



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 23, 2014 **REPORT NO. PC-14-007**

ATTENTION: Planning Commission, Agenda of January 30, 2014

SUBJECT: AT&T – North Parker
PROJECT NO. 331379. PROCESS 4.

**OWNER/
APPLICANT:** J M A N AT THE N PARKER LP/
AT&T MOBILITY

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 3000 Upas Street, within the Greater North Park community plan area?

Staff Recommendation: APPROVE Neighborhood Use Permit (NUP) No. 1220670 and Planned Development Permit (PDP) No. 1220671.

Community Planning Group Recommendation: At the November 19, 2013 meeting of the North Park Community Planning Committee, the group voted 13-2-0 to recommend approval of the project. (Attachment 12)

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, Section 15303 (New Construction). The environmental exemption determination was made on November 25, 2013, the notice was posted December 3, 2013, and the opportunity to appeal this determination ended December 17, 2013. (Attachment 7)

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 Neighborhood Use Permit (NUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project is located at 3000 Upas Street, to the north of Upas Street and the east of 30th Street, on the new North Parker building. The project is located in the CN-1-2 zone, within the Greater North Park community plan area (Attachments 1, 2, 3 and 4).

WCF's are permitted in commercial zones with a mixed (residential) use with the processing of a NUP, Process 2. The project also is requesting a deviation from the CN-1-2 zone 30-foot height limit, which requires the processing of a PDP, Process 4.

DISCUSSION

Project Description:

This WCF proposes to install 12 panel antennas on the roof of the North Parker building behind radio-frequency (RF) transparent material, painted and textured to integrate with the building. Antenna sectors A and C will be located in one screen enclosure and antenna sector B will be located in another screen enclosure. Equipment associated with the antennas will be located in an interior equipment room.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in a commercial zone, with a mixed (residential) use, a Process 2 NUP is required. This is more preferable than locating the WCF in a residential zone with a residential use, but is less preferable than locating the WCF in a commercial or industrial zone without a residential use. Wireless carriers are required to provide coverage throughout their license area, which sometimes necessitates locating a WCF in a less preferable area.

WCFs are required to "use all reasonable means to conceal or minimize the visual impact of the WCF through integration..." Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the equipment associated with the antennas will be located internally within the building and the antennas will be screened behind two architecturally-compatible roof-mounted RF-transparent screen enclosures. This will allow parts of the WCF to be concealed and will minimize the overall visual impact of the WCF, by working to integrate the design with the building.

A deviation to the 30-foot CN-1-2 zone height limit is requested as part of this project. The screen enclosures extend beyond the roof of the new North Parker building, with one screen reaching a height of 35-feet, and the second screen with a height of 39-feet. The deviation to the height limit is required to enable AT&T to mount antennas on the roof of the building, in radio-frequency transparent screen boxes. By mounting the antennas at this height, AT&T is able to meet its coverage objective for this area and integrate with the building. A PDP, Process 4, is

being processed along with the NUP to allow the height deviation.

Community Plan Analysis:

While the Greater North Park Community Plan does not specifically address WCFs, 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.

This project complies with the General Plan recommendations by 1) concealing the equipment associated with the antennas in an interior equipment room and 2) locating the antennas behind RF-transparent screen enclosures on the roof, designed to be integrated with the North Parker building. This design will allow the WCF to be aesthetically pleasing and respectful of the neighborhood context.


Conclusion:

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 NUP No. 1220670 and PDP No. 1220671.


ALTERNATIVES

- 1. **Approve NUP No. 1220670 and PDP No. 1220671, with modifications.**
- 2. **Deny NUP No. 1220670 and PDP No. 1220671, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Alex Hempton, AICP
Development Project Manager
Development Services Department

VACCHI/AFH

Attachments:

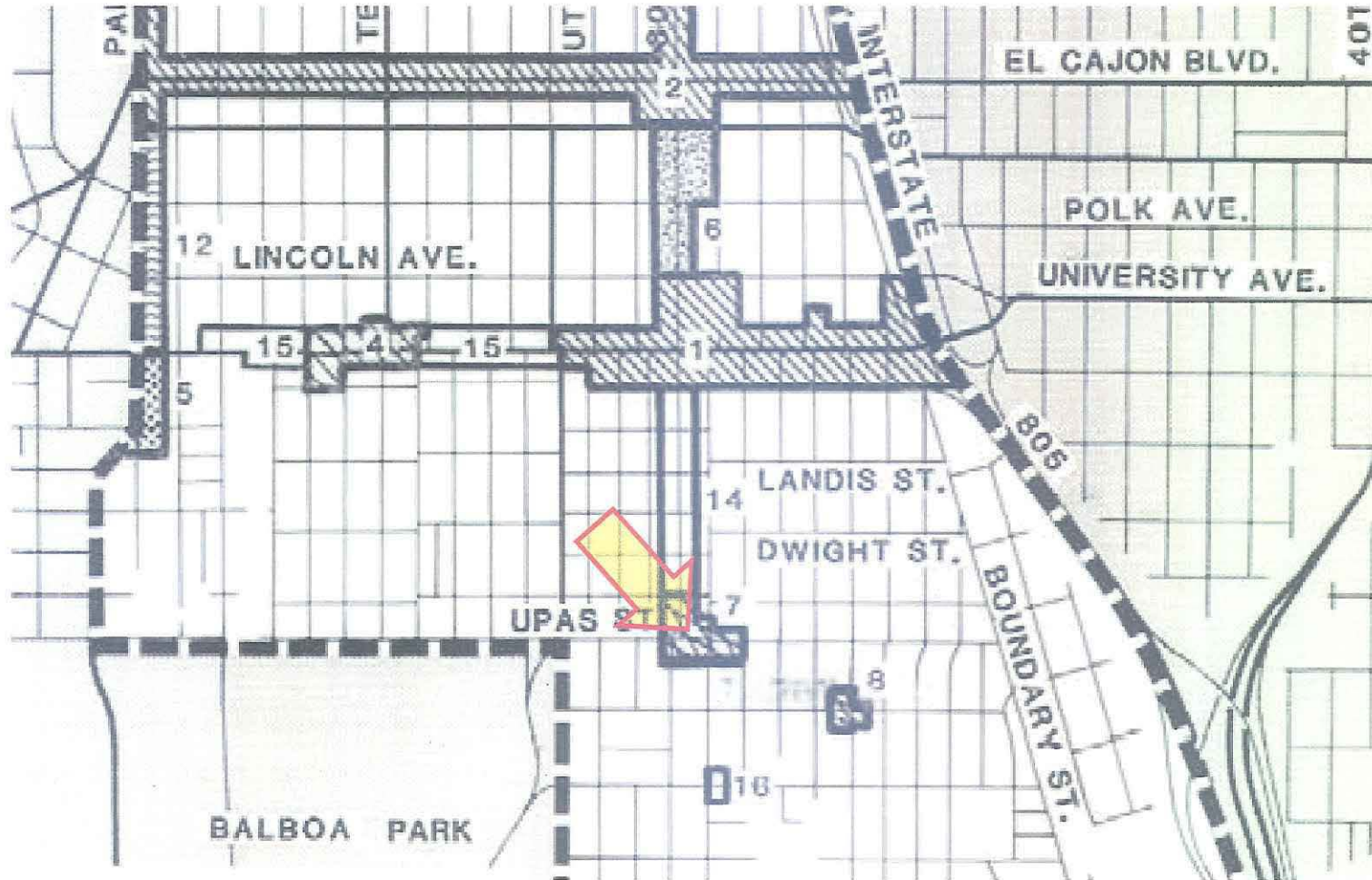
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of (Environmental) Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project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



Aerial Photo

AT&T - North Parker - Project Number 331379

3000 Upas St.



ATTACHMENT 2

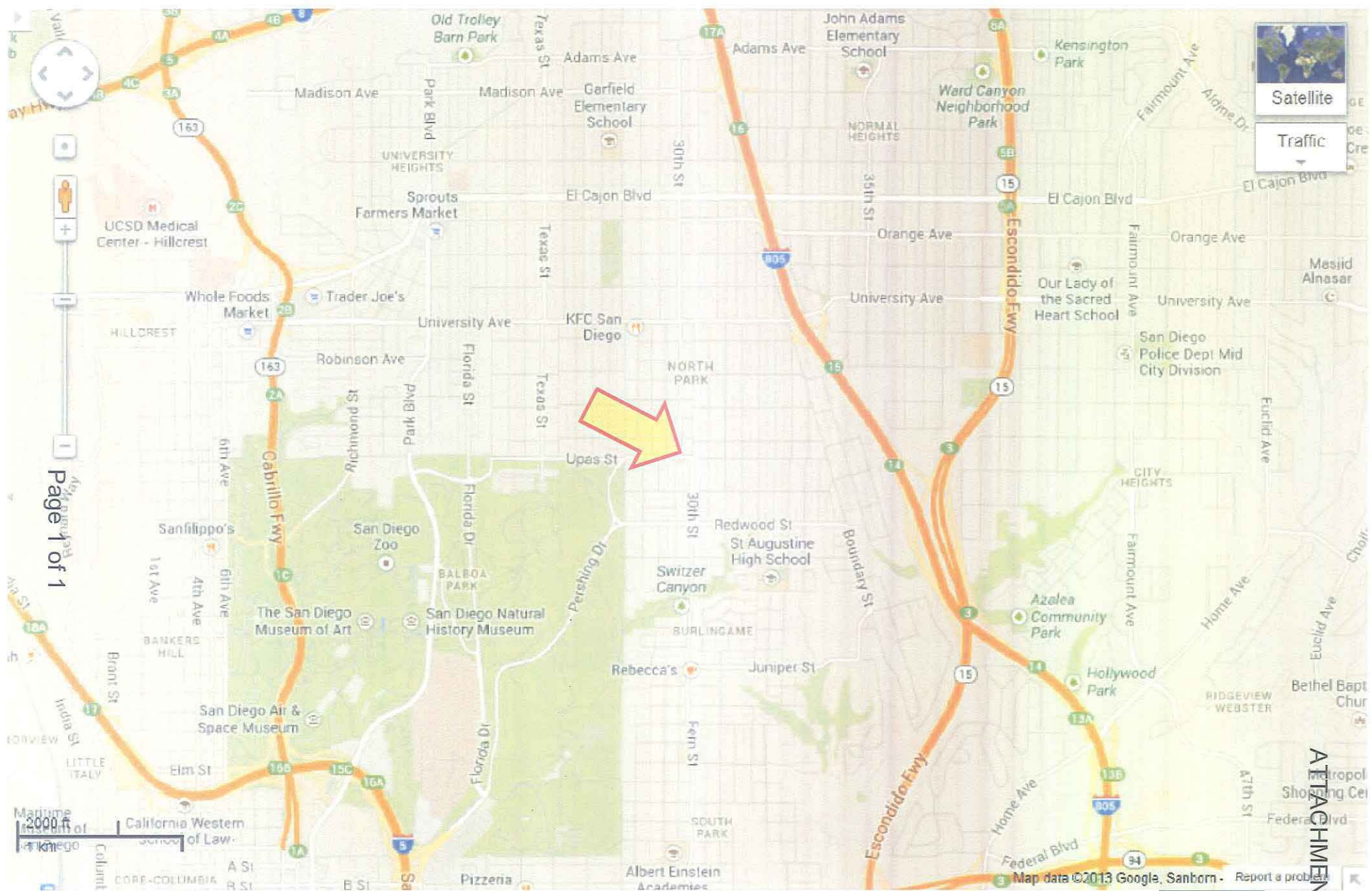


Community Plan Land Use Designation

AT&T – North Parker – Project Number 331379

3000 Upas St.

| |
|---|
| Designated as Commercial - Neighborhood |
|---|



Project Location Map
AT&T – North Parker – Project Number 331379
 3000 Upas St.



ATTACHMENT 3

| PROJECT DATA SHEET | | |
|---|--|---|
| PROJECT NAME: | AT&T – North Parker | |
| PROJECT DESCRIPTION: | Wireless Communication Facility (WCF) consisting of 12 panel antennas, concealed behind two-roof mounted radio-frequency transparent screens, and equipment located within the building. | |
| COMMUNITY PLAN AREA: | Greater North Park | |
| DISCRETIONARY ACTIONS: | Neighborhood Use Permit and Planned Development Permit (Process 4) | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Commercial - Neighborhood | |
| <u>ZONING INFORMATION:</u> | | |
| ZONE: CN-1-2 | | |
| HEIGHT LIMIT: 30' | | |
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Commercial, CN-1-2 | Comercial/Residential |
| SOUTH: | Commercial, CN-1-2 | Mixed Use |
| EAST: | Commercial, CN-1-2 | SDG&E Utility/Commercial/Residential |
| WEST: | Commercial, CN-1-2 | Retail/Restaurant |
| DEVIATIONS OR VARIANCES REQUESTED: | Deviation to the CN-1-2 zone 30-foot height limit. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | The North Park Planning Committee approved this project 13-2 at the November 19, 2013 meeting. | |

PLANNING COMMISSION
 RESOLUTION NO. PC-XXXX
 NEIGHBORHOOD USE PERMIT NO. 1220670
 PLANNED DEVELOPMENT PERMIT NO. 1220671
AT&T – NORTH PARKER
 PROJECT NUMBER 331379

WHEREAS, the J M A N AT THE N PARKER LP, 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. 1220670 and 1220671);

WHEREAS, the site is located at 3000 Upas Street in the CN-1-2 zone of the Greater North Park community plan area;

WHEREAS, the project site is legally described as: Parcel A (APNs 453-414-12 & 13): the west 20 feet of Lots 5 and 6, all of Lots 7 and 8 and the south 40 feet of Lot 9 in Block 31 of West End; and Parcel B (APN 453-414-04): the north 10 feet of Lot 9, all of Lot 10, and the south 20 feet of Lot 11, all in Block 31 of West End; and Parcel C (APN 453-414-03): the north 30 feet of Lot 11, and the south 10 feet of Lot 12 in Block 31 of West End, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 590, filed in the Office of the County Recorder of San Diego County, May 17, 1873; and Parcel D (APN 453-414-16): Parcel 2 of Parcel Map No. 19739, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, May 23, 2005;

WHEREAS, on November 25, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 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 January 30, 2014, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 1220670 and Planned Development Permit No. 1220671 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 January 30, 2014:

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

While the Greater North Park Community Plan does not specifically address WCFs, the City of San Diego’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.

The antennas associated with this WCF are concealed behind two new roof-mounted radio-frequency (RF) transparent screen enclosures, painted and textured to integrate with the new North Parker building. Equipment associated with the antennas will be located internally within the building. The design of the antenna screens will minimize the visual impact of the WCF, by blending them into the new development. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of an interior equipment room and two roof-mounted radio-frequency (RF) transparent screen enclosures, concealing 12 panel antennas. The project includes a deviation to allow the two screen boxes to exceed the CN-1-2 zone 30-foot height limit. One screen box reaches a height of 35 feet and the second screen box has a height of 39 feet. The project is located on the new North Parker building, with an address of 3000 Upas Street (located to the north of Upas Street and east of 30th Street), and is located in the Greater North Park community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

WCFs are permitted in commercial zones with a mixed (residential) use with the processing of a NUP, Process 2. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” In this case, equipment associated with the antennas will be completely concealed within an internal equipment room inside the new North Parker building. Twelve panel antennas will be located on the roof of the building inside two new RF-transparent screen enclosures. The screen enclosures will be painted and textured to be integrated with the North Parker building.

The antenna screen enclosures exceed the CN-1-2 zone 30-foot height limit and a PDP, Process 4, is being processed to allow this deviation. The deviation requested to the CN-1-2 zone 30-foot height limit is appropriate in this situation. One antenna screen will reach a height of 35 feet and the second screen will reach 39 feet. The height deviation will allow AT&T to meet their coverage objective and will result in a design that is compatible with the new building design. The existing building reaches heights between 28-32 feet and the addition of 7-foot high screen enclosures will be compatible with the overall development height. If the height deviation request was not granted, AT&T would need to pursue a different location and/or change the proposed design. An alternate design, such as one utilizing façade-mounted antennas, would result in a less architecturally integrated design which would be more visible. The proposed project, by exceeding the zone height limit, will result in a more desirable project than if designed in strict conformance with the CN-1-2 zone 30-foot height limit.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

Planned Development Permit - Section 126.0604

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

While the Greater North Park Community Plan does not specifically address WCFs, the City of San Diego’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.

The antennas associated with this WCF are concealed behind two new roof-mounted radio-frequency (RF) transparent screen enclosures, painted and textured to integrate with the new North Parker building. Equipment associated with the antennas will be located internally within the building. The design of the antenna screens will minimize the visual impact of the WCF, by blending them into the new development. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of an interior equipment room and two roof-mounted radio-frequency (RF) transparent screen enclosures, concealing 12 panel antennas. The project includes a deviation to allow the two screen boxes to exceed the CN-1-2 zone 30-foot height limit. One screen box reaches a height of 35 feet and the second screen box has a height of 39 feet. The project is located on the new North Parker building, with an address of 3000 Upas Street (located to the north of Upas Street and east of 30th Street), and is located in the Greater North Park community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

WCFs are permitted in commercial zones with a mixed (residential) use with the processing of a NUP, Process 2. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." In this case, equipment associated with the antennas will be completely concealed within an internal equipment room inside the new North Parker building. Twelve panel antennas will be located on the roof of the

building inside two new RF-transparent screen enclosures. The screen enclosures will be painted and textured to be integrated with the North Parker building.

The antenna screen enclosures exceed the CN-1-2 zone 30-foot height limit and a PDP, Process 4, is being processed to allow this deviation. The deviation requested to the CN-1-2 zone 30-foot height limit is appropriate in this situation. One antenna screen will reach a height of 35 feet and the second screen will reach 39 feet. The height deviation will allow AT&T to meet their coverage objective and will result in a design that is compatible with the new building design. The existing building reaches heights between 28-32 feet and the addition of 7-foot high screen enclosures will be compatible with the overall development height. If the height deviation request was not granted, AT&T would need to pursue a different location and/or change the proposed design. An alternate design, such as one utilizing façade-mounted antennas, would result in a less architecturally integrated design which would be more visible. The proposed project, by exceeding the zone height limit, will result in a more desirable project than if designed in strict conformance with the CN-1-2 zone 30-foot height limit.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code and the requested deviation results in a more desirable project than if designed in strict conformance with the regulations of the CN-1-2 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 1220670 and PLANNED DEVELOPMENT PERMIT NO. 1220671 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. 1220670 and 1220671, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: January 30, 2014

Internal Order No. 24003939

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003939

NEIGHBORHOOD USE PERMIT NO. 1220670
PLANNED DEVELOPMENT PERMIT NO. 1220671
AT&T – NORTH PARKER
PROJECT NO. 331379
PLANNING COMMISSION

This NEIGHBORHOOD USE PERMIT (NUP) NO. 1220670 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1220671 are granted by the Planning Commission of the City of San Diego to J M A N AT THE N PARKER LP, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0201, et seq., 126.0601, et seq., and 141.0420. The site is located at 3000 Upas Street in the CN-1-2 zone of the Greater North Park community plan area. The project site is legally described as: Parcel A (APNs 453-414-12 & 13): the west 20 feet of Lots 5 and 6, all of Lots 7 and 8 and the south 40 feet of Lot 9 in Block 31 of West End; and Parcel B (APN 453-414-04): the north 10 feet of Lot 9, all of Lot 10, and the south 20 feet of Lot 11, all in Block 31 of West End; and Parcel C (APN 453-414-03): the north 30 feet of Lot 11, and the south 10 feet of Lot 12 in Block 31 of West End, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 590, filed in the Office of the County Recorder of San Diego County, May 17, 1873; and Parcel D (APN 453-414-16): Parcel 2 of Parcel Map No. 19739, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, May 23, 2005.

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 January 30, 2014, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas (with the following dimensions: 78.0" by 14.8" by 8.6"), concealed behind two 7-foot tall radio-frequency (RF) transparent screen boxes, located on the roof of the North Parker building;
- b. Associated equipment located in a 16' by 18' equipment room inside an interior tenant improvement space;
- c. A deviation to the CN-1-2 zone 30-foot height limit, permitted with the processing of this PDP. The screen box associated with antenna sectors A and C reaches a total height of 35 feet and the screen box associated with antenna sector B reaches a total height of 39 feet;
- d. This structure is for the primary purpose of providing residential and commercial uses, but may have the secondary purpose of accommodating the Permittee's Operations on the Premises.
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 13, 2017.
2. This Neighborhood Use Permit [NUP] and Planned Development Permit [PDP] and corresponding use of this site shall expire on January 30, 2024. 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de

novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

AIRPORT REQUIREMENTS:

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

PLANNING/DESIGN REQUIREMENTS:

15. 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.

16. 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.

17. 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.

18. 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.

19. 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."
20. No overhead cabling is allowed for this project.
21. Antennas and associated mounting apparatus shall not extend beyond the RF-transparent screening.
22. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
23. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
24. 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.
25. 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.
26. 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 January 30, 2014 by Resolution No. PC-XXXX.

DRAFT

Permit Type/PTS Approval No.: NUP/1220670
and PDP/1220671
Date of Approval: 1/30/2014

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander 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.

J M A N AT THE N PARKER LP
Owner

By _____
JONATHAN SEGAL
PARTNER

AT&T MOBILITY
Permittee

By _____
KEVIN BECKER
SENIOR REAL ESTATE &
CONSTRUCTION MANAGER

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



THE CITY OF SAN DIEGO

Date of Notice: December 3, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003939

PROJECT NAME/NUMBER: AT&T North Parker / 331379**COMMUNITY PLAN AREA:** Greater North Park**COUNCIL DISTRICT:** 3**LOCATION:** 3000 Upas Street, San Diego, California 92104

PROJECT DESCRIPTION: NEIGHBORHOOD USE PERMIT and PLANNED DEVELOPMENT PERMIT for a Wireless Communication Facility for the installation of new antennas and equipment. The project consists of installing twelve panel antennas, two global positioning system antennas, twenty-four remote radio units and equipment on the rooftop of a building, screened from public view with fiber reinforced plastic screen enclosures. Equipment cabinets and racks would be located within an existing first floor equipment room. A height deviation is being requested where the CN-1-2 zone requires a maximum permitted height of 30 feet; the project is proposing 39'-6" and 40'-7". The project site is located at 3000 Upas Street in the CN-1-2 zone with a Commercial land use designation within the Greater North Park Community Plan Area. (LEGAL DESCRIPTION: APN's 453-414-03, 04, 12, 13, & 16).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15303 (New Construction).**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 which allows for installation of small new equipment and facilities not exceeding 2,500 square feet. Furthermore, the exceptions listed in 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway;

the project was not identified on a list of hazardous waste site pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego, CA 92101
PHONE NUMBER: 619.446.5349

On November 25, 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 10 business days from the date of the posting of this Notice (December 17, 2013). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

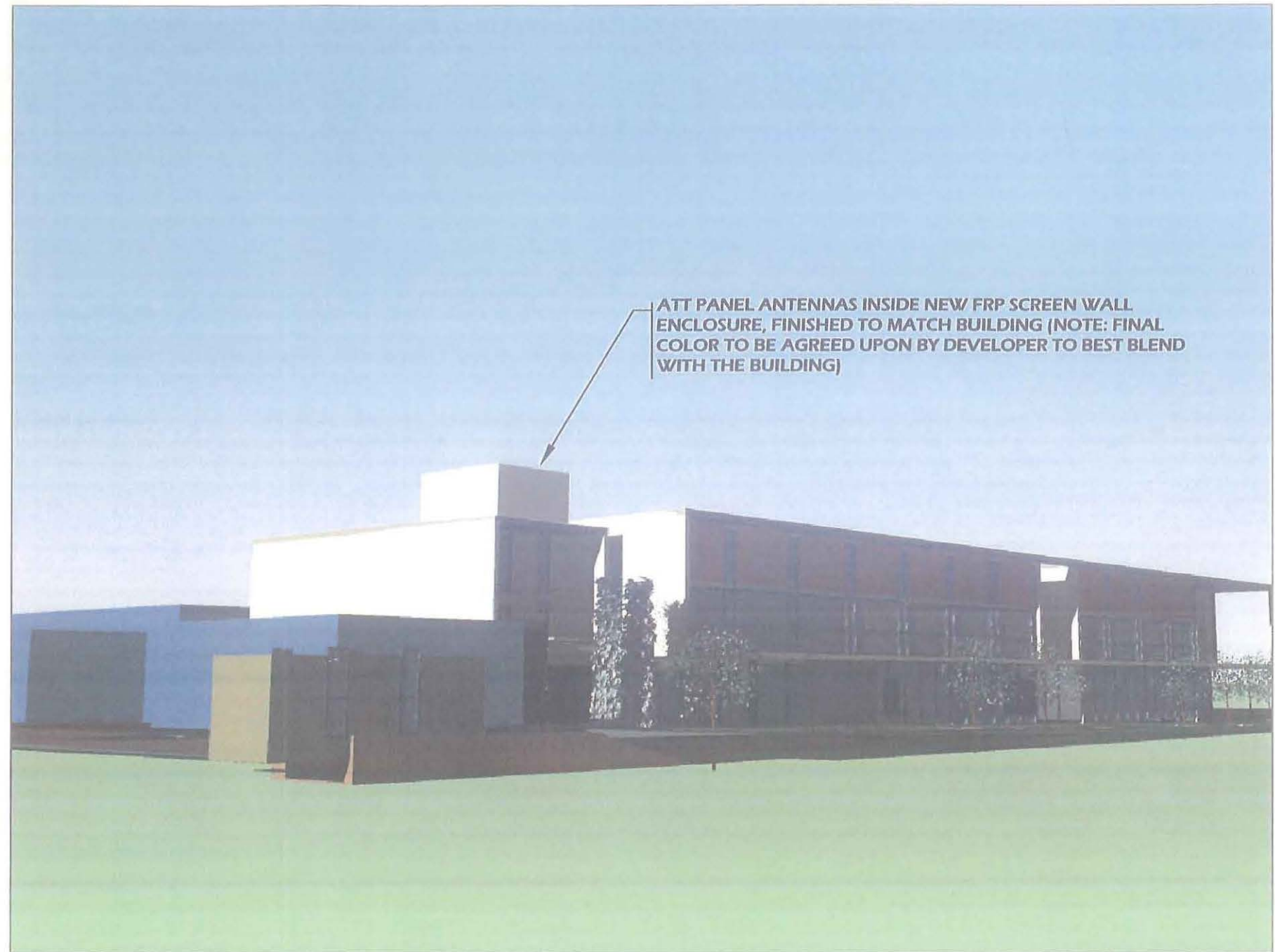
This information will be made available in alternative formats upon request.

AERIAL MAP

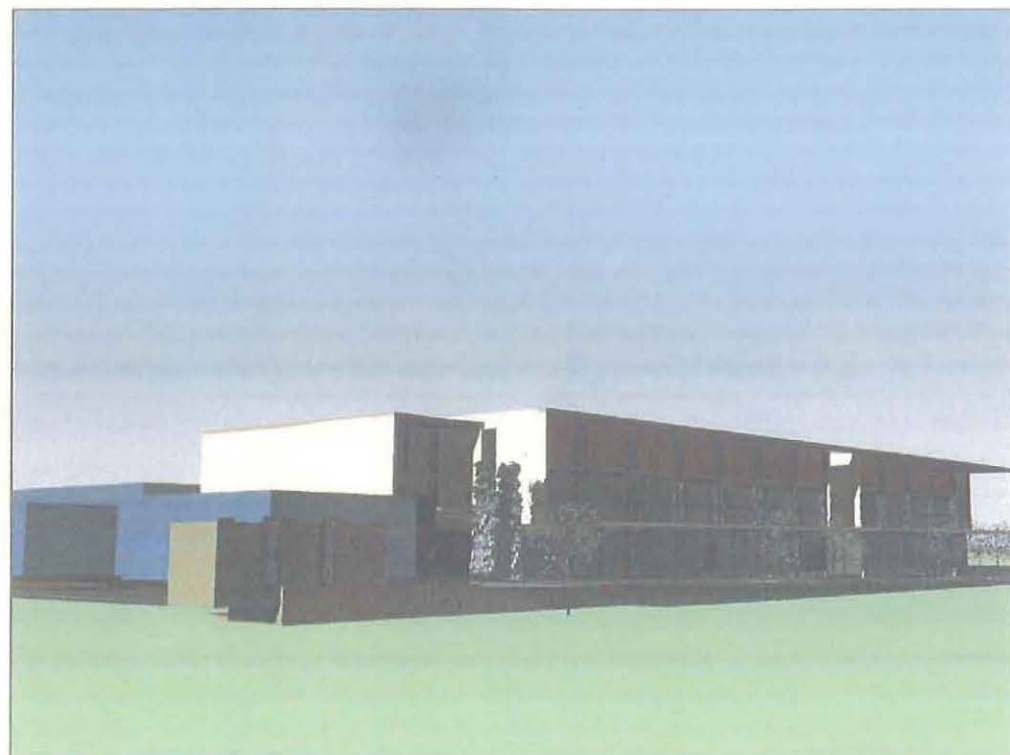


COPYRIGHT: GOOGLE MAPS, 2013

PROPOSED TELECOM MODIFICATION



ORIGINAL DESIGN



DCI PACIFIC
A|E|C WORKS

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



**NORTH PARKER LOFT
SD0525**

3409 30TH STREET
SAN DIEGO, CA 92102

VIEW

A

SHEET

1 / 3

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2013

ORIGINAL DESIGN



PROPOSED TELECOM MODIFICATION



| | | | | |
|---|---|---|---------------------------------|--------------------------------------|
| <p>DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F</p> |  | <p>NORTH PARKER LOFT SD0525 3409 30TH STREET SAN DIEGO, CA 92102</p> | <p>VIEW B</p> | <p>SHEET 2 / 3</p> |
|---|---|---|---------------------------------|--------------------------------------|

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2013

ORIGINAL DESIGN



PROPOSED TELECOM MODIFICATION



| | | | | |
|---|--|---|---------------------------------|--------------------------------------|
| <p>DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 F 949 475.1001</p> | | <p>NORTH PARKER LOFT SD0525 3409 30TH STREET SAN DIEGO, CA 92102</p> | <p>VIEW C</p> | <p>SHEET 3 / 3</p> |
|---|--|---|---------------------------------|--------------------------------------|

**AT&T North Park
TELECOM SITE JUSTIFICATION LETTER**

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

LOCATION AND TYPE

AT&T proposed location at the corner of Upas Street and 30th Street has indoor equipment located on the ground floor inside the commercial space on the south east end of the building. There are two antenna enclosures proposed on the roof at the NW and SE corners to house AT&T's 12 antennas and 24 remote radio units. The rooftop enclosures have been designed the owner/ architect to integrate with the look of the building.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the AT&T system operate at 700, 800 and 1700-1900 Megahertz.

COVERAGE AND CAPACITY

The objective of this existing site is to provide coverage and capacity within the residential area to the south, north and west, covering north The site provides coverage to the area surrounding it and up to University Ave to the north, to Balboa Golf course to the west and south to Switzer Canyon and East to the 805 freeway allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this existing site (see attached map).

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

Please see refer to justification and to coverage maps. No additional new sites are proposed in the area. The RF map shows the locations of surrounding sites and how the proposed site fills the coverage hole.

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

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

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

This property is mixed-use property located at the center of the coverage hole. Alternative sites listed below

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

This site is located in a CN-1-2 zone surrounded by both commercial and single and multi-family residential. The closest collocation option is located at 3030 Thorn St 2 blocks southeast of the proposed location. 3030 Thorn Street has very limited options due to multiple carriers on the rooftop. Additionally the building on the north side of the property would block the majority of the coverage area. Another candidate was Bluefoot Bar at 3404 30th Street. The landlord of this property was not interested and was non responsive. Other locations in the area were deemed too low in elevation to meet the cover objective.

AT&T North Park Justification Map

ATTACHMENT 9

Alternative site



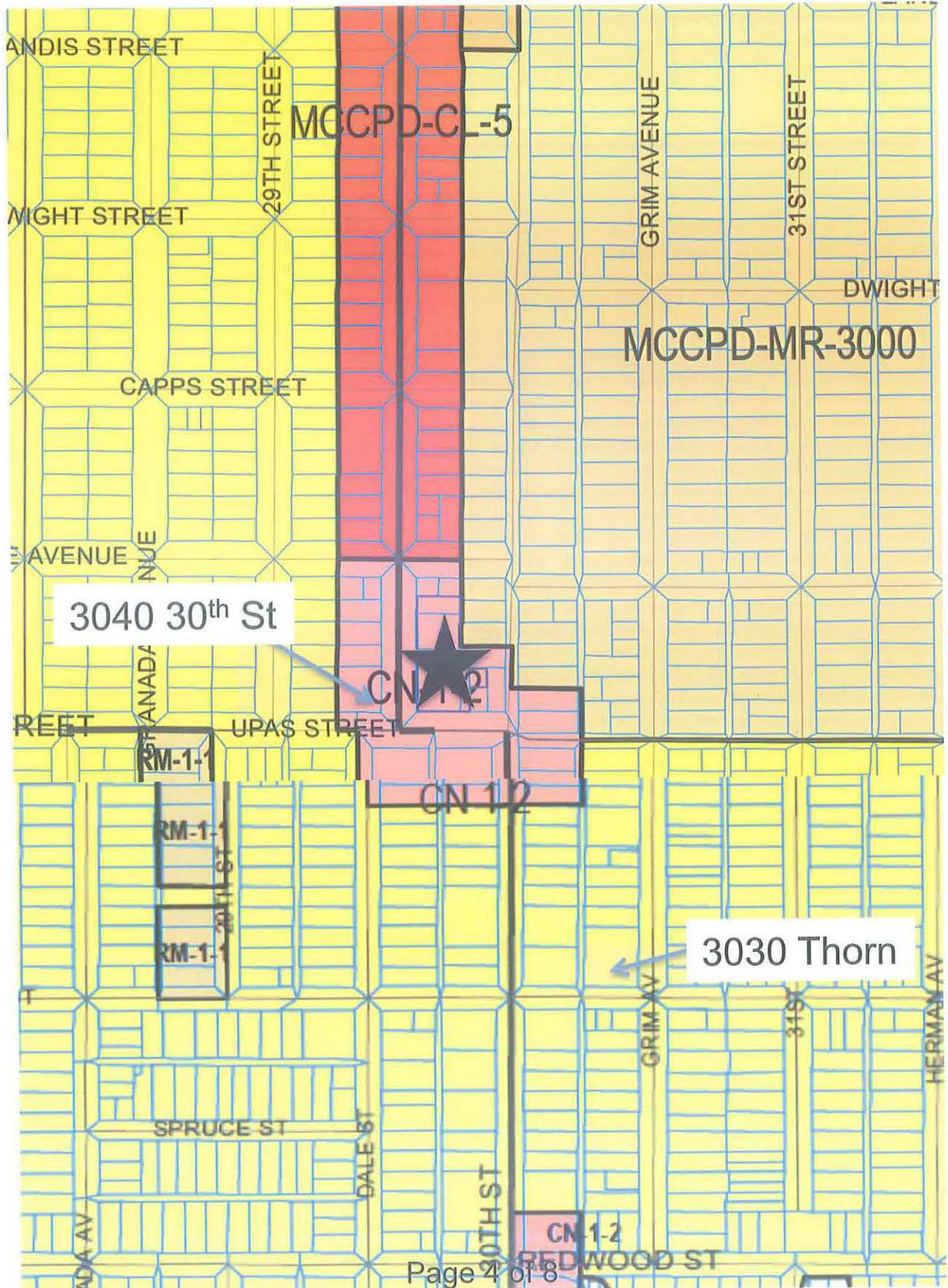
AT&T North Park Zoning Map

ATTACHMENT 9



North

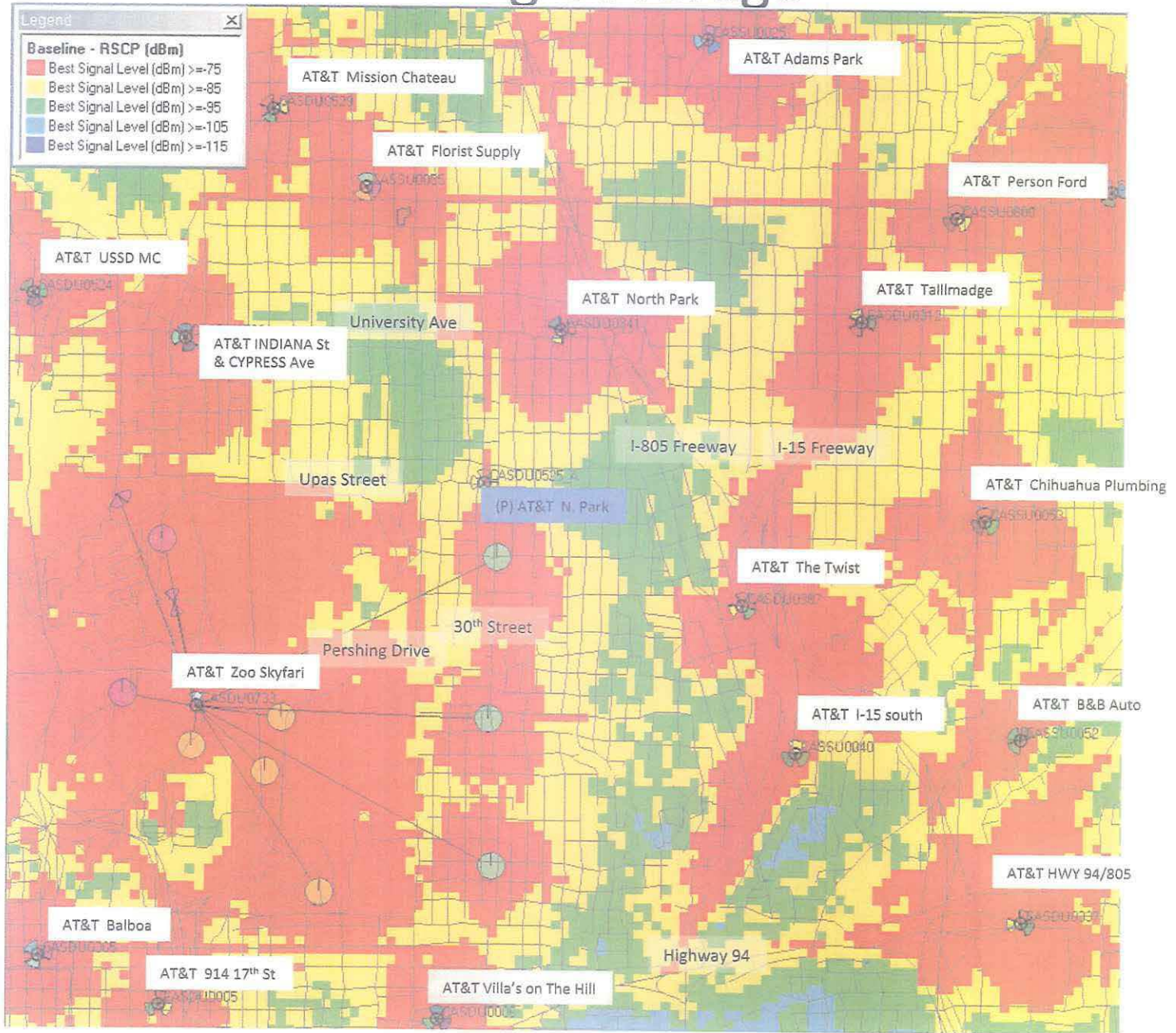
Alternative sites zoning map and coverage area,
no existing AT&T sites within this mapped area



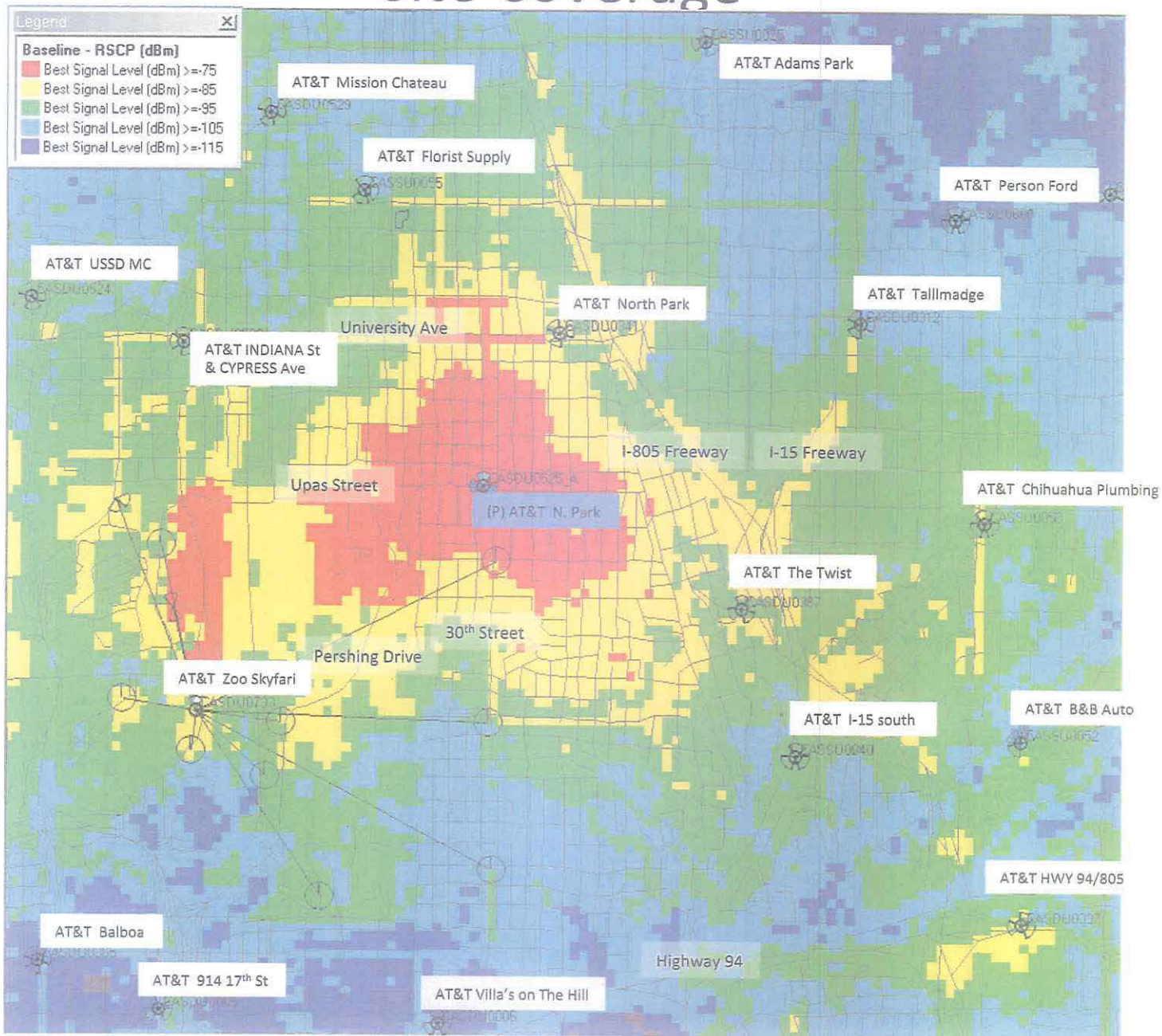
CN-1-2 on Redwood is too low in elevation to cover to meet coverage objective

SD0525 COVERAGE PLOTS

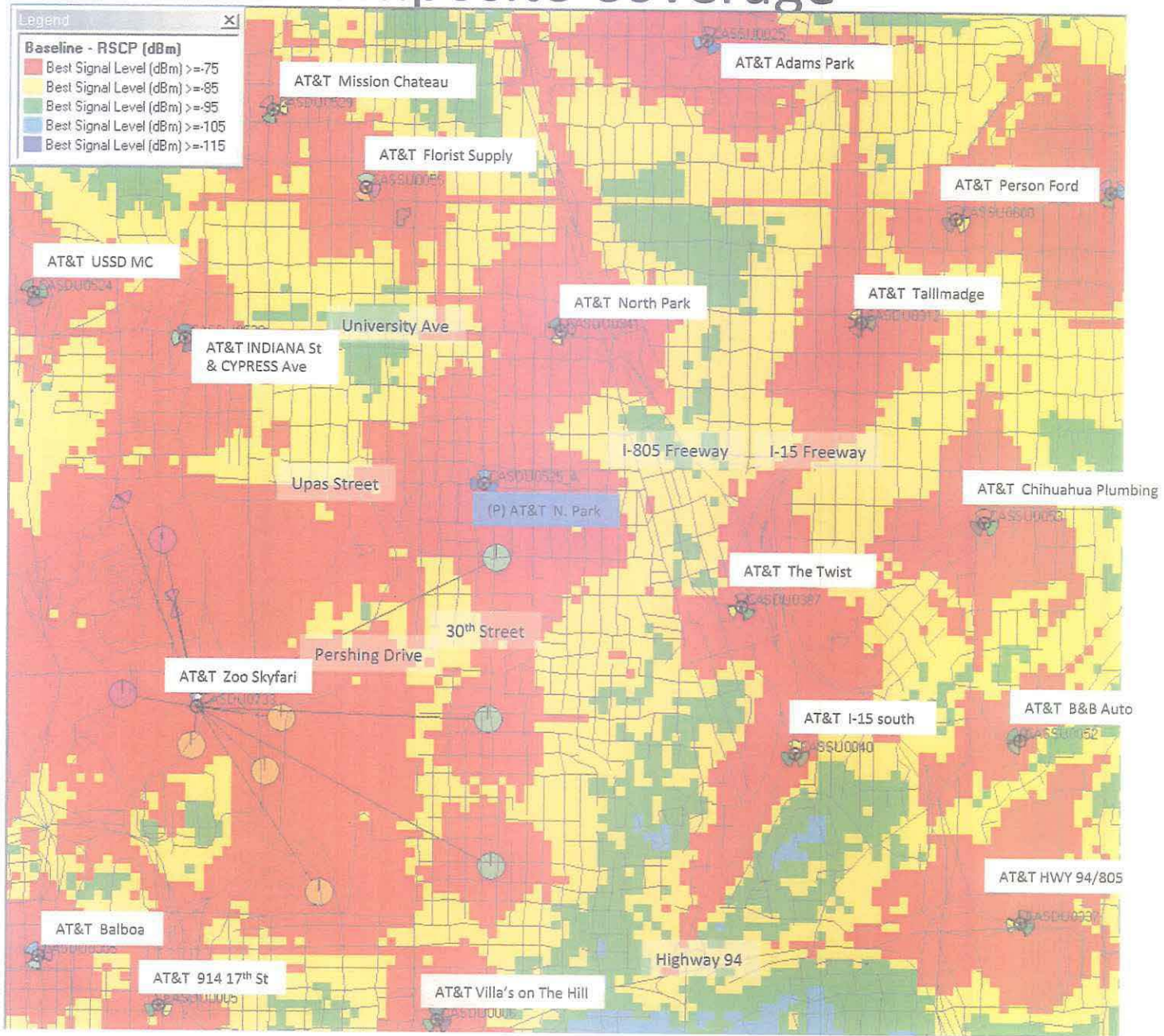
Existing Coverage



Site Coverage



Composite Coverage



AT&T North Park Photo Survey Key Map





- 1. View of Site location looking south, building currently under construction
- 2. View of Site location looking East, building currently under construction





3. View of Site location looking North, Building is currently under construction

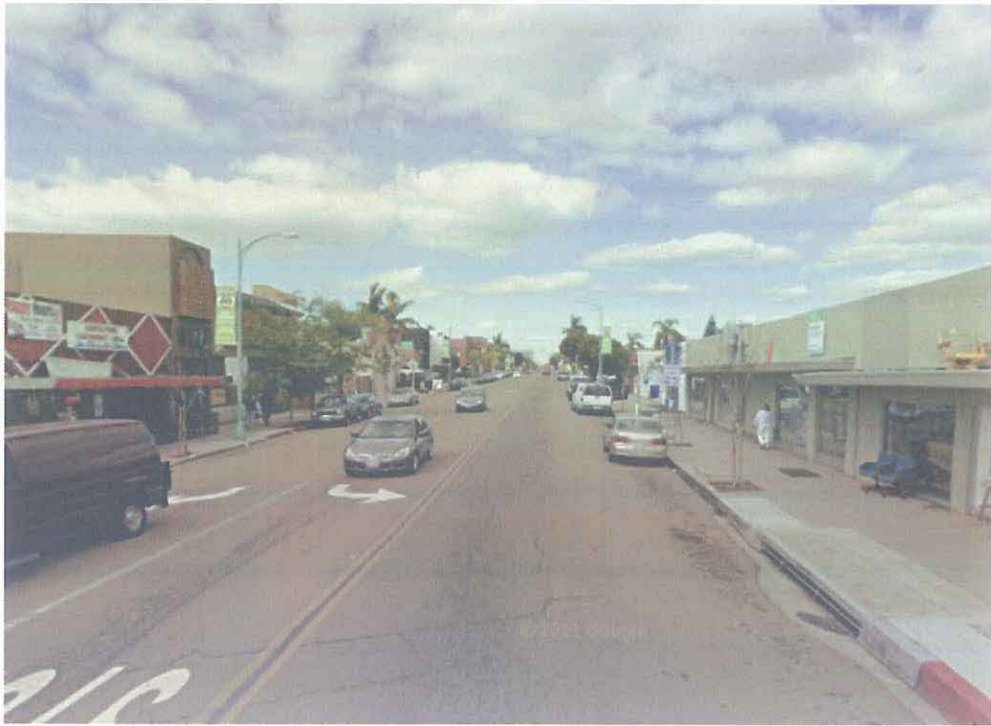
4. View of Site location looking Northwest





5 Looking South from behind Site
6 Looking West from Site





7 View Looking North from site
8. View Looking East from site.



| APPROVAL | DATE | SIGNATURE |
|----------|------|-----------|
| P.M. : | | |
| C.M. : | | |
| S.A.C. : | | |
| R.F. : | | |
| ZONING : | | |



SITE NUMBER: SD0525

SITE NAME: NORTH PARKER LOFT

| DRAWING INDEX | REV. | DIRECTIONS | DEVELOPMENT SUMMARY | | | | | | | | | | | | | | | | |
|--|---|---|--|---------------|------------|--------|----------------|-------------------|------------------------|--------|----------------|-----------|------------------------|--------|----------------|------------|-------------|--------|----------------|
| <p>T01 TITLE SHEET</p> <p>A01 SITE PLAN / ROOF PLAN / LESSEE'S CERTIFICATE</p> <p>A02 PARTIAL GROUND FLOOR PLAN AND ANTENNA LAYOUT PLAN</p> <p>A03 ELEVATION AND SECTION ELEVATION</p> <p>A04 ELEVATIONS</p> <p>A05 ANTENNA AND RRU CONFIGURATION AND SPECIFICATIONS</p> | <p>5</p> <p>5</p> <p>5</p> <p>5</p> <p>5</p> <p>5</p> | <p><u>FROM AT&T SAN DIEGO OFFICE:</u></p> <p>1. HEAD WEST ON TRADE ST TOWARD CAMINO SANTA FE</p> <p>2. TAKE THE 1ST LEFT ONTO CAMINO SANTA FE</p> <p>3. TURN RIGHT ONTO MIRAMAR RD</p> <p>4. TAKE THE RAMP ONTO I-805 S</p> <p>5. TAKE EXIT 16 FOR EL CAJON BOULEVARD</p> <p>6. TURN RIGHT ONTO EL CAJON BLVD</p> <p>7. TURN LEFT ONTO 30TH ST DESTINATION WILL BE ON THE LEFT</p> <p>3409 30TH ST SAN DIEGO, CA 92104</p> | <p>PROJECT SCOPE OF WORK:</p> <p>INSTALLATION OF:</p> <ol style="list-style-type: none"> (12) 6FT. AIR21 PANEL ANTENNAS INSIDE NEW FRP SCREEN ENCLOSURE ON ROOFTOP (24) REMOTE RADIO UNITS (3) DC SURGE SUPPRESSORS EQUIPMENT CABINETS/RACK INSIDE 16'-0"x18'-0" T.I. SPACE (2) GPS ANTENNA ON ROOFTOP <p>BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>NEIGHBORHOOD USE PERMIT (NUP)</p> </div> <p>EXISTING WCFs ON SAME PROPERTY:</p> <p>-</p> <p>LAND OWNER:</p> <p>OWNER: 30TH & UPAS LLC ADDRESS: 3409 30TH STREET, SAN DIEGO, CA 92102 CONTACT: - PHONE: -</p> <p>TOWER OWNER:</p> <p>AT&T MOBILITY, SAN DIEGO 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202 CONTACT: TIM HENION PHONE: (503) 519-8591</p> <p>PROJECT TEAM:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">CONSTRUCTION:</td> <td>TIM HENION</td> </tr> <tr> <td>PHONE:</td> <td>(503) 519-8591</td> </tr> <tr> <td>SITE ACQUISITION:</td> <td>DEBRA DEPRATTI GARDNER</td> </tr> <tr> <td>PHONE:</td> <td>(619) 726-8110</td> </tr> <tr> <td>PLANNING:</td> <td>DEBRA DEPRATTI GARDNER</td> </tr> <tr> <td>PHONE:</td> <td>(619) 726-8110</td> </tr> <tr> <td>ARCHITECT:</td> <td>D.K. DO, RA</td> </tr> <tr> <td>PHONE:</td> <td>(949) 475-1000</td> </tr> </table> | CONSTRUCTION: | TIM HENION | PHONE: | (503) 519-8591 | SITE ACQUISITION: | DEBRA DEPRATTI GARDNER | PHONE: | (619) 726-8110 | PLANNING: | DEBRA DEPRATTI GARDNER | PHONE: | (619) 726-8110 | ARCHITECT: | D.K. DO, RA | PHONE: | (949) 475-1000 |
| CONSTRUCTION: | TIM HENION | | | | | | | | | | | | | | | | | | |
| PHONE: | (503) 519-8591 | | | | | | | | | | | | | | | | | | |
| SITE ACQUISITION: | DEBRA DEPRATTI GARDNER | | | | | | | | | | | | | | | | | | |
| PHONE: | (619) 726-8110 | | | | | | | | | | | | | | | | | | |
| PLANNING: | DEBRA DEPRATTI GARDNER | | | | | | | | | | | | | | | | | | |
| PHONE: | (619) 726-8110 | | | | | | | | | | | | | | | | | | |
| ARCHITECT: | D.K. DO, RA | | | | | | | | | | | | | | | | | | |
| PHONE: | (949) 475-1000 | | | | | | | | | | | | | | | | | | |
| <p>6 SHEETS TOTAL</p> | | <p>VICINITY MAP</p> | <p>PROPERTY INFORMATION:</p> <p>PARCEL A: APN'S 453-414-12 & 13 THE WEST 20 FEET OF LOTS 5 AND 6, ALL OF LOTS 7 AND 8 AND THE SOUTH 40 FEET OF LOT 9 IN BLOCK 31 OF WEST END, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 590. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 17, 1873.</p> <p>PARCEL B: APN 453-414-04 THE NORTH 10 FT OF LOT 9, ALL OF LOT 10 AND THE SOUTH 20 FEET OF LOT 11, ALL IN THE BLOCK 31 OF WEST END, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 590 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 17, 1873.</p> <p>PARCEL C: APN 453-414-03 THE NORTH 10 FT OF LOT 9, ALL OF LOT 10 AND THE SOUTH 20 FEET OF LOT 11, ALL IN THE BLOCK 31 OF WEST END, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 590 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 17, 1873.</p> <p>PARCEL D: APN 453-414-16 PARCEL 2 OF PARCEL MAP NO. 19739, IN CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 23, 2005.</p> <p>BUILDING CODE INFORMATION:</p> <p>EXISTING BUILDING/STRUCTURE: OCCUPANCY = S-2 CONSTRUCTION TYPE = V-B SPRINKLER SYSTEM = NO</p> <p>PROPOSED STRUCTURE: OCCUPANCY = S2 (UNMANNED TELECOM FACILITY) CONSTRUCTION TYPE = V-B SPRINKLER SYSTEM = NO</p> <p>ZONING INFORMATION:</p> <p>JURISDICTION: CITY OF SAN DIEGO ZONING DESIGNATION: CN-1-2 (COMMERCIAL/RESIDENTIAL) EXISTING ZONING NO.: - LATITUDE: 32° 43' 11" N LONGITUDE: 117° 09' 45" W TOP OF (E) STRUCTURE: - (FEET) AGL BASE OF STRUCTURE: - (FEET) AMSL LEASE AREA: T.I. SPACE 288 SQ. FT.</p> | | | | | | | | | | | | | | | | |
| <p>CODE COMPLIANCE</p> <p>** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <p>1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)</p> <p>2. 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> <p>3. 2010 CALIFORNIA ELECTRICAL CODE (2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> <p>4. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> </td> <td style="width: 50%; border: none;"> <p>5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)</p> <p>6. 2010 CALIFORNIA FIRE CODE (CFC) (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> <p>7. 2010 CALIFORNIA GREEN CODE</p> <p>8. 2010 CALIFORNIA REFERENCES STANDARDS CODE</p> </td> </tr> </table> | | <p>1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)</p> <p>2. 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> <p>3. 2010 CALIFORNIA ELECTRICAL CODE (2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> <p>4. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> | <p>5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)</p> <p>6. 2010 CALIFORNIA FIRE CODE (CFC) (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> <p>7. 2010 CALIFORNIA GREEN CODE</p> <p>8. 2010 CALIFORNIA REFERENCES STANDARDS CODE</p> | | | | | | | | | | | | | | | | |
| <p>1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)</p> <p>2. 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> <p>3. 2010 CALIFORNIA ELECTRICAL CODE (2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> <p>4. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> | <p>5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)</p> <p>6. 2010 CALIFORNIA FIRE CODE (CFC) (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> <p>7. 2010 CALIFORNIA GREEN CODE</p> <p>8. 2010 CALIFORNIA REFERENCES STANDARDS CODE</p> | | | | | | | | | | | | | | | | | | |



**NORTH PARKER LOFT
SD0525**

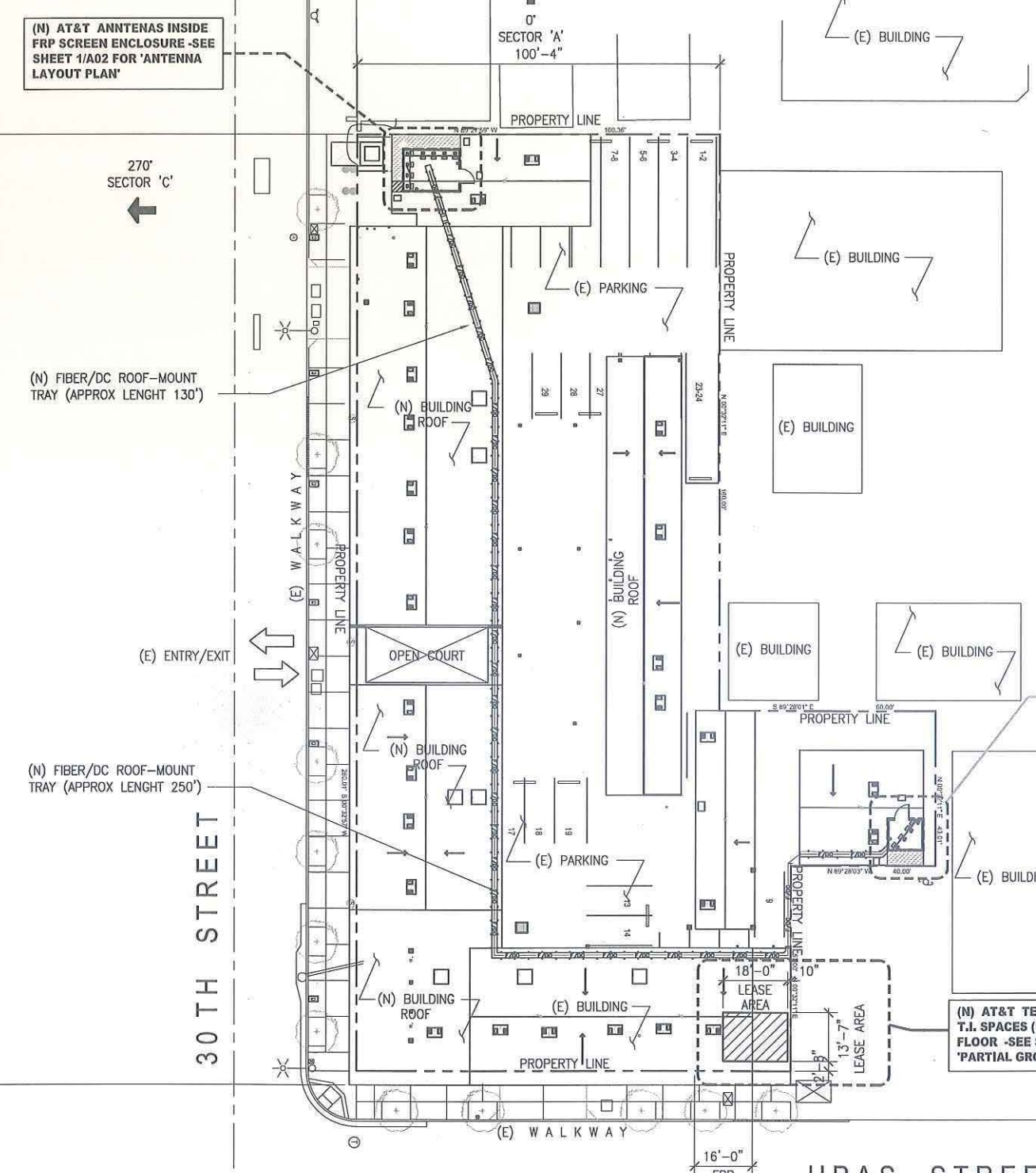
3000 UPAS STREET, SUITE F
SAN DIEGO, CA 92104



| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|-----------------------------|-----|-----|-------|
| 5 | 11/15/13 | REVISION PER LL COMMENT | IP | BOK | DKD |
| 4 | 09/11/13 | REVISION PER CYCLE ISSUE #1 | JGD | BOK | DKD |
| 3 | 06/27/13 | ADDITIONAL LL COMMENT | IP | BOK | DKD |
| 2 | 06/14/13 | ADDITIONAL LL COMMENT | JGD | BOK | DKD |
| 1 | 06/11/13 | ADDITIONAL LL COMMENT | JGD | BOK | DKD |

| SHEET TITLE | SHEET NUMBER |
|-------------|--------------|
| TITLE SHEET | T01 |

REDUCED PLOT: DO NOT SCALE THIS DRAWING



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

I/we the undersigned as Lessee(s) of the property described as
3000 Upas Street, Suite F, San Diego, CA 92104
(Address or legal description)

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

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

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

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

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

Additionally I/we will:

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

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

Lessee: Kevin C. Becker (print name) Company Name: AT&T Mobility
 Lessee: KCB (signature) Date: 8/30/13

City of San Diego
Development Services
1522 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

No FAA Notification
Self-Certification Agreement
FORM DS-503
July 2007

This agreement is made by and between the City of San Diego, a Municipal Corporation (City) and the owner or owner's duly authorized representative of real property (Property Owner), located at
6554 COWLES MOUNTAIN BOULEVARD SAN DIEGO, CA 92119
(PROPERTY ADDRESS)

and more particularly described as
075-429-07
(LEGAL DESCRIPTION) (PROPERTY ADDRESS)

in the City of San Diego, County of San Diego, State of California (Property)

Per Section 77.15 of Title 14 of the Code of Federal Regulations (CFR), Part 77, no person is required to notify the Federal Aviation Administration (FAA) for any object that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographic features of equal or greater height, and would be located in the unpopulated area of a city, town, or settlement where it is evident beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation.

The City will not require notification to the FAA if a professional, licensed by the state of California to prepare construction documents provides certification on their plans along with their signature and registration stamp that the structure(s) or modification to existing structure(s) shown on the plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required.

In consideration of the grant of permission by the City of San Diego to allow the self-certification of the determination of no requirement to notify FAA under section 77.15 of Title 14 of the Code of Federal Regulations CFR Part 77, the applicant covenants and agrees with the City of San Diego as follows:

- Should it be subsequently determined by the City, Airport Land Use Commission, State, or the Federal Aviation Administration, or any other government agency that the proposed project is required to notify the Federal Aviation Administration under 14 CFR Part 77, the City assumes no responsibility or liability for any changes required to the submitted construction drawings and documents and to the structures installed on the project site as a result of and to achieve consistency with the FAA's determination of No Hazard to Air Navigation.
- The applicant certifies that said owner(s) acknowledges and accepts that the construction drawings and documents that are part of the ministerial approval application as well as the construction in the field may have to be revised as necessary to comply with the FAA Determination of Hazard to Air Navigation. The applicant also acknowledges that if a Determination of Presumed Hazard is made by the FAA, that the City will stop all construction until a Determination of No Hazard to Air Navigation is made by the FAA for the project or a permit from the California Department of Transportation is obtained in accordance with Public Utilities Code Section 21659. The applicant acknowledges that this may cost the applicant more money in permitting and construction costs, as well as delays in project construction.
- Furthermore, the applicant certifies that said owner(s) acknowledges and accepts all responsibility for changes required to the submitted construction drawings and documents and to the structures installed on the project site as a result of and to achieve consistency with the FAA's determination. The applicant acknowledges and accepts that the City assumes no responsibility for said changes and the impacts that result to the development as a result. The applicant 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.
- Lastly, the applicant certifies that said owner acknowledges and accepts that additional plan review and inspection fees may be required if additional staff reviews of the revised drawings and documents or additional inspections are necessary to reflect the final design of the development to be consistent with a FAA Determination of Hazard to Air Navigation.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services/. Upon request, this information is available in alternative formats for persons with disabilities. DS-503 (07-07)

(N) AT&T ANTENNAS INSIDE FRP SCREEN ENCLOSURE - SEE SHEET 2/A02 FOR 'ANTENNA ENLARGED PLAN'

- NOTES:
- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT
 - NO EXISTING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
 - THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND OR TRENCHING IS PROPOSED BY THIS PROJECT.

(N) AT&T TELECOM FACILITY, T.J. SPACES (16'X18') AT GROUND FLOOR -SEE SHEET 1/A02 FOR 'PARTIAL GROUND FLOOR PLAN'

Page 2 of 2 City of San Diego - Development Services Department - No FAA Notification Self-Certification Agreement

officers, or employees, including, but not limited to, any to any action to attack, not 3416, void, challenge, or annul this development approval or decision.

The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

4. Lastly, the applicant certifies that said owner acknowledges and accepts that additional plan review and inspection fees may be required if additional staff reviews of the revised drawings and documents or additional inspections are necessary to reflect the final design of the development to be consistent with a FAA Determination of Hazard to Air Navigation.

JOHN KOAH YU / ASSOCIATE PRINCIPAL
(PRINT NAME & TITLE)

DCI PACIFIC INC.
(ORGANIZATION NAME)

08/00/13
(DATE)

Note on P.T.S. Project No. 331370

Reset Button

SITE PLAN / ROOF PLAN

at&t Mobility - San Diego
7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

deprattinc.

NORTH PARKER LOFT SD0525
3000 UPAS STREET, SUITE F
SAN DIEGO, CA 92104

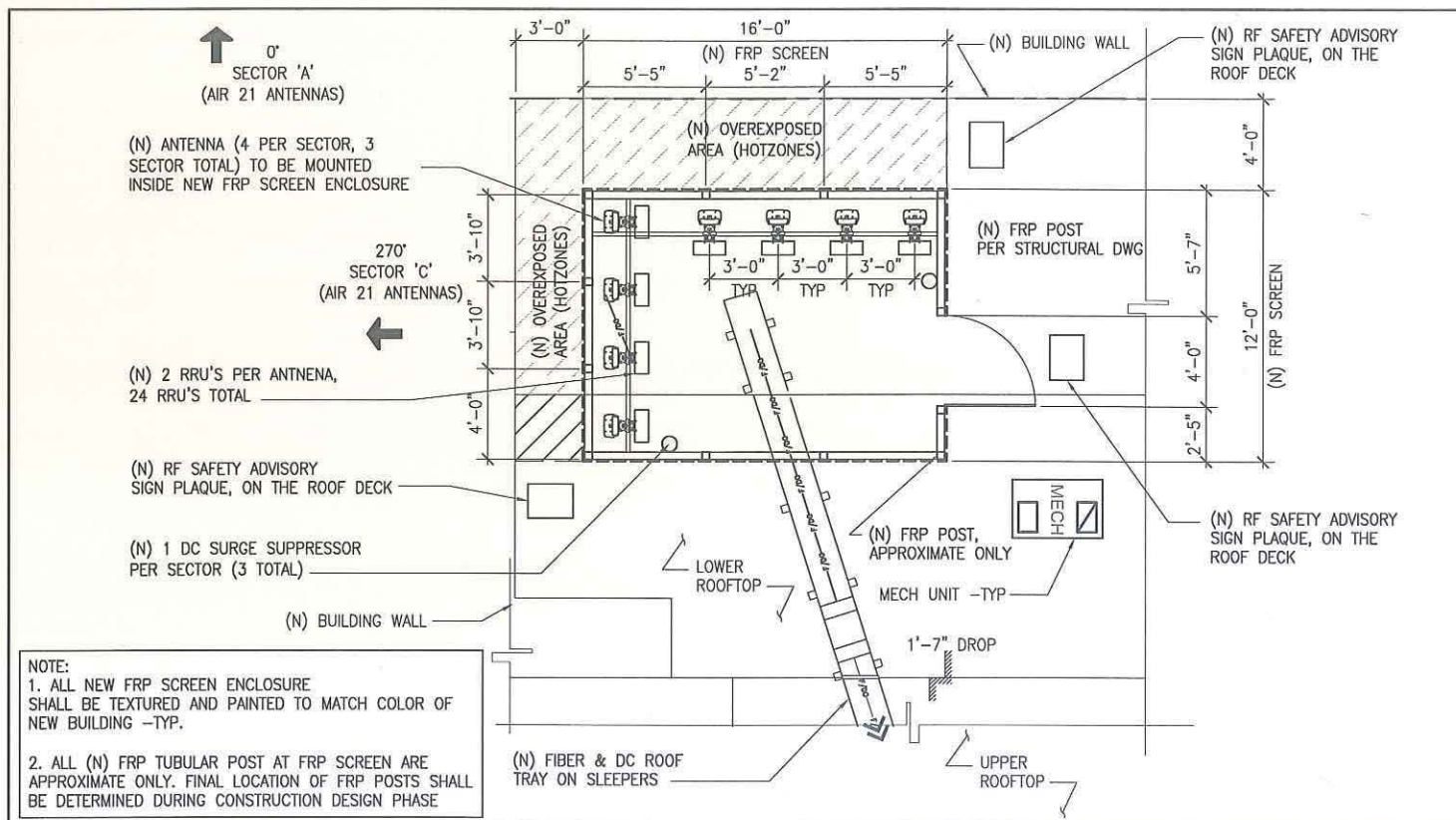
DCI PACIFIC
A/E/C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

| | | | | | |
|-----|----------|-----------------------------|-----|-----|-------|
| 5 | 11/15/13 | REVISION PER LL COMMENT | IP | BOK | DKD |
| 4 | 09/11/13 | REVISION PER CYCLE ISSUE #1 | JGD | BOK | DKD |
| 3 | 06/27/13 | ADDITIONAL LL COMMENT | IP | BOK | DKD |
| 2 | 06/14/13 | ADDITIONAL LL COMMENT | JGD | BOK | DKD |
| 1 | 06/11/13 | ADDITIONAL LL COMMENT | JGD | BOK | DKD |
| NO. | DATE | REVISIONS | BY | CHK | APP'D |

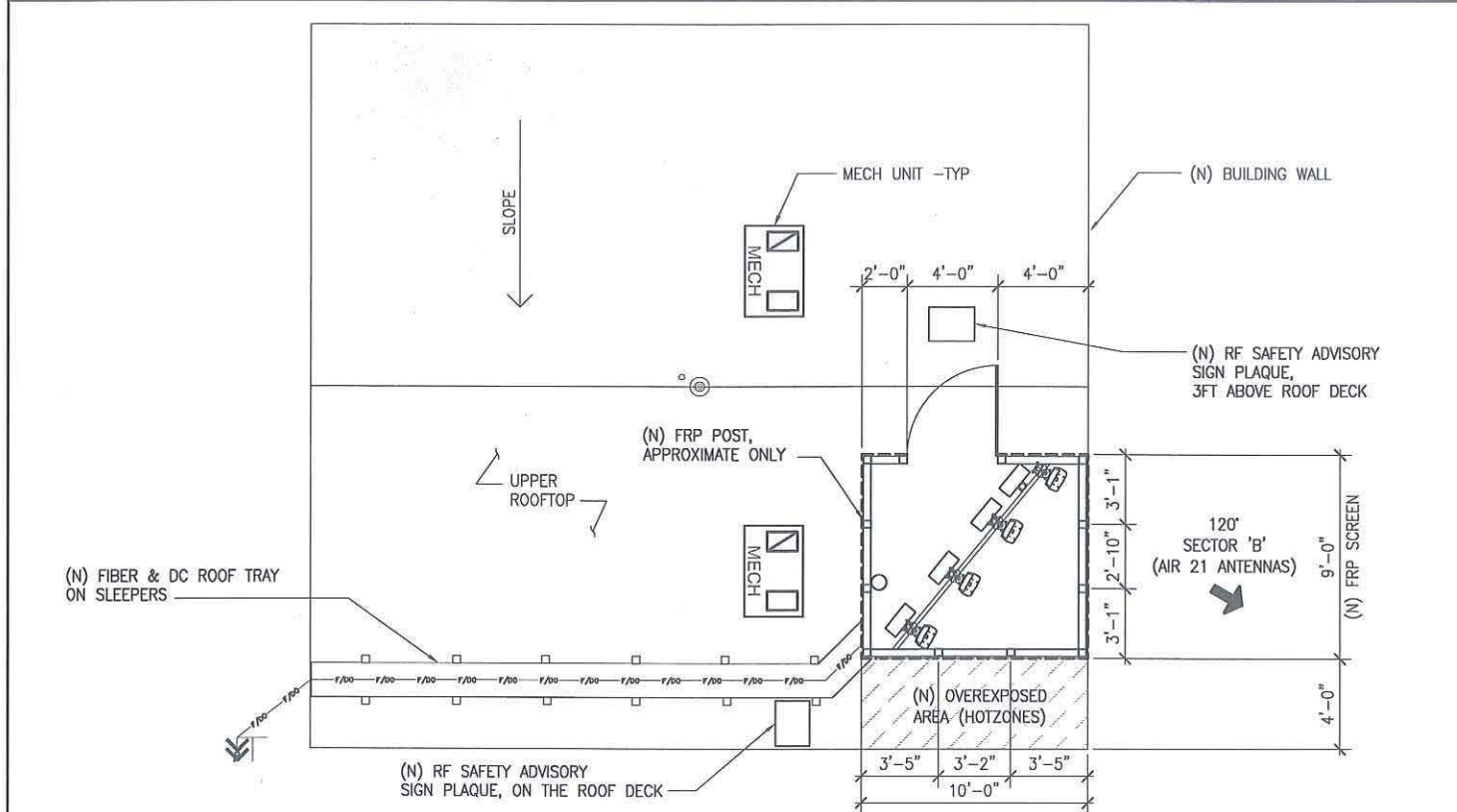
SCALE AS SHOWN DESIGNED DRAWN

SHEET TITLE: **SITE PLAN / ROOF PLAN AND LESSEE'S CERTIFICATE**

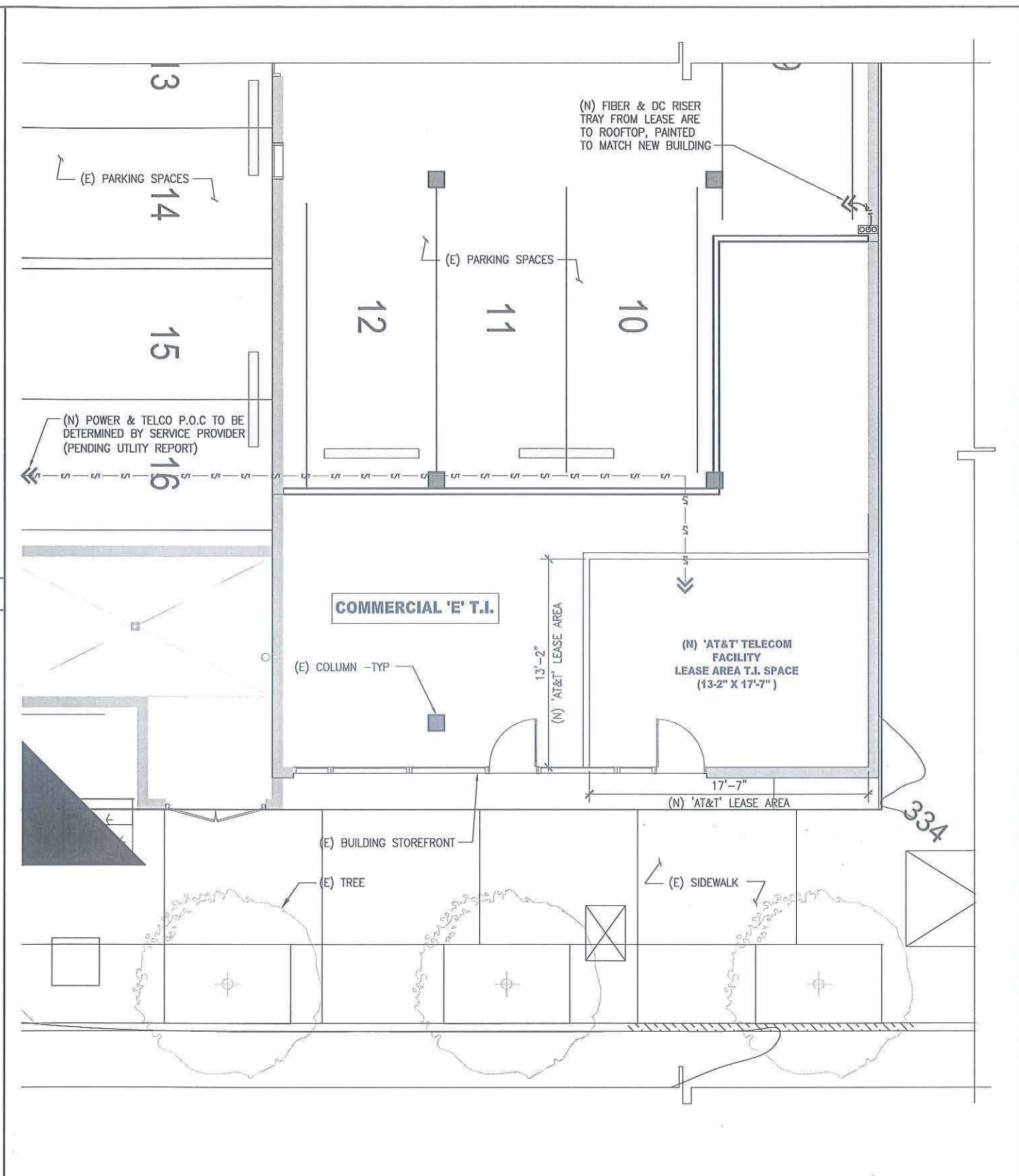
SHEET NUMBER: **A01**



NEW ANTENNA LAYOUT PLAN SCALE: 1/4"=1' 0 1' 2' 4' 2



NEW ANTENNA LAYOUT PLAN SCALE: 1/4"=1' 0 1' 2' 4' 3



PARTIAL GROUND FLOOR PLAN SCALE: 1/4"=1' 0 1' 2' 4' 1

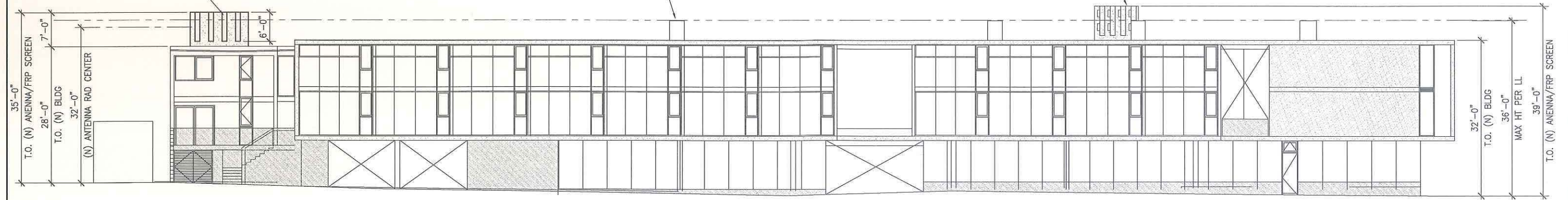
| | | | | | | |
|--|--------------------|---|---|---|--|--------------------------------|
| <p>at&t Mobility - San Diego 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202</p> | <p>deprattinc.</p> | <p>NORTH PARKER LOFT SD0525 3000 UPAS STREET, SUITE F SAN DIEGO, CA 92104</p> | <p>DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F</p> | <p>5 11/15/13 REVISION PER LL COMMENT IP BOK DKD</p> <p>4 09/11/13 REVISION PER CYCLE ISSUE #1 JGD BOK DKD</p> <p>3 06/27/13 ADDITIONAL LL COMMENT IP BOK DKD</p> <p>2 06/14/13 ADDITIONAL LL COMMENT JGD BOK DKD</p> <p>1 06/11/13 ADDITIONAL LL COMMENT JGD BOK DKD</p> | <p>SHEET TITLE</p> <p>PARTIAL GROUND FLOOR PLAN AND ANTENNA LAYOUT PLANS</p> | <p>SHEET NUMBER</p> <p>A02</p> |
| | | | | <p>NO. DATE REVISIONS BY CHK APP'D</p> <p>SCALE AS SHOWN DESIGNED DRAWN</p> | | |

NOTE:
ALL NEW FRP SCREEN ENCLOSURE SHALL BE TEXTURED AND PAINTED TO MATCH COLOR OF NEW BUILDING -TYP.

(N) AIR 21 ANTENNAS
4 ANTENNAS PER SECTOR, 3 SECTORS
TOTAL INSIDE NEW FRP SCREEN ENCLOSURE (SECTOR A & C)

(N) AIR 21 ANTENNAS
4 ANTENNAS PER SECTOR, 3 SECTORS
TOTAL INSIDE NEW FRP SCREEN ENCLOSURE -BEYOND (SECTOR B)

(N) MECH UNITS -TYP



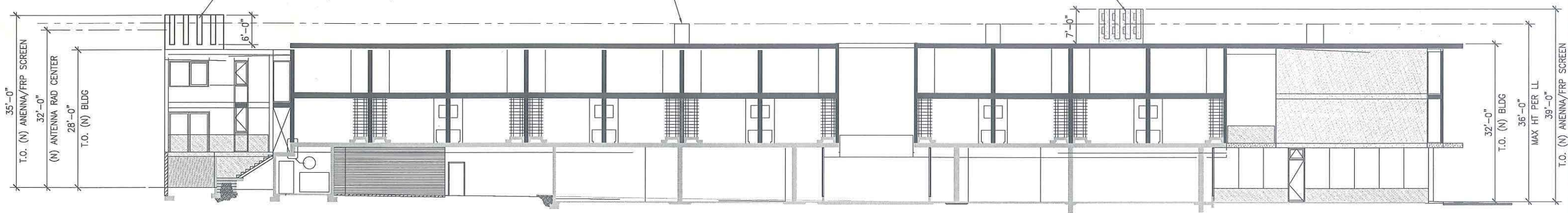
WEST ELEVATION

SCALE: 1"=10'
0 5' 10' 20'

(N) AIR 21 ANTENNAS
4 ANTENNAS PER SECTOR, 3 SECTORS
TOTAL INSIDE NEW FRP SCREEN ENCLOSURE (SECTOR A & C)

(N) AIR 21 ANTENNAS
4 ANTENNAS PER SECTOR, 3 SECTORS
TOTAL INSIDE NEW FRP SCREEN ENCLOSURE -BEYOND (SECTOR B)

(N) MECH UNITS -TYP



ELEVATION SECTION

SCALE: 1"=10'
0 5' 10' 20'



NORTH PARKER LOFT
SD0525
3000 UPAS STREET, SUITE F
SAN DIEGO, CA 92104

DCI PACIFIC
A|E|C WORKS

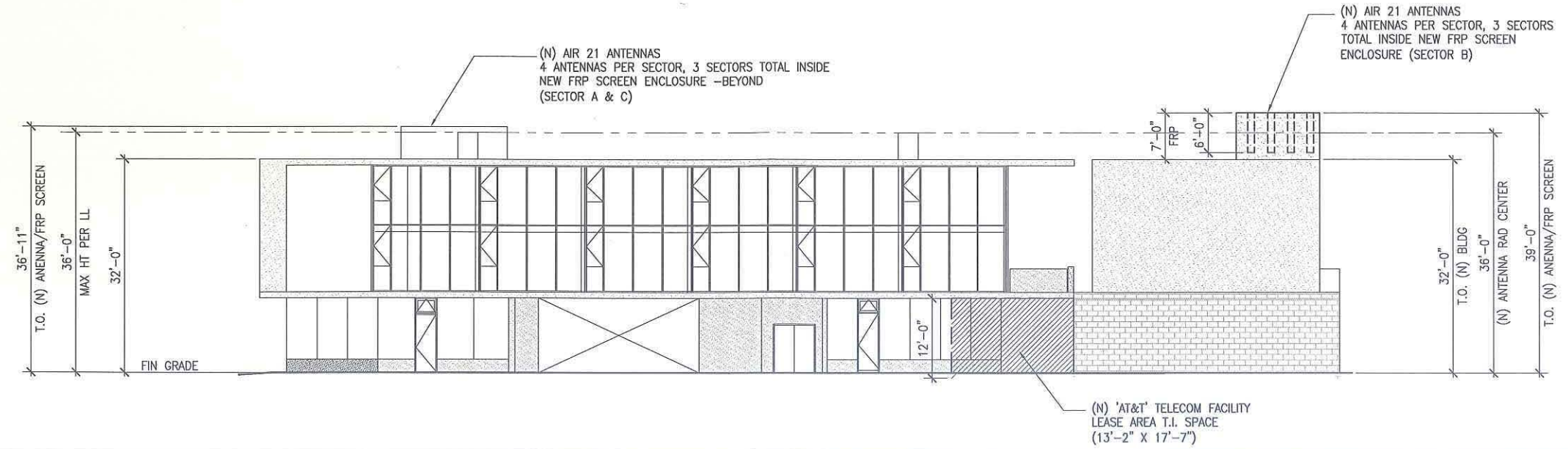
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|-----------------------------|-----|-----|-------|
| 5 | 11/15/13 | REVISION PER LL COMMENT | IP | BOK | DKD |
| 4 | 09/11/13 | REVISION PER CYCLE ISSUE #1 | JGD | BOK | DKD |
| 3 | 06/27/13 | ADDITIONAL LL COMMENT | IP | BOK | DKD |
| 2 | 06/14/13 | ADDITIONAL LL COMMENT | JGD | BOK | DKD |
| 1 | 06/11/13 | ADDITIONAL LL COMMENT | JGD | BOK | DKD |

SHEET TITLE: ELEVATION AND SECTION ELEVATION
SHEET NUMBER: A03

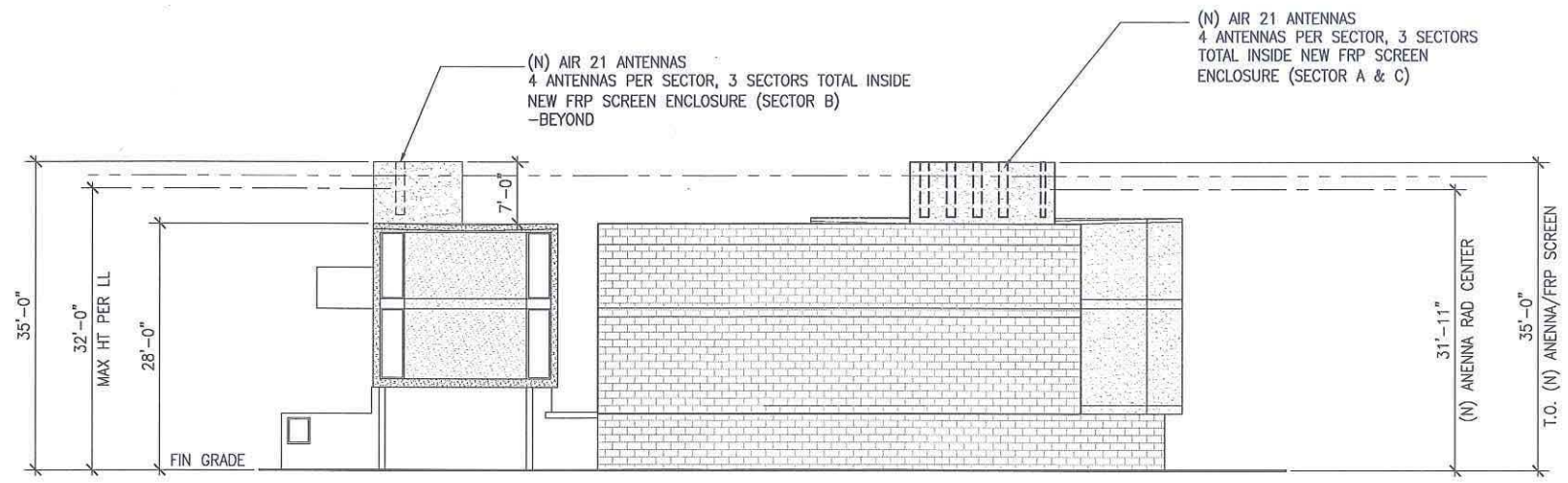
REDUCED PLOT. DO NOT SCALE THIS DRAWING

NOTE:
ALL NEW FRP SCREEN ENCLOSURE
SHALL BE TEXTURED AND PAINTED TO
MATCH COLOR OF NEW BUILDING -TYP.



SOUTH ELEVATION

SCALE: 1"=10' 0 5' 10' 20' 1



NORTH ELEVATION

SCALE: 1"=10' 0 5' 10' 20' 2



NORTH PARKER LOFT
SD0525
3000 UPAS STREET, SUITE F
SAN DIEGO, CA 92104

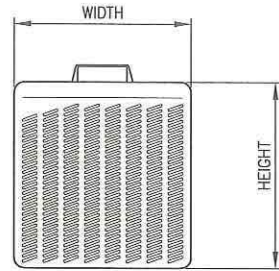
DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|-----------------------------|-----|-----|-------|
| 5 | 11/15/13 | REVISION PER LL COMMENT | IP | BOK | DKD |
| 4 | 09/11/13 | REVISION PER CYCLE ISSUE #1 | JGD | BOK | DKD |
| 3 | 06/27/13 | ADDITIONAL LL COMMENT | IP | BOK | DKD |
| 2 | 06/14/13 | ADDITIONAL LL COMMENT | JGD | BOK | DKD |
| 1 | 06/11/13 | ADDITIONAL LL COMMENT | JGD | BOK | DKD |

SCALE AS SHOWN DESIGNED DRAWN

| SHEET TITLE | SHEET NUMBER |
|-------------|--------------|
| ELEVATIONS | A04 |

REDUCED PLOT; DO NOT SCALE THIS DRAWING



| | |
|-----------------------------|----------------------------|
| RRU MODEL | RRUS-11 |
| DIMENSIONS INC. SUN SHIELD | 17.8" x 17.3" x 7.2" |
| DIMENSIONS EXCL. SUN SHIELD | 15.9" x 16.3" x 5.8" |
| INPUT VOLTAGE | -48VDC OR AC (INDOOR) |
| FUSE SIZE | 13 - 32A (RECOMMENDED 25A) |
| BAND 12 FREQUENCY | LOWER 700 MHz |
| BAND 12 WEIGHT | 50 LBS |
| BAND 4 FREQUENCY | AWS, 17/2100 MHz |
| BAND 4 WEIGHT | 44 LBS |
| MIN. CLEARANCE ABOVE | 16" |
| MIN. CLEARANCE BELOW | 8" |
| MIN. CLEARANCE SIDE | 0" |

| ANTENNA SECTOR | ANTENNA | | | | | RRU AT ANTENNA LEVEL | | CABLE LENGTH (SEE FIBER AND DC INFORMATION BELOW) |
|----------------|---------|-------|-----------------------|----------|------|----------------------|---------|--|
| | AZIMUTH | MODEL | RAD CENTER | DOWNTILT | SKEW | MODEL | QTY | |
| ALPHA | 0 | A1 | AIR KRC118 055/1 (6') | 32°-0" | 0 | 0 deg | RRUS-11 | 2 |
| | | A2 | AIR KRC118 055/1 (6') | 32°-0" | 0 | 0 deg | RRUS-11 | 2 |
| | | A3 | AIR KRC118 055/1 (6') | 32°-0" | 0 | 0 deg | RRUS-11 | 2 |
| | | A4 | AIR KRC118 055/1 (6') | 32°-0" | 0 | 0 deg | RRUS-11 | 2 |
| | | B1 | AIR KRC118 055/1 (6') | 36°-0" | 0 | 0 deg | RRUS-11 | 2 |
| BETA | 120 | B2 | AIR KRC118 055/1 (6') | 36°-0" | 0 | 0 deg | RRUS-11 | 2 |
| | | B3 | AIR KRC118 055/1 (6') | 36°-0" | 0 | 0 deg | RRUS-11 | 2 |
| | | B4 | AIR KRC118 055/1 (6') | 36°-0" | 0 | 0 deg | RRUS-11 | 2 |
| | | C1 | AIR KRC118 055/1 (6') | 32°-0" | 0 | 0 deg | RRUS-11 | 2 |
| GAMMA | 270 | C2 | AIR KRC118 055/1 (6') | 32°-0" | 0 | 0 deg | RRUS-11 | 2 |
| | | C3 | AIR KRC118 055/1 (6') | 32°-0" | 0 | 0 deg | RRUS-11 | 2 |
| | | C4 | AIR KRC118 055/1 (6') | 32°-0" | 0 | 0 deg | RRUS-11 | 2 |
| | | D1 | - | - | - | - | - | 0 |
| DELTA | N/A | D2 | - | - | - | - | - | 0 |
| | | D3 | - | - | - | - | - | 0 |
| | | D4 | - | - | - | - | - | 0 |
| | | | | | | | | |

| GPS | GPS #1 | GPS #2 | INSTALL (2) 1/2" COAX PER GPS, L= |
|-----|--------|----------------------------|-----------------------------------|
| | N/A | KATHREIN OG-860/1920/GPS-A | 20' |
| | N/A | KATHREIN OG-860/1920/GPS-A | 20' |

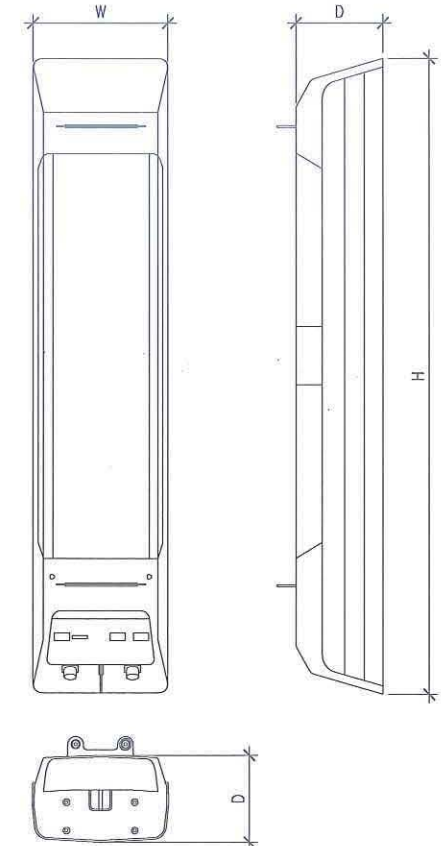
FIBER AND DC INFORMATION:

| | | |
|--|----|----------------------------------|
| TOTAL FIBER INNERDUCTS FROM LEASE AREA TO SURGE SUPPRESSOR = | 4 | 2" DIAMETER INNERDUCT (STANDARD) |
| TOTAL DC-6 (SQUID) = | 4 | PCS (STANDARD) |
| TOTAL NUMBER OF CONDUIT FOR DC (ONE PER SQUID) = | 4 | 2" DIAMETER INNERDUCT (STANDARD) |
| TOTAL REQUIRED FIBER RIBBONS FROM SURGE SUPPRESSOR TO RRUs = | 48 | RIBBONS |
| TOTAL DC LINES FROM SURGE SUPPRESSOR TO RRUs = | 24 | PAIRS |

| | | |
|--|----|-------------------|
| EACH FIBER INNERDUCT CONTAINS 24 FIBER RIBBONS, MAXIMUM RIBBONS = | 96 | RIBBONS AVAILABLE |
| | 48 | RIBBONS REQUIRED |
| | 48 | RIBBONS SPARE |
| EACH CONDUIT FOR DC CABLES CONTAINS 6 PAIRS DC LINES, MAXIMUM DC LINES = | 24 | PAIRS AVAILABLE |
| | 24 | PAIRS REQUIRED |
| | 0 | PAIRS SPARE |

7 REMOTE RADIO UNIT 5

| | |
|------------------------|---|
| ANTENNA MODEL | AIR KRC118 055/1 (6') |
| ACTIVE ANTENNA/RADIO | PCS 2 TX / 4 RX |
| BYPASS ANTENNA | 700/850 MHz +/- 45° |
| ANTENNA HBW | 68° (700/850 MHz) 65° (PCS) |
| ANTENNA VBW | TBD |
| ANTENNA GAIN | 13.3 dBd (700/850 MHz) 17.5 dBd (AWS) |
| ANTENNA TILTING RANGE | 2-12° (700/850 MHz) 2-12° (PCS) |
| INTERFACE | <ul style="list-style-type: none"> TWO OPTICAL FIBER PORTS (CPRI) FOR ACTIVE ANTENNA/RADIO ONE POWER CONNECTOR, -48 V DC TWO 7/16 FEMALE CONNECTORS FOR PASSIVE ANTENNA, WITH RET SUPPORT (AISG 2.0) |
| NUMBER OF UMTS CARRIER | UP TO 4 |
| LTE | UP TO 20 MHz 2X2 MIMO |
| SUPPORTED BASEBAND | DUW, DUL1, DUS2 |
| DIMENSION | 78"H x 14.8"W x 8.6"D |
| WEIGHT | 110 LBS |
| HW AVAILABILITY | 3Q '13 |
| SW DEPENDENCY | L13A L13B (MIXED MODE) |



8 - 6 ANTENNA SPECIFICATION 2



NORTH PARKER LOFT
SD0525
3000 UPAS STREET, SUITE F
SAN DIEGO, CA 92104



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

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|-----------------------------|-----|-----|-------|
| 5 | 11/15/13 | REVISION PER LL COMMENT | JGD | BOK | DKD |
| 4 | 09/11/13 | REVISION PER CYCLE ISSUE #1 | JGD | BOK | DKD |
| 3 | 06/27/13 | ADDITIONAL LL COMMENT | IP | BOK | DKD |
| 2 | 06/14/13 | ADDITIONAL LL COMMENT | JGD | BOK | DKD |
| 1 | 06/11/13 | ADDITIONAL LL COMMENT | JGD | BOK | DKD |

| SHEET TITLE | SHEET NUMBER |
|-------------------------------|--------------|
| ANTENNA AND RRU SPECIFICATION | A05 |



NORTH PARK PLANNING COMMITTEE
Draft Minutes: November 19, 2013– 6:30 PM
www.northparkplanning.org
info@northparkplanning.org

Like us:  [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us:  [@NPPlanning](https://twitter.com/NPPlanning)

- I. Call to order: 6:33pm
- II. Attendance Report:

| Member | Robert Barry | Howard Blackson | Dionne Carlson | Daniel Gebreselassie | Vicki Granowitz | Peter Hill | Brandon Hilpert | Roger Lewis | Carl Moczydlowsky | Lucky Morrison | Dang Nguyen | Omar Passons | Rick Pyles | Sarah McAlear | René Vidales |
|------------|--------------|-----------------|----------------|----------------------|-----------------|------------|-----------------|-------------|-------------------|----------------|-------------|--------------|------------|---------------|--------------|
| Attendance | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| Late | | 7:13 | 6:47 | | | | | | | | | | | | |
| Absences | 1 | 3 | 1 | | | | | 1 | 1 | 1 | 3 | 1 | 3 | | 1 |

- III. Modifications to and Adoption of the 11/19/13 Agenda
 - a. Motion to adopt as modified. November 19, 2013 NPPC Agenda Vidales/Hilpert 12-0-0 (Carlson & Blackson Late, Gebreselassie seated)
- IV. Special Election to fill out a vacated seat (seat will be up for reelection March 2014), by a vote of the Board
 - a. Daniel Gebreselassie – Resident Renter Candidate
 - b. Roger Morrison – Resident Homeowner nomination from the floor
 - c. Board Vote – 8:5 Daniel Gebreselassie seated at 7:12
- V. Consent Agenda: Items on the Consent Agenda were heard & voted on at an NPPC subcommittee; are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public;*
 - a. Request for Letter of Support for Toyland Parade. Toyland Parade is a community event that is held yearly. MOTION – Hilpert/UDPR 12-0-0 (Carlson & Blackson Late, Gebreselassie seated later, On Consent)
- VI. Approval of Previous Minutes NPPC October 15, 2013 Minutes
 - a. MOTION TO APPROVE October 15, 2013 NPPC Minutes: Hilpert/Nguyen 9-0-4 (Passons, Pyles, Vidales, Lewis abstain, Carlson & Blackson Late, Gebreselassie seated)
- VII. Treasurer’s Report
 - a. Brandon Hilpert – current balance \$611.87
- VIII. Chair’s Report/CPC
 - a. City of San Diego Pedestrian Safety Study – Study based on 10 year old data and improvements are problematic.
 - i. Teresa Queros was at the meeting, planning commissioner – thanked her for her vote on the faux water tower & boundary issue
 - b. Granowitz is the new Chair of CPAB – Consolidated Plan Advisory Board
 - i. Will be meeting with Jeff Graham, Civic San Diego on NPPC and CPBA issues
 - ii. Been asked to look into reestablishing the NPBIDC
- IX. Social Media Report, Brandon Hilpert
 - a. Posts scheduled out automatically
 - b. Website launch pending
- X. Planner’s Report - Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov
 - a. New department name: Planning, Neighborhoods, and Economic Development – looking forward to the comments on the discussion draft and going to planning commission for another workshop. Public Meeting Thursday December 19th 10:00am. Boundary issue update – met with University Heights representatives and Leo Wilson

ATTACHMENT 12

from Uptown Planners. Staying with the adopted boundary until City Council reviews. Environmental Analysis has reviewed the boundary change and don't feel that it's a CEQA issue due to the lack of change proposed by the two planning groups. Environmental Justice was not reviewed as an option.

XI. Non Agenda Public Comment

- a. Uptown Planners holding 3 special meetings regarding the Uptown Community Plan update
 - i. Nov 26, Dec 10, Jan 7 – 6-8pm St Paul's Cathedral
- b. **Toyland Parade December 7, 2013** from 11am-1pm, the festival is from 10am-4:30pm behind the NP Theatre, offering food booths, great entertainment and a whole lot of fun things to do for the kids. For more info <http://www.toylandparade.com/>
- c. Holiday on Adams: Adams Ave Business Association - December 14th 2013 from 2pm-5pm - Family Friendly Children's Activities - Come enjoy snow, Santa, caroling, and a holiday tree lighting. <http://www.adamsavenuebusiness.com/HolidayOnAdams.html>
- d. Sonofest - Sunday, December 1st -> 11-5pm -> 32nd & Thorn Chili Cook off and Craft Beer. <http://sonofestchilicookoff.wordpress.com/>
- e. RADD – Dick's Last Resort

XII. Elected Official's Report

- a. **Toni Atkins with Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 jason.weisz@asm.ca.gov - Covered California event regarding health insurance exchanges on Thursday at 7:30a at the Joyce Bier center. Focusing on small business. Several hundred thousand enrolled. Big issues this year include prison realignment and budget issues, 33 prisons, 122K people in prison. CEQA will be a hot topic. Budget gains this year looking towards more improvements. Dissolution of redevelopment is still an issue, new tools being proposed for redevelopment.
- b. **Christopher Ward, Hon. Marti Block, State Senate District 39** – 619.645.3133 christopher.ward@sen.ca.gov - district service programs. Bills being proposed to expand community colleges for voucher programs for local need specific industries. Teacher evaluation working with the unions. ABC regulations and improving issues.
- c. **Gavin Deeb, Hon. Susan Davis, US Congressional District 53**, 619.208.5353 Gavin.Deeb@mail.house.gov - absent
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, AGranda@sandiego.gov <http://sandiego.gov/cd3> - Meeting with local community members. Special meeting set for Thursday for water rate increase and budget items. Non-housing due diligence review – redevelopment property management with the department of finance. 5 year outlook for the budget – sustain current levels of service \$18MM deficit. Proposed service levels at deficit of \$88MM. Ramona Theatre building vacancy issues for abandon property. Broker Bill advertising news racks are a code compliance issue. Facilities sub-committee Nile Street speed increase issue requires a speed study 85th percentile is to raise the posted speed limit to 30 miles per hour (traffic calming plan can eliminate the speed limit increase).

XIII. Discussion/Action Items

- a. **Northparker Mixed Use Project at 3409 30th St, #33179:** AT&T WCF NUP & PDP Jonathan Segal Developer, for WCF for 12 roof top screened panel antennas located above commercial offices (not residential), with additional equipment located inside the building. The site is located in the CN-1-2 Zone, project proposes to exceed the 30-ft. height limit by 9-ft with structure heights at 36' and 39'. Affordable units to be included, as NPPC has asked developers to do. This is a Process 4 Planning Commission Decision is appealable to City Council. New Graphics to be provided at meeting. City of SD Proj Mgr: Alex Hempton, (619) 446-5349, ahempton@sandiego.gov
 - i. **Matthew Segal** – family run business. Post office project in Golden Hill won an award. Moving the office to Northparker building. 2 affordable housing units and redevelopment height bonus variance to ~37ft. Setback 35 feet from the street.
MOTION: To recommend approval of the NUP and PDP for the wireless communication facility at 3409 30th St including height variances requested at 35 and 39 feet respectively. Moczydlowsky/McAlear 13-2-0 (Barry, Pyles voting no)
- b. **Angle Parking to Head-in Parking Conversions along Oregon Street and along Kansas St**
 - i. **MOTION 1:** To support the removal of angle parking and installation of head-in parking along Oregon Street from Adams Avenue to Madison Avenue (east side only) from 26 to 32 parking spaces, Oregon Street from Monroe Avenue to Meade Avenue (east side only) from 37 to 42 parking spaces, and Oregon Street from Howard Avenue to Lincoln Avenue (east side only) from 69 to 90 parking spaces with the understanding that this project may be changed in the future to allow for the implementation of the North Park Linear Park as discussed in previous meetings of the Park and Recreation Element and Mobility Element of the North Park Community Plan Update. Vidales/Bonn. 5-2-0 (Asgarian and Passons against)
 - ii. **MOTION 2:** To support the removal of angle parking & installation of head-in parking along Kansas Street from El Cajon Boulevard to Howard Avenue (east side only) from 14 to 19 parking spaces, and Kansas Street from Polk Avenue to Lincoln Avenue (east side only) from 31 to 43 parking spaces with the

ATTACHMENT 12

understanding that the project may be changed in the future to incorporate bike lanes, electric car charging stations and any other items in conformance with the Sustainability Element and Mobility Element of the North Park Community Plan Update. Vidales/Bonn. 5-2-0 (Asgarian and Passons against)

1. Passons objects to the project on the grounds that allowances for non-comprehensive parking plans.

MOTION: Approve and pass the motions as written coming from Sub-Committee. Vidales/Carlson 14-1-0 (Passons voting no)

c. Bylaws – Review

i. Art VIII,

1. Sec I, C – Creates the ability to move agenda items to the consent agenda.
 - a. Marlon to suggest additional language.
 - b. Change majority to 2/3 rds for consistency
 - c. Remove the word “assuming” replace with “when”.
2. Sec I, E – Changes to voter identification, roster screening, and early voting procedure

ii. Art IX,

1. Sec 3 – Violations by members.

MOTION to approve the bylaw changes with the above modifications. Blackson/Carlson 13-0-2 (Passons/Gebreselassie abstain)

d. Community Plan Update:

- i. The North Park Community Plan Update Discussion Draft was released for review & comment:
[ftp://ftp.sannet.gov/OUT/Planning/North%20Park%20Community%20Plan%20Update/North%20Park%20CPU Discussion%20Draft Sept2013.pdf](ftp://ftp.sannet.gov/OUT/Planning/North%20Park%20Community%20Plan%20Update/North%20Park%20CPU%20Discussion%20Draft%20Sept2013.pdf)
- ii. Potential December Special Meeting
- iii. Input on the Discussion Draft
- iv. Zoning
- v. BID Input
- vi. Elements
 1. Draft Urban Design Element attached
 2. Design Guidelines
 3. Park & Rec
 - a. Prioritize Projects
 - b. Equivalences, define, establish criteria, create/define admin process –
 4. Implementation Element?

e. Traffic Calming at Madison Avenue and Mississippi Street. Traffic calming including stop sign, traffic circle and bike lanes. Original Subcommittee MOTION: To remove the center turn lane and support the installation of both a bike lane and a stop sign at the intersection Madison Avenue and Mississippi Street. Passons/Asgarian. 7-0-0

- i. Stop sign approved at this location, property owner at the corner objected to the stop sign initially. City study allowed for changes that are presented here.
- ii. Alexandra Elias – 5 property owners supported the traffic circle instead of the stop sign.
- iii. Scott Casperwitz – supports the stop sign – feels it is imperative. But would like the option of replacing it with the traffic circle.
- iv. Sean Dooley – supports the stop sign with traffic circle in the future.

MOTION: To remove the center turn lane on Madison Avenue from Georgia Street to Louisiana Street and support the installation of bike lanes.

MOTION: To recommend the installation of a traffic circle at the intersection of Madison Avenue and Mississippi Street while installing a stop sign at the intersection as an interim traffic calming solution. Carlson/Blackson 14-0-1 (Gebreselassie abstain)

MOTION: To add the installation of a traffic circle at the intersection of Madison Avenue and Mississippi Street to the NPPC CIP Priority List. Granowitz/Lewis 12-1-1 (Passons voting no, McAlear left, Gebreselassie abstain)

f. Boundary Modification Update Time Permitting

XIV. Subcommittee Reports:

- a. Urban Design/Project Review, Robert Barry - NP Adult Community Center, 6:00pm 1st Monday. Next meeting, December 2, 2013 – Community housing works project and the Northparker
- b. Public Facilities/Public Art, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting, Wednesday January 8, 2013 – Median choker removal is the primary topic.

XV. Liaisons Reports

ATTACHMENT 12

- a. **Balboa Park Committee, Steppke:** Balboa Golf Course path is planned for the outside of the golf course. 2013 Regional Park Improvement funding for the California tower for the next few years. Signature project for 2013 will be for the botanical building. Progress for fully merged conservancy. Cabrillo Bridge update – scaffolding on the bridge in December. Phases of construction through May and June.
- b. **Maintenance Assessment, District Peter Hill:** No November meeting.
- c. **North Park Main Street:** Final numbers from Taste of North Park – 1300 tickets sold. Tourism grant for the festival of the arts. ~\$40K. Renewed the ED and Farmers market manager contracts. Green Business Council project. PBID – still in progress and using the \$5K from the Northparker.
- d. **Regional Bike Plan Proposed Initial Implementation, Carlson:** No update.
- e. **Adams Ave BIA, Dionne Carlson:** Improvements to the Adams Ave bridge on the 805.
- f. **NPBID Collaborative, Vicki Granowitz:**

XVI. Unfinished and Future Agenda Items

- a. Bylaws
- b. Special meeting in December

XVII. **Next Meeting Date:** Board Meeting January 21st 2014.

XVIII. **Motion to Adjourn:** Barry/Nguyen 14-0-0

Minutes submitted by Carl Moczydlowsky



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

Ownership Disclosure Statement

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


Project Title: AT&T North Park SD0525 Project No. For City Use Only

Project Address:
 3-109 30th Street, San Diego, CA 92102

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):
 AT&T Mobility
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 7337 Trade Street, East, Room 3684
 City/State/Zip:
 San Diego, CA 92121
 Phone No. (503) 519-8591 Fax No:
 Signature:  Date: 7/21/13

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

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

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

| | |
|-------------------------------------|---------------------------------|
| Project Title: AT & T North Park | Project No. (For City Use Only) |
|-------------------------------------|---------------------------------|

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
THAN & THE A. PARTNER LP
 Owner Tenant/Lessee

Street Address:
3625 LINDA ST SUITE 101

City/State/Zip:
San Diego CA 92103

Phone No: 619-455-5397 Fax No: 619-455-5398

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

Title (type or print):
MANAGER

Signature: [Signature] Date: 6/26/13

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No _____ Fax No _____

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

Title (type or print):

Signature _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No _____ Fax No _____

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

Title (type or print):

Signature _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No _____ Fax No _____

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

Title (type or print):

Signature _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No _____ Fax No _____

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

Title (type or print):

Signature _____ Date: _____

AT&T Executives



Randall L. Stephenson
Chairman and Chief Executive Officer



William A. Blase, Jr.
Senior Executive Vice President – Human Resources



James W. Cicconi
Senior Executive Vice President – External and Legislative Affairs, AT&T, Inc



Cathy M. Coughlin
Senior Executive Vice President and Global Marketing Officer



Ralph de la Vega
President and Chief Executive Officer - AT&T Mobility



John Donovan
Senior Executive Vice President, AT&T Technology and Network Operations



Andrew M. Geisse
Chief Executive Officer – AT&T Business Solutions



Lori Lee
Senior Executive Vice President – Home Solutions



John T. Stankey
Group President and Chief Strategy Officer



John Stephens
Senior Executive Vice President and Chief Financial Officer



Wayne Watts
Senior Executive Vice President and General Counsel

Project Chronology

AT&T – North Parker – Project No. 331379

| Date | Action | Description | City Review Time | Applicant Response Time |
|----------------------------|---|--|--------------------------|-------------------------|
| 11/12/2013 | First Submittal | Project Deemed Complete | | |
| 12/17/2013 | All issues resolved | | 35 | |
| 1/30/2014 | Public Hearing – Planning Commission | | 44 | |
| TOTAL STAFF TIME | | | 79 | |
| TOTAL APPLICANT TIME | | | | 0 |
| TOTAL PROJECT RUNNING TIME | | From Deemed Complete to Planning Commission Hearing | 79 (in calendar days) | |



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 15, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: January 30, 2014
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: NEIGHBORHOOD USE PERMIT (NUP) AND PLANNED
 DEVELOPMENT PERMIT (PDP), PROCESS FOUR
PROJECT NUMBER: 331379
PROJECT NAME: AT&T NORTH PARKER
APPLICANT: Tim Henion, DePratti, Inc., agents representing
 AT&T Mobility

COMMUNITY PLAN AREA: Greater North Park
COUNCIL DISTRICT: District 3

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 Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas mounted on the roof of the North Parker building concealed behind radio-frequency transparent screen boxes. Equipment associated with the antennas will be located in an equipment room within the building. This project is located at 3000 Upas Street, to the north of Upas Street and east of 30th 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 November 25, 2013 and the opportunity to appeal that determination ended December 17, 2013.

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

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

Internal Order Number: 24003939

Revised 10-4-12 HMD