 EDITION BASED ON 2009 U.M.C.
CALIFORNIA FIRE CODE, 2010 EDITION BASED ON 2009 I.F.C.
CALIFORNIA ENERGY CODE, 2010 EDITION
CALIFORNIA GREEN BLDG CODE, 2010 EDITION BASED ON 2008 I.F.C.
CALIFORNIA RESIDENTIAL CODE, 2010 EDITION BASED ON 2009 I.R.C.
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (1) (N) 50'-0" MONOPINE TREE
- INSTALL (4) (N) RBS EQUIPMENT CABINET
- INSTALL (2) (N) LTE EQUIPMENT CABINET (STACKED)
- INSTALL (2) (N) LTE POWER CABINET
- INSTALL (12) (N) 6'-4" ANTENNA
- INSTALL (24) (N) RRU
- INSTALL (6) (N) TMA
- INSTALL (4) (N) DC SURGE SUPPRESSOR
- INSTALL (2) (N) AT&T GPS ANTENNA
- INSTALL (N) FIBER & COAX RUN
- INSTALL (1) (N) CONCRETE SLAB (FOR 245 SQ FT EQUIPMENT AREA)
- REMOVE (1) (E) 29'-0" FLAG POLE
- INSTALL (1) (N) 33'-0" HIGH FLAG POLE

SITE INFORMATION

PROPERTY OWNER: VFW DON DIEGO POST 7420
ADDRESS: 2100 LOGAN AVE
SAN DIEGO, CA 92113

SITE NAME: VFW
SITE ADDRESS: 2100 LOGAN AVE
SAN DIEGO, CA 92113

SITE CONTACT: JOSEPH MARTIN
(619) 226-2911

COUNTY: SAN DIEGO

LATITUDE (NAD 83): 32° 41' 57.38" N (32.69922)
LONGITUDE (NAD 83): 117° 08' 25.73" W (-117.14053)

GROUND ELEVATION: 73.9' AMSL
EQUIPMENT AREA: 245 SQ. FT.
ANTENNA TIP HEIGHT: 45'-0" AGL

ZONING JURISDICTION: CITY OF SAN DIEGO
ZONING DISTRICT: CITY OF SAN DIEGO
EXISTING PERMITS: NONE
PERMIT APPLICATIONS: PROCESS 4 SDP, CUP, CDP, AND PROCESS 4 PDP

PROPOSED DEVIATIONS: PLANNED DEVELOPMENT PERMIT TO EXCEED 35 FOOT HEIGHT LIMIT

PARCEL #: 538-560-45-00 & 538-560-46-00

OCCUPANCY GROUP: U
CONSTRUCTION TYPE: V-B

OTHER WIRELESS FACILITIES: NO OTHER KNOWN WCF OPERATING AT THIS SITE

POWER COMPANY: SDG&E
TELEPHONE COMPANY: AT&T
RF ENGINEER: RAVI JINDAL
(925) 922-4394
PLANCOM LEASING AGENT: TERRY QUINN
(714) 350-9413
PLANCOM ZONING AGENT: SHELLY KILBOURN
(619) 208-4685
CONSTRUCTION MANAGER: CRAIG McNULTY
(619) 200-9864

LEGAL DESCRIPTION

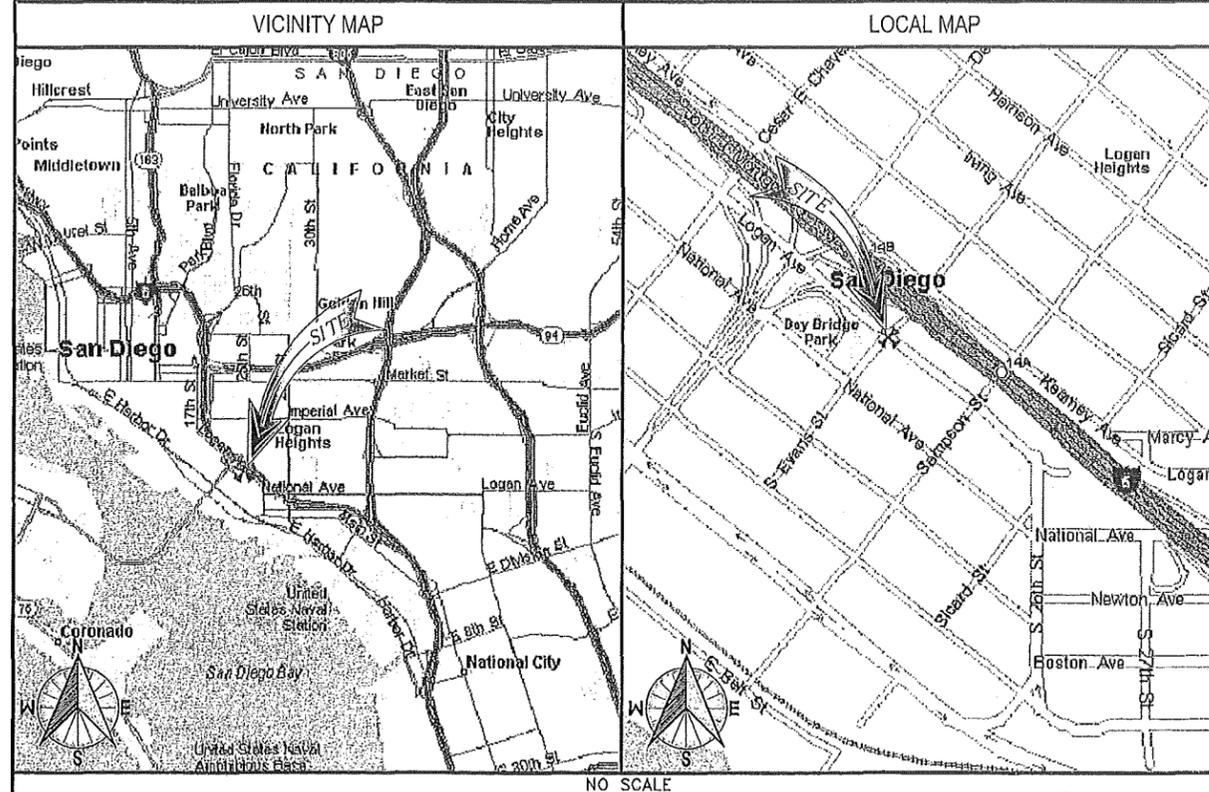
REFER TO SHEET Z-1.

CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
10089 WILLOW CREEK RD, SUITE 350
SAN DIEGO, CA 92131

CONTACT: EDGAR ORTIZ
(562) 402-0631

LOCATION MAPS



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

HEAD NORTHEAST ON PACIFIC CENTER BLVD TOWARD WIRELESS WAY; GO .2 MI, TAKE THE 2ND RIGHT ONTO PACIFIC HEIGHTS BLVD; GO .5 MI, TAKE THE 3RD RIGHT ONTO MIRA MESA BLVD; GO 1.2 MI, CONTINUE ONTO SORRENTO VALLEY RD; GO .1 MI, TAKE THE RAMP ONTO I-805 S; GO 6.5 MI, TAKE EXIT 20 TO MERGE ONTO CA-163 S TOWARD DOWNTOWN; GO 6.0 MI, MERGE ONTO I-5 S; GO .9 MI, TAKE EXIT 14B TOWARD CESAR E CHAVEZ PKWY; GO .2 MI, TURN LEFT ONTO LOGAN AVE; GO .4 MI, SITE WILL BE ON THE LEFT.

NOTES

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

APPROVALS

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

LEASING VENDOR: _____ DATE: _____
ZONING VENDOR: _____ DATE: _____
AT&T RF ENGINEER: _____ DATE: _____
CONSTRUCTION MANAGER: _____ DATE: _____
AT&T OPERATIONS: _____ DATE: _____
SITE ACQUISITION MANAGER: _____ DATE: _____
A/E MANAGER: _____ DATE: _____
PROJECT MANAGER: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____

RF INFORMATION

	LTE	GSM	UMTS
Tx	704.0 - 716.0 MHz	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1970 - 1980 MHz	874.6 - 879.6 MHz 1945 - 1950 MHz
Rx	734.0 - 746.0 MHz	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz

MAX EIRP: 500.0 WATTS MAX ERP: 850 MHz: 54 WATTS
1900 MHz: 54.5 WATTS

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	EQUIPMENT LAYOUT
Z-4	ANTENNA LAYOUT
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Z-6	SITE ELEVATIONS
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Z-9	CROSS SECTOR REDUNDANCY DIAGRAM
L-1	IRRIGATION PLAN
L-2	IRRIGATION NOTES AND DETAILS
L-3	PLANTING PLAN
L-4	PLANTING DETAILS
LS-1	TOPOGRAPHIC SURVEY

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



UNDERGROUND
SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811

48 HOURS BEFORE YOU DIG

NOTES:

- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE EVANS STREET RIGHT-OF-WAY.
- SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES REQUIRES WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER/PERMITEE SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE 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 PERMITEE 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.
- WCF ENERGY USED: 33,000kWh CONSUMED ANNUALLY. 0% FROM ON-SITE RENEWABLE POWER SOURCES.
- FLAGPOLE IS TO EITHER HAVE LIGHTING AT NIGHT OR SHOULD ONLY HAVE A FLAG DURING THE DAY.

LEGAL DESCRIPTION:

LOTS 1, 2, 3, AND 4 IN BLOCK 175, OF SAN DIEGO LAND AND TOWN COMPANY'S ADDITION, ACCORDING TO MAP THEREOF NO. 379, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OCTOBER 30, 1886, EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 1, 2, 3, AND 4, LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND DISTANT AT RIGHT ANGLES NORTHEASTERLY 90 FEET FROM THE NORTHEASTERLY LINE OF LOGAN AVENUE, FORMER "L" STREET, DEEDED TO THE STATE OF CALIFORNIA, MARCH 7, 1961, AS FILE NO. 40553 OF OFFICIAL RECORDS.

DESCRIPTION	GRADING DATA TABLE			
	CUT	BACKFILLING	EXPORT	IMPORT (SAND)
TOWER FOUNDATION	±1005 CU. FT.	±0 CU. FT.	±1005 CU. FT.	±32 CU. FT.
TRENCH	±410 CU. FT.	±205 CU. FT.	±205 CU. FT.	±59 CU. FT.
CONCRETE SLAB	±306 CU. FT.	±0 CU. FT.	±306 CU. FT.	±153 CU. FT.
TOTAL	±1,721 CU. FT.	±205 CU. FT.	±1516 CU. FT.	±244 CU. FT.

NOTE: ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 168151
DRAWN BY: AW
CHECKED BY: MH

REV	DATE	DESCRIPTION
M	03/08/13	CITY COMMENTS
L	12/04/12	CITY COMMENTS
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J	08/24/12	MARKET COMMENTS
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ENGINEER OF RECORD

MAGED SAMIR G. HENEIN
CA NO. 80188
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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SD0121
VFW
2100 LOGAN AVE
SAN DIEGO, CA 92113
ZONING

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

**LESSEE'S CERTIFICATE
STANDARD WIRELESS FACILITY PROJECT
FOR POST CONSTRUCTION BMP'S**

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS
2100 LOGAN AVE, SAN DIEGO, CA 92113
(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" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

- SEDIMENTS
- NUTRIENTS
- TRASH AND DEBRIS
- OXYGEN DEMANDING SUBSTANCE
- OIL AND GREASE
- BACTERIA AND VIRUSES
- PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

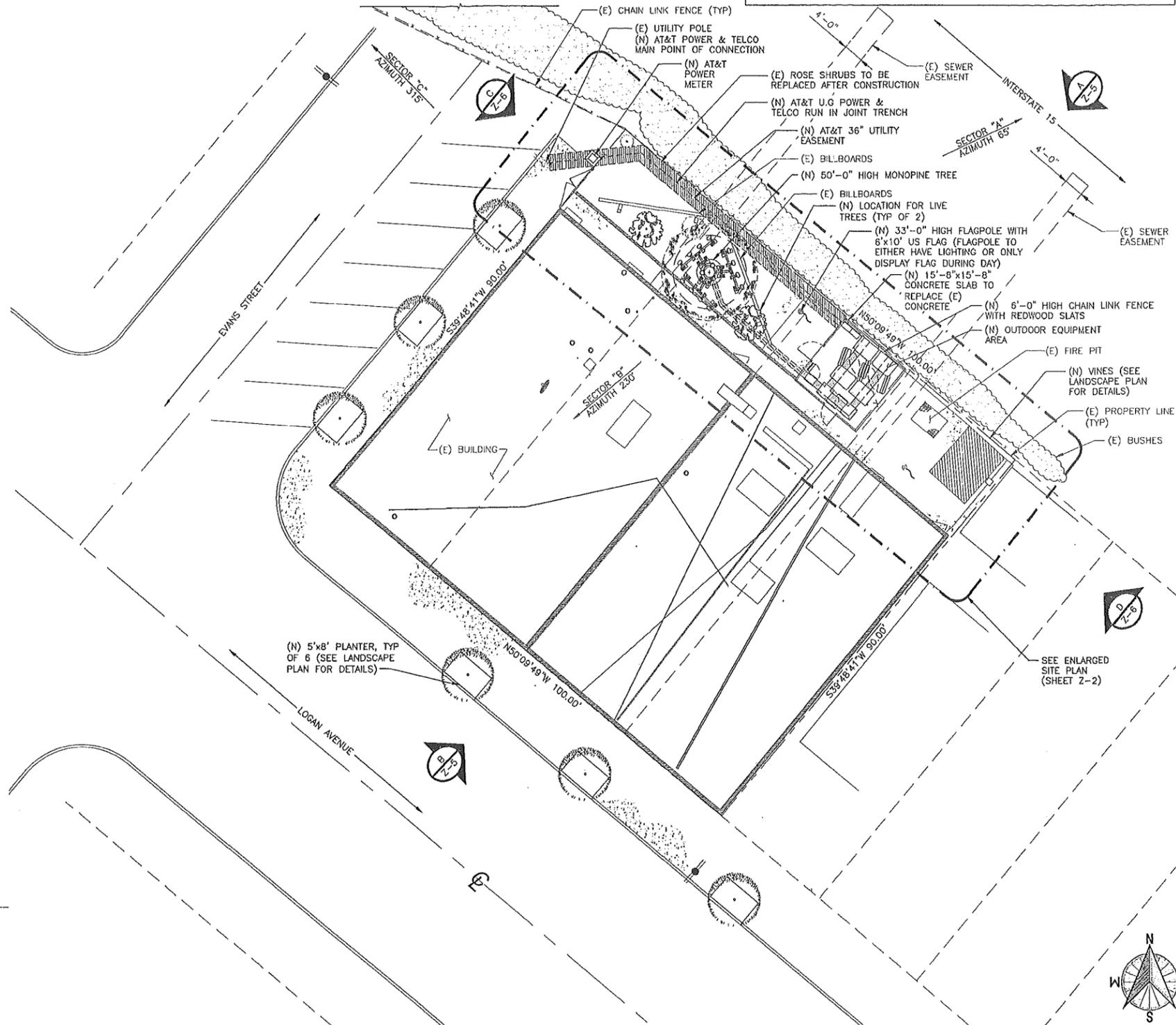
- MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS;
- MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES;
- CONSERVE NATURAL AREAS;
- USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS;
- DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM;
- PRESERVE EXISTING NATIVE TREES AND SHRUBS;
- PROTECT ALL SLOPES FROM EROSION.

ADDITIONALLY, I/WE WILL:

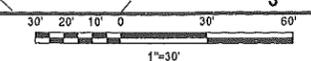
- MINIMIZE THE USE OF PESTICIDES;
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN, INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS AS NEEDED.

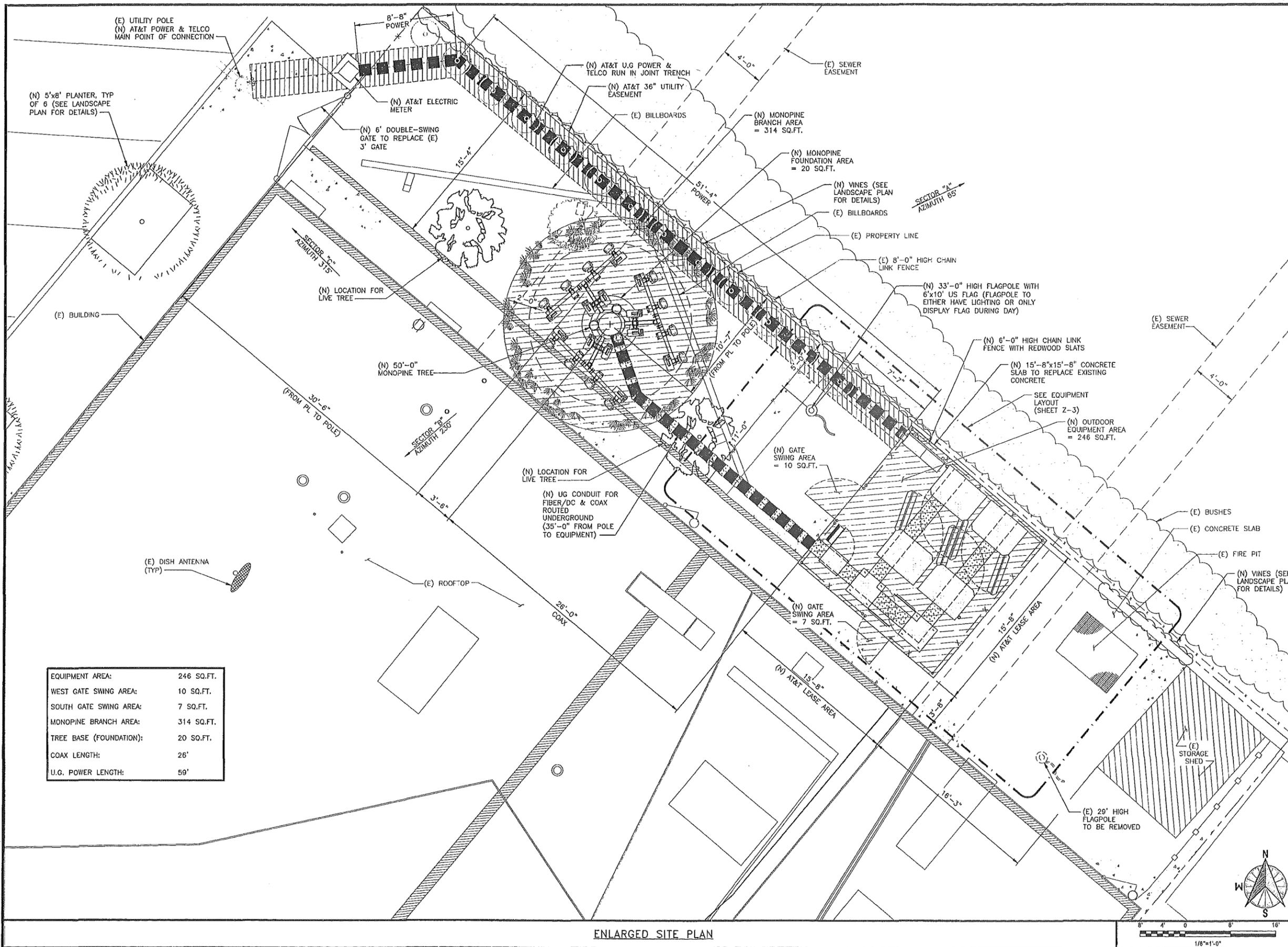
I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S FOR THE DURATION OF THE LEASE.

LESSEE KEVIN C BECKER COMPANY NAME AT&T MOBILITY
(PRINT NAME)
LESSEE KE C BE DATE _____
(SIGNATURE)



SITE PLAN





EQUIPMENT AREA:	246 SQ.FT.
WEST GATE SWING AREA:	10 SQ.FT.
SOUTH GATE SWING AREA:	7 SQ.FT.
MONOPINE BRANCH AREA:	314 SQ.FT.
TREE BASE (FOUNDATION):	20 SQ.FT.
COAX LENGTH:	26'
U.G. POWER LENGTH:	59'



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	168151
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CHECKED BY:	MH

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ENGINEER OF RECORD

MAGED SAMIR G. HENEIN
CA NO. 80188
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

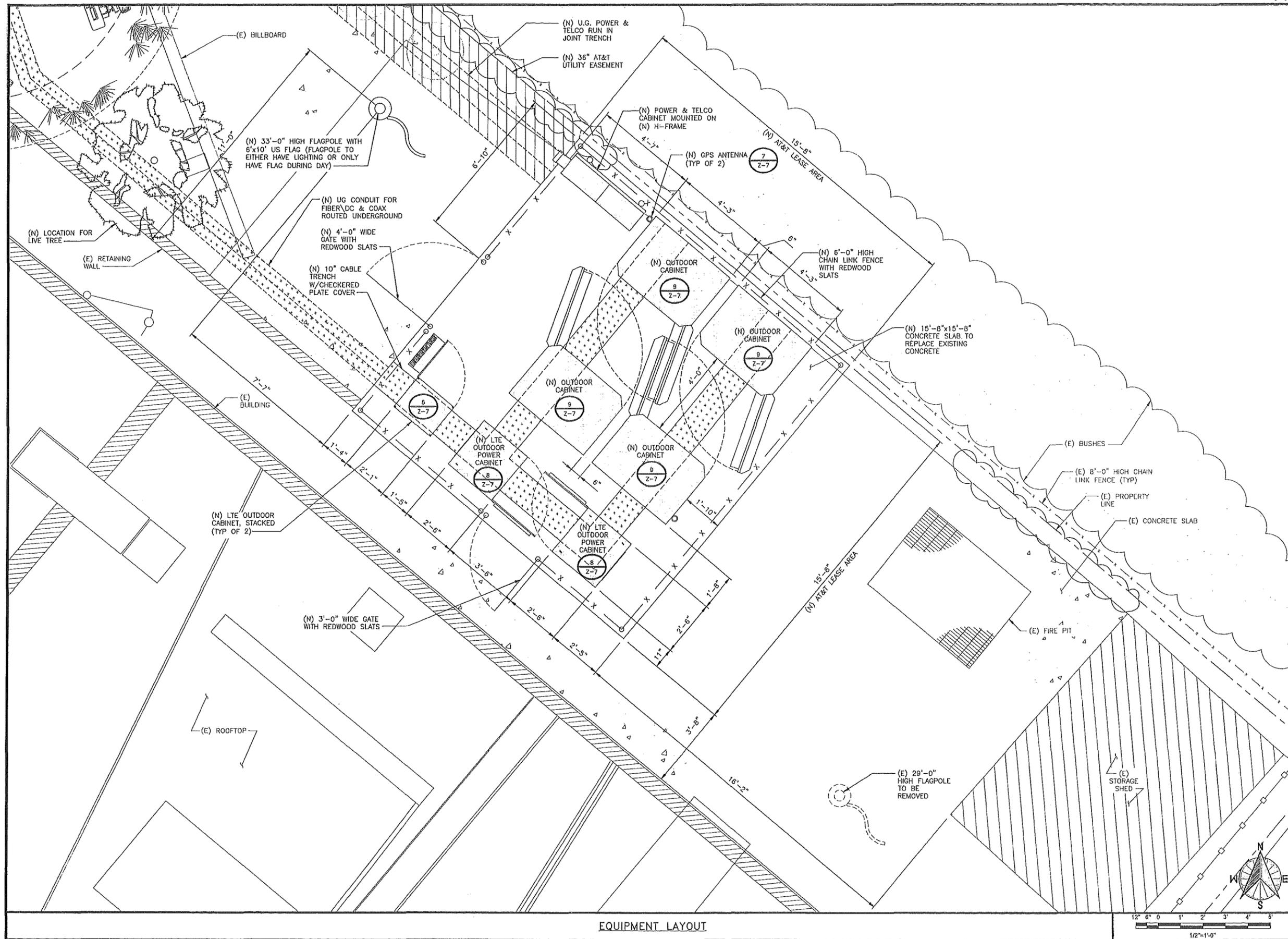
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ZONING

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
Z-2

ENLARGED SITE PLAN



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

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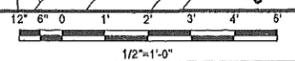
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SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
Z-3

EQUIPMENT LAYOUT



FINAL ANTENNA SCHEDULE											
SECTOR		AZIMUTH	MODEL NO.	ANTENNA TIP HEIGHT	RRU	TMA	COAX SIZE	FIBER/COAX LENGTH ±5'	NO. OF CABLES PER SECTOR	CSRF JUMPER LENGTH ±3	ANTENNA JUMPER LENGTH ±3
A	1	65°	800 10765 K	45'-0"	(4) RRUS-11	TTAW-07BP111-001	7/8"	85'	8	5'-3"	5'
	2	65°	800 10765 K					95'			
	3	65°	800 10765 K					95'			
	4	65°	800 10765 K					85'			
B	1	230°	800 10765 K	45'-0"	(4) RRUS-11	TTAW-07BP111-001	7/8"	85'	8	4'-11"	5'
	2	230°	800 10765 K					95'			
	3	230°	800 10765 K					95'			
	4	230°	800 10765 K					85'			
C	1	315°	800 10765 K	45'-0"	(4) RRUS-11	TTAW-07BP111-001	7/8"	85'	8	4'-5"	5'
	2	315°	800 10765 K					95'			
	3	315°	800 10765 K					95'			
	4	315°	800 10765 K					85'			

NOTES:

1. ALL PROPOSED EQUIPMENT AND MOUNTING APPARATUS TO BE PAINTED TO MATCH ADJACENT FAUX SURFACE.
2. ALL PROPOSED ANTENNAS, RRU'S, AND SURGE SUPPRESSORS SHALL RECEIVE SOCK COVERINGS.



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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ENGINEER OF RECORD

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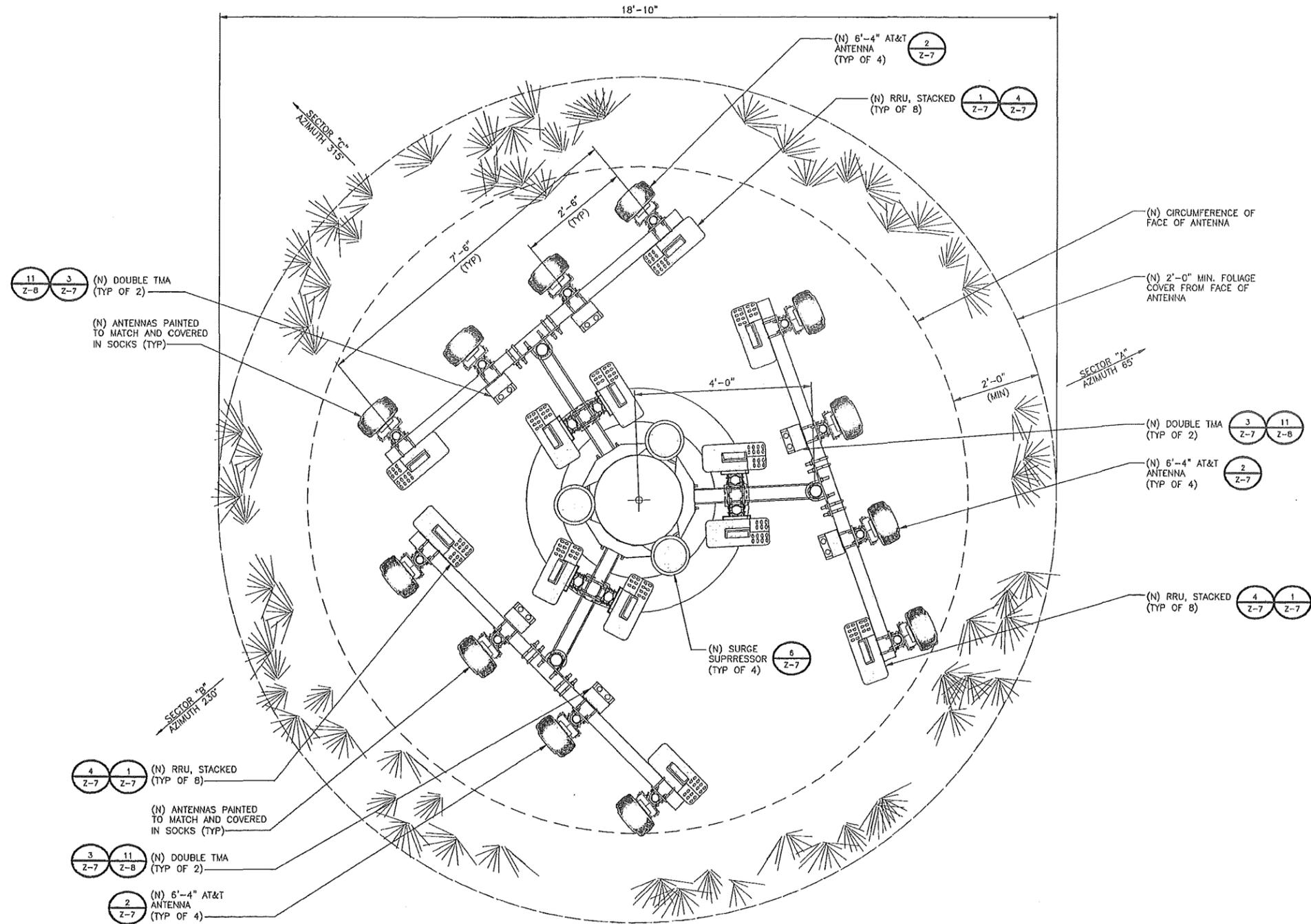
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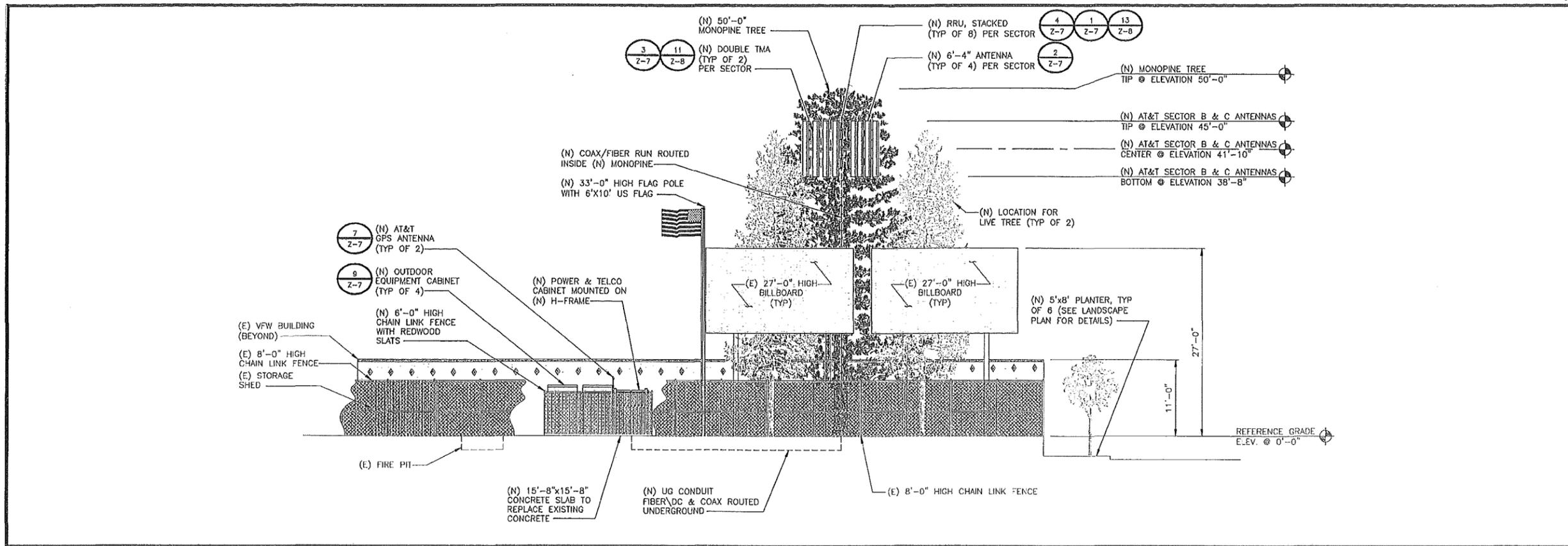
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ANTENNA LAYOUT

SHEET NUMBER

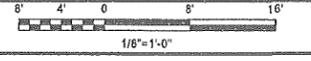
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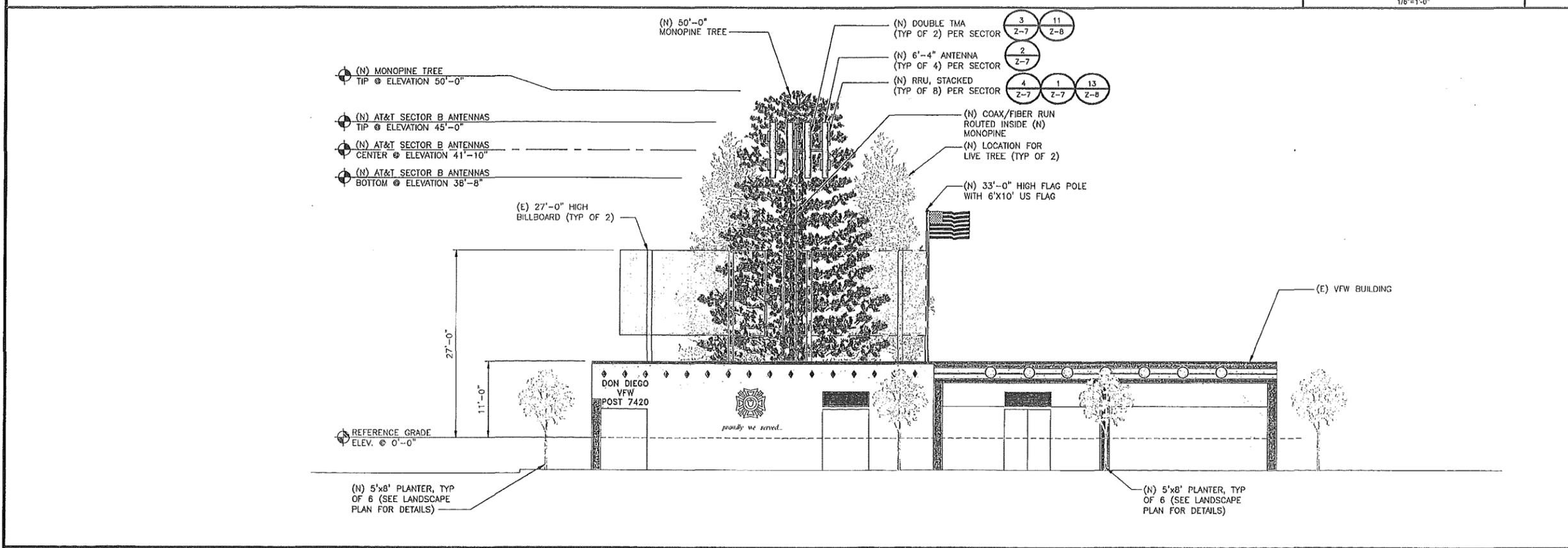
ANTENNA LAYOUT



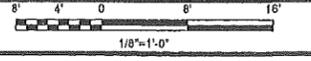
NORTH ELEVATION



A



SOUTH ELEVATION



B

5738 PACIFIC CENTER BLVD
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SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
Z-5



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

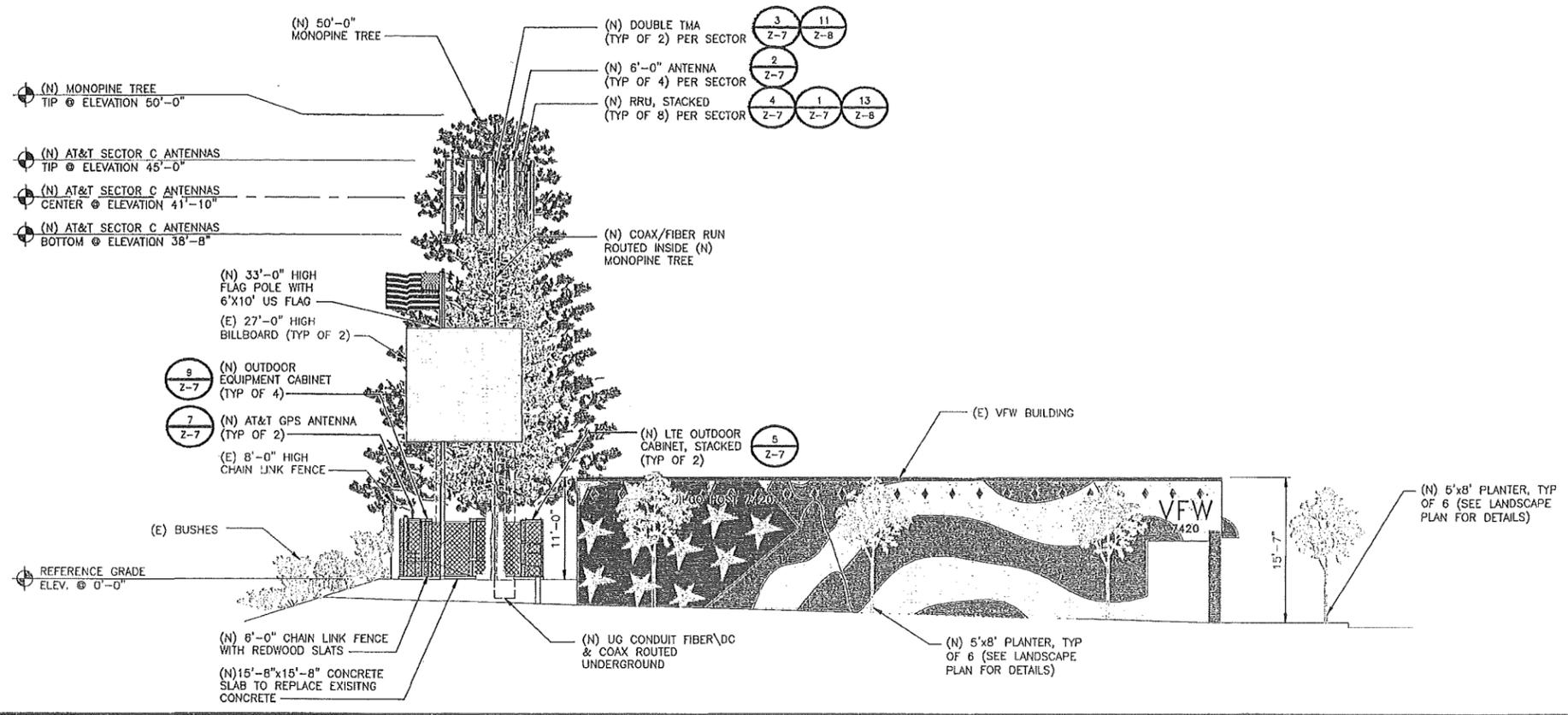


BLACK & VEATCH

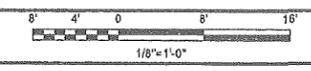
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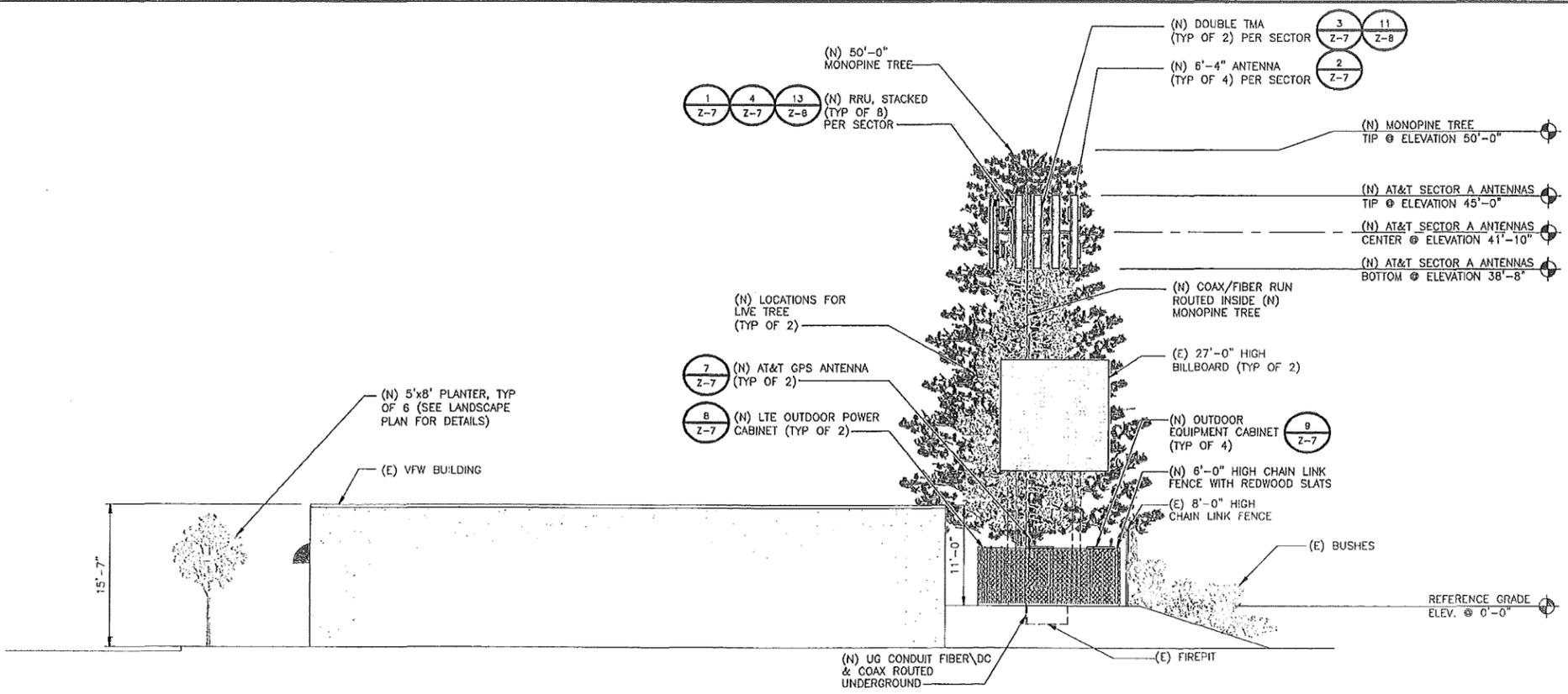


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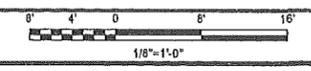


C

NOTE:
(E) SHED NOT SHOWN FOR CLARITY



EAST ELEVATION



D

ENGINEER OF RECORD

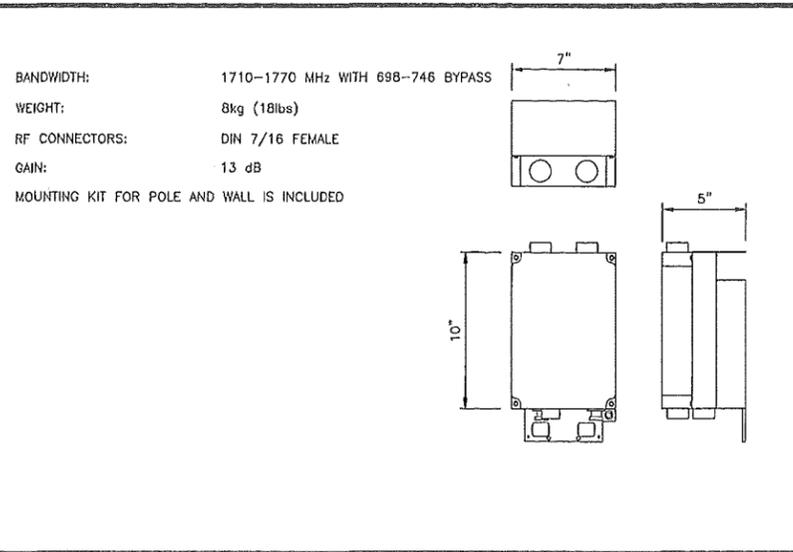
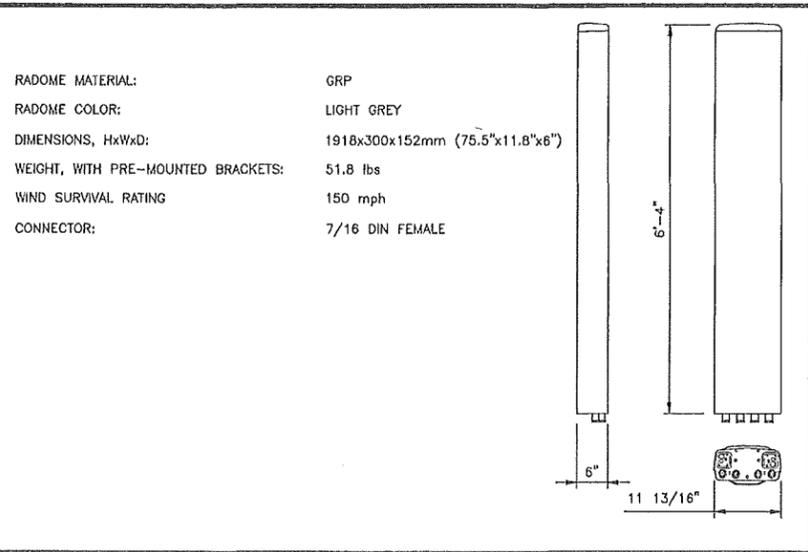
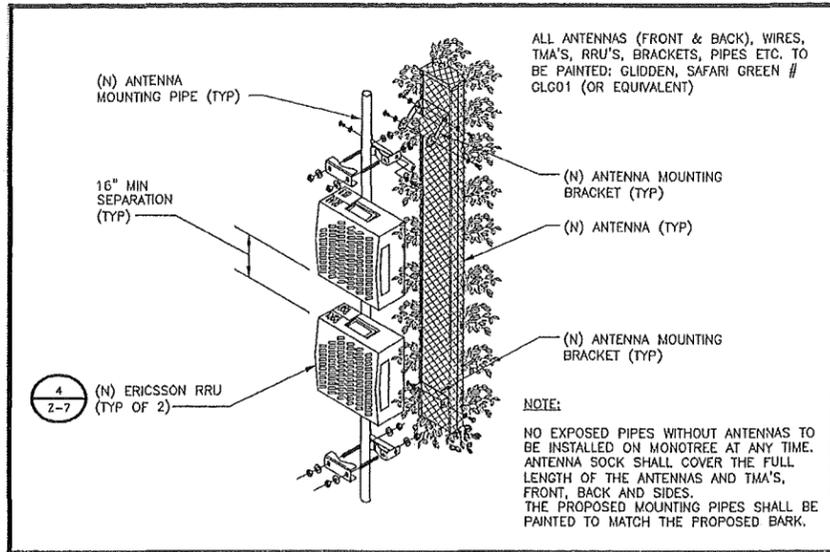
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2100 LOGAN AVE
SAN DIEGO, CA 92113
ZONING

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
Z-6



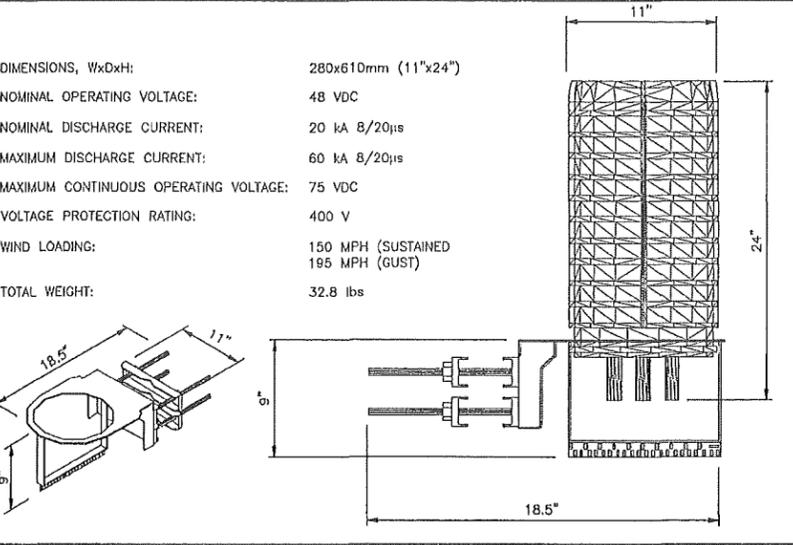
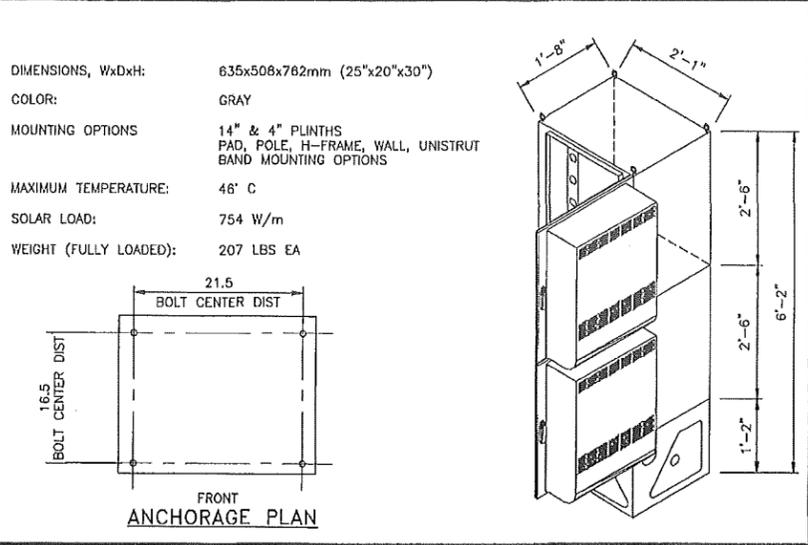
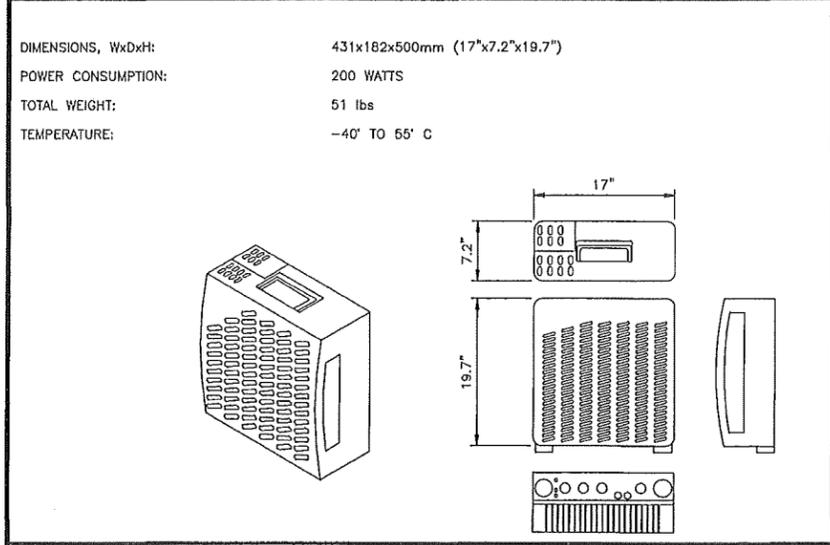
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ANTENNA MOUNTING WITH RRU'S NO SCALE 1

(N) ANTENNA SPECIFICATIONS NO SCALE 2

(N) TMA NO SCALE 3



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RRU SPECIFICATIONS NO SCALE 4

(N) PURCELL LTE ERICSSON DETAIL NO SCALE 5

DC SURGE SUPPRESSOR DETAIL NO SCALE 6

ENGINEER OF RECORD

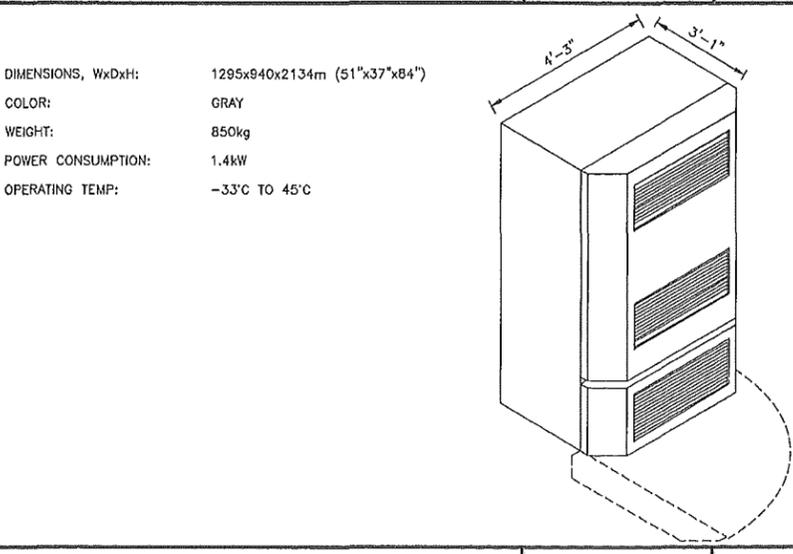
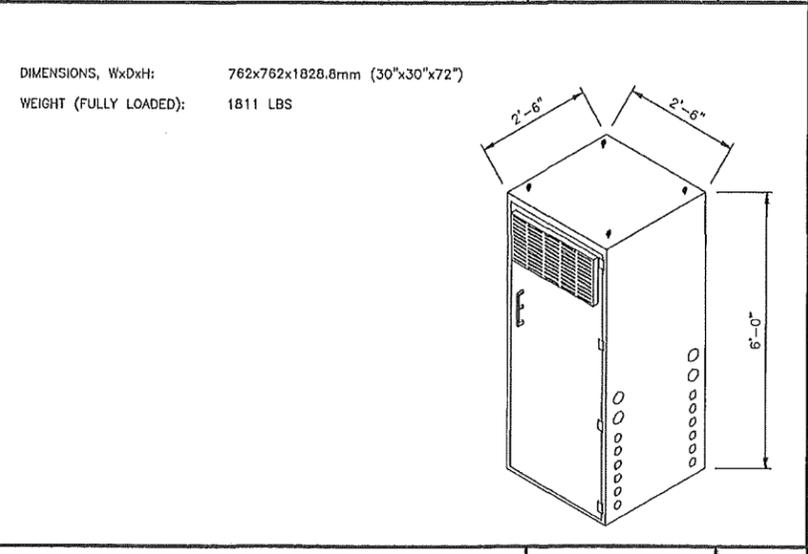
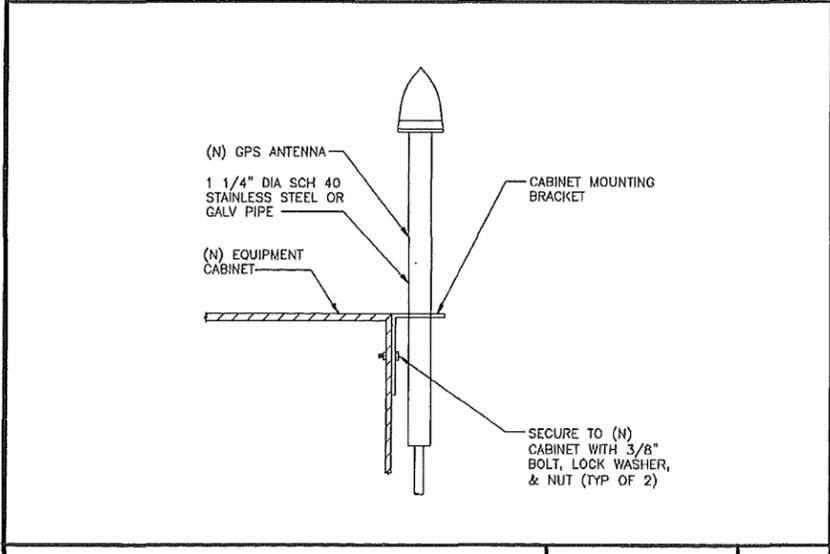
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 SAN DIEGO, CA 92113
 ZONING

SHEET TITLE
 SITE DETAILS

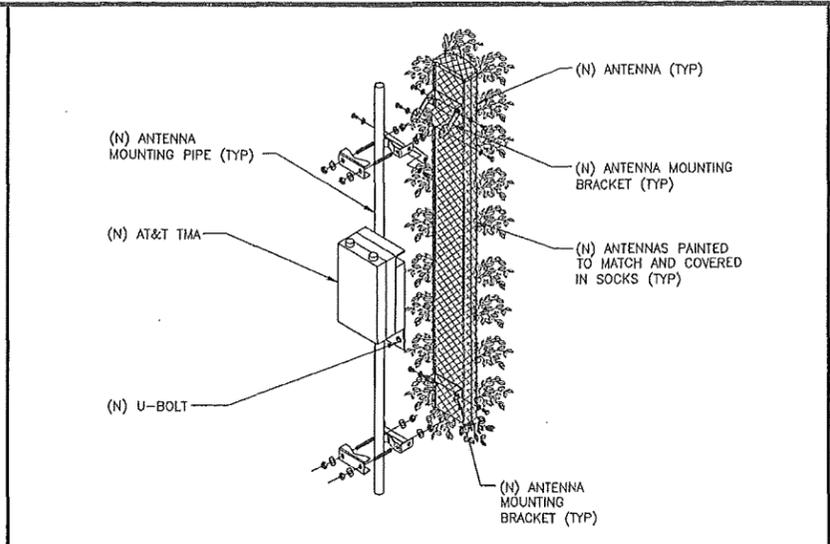
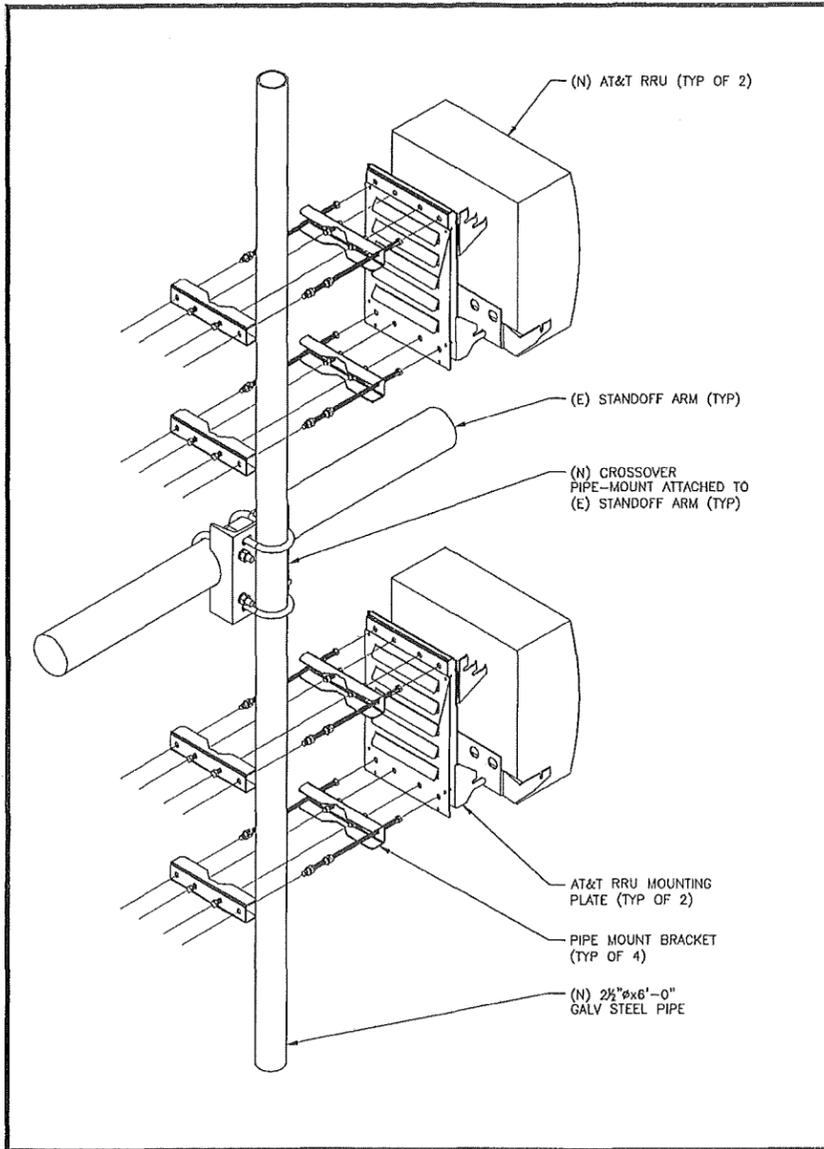
SHEET NUMBER
 Z-7



GPS ANTENNA CABINET MOUNT NO SCALE 7

ALPHA POWER NODE LTE CABINET NO SCALE 8

OUTDOOR EQUIPMENT CABINET NO SCALE 9



RRU MOUNTING	NO SCALE	13
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ANTENNA MOUNTING WITH TMA	NO SCALE	11
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NOT USED	NO SCALE	12
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NOT USED	NO SCALE	16
----------	----------	----

NOT USED	NO SCALE	14
----------	----------	----

NOT USED	NO SCALE	15
----------	----------	----

NOT USED	NO SCALE	16
----------	----------	----

NOT USED	NO SCALE	17
----------	----------	----

NOT USED	NO SCALE	18
----------	----------	----

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ENGINEER OF RECORD

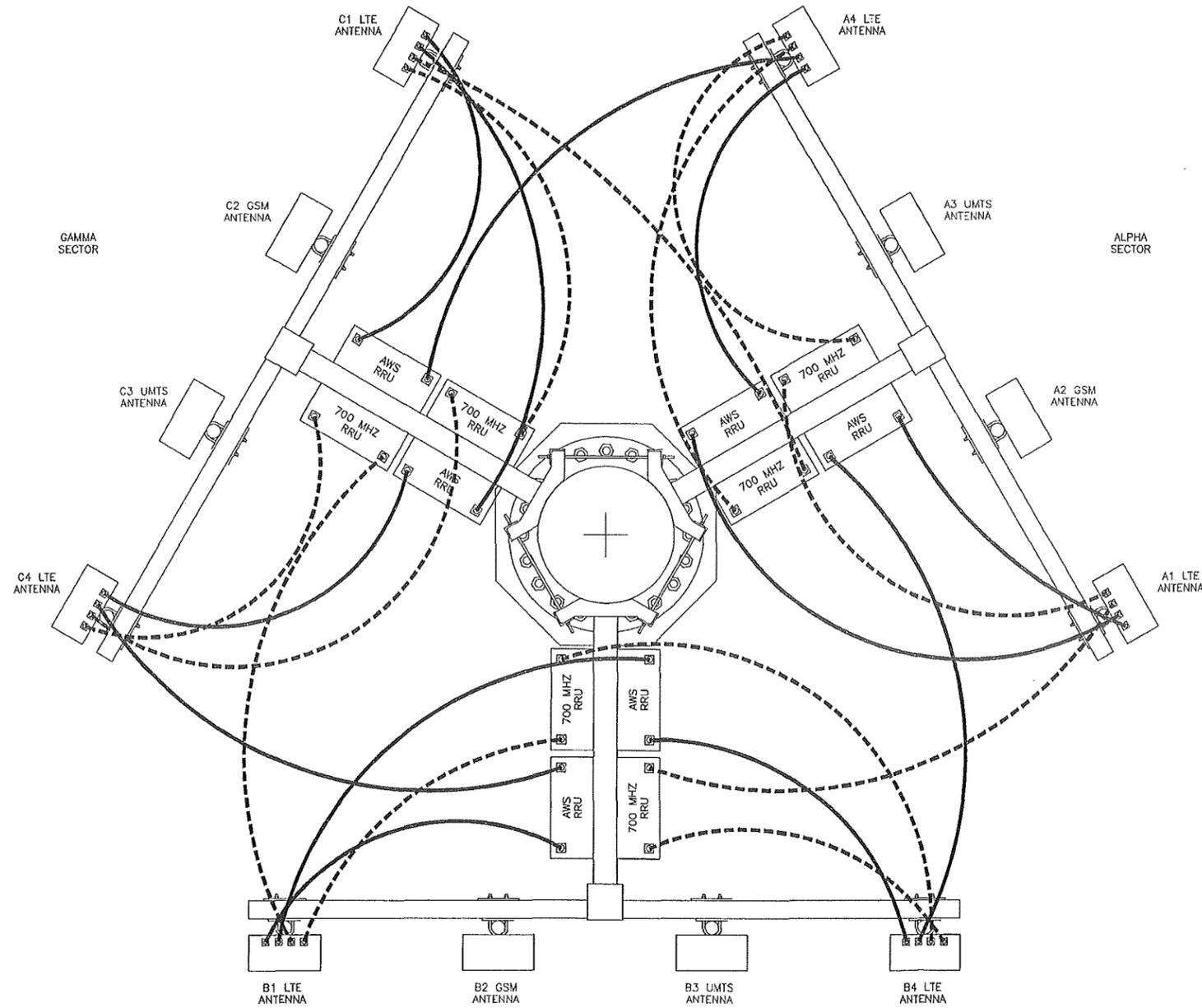
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CA NO. 80188
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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SD0121
VFW
2100 LOGAN AVE
SAN DIEGO, CA 92113
ZONING

SHEET TITLE
SITE DETAILS

SHEET NUMBER
Z-8



CROSS SECTOR REDUNDANCY DIAGRAM

1. THE CROSS SECTOR REDUNDANCY FEATURE (CSRF) SHALL BE IMPLEMENTED ONLY ON TOWER SITES, WHERE THE REMOTE RADIOS (RRH/RRU) ARE MOUNTED ON THE TOP OF THE TOWER. CSRF SHALL NOT BE DEPLOYED ON ROOFTOP SITES, DAS SYSTEMS OR WHERE THE RRH/RRU IS MOUNTED ON THE GROUND.
2. CSRF SHALL NOT BE DEPLOYED ON TOWER TOP SITES, WHICH HAVE TWO DIFFERENT RADIATION CENTER LINES ACROSS ANY TWO OR MORE SECTORS.
3. CONSULT WITH AT&T MARKET PERSONNEL TO DETERMINE UPON WHICH LTE WAVE, THE CSRF WILL BE DEPLOYED.
4. THE MAXIMUM JUMPER LENGTH SHOULD NOT EXCEED 35 FEET FOR 700 MHZ AND AWS FREQUENCIES. (CONSULT WITH LOCAL MARKET RF FOR ADDITIONAL GUIDANCE.)
5. IN THE EVENT TOWER TOP SITES CANNOT MEET THESE IMPLEMENTATION RESTRICTIONS, THE RRH'S/RRU'S SHALL BE CONNECTED TO THE ANTENNA IN THE TRADITIONAL CONFIGURATION. (E.G. LOW RF HEIGHT ON A SELF SUPPORT TOWER, WHERE THE DISTANCE BETWEEN SECTORS WOULD REQUIRE EXCESSIVELY LONG JUMPERS BETWEEN ADJACENT SECTORS.)
6. ALL RF CABLE (JUMPER) LENGTHS SHALL BE WITHIN 9 FEET OF EACH OTHER ACROSS ALL SECTORS. FOR EXAMPLE, ALPHA SECTOR'S SHORTEST JUMPER IS 6 FEET IN LENGTH. THEREFORE, GAMMA SECTOR'S LONGEST JUMPER CAN BE NO MORE THAN 15 FEET LONG (6' + 9' = 15')
7. FOR SITES WHERE CSRF WILL BE IMPLEMENTED WITH EXISTING LTE EQUIPMENT, EXISTING RF JUMPER MAY BE REUSED. INSTALLER SHALL MEASURE JUMPERS AND ENSURE LENGTHS COMPLY WITH NOTE 6.
8. ALL RF CABLES JUMPERS SHALL USE PRE-MADE JUMPERS WITH PRE-INSTALLED CONNECTORS ON BOTH ENDS.
9. ALL RF JUMPERS SHALL BE FROM APPROVED RF JUMPER MANUFACTURERS.
10. RF JUMPER CONNECTORS SHALL BE INSTALLED WITH PROPER TORQUE AND WEATHERPROOFING.
11. JUMPERS SHALL HAVE RF SWEEP PERFORMED.
12. ALL FIBER CABLES SHALL BE OF THE SAME LENGTH FROM THE FIBER/DC SURGE PROTECTION BOX TO THE RRH/RRU. ANY EXCESS FIBER SHOULD BE SPOOLED IN THE FIBER MANAGEMENT BOX.
13. JUMPERS SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING AT INTERVALS NOT EXCEEDING 3 FEET.
14. THIS DETAIL SHOWS LTE RF JUMPER CONNECTION. ROUTING IS DIAGRAMMATIC. SEE ANTENNA PLAN IN THIS SET OF DRAWINGS FOR ACTUAL LOCATION OF ANTENNAS AND REMOTE RADIOS.
15. ONLY LTE ANTENNA POSITION 1 OR POSITION 4 WILL BE USED ON SITE WHEN MAKING THE LTE CROSS SECTOR CONNECTIONS.
16. CONTRACTOR SHALL DETERMINE THE LTE ANTENNA POSITION THAT WILL UTILIZE CSRF ON SITE BASED ON EXISTING ANTENNA AZIMUTH.

NOTES



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	168151
DRAWN BY:	AW
CHECKED BY:	MH

REV	DATE	DESCRIPTION
M	03/06/13	CITY COMMENTS
L	12/04/12	CITY COMMENTS
K	08/12/12	MARKET COMMENTS
J	06/24/12	MARKET COMMENTS
I	07/02/12	MARKET COMMENTS
H	06/06/12	LANDLORD COMMENTS
G	01/24/12	CLIENT COMMENTS
F	12/28/11	CITY COMMENTS
E	09/22/11	CLIENT COMMENTS
D	09/02/11	CLIENT COMMENTS
C	08/12/11	CLIENT COMMENTS

ENGINEER OF RECORD

MAGED SAMIR G. HENEIN
CA NO. 80188
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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VFW
2100 LOGAN AVE
SAN DIEGO, CA 92113
ZONING

SHEET TITLE
CROSS SECTOR
REDUNDANCY DIAGRAM

SHEET NUMBER
Z-9

	AWS RRU COAXIAL CABLE JUMPER
	700 MHZ RRU COAXIAL CABLE JUMPER

GRAPHICS LEGEND

LTE:	LONG TERM EVOLUTION
FIF:	FACILITY INTERFACE FRAME
TDMA:	TIME DIVISION MULTIPLE ACCESS
CDMA:	CODE DIVISION MULTIPLE ACCESS
GSM:	GLOBAL SYSTEM FOR MOBILE COMMUNICATIONS
UMTS:	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM

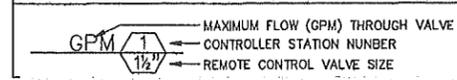
RRU:	REMOTE RADIO UNIT
RET:	REMOTE ELECTRICAL TILT
TMA:	TOWER MOUNTED AMPLIFIER
CMU:	CONCRETE MASONRY UNIT
GPS:	GLOBAL POSITIONING SYSTEM
HVAC:	HEATING VENTILATION AIR CONDITIONING

ACRONYM LEGEND

Irrigation Legend

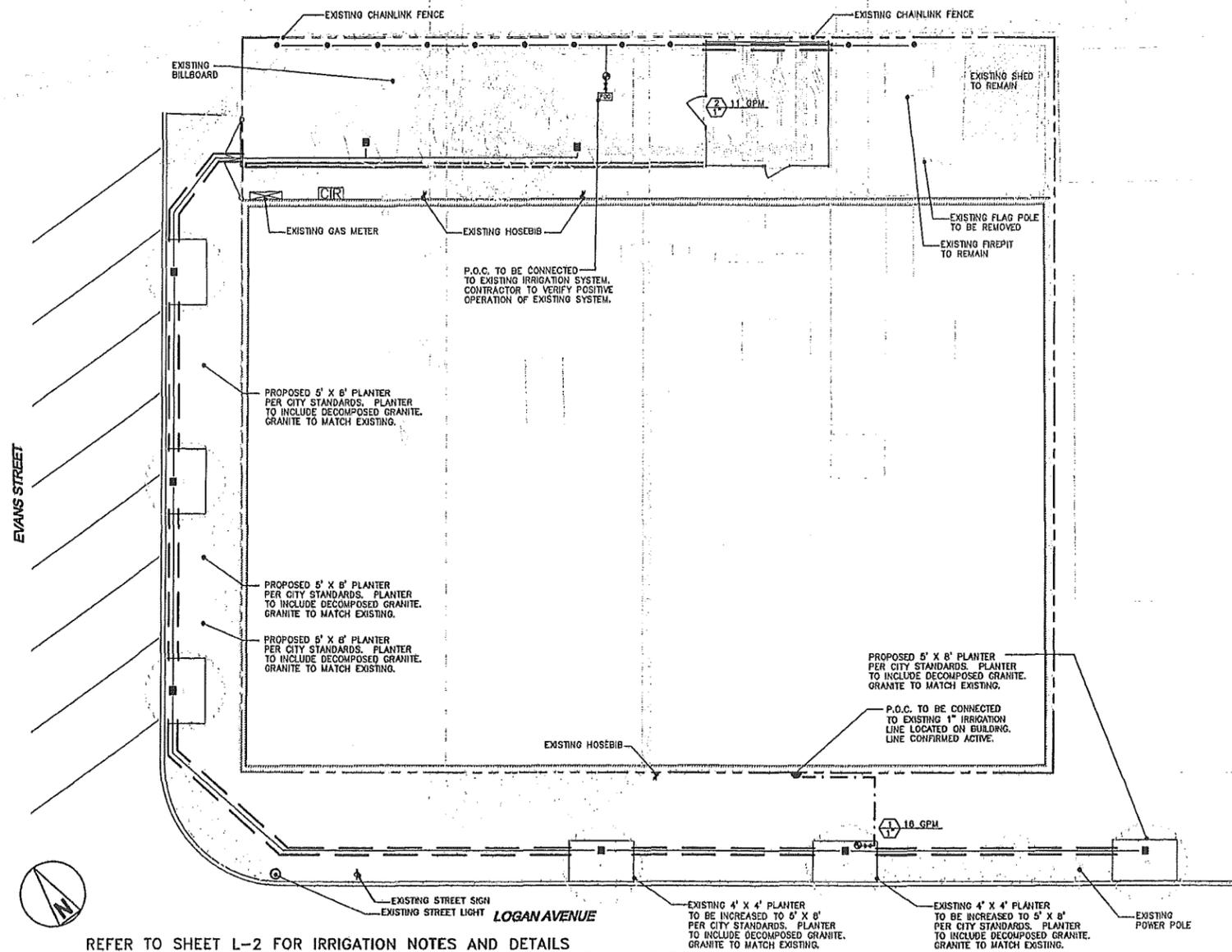
Symbol	Catalogue No.	Manuf.	Description	GPM	PSI	DETAIL NO.
■	RWS-M-B-1408	RAINBIRD	ROOT WATERING SERIES	2.0	30	A, SHT L-4
●	1401	RAINBIRD	6" FULL CIRCLE BUBBLER	1.0	30	B, SHT L-4
⊗	T-136	NIBCO	BRASS BALL VALVE			C, SHT L-4
⊕	125-EFA-CP	RAINBIRD	REMOTE CONTROL VALVE			D, SHT L-4
⊙	IRRITROL MC-4 PLUS	IRRITROL	4 STATION SMART CONTROLLER			SEE NOTE, THIS SHT
Ⓜ	RAIN-CLIK	HUNTER	RAIN SENSOR			

— Sch 40 PVC Main Line Pipe @ 24" min. Depth (1 1/4" Diameter Unless Otherwise Indicated)
 — Sch 40 PVC Lateral Line Pipe @ 18" Min. Depth (3/4" Diameter Unless Otherwise Indicated)
 - - - - - Schedule 40 PVC Sleeving (1" Diameter Unless Otherwise Indicated)



IRRIGATION ENCLOSURE NOTE:

CONTROLLER UNITS SHALL BE ENCLOSED IN SECURE, WEATHER AND VANDAL RESISTANT, STAINLESS STEEL ONLY, LOCKING HOUSINGS MANUFACTURED EXPRESSLY FOR THAT PURPOSE OR LOCATED WITHIN A STRUCTURE. CONTROLLER CABINETS SHALL NOT BE INSTALLED WITHIN AN IRRIGATION SPRAY PATTERN. FINAL LOCATION TO BE APPROVED BY CITY AGENCY.



REFER TO SHEET L-2 FOR IRRIGATION NOTES AND DETAILS

IRRIGATION PLAN



CS DG

0006 El Camino Road
 Suite 106-482
 Carlsbad, CA 92009
 (P) 760-272-8742
 (F) 760-454-3097

CS Design Group, Inc.

SCALE: 1/16"=1'-0"

5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121

10950 GRANDVIEW DRIVE
 OVERLAND PARK, KANSAS 66210
 (913) 458-2000

PROJECT NO:	168151
DRAWN BY:	LMM
CHECKED BY:	AW

REV	DATE	DESCRIPTION
I	07/02/12	MARKET COMMENTS
H	08/06/12	LANDLORD COMMENTS
Q	1/24/12	CLIENT COMMENTS
F	12/28/11	CITY COMMENTS
E	09/22/11	CLIENT COMMENTS
D	09/02/11	CLIENT COMMENTS
C	08/12/11	CLIENT COMMENTS
B	08/11/11	POK 2D REVIEW
A	07/28/11	ISSUED FOR REVIEW

ENGINEER OF RECORD

PATRICK DOYLE
 CA NO. 74199
 BLACK & VEATCH
 10950 GRANDVIEW DR.
 OVERLAND PARK, KS 66210
 (913) 458-2000

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SD0121
 VFW
 2100 LOGAN AVE
 SAN DIEGO, CA 92113
 ZONING

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L-1

PLANT MATERIAL KEY-PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
SHRUBS				
	Pinus canariensis	Canary Island Pine	36" box	2
	Jacaranda mimosifolia	Jacaranda	36" box	6
VINES				
	Macfadyena unguis-cati	Yellow Trumpet Vine	15 gal	21

PLANT MATERIAL KEY-EXISTING

SYMBOL	BOTANICAL NAME	SIZE (height/collar)	QUANTITY	REMAIN / REMOVE
TREES				
	ACACIA	15' / 8"	2	REMOVE
	CITRUS	12' / multl	1	REMAIN
SHRUBS				
	ROSE SHRUBS	18"-24"	13	REMAIN

LANDSCAPE NOTES

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

2. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.041(a)].

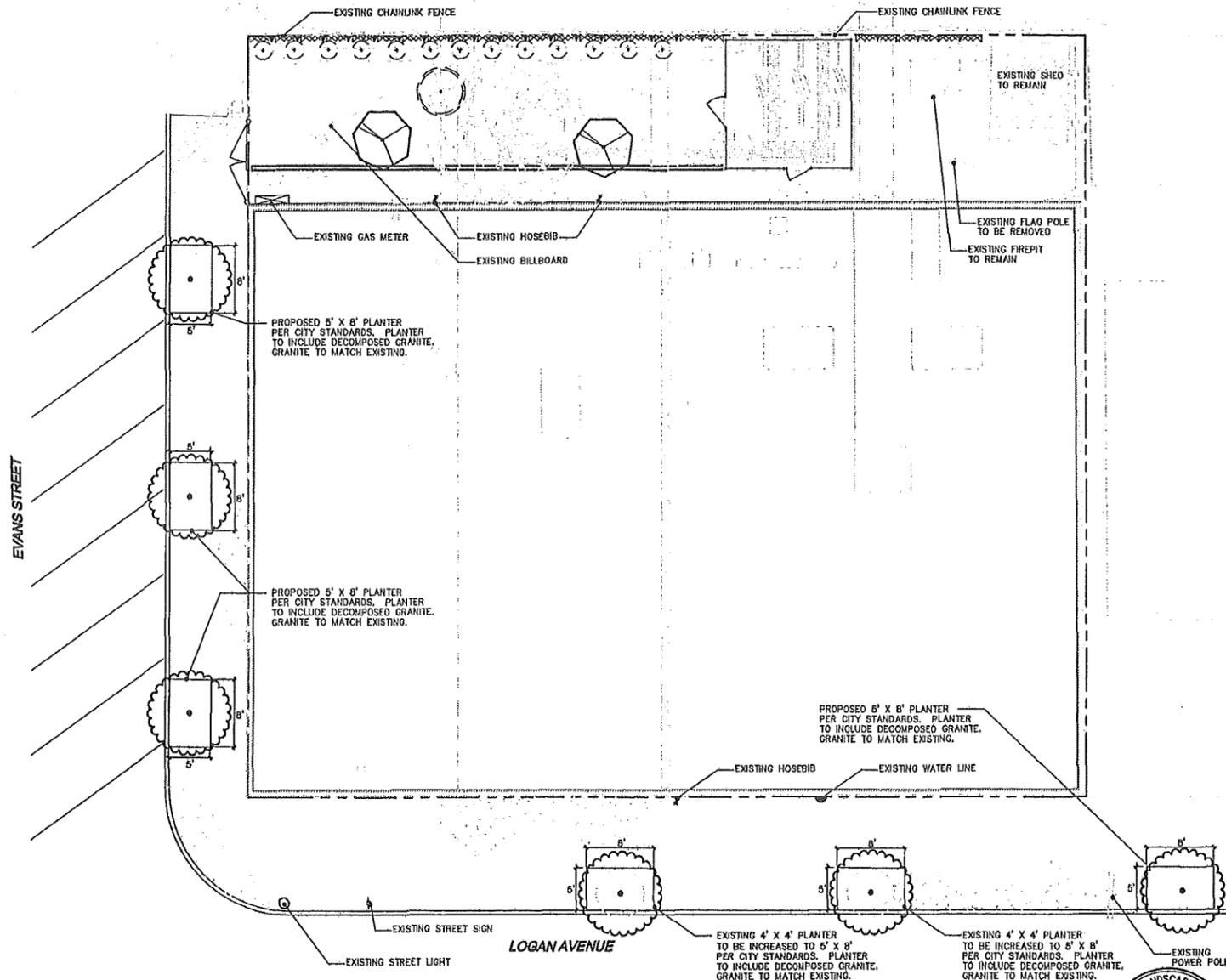
3. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. FOR STREET TREES, IRRIGATION TO BE BUBBLER SYSTEM PER CITY PARKS AND RECREATION DEPARTMENT. FOR VINES AT REAR FENCE, IRRIGATION TO BE BUBBLER.

4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY PROPERTY OWNER/ PERMITEE. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE -

- TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAY (ENTRANCES) - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET



ROOT BARRIER NOTE

ROOT BARRIER SHALL BE INSTALLED ALONG THE SIDEWALK AND STREET CURB AT ALL NEW TREE LOCATIONS. THE ROOT BARRIER MATERIAL SHALL BE A MINIMUM 18" DEEP AND SHALL EXTEND 10' IN BOTH DIRECTIONS FROM THE TRUNK OF THE TREE. THE ROOT BARRIER MATERIAL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION. REFER TO DETAIL, SHEET L-4.

REFER TO SHEET L-4 FOR PLANTING DETAILS

PLANTING PLAN



CS DG

6885 El Camino Real
Suite 105-422
Carlsbad, CA 92008
(P) 760-272-8742
(F) 760-484-3087

CS Design Group, Inc.

SCALE: 1/16"=1'-0"



5736 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	168151
DRAWN BY:	LMM
CHECKED BY:	AW

REV	DATE	DESCRIPTION
I	07/02/12	MARKET COMMENTS
H	08/08/12	LANDLORD COMMENTS
G	1/24/12	CLIENT COMMENTS
F	12/28/11	CITY COMMENTS
E	09/22/11	CLIENT COMMENTS
D	09/02/11	CLIENT COMMENTS
C	06/12/11	CLIENT COMMENTS
B	08/11/11	POX 20 REVIEW
A	07/28/11	ISSUED FOR REVIEW

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

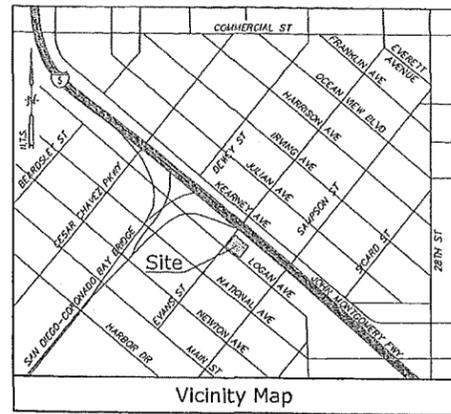
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SD0121
VFW
2100 LOGAN AVE
SAN DIEGO, CA 92113
ZONING

SHEET TITLE
PLANTING PLAN

SHEET NUMBER

L-3



Vicinity Map

Title Report

PREPARED BY: LAWYERS TITLE COMPANY
 ORDER NO.: 09303412-10
 DATED: AUGUST 4, 2011

Legal Description

LOTS 1, 2, 3 AND 4 IN BLOCK 175, OF SAN DIEGO LAND AND TOWN COMPANY'S ADDITION, ACCORDING TO MAP THEREOF NO. 379, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OCTOBER 30, 1896.
 EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 1, 2, 3 AND 4 LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND DISTANT AT RIGHT ANGLES NORTHEASTERLY 90 FEET FROM THE NORTHEASTERLY LINE OF LOGAN AVENUE, FORMER "L" STREET, DEEDED TO THE STATE OF CALIFORNIA, MARCH 7, 1961, AS FILE NO. 40553 OF OFFICIAL RECORDS.

Assessor's Parcel Nos.
 538-560-45-00 & 538-560-46-00

Easements

- ② AN EASEMENT FOR SEWER LINE PURPOSES, GRANTED TO THE CITY OF SAN DIEGO BY DEED RECORDED JANUARY 3, 1951 IN BOOK 3918, PAGE 320 O.R. (PLOTTED HEREON).
- ③ THE FACT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHT OF ACCESS TO OR FROM THE STREET OR HIGHWAY ADJUTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY MAP OF SAID TRACT MAP 379, (PLOTTED HEREON).

Lease Area
 AS SHOWN

Geographic Coordinates at Proposed Monument Tower

1983 DATUM: LATITUDE 32° 41' 57.38" N LONGITUDE 117° 09' 25.73" W ELEVATION = 73.9 FEET ABOVE MEAN SEA LEVEL.
 CERTIFICATION: THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NATIONAL GEODETIC AMERICAN VERTICAL DATUM OF 1929 (NGVD 29) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

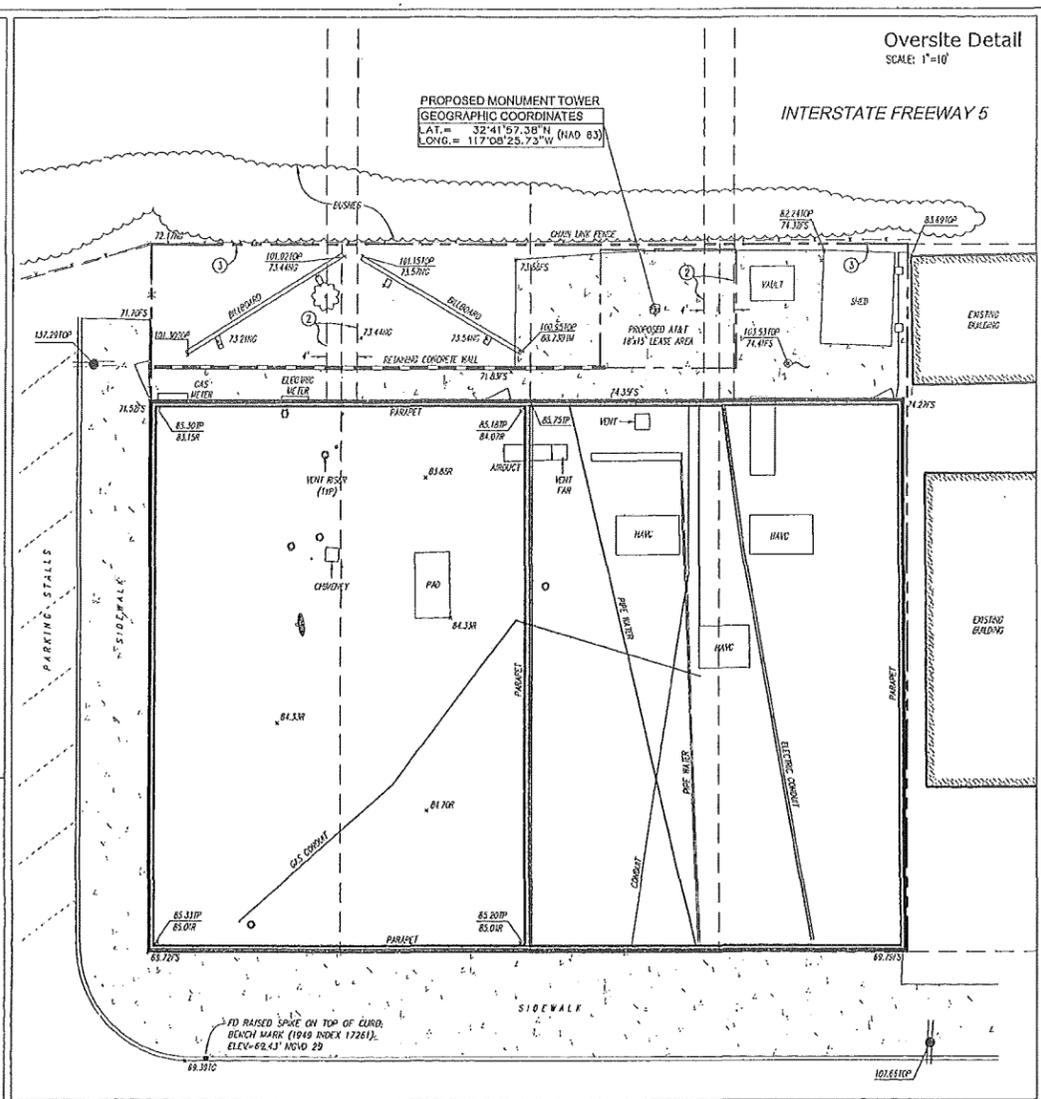
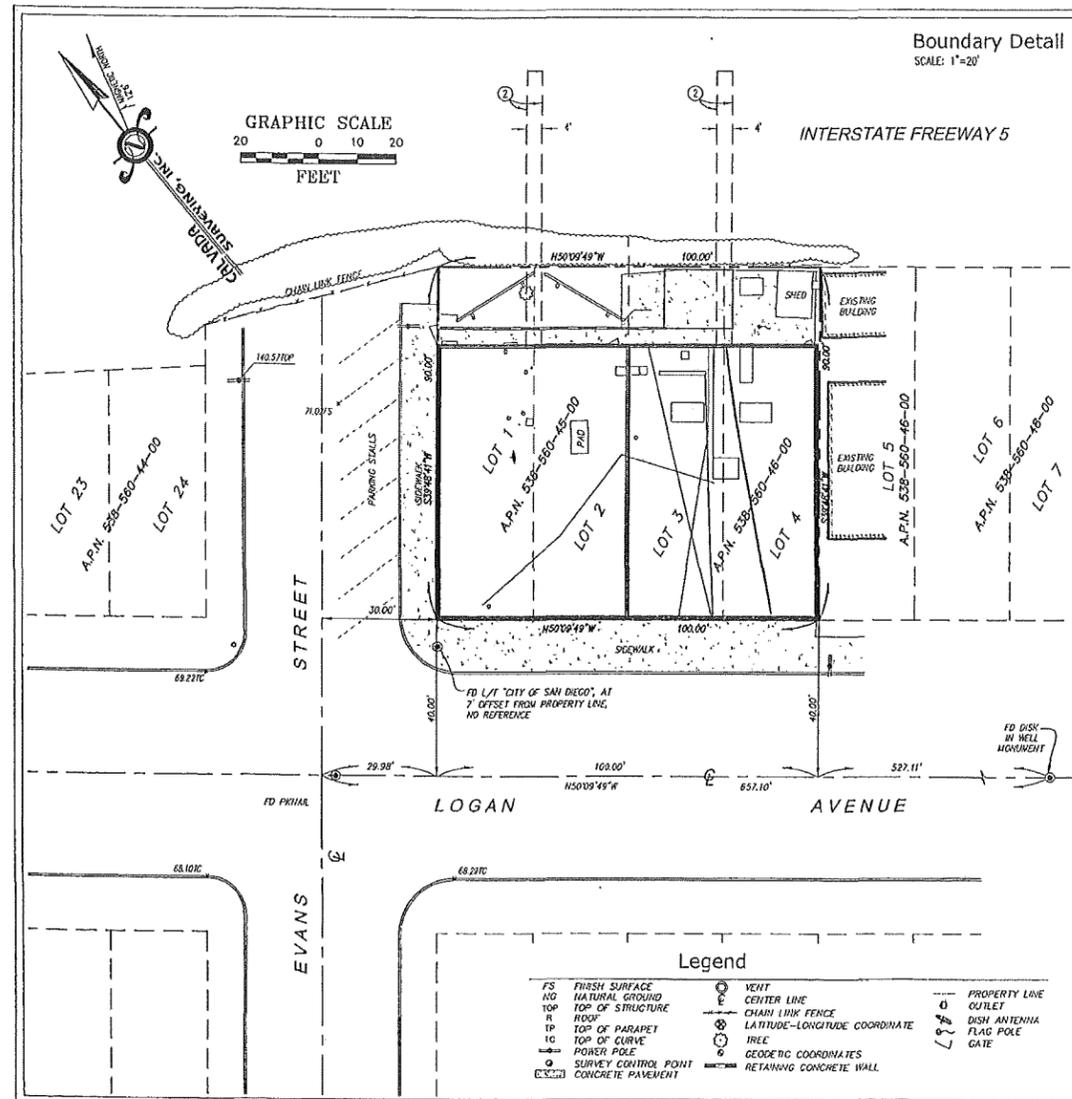
Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

Bench Mark

THE CITY OF SAN DIEGO BENCH MARK LOCATED ON THE EASTERLY CORNER OF THE INTERSECTION OF LOGAN AVENUE AND EVANS STREET (1949 INDEX 17261). ELEVATION = 69.43 FEET (NGVD 29).

Date of Survey
 JULY 15, 2011



Legend

FS FINISH SURFACE	○ VENT	—○— PROPERTY LINE
NG NATURAL GROUND	—○— CENTER LINE	○ OUTLET
TOP TOP OF STRUCTURE	—○— CHAIN LINK FENCE	○ DISH ANTENNA
R ROOF	—○— LATITUDE-LONGITUDE COORDINATE	○ FLAG POLE
TP TOP OF PARAPET	○ TREE	○ GATE
IC TOP OF CURVE	○ GEODETIC COORDINATES	
—○— POWER POLE	—○— RETAINING CONCRETE WALL	
○ SURVEY CONTROL POINT		
○ CONCRETE PAVEMENT		

5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121

12750 CENTER COURT DRIVE
 SUITE #330
 CERRITOS, CA 90703

PROJECT NO: _____
 DRAWN BY: AV
 CHECKED BY: RG

REV	DATE	DESCRIPTION
1	09/20/11	FINAL SURVEY
	07/20/11	SUBMITTAL

CALVADA SURVEYING, INC.
 411 North G St., Suite 205, Corona, CA 92625
 Phone: 951-265-9200 Fax: 951-253-8765
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 11654

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SD0121
 "VFW"
 2100 LOGAN AVE
 SAN DIEGO, CA 92113
 SAN DIEGO COUNTY

SHEET TITLE
 TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1



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**

AT&T-VFW

Project Address:

2100 Logan Ave #6, San Diego, CA 92113

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:

Corporate Governance



Randall L. Stephenson
Chairman and Chief Executive Officer
AT&T Inc.

Randall Stephenson became chairman and chief executive officer of AT&T Inc. in 2007, and in the years following he has transformed the company into a global leader in mobile Internet services and IP-based business communications solutions.

Under Mr. Stephenson's leadership, AT&T has dramatically expanded its nationwide U.S. wireless business and enhanced its advanced enterprise capabilities, serving millions of business customers including multinational companies on six continents. The company also has expanded its fast-growing AT&T U-verse platform for integrated TV, data and voice services to reach some 30 million living units.

AT&T is today the world's largest telecommunications company with more than \$127 billion in 2012 revenues and 29 consecutive years of dividend growth. Over the past five years, AT&T has invested more capital into the U.S. economy than any other public company.

Mr. Stephenson began his career with Southwestern Bell Telephone in 1982 in Oklahoma. From 2001 to 2004, he was the company's senior executive vice president and chief financial officer, and from 2004 to 2007, he served as the company's chief operating officer. He was appointed to AT&T's board of directors in 2005.

Under Mr. Stephenson's leadership, AT&T has undertaken the largest education initiative in the company's history – AT&T Aspire, a philanthropic program to help improve college/career readiness for students at risk of dropping out of high school. Launched in 2008, Aspire I invested more than \$100 million to support educational initiatives, and in 2012 AT&T announced Aspire II, a new and expanded financial commitment of \$250 million planned over the next five years.

Mr. Stephenson also has led AT&T's breakthrough "It Can Wait" campaign – an education and awareness program encouraging people to never text while driving.

Mr. Stephenson is a member of the board of directors of Emerson Electric Co., a member of the PGA TOUR Policy Board and a National Executive Board member of the Boy Scouts of America.

Leadership

AT&T Board Bios



Randall L. Stephenson



James H. Blanchard



Gilbert F. Amelio

Reuben V. Anderson



Jon C. Madonna



Michael B. McCallister



John B. McCoy

Joyce M. Roché

ATTACHMENT 12



Jaime Chico Pardo



Scott T. Ford



James P. Kelly



Matthew K. Rose



Laura D'Andrea Tyson



Investor Relations

Company Information

Corporate Governance

Financial Reporting

Stock Information

Stockholder Services

Investor News

Calendar

Investor Contacts

FAQ

Stock Quote (NYSE:T)

Price	\$35.62
Last Trade	4:00 PM
	Jun 12 2013
Change	▼ \$-0.14
Change (%)	-0.39%
Volume	16,955,400
52 Week Low	\$32.71
52 Week High	\$39.00
Day Low	\$35.57
Day High	\$36.14

[Price Quotes/Charts](#)

Related Content

[AT&T Senior Executive Biographies](#)
[Citizenship and Sustainability](#)
[Diversity](#)
[Innovation](#)

AT&T 2013 Annual Meeting of Stockholders

[2013 Proxy Statement](#)
[2012 Annual Report](#)
[2013 Annual Meeting Filed 8-K Voting Results](#)

Project Chronology

AT&T – VFW – Project No. 261120

Date	Action	Description	City Review Time	Applicant Response Time
1/26/2012	First Submittal	Project Deemed Complete		
3/7/2012	First Assessment Letter		41	
7/13/2012	Second Submittal			128
8/24/2012	Second Assessment Letter		42	
9/18/2012	Third Submittal			25
10/9/2012	Third Assessment Letter		21	
12/11/2012	Fourth Submittal			63
1/28/2013	Fourth Assessment Letter		48	
3/6/2013	Fifth Submittal			37
4/26/2013	Issues Resolved		51	
9/26/2013	Public Hearing – Planning Commission		153	
TOTAL STAFF TIME			356	
TOTAL APPLICANT TIME				253
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	609 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 12, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: September 26, 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: SITE DEVELOPMENT PERMIT (SDP), CONDITIONAL
USE PERMIT (CUP), COASTAL DEVELOPMENT
PERMIT (CDP), and PLANNED DEVELOPMENT
PERMIT (PDP), PROCESS FOUR

PROJECT NUMBER: 261120
PROJECT NAME: AT&T - VFW
APPLICANT: Shelly Kilbourn, PlanCom, Inc., agents representing
AT&T Mobility

COMMUNITY PLAN AREA: Barrio Logan
COUNCIL DISTRICT: District 8

CITY PROJECT MANAGER: Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Site Development Permit, Conditional Use Permit, Coastal Development Permit, and Planned Development Permit, Process Four, for a Wireless Communication Facility. The project consists of a new 50-foot tall faux tree, referred to as a "monopine," supporting twelve panel antennas, a 33-foot tall flagpole, and equipment associated with the antennas. The project is located at 2100 Logan Avenue, north of Logan Avenue and east of S. Evans Street.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning

Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on April 26, 2013 and the opportunity to appeal that determination ended July 1, 2013.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

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: 24002280

Revised 10-4-12 HMD