



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** January 23, 2014 **REPORT NO.** PC-14-010

**ATTENTION:** Planning Commission, Agenda of January 30, 2014

**SUBJECT:** Sprint – Grant Hill  
PROJECT NO. 290323. PROCESS 4.

**OWNER/  
APPLICANT:** MASTER MARINE LEASING CO/  
SPRINT

### SUMMARY

**Issue:** Should the Planning Commission approve a Wireless Communication Facility (WCF) at 3191 Commercial Street, within the Southeastern San Diego community plan area?

**Staff Recommendation:** APPROVE Planned Development Permit (PDP) No. 1239166.

**Community Planning Group Recommendation:** At the November 12, 2013 meeting of the Southeastern San Diego Planning Group, the group voted to recommend approval of this project, 9-0-0, with conditions (Attachment 12). The group's conditions are analyzed in the Project Discussion section of this report.

**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 15301 (Existing Facilities). The environmental exemption determination was made on September 24, 2013, and the opportunity to appeal that determination ended October 10, 2013 (Attachment 7).

**Fiscal Impact Statement:** All project related costs associated with processing this permit are paid out of a deposit account maintained by Sprint.

**Code Enforcement Impact:** Not applicable.

**Housing Impact Statement:** Not applicable.

## **BACKGROUND**

This project is an application for a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project is located at 3191 Commercial Street, to the south of Commercial Street and the west of 32<sup>nd</sup> Street. The project is located in the Southeastern San Diego Planned District (SESDPD) I-1 zone, within the Southeastern San Diego community plan area (Attachments 1, 2, 3 and 4).

WCFs are permitted in industrial zones with a Limited Use, Process 1, approval. This project is requesting a deviation to the SESDPD-I-1 zone 30 foot height limit, which requires a PDP, Process 4.

## **PROJECT DISCUSSION**

This WCF consists of 12 panel antennas, located on the roof of an existing building behind screening. Equipment associated with the antennas is located in a room inside the building. Sprint currently operates a WCF on this building and the existing permit has expired. This is an application for a new permit, to continue operating a WCF on this building, subject to the current regulations.

To comply with the current WCF regulations, the radio-frequency (RF) transparent screening will be improved to enclose the back sides of the antennas. This will result in a design that is more integrated with the building and will camouflage the antennas more effectively. In addition, two street trees will be added to the 32<sup>nd</sup> Street frontage to improve the appearance of the WCF (Attachment 8). No additional trees are proposed along Commercial Street, as existing street trees are present.

The SESDPD-I-1 zone has no height limit, except when buildings are located within 200 feet of residentially zoned property, in which case the height limit is 30 feet. In this case, the SESDPD-MF-3000 zone is located to the south, within 200 feet, and the 30 foot height limit is applied to this project. The antennas and screening are located on the roof of the existing building, extending to a total height of 36 feet. The project requests to deviate 6 feet from the 30 foot height limit. Sprint initially proposed larger antennas, which would have required the screening to be increased in height, which would have required a greater deviation to the height limit. Staff, however, requested that the antennas be reduced in size in order to minimize the deviation to the height limit necessary to meet Sprint's coverage objective.

Sprint is requesting the height deviation in order to meet their coverage objective as well as provide a design that is architecturally compatible with the existing building. A potential design alternative that would comply with the 30 foot height limit could consist of Sprint antennas being façade-mounted to the face of the building, however this design would not be as architecturally integrated as the current design, and the height of the antennas would not meet Sprint's coverage objective. A PDP, Process 4, is being processed to allow this height deviation.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential zones 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 an industrial zone, a Process 1 Limited Use approval would be required. Due to the height deviation request, a PDP, Process 4 is required. The proposed location, in an industrial zone, is one of the most preferred locations for siting a WCF. The project is, however, located to the north of a residential zone and residential uses are also to the east. To be sensitive to the adjacent residential uses, the WCF's design is architecturally integrated with the existing building and two street trees have been added to the 32<sup>nd</sup> Street frontage to improve the appearance of the WCF and provide a buffer.

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.

#### **Community Planning Group Recommendation:**

The Southeastern San Diego Planning Group voted to recommend approval of this project, 9-0-0, at their November 12, 2013 meeting, with conditions (Attachment 12). The six conditions are listed below in italics, with a Staff response to each recommendation provided.

- 1. Make antennas 40' tall to mitigate the exposure to the public;*

The WCF regulations require that wireless facilities use “all reasonable means to conceal or minimize the visual impacts of the facility through integration. Integration... is accomplished through the use of architecture, landscape, and siting solutions.” In addition to the WCF Design Requirements [LDC Section 141.0420(g)], WCF are also required to adhere to the applicable zone development regulations. The project has been designed to architecturally integrate with the existing building and is requesting a height deviation. The height limit is 30 feet and the proposed project reaches a total height of 36 feet. In terms of radio-frequency (RF) emission exposure to the public, all wireless carriers are required to comply with RF safety standards, which are regulated at the Federal-level by the Federal Communications Commission (FCC). Sprint has provided documentation that the proposed project will comply with the Federal standards. The applicant has not proposed an alternative design with an increased height.

- 2. All PTS issues must be cleared, including the environmental document;*

The Project Tracking System (PTS) issues have been cleared and the project was determined to be exempt, pursuant to California Environmental Quality Act (CEQA) exemption 15301 (Existing Facilities).

3. *Implement all SDPD recommendations, including a security lock;*

The San Diego Police Department's Crime Prevention through Environmental Design (CPTED) review indicated that "present security measures are adequate." Although, "one measure to consider for improving security is a motion-activated alarm on the roof" (Attachment 16). A condition has been added to the permit to require a motion-activated alarm for the roof of the building.

4. *The landscaping standards shall be met on Commercial and 32<sup>nd</sup> Streets (the predecessor had challenged the landscape requirement for 32<sup>nd</sup> Street);*

Sprint is currently proposing two 24-inch box size street trees along 32<sup>nd</sup> Street. Existing trees along Commercial Street meet the street tree requirement along that street frontage. During the review process, Sprint had initially objected to the requirement to provide two trees along 32<sup>nd</sup> Street, however Sprint has now agreed to plant these trees as part of this project.

5. *If in the future a generator is installed on the site, a noise study should be done during night hours to ascertain the impact on the residences in the area; and,*

A future proposal to install a generator as part of this WCF would require an amendment to this permit. At that time, the proposed generator would be analyzed for compliance with the applicable regulations, including noise levels.

6. *Provide isocountour maps for the antennas area with a 300' area.*

The applicant has provided an RF report to demonstrate compliance with Federal standards.

**Community Plan Analysis:**

While the Southeastern San Diego 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 screening on the roof, designed to be integrated with the building. Screening will be extended to the back of the antennas for a more unified appearance. To improve the appearance of the WCF, two street trees will be added along 32<sup>nd</sup> Street (existing street trees are present along Commercial Street). The proposed 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 PDP No. 1239166.

**ALTERNATIVES**

1. **Approve PDP No. 1239166, with modifications.**
2. **Deny PDP No. 1239166, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



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Mike Westlake  
Assistant Deputy Director  
Development Services Department



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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
16. Crime Prevention Through Environmental Design (CPTED) Review



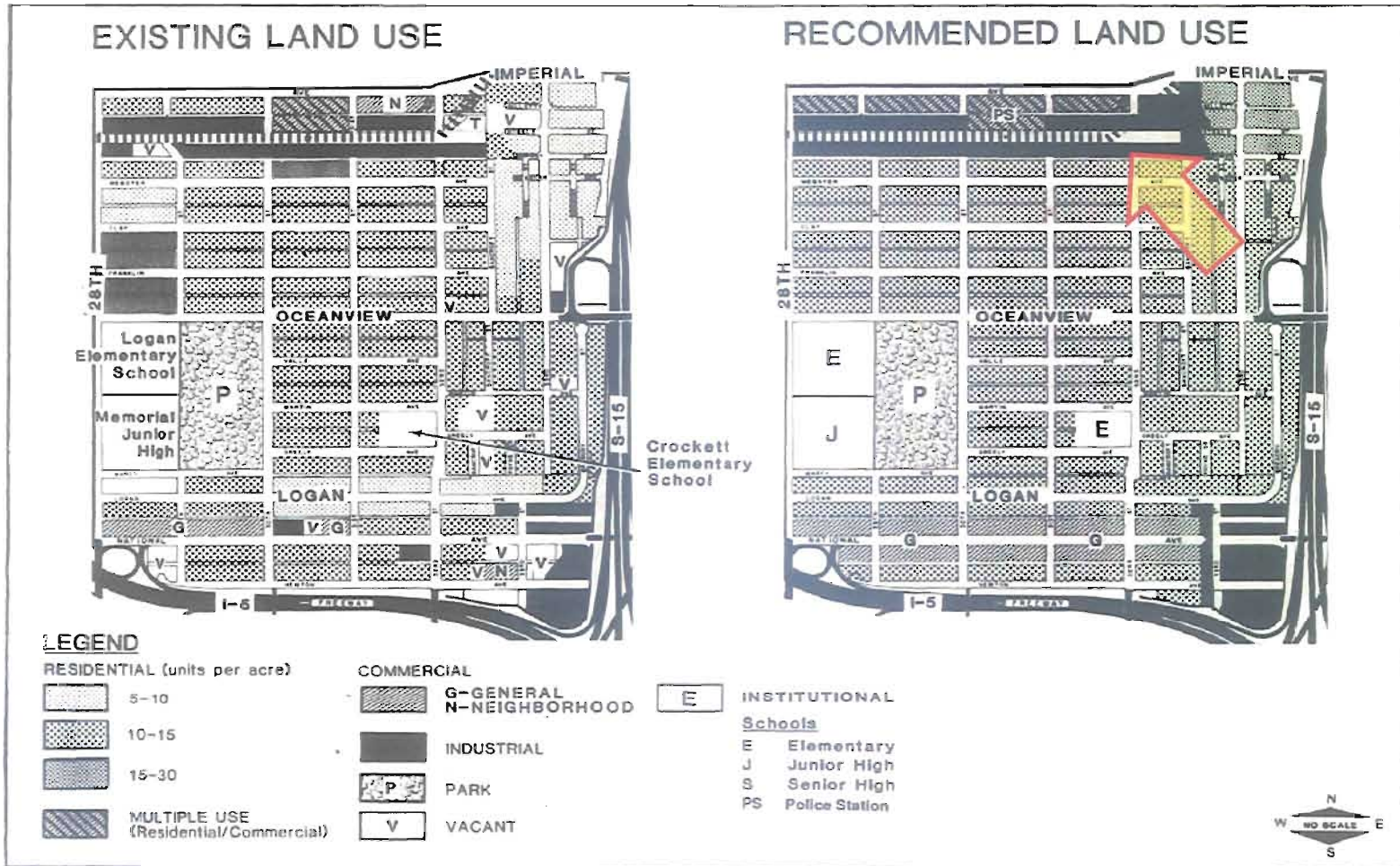


# Aerial Photo

Sprint – Grant Hill – Project Number 290323

3191 Commercial Street





 **MEMORIAL**  
**SOUTHEASTERN SAN DIEGO**  
 CITY OF SAN DIEGO • PLANNING DEPARTMENT

FIGURE 30



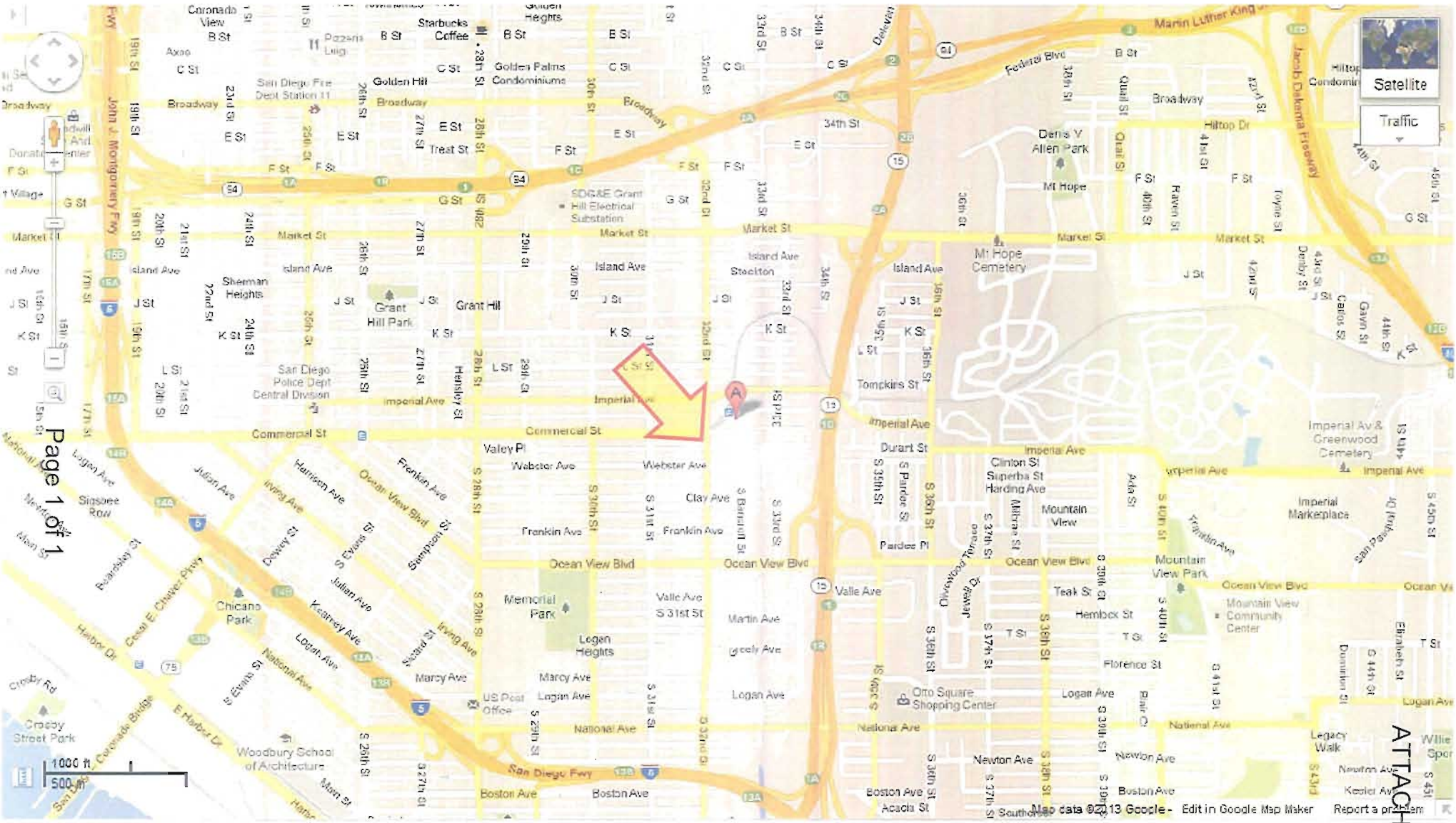
# Community Plan Land Use Map

Sprint – Grant Hill – Project Number 290323

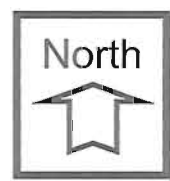
3191 Commercial Street

Designated as  
Industrial.





**Project Location Map**  
**Sprint – Grant Hill – Project Number 290323**  
**3191 Commercial Street**



ATTACHMENT 3

<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Sprint – Grant Hill	
<b>PROJECT DESCRIPTION:</b>	Wireless Communication Facility (WCF) consisting of 12 panel antennas, concealed behind two-roof mounted radio-frequency transparent screens, with equipment located within the building.	
<b>COMMUNITY PLAN AREA:</b>	Southeastern San Diego	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit (Process 4)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Industrial	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> SESDPD-I-1		
<b>HEIGHT LIMIT:</b> 30' (Any portion of a building on-site within 200 feet of residentially zoned property shall not exceed 30 feet in height.)		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Industrial, SESDPD-I-1	Industrial
<b>SOUTH:</b>	Residential, SESDPD-MF-3000	Residential
<b>EAST:</b>	Industrial, SESDPD-I-1	Residential
<b>WEST:</b>	Industrial, SESDPD-I-1	Industrial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to the 30 foot height limit: The screen wall reaches 36 feet tall, deviating from the zone height limit by 6 feet.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The Southeastern San Diego Planning Group approved this project 9-0-0 at their November 12, 2013 meeting.	



PLANNING COMMISSION  
RESOLUTION NO. PC-XXXX  
PLANNED DEVELOPMENT PERMIT NO. 1239166  
**SPRINT – GRANT HILL**  
PROJECT NUMBER 290323

WHEREAS, the MASTER MARINE LEASING CO, Owner, and SPRINT, 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 No. 1239166);

WHEREAS, the site is located at 3191 Commercial Street in the SESDPD-I-1 zone of the Southeastern San Diego community plan area;

WHEREAS, the project site is legally described as: Lots 19 through 24 in Block 106 of Central Park, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 135;

WHEREAS, on September 24, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on January 30, 2014, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1239166 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:

**Planned Development Permit - Section 126.0604**

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

While the Southeast San Diego 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 roof-mounted radio-frequency (RF) transparent screen enclosures, painted and textured to integrate with the existing 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 existing building with a similar coloring and texture. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context. Two street trees are proposed along 32<sup>nd</sup> Street to improve the appearance of the facility. (Existing street trees are present along Commercial Street.)

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 SESDPD-I-1 zone 30-foot height limit. The screening reaches an overall height of 36 feet. The project is located on an existing building at 3191 Commercial Street, and is located in the Southeastern San Diego community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). 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 industrial zones with the processing of a Limited Use, Process 1 approval. 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 existing building.



Twelve panel antennas will be located on the roof of the building inside two RF-transparent screen enclosures. The screen enclosures will be painted and textured to be integrated with the existing building. In addition, the screening will be extended to screen the back of the antennas, for a more integrated appearance.

The antenna screen enclosures exceed the SESDPD-I-1 zone 30-foot height limit and a PDP, Process 4, is being processed to allow this deviation. The deviation requested to the SESDPD-I-1 zone 30-foot height limit is appropriate in this situation. The screens will reach an overall height of 36 feet. The height deviation will allow Sprint to meet their coverage objective and will result in a design that is compatible with the existing building. If the height deviation request was not granted, Sprint 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 and less desirable. The proposed project, by exceeding the zone height limit, will result in a more desirable project than if designed in strict conformance with the SESDPD-I-1 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 SESDPD-I-1 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PLANNED DEVELOPMENT PERMIT NO. 1239166 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1239166, a copy of which is attached hereto and made a part hereof.

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Alexander Hempton, AICP  
Development Project Manager  
Development Services

Adopted on: January 30, 2014

Internal Order No. 24003074

**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: 24003074

**PLANNED DEVELOPMENT PERMIT NO. 1239166**  
**SPRINT – GRANT HILL**  
**PROJECT NO. 290323**  
**PLANNING COMMISSION**

This PLANNED DEVELOPMENT PERMIT (PDP) NO. 1239166 is granted by the Planning Commission of the City of San Diego to MASTER MARINE LEASING CO, Owner, and SPRINT, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601, et seq., and 141.0420. The site is located at 3191 Commercial Street in the SESDPD-I-1 zone of the Southeastern San Diego community plan area. The project site is legally described as: Lots 19 through 24 in Block 106 of Central Park, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 135.

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: 54.8" by 13.8" by 4.3" or 53.0" by 14.0" by 3.15") and 24 remote radio heads (RRHs), concealed behind two 7-foot tall radio-frequency (RF) transparent screens, located on the roof of an existing building;
- b. Associated equipment located in a 21' by 11' equipment room inside the existing building;
- c. A deviation to the SESDPD-I-1 zone 30-foot height limit, permitted with the processing of this PDP. The screening reaches a total height of 36 feet;

- d. This structure is for the primary purpose of housing industrial 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 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].

**LANDSCAPE REQUIREMENTS:**

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

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

17. The Owner/Permittee shall install two, minimum 24-inch box size street trees, along the 32<sup>nd</sup> Street frontage, as shown on the approved Exhibit "A."

**PLANNING/DESIGN REQUIREMENTS:**

18. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

19. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

20. 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.

21. 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.

22. 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."
23. No overhead cabling is allowed for this project.
24. Antennas and associated mounting apparatus shall not extend beyond the RF-transparent screening. Screening shall be painted and textured to match the existing building, to the satisfaction of the Development Services Department.
25. 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.
26. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
27. 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.
28. 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.
29. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
30. The Owner/Permittee shall install a motion sensor security alarm on the roof of the building.

**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.

Permit Type/PTS Approval No.: PDP/1239166  
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.

**MASTER MARINE LEASING CO.**  
Owner

By \_\_\_\_\_

**SPRINT**  
Permittee

By \_\_\_\_\_  
GLORI JAMES-SUAREZ  
NETWORK MANAGER

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





THE CITY OF SAN DIEGO

Date of Notice: September 26, 2013

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24003074

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**PROJECT NAME/NUMBER:** Sprint Grant Hill/290323

**COMMUNITY PLAN AREA:** Southeastern San Diego Community Plan

**COUNCIL DISTRICT:** 8

**LOCATION:** 3191 Commercial Street, San Diego, CA 92113

**PROJECT DESCRIPTION:** The project is a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of the replacement of 12 antennas mounted on the roof of an existing building behind screening (to be increased) with equipment located within the building.

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

**ENVIRONMENTAL DETERMINATION:** CEQA Exemption 15301 (Existing Facilities)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The proposed project is exempt from CEQA pursuant to Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a PDP for a Wireless Communication Facility (WCF) for the replacement of 12 antennas mounted on the roof of an existing building behind screening (to be increased), is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**DEVELOPMENT PROJECT MANAGER:**

**Alexander Hempton**

**MAILING ADDRESS:**

**1222 First Avenue, MS 501**

**San Diego, California 92101**

**PHONE NUMBER:**

**(619) 446-5349**

---

On September 24, 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 (October 10, 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.

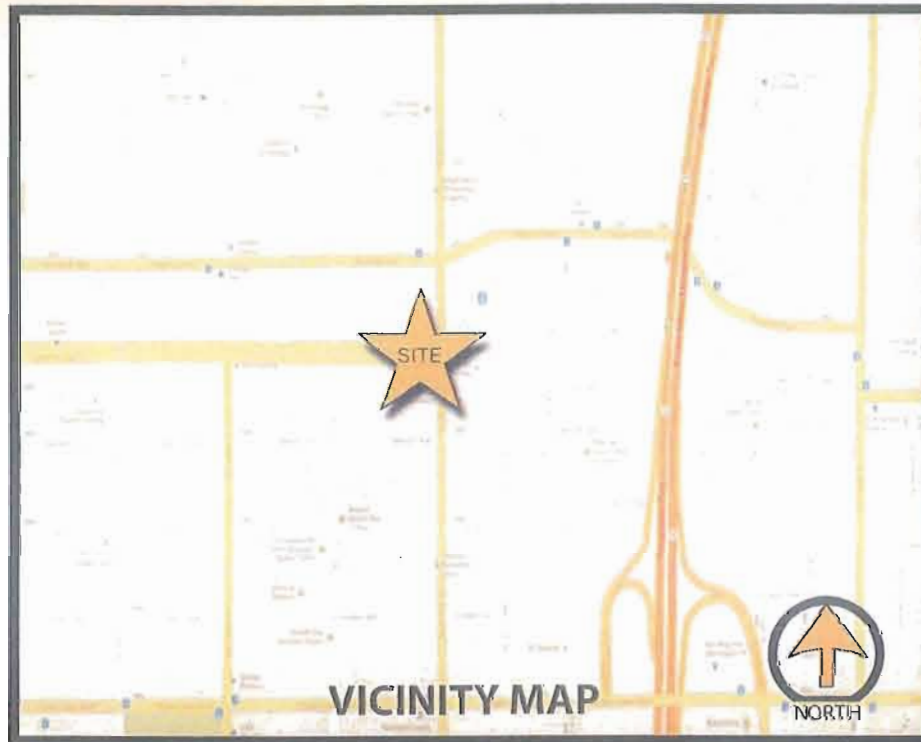


Sprint



SD73XC148  
GRANT HILL  
3191 COMMERCIAL STREET  
SAN DIEGO, CA 92113

Technology  Associates  
International Corporation



# AERIAL MAP



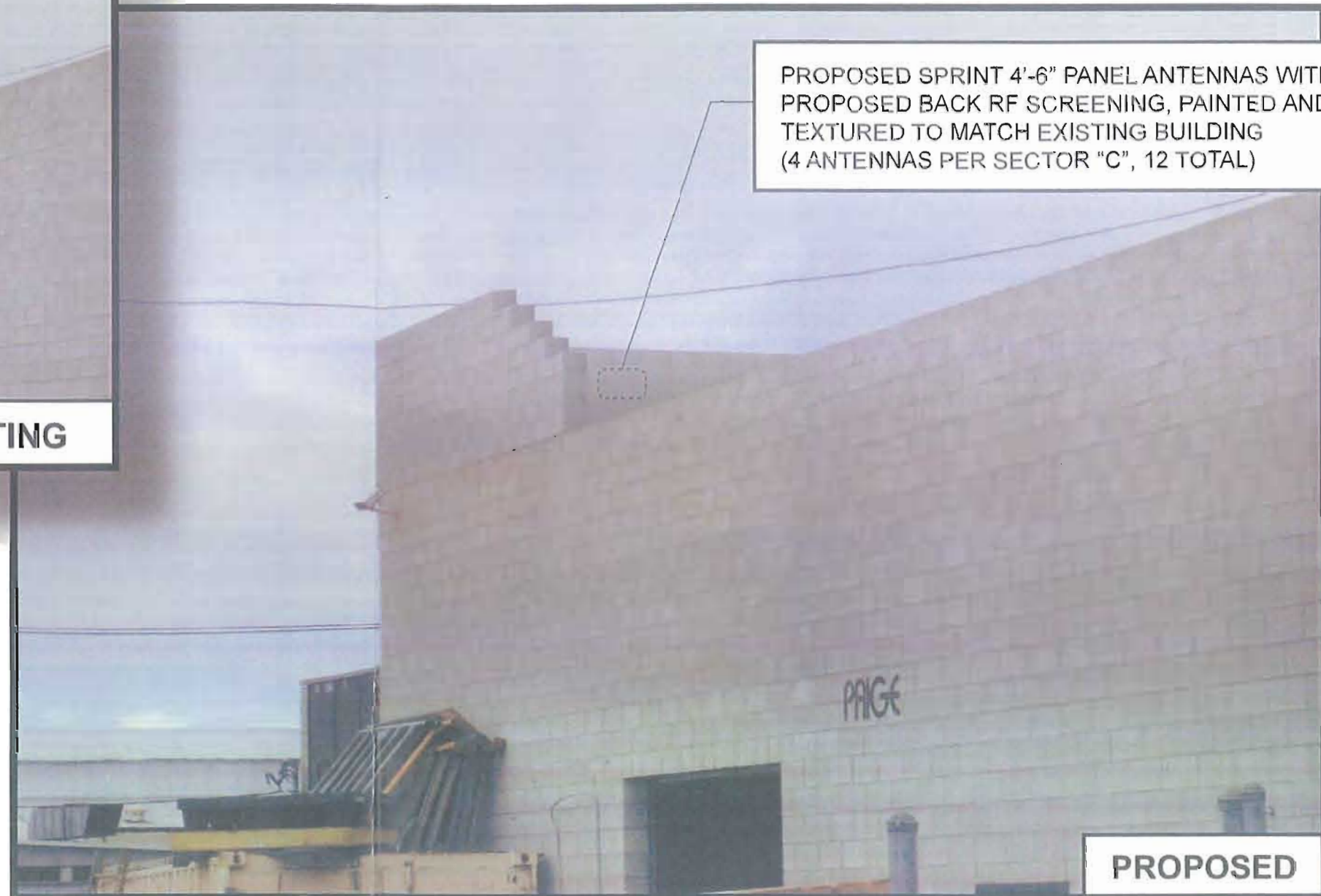
**Sprint**



**SD73XC148**  
**GRANT HILL**  
3191 COMMERCIAL STREET  
SAN DIEGO, CA 92113



**EXISTING**



PROPOSED SPRINT 4'-6" PANEL ANTENNAS WITH PROPOSED BACK RF SCREENING, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING (4 ANTENNAS PER SECTOR "C", 12 TOTAL)

**PROPOSED**

# VIEWPOINT 1





PROPOSED SPRINT 4'-6" PANEL ANTENNAS BEHIND EXISTING RF SCREENING, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING (4 ANTENNAS PER SECTOR "A" & "B", 12 TOTAL)



PROPOSED SPRINT 4'-6" PANEL ANTENNAS WITH PROPOSED BACK RF SCREENING, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING (4 ANTENNAS PER SECTOR "C", 12 TOTAL)

PROPOSED CHILOPSIS LINEARIS (DESERT WILLOW) (TYP. OF 2) WITH PROPOSED 3" MULCH

# VIEWPOINT 2

Sprint: SD73XC148- Grant Hill  
3191 Commercial Street. San Diego, CA 92113  
APN: 545-382-24-00  
Technical Analysis

---

## Background

The Sprint “Grant Hill” site is necessary for the on-going functioning of the Sprint Wireless Network. The project site has been in existence and operation since 2003. Sprint is requesting a modification to the site for a vital technology upgrade. Pursuant to Sprint’s operating license, Sprint is obligated to provide ubiquitous coverage within its service areas. These service areas include all zones and land use types, from industrial, to commercial, institutional, public rights-of-way, and to residential. There is no land use or zoning category that can be excluded from the obligation to provide a seamless network. Per the City of San Diego Telecommunications Ordinance, the applicant is required to provide justification regarding the site selection process. The project for consideration at this time consists of a modification and renewal to an *existing* facility. The wireless networks have been developed in a systematic manner over time, in which site locations were a) selected based upon their functionality within for the network, and b) based upon being able to provide appropriate justification to City staff regarding the site selection. Because of the manner in which the wireless networks evolve, a significant coverage gap would result if an existing facility were to be removed or arbitrarily relocated. The RF Coverage Maps provided with this Justification demonstrate the coverage service that the existing site, and the proposed modification, would provide. Per the below aerial maps and zoning map, the project coverage area consists of solidly residential zoning and land uses. More detailed justification follows.

## Site Justification Report

At the time that Sprint’s “Grant Hill” site search was initiated in 2002, the site development team’s main objective was to provide coverage to the commercial, single and multi-unit residential zones in the Southeastern San Diego and 15 Fwy Corridor, as seen on the justification zoning map. The team sought to find a location that could completely conceal the wireless equipment and antennas, and be able to provide the height needed to for the desired coverage area. The site located at 3191 Commercial St. was identified as the best location for the desired search ring’s objective, since the existing commercial building could accommodate and stealth the necessary wireless equipment, and be able to provide coverage to adjacent residential uses from a commercial building. In addition, it allowed for improved and expanded coverage along the busy 15 Fwy corridor and Southeastern San Diego community. The site also allows for enhanced data connectivity to nearby wireless sites, as seen in the RF coverage maps, which minimizes poor to average coverage gaps in the subject search ring.

The primary land use on the project site consists of commercial and residential activity within the Southeastern San Diego community. Sprint has not evaluated other locations for their subject proposed upgrade, since this site contains an existing wireless facility, is fully screened, can currently accommodate

the physical requirements of the technology upgrade, and can serve the adjacent commercial and residential uses. As depicted in the RF coverage maps, the location of this site and the proposed technology upgrade will allow for significantly improved data rates for the adjacent residential, park, and commercial uses, which are vital to accommodate current and future personal, medical, and business communications.

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

- The site occupies relatively high ground compared to the surrounding area
- The existing Sprint installation can accommodate the proposed technology upgrade without any additional construction or visual exterior impacts
- The subject commercial building allows for a superior antenna height of 35' above ground level

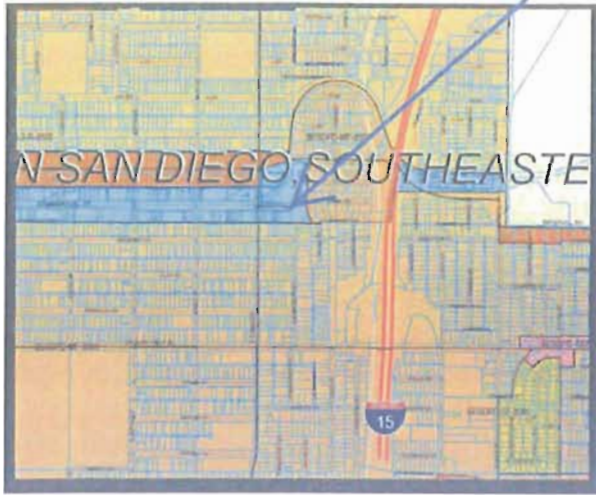
In conclusion, the subject project follows the *preference objectives* of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, while following the Council policy by locating a site having appropriate preference level and by utilizing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

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

To the best knowledge of the applicant, no complaints have been received by the City regarding any operational issues relating to the existing Sprint facility, including noise. There have been no changes in site's conditions or zoning standards since the time of the project's initial approval, and thus similar findings for approval should be adopted for the land use renewal and modification of Sprint's site located at 3191 Commercial Street.

#### **Justification Map**

proposed modification of an existing Sprint site.





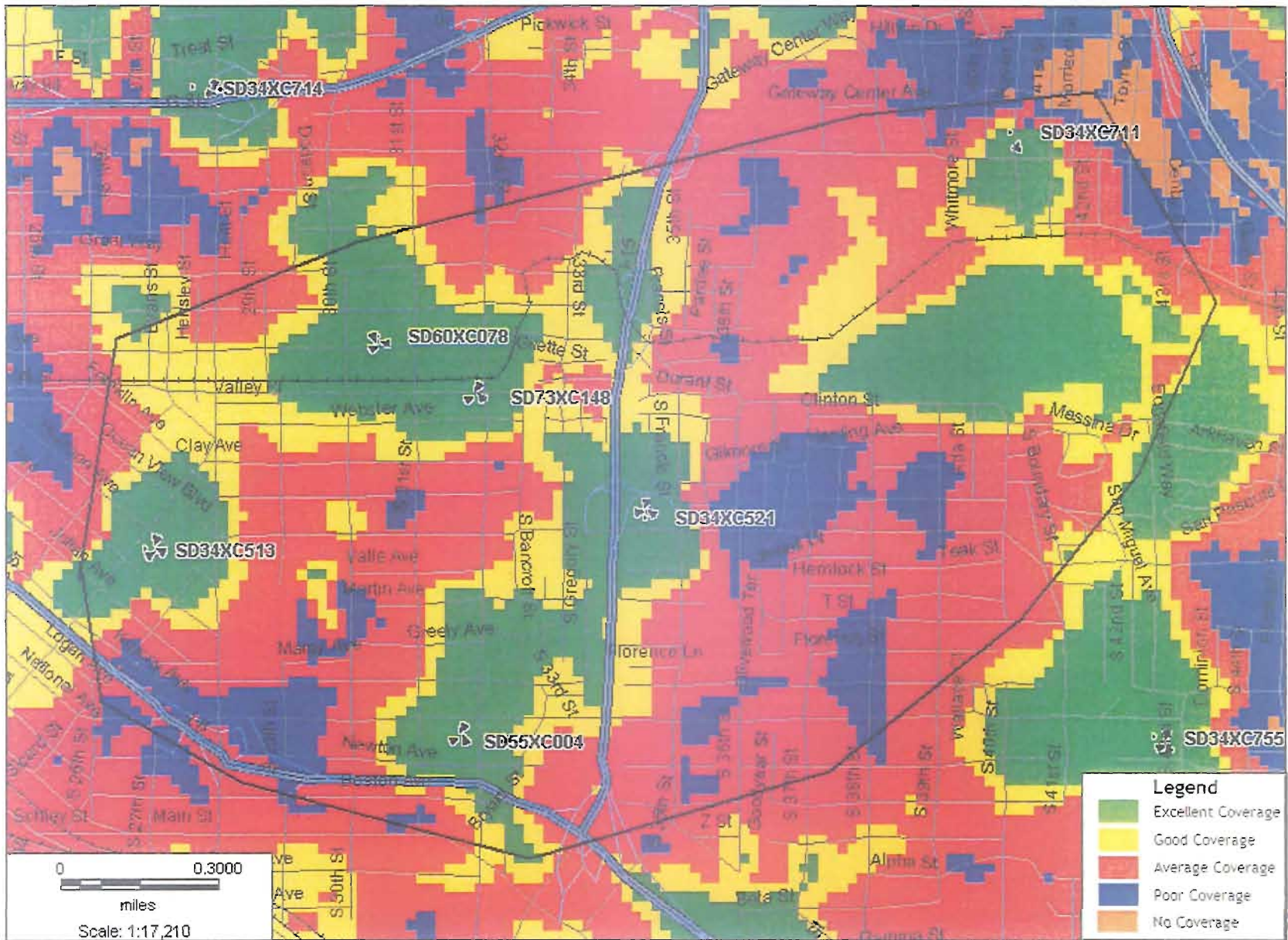
# San Diego Propagation Maps

SD73XC148



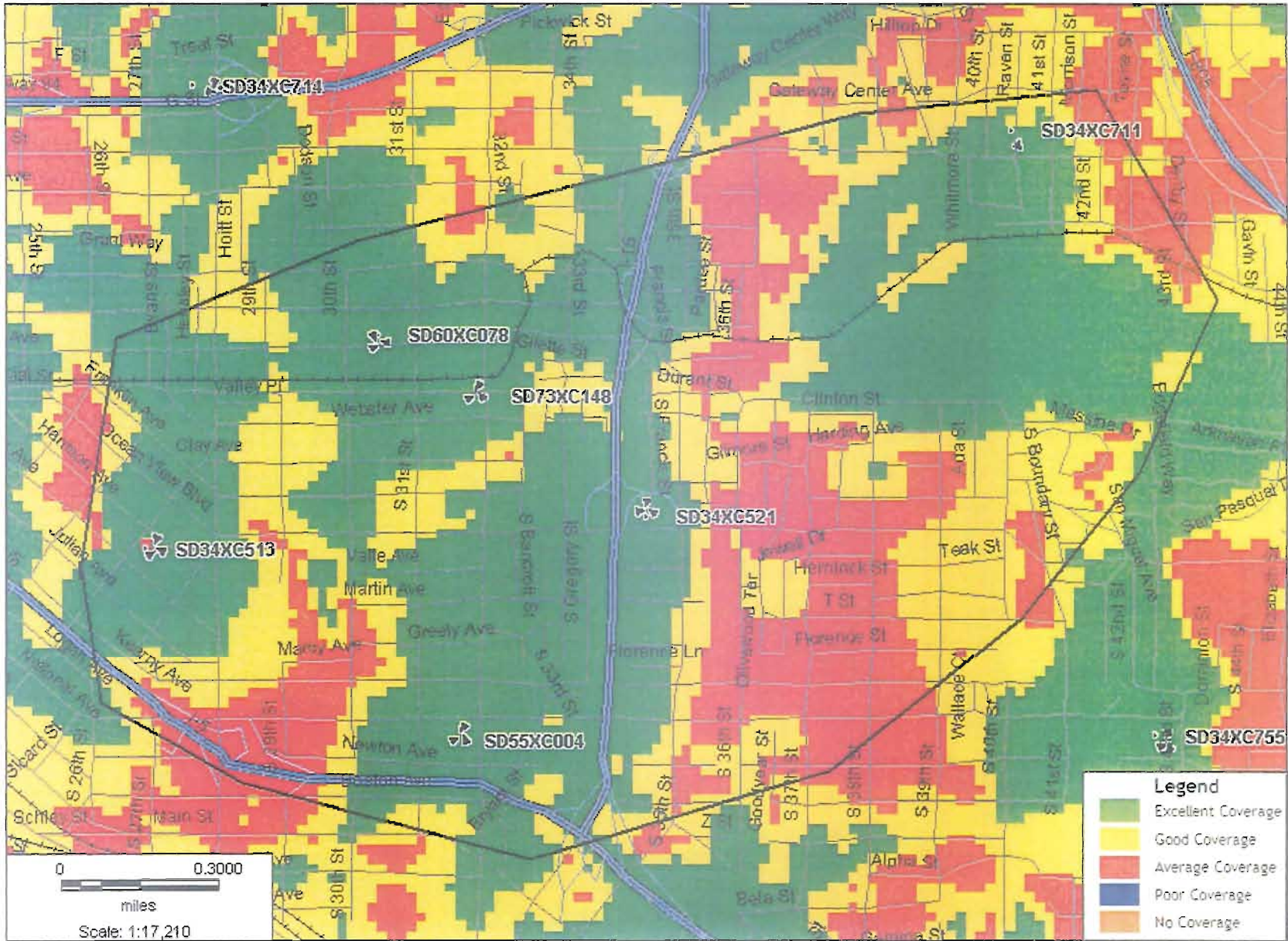
# SD73XC148 Coverage with neighboring sites : Current Design

Page 5 of 6





# SD73XC148 neighboring sites Coverage: Proposed Configuration



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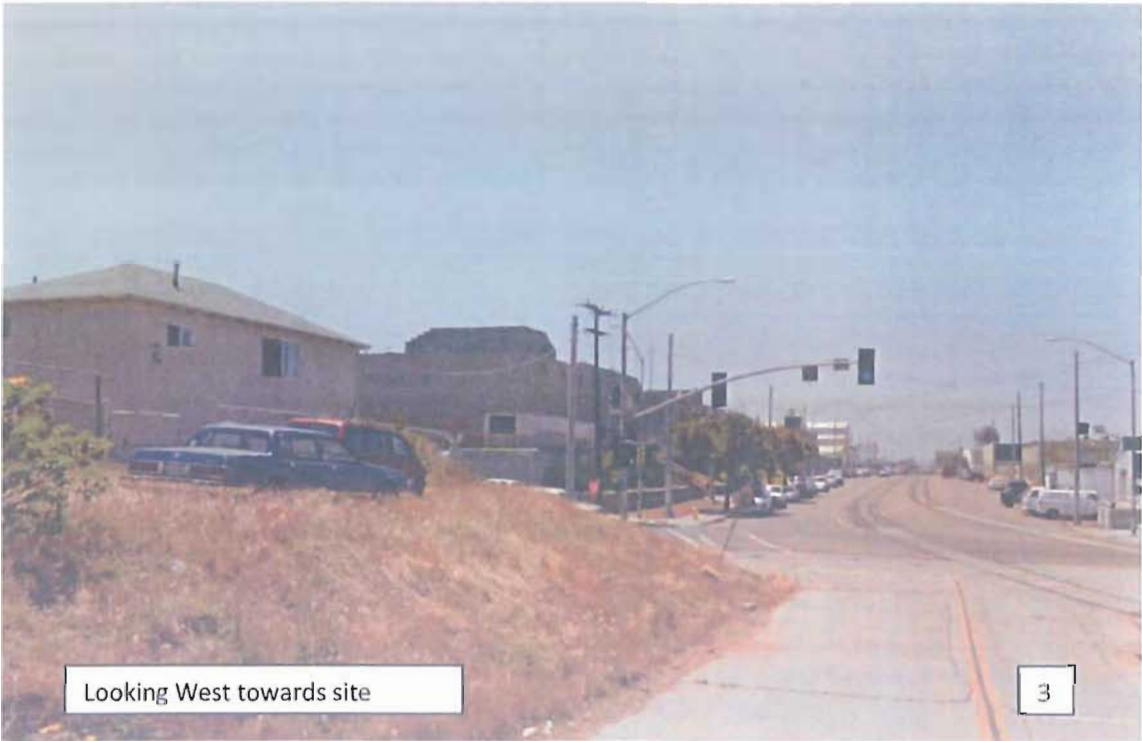
Sprint – SD73XC148- Grant Hill  
3191 Commercial Street. San Diego, CA 92113  
APN: 545-382-24  
Photo Survey

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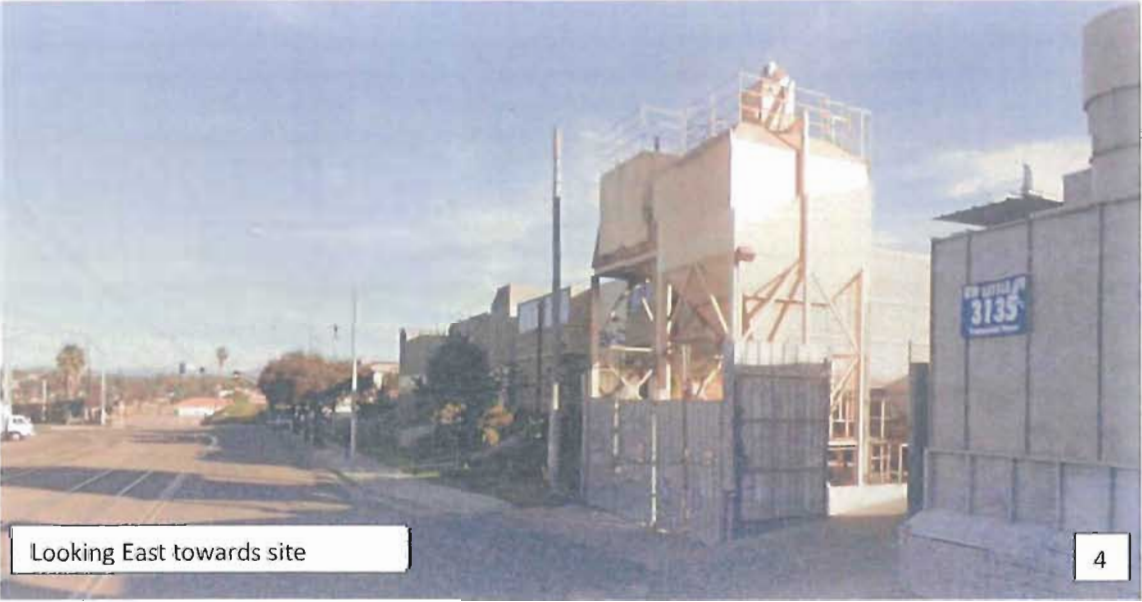






Looking West towards site

3



Looking East towards site

4









PLANS PREPARED BY:  
**Technology Associates  
 Engineering Corporation Inc.**  
**SAN DIEGO MARKET OFFICE**  
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 SAN DIEGO, CA 92123

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PROJECT INFORMATION:  
 NETWORK VISION MMBTS LAUNCH  
**GRANT HILL**  
**SD73XC148**  
 3191 COMMERCIAL ST.  
 SAN DIEGO, CA 92113

ISSUE DATE:  
**06/13/2013**  
 ISSUED FOR:  
**100% ZD SUBMITAL**

REVISIONS

REV.	DATE	DESCRIPTION	BY
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B	06/13/12	ISSUED FOR 100% ZD SUBMITAL	JAA
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△	02/18/13	ISSUED FOR CITY COMMENTS	SMS
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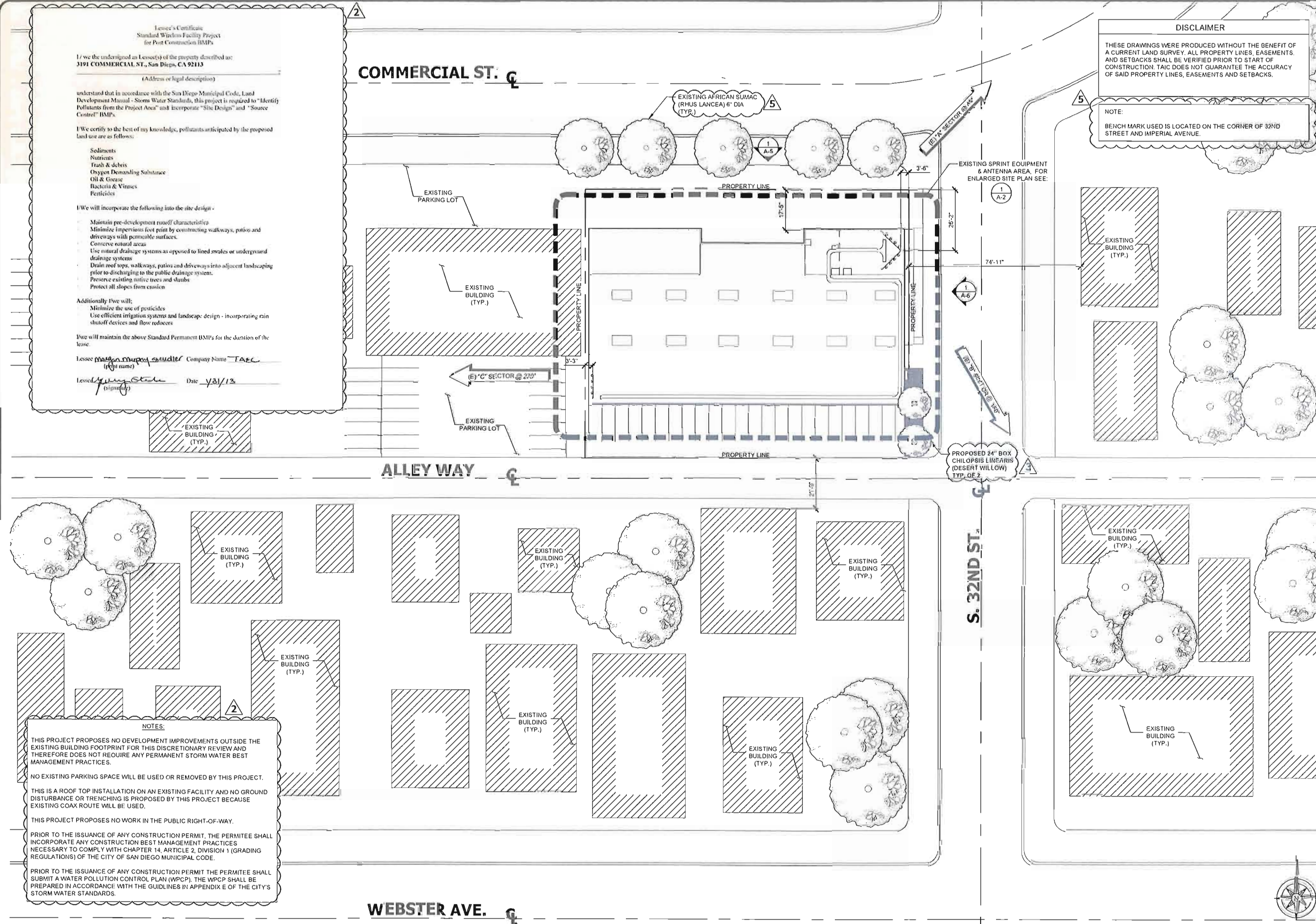
LIENSURE:  
 PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER: **A-1** REVISION: **5**

**DISCLAIMER**  
 THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. TAIC DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS AND SETBACKS.

**NOTE:**  
 BENCH MARK USED IS LOCATED ON THE CORNER OF 32ND STREET AND IMPERIAL AVENUE.



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

I/we the undersigned as Lessee(s) of the property described as:  
**3191 COMMERCIAL ST., San Diego, CA 92113**  
 (Address or legal description)

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

Lessee **[Signature]** Date **6/13/13**  
 (Signature)

**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 PRACTICES.

NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT BECAUSE EXISTING COAX ROUTE WILL BE USED.

THIS PROJECT PROPOSES NO WORK IN THE PUBLIC RIGHT-OF-WAY.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE CITY OF SAN DIEGO MUNICIPAL CODE.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

OVERALL SITE PLAN

30' 0 15' 30' SCALE: 1" = 30'-0" (24x36)  
 (OR) 1/2" = 30'-0" (11x17)



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

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

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**PROJECT INFORMATION:**  
 NETWORK VISION MMBTS LAUNCH  
**GRANT HILL**  
**SD73XC148**  
 3191 COMMERCIAL ST.  
 SAN DIEGO, CA 92113

**ISSUE DATE:**  
 06/13/2013  
**ISSUED FOR:**  
 100% ZD SUBMITTAL

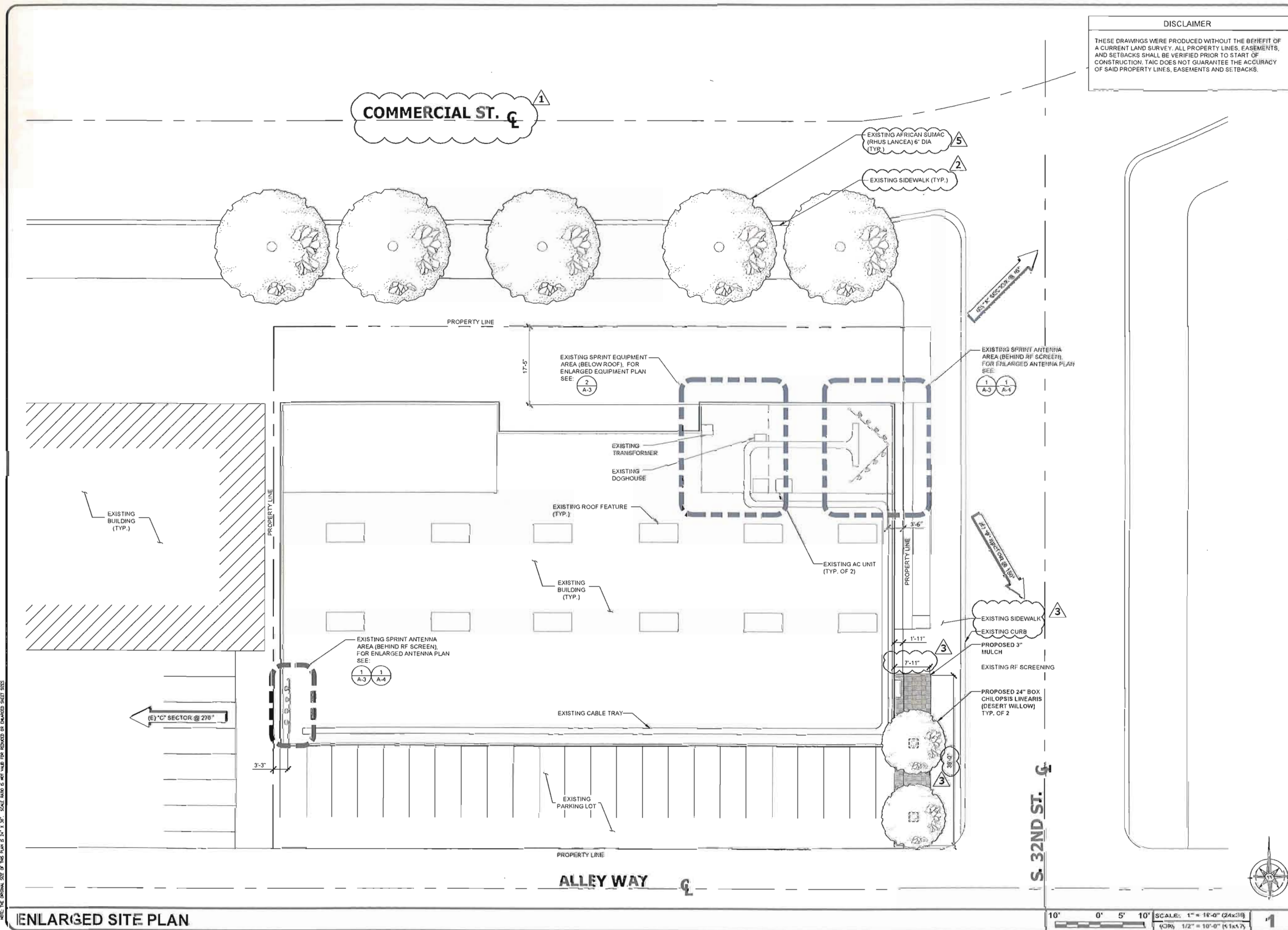
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△	06/13/13	ISSUED FOR CITY COMMENTS	AC

**LICENSURE:**  
 PRELIMINARY - NOT FOR CONSTRUCTION

**SHEET TITLE:**  
**ENLARGED SITE PLAN**

**SHEET NUMBER:** **A-2** **REVISION:** **5**



**ENLARGED SITE PLAN**

SCALE: 1" = 10'-0" (24x36)  
 1/2" = 10'-0" (18x24)



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

PLANS PREPARED BY:  
**Technology Associates  
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PROJECT INFORMATION:  
 NETWORK VISION MMBTS LAUNCH  
**GRANT HILL**  
**SD73XC148**  
 3191 COMMERCIAL ST.  
 SAN DIEGO, CA 92113

ISSUE DATE:  
**06/13/2013**  
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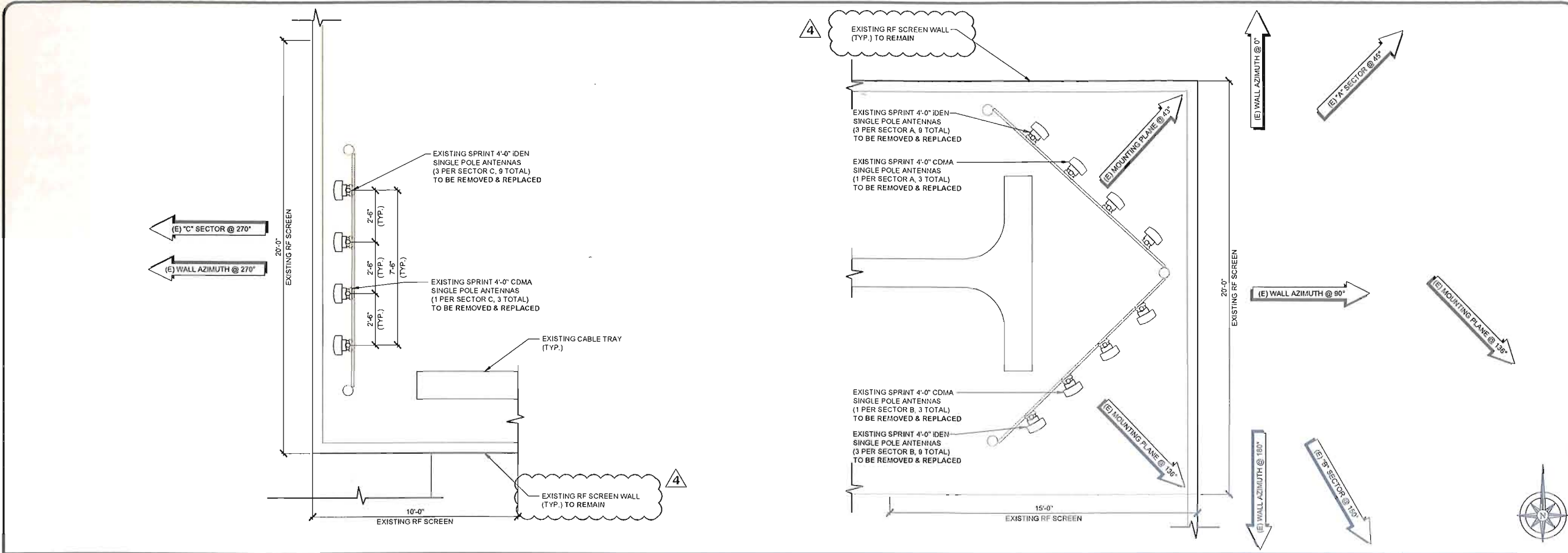
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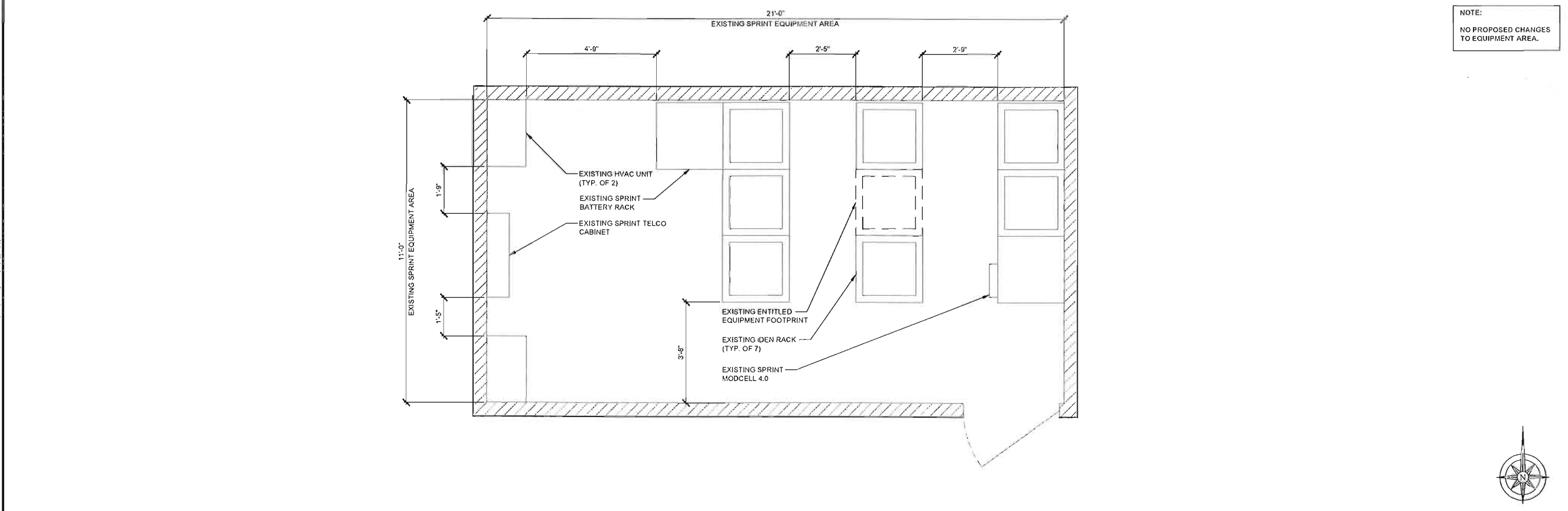
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**EXISTING ANTENNA  
 & EQUIPMENT PLANS**

SHEET NUMBER: **A-3** REVISION: **5**



**EXISTING ANTENNA PLAN**

SCALE: 3/8" = 1'-0" (24x36)  
 (OR) 3/16" = 1'-0" (11x17)



**EXISTING EQUIPMENT PLAN**

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

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE RATIO IS NOT VALID FOR REDUCED OR CHANGED SHEET SIZES.





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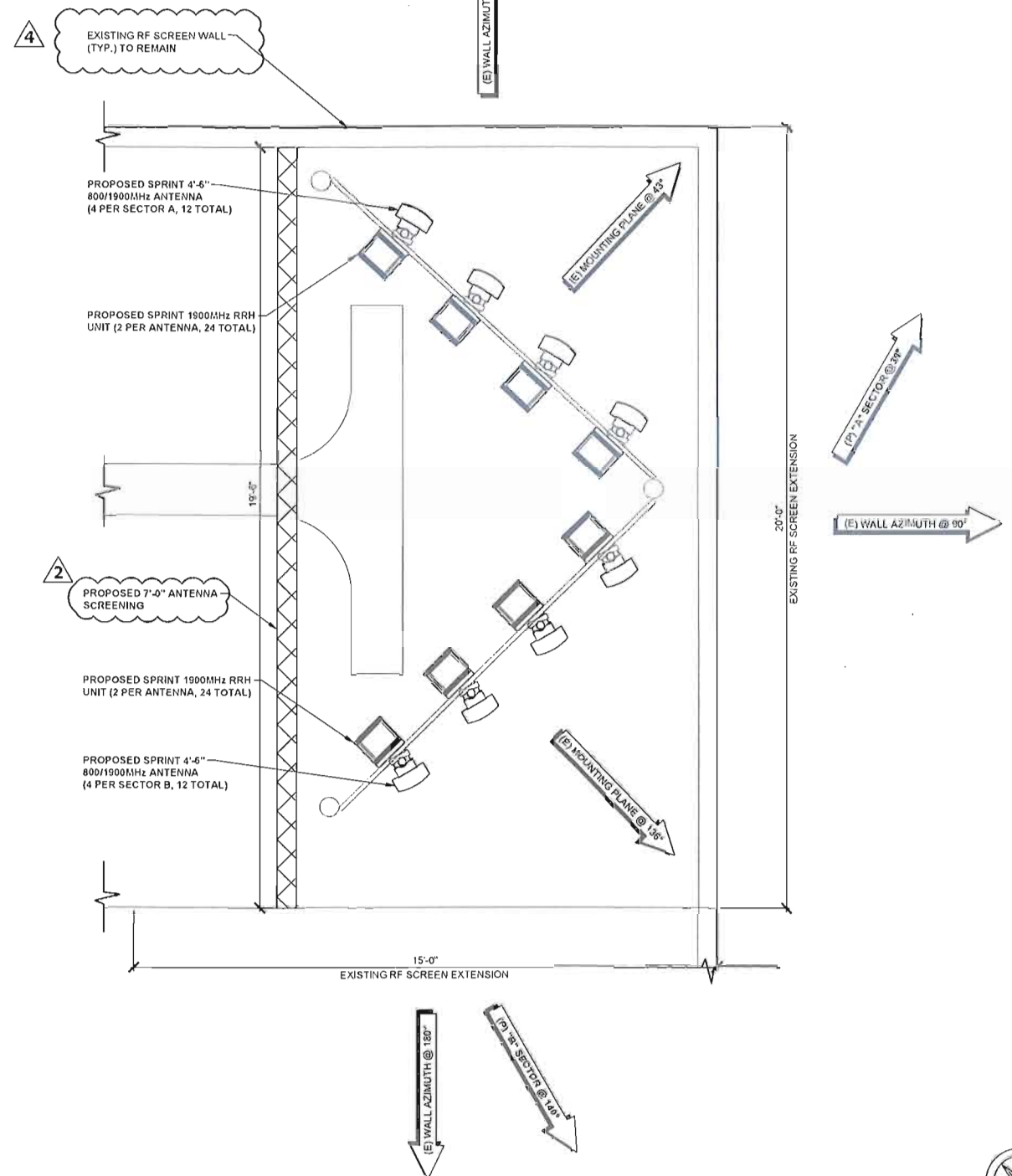
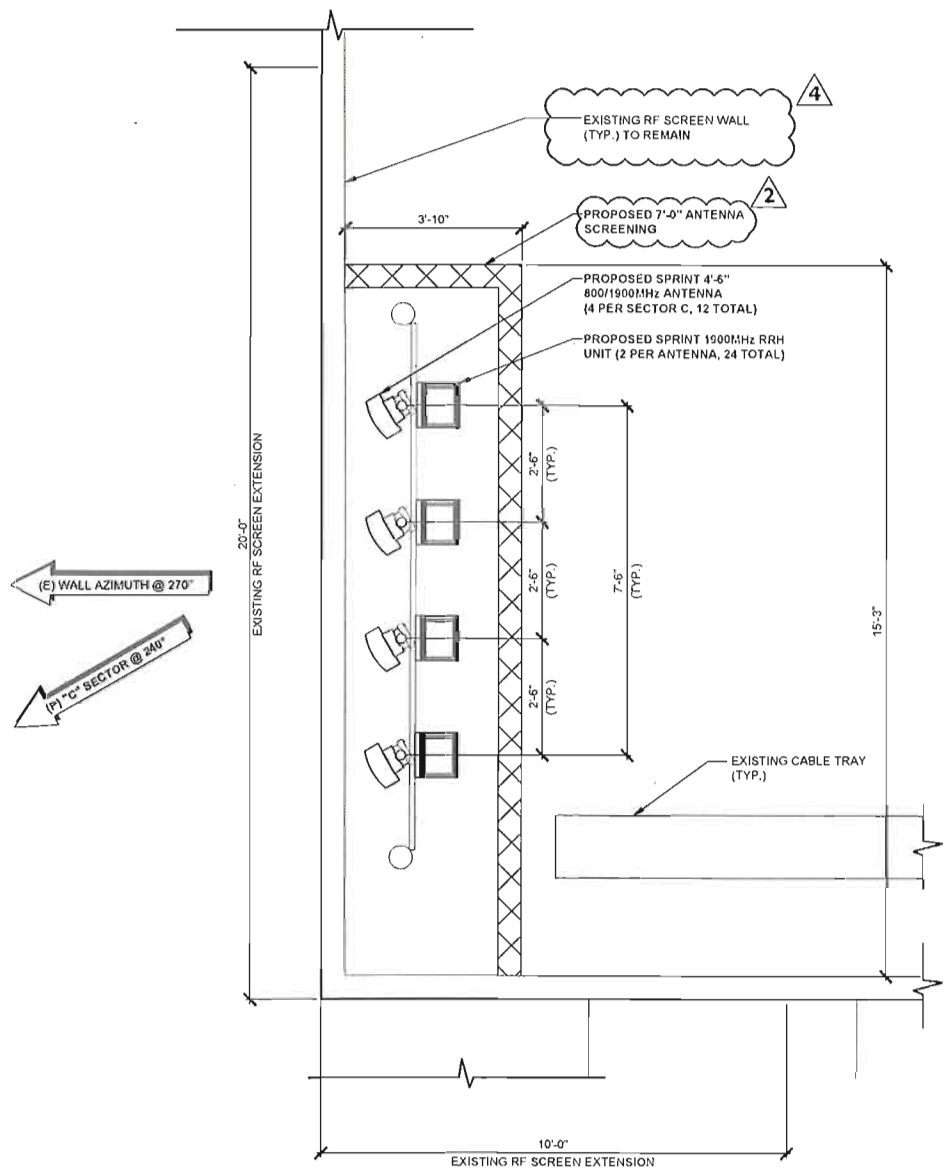
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5	06/13/13	ISSUED FOR CITY COMMENTS	AC

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 PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:  
**PROPOSED ANTENNA PLAN**

SHEET NUMBER: **A-4** REVISION: **5**

NOTE:  
 1. INSTALLERS TO VERIFY LATEST RF DATA SHEET & PLUMBING/WIRING DIAGRAMS. PRIOR TO INSTALLATION.  
 2. PROPOSED RF SCREEN TO BE PAINTED AND TEXTURED TO MATCH EXISTING BUILDING.



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 11" x 17". SCALE SHOWN IS NOT VALID FOR REDUCED OR ENLARGED PAGES.

**PROPOSED ANTENNA PLAN**

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



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PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH

**GRANT HILL**

**SD73XC148**

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ISSUE DATE:

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2	02/18/13	ISSUED FOR CITY COMMENTS	SMS
3	03/11/13	ISSUED FOR CITY COMMENTS	SMS
4	05/09/13	ISSUED FOR CITY COMMENTS	SMS
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LICENSURE:

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:

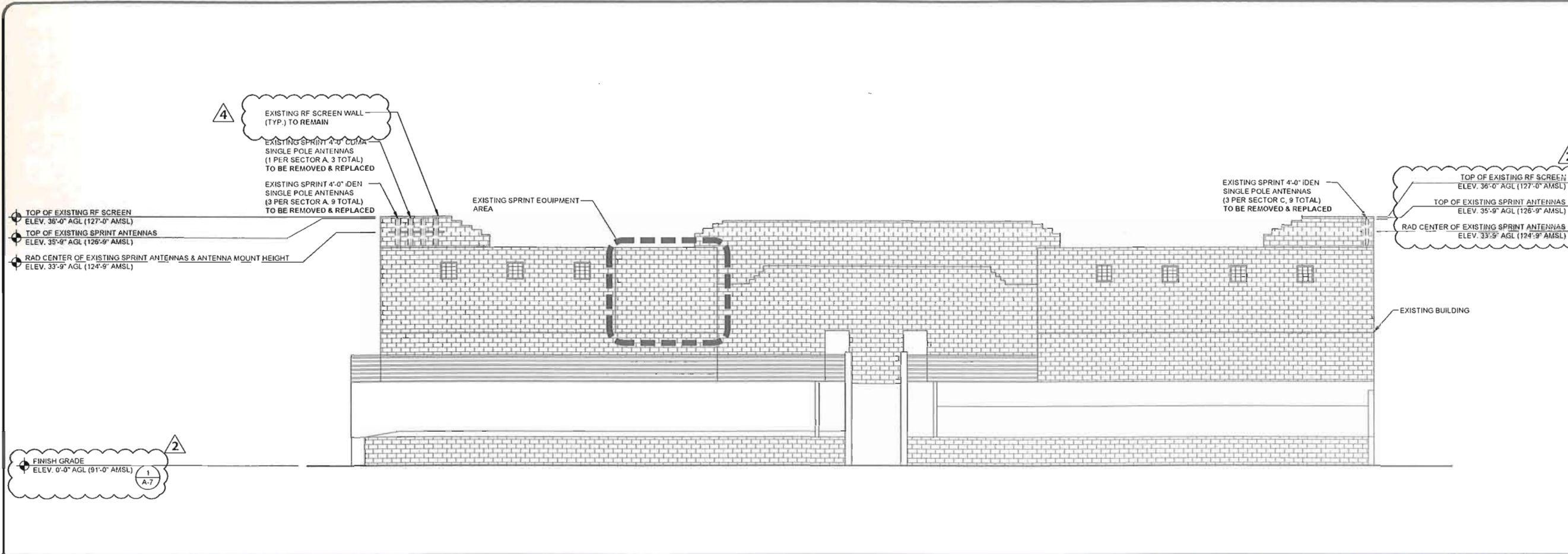
**NORTH ELEVATIONS**

SHEET NUMBER:

**A-5**

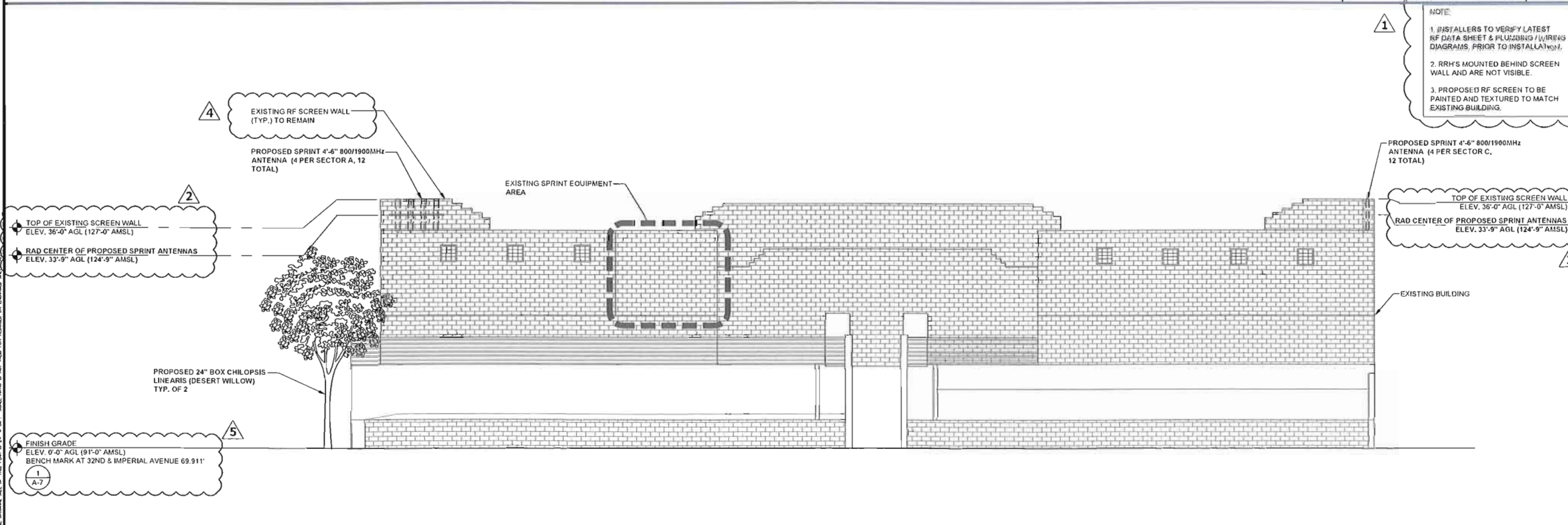
REVISION:

**5**



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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





PLANS PREPARED BY:

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PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH

**GRANT HILL**

**SD73XC148**

3191 COMMERCIAL ST.  
SAN DIEGO, CA 92113

ISSUE DATE:

06/13/2013

ISSUED FOR:

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REV.	DATE	DESCRIPTION	BY
0	05/11/12	ISSUED FOR 90% ZD REVIEW	JAA
A	05/18/12	ISSUED FOR 100% ZD SUBMITTAL	SMS
B	06/13/12	ISSUED FOR 100% ZD SUBMITTAL	JAA
1	10/03/12	ISSUED FOR CITY COMMENTS	AC
2	02/18/13	ISSUED FOR CITY COMMENTS	SMS
3	03/11/13	ISSUED FOR CITY COMMENTS	SMS
4	05/09/13	ISSUED FOR CITY COMMENTS	SMS
5	06/13/13	ISSUED FOR CITY COMMENTS	AC

LICENSURE:

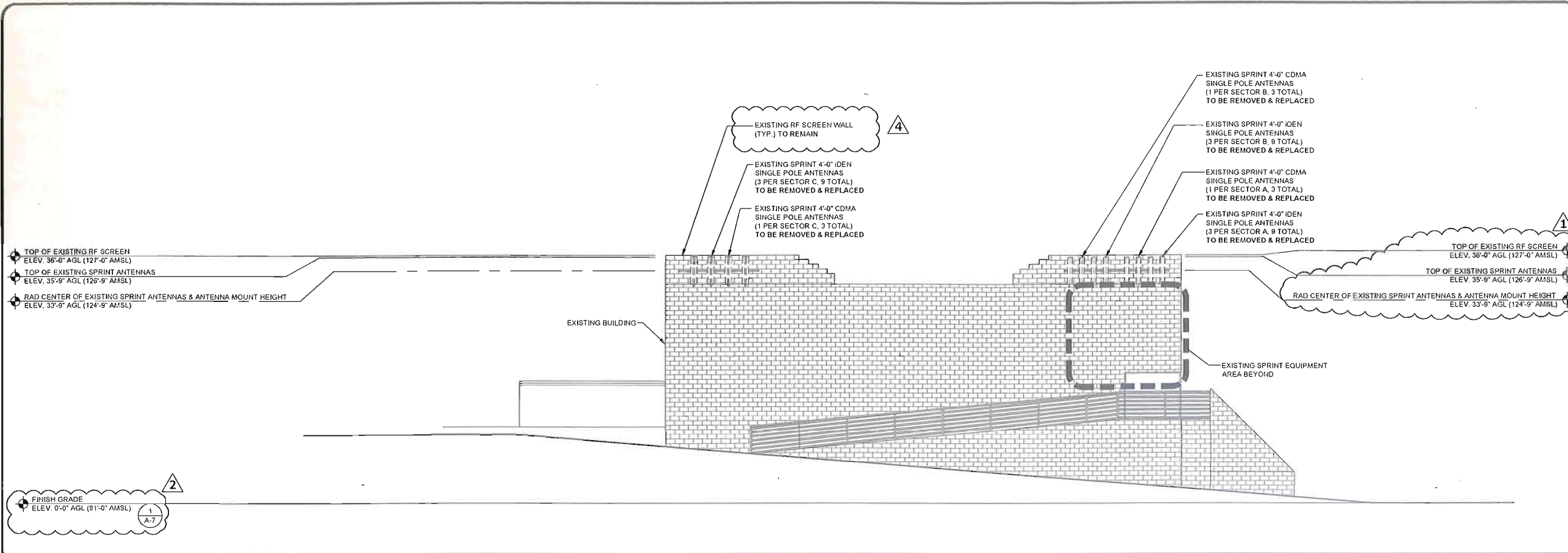
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:

**EAST ELEVATIONS**

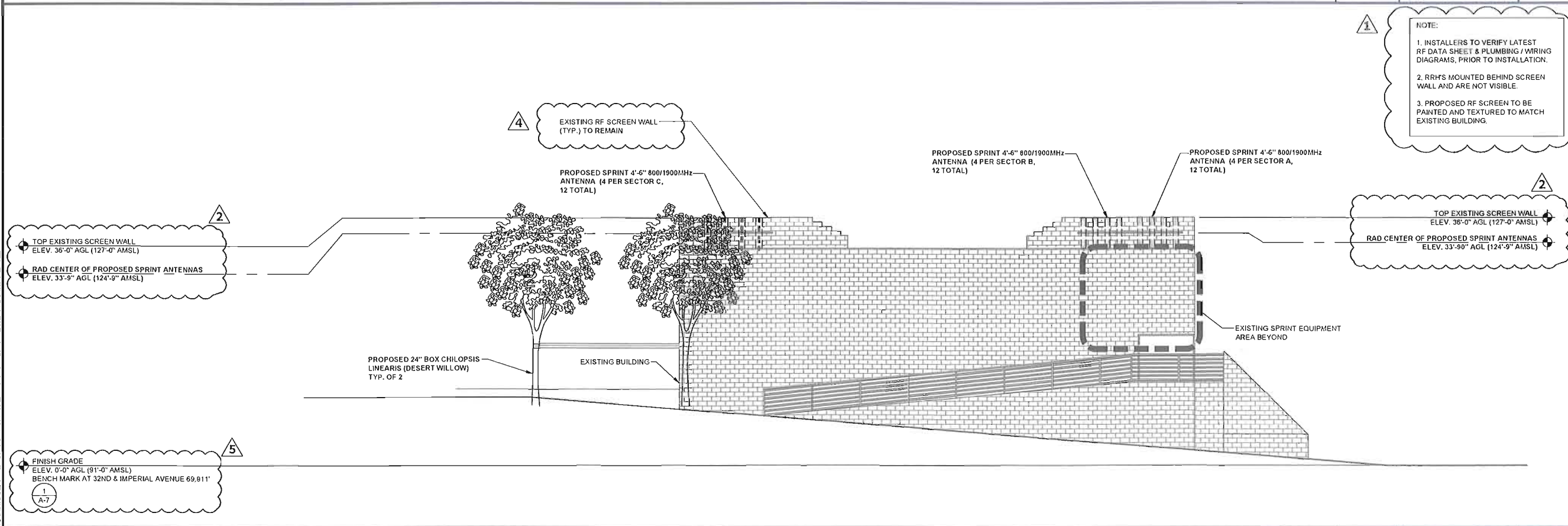
SHEET NUMBER: REVISION:

**A-6 5**



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

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



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

Page 1 of 2

Federal Filings

Market: San Diego CA 9561  
 Site Name: CHAM CO  
 Site ID: CA 7561  
 Build Type: Tower Improvement  
 FCC ASK Number Required:

Address: 3191 Commercial Street  
 Address: SD73XC148  
 City: San Diego  
 State: CA  
 Zip: 92113

Coordinates Source: AC Survey  
 Latitude: 32.705  
 Longitude: -117.125555555555

OMC Latitude: 32.678689  
 OMC Longitude: -117.118188

Coordinates Verified:  Verified By: \_\_\_\_\_  
 Verified Date: \_\_\_\_\_

Ground Elevation: 27.7  
 Support Structure Height AGL: 6.1  
 Height To Next Antenna Tip AGL: 7.6  
 Total Overall Height AGL: 7.6  
 Total Overall Height AMSL: 35.4  
 Final Design Rod Center: 7

Figures:  Figure 3  
 Tower Type:  Building  
 Tower Status: New

FCC ASR Tower: \_\_\_\_\_  
 Owner Phone: \_\_\_\_\_  
 FCC ASR Tower Number: \_\_\_\_\_  
 FCC ASR Registration Name: \_\_\_\_\_  
 FAA Filing Status:  Not Required  
 FAA Study Number:  Not Required

Comments: \_\_\_\_\_

Page 2 of 2

Federal Filings

FAA Office Name: Western Pacific Region

FAA Submitted: 08/08/2001  
 Pre-Construction Notice Required:   
 Post-Construction Notice Required:

FAA Issued: 08/08/2001  
 Date Completed: \_\_\_\_\_  
 Date Completed: \_\_\_\_\_

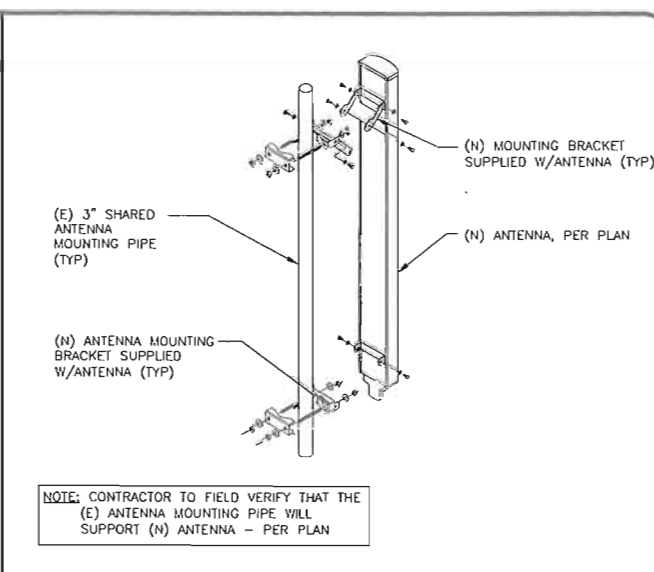
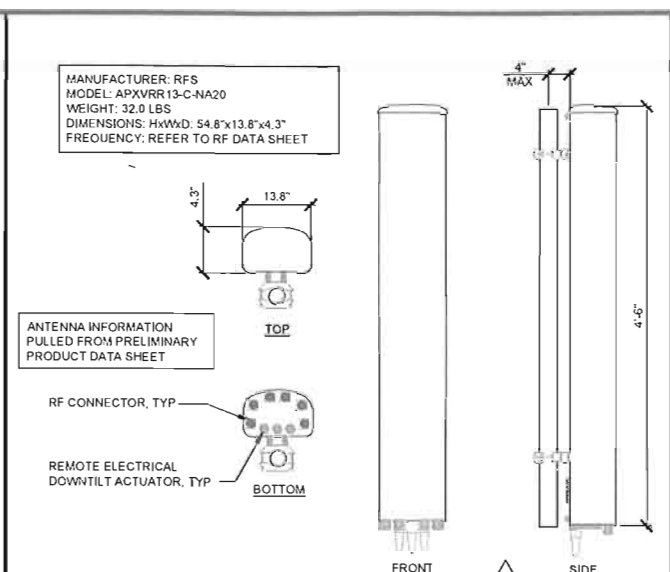
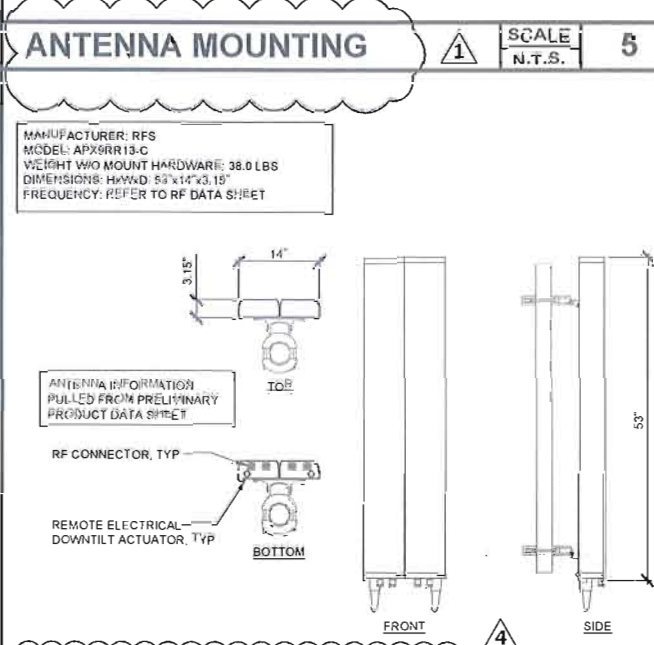
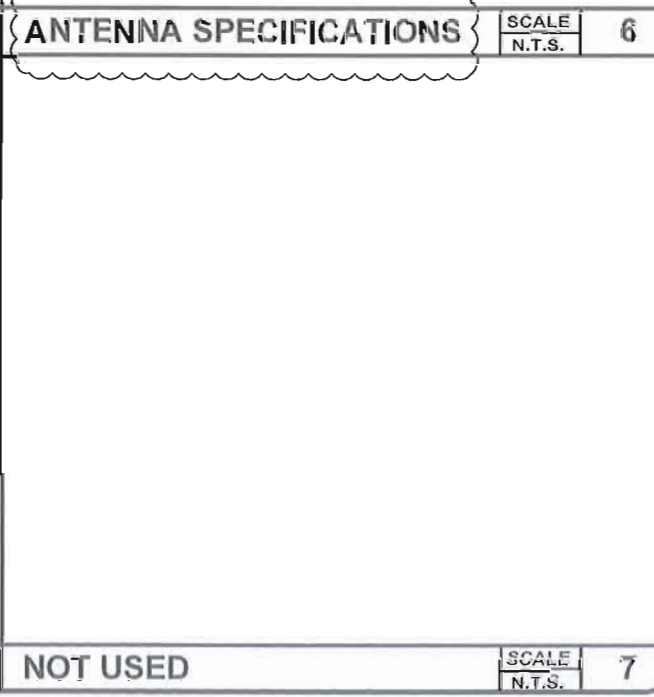
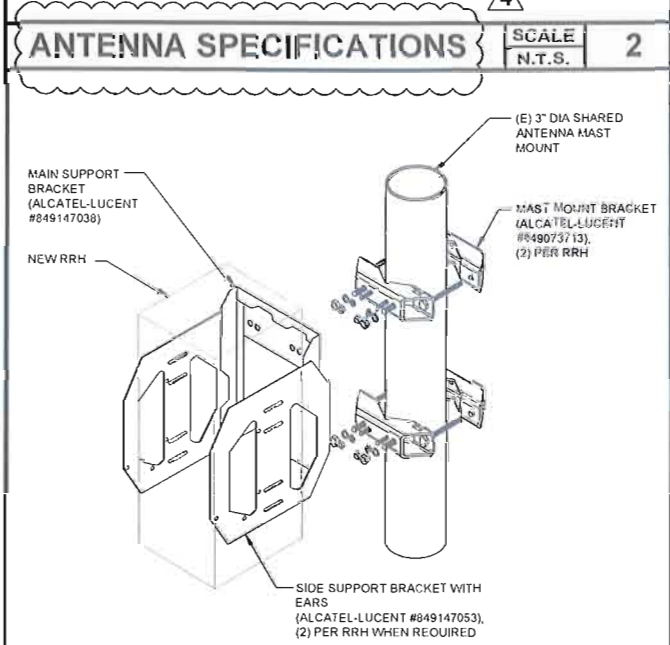
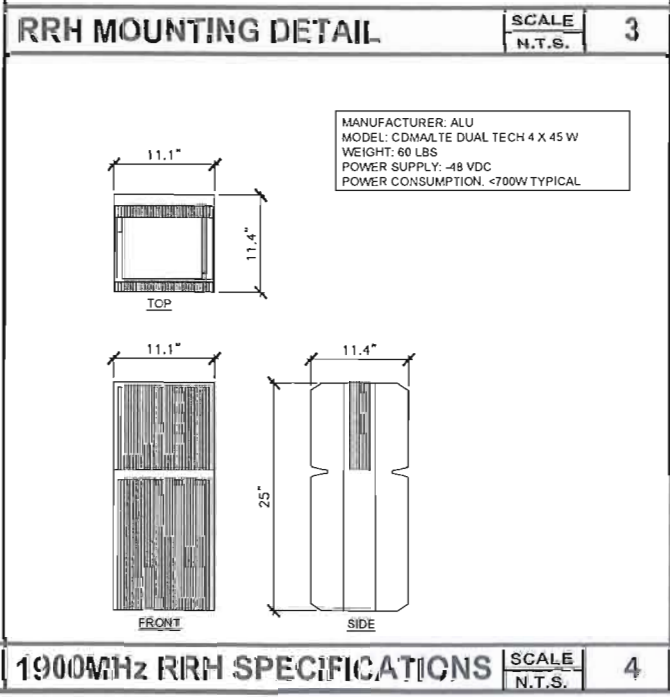
Construction Date: \_\_\_\_\_  
 MPE Study Completed Date: \_\_\_\_\_  
 Radio Service: \_\_\_\_\_  
 Existing Call Sign: \_\_\_\_\_  
 Minimum ERP Watts: \_\_\_\_\_  
 Site Complies with NEXTEL NEPA Program:   
 FONSI Date: \_\_\_\_\_

NOTAM ASR: \_\_\_\_\_  
 NOTAM Voluntary Lit:   
 NOTAM Lighting Required:   
 NOTAM Painting Required:

FSS Telephone: \_\_\_\_\_  
 Get info from Physical Site:

Update:  Delete:  Refresh:

CANDIDATE STATUS  
 Status:  Complete  Rank:  Primary  Version: \_\_\_\_\_



**Sprint**

**Alcatel-Lucent**  
 9505 SCRANTON RD. SUITE 400  
 SAN DIEGO, CA 92121

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

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

PROJECT INFORMATION:  
 NETWORK VISION MMBTS LAUNCH  
**GRANT HILL**  
**SD73XC148**  
 3191 COMMERCIAL ST.  
 SAN DIEGO, CA 92113

ISSUE DATE:  
**06/13/2013**

ISSUED FOR:  
**100% ZD SUBMITTAL**

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	05/11/12	ISSUED FOR 90% ZD REVIEW	JAA
A	05/18/12	ISSUED FOR 100% ZD SUBMITTAL	SMS
B	06/13/12	ISSUED FOR 100% ZD SUBMITTAL	JAA
1	10/03/12	ISSUED FOR CITY COMMENTS	AC
2	02/18/13	ISSUED FOR CITY COMMENTS	SM
3	03/11/13	ISSUED FOR CITY COMMENTS	SM
4	05/09/13	ISSUED FOR CITY COMMENTS	SM
5	06/13/13	ISSUED FOR CITY COMMENTS	AC

LICENSE:

**PRELIMINARY - NOT FOR CONSTRUCTION**

SHEET TITLE:  
**ANTENNA DETAILS**

SHEET NUMBER:  
**A-7**

REVISION:  
**5**

## SOUTHEASTERN SAN DIEGO PLANNING GROUP (SSDPG)

## Minutes

November 12, 2013

1. **CALL TO ORDER, 6:05PM, ROLL CALL, AND INTRODUCTIONS:** Members Present: Paul Sweeney, Robert Leif, Vincent Noto, Erik Anderson (7:00), Reynaldo PISAÑO. Suzanne Leif, Maria Riveroll, James Brown, Xavier Aguirre, and Reginald Womack.
2. **Approval of the Agenda – Motion to Approve Agenda as presented.**  
**PISAÑO/Leif MSC 9-0-0**
3. **PUBLIC COMMENTS:** None.
4. **STAFF REPORTS:** **Ninth District Council Office, Julio Rivera:** 1) November 21<sup>st</sup>, 10AM last hearing with the Water Department regarding their proposed rate increase. The Board expressed a concern about the commercial water users. Apartment owners, namely, do not have an option for saving money in water consumption under the “smart” meter system. We requested separate meters for each apartment. The increase will be an average of 7.25% per water bill. We asked Julio to look into desalination processes. 2) Willie Henderson Sports Complex lighting was approved by the Council.  
**Eighth District Council Office, Frances Chan:** Asked her to bring Villa Montezuma and Memorial CIP Improvements to Councilmember Alvarez on our behalf.

**CONSENT AGENDA:**

- A. **3191 Commercial, Sprint Wireless, Project # 290323, Application for a Process 4, Planned District Development Permit for a wireless communication facility (WCF) consisting of 12 antennae mounted on the roof of an existing building with screening with equipment located within the building. Located in the Grant Hill Sector of the Memorial Neighborhood, site is zoned Southeastern San Diego PD I-1, Alex Hempton is the City’s Project Manager.** Samuel Gudiño, Site Acquisition Specialist for TAIC, representing Sprint presented. (Projects October 29, 2013 presented by Joanne Aguzar, Site Acquisition Specialist for TAIC).

**Committee Concerns:**

1. Isocontour map still not available.
2. PTS is not cleared. Although there is a NORA, the Environmental Analyst has not cleared this Project. Please be sure that that is done and all PTS issues are cleared.

**Committee Concerns and Recommendations:**

(From the Projects Committee of October 29, 2013):

1. Robert owns the buildings across the street from the installation. His concerns were regarding the impact of the radiation on the people on his property. The energy goes down, after it leaves the antenna. The higher the placement of the antennae the better. There is no radiation physicist on staff at the City. He requested an isocontour map (concentric circles from the antennae out, at 5’ increments to show the height of the area around the antennae) – very much similar to a topographic map. **Response: City has exempted and FCC and CEQA from these requirements.**
2. Concern about the right of Sprint to sublease their installation to other wireless companies. **Response: Contract prohibits this action.**
3. Install a power meter to measure the power level inside the Leif building (3196 Commercial) and in every adjacent building, within 250’ of the site. **Response: This is not feasible.**
4. Azimuth information on the site plans provided does not cover the questions raised. **Response: We rely on this angle for measurements, meeting all the guidelines.**



## ATTACHMENT 12

5. SDPD recommendations indicates that security is adequate, however, there is a recommendation of a motion emergency alarm. Also add that the equipment must be accessed from the interior. Services and equipment should be under a secure type of lock. **Response: Will be implementing these recommendations.**
6. City Engineering has not cleared the issues regarding Best Management Practices. **Response: In progress.**
7. Deviation for 36' height is supported. Need to see the angles for all the antennae. (Joanne was invited to call Robert for more information if needed).
8. Height of the antennae is a concern would like for them to be higher. The lower they the more of a potential health hazard they are.
9. Regarding RF Report dated July 20, 2012:
  - 1) Page 1, Item 4.0, there is a new wireless project to be built NE diagonally from this site may not exceed 100' distance. **Response: There is nothing there. We told him it is proposed.**
  - 2) Page 2, Item 7.0, not accurate. The last sentence is not correct. The surrounding buildings are (please add:) "residential and church". **No response.**
  - 3) Page 2, Item 9.0 Signage, recommendation: all equipment and precautions should be posted in English and Spanish. **Response: Will be done.**
10. Make antennae a total of 40' high. **Response: the deviation is for 36' only.**
11. Need information regarding the adjacent antenna's relationship to this project.
12. Suggestion: City Council should reconsider the handling of these projects. Presently there are trained experts on this subject. Another suggestion:

### **MOTION: To support this Project with the following conditions:**

1. Make antennae 40' tall to mitigate the exposure to the public;
2. All PTS issues must be cleared, including the environmental document;
3. Implement all SDPD Recommendations including a security lock;
4. The landscaping standards SHALL be met on Commercial and 32<sup>nd</sup> Streets, the predecessor had challenged the landscape requirement for 32<sup>nd</sup> street;
5. If in the future a generator is installed on the site, a noise study should be done during night hours to ascertain the impact on the residences in the area; and,
6. Provide isocontour maps for the antennae area with a 300' area.

Pisaño/S. Leif

MSC 9-0-0

- B. Southcrest Trails Park, PTS No. 23536, The construction of a 2.6 acre portion of a 5.8 acre neighborhood park including new recreational facilities. The site is located at 1440 S 38th Street in the MF-2500 and SF-4000 zones of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area for a Site Development Permit Process 3, for Environmentally Sensitive Lands. Presented by Sherry Brooks, Associate Project Planner, Civic San Diego. (Projects September 23, 2013).**

### **Presentation:**

- Biology Report, Restoration Report and Brush Management Plan have been completed. The Site Development Permit has been approved long ago, however, now it has an addition of "For Sensitive Uses" reopens that permitting process only for this specific reason. The Park was to be planted with grass so that no plants will be disturbed. However, they plants did encroach on the Project site and now we must go through this Process.
- However, anything next to environmentally sensitive land within the Southeastern San Diego PDO must go through a Process 3 review.

## ATTACHMENT 12

- In 2009, SEDC was able to get a bond funded and gave the Park & Recreation Department the 1.6 million dollars they needed to complete this Project which is the last leg of developing the 252 Corridor.
- The native plants are starting to encroach into the linear park area, if it had not taken so long to develop the park, a Site Development Permit would not have been necessary.
- A conception drawing was presented.
- The Southcrest Recreation Council approved the plan and it was approved by the City Park and Rec Board in 2010.
- This Group does not have prevue over the design.
- They will enforce Best Management Practices to mitigate urban run-off before it goes into the Creek.
- The 2.6 acre park, will include 2 half-basketball courts, picnic area with BBQ grill, an amphitheater, accessible drinking fountain with dog drinking basin, several doggie disposal areas, walking/hiking trail with mile-markers, tot lot, sand box area, a rock climber, dig-able fossils, game tables, a 32' shade structure, and bike racks.
- Light will be installed in the alley at each corner and 2 in the mid-block.
- Cottonwood, Black Willow, CA sycamore, and Coast Live Oak are the trees that will be planted.
- There some Southcrest Bond Proceeds that may only be used in Southcrest. It is only a 20' alley and we are going to recommend installing the lights on the park side. That will by protocol, a separate permitting process for lights.

**Motion: To Support the Project as presented.**  
**Womack/S. Leif MSC 10-0-0**

### Other ACTION ITEMS:

- A. Approval of the Minutes for October 14<sup>th</sup>, Motion: To approve as presented. R.Leif/Pisaño 9-0-1 (Aguirre was not there)  
Special Meeting Oct. 22<sup>nd</sup>, Motion: To approve as presented. Suzy Leif/Noto 7-0-3 (Sweeney, Anderson, Brown were absent).
- B. Declaration of 4 Vacancies on the Board, James Lawrence, Georgette Gomez, Edward Rivers and Xavier Aguirre. An election will be held at the January Meeting to fill these vacant seats. The Chair will appoint a Nominating Committee at today's meeting to bring forward some nominations for the 4 vacancies that now exist.
- Actions: 4 vacancies as enumerated above were declared and recognized.
  - Chairperson Riveroll appointed Reggie Womack, Paul Sweeney, and Erik Anderson to a Nominating Committee which will bring forward 5 candidates to feel the 5 vacancies. In January, the Board will fill the vacancies on the Board. Also, they will bring forward nominees for officers for the March Elections.
  - The Bylaws are posted on our website: [www.southeasternsd.org](http://www.southeasternsd.org)

Please note this excerpt: Article III, Sections 2 - 5

### INFORMATION ITEMS:

- A. **BOARD COMMENTS AND SUBCOMMITTEE REPORTS AND ANNOUNCEMENTS:CPC** conflicted with our special meeting.



ATTACHMENT 12

**COMPACT-** Reynaldo, Robert and Maria attended the meeting. Robert made an outstanding Power Point presentation on the bus routes that affect our community and the lack of north-south connection.

**Task Forces:** Mount Hope has resumed meeting on the first Thursday of each month at the Macedonia Missionary Baptist Church, at 6:30PM, SAY San Diego indicated that comments are due by Friday on the Marijuana Ordinance.

**ADJOURNMENT: 7:30PM**

*Maria Riveroll, Chair (619) 264-5373*



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

# Ownership Disclosure Statement

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

Project Title Project No. For City Use Only

Sprint modification project. SD73XC148 Grant Hill

Project Address:

3191 Commercial Street.

### Part I - To be completed when property is held by individual(s)

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

Additional pages attached  Yes  No

<p>Name of Individual (type or print):</p> <p><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: <span style="float: right;">Fax No:</span></p> <p>Signature : <span style="float: right;">Date:</span></p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: <span style="float: right;">Fax No:</span></p> <p>Signature : <span style="float: right;">Date:</span></p>
--	---

<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: <span style="float: right;">Fax No:</span></p> <p>Signature : <span style="float: right;">Date:</span></p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: <span style="float: right;">Fax No:</span></p> <p>Signature : <span style="float: right;">Date:</span></p>
---	---

Project Title: <u>SPRINT MODIFICATION PROJECT GRANT HILL SD 13XC 148</u>	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):  
MASTER MARINE LEASING, A CALIF

Owner     Tenant/Lessee

Street Address:  
7777 ALVARADO Rd, Suite 320

City/State/Zip:  
LAMESA CA 91941

Phone No: 619 851 0600    Fax No: N/A

Name of Corporate Officer/Partner (type or print):  
H. EUGENE MYERS

Title (type or print):  
GENERAL PARTNER

Signature: H. Eugene Myers    Date: 7/25/12

Corporate/Partnership Name (type or print):

Corporate/Partnership Name (type or print):  
GENERAL PARTNERSHIP

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:

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:

**Sprint Executive Team**

Dan Hesse

Chief Executive Officer

Joseph J. Euteneuer

Chief Financial Officer

Matt Carter

President, Sprint Enterprise Solutions

Michael Schwartz

Senior Vice President, Corporate and  
Business Development

Steve Elfman

President of Network, Technology and  
Operations

Bob Johnson

President-Sprint Retail and Chief  
Service and Information Technology  
Officer

Bill Malloy

Chief Marketing Officer

Sandra J. Price

Senior Vice President, Human  
Resources

Bill White

Senior Vice President, Corporate  
Communications and Corporate Social  
Responsibility

Charles Wunsch

Senior Vice President, General Counsel,  
Corporate Secretary and Chief Ethics  
Officer

Dow Draper

President, Prepaid



## Project Chronology

Sprint – Grant Hill – Project No. 290323

Date	Action	Description	City Review Time	Applicant Response Time
11/12/2012	First Submittal	Project Deemed Complete		
1/22/2013	First Assessment Letter		71	
4/15/2013	Second Submittal			83
5/24/2013	Second Assessment Letter		39	
6/28/2013	Third Submittal			35
7/16/2013	Third Assessment Letter		18	
9/6/2013	Fourth Submittal			52
9/24/2013	Fourth Assessment Letter		18	
11/15/2013	Fifth Submittal			52
12/11/2013	All issues resolved		26	
1/30/2014	Public Hearing – Planning Commission		50	
TOTAL STAFF TIME			222	
TOTAL APPLICANT TIME				222
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	444 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 15, 2014

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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<b>DATE OF HEARING:</b>	January 30, 2014
<b>TIME OF HEARING:</b>	9:00 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	PLANNED DEVELOPMENT PERMIT, PROCESS FOUR
<b>PROJECT NUMBER:</b>	290323
<b>PROJECT NAME:</b>	<u>SPRINT – GRANT HILL</u>
<b>APPLICANT:</b>	Joanne Aguzar, TAEC, agents representing Sprint
<b>COMMUNITY PLAN AREA:</b>	Southeastern San Diego
<b>COUNCIL DISTRICT:</b>	District 8
<b>CITY PROJECT MANAGER:</b>	Alex Hempton, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(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 Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of 12 panel antennas located on the roof of an existing building behind radio-frequency (RF) transparent material, painted and textured to integrate with the existing building. Equipment associated with the antennas is located within the existing building. The project is located at 3191 Commercial Street, south of Commercial Street and west of 32<sup>nd</sup> 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](http://www.sandiego.gov/development-services) or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission

decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on September 24, 2013 and the opportunity to appeal that determination ended October 10, 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: 24003074

Revised 10-4-12 HMD-

## SDPD CPTED REVIEW OF SPRINT GRANT HILL TELECOMMUNICATION FACILITY

**Date:** July 23, 2013  
**Project Manager:** Alex Hempton  
**DSPN:** 290323  
**Discipline:** Crime Prevention through Environmental Design (CPTED)  
**Reviewer:** Ted Parker, SDPD Neighborhood Policing Resource Team

No crimes have been reported at the facility's address in the past two years. This suggests that present security measures are adequate. One measure to consider for improving security is a motion-activated alarm on the roof. This would help deter thieves and vandals. The security company would call 911 if an unauthorized person goes on the roof.

Here's the area crime in the past year.

**AREA CRIME DATA**

During the year from July 15, 2012 to July 15, 2013 the crimes reported to the SDPD with valid addresses within a 0.25-mile radius of 3191 Commercial St., the address of this project, constituted 152 crime cases involving persons and property, including some with domestic violence. The following numbers of cases are defined by the most serious crime that occurred.

- 64 cases involving persons: 12 aggravated and 38 simple assaults, 2 homicide, and 12 street robberies
- 57 cases involving property: 8 residential burglaries, 5 financial crimes, 7 malicious mischief/ vandalism, 9 theft other than shoplifting and vehicle, 12 vehicle break-ins, and 16 vehicle theft
- 31 cases involving less-serious crimes

Three of these were on the 3100 block of Commercial St. They included 1 malicious mischief/vandalism, 1 aggravated assault, and 1 other less-serious crime. None were at 3191.