



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 6, 2014 **REPORT NO.** PC-14-013

ATTENTION: Planning Commission, Agenda of March 13, 2014

SUBJECT: SPRINT COLEMAN PROPERTIES LTE
PROJECT NO. 306869, PROCESS 4

OWNER: MICHAEL COLEMAN

APPLICANTS: SBA STEEL, LLC/SPRINT PCS

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 7811 Mission Gorge Road within the Navajo Community Planning Area?

Staff Recommendation: APPROVE Planned Development Permit No. 1248821.

Community Planning Group Recommendation: On December 16, 2013 the Navajo Community Planners, Inc. voted to recommend approval of this project (Attachment 11).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Sections 15301, (Existing Facilities) and 15302 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 13, 2014, and the opportunity to appeal that determination ended January 28, 2014 (Attachment 7).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The proposed Sprint Wireless Communication Facility (WCF) modification is located at 7811 Mission Gorge Road within an existing commercial plaza surrounded by residential uses. The project was originally approved on December 19, 2001 under Permit No. 99-0923-52 for a total of nine (9) antennas on a monobroadleaf (Attachment 18). The equipment associated with this project is located inside a 292-square foot storage room on the ground floor inside the existing commercial building. A ten year expiration date was added as a condition of approval. On December 19, 2012, Sprint submitted a new application to modify this existing WCF. The project under the current regulations requires a Planned Development Permit (PDP) Process Four, Planning Commission decision. The property is zoned CN-1-2 and is designated for commercial use in the Navajo Community Plan (Attachment 2).

DISCUSSION

Project Description – Sprint is proposing to replace three existing antennas while maintaining the entitlement of nine antennas for this WCF. Three Remote Radio Head (RRHs) units will also be installed on the replacement mounting arms associated with the monobroadleaf. In an effort to improve the screening of these components, Sprint is proposing to re-branch the entire monobroadleaf and increase the branch coverage up to 3 branches per foot to meet the current industry standards (Attachment 9). The combination of reducing the existing mounting arms and brackets while installing longer branches will certainly help to minimize the visual impacts of this WCF. These proposed modifications are major improvements encouraged by the City for existing WCFs, and more specifically first generation faux trees. The associated equipment will continue to operate inside the existing commercial building. This design is consistent with the City of San Diego Municipal Code Section 141.0420(g)(1) and 141.0420(g)(2), which requires the applicant to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration.

Wireless Communication Facility (WCF) Regulation – This WCF is located on a commercial use and would normally be processed as a ministerial, Process 1, Limited Use, however, the proposed monobroadleaf is 33'-6 tall. The CN-1-2 zone restricts height to 30'. Due to this deviation, the project requires a Planned Development Permit, Process 4, Planning Commission decision.

Community Plan Analysis - The project location has been designated for commercial use in the Navajo Community Plan (Attachment 2). The Navajo Community Plan does not contain specific policies on wireless communication facility development.

Council Policy 600-43 - The guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed in a Preference 1 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. The project is located on a commercial use and would normally be processed as a Limited Use, ministerial review; however, due to the height above the 30' height limit allowed in the CN-1-2 Zone, the monobroadleaf requires a Planned Development Permit, Process 4, Planning Commission decision. For this project, Sprint has elected to remain at its current location and improve the existing appearance.

General Plan - The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. To comply, Sprint will re-branch the tree with longer and fuller branches, consistent with industry standards. The combination of the additional branches and the reduction in mounting arms will help offset the appearance of the larger antenna sizes and the addition of the RRHs. Along with the implementation of antenna socks, the proposed modifications are consistent with the WCF Guidelines and the General Plan. Therefore, staff has determined that the proposed WCF has been designed to be integrated and respectful to the neighborhood context.

Conclusion - The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the Wireless Communication Facilities Regulations Section 141.0420 and the development regulations of the CN-1-2 zone with the exception to the height deviation. The proposed modification and the requested deviation would result in significant improvements to this existing WCF and can be supported by staff. Therefore, staff recommends that the Planning Commission approved Planned Development Permit No. 1248821.

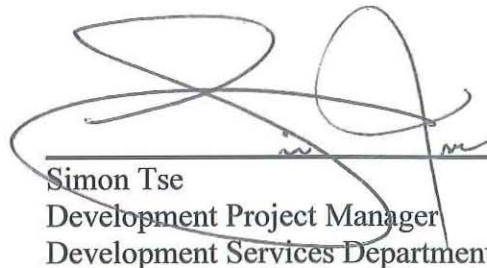
ALTERNATIVE

1. **Approve Planned Development Permit No. 1248821, with modifications.**
2. **Deny Planned Development Permit No. 1248821, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Acting Deputy Director
Development Services Department



Simon Tse
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings

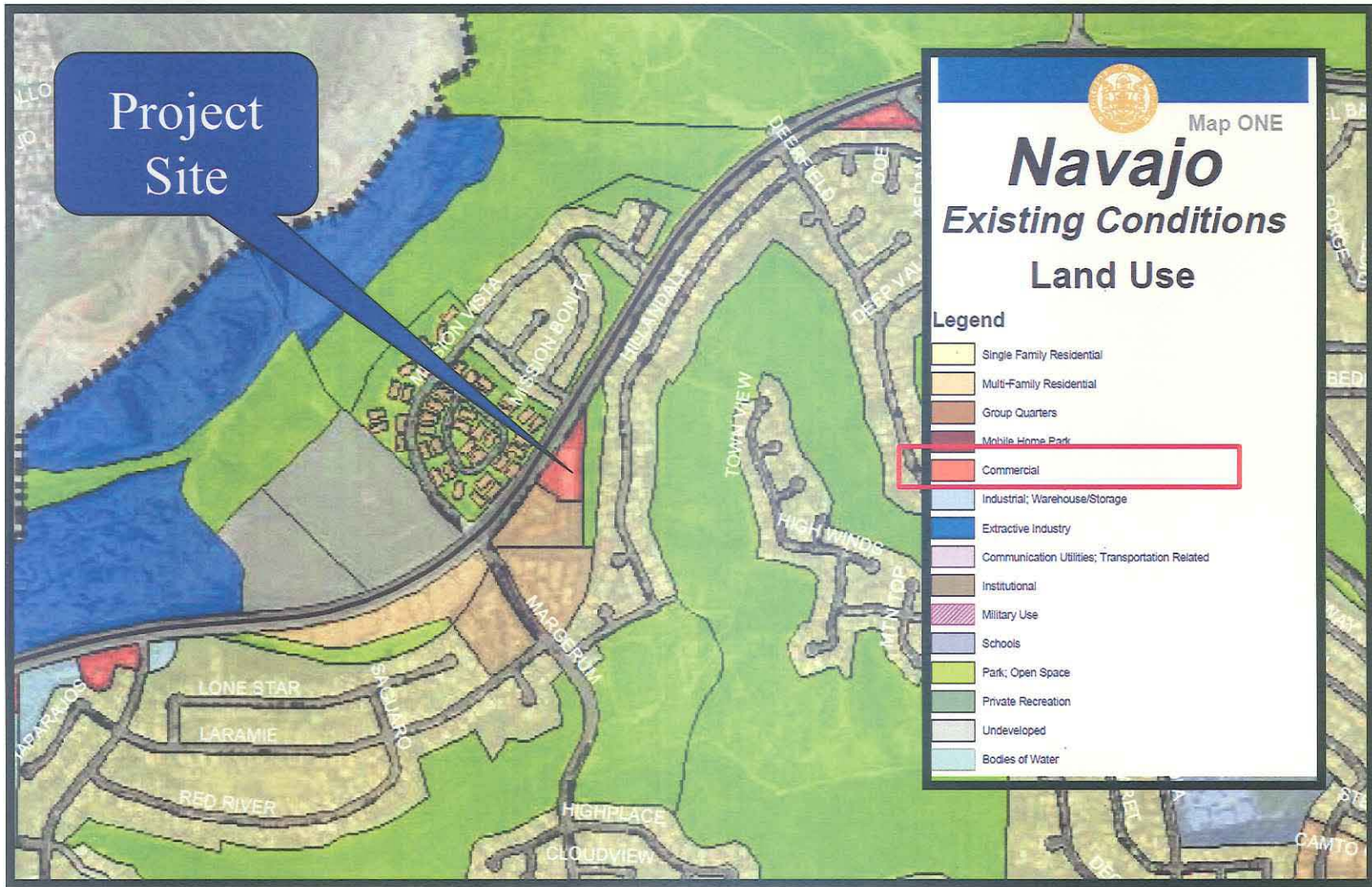
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Site Plans
9. Photosimulations
10. Photosurvey
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Public Notice of Planning Commission
14. Project Chronology
15. Site Justification Letter
16. Coverage Maps
17. Draft Findings (Prepared by the applicant)
18. Permit No. 99-0923-52



Aerial Photo

Sprint Coleman Properties LTE- Project No. 306869
7811 Mission Gorge Road, San Diego, CA 92120

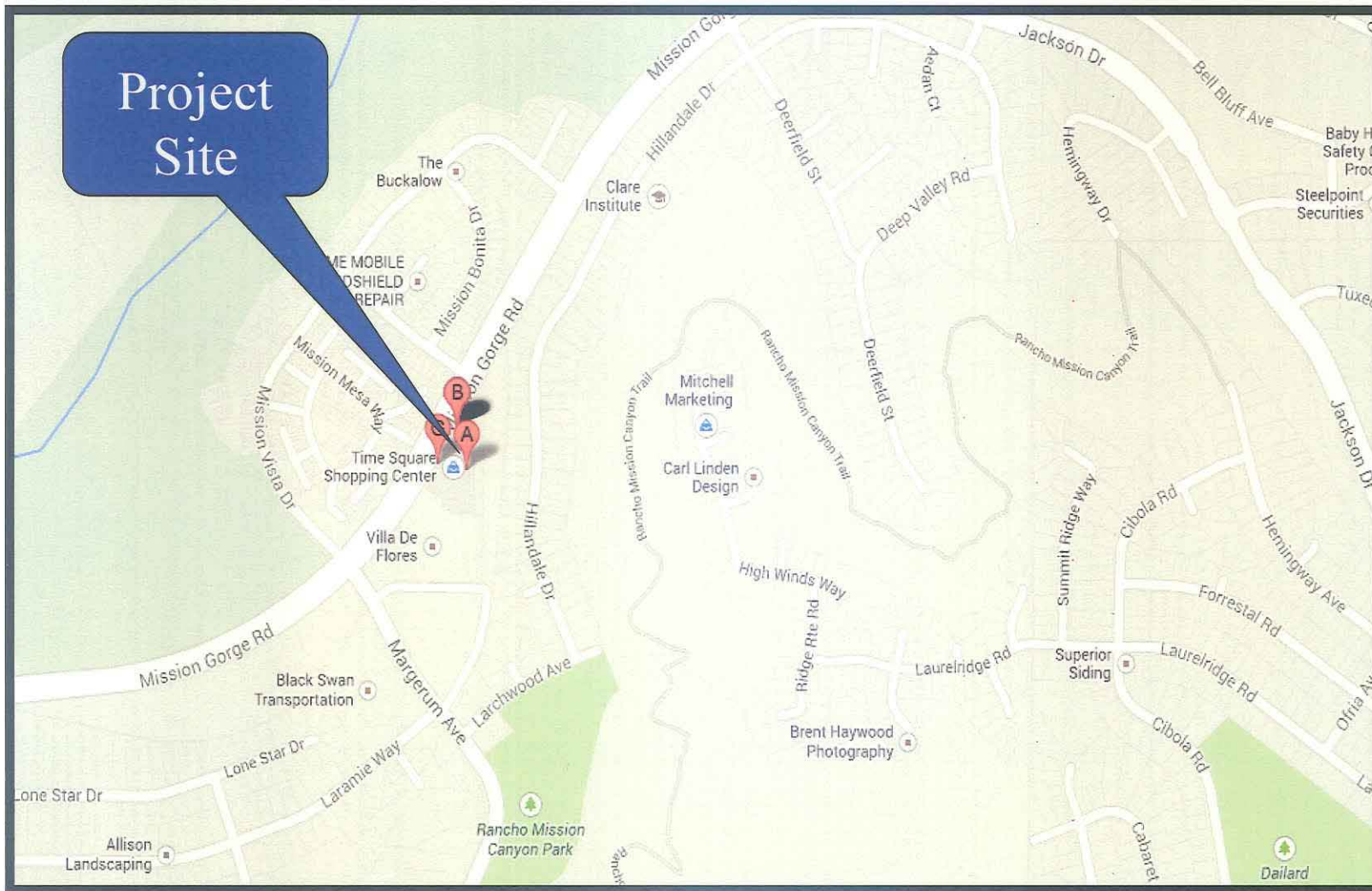




Community Land Use Map (Navajo)

Sprint Coleman Properties LTE- Project No. 306869
7811 Mission Gorge Road, San Diego, CA 92120





Project Location Map

Sprint Coleman Properties LTE- Project No. 306869
7811 Mission Gorge Road, San Diego, CA 92120



PROJECT DATA SHEET

PROJECT NAME:	Sprint Coleman Properties LTE PTS 306869	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of three (3) replacement antennas and three (3) new Remote Radio Head (RRH) units on a re-branched mono-broadleaf with fuller branches to better screen antennas from the public views. The equipment associated with this project is located inside the existing building.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>(CN-1-2) ZONING INFORMATION:</u>		
CURRENT HEIGHT LIMIT:	30-feet	PROPOSED HEIGHT: 33'-6"
CURRENT FRONT SETBACK:	--	PROPOSED FRONT SETBACK: --
CURRENT SIDE SETBACK:	10-feet	PROPOSED SIDE SETBACK: No change
CURRENT REAR SETBACK:	10-feet	PROPOSED REAR SETBACK: No change
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/RM-1-7	Open Space
SOUTH:	Residential/RM-2-5	Residential
EAST:	Residential/RS-1-7	Open Space
WEST:	Residential/RM-1-1	Residential
DEVIATIONS OR VARIANCES REQUESTED:	Sprint is requesting a deviation to the 30-foot height limit for a 33'-6" tall re-branched mono-broadleaf.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 16, 2013 the Navajo Community Planners Inc. voted to recommend approval of this project (Attachment 11).	

PLANNING COMMISSION RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 1248821
SPRINT COLEMAN PROPERTIES LTE PROJECT NO. 306869

WHEREAS, **MICHAEL E. COLEMAN**, Owner, and **SPRINT PCS and SBA STEEL, LLC**, Permittees, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) that consists of three replacement antennas and three Remote Radio Head (RRH) units located on a 33'-6" tall monobroadleaf. As part of the upgrade, Sprint is proposing to re-branch this entire first generation monobroadleaf with longer and fuller branches consistent with the current industry standards. The equipment associated with this project will continue to operate inside the 292-square foot storage room as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1248821;

WHEREAS, the project site is located at 7811 Mission Gorge Road in the CN-1-2 zone within the Navajo Community Plan;

WHEREAS, the project site is legally described as Parcel A: Parcel 2 as shown on Parcel Map filed in the Book of Parcel Maps, on Page 2219 in the City of San Diego, County of San Diego, State of California, on January 3, 1974. Parcel B: The permanent easement and right of way to construct, maintain, operate and repair sewer pipe line or lines including any or all appurtenances thereto, together with the right of ingress and egress, over, under, along and across that portion of Parcel 1 of Parcel Map No. 2219, in the City of San Diego, County of San Diego, State of California, according to Map thereof in Book of Parcel Maps Filed in the Office of the Country Recorder of San Diego County as File No. 74-001993 of Official Records, being a division of Lot 1 of time shopping center, according to Map thereof no. 7297, filed in the Office of the Country Recorder of San Diego County, described as follows: That certain strip of land designated "Sewer and Water Easement Reserved for the use of Parcel 2" as shown on said Parcel Map No. 2219.

WHEREAS, on March 13, 2014, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1248821 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 13, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15301 (Existing Facilities) and 15302 (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;

BE IT RESOLVED by the PLANNING COMMISSION of the City of San Diego as follows:

That the PLANNING COMMISSION adopts the following written Findings, dated March 13, 2014.

FINDINGS:Planned Development Permit - Section 126.0604**1. The proposed development will not adversely affect the applicable land use plan;**

The Navajo Community Plan does not address WCFs as a specific land use. Pursuant to the City of San Diego Land Development Code Section 141.0420, Wireless Communication Facilities are separately regulated uses and permitted in all zones citywide with the appropriate permit process. WCF's are subject to limitation and require compliance with conditions in order to minimize potential impacts. The City of San Diego General Plan include recommendations for concealing and camouflaging WCFs from public views by implementing screening techniques to hide and/or blend the facilities into the surrounding area. The design for each WCF shall be aesthetically pleasing and respectful of the neighborhood context. The proposed modification to re-branch the entire first generation monobroadleaf with 56 new longer and fuller branches will significantly improve the current appearance. Along with the inclusion of antenna socks and replacement mounting arms, the proposed LTE antennas and the associated RRH units will be appropriately screened from public views, minimizing the visual impacts from the surrounding area. The combination of mounting the antennas closer to the pole and extending the branches out further will result in minimal visibility of the antennas and/or the RRH units. These proposed improvements will comply with the General Plan's recommendations and will 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 re-branching an entire first generation monobroadleaf with 56 new longer and fuller branches designed to effectively conceal the antennas, pipe mounts, and RRH units from public views. Additionally, the inclusion of antenna socks and the reduced size mounting arms for the replacement antennas are consistent with the current industry standards. In comparison to the first generation design, the current modification would camouflage the antennas and the associated components resulting in a more realistic tree appearance. The equipment associated with this project will continue to operate inside the 292-square foot storage room with no proposed changes. The project is located at 7811 Mission Gorge Road in the CN-1-2 zone within the Navajo Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facility) and 15302 (New Construction) on January 13, 2014. 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." Sprint submitted an RF Report, which concluded that the project complies with FCC RF Standards. 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.

This WCF has been redesigned to minimize the visual impacts to the surrounding uses and complies with Municipal Code Section 141.0420 and the CN-1-2 zone with the exception to the requested height deviation. In an effort to maintain the existing height at 33'-6", Sprint is proposing to upgrade and re-branch the entire first generation monobroadleaf with a total of 56 new longer and fuller branches. Each branch will extend a minimum of 24-inches in front of each replacement LTE antenna and associated components. To achieve this separation distance, Sprint will reduce the mounting T-Arms from 3-feet to 1-foot 6-inches. The width of the mounting arm will also be reduced from 6-feet to 4-feet. Consistent with the current City requirements for faux tree designs, Sprint will also utilize antenna socks for each antenna to help maximize the concealment of the site. These proposed improvements will help significantly improve the overall potential visual impacts and provide for a more realistic tree appearance, resulting in a more desirable project.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1248821 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 1248821, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: March 13, 2014

Internal Order No. 24003467

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

WHEN RECORDED MAIL TO

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003467

PLANNED DEVELOPMENT PERMIT NO. 1248821
SPRINT COLEMAN PROPERTIES LTE NO. 306869
 PLANNING COMMISSION

This Planned Development Permit No. 1248821 is granted by the Planning Commission of the City of San Diego to **MICHAEL E. COLEMAN**, Owner, and **SPRINT PCS and SBA STEEL, LLC**, Permittees, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 6 and Land Development Code Sections 131.0501 and 141.0420. The project is located at 7811 Mission Gorge Road in the CN-1-2 zone of the Navajo Community Plan. The project site is legally described as Parcel A: Parcel 2 as shown on Parcel Map filed in the Book of Parcel Maps, on Page 2219 in the City of San Diego, County of San Diego, State of California, on January 3, 1974. Parcel B: The permanent easement and right of way to construct, maintain, operate and repair sewer pipe line or lines including any or all appurtenances thereto, together with the right of ingress and egress, over, under, along and across that portion of Parcel 1 of Parcel Map No. 2219, in the City of San Diego, County of San Diego, State of California, according to Map thereof in Book of Parcel Maps Filed in the Office of the Country Recorder of San Diego County as File No. 74-001993 of Official Records, being a division of Lot 1 of time shopping center, according to Map thereof no. 7297, filed in the Office of the Country Recorder of San Diego County, described as follows: That certain strip of land designated "Sewer and Water Easement Reserved for the use of Parcel 2" as shown on said Parcel Map No. 2219.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and Permittee for a modification to an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 13, 2014, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) that consists of three (3) replacement antennas (maintaining the entitlement for nine antennas) on a monobroadleaf; and
- b. A height deviation to exceed the CN-1-2 30'-0" height limit with a 33'-6" tall monobroadleaf; and
- c. A 292-square foot storage room (for equipment) inside the existing building; and
- d. The installation of three Remote Radio Heads (RRHs); and
- e. Modified collar mount, T-Arms mount, antenna socks, and re-branching the entire monobroadleaf with a total of 54 branches; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **March 27, 2017**.
2. This Planned Development Permit [PDP] and corresponding use of this site shall expire on **March 13, 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. 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.

6. 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.

7. 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.

8. 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.

9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

10. 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.).

11. 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.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

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

PLANNING/DESIGN REQUIREMENTS:

14. Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:

- a. 72-inches by 11.8-inches by 7-inches.

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

16. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.

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

18. Starting branch height shall be at 13-feet, as illustrated on the stamped, approved Exhibit "A."

19. All exposed cables, brackets and supports shall be painted to match the monobroadleaf foliage to the satisfaction of the Development Services Department.

20. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

21. The applicant shall provide color samples of the monobroadleaf branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built monobroadleaf.
22. Faux trees rely on existing and proposed trees to integrate with the surroundings. Additional trees may be required, to effectively integrate the faux tree, to the satisfaction of the Development Services Department.
23. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
24. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
25. Photosimulations in color for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."
26. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all City, State and Federal regulations, as applicable.
27. 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.
28. All facilities and related equipment shall be maintained in good working order and 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.
29. 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.
30. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the

approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

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

APPROVED by the Planning Commission of the City of San Diego on March 13, 2014 and by Resolution No PENDING.

Planned Development Permit No. 1248821
March 13, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

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

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

MICHAEL E. COLEMAN
Owner

SBA STEEL, LLC
Permittee

By _____
NAME
TITLE

By _____
NAME
TITLE

SPRINT PCS
Permittee

By _____
NAME
TITLE

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



NETWORK VISION MMBTS LAUNCH COLEMAN PROPERTIES

SD34XC567
MONOBROADLEAF
7811 MISSION GORGE ROAD, STE. G
SAN DIEGO, CA 92120
CITY OF SAN DIEGO
LATITUDE: 32° 48' 38.88" N (32.8108)
LONGITUDE: 117° 03' 57.6" W (-117.066)
SAN DIEGO MARKET



Know what's below.
CALL before you dig.

CALL AT LEAST TWO WORKING
DAYS BEFORE YOU DIG



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

PLANS PREPARED BY:

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

PROPRIETARY INFORMATION

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
COLEMAN PROPERTIES

SD34XC567

7811 MISSION GORGE RD., STE. G
SAN DIEGO, CA 92120

ISSUE DATE:

1/30/2014

ISSUED FOR:

100% ZD SUBMITTAL

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	05/21/2012	ISSUED FOR 90% ZD REVIEW	MG
A	06/21/2012	ISSUED FOR 100% ZD REVIEW	JAA
B	12/13/2012	ISSUED FOR 100% ZD SUBMITTAL	NAB
A	01/31/2013	ISSUED FOR CITY COMMENTS	SMS
A	04/04/2013	ISSUED FOR CITY COMMENTS	SMS
A	05/15/2013	ISSUED FOR CITY COMMENTS	AC
A	08/02/2013	ISSUED FOR CITY COMMENTS	AC
A	1/30/2014	ISSUED FOR CITY COMMENTS	J.R.

LICENSURE:

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

REVISION:

5

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

CALIFORNIA STATE CODE COMPLIANCE:

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

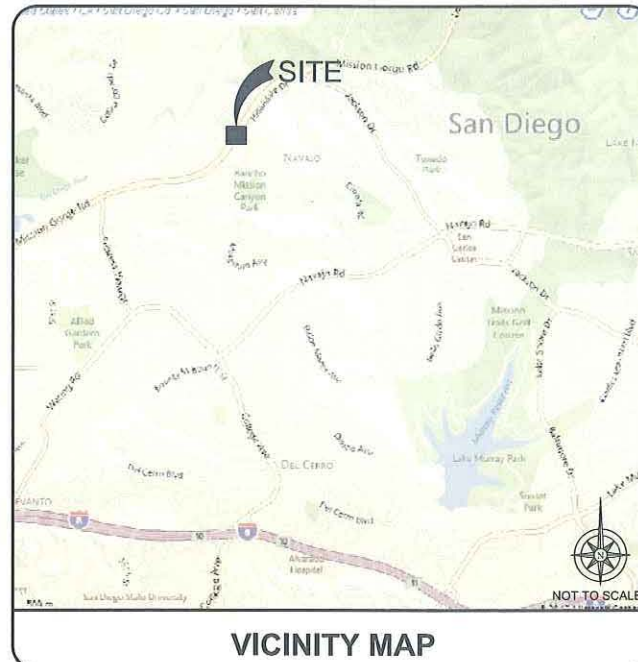
- CALIFORNIA ADMINISTRATIVE CODE(INCLUDING TITLES 24 & 25) 2010
- 2010 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2010 CALIFORNIA MECHANICAL CODE
- ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ELECTRICAL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

ACCESSIBILITY REQUIREMENTS:

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

FCC NOTE:

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



VICINITY MAP

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

- REMOVE ALL EXISTING PANEL ANTENNAS AND REPLACE WITH (3) 6'-0" PANEL ANTENNAS
- INSTALL (3) PROPOSED FIBER OPTICS CABLES USING EXISTING COAX ROUTE
- INSTALL (1) PROPOSED COLLAR MOUNT
- INSTALL (3) PROPOSED 24" T-ARMS WITH PROPOSED 64" ANTENNA PIPES
- INSTALL (3) PROPOSED RRHS
- INSTALL (3) PROPOSED ANTENNA SOCKS
- LOWEST STARTING BRANCH HEIGHT: ± 12'-0"
- INSTALL NEW BRANCHES

- NO PROPOSED CHANGES TO EQUIPMENT AREA.

EXISTING WIRELESS FACILITIES:

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

PROJECT DESCRIPTION

APPLICANT:

TECHNOLOGY ASSOCIATES
5333 MISSION CENTER RD, SUITE 220
SAN DIEGO, CA 92108
CONTACT: STEPHANIE VALDEZ
PHONE: (858) 300-2346 EXT. 1518

PROPERTY INFORMATION:

PROPERTY OWNER: MICHAEL E. COLEMAN
ADDRESS: 8629 NOTTINGHAM PLACE
LA JOLLA, CA 92037
CONTACT: MICHAEL COLEMAN
PH: (858)453-4758

TOWER OWNER: SBA

ZONING CLASSIFICATION: CN-2 COMMERCIAL

BUILDING CODE: CBC

CONSTRUCTION TYPE: -

OCCUPANCY: S-2

JURISDICTION: CITY OF SAN DIEGO

CURRENT USE: TELECOMMUNICATIONS FACILITY

PROPOSED USE: TELECOMMUNICATIONS FACILITY

PARCEL NUMBER(S):

456-310-09

LEASE AREA:

± 290 SQ. FT.

PROJECT SUMMARY

ARCHITECT:

TECHNOLOGY ASSOCIATES
5333 MISSION CENTER RD, SUITE 220
SAN DIEGO, CA 92108
CONTACT: JEFF VANDERVEEN
PHONE: (858) 300-2346 EXT. 2109
EMAIL: jeff.vanderveen@taec.net

STRUCTURAL ENGINEER:

TECHNOLOGY ASSOCIATES
5333 MISSION CENTER RD, SUITE 220
SAN DIEGO, CA 92108
CONTACT: JEFF VANDERVEEN
PHONE: (858) 300-2346 X 2109
EMAIL: jeff.vanderveen@taec.net

SITE ACQUISITION PROJECT MANAGER:

ALCATEL-LUCENT
CONTACT: ALEX TSATUROV
PHONE: (858) 320-3126

CONSTRUCTION MANAGER:

ALCATEL-LUCENT
CONTACT: ROBERT QUADE
PHONE: (858) 320-3126

PLANNING CONSULTANT:

TECHNOLOGY ASSOCIATES
5333 MISSION CENTER RD, SUITE 220
SAN DIEGO, CA 92108
CONTACT: STEPHANIE VALDEZ
PHONE: (858) 300-2346 EXT. 1518

POWER COMPANY:

SDG&E
PHONE: (800) 336-7343

TELCO COMPANY:

AT&T
PHONE: (888) 944-0447

PROJECT TEAM

CODE BLOCK

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

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

SIGNATURE BLOCK

STARTING FROM SAN DIEGO AIRPORT:

1. START OUT GOING WEST ON N HARBOR DR.
2. TURN SLIGHT LEFT.
3. TAKE THE 1ST RIGHT ONTO WINSHIP LN.
4. TURN LEFT ONTO N HARBOR DR.
5. TURN LEFT ONTO W GRAPE ST.
6. MERGE ONTO I-5 S.
7. MERGE ONTO CA-163 N VIA EXIT 16 TOWARD ESCONDIDO.
8. MERGE ONTO I-8 E VIA EXIT 3A TOWARD EL CENTRO.
9. TAKE THE I-15 N FAIRMOUNT AVE EXIT TOWARD MISSION GORGE RD.
10. MERGE ONTO I-15 N TOWARD STADIUM.
11. TAKE THE FRIARS ROAD EAST EXIT, EXIT 7A.
12. MERGE ONTO FRIARS RD.
13. FRIARS RD BECOMES MISSION GORGE RD.
14. 7811 MISSION GORGE RD STE G IS ON THE RIGHT.

DRIVING DIRECTIONS

PARCEL A:
PARCEL 2 AS SHOWN ON PARCEL MAP FILED IN THE BOOK OF PARCEL MAPS, ON PAGE 2219, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON JANUARY 3, 1974, BEING A PORTION OF LOT 1, TIME SHOPPING CENTER, ACCORDING TO MAP THEREOF NO. 7297, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 6, 1972.
PARCEL B:
THE PERMANENT EASEMENT AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE AND REPAIR SEWER PIPE LINES AND WATER PIPE LINE OR LINES INCLUDING ANY OR ALL APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER UNDER, ALONG AND ACROSS THAT PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 2219, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF IN BOOK OF PARCEL MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AS FILE/PAGE NO. 74-001993 OF OFFICIAL RECORDS, BEING A DIVISION OF LOT 1 OF TIME SHOPPING CENTER, ACCORDING TO MAP THEREOF NO. 7297, FILED IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:
THAT CERTAIN STRIP OF LAND DESIGNATED "SEWER AND WATER EASEMENT RESERVED FOR THE USE OF PARCEL 2" AS SHOWN ON SAID PARCEL MAP NO. 2219.

LEGAL DESCRIPTION

THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS 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.

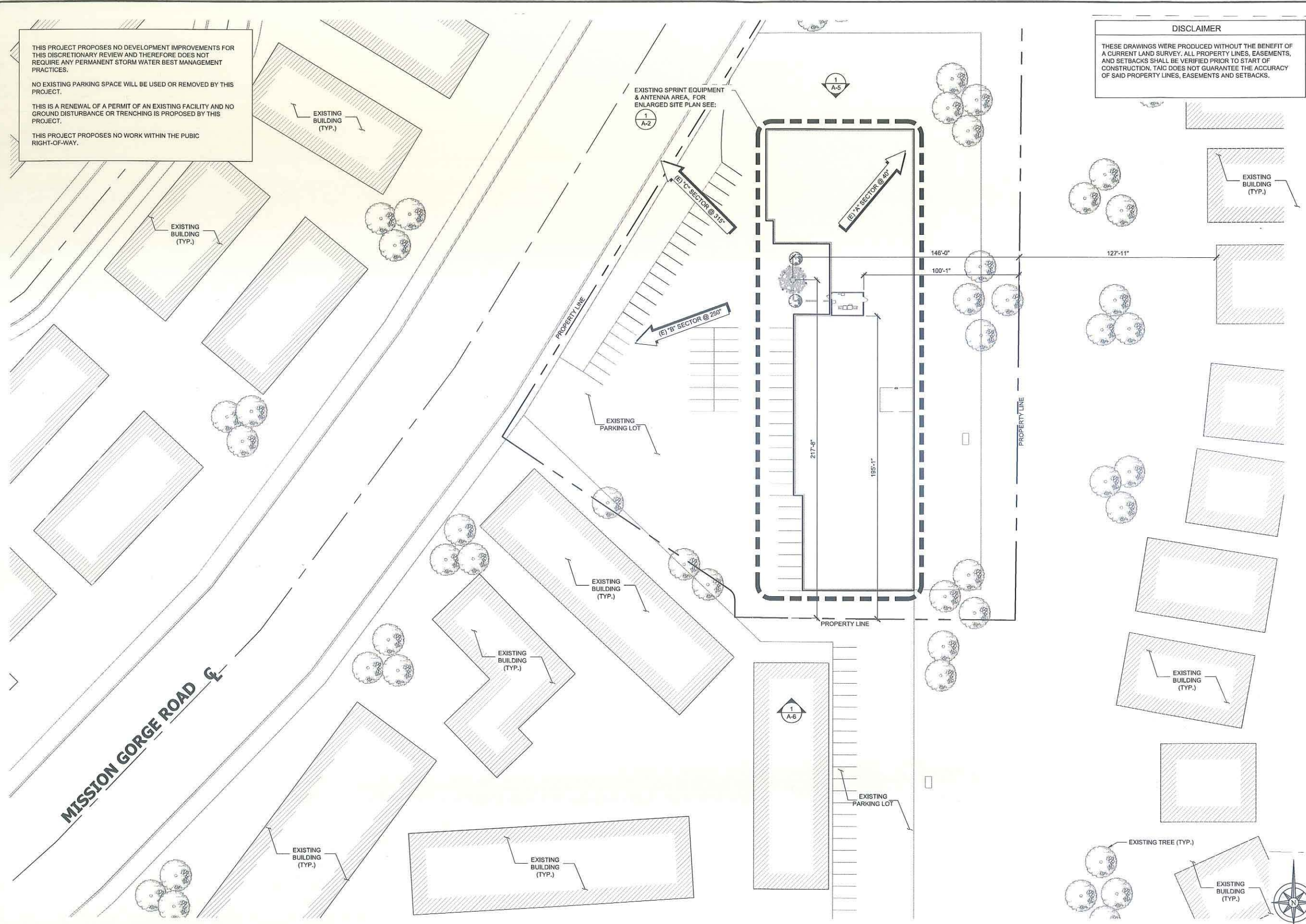
THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

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

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.

EXISTING SPRINT EQUIPMENT & ANTENNA AREA, FOR ENLARGED SITE PLAN SEE:



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

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

PROPRIETARY INFORMATION
 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
COLEMAN PROPERTIES

SD34XC567
 7811 MISSION GORGE RD., STE. G
 SAN DIEGO, CA 92120

ISSUE DATE:
 1/30/2014
 ISSUED FOR:
 100% ZD SUBMITTAL

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△	1/30/2014	ISSUED FOR CITY COMMENTS	J.R.

LICENSURE:
 PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:
OVERALL SITE PLAN

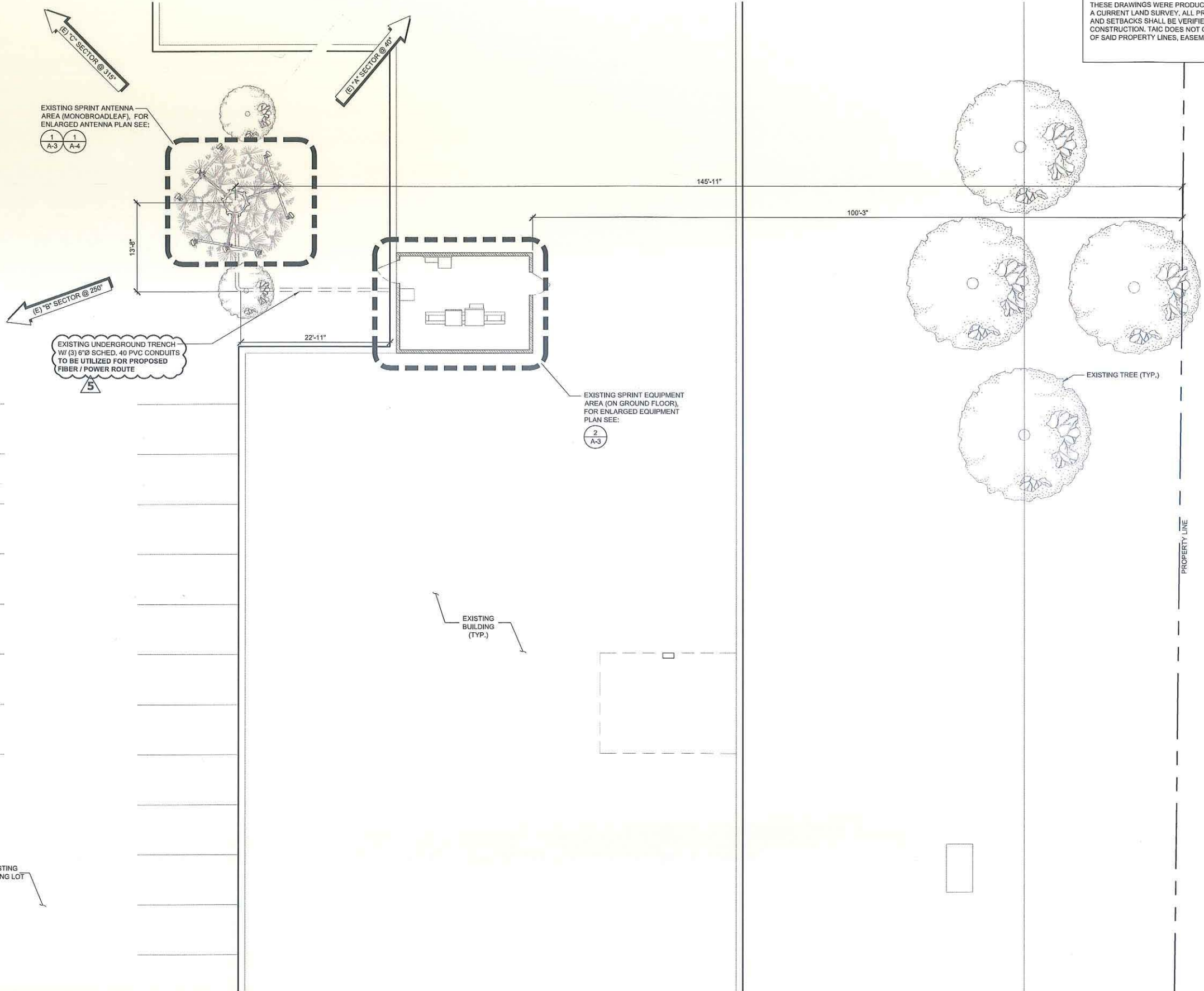
SHEET NUMBER: **A-1** REVISION: **5**

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

OVERALL SITE PLAN

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

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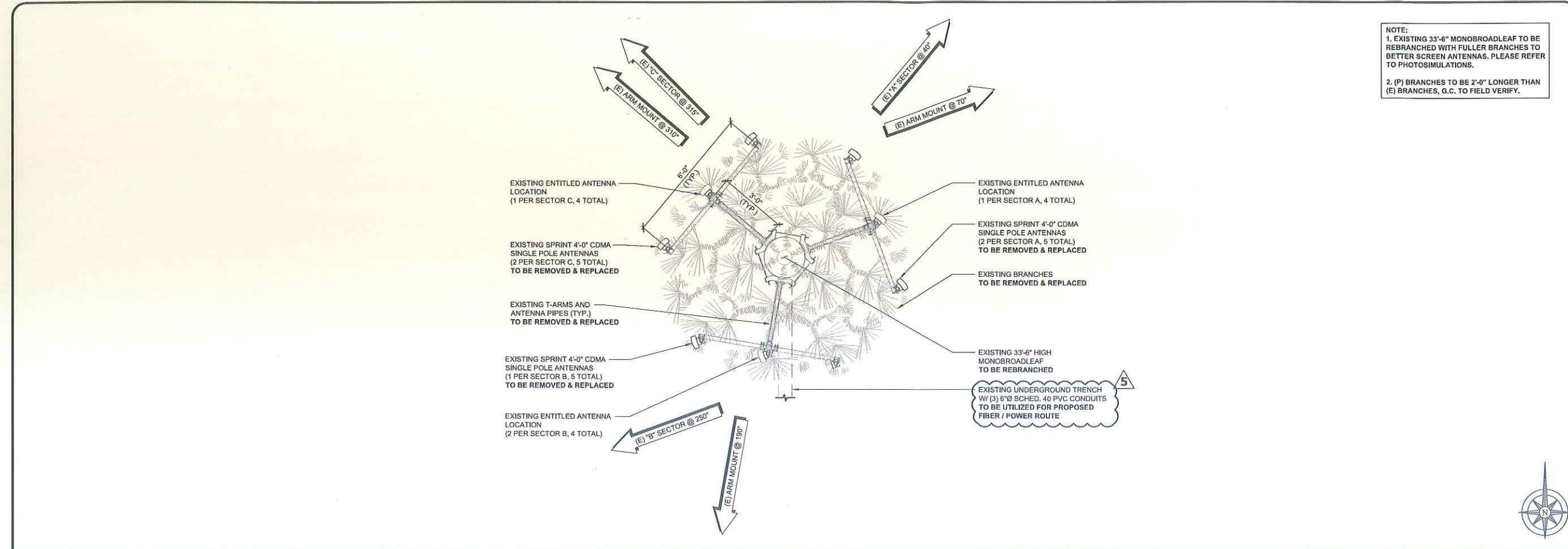
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△	05/15/2013	ISSUED FOR CITY COMMENTS	AC
△	08/02/2013	ISSUED FOR CITY COMMENTS	AC
△	1/30/2014	ISSUED FOR CITY COMMENTS	J.R.

LICENSURE:
 PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:
ENLARGED SITE PLAN

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

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



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

PLANS PREPARED BY:

Technology Associates Engineering Corporation Inc.
SAN DIEGO MARKET OFFICE
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 SAN DIEGO, CA 92123

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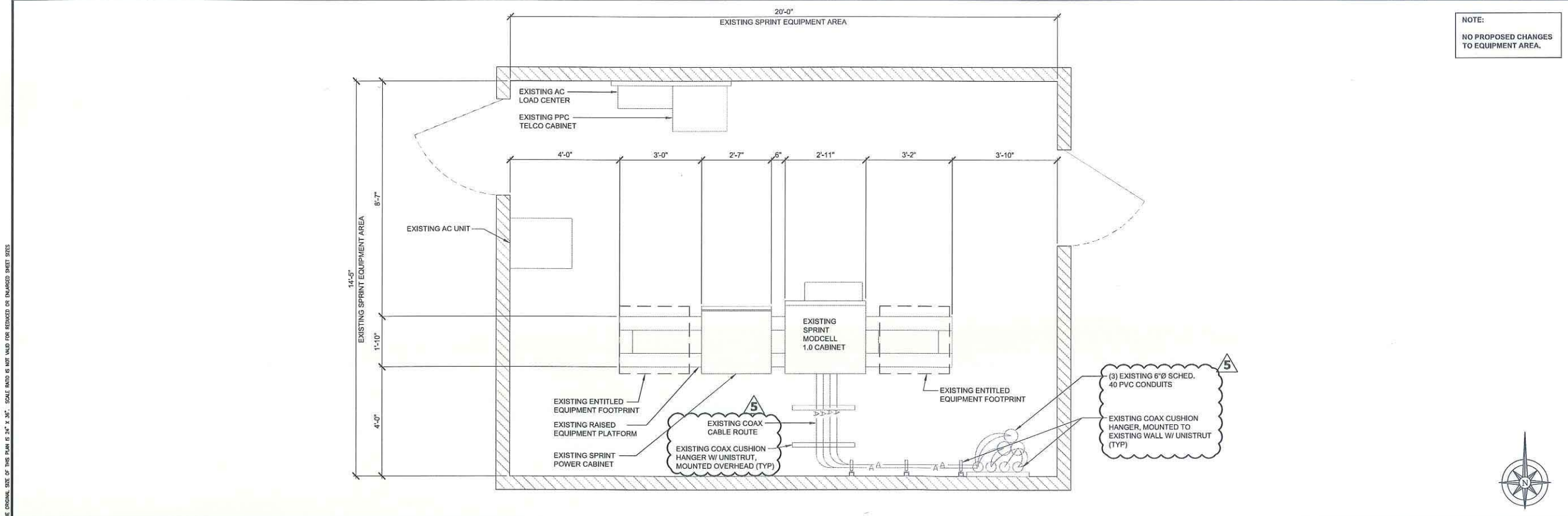
LICENSURE:
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SHEET TITLE:
EXISTING ANTENNA & EQUIPMENT PLANS

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

EXISTING ANTENNA PLAN

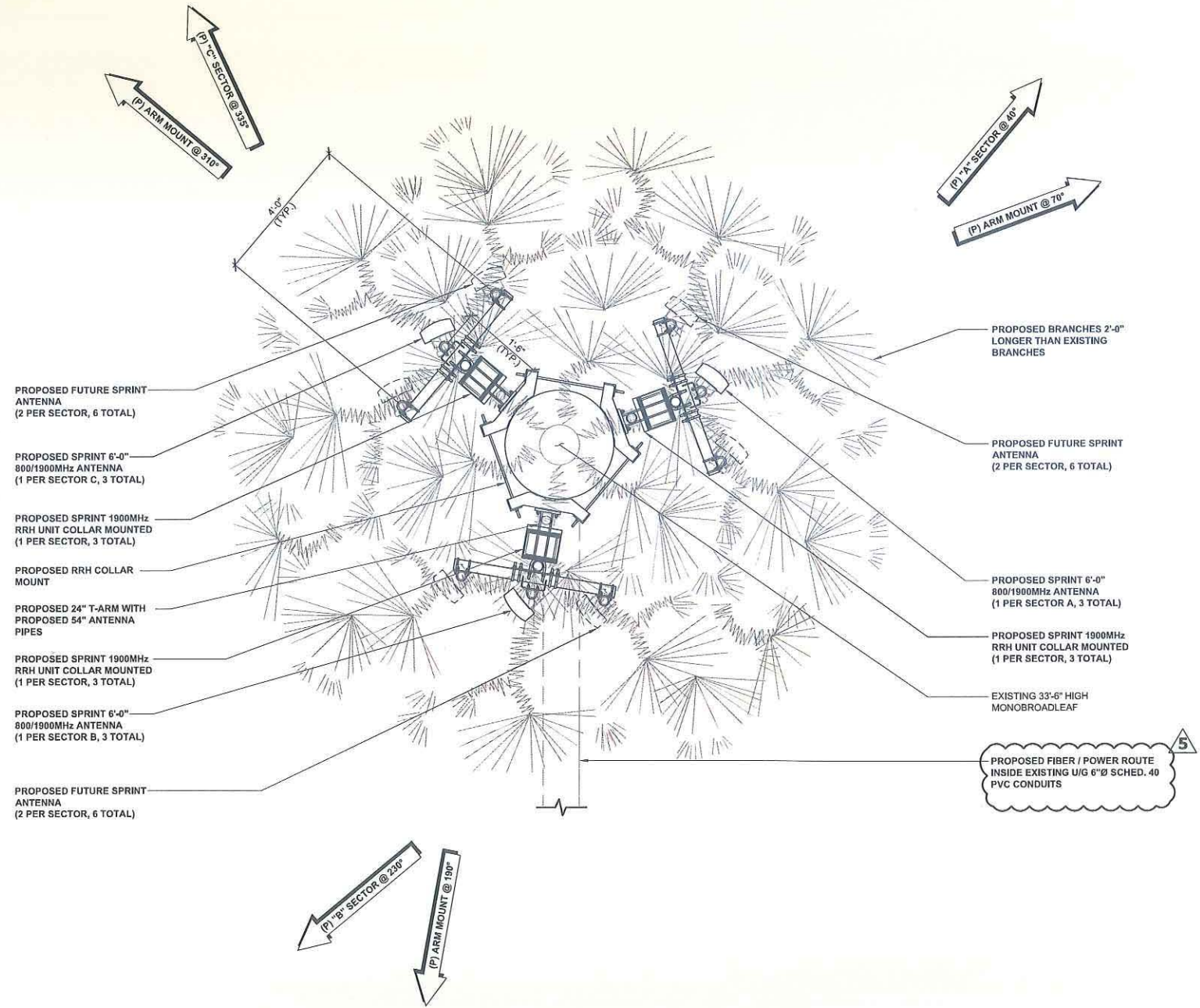
0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
 (OR) 1/8" = 1'-0" (11x17) **1**



0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
 (OR) 1/4" = 1'-0" (11x17) **2**

EXISTING EQUIPMENT PLAN

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



- NOTE:
1. INSTALLERS TO VERIFY LATEST RF DATA SHEET & PLUMBING / WIRING DIAGRAMS, PRIOR TO INSTALLATION.
 2. PROPOSED RRHS TO BE PAINTED & TEXTURED TO MATCH EXISTING MONOBROADLEAF.
 3. PROPOSED ANTENNAS TO BE COVERED WITH ANTENNA SOCKS PAINTED AND TEXTURED TO MATCH EXISTING MONOBROADLEAF.
 4. EXISTING 33'-6" MONOBROADLEAF TO BE REBRANCHED WITH FULLER BRANCHES TO BETTER SCREEN ANTENNAS. PLEASE REFER TO PHOTOSIMULATIONS, G.C. TO FIELD VERIFY.
 5. (P) BRANCHES TO BE 2'-0" LONGER THAN (E) BRANCHES, G.C. TO FIELD VERIFY.



PLANS PREPARED BY:
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 5473 KEARNY VILLA RD. STE. 300
 SAN DIEGO, CA 92123

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△	08/02/2013	ISSUED FOR CITY COMMENTS	AC
△	1/30/2014	ISSUED FOR CITY COMMENTS	J.R.

LICENSURE:
 PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:
PROPOSED ANTENNA PLAN

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

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

PROPOSED ANTENNA PLAN

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



1



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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LICENSURE:

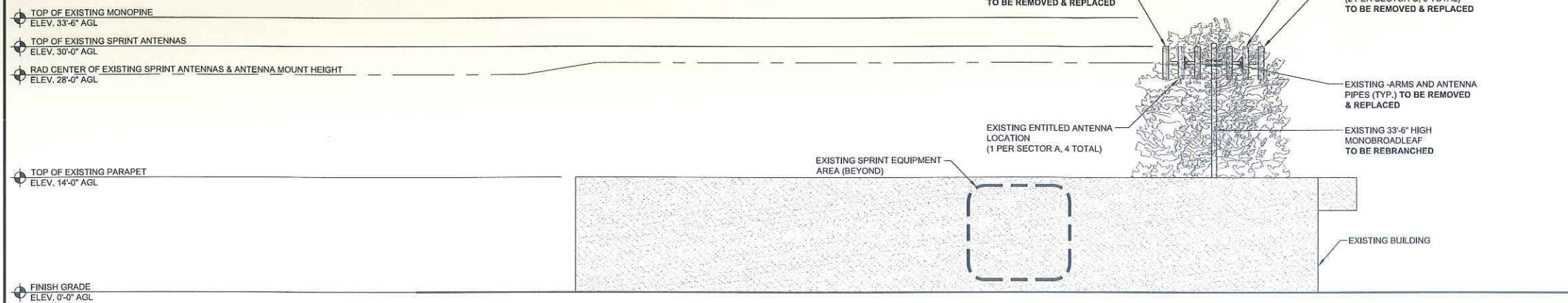
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:

NORTH ELEVATIONS

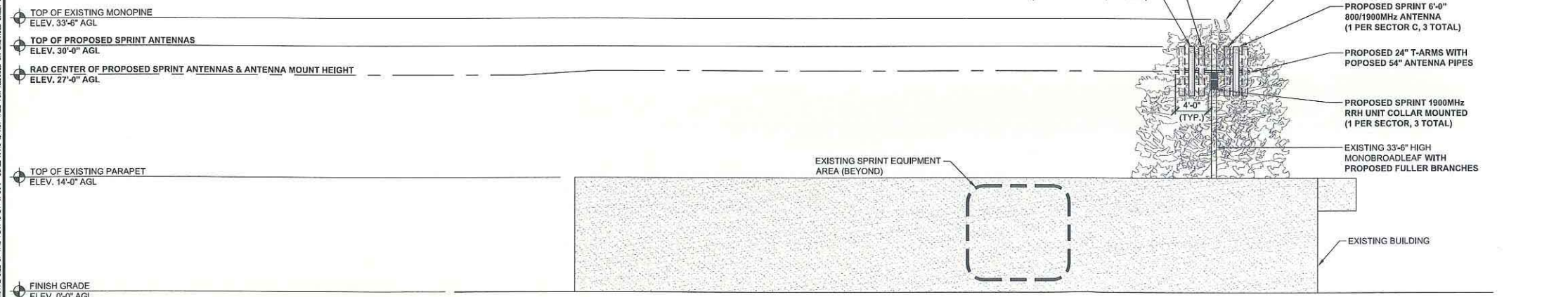
SHEET NUMBER: REVISION:

A-5 5



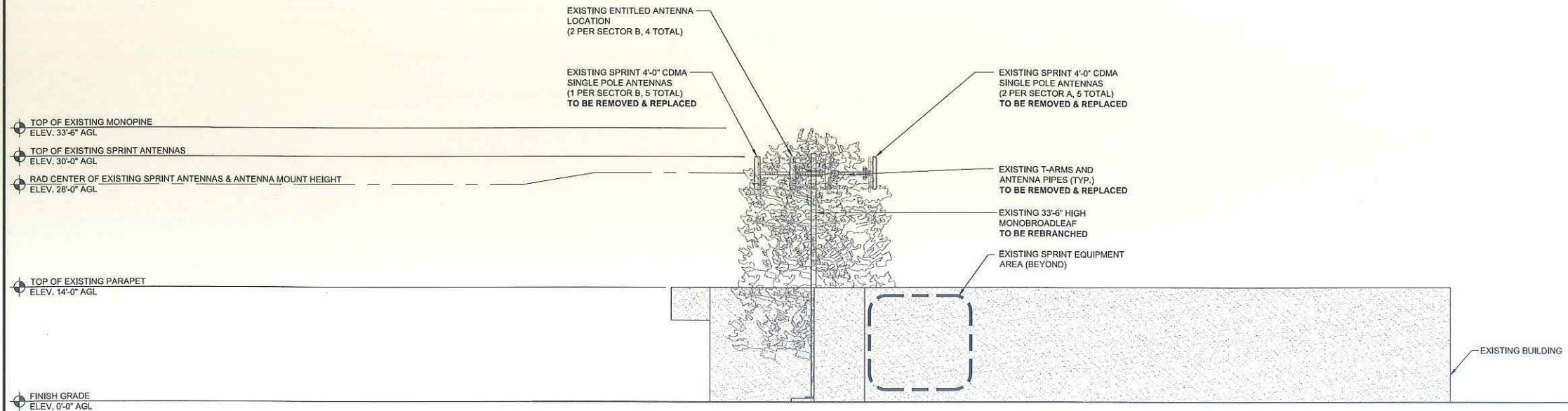
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

NOTE:
 1. INSTALLERS TO VERIFY LATEST RF DATA SHEET & PLUMBING / WIRING DIAGRAMS, PRIOR TO INSTALLATION.
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 4. EXISTING 33'-6" MONOBROADLEAF TO BE REBRANCHED WITH FULLER BRANCHES TO BETTER SCREEN ANTENNAS. PLEASE REFER TO PHOTOSIMULATIONS, G.C. TO FIELD VERIFY.
 5. (P) BRANCHES TO BE 2'-0" LONGER THAN (E) BRANCHES, G.C. TO FIELD VERIFY.



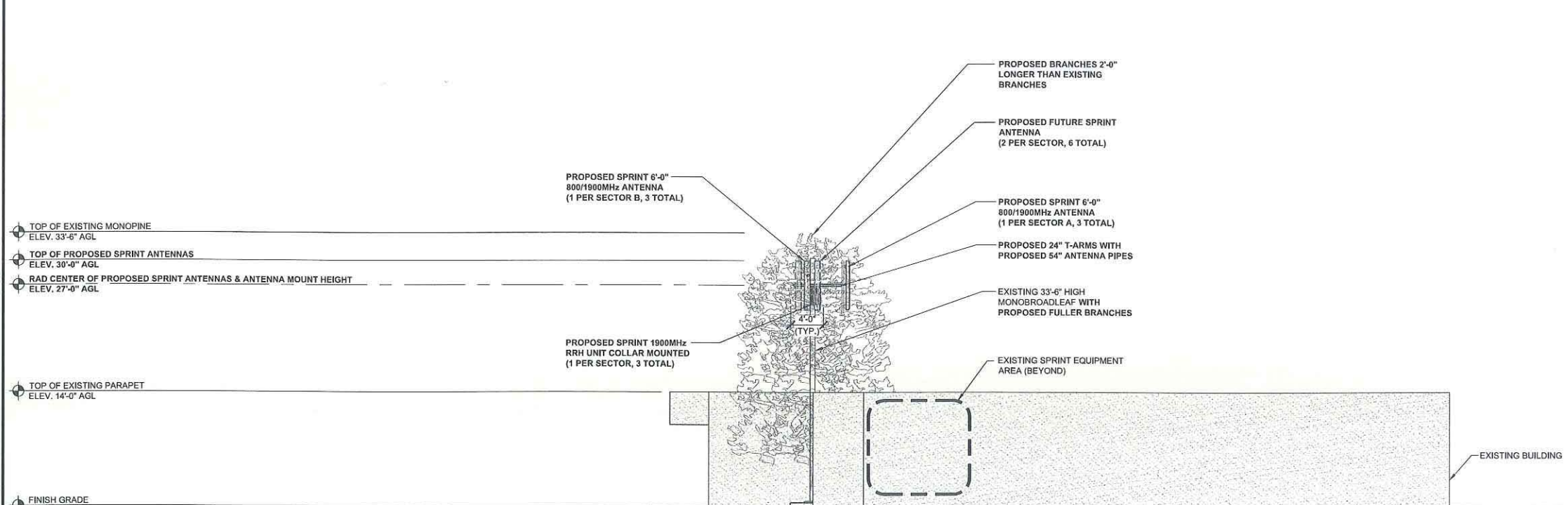
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 34" x 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



EXISTING SOUTH ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **1**



NOTE:
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 5. (P) BRANCHES TO BE 2'-0" LONGER THAN (E) BRANCHES, G.C. TO FIELD VERIFY.

PROPOSED SOUTH ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **2**



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

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 SAN DIEGO, CA 92123

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COLEMAN PROPERTIES

SD34XC567

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△	1/30/2014	ISSUED FOR CITY COMMENTS	J.R.

LICENSURE:

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:

SOUTH ELEVATIONS

SHEET NUMBER:

A-6

REVISION:

5



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 SAN DIEGO, CA 92121

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SD34XC567
 7811 MISSION GORGE RD., STE. G
 SAN DIEGO, CA 92120

ISSUE DATE:

1/30/2014

ISSUED FOR:

100% ZD SUBMITTAL

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	05/21/2012	ISSUED FOR 90% ZD REVIEW	MG
A	06/21/2012	ISSUED FOR 100% ZD REVIEW	JAA
B	12/13/2012	ISSUED FOR 100% ZD SUBMITTAL	NAB
△	01/31/2013	ISSUED FOR CITY COMMENTS	SMS
△	04/04/2013	ISSUED FOR CITY COMMENTS	SMS
△	05/15/2013	ISSUED FOR CITY COMMENTS	AC
△	08/02/2013	ISSUED FOR CITY COMMENTS	AC
△	1/30/2014	ISSUED FOR CITY COMMENTS	J.R.

LICENSURE:

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE:

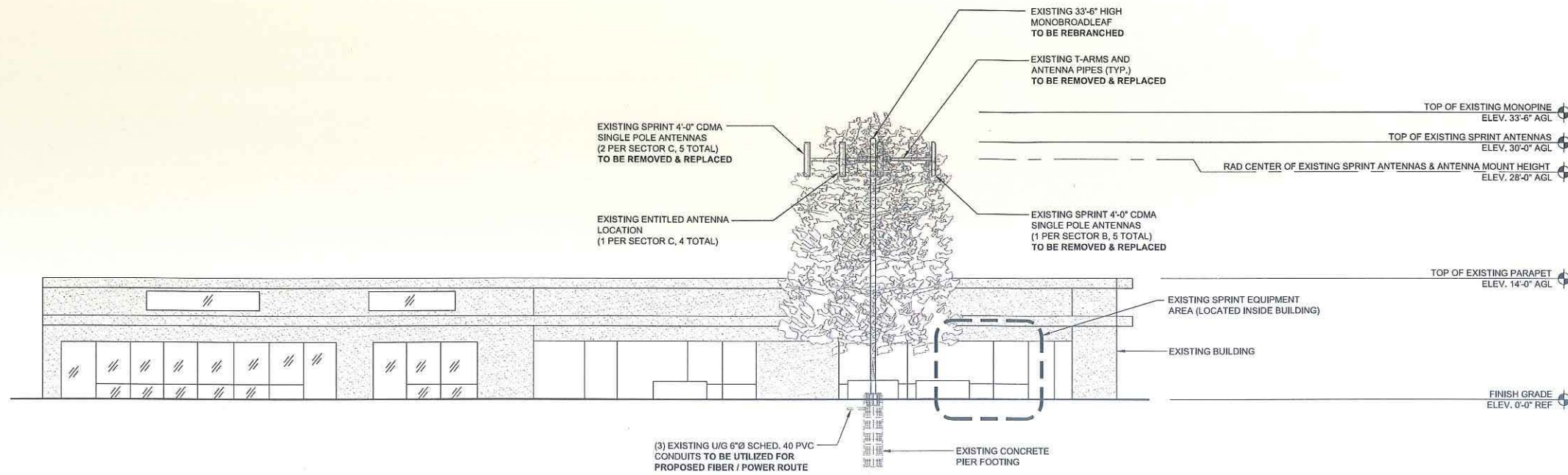
SOUTH ELEVATIONS

SHEET NUMBER:

A-6A 5

REVISION:

5



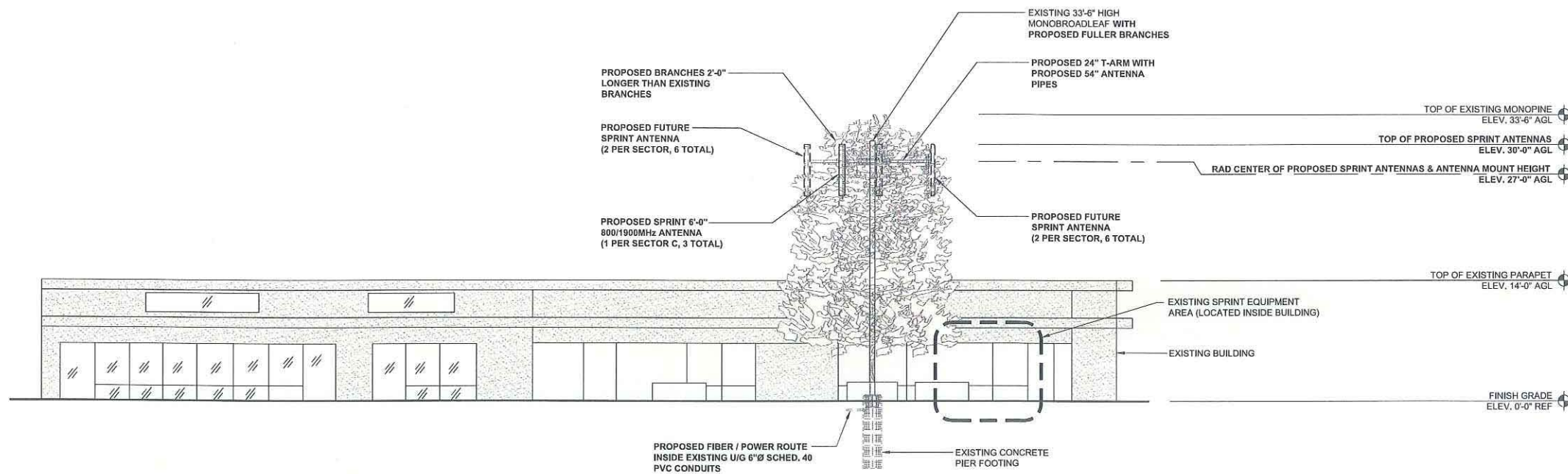
EXISTING WEST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)

1

NOTE:

1. INSTALLERS TO VERIFY LATEST RF DATA SHEET & PLUMBING / WIRING DIAGRAMS, PRIOR TO INSTALLATION.
2. PROPOSED RRHS TO BE PAINTED & TEXTURED TO MATCH EXISTING MONOBROADLEAF.
3. PROPOSED ANTENNAS TO BE COVERED WITH ANTENNA SOCKS PAINTED AND TEXTURED TO MATCH EXISTING MONOBROADLEAF.
4. EXISTING 33'-6" MONOBROADLEAF TO BE REBRANCHED WITH FULLER BRANCHES TO BETTER SCREEN ANTENNAS. PLEASE REFER TO PHOTOSIMULATIONS, G.C. TO FIELD VERIFY.
5. (P) BRANCHES TO BE 2'-0" LONGER THAN (E) BRANCHES, G.C. TO FIELD VERIFY.

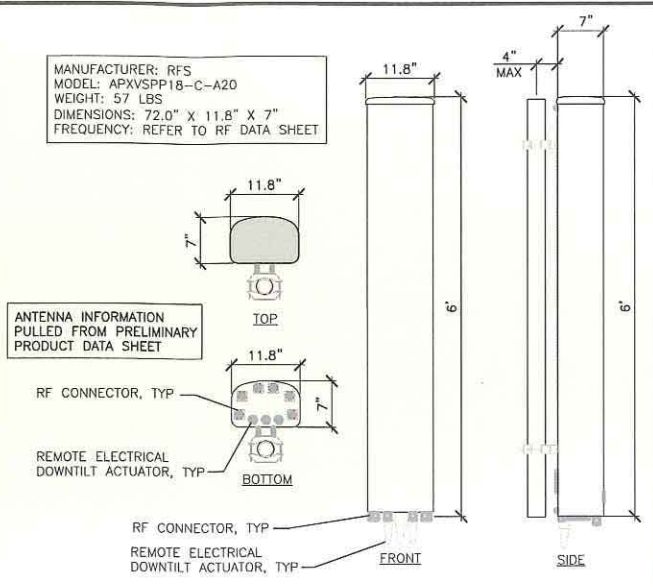


PROPOSED WEST ELEVATION

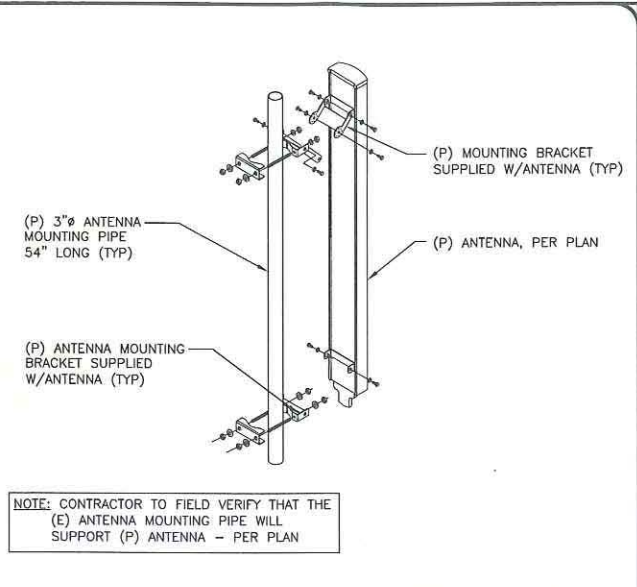
0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)

2

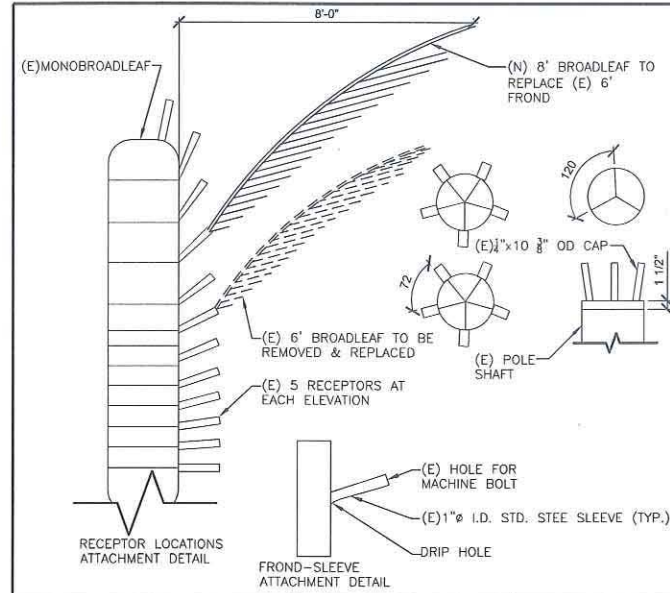
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOWN IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



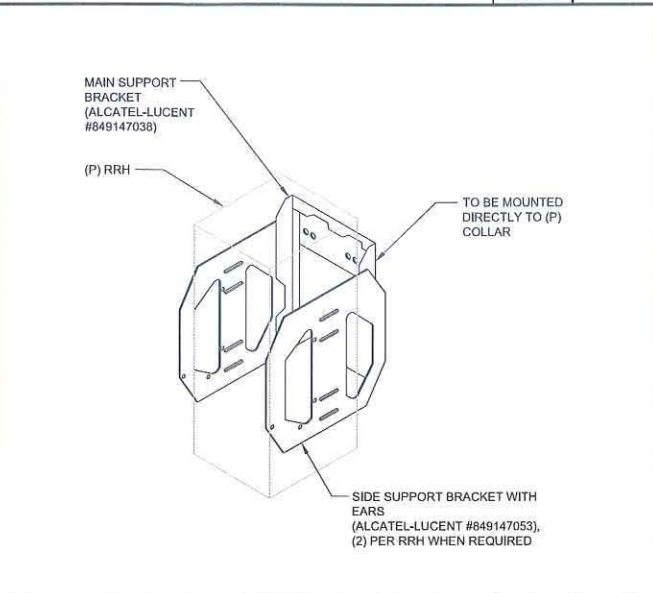
ANTENNA SPECIFICATIONS SCALE N.T.S. 2



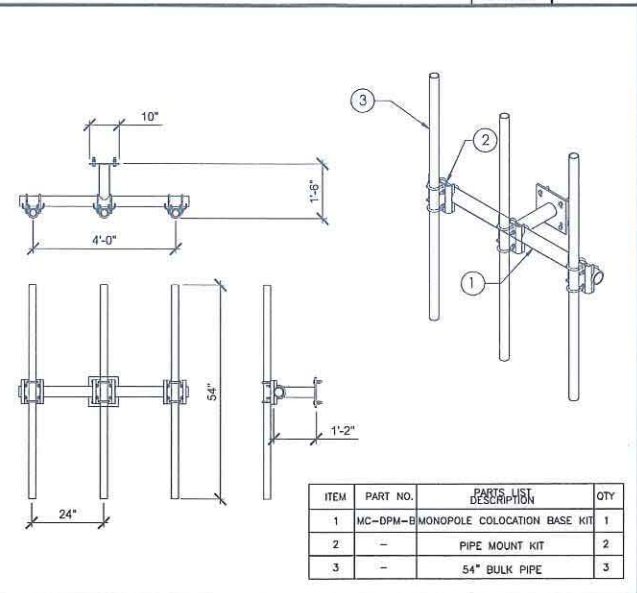
ANTENNA MOUNTING SCALE N.T.S. 5



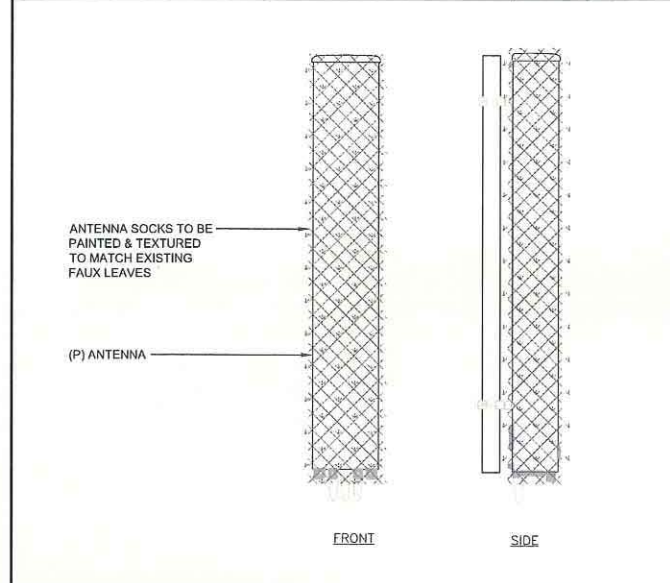
BROADLEAF EXTENSION SCALE N.T.S. 1A



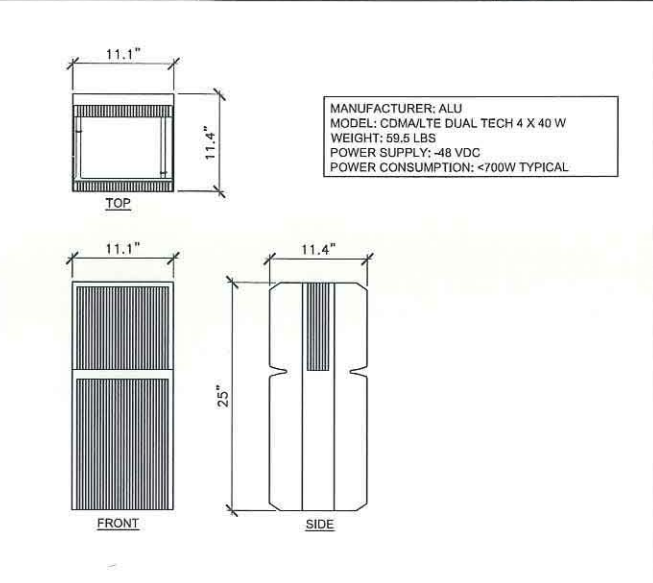
RRH MOUNTING DETAIL SCALE N.T.S. 3



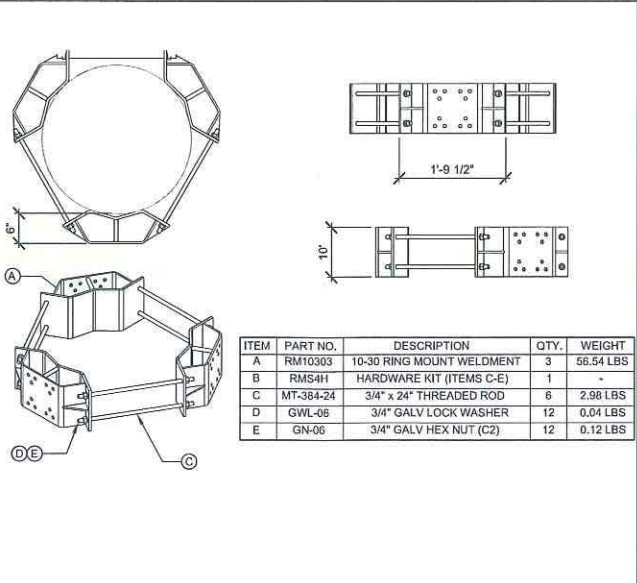
MONOPOLE PIPE MOUNT SCALE N.T.S. 6



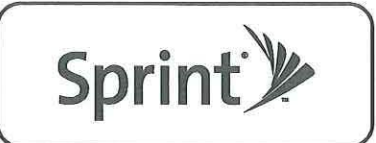
ANTENNA SOCK SCALE N.T.S. 1B



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



COLLAR MOUNT SCALE N.T.S. 7



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

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

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
COLEMAN PROPERTIES
SD34XC567
 7811 MISSION GORGE RD., STE. G
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SHEET TITLE:
ANTENNA DETAILS

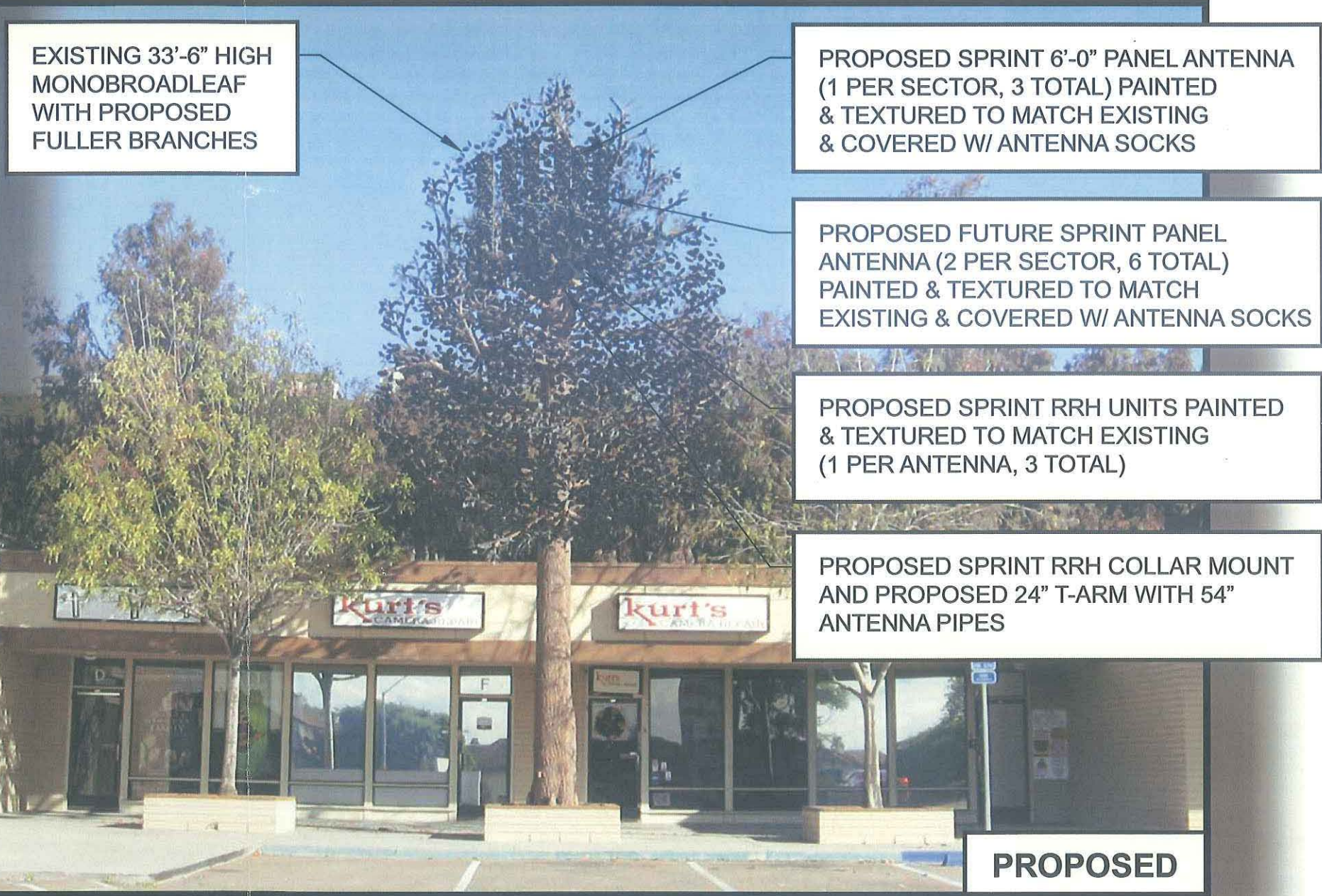
SHEET NUMBER: **A-7** REVISION: **5**



SD34XC567
COLEMAN PROPERTIES
 7811 MISSION GORGE RD, STE. G
 SAN DIEGO, CA 92120



Attachment 9



EXISTING 33'-6" HIGH MONOBROADLEAF WITH PROPOSED FULLER BRANCHES

PROPOSED SPRINT 6'-0" PANEL ANTENNA (1 PER SECTOR, 3 TOTAL) PAINTED & TEXTURED TO MATCH EXISTING & COVERED W/ ANTENNA SOCKS

PROPOSED FUTURE SPRINT PANEL ANTENNA (2 PER SECTOR, 6 TOTAL) PAINTED & TEXTURED TO MATCH EXISTING & COVERED W/ ANTENNA SOCKS

PROPOSED SPRINT RRH UNITS PAINTED & TEXTURED TO MATCH EXISTING (1 PER ANTENNA, 3 TOTAL)

PROPOSED SPRINT RRH COLLAR MOUNT AND PROPOSED 24" T-ARM WITH 54" ANTENNA PIPES

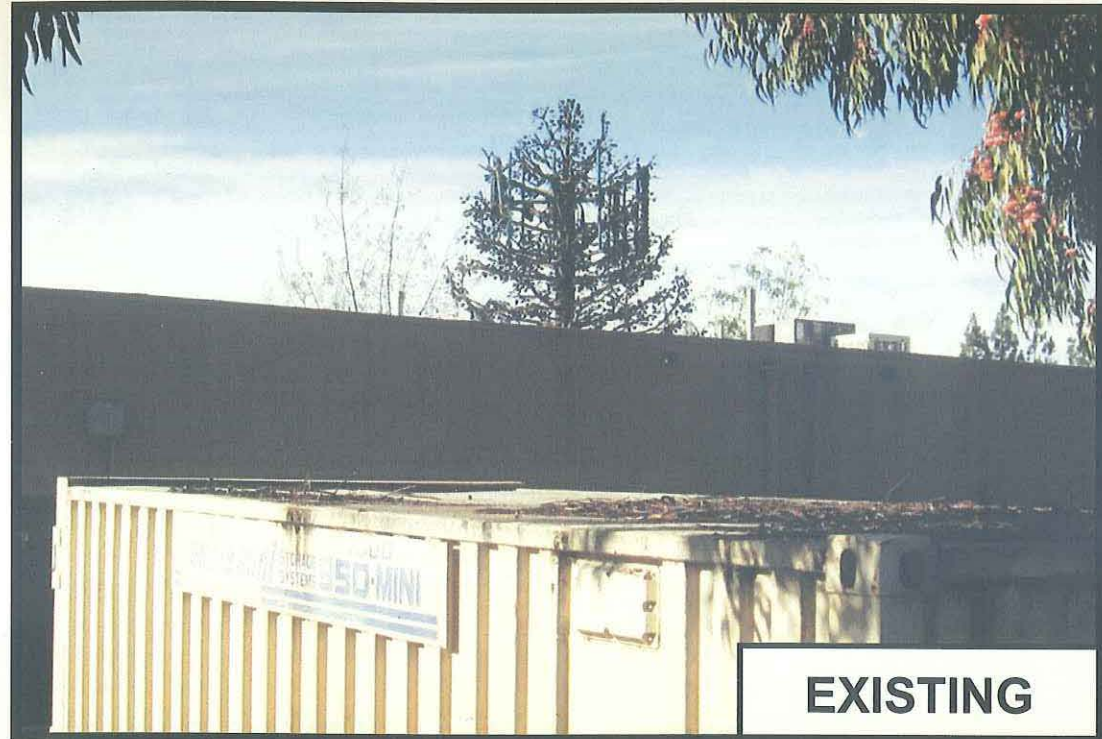
VIEWPOINT 1



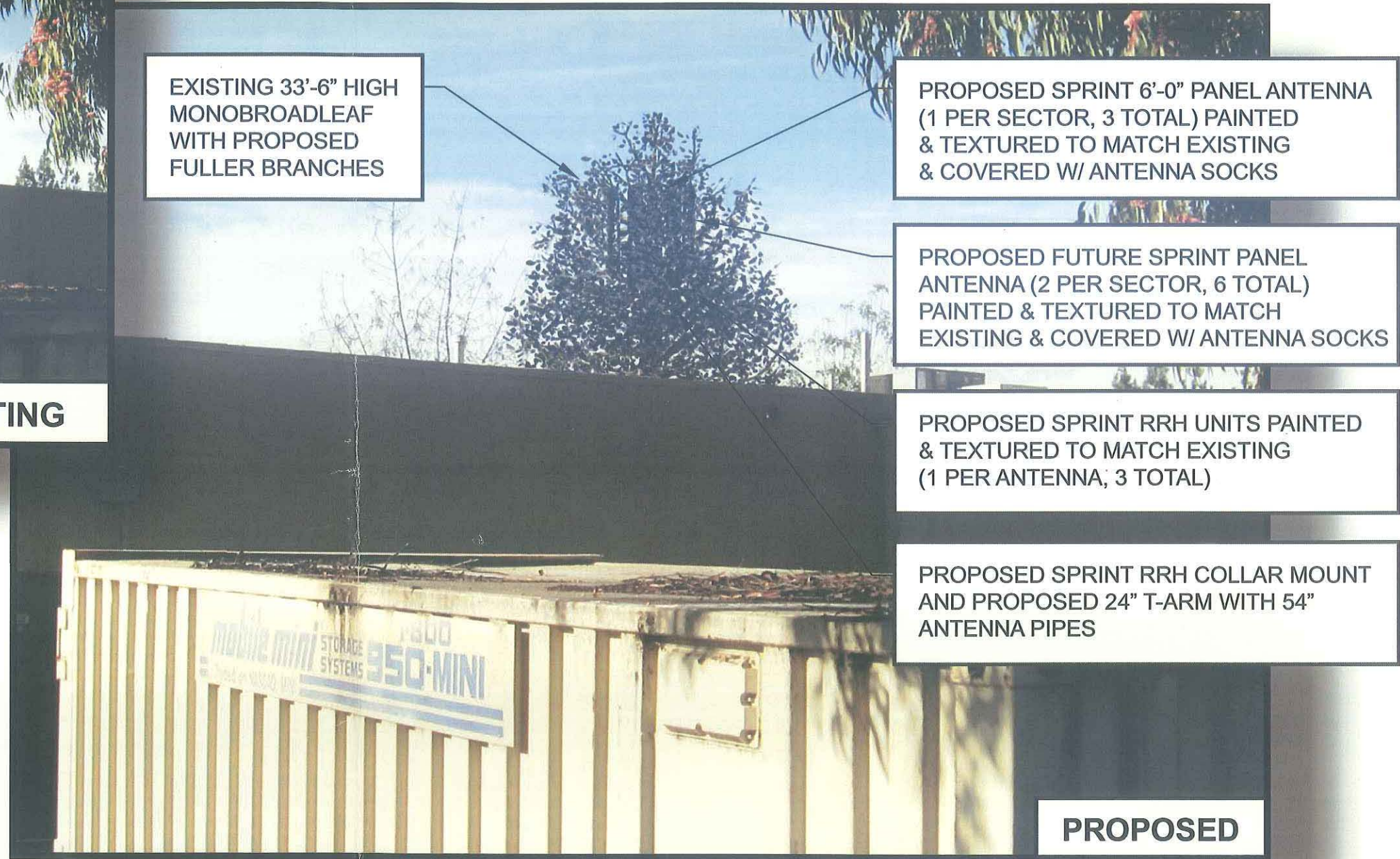
SD34XC567
COLEMAN PROPERTIES
 7811 MISSION GORGE RD, STE. G
 SAN DIEGO, CA 92120



Attachment 9



EXISTING



PROPOSED

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VIEWPOINT 2



Together with NEXTEL

SD34XC567 7811 Mission Gorge Road.

Photo Survey



Aerial View



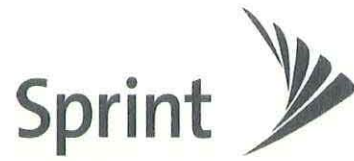
View looking southeast



View looking northeast



View looking southeast



Together with NEXTEL



View looking southwest

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Agenda for Monday, December 16, 2013

Zion Avenue Community Church, 4880 Zion Avenue

navajoplanners@cox.net

Call To Order: 7:00 p.m.

- Roll Call of Board Members

Vacant (Allied Gardens)	March 2014
Richard Burg (San Carlos)	March 2015
Lynn Murray (Allied Gardens)	March 2014
Matthew Adams (San Carlos)	March 2015
Sherry Kelly (Grantville)	March 2014
Steve Grimes (Del Cerro)	March 2015
Douglas Livingston (Del Cerro)	March 2014
Terry Cords (Allied Gardens)	March 2015
Michael McSweeney (Del Cerro)	March 2014
Marilyn Reed (Allied Gardens)	March 2015
Dan Smith (Grantville)	March 2014
Daron Teemsma (Grantville)	March 2015
Jay Wilson (Del Cerro)	March 2015
Dale Peterson (San Carlos)	March 2014
Mary Miller (San Carlos)	March 2014
John LaRaia (Grantville)	March 2015

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): M. McSweeney to consolidate 2 action items to consent calendar. Discussion of election committee proposed by M. Adams. M. Miller seconds. **Unanimous vote!**
- Approval of the October 21, 2013 Meeting Minutes: M. McSweeney D. Livingston seconds. **All in favor; Steve Grimes abstains due to absence.**

Officers Reports: 7:05 p.m.

- Chair's Report: **None**
- Vice Chair's Report:
- Treasurer's Report: **\$27.00 verified by M. McSweeney. Need \$18 in /Feb for domain site and \$10 in May. Numerous offers from NCPI Board to pay out of pocket.**

Elected Officials' Reports: 7:10 p.m.

Office McElroy: **Crime trends on low. College area team working Mission Valley for holiday season. Burglars breaking into small restaurants. Caught 5 after investigation. Group of Asian Gangsters. Trolley security and SDPD sting wrote >50 tickets. Couple of burglaries concerning yard decorations in Allied Gardens area. Officer posting on NextDoor.com. M. Reed asks about assaults along Fairmont/Friars/Rainier streets over 7 months appears to be increase. Officer McElroy not seeing/aware of any trend. Stats can be deceiving. J. Pilch asks Officer McElroy if he had heard about a home**

invasion robbery on Golfcrest. Citizen asking about speeding/texting issue and if high on radar of SDPD?

Councilman Sherman (Rep Ryley Webb): Liz checked with Princess View going to be repaired in Jan. Weds Dec 18 Serra Mesa library water wise workshop David Akin to hold and discuss conserving water, bill paying, etc... San Carlos library 40th anniversary. Newsletter for Dec out. Last one of the year. Follow on Face book and /Twitter. Last week an allied garden homeowner had decorations stolen (\$1,500). Lowes and Home Depot and other community organizations along with Councilman Sherman's office were able to obtain donations to restore the homeowner's yard. L. Murray asks about car being tagged with obscene words in washable paint. Ryley states they can report to Councilman's office and they will report to police to see if a trend is occurring. Citizen asks if any plans to finally rebuild San Carlos library. Councilman Sherman's office has assisted in securing a \$1,000,000 grant to fund design phase.

Congresswoman Susan Davis (Jonathan Hardy): House passed budget first in 4 yrs. Senate to vote on it this week. Congresswoman to be in Navajo Community during winter recess. Jonathon brought along copies of newsletter (Davis Dispatch). On page 3 there is a survey asking community about important issues. D. Smith asks about flooding issues in Grantville.

Public Comment on Non-Agenda Items (3 minutes each):

Larry Webb: Asks for spot on agenda next month for emergency evacuation easement along Old Cliffs Rd.

Anthony Wagner: Planning Commissioner offers to discuss workshop (25 minutes approx.) given to planning groups to be more effective in communicating with planning commission. D. Smith asks if anything coming up with planning commission concerning Navajo area. Anthony asks if NCPI would like an alcohol licensing workshop he would be happy to put one on.

Sherry Kelly: Presents plaques to 3 deserving Spring Fest volunteers. Marilyn Reed Carnival ride chairperson did the best job in all the yrs. John Pilch has volunteer for many years. J. Wilson has helped for many years and was in charge of recycling and permits and funding flipping pancakes.

7:15 p.m. Informational Presentations:

March election. Under bylaws election committee needs established. Going to be on Jan calendar.

Update on City Wide Planning Group meeting: Dan Smith thanks M. Reed, J. Wilson, and M. Miller for attending CPC meetings. A 600-24 policy committee outlines responsibility has been updated. Plan amendment update. Storm water master permit issue Bill Harris should be invited to address NCP Would like to bring flooding issues before NCPI. Cap improvement monies 5-year plan. NCPI need to be involved in. Conforming and non-conforming uses of property. Properties may not conform to current rules. Food truck issue, underground utility boxes, medical marijuana ordinance back, bike lanes placed throughout city alcohol licensing procedures, plastic bag. D. Smith would like to see committees formed to discuss and deal with these various issues. J. Wilson: Capital improvement plan 5-year project. Realistic plan for 5-year infrastructure improvements. M. Adams going to add CPC representative to our monthly meeting. J. Pilch asks where 600-24 revision is now. Substantial revisions ongoing. Draft available on CPC website.

Action Items:

Sprint SD34XC567- Project No. 306869 Coleman Properties: Sam Gudino, Technology Associates: Moved to consent calendar. **Unanimously vote!**

San Carlos Medical Center: 4G/LTE upgrade of telecommunications facility on 7430 Jackson Drive:

Whitney Rugg, DePratti, Inc: Moved to consent calendar. Unanimously vote!

All-Way Stop sign request for Laurelridge and Ofria Avenue: Ryley Webb: Speed study and stop sign study conducted. It did not score 20 points (scored 9 points) needed. Local homeowners here to present to NCPI. City conducted manual traffic counts at location. Speed study (24 hr. measurement period) conducted in Feb. Average speed 31 mph. Traffic Engineering could not place speed bumps due to emergency route. Qualified for flashing speed signs.

Greg Magnesun: 3rd generation resident. Realize they did not score enough points. Laurelridge main outlet for Daillard. Very high speeds along Laurelridge. Double yellow lines painted by city but that seems to have made speeds worse. Approx. (8-9 2 opposed) neighbors in attendance. Resident's hands out paper. Arlen Staggs lived in neighborhood since Oct 2012. His puppy was hit dog lived. Woke up owner that it could have been a child. Too many children and dogs living in neighborhood. Drew Walker: practicing real estate and knew traffic would be a problem. Traffic volume immense. Speeding and volume of traffic has more impact on home value than stop signs. Cory Toran lived on Laurelridge for 10 yrs. /Folks really fly down the street. Dangerous climate on street and a matter of time before Mike Casinola: lives on corner where stop sign would be installed. People speed down the street. Does not want stop sign in his front yard. He would be impacted by installation on stop sign. No access to school from Laurelridge. Will create noise in front of his house. Manny Goriano lives in corner house and says wife would not be able to back out of driveway with stop sign on corner. Lived in house for 10 yrs. Larry Sedao lived in house since 1995. Not notice speeding at first. States double yellow line has caused more speeding down street. Cannot get out of driveway during school start and stop. Suggest having police patrol for speeding. Sara Carron lived on street for 10 yrs. Often motioning for cars to slow down. A quality of life issue for street. J. Pilch asks that email sent from SCAC president) gets in record. Most people did not want all-way stop sign placed. Stop sign might make it difficult for ingress and egress. SCAC does not have position on issue. Mary Dedao grew up in San Carlos mentions the slow down signs that used to be given out by SDPD. Suggest working with homeowners to remind them to slow down. J. Wilson says to check 20th and B upstairs. Stop signs do not control speed but right-of-way. S. Kelly believes this issue is being confronted by all in room (not just Laurelridge). See if police could be parked in area. D. Smith asks if it takes a sworn officer to give traffic ticket. Suggest finding money for speed bumps throughout Navajo. M. Miller asks distance between Parkridge and Sibola. Numerous people state approx. ¼ mile and if this only way out of school. D. Peterson lived in neighborhood for 5 yrs. Thinks traffic would divert over to Forrestal if stop sign placed. Suggest maybe reintroduction of signage might be useful. M. Reed realizes it went by alternative method. It would have helped if a petition was circulated and suggest one might be stated. D. Livingston empathetic to concern was in neighborhood today and people on his bumper. T. Cords drove intersection this evening knows most of problem in afternoon school out. Likes Doug's ideal. T. Grimes echoes Dale sentiments. R. Burg suggests removing double yellow line. M. McSweeney lot sizes 60 ft. wide. 2/10 mile smartest thing is to remove double yellow line and install bot dots to warn people. M. Adams trying to be responsive to community looking for solutions to slowing thing down not necessarily stop signs. Budget issues prevent society staff form attending these meetings. Suggest we send letter to Traffic to respond to us/ community to what they think is the appropriate response to the community and the issue. J. Wilson makes motion NCPI draft and send letter to Senior Traffic Engineer and Councilman Sherman) requesting they do a full evaluation on traffic calming remedies on Laurelridge. M. McSweeney seconds. M. McSweeney asks if more appropriate to send to Councilman Sherman. J. Wilson states response time would be food. Unanimous vote!

Community Group Reports:

- Grantville Stakeholders Group –Matt Adams: Document still being evaluated. Brian Schoenfish to be at Jan meeting to give update.
- Allied Gardens Community Council – Marilyn Reed: Creating a parking district meeting held in Nov majority against it. Another meeting to be held no date yet. Anthony Wagner arranging meeting to deal with Kaisers employees parking throughout neighborhood.

- Del Cerro Action Council – Jay Wilson: Next meeting Jan 23, 2014. Mayoral candidate forum potential.
- San Carlos Area Council – John Pilch: Next meeting Jan 8th at 6 pm San Carlos library Doug Curlee (New Editor of Mission Times Courier) to speak.

Old Business/New Business/ Adjourn: January and February meetings 4th Monday of month due to holidays!



THE CITY OF SAN DIEGO

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 SD34XC567

Project Address:
 7811 Mission Gorge Road

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):
 MICHAEL Coleman
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 8629 NOTTINGHAM PC
 City/State/Zip: LA JOLLA CA 92037
 Phone No: 858 453-4765 Fax No: SAME
 Signature: [Signature] Date: 11-26-12

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

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

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 27, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 13, 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: PLANNED DEVELOPMENT PERMIT
ENVIRONMENTAL EXEMPTION/PROCESS 4
PROJECT NUMBER: 306869
PROJECT NAME: SPRINT COLEMAN PROPERTIES LTE
APPLICANT: Sam Gudino

COMMUNITY PLAN AREA: Navajo
COUNCIL DISTRICT: 7

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5984, Stse@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) to modify an existing Wireless Communication Facility (WCF) consisting of three replacement antennas to upgrade to 4G technology. The equipment associated with this project will continue to operate inside the existing building, not visible to the public. The site is located at 7811 Mission Gorge Road in the CN-1-2 zone of the Navajo Community Planning area and Council District 7.

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 January 13, 2014 and the opportunity to appeal that determination ended January 28, 2014.

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: 24003467

Revised 10-4-12 HMD-

Sprint Coleman Properties LTE
PROJECT CHRONOLOGY
PTS #306869 INT #24003467

Date	Action	Description	City Review	Applicant Response
12/19/2012	First Submittal	Project Deemed Complete		
1/22/2013	First Assessment Letter		34 days	
10/30/2013	Second Submittal			281 days
12/13/2013	Second Assessment Letter		44 days	
01/30/2014	Third Submittal			48 days
01/31/2014	All issues resolved		1 days	
3/13/2014	Planning Commission Hearing		43 days	
Total Staff Time:		Including City Holidays and Furlough	118 days	
Total Applicant Time:		Including City Holidays and Furlough		329 days
Total Project Running Time:		From Deemed Complete to PC Hearing	447 days	



Technical Analysis and Site Justification

Sprint: SD34XC567- Coleman Properties
 7811 Mission Gorge Road. San Diego, CA 92120
 APN: 456-310-09

99-0923-52

Background

The proposed modification of an existing Sprint site at the subject address is necessary for the on-going functioning of the Sprint Wireless Network. The project site has been in existence and operation since 1996. Sprint is requesting a 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 of an *existing* facility. The wireless networks have been developed in a systematic manner over time, in which site locations were as follows

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

The objective for the proposed modification is to provide better coverage to the commercial, single and multi-unit residential zones in the Southeastern San Diego and Hwy 8 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 7811 Mission Gorge Road was identified as the best location for the desired search ring's objective, since the existing monopine could accommodate and stealth the necessary wireless equipment, and be able to provide coverage to adjacent residential uses from a commercial center. In addition, it allowed for improved and expanded coverage along the busy hwy 8 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 Southwestern 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:

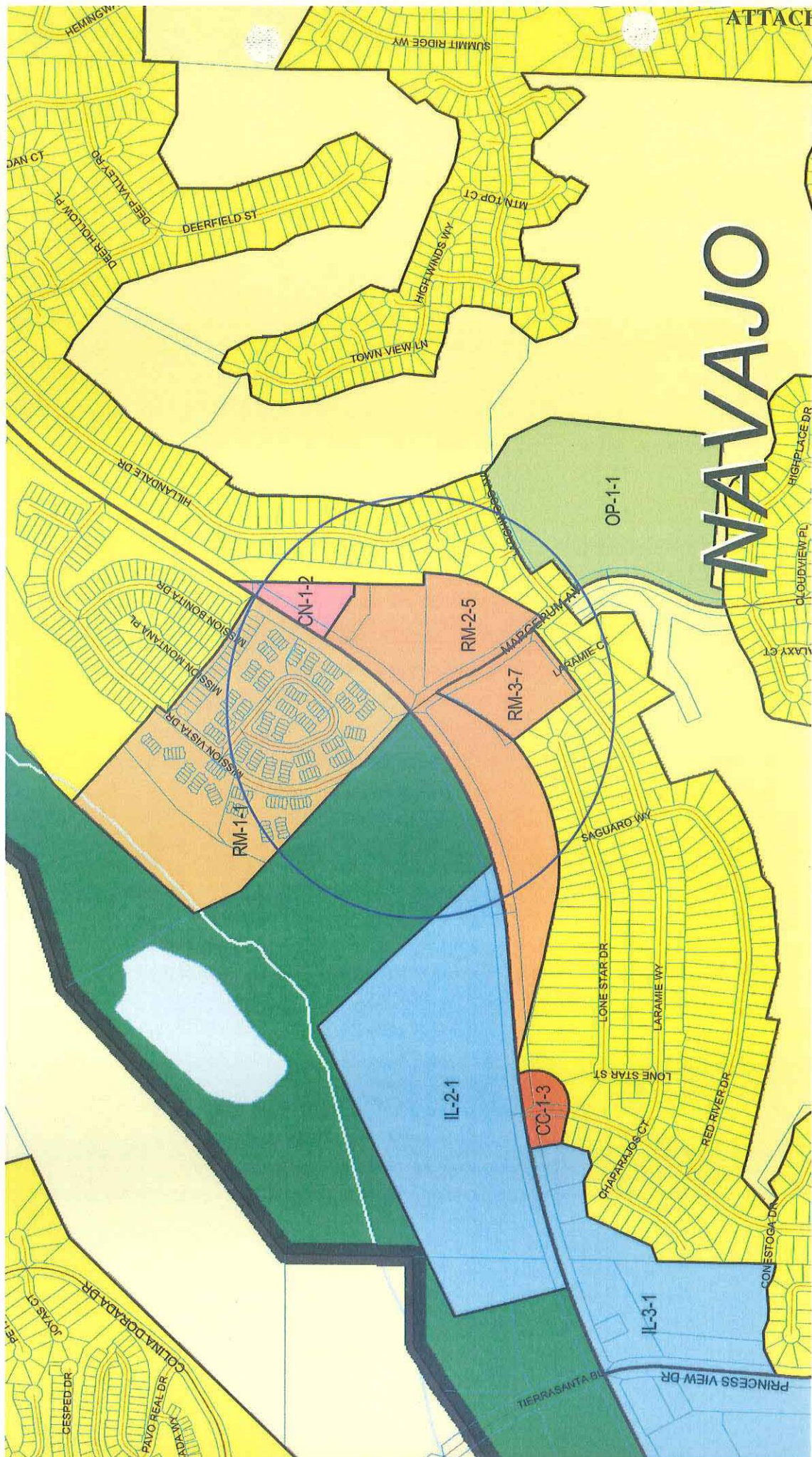
- The site occupies relatively high ground compared to the surrounding area
- The existing Sprint installation can accommodate the proposed technology upgrade without any additional construction or visual exterior impacts
- The subject monopine allows for a superior antenna height of 35' above ground 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 7811 Gorge Road.

Justification Map

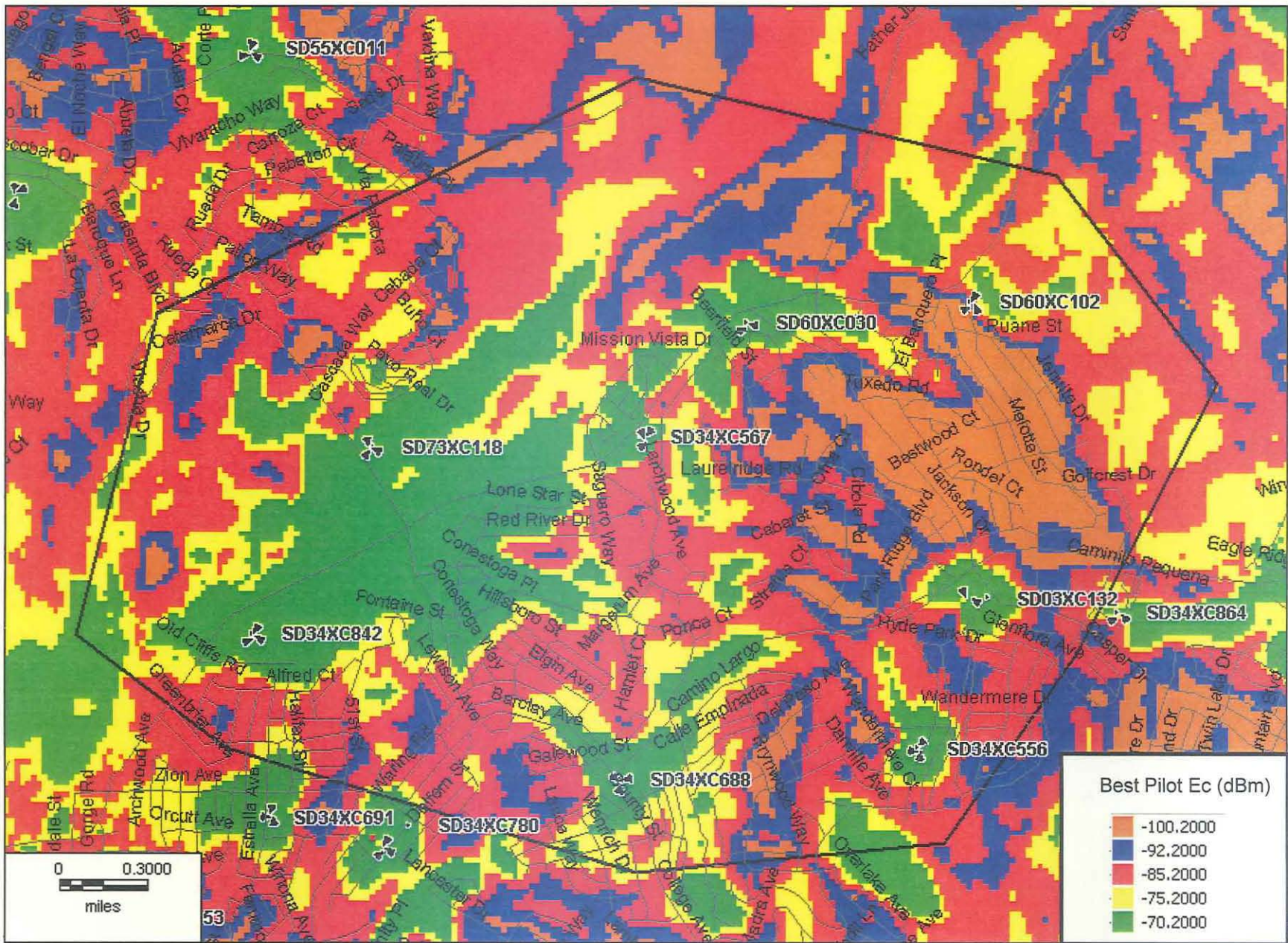


San Deigo Propagation Maps

SD34XC567

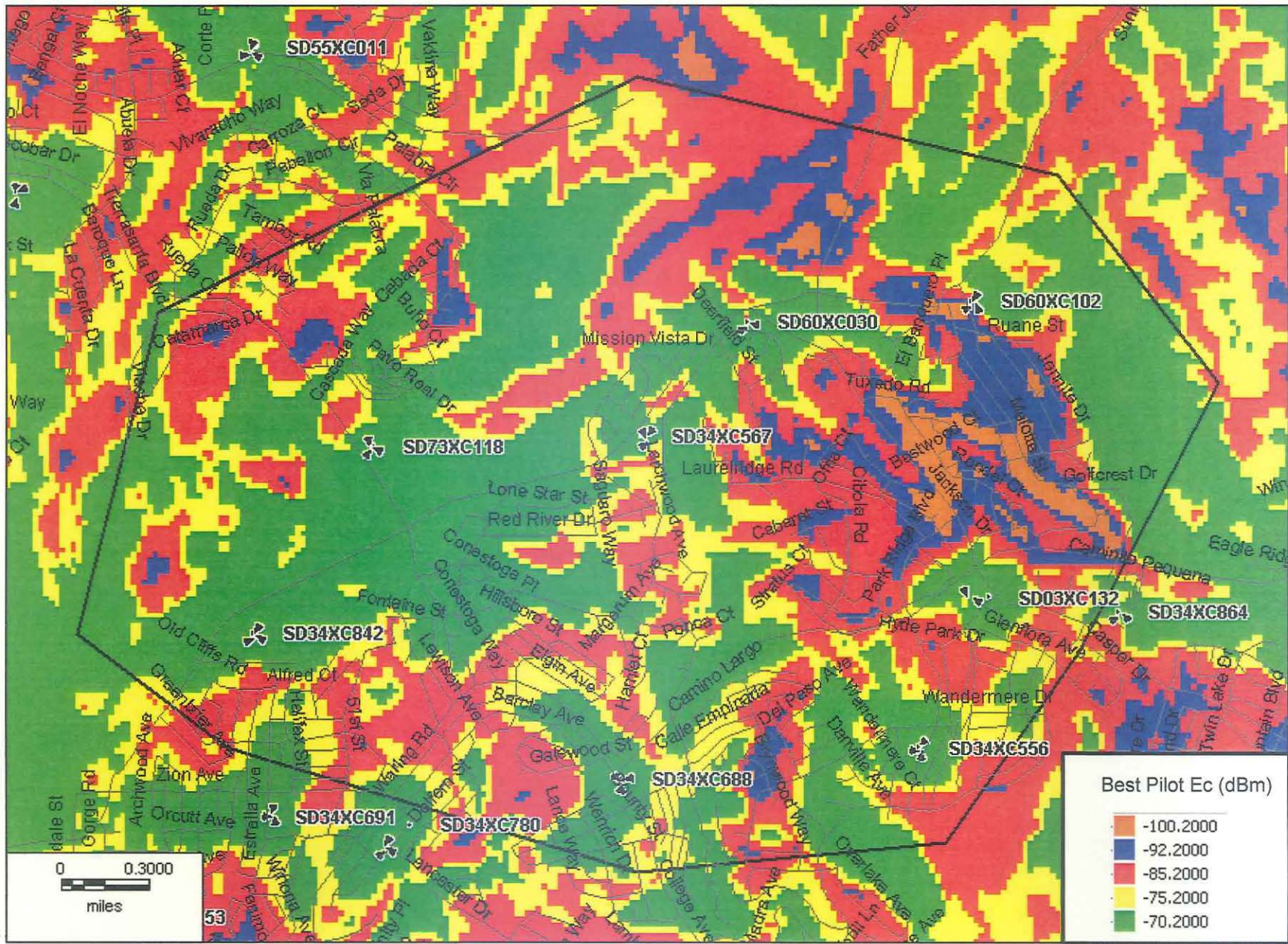
SD34XC567 Coverage with neighboring sites : Current Design

ATTACHMENT 16



SD34XC567 neighboring sites Coverage: Proposed Configuration

ATTACHMENT 16



October, 2013

Simon Tse
City of San Diego
Development Services Division
1222 First Ave.
San Diego, CA 92101

RE: Draft Findings
Sprint SD34XC567 (Coleman Properties)
7811 Mission Gorge Rd. San Diego, CA
APN: 456-310-09

Simon:

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

The facility will not be readily recognizable by the general public. Proposed antennas will be fully screened behind faux leaves. Old branches are being replaced with newer and fuller branches that will further help to screen the new antennas. Equipment cabinets are located within building and are not visible to the public.

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

The proposed project will be desirable to the public convenience and welfare by providing essential communication service in the area. The proposed use is compatible with the existing uses of the subject property as well as the surrounding properties. Additionally, the subject property possesses unique characteristics that make it an ideal location for the facility.

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

The proposed project is a minor change to the property as a whole and will not affect the commercial character of the area. While the faux tree will remain a 'monobroadleaf', the overall appearance of the tree will be improved by the addition of branches to help further screen the antennas and associated equipment as well as the replacement of any older branches that have lost their ability to blend within the surrounding areas.

Sincerely,
Sam Gudiño



COPY

THE CITY OF SAN DIEGO

Date: December 19, 2001

Applicant: Riley and Associates, LLC. **Agent For: Sprint PCS**
9275 Sky Park Court, Suite 105
San Diego, CA 92123
Attn: Robert Krebs

Permit No.: 99-0923-52 Minor Telecommunication Facility Administrative Approval,
Project Name: COLEMAN PROPERTIES

Addresses: 7811 Mission Gorge Road

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

DEVELOPMENT SERVICES ACTION:

It has been determined by **Development Services** that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed with the Conditional Use Permit (Process Three). This decision is based on the City of San Diego's Communication Antenna Regulations, Municipal Code Section 141.0405. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15061 (b)(3).

Development Services grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated December 19, 2001. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Development Services.
- The facility will consist of a total of nine panel antennas (three arrays of three antennas) installed on a faux Ficus tree in one of three existing planter boxes in the parking lot of a one-story commercial building.



- The antenna arrays shall be concealed by the artificial foliage. The antennas and the mast arms holding the arrays shall not extend out beyond the canopy of the tree. The design and construction of the tree shall provide a sufficient amount of artificial leaves to conceal the antennas and look realistic.
- The facility shall include a 292 square-foot equipment lease area located on the interior ground floor of the building. The equipment storage will house up to four equipment cabinets and associated electronic equipment.
- This Conditional Use Permit and corresponding use of this site **shall expire on December 19, 2011**. 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.
- Prior to the expiration date of this Conditional Use Permit, the Permit Holder may request an Administrative Extension of Time to the permit for an additional ten years. An Administrative Extension of Time may be granted by Development Services if it is determined that no material change in circumstance has occurred that would effect the validity of the Conditional Use Permit as a Minor Telecommunication facility.

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Services Division and stamped with the **Development Services** "CONFORMS" stamp. All modifications to this structure or site not directly approved by this permit shall require further review by Development Services. The Permittee must submit construction documents for building permits within six months from the date of this approval or this authorization shall be null and void.

INFORMATION ITEM ONLY:

Please note that an **Administrative Planning Hold** will be placed on the Final Clearance of the building permit process for this project to ensure compliance with the approved plans and associated conditions. Please contact the Project Manager listed below to schedule an inspection of the completed facility prior to calling for your final clearance inspection from your building inspection official. Please schedule this administrative inspection at least five working days ahead of the requested inspection date.


Patrick Hooper, Project Manager
Development Services Department