



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 3, 2016

REPORT NO. HO 16-004

ATTENTION: Hearing Officer

SUBJECT: AT&T SOLEDAD CHURCH
PTS PROJECT NUMBER: 421377

LOCATION: 6605 La Jolla Scenic Drive

APPLICANT: Caitlyn Kes, DePratti, Inc.

SUMMARY

Issue(s): Should the Hearing Officer approve a Wireless Communication Facility (WCF) at 6605 La Jolla Scenic Drive within the La Jolla Community Planning area?

Staff Recommendation(s) – Approve Conditional Use Permit (CUP) No. 1624631.

Community Planning Group Recommendation – On December 3, 2015, based on a recommendation from the Development Permit Review Committee, the La Jolla Community Planning Association voted 7-0-1 to recommend approval of the AT&T Soledad Church project (Attachment 8).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 16, 2015, and the opportunity to appeal that determination ended December 31, 2015 (Attachment 7).

BACKGROUND

AT&T Soledad Church is an application for a CUP for an existing WCF located at 6605 La Jolla Scenic Drive in the RS-1-2 zone. The site is designated Very Low Density Residential in the La Jolla Community Plan. The surrounding uses include residential to the north, east and west and a school is located to the south (Attachments 1, 2, and 3).

AT&T originally received an approval on December 15, 2003 for three 25-foot tall light poles each supporting one panel antenna within a radome. The equipment enclosure was approved for

250-square feet, but was constructed at 205-square feet. The original permit expired in 2013 and AT&T is requesting a new permit to upgrade their facility and continue operating at this location. WCF are permitted on non-residentially used properties located in residential zones with a CUP, pursuant to Land Development Code Section (LDC) 141.0420(e)(1).

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCF should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The expired approval consists of three 25-foot tall light standards that currently support one antenna each within an 18-inch square radome. AT&T is proposing to replace the light standards with 30-foot tall light standards that will conceal two panel antennas and associated components within a 24-inch square, 10-foot long radome (Attachments 13 and 14). Two additional equipment cabinets are proposed inside the equipment enclosure, but no modifications are proposed to the exterior. This project complies with the General Plan recommendations because each antenna is concealed within a radome on a stealth, slim-line profile light pole. Views of the poles are obscured by the existing mature landscape on the property and the street trees along Soledad Mountain Road (Attachment 10 and 13).

Council Policy 600-43 assigns preference levels to WCF proposed on different land uses. The proposed project is located within a Preference Three category, corresponding to projects that require a CUP, Process Three. This requires the applicant to substantiate why lower preference level sites could not be used. AT&T submitted coverage maps demonstrating that the area has variable coverage without the site, and that with the installation; coverage for the area improves significantly (Attachment 9). AT&T's search ring includes mostly single-dwelling unit residential as well as school sites and other church properties. Their decision to continue operating in the Mt. Soledad Presbyterian Church parking lot, where other WCF are currently located, would have the least impact on the surrounding neighborhood.

Based on its design, the project complies with the WCF Regulations (LDC 141.0420). The Community Planning Group supports the project, and staff has prepared draft findings in the affirmative to approve the CUP (Attachment 5). Therefore, staff recommends approval of CUP No. 1624631 (Attachment 6).

ALTERNATIVES

1. Approve Conditional Use Permit No. 1624631 with modifications.
2. Deny Conditional Use Permit No. 1624631 if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Karen Lynch, Development Project Manager

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. Community Planning Group Recommendation
9. Coverage Maps
10. Photo Survey
11. Ownership Disclosure Statement
12. Notice of Public Hearing
13. Photosimulations
14. Plans

Rev 7/15/15pjf

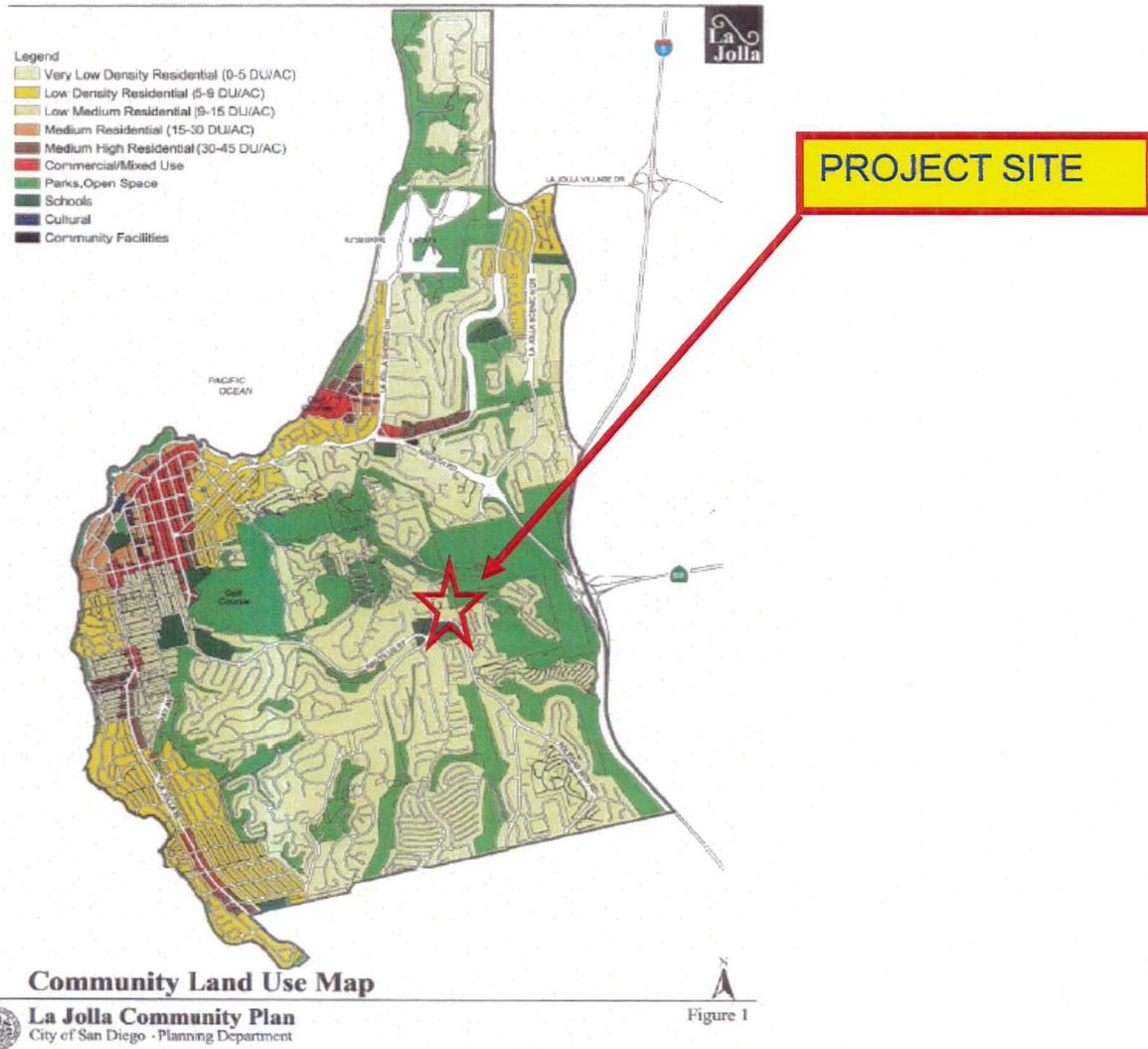


Aerial Photo

AT&T - SOLEDAD CHURCH PROJECT NUMBER 421377

6605 La Jolla Scenic Drive



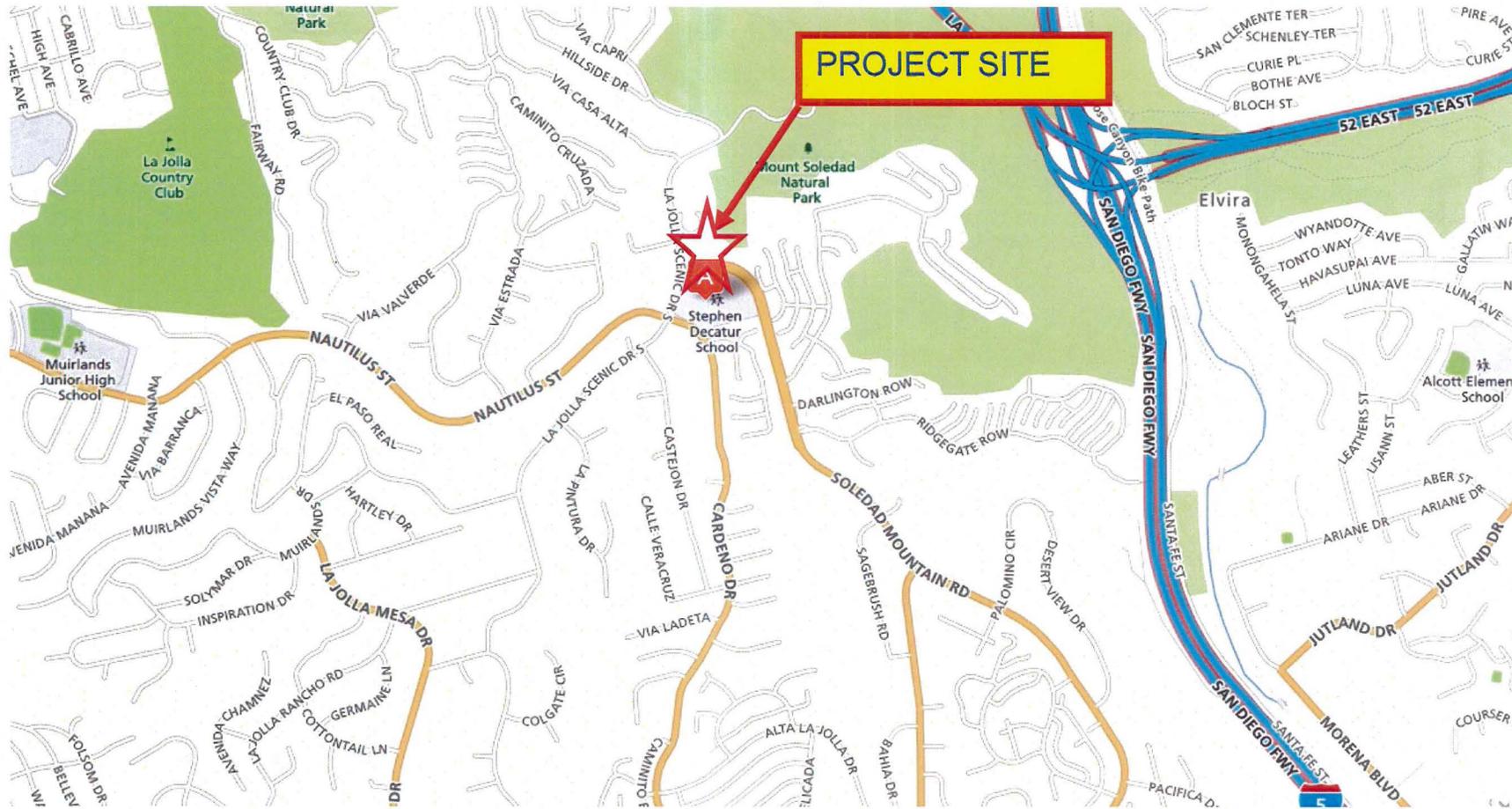


LA JOLA COMMUNITY PLAN MAP



AT&T - SOLEDAD CHURCH
PROJECT NUMBER 421377
6605 La Jolla Scenic Drive





Project Location Map

AT&T – SOLEDAD CHURCH
PROJECT NUMBER 421377
6605 La Jolla Scenic Drive



PROJECT DATA SHEET

PROJECT NAME:	AT&T Mobility - Soledad Church	
PROJECT DESCRIPTION:	A wireless communication facility consisting of the replacement of three 25-foot tall light poles with three 30-foot tall light poles, each supporting two panel antennas concealed within a radome. Associated equipment is in a 205-square foot enclosure.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-2 HEIGHT LIMIT: 30-feet FRONT SETBACK: 25 feet. SIDE SETBACK: .08 feet x lot width REAR SETBACK: 25 feet.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-2.	Residential
SOUTH:	School; RS-1-2.	School
EAST:	Residential; RS-1-2.	Residential
WEST:	Residential; RS-1-2.	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 3, 2015, the La Jolla Community Planning Association voted 7-0-1 to recommend approval of the AT&T- Soledad Church project.	

**HEARING OFFICER
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1624631
AT&T SOLEDAD CHURCH
PROJECT NO. 421377**

WHEREAS, Mount Soledad Presbyterian Church, Owner and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1624631 on portions of a 5.53-acre site;

WHEREAS, the project site is located at 6605 La Jolla Scenic Drive in the RS-1-2 zone of the La Jolla Community Planning area;

WHEREAS, the project site is legally described as Lot 1 of Muirlands Presbyterian Church, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4819, filed in the Office of the county Recorder of San Diego County, August 4, 1961;

WHEREAS, on February 3, 2016, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) No. 1624631 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 16, 2015, 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;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated February 3, 2016.

FINDINGS:

Findings for Conditional Use Permit Approval – Section §126.0305

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

The La Jolla Community Plan and Local Program Land Use Plan recommends that Wireless Communication Facilities (WCF) be analyzed for visual impacts and to ensure public review and comment for any projects proposed to be located in residential areas. It goes on to recommend adherence to the Wireless Communication Facilities Policy. Council Policy 600-43, Wireless Communication Facilities, categorizes land uses into preference levels designating commercial and industrial uses as the highest preference level for locating WCF and residential as the lowest preference. This project is a Preference 3 location (non-residential use in a residential zone), which means that lower preference sites must have been evaluated and deemed unacceptable. In

this case, the search ring is comprised of properties zoned for residential and open space. There are several other properties in the search ring that include schools and churches, but the majority of uses are single-unit residential. AT&T was originally approved in 2003 to install antennas on parking lot light poles in the Mount Soledad Presbyterian Church parking lot where Verizon was already located and T-Mobile was approved at approximately the same time. Sprint received approval to do a similar installation a few years later. All of the original permits included expiration dates and Verizon was recently approved for the same design that AT&T is currently proposing. Eventually all of the light poles will be replaced to replicate the new design.

In addition to the La Jolla Community Plan and Local Program Land Use Plan, 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 existing AT&T 25-foot tall parking lot light poles each conceals one antenna within an 18-inch square radome that is 6-feet long. The light poles will be replaced with 30-foot tall poles which will support two antennas each in 24-inch square radomes that will be extended to 10-feet in length. A new light fixture in scale with the replacement pole and radome is also proposed. Eventually, all of the WCF light standards will have the same appearance and will not present a disruptive element to the neighborhood context. The parking area has several mature trees that will obscure the light standards from many directions. The proposed design will allow the provision of wireless service to the surrounding area in a way that is compatible with the church property and the surrounding development pattern.

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 and the La Jolla Community Plan and Local Program Land Use Plan.

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

This project consists of the replacement of three 25-foot tall light standards with three 30-foot tall light standards that will each support two antennas each. The antennas are proposed to be concealed within a 24" square, 10-foot long radome. Equipment associated with the antennas will be located in an existing 205-square foot equipment enclosure at ground level. The project is located at 6605 La Jolla Scenic Drive in the RS-1-2 zone of the La Jolla 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.” The applicant has provided a RF Electromagnetic Fields Exposure Report to demonstrate that the proposed project will be consistent with the FCC 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 allowable deviations pursuant to the Land Development Code; and

WCF are permitted on non-residential properties that are zoned residential with a CUP, Process Three approval. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCF “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.”

The project site is located within the Coastal Height Limitation Overlay Zone, which restricts height to 30-feet. This project proposes to replace three existing 25-foot tall light standards that currently support one antenna each within a radome. The new light poles will be 30-foot tall and will support two antennas in a slightly longer radome. No deviations are proposed with this project.

A new light fixture proportional to the new pole and radome is also included as part of the project. Design of the light poles and associated radomes is similar to the other parking lot light poles and the 24-inch square, 10-foot long radome is the maximum configuration to maintain a stealth light pole appearance. Two new cabinets are proposed within the equipment enclosure, but no modifications to the exterior are proposed with this project.

While WCF are encouraged by both City Council Policy 600-43 and the WCF Regulations to locate away from residential uses, wireless carriers are required to provide coverage throughout their coverage area. In this case, the proposed location is less preferable than a commercial or industrially-zoned property with no residential use, but is more preferable than locating in a residential zone with a residential use.

This project does not propose any deviations and it complies with the applicable regulations of the Land Development Code.

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

Council Policy 600-43 and the WCF Regulations, LDC Section 141.0420, encourage WCF to locate in commercial and industrial zones, by providing a lower permit process level for WCF in those zones. WCF located in residential zones are permitted with a higher permit process level. In this case, AT&T is proposing to upgrade and continue using a WCF on a church property in a residential zone. Wireless carriers are required to provide coverage throughout their FCC license area and WCF are permitted throughout the City with the required permit process and for this project, a CUP, Process Three is required. The search ring provided by AT&T includes other non-residential properties, such as schools and other churches, but the majority of the property is single-unit residential. AT&T obtained a permit in 2003 for the original project, which included three 25-tall light poles supporting one antenna each and an approximate 205- square foot equipment enclosure. The permit expired and AT&T wishes to continue operating at this location, but proposes an upgrade which will provide better coverage for the surrounding area.

The project proposes to replace the three 25-foot tall light poles with new 30-foot tall light poles, each supporting two antennas and a variety of associated components. The antennas will be concealed within a 24-inch square radome. Two cabinets will be added to the existing equipment enclosure, but there are no changes to the exterior proposed. Three other carriers are located on this property with similar parking lot light standard designs.

The WCF was originally designed to utilize an existing light standard in the church parking lot. The light standard design will continue to be utilized although; AT&T will replace their poles with light standards that are 5-feet taller. Each pole will support two antennas each, concealed within a slightly longer radome. The overall appearance will maintain the form and function of parking lot light standards that will not detract from the original design and will remain respectful of the neighborhood context. Equipment associated with the WCF will continue to be located in an adjacent unobtrusive enclosure located slightly to the east in a landscaped area. Based on the design and location of the project, this WCF is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 1624631 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1624631, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: February 3, 2016

SAP or WBS Number: 24005822

Modified HMD 1-26-15

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: 24005822

CONDITIONAL USE PERMIT NO. 1624631
AT&T SOLEDAD CHURCH
PROJECT NO. 421377
HEARING OFFICER

This Conditional Use Permit No. 1624631 is granted by the Hearing Officer of the City of San Diego to Mount Soledad Presbyterian Church, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0303. The 5.53-acre site is located at 6605 La Jolla Scenic Drive in the RS-1-2 zone of the La Jolla Community Planning area. The project site is legally described as: Lot 1 of Muirlands Presbyterian Church, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4819, filed in the Office of the county Recorder of San Diego County, August 4, 1961.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 3, 2016, on file in the Development Services Department.

The project shall include:

- a. The removal of three 25-foot tall light poles, each supporting one antenna and the installation of three 30-foot tall light poles, each supporting two antennas, two Remote Radio Units, two surge suppressors and two Tower Mounted Amplifiers within a 24-inch square radome, 10-feet in length. The light poles are the maximum size and height that will maintain an overall proportional profile.
- b. A 205-square foot equipment enclosure; and
- c. 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 18, 2019.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on **February 18, 2026**. 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 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.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
15. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
16. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

17. 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.
18. 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.
19. 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.
20. 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.
21. The photosimulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
22. Radomes shall be in place and covering the antennas and associated components at all times.
23. The approved antenna dimensions are 72" x 11.85" x 7.1" as illustrated on the Exhibit "A" dated February 3, 2016. Replacement of the antennas may occur in the future, subject to the Owner/Permittee first notifying the Development Services Department prior to the replacement of the antennas. Additionally, an updated Radio Frequency (RF) report demonstrating

compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) is required, to the satisfaction of the Development Services Department.

24. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

25. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

26. 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.

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- 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 Hearing Officer of the City of San Diego on February 3, 2016 by Resolution No. _____.

Permit Type/PTS Approval No.: CUP No. 1624631
Date of Approval: February 3, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
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.

Crown Castle, USA
Permittee

Mount Soledad Presbyterian Church
Owner

By _____
Jonathan Dohm
Zoning Manager, Crown Castle

By _____
Name:
Title:

AT&T Mobility
Permittee

By _____
Kevin Becker
Senior Real Estate and Construction
Manager

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT TITLE/ No.: **AT&T SOLEDAD /421377**

PROJECT LOCATION-SPECIFIC: 6551 Soledad Mountain Road, San Diego, CA 92037

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: This project proposes a **CONDITIONAL USE PERMIT** for the modification of an existing wireless communications consisting of the replacement of three 25-foot tall light poles, each supporting two panel antennas with three new 30-foot tall light poles supporting two antennas each with associated Remote Radio Units and Tower Mounted Amplifiers all concealed within a 24-inch by 24-inch radome. Associated additions in the existing equipment enclosure include one (1) LTE Purcell cabinet in existing equipment shelter, one (1) LTE battery cabinet in existing equipment shelter, one (1) GPS antenna in existing equipment shelter. The developed approximately 5.53-acre site is located at 6551 Soledad Mountain Road in the La Jolla Community Plan area Council District 1.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: DEPRATTI, INC. 13948 CALLE BUENO GANAR, JAMUL, CA 91935, DEBRA GARDNER (619)726-8110

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL: (SEC. 21080 (b) (1); 15268)
 DECLARED EMERGENCY: (SEC. 21080 (b) (3); 15269 (a))
 EMERGENCY PROJECT: (SEC. 21080 (b) (4); 15269 (b) (c))
 CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section Section 15301 which allows for the operation, repair, leasing, or minor modifications of existing facilities. Furthermore, the exceptions listed in 15300.2 would not apply.

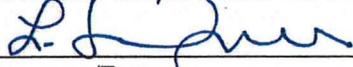
LEAD AGENCY CONTACT PERSON: Morgan Dresser

TELEPHONE: (619)446-5404

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

 Sr. Planner
 SIGNATURE/TITLE

12/14/15
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

D R A F T AGENDA

Regular Meeting | Thursday, 3 December 2015, 6:00 pm

6:00pm

1.0 Welcome and Call To Order: Cindy Greatrex, President

→ Please turn off or silence mobile devices

→ Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 5 November 2015

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov

4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov

5.0 President's Report – Information only unless otherwise noted.

5.1 Bylaw Amendment: Slotted for January 19th 2016 City Council Review

5.2 Short-Term Vacation Rentals Update

5.3 Midway Street Bluff Repair Project Update

5.4 Status: 10th Update to the LDC

5.5 Sewer Group Job 743 Update, Cliffridge Avenue: Paula Roberts MA, Humanability

5.6 Notification of Trustee Vacancy

6.0 Non-Agenda Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

6.1 City of San Diego – Community Planner: TBD

6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

8.0 Officers' Reports

8.1 Treasurer

8.2 Secretary

9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

- 9.1 **Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>
 9.2 **Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html>
 9.3 **Ad Hoc Committee on Residential Single-Family (RS) Zoning**- Diane Kane presenting update

10.0 Consent Agenda- Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Monday, 4:00 pm
 DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tuesday, 4:00 pm
 PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tuesday, 4:00 pm
 T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

- See Committee minutes and/or agenda for description of projects, deliberations, and vote.
- Anyone may request a consent item be pulled for full discussion by the LJCPA.
- Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.

10.1

ESLAMIAN RESIDENCE 7350-7354 Fay Avenue CDP

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. 7350 was 2104 sq ft and 7352 was 614 sq.ft The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish both units at rear of the property (7350 & 7352 Fay) and build one, 3-story unit. The front units 7354 Fay will remain. 7-0-1.

10.2

AT&T MOUNT SOLEDAD CHURCH 6605 La Jolla Scenic Drive SCR of NUP

Neighborhood Development Permit Process 2 or 3 for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18” square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24” square radomes, with related support equipment in the existing equipment enclosure.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the removal of

3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure at 6605 La Jolla Scenic Drive. 7-0-1.

10.3

CARLEY RESIDENCE 7010 Fairway Road CDP

(Process 3) Coastal Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage. Original sf was 2,634. The 0.48-acre site is located at 7010 Fairway Road in the RS-1-2 zone, Coastal Overlay Zone (Nonappealable), Parking Impact overlay zone, Geologic Hazard Area 22, within the La Jolla Community Plan area. DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage at 7010 Fairway Road. 8-0-1.

10.4

SWINDLE RESIDENCE 2488 Hidden Valley Road CDP and SDP

CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot located at 2488 Hidden Valley Road in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and the Coastal Overlay Zone (Non-Appealable) in Council District 1.

PRC Recommendation: Findings **CAN** be made for a CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot. 5-0-1

10.5

FAN RESIDENCE 8295 Prestwick Drive CDP and SDP

CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot located at 8295 Prestwick Drive in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. Original sf was 3,366.

PRC Recommendation: Findings **CAN** be made for a CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot. 3-2-0.

10.6

BIRD ROCK MIXED USE 5702 La Jolla Blvd Building Permits, Paint Scheme

The current developer purchased the subject entitled property with the approved plans and permits, including a color palette. The originally-approved colors were Arctic White and White White. The current developer has decided to change the color palette to one more compatible with the surrounding area. Porcelain tile would not be installed in public right of ways, it would be in compliance of the PDO.

PDO Recommendation: Findings **CAN** be made for Building Permit and Paint Scheme. 9-0-0.

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.

Prior actions by committees/boards are listed for information only.

11.0

NGALA RESIDENCE 5612-5646 Rutgers Road CDP/SDP

ACTION ITEM (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. Motion passes 5-3-1.

12.0

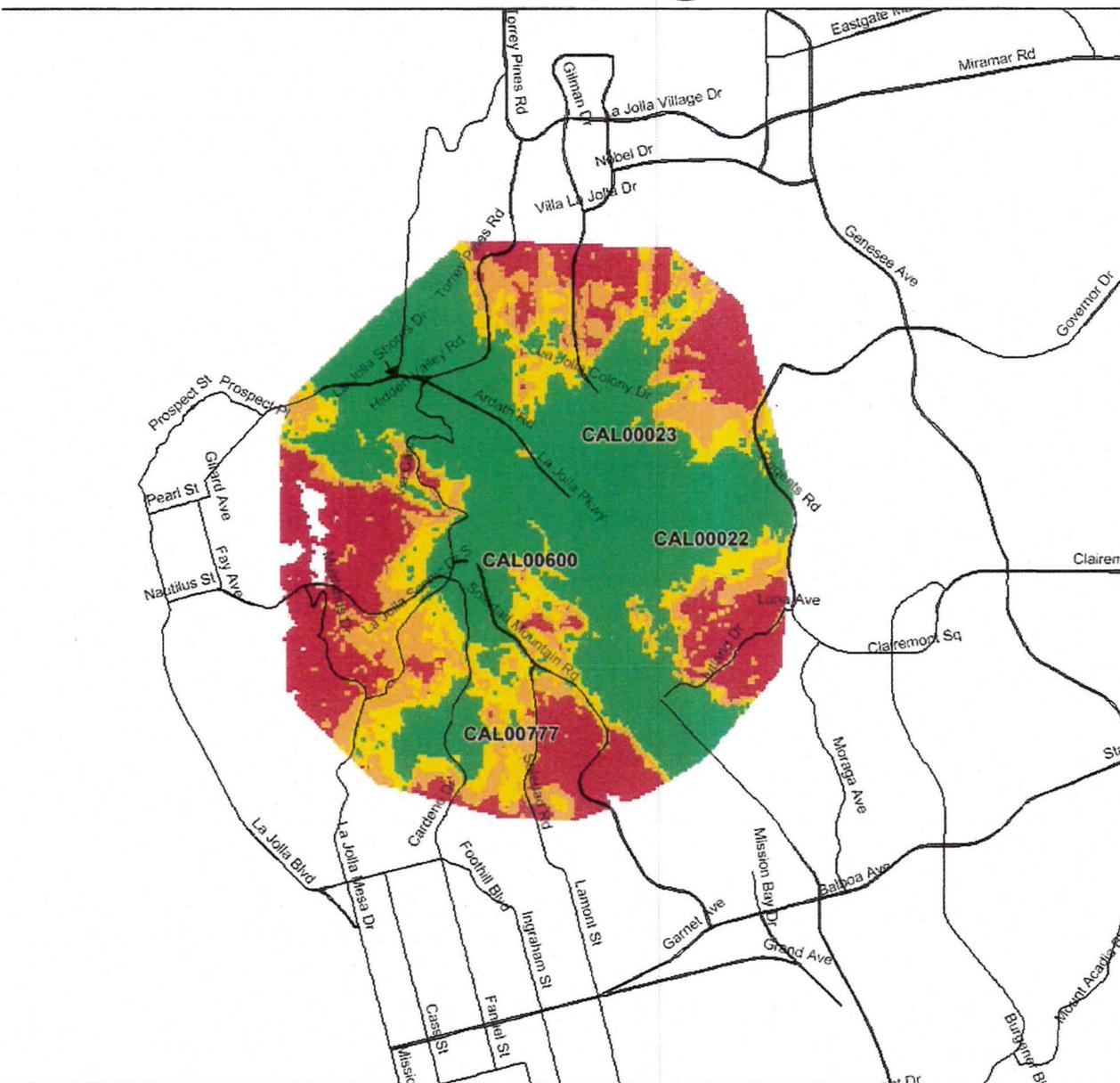
SERROS RESIDENCE ADDITION 335 Dunemere Drive CDP

ACTION ITEM (Process 3) Coastal Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr in the RS-1-7 Zone (Appealable), Parking Impact overlay zone, Residential Tandem parking overlay zone of the La Jolla Community Plan. Original sf was 1,287.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit & Site Development Permit to add a second story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive. The second onsite parking space is NOT recommended. Motion passes 7-1-1.

13.0 Adjourn to next LICPA Meeting: January 7, 2016, 6:00 PM

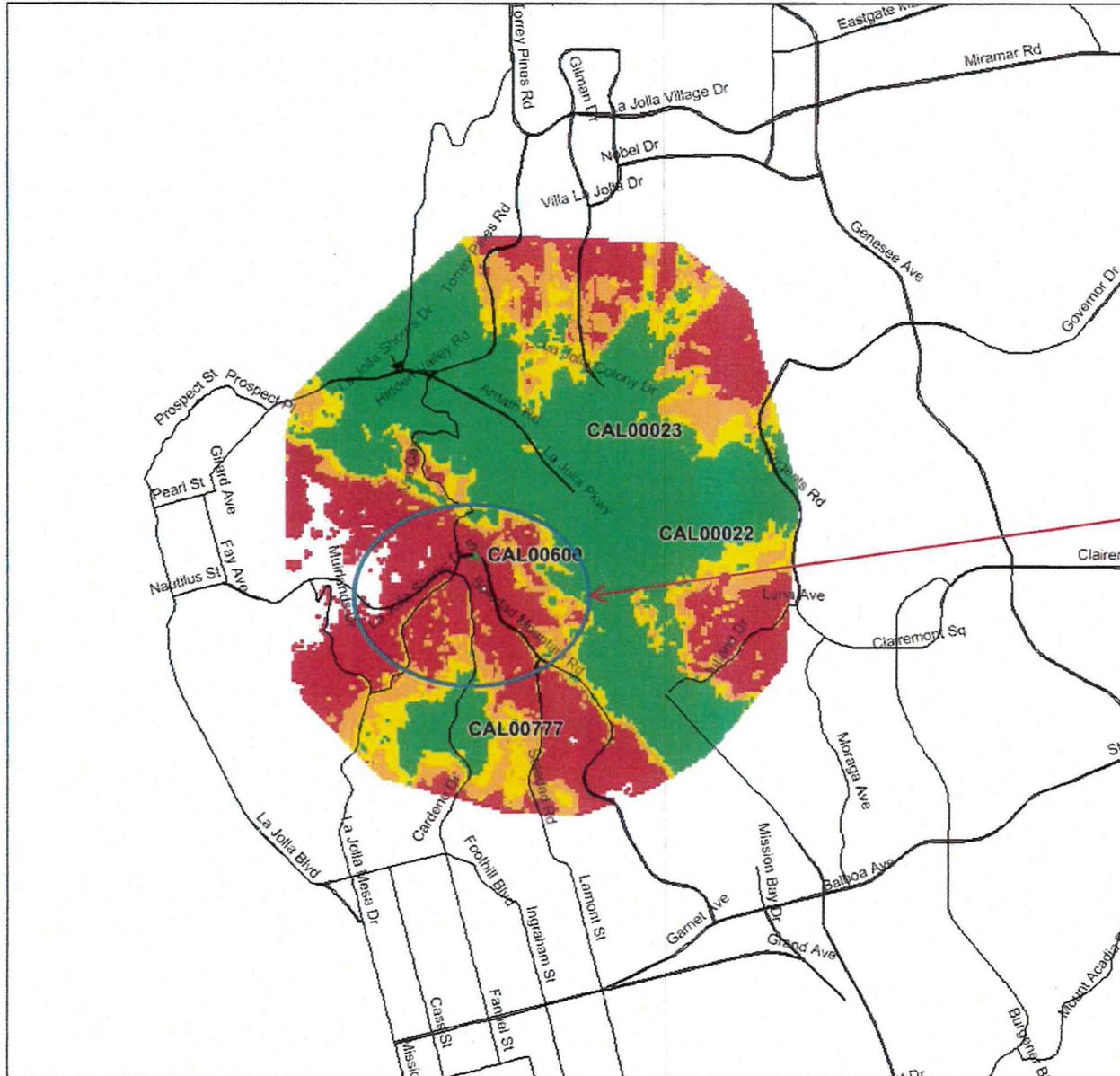
Coverage with SD0600



Legend

- Analysis_RSRP (dBm) - Indoor**
- Excellent - Level (dBm) ≥ -98
 - Good - Level (dBm) ≥ -105
 - Fair - Level (dBm) ≥ -110
 - Poor - Level (dBm) ≥ -111
 - Poor - Level (dBm) ≥ -126

Coverage hole without SD0600

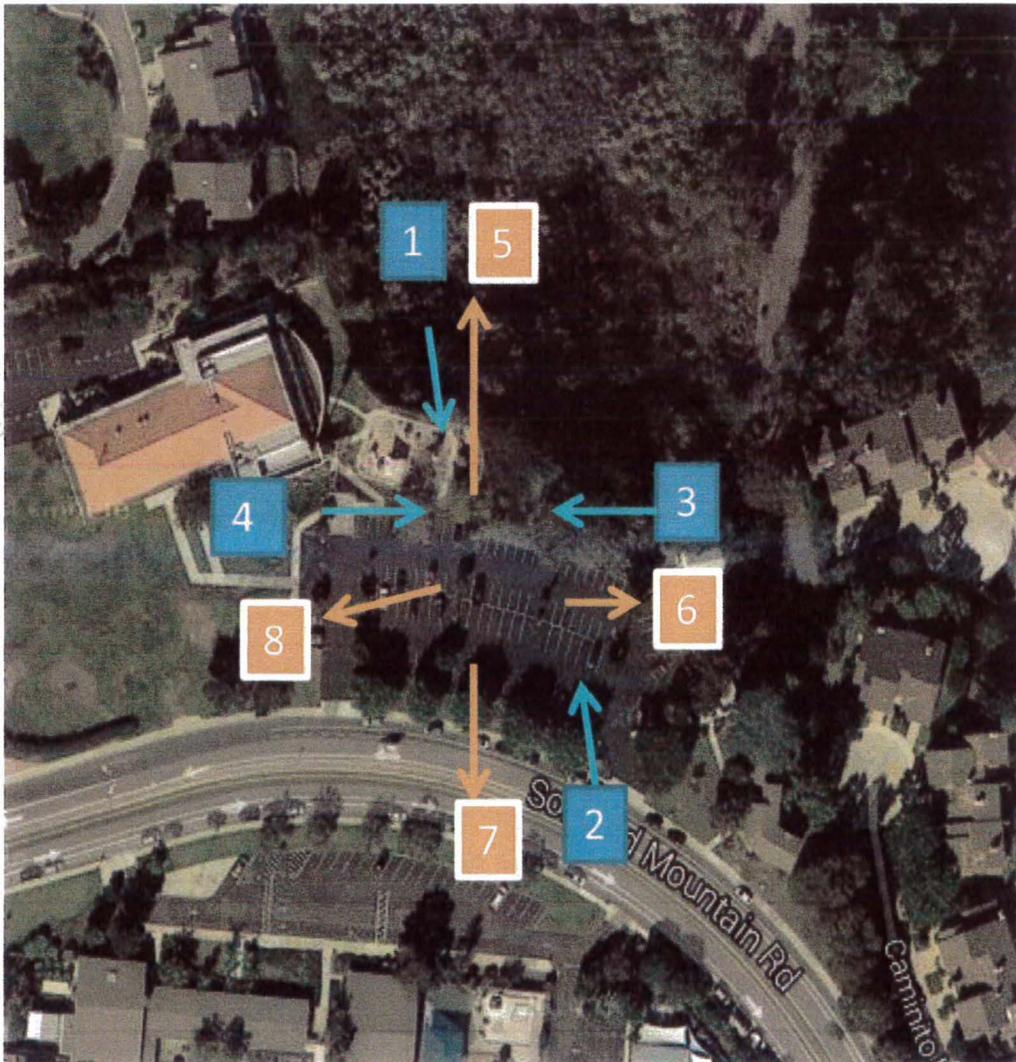


Coverage hole without
CAL00600

Legend

- Analysis_RSRP (dBm) - Indoor**
- Excellent - Level (dBm) ≥ -98
 - Good - Level (dBm) ≥ -105
 - Fair - Level (dBm) ≥ -110
 - Poor - Level (dBm) ≥ -111
 - Poor - Level (dBm) ≥ -126

AT&T
SD0600 SOLEDAD CHURCH
PHOTO SURVEY
KEY MAP





1. View of North Elevation of site.
2. View of South Elevation of site.





3. View of East Elevation of site.

4. View of West Elevation of site.





5. View looking North from site.

6. View looking East from site.





7. View looking South from site.
8. View looking West from site.





Additional pictures of the equipment enclosure, where AT&T, Verizon , Sprint and T-Mobile are located.





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

Ownership Disclosure Statement

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

Project Title

AT&T Soledad Church

Project No. For City Use Only

421377

Project Address:

6605 La Jolla Scenic Drive, La Jolla CA 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Project Title:

AT&T Soledad Church

Project No. (For City Use Only)

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

Legal Status (please check):

X Corporation Limited Liability (or- General) What State? CA Corporate Identification No. 528860 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 X Yes No 1 add page

Corporate/Partnership Name (type or print): Mount Soledad Un Presbyterian Church
X Owner Tenant/Lessee
Street Address: 5162 Pacifica Dr.
City/State/Zip: S.D., CA 92109
Phone No: 619-858-6250 Fax No:
Name of Corporate Officer/Partner (type or print): John Lucas
Title (type or print): President
Signature: John E. Lucas Date: 3-27-15

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): Mount Soledad Presbyterian Church
Owner Tenant/Lessee
Street Address: 3717 Nobel Dr. #1435
City/State/Zip: S.D., CA 92122
Phone No: 858-412-6404 Fax No:
Name of Corporate Officer/Partner (type or print): Michael Lopez
Title (type or print): Treasurer
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): Mount Soledad Presbyterian Church
X Owner Tenant/Lessee
Street Address: 4160 Conrad Ave
City/State/Zip: S.D., CA 92117
Phone No: 858-270-9091 Fax No:
Name of Corporate Officer/Partner (type or print): Jane Cameron
Title (type or print): V.P.
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:



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 21, 2016

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	February 3, 2016
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT, EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
PROJECT NO:	<u>421377</u>
PROJECT NAME:	<u>AT&T – SOLEDAD CHURCH</u>
APPLICANT:	Caitlyn Kes, DePratti, Inc.
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Karen Lynch, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5351 / klynchash@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility consisting of the replacement of three 25-foot tall light poles supporting one panel antenna each with three 30-foot tall light poles supporting two panel antennas each, two Remote Radio Units, two surge suppressors and two Tower Mounted Amplifiers all concealed within a radome. Minor additions inside the existing 205 square foot equipment enclosure are also proposed. The project site is located in the parking lot of the Mount Soledad Presbyterian Church at 6605 La Jolla Scenic Drive.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. 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 Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

ATTACHMENT 12

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on December 16, 2015 and the opportunity to appeal that determination ended December 31, 2015.

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. If you have any questions after reviewing this notice, you can call 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 business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24005822

Revised 11-17-14 wjz



SD0600 SOLEDAD CHURCH

6605 LA JOLLA SCENIC DRIVE SAN DIEGO CA 92307

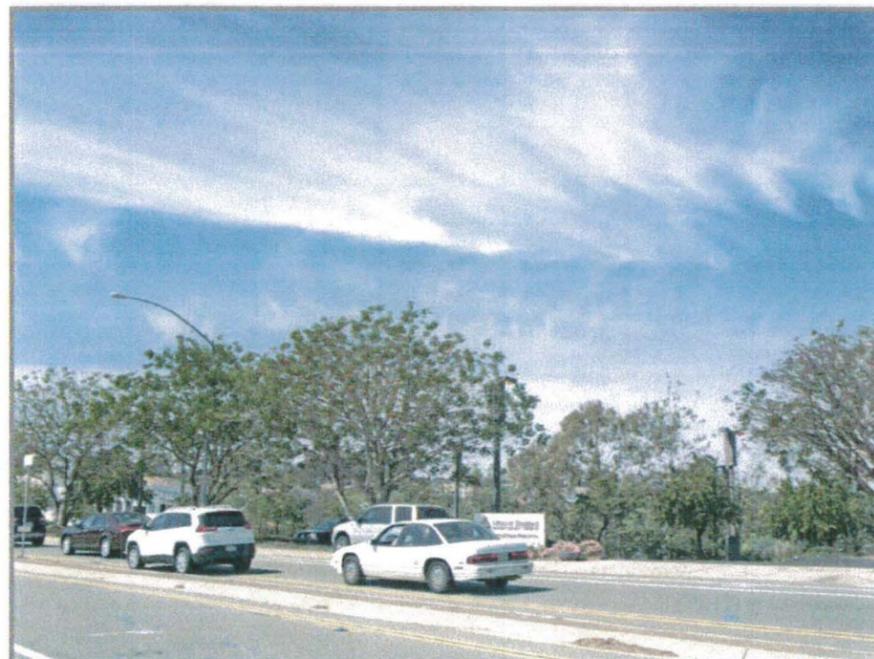


View 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED REPLACEMENT
ANTENNAS WITHIN NEW
REPLACEMENT RADOMES

PROPOSED

LOOKING NORTHWEST FROM SOLEDAD MOUNTAIN ROAD



SD0600 SOLEDAD CHURCH

6605 LA JOLLA SCENIC DRIVE SAN DIEGO CA 92307



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM SOLEDAD MOUNTAIN ROAD

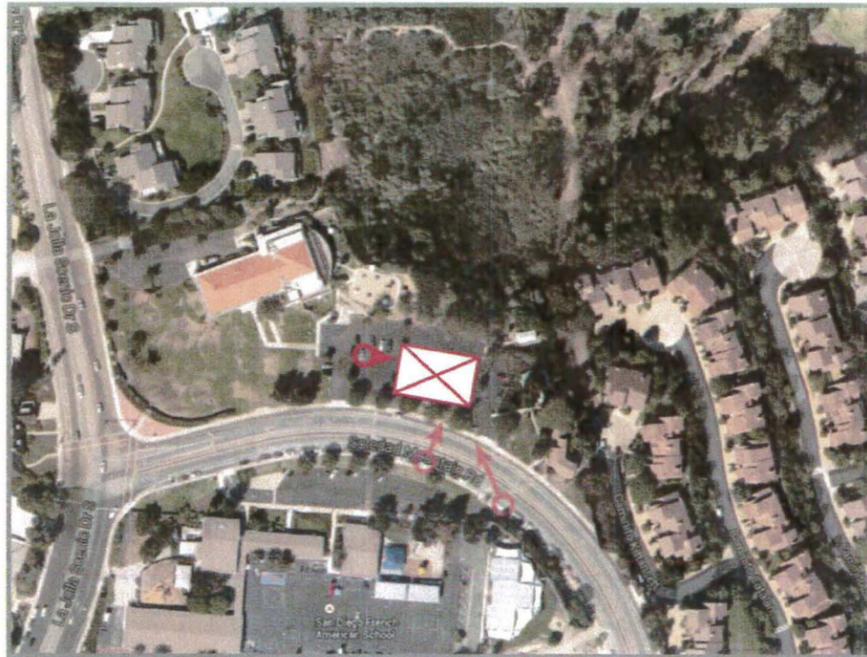


SD0600 SOLEDAD CHURCH

6605 LA JOLLA SCENIC DRIVE SAN DIEGO CA 92307

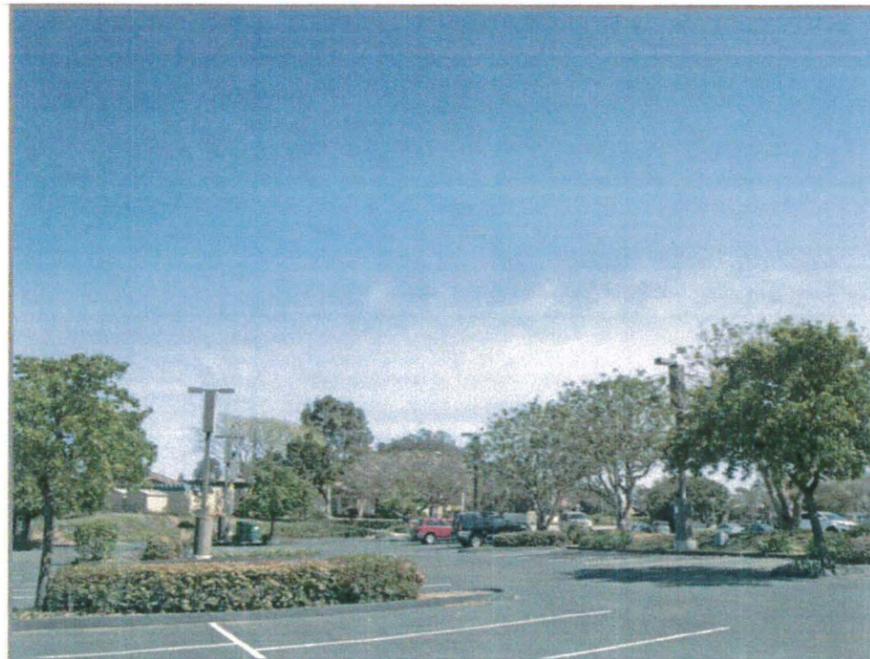


View 2

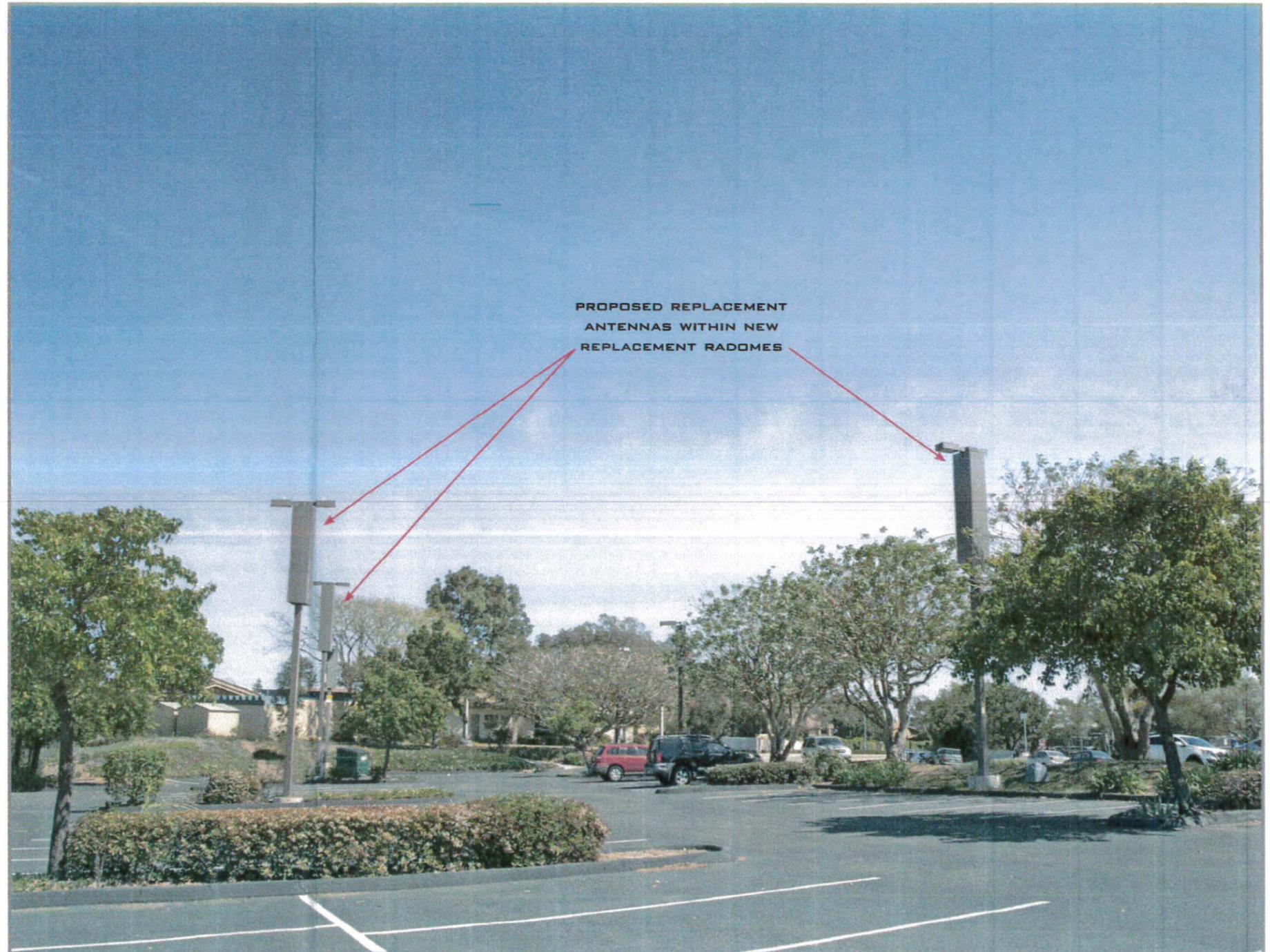


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM PARKING LOT



at&t
Your world. Delivered.

SD0600-LTE 1C & 2C

USID: 48268

FA LOCATION: 10100495

SOLEDAD CHURCH
6605 LA JOLLA SCENIC DRIVE
SAN DIEGO, CA 92307



PROJECT NO: 10100495
DRAWN BY: CF
CHECKED BY: MM

REV	DATE	DESCRIPTION
Δ	09/29/2015	PLAN CHECK CORRECTIONS
Δ	08/13/2015	PLAN CHECK CORRECTIONS
Δ	06/18/2015	100% ZD REVISED-JK COMMENTS
D	03/09/2015	100% ZD FOR SUBMITTAL
A	02/18/2015	90% ZD'S FOR REVIEW

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

SD0600-LTE 1C & 2C
SOLEDAD CHURCH
6605 LA JOLLA SCENIC DRIVE
SAN DIEGO, CA 92307
LIGHTPOLE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

LEGAL DESCRIPTION

LOT 1 OF MUIRLANDS PRESBYTERIAN CHURCH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4819, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, AUGUST 4, 1961.

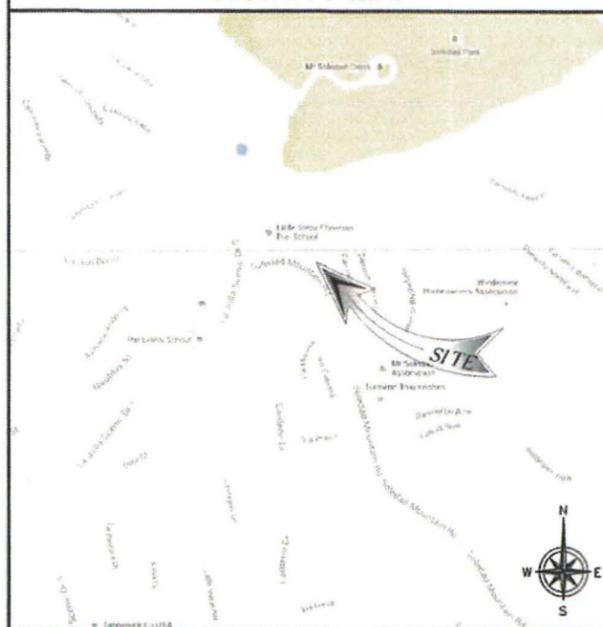
SITE INFORMATION

PROPERTY OWNER: MOUNT SOLEDAD PRESBYTERIAN CHURCH
6605 LA JOLLA SCENIC DR
SAN DIEGO, CA 92037

APPLICANT: AT&T MOBILITY
ADDRESS: 5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

LATITUDE: 32° 50' 7.3" N
LONGITUDE: 117° 14' 49.4" W
LAT/LONG TYPE: NAD-83
GROUND ELEVATION: 730' AMSL
ZONING JURISDICTION: CITY OF SAN DIEGO
ZONING CLASSIFICATION: RS-1-2
CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY
ASSESSOR'S PARCEL NO.: 352-461-03
PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: N/A
YEAR BUILT: 1982

VICINITY MAP



DRIVING DIRECTIONS

- DIRECTIONS FROM AT&T OFFICE:
1. HEAD NORTHWEST ON PACIFIC CENTER BLVD TOWARD WIRELESS WAY
 2. MAKE U-TURN AT WIRELESS WAY
 3. TURN RIGHT ONTO LUSK BLVD
 4. TURN RIGHT ONTO VISTA SORRENTO PKWY
 5. TURN LEFT ONTO SORRENTO VALLEY BLVD
 6. TURN RIGHT ONTO ROSELLE ST
 7. TURN LEFT TO MERGE ONTO I-5 SOUTH
 8. MERGE ONTO MISSION BAY DR
 9. TURN RIGHT ONTO GARET AVE
 10. TURN RIGHT ONTO SOLEDAD MOUNTAIN ROAD
 11. DESTINATION WILL BE ON THE RIGHT

PROJECT DESCRIPTION

- AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:
- INSTALL (3) PROPOSED AT&T RRUS 11 @ RADOME
 - INSTALL (3) PROPOSED AT&T RRUS 12 @ RADOME
 - INSTALL (3) PROPOSED AT&T A2 EXPANSION MODULE @ RADOME
 - INSTALL (6) PROPOSED 6'-0" AT&T PANEL ANTENNAS
 - INSTALL (3) PROPOSED 24"x24" RADOME ENCLOSURES @ TOP OF LIGHT POLES
 - INSTALL (6) PROPOSED AT&T DC-2 SURGE SUPPRESSION UNITS @ RADOME
 - INSTALL (6) PROPOSED AT&T TWIN TMAS @ RADOME
 - INSTALL (3) PROPOSED AT&T LIGHT POLES
 - REMOVE (3) EXISTING AT&T LIGHT POLES
 - REMOVE (3) EXISTING AT&T 18" SQUARE RADOMES
 - REMOVE (3) EXISTING AT&T PANEL ANTENNAS
 - REMOVE (9) EXISTING AT&T TMAS
 - INSTALL (1) PROPOSED LTE PURCELL CABINET @ EQUIPMENT SHELTER
 - INSTALL (1) PROPOSED LTE BATTERY CABINET @ EQUIPMENT SHELTER
 - INSTALL (1) PROPOSED GPS ANTENNA @ EQUIPMENT SHELTER

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

APPLICABLE CODES

- 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.
- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
 - 2013 CALIFORNIA BUILDING CODE
 - CITY/COUNTY ORDINANCES
 - BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
 - 2013 CALIFORNIA MECHANICAL CODE
 - 2013 CALIFORNIA FIRE CODE
 - 2013 CALIFORNIA PLUMBING CODE
 - 2013 CALIFORNIA ELECTRICAL CODE
 - 2013 LOCAL BUILDING CODE

DO NOT SCALE DRAWINGS

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



ZONING DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

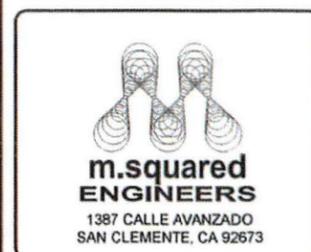
DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
T-2	LESSEE'S CERTIFICATE
L-1	EXISTING LANDSCAPE PLAN
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-2.1	ENLARGED SITE PLAN - PROP "D" CALCS
A-3	EQUIPMENT LAYOUTS
A-4	ANTENNA LAYOUTS
A-4.1	ANTENNA LAYOUTS AND ELEVATIONS
A-5	ELEVATIONS
A-6	ELEVATIONS
D-1	DETAILS

APPROVALS

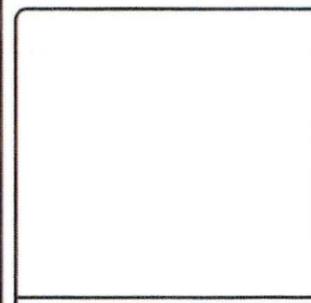
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF ENGINEER: _____ DATE: _____
 AT&T OPERATIONS: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 CONSTRUCTION MANAGER: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 ZONING: _____ DATE: _____
 PROJECT MANAGER: _____ DATE: _____



PROJECT NO: 10100495
 DRAWN BY: CF
 CHECKED BY: MM

REV	DATE	DESCRIPTION
Δ	09/29/2015	PLAN CHECK CORRECTIONS
Δ	08/13/2015	PLAN CHECK CORRECTIONS
Δ	06/18/2015	100% ZD REVISED-JX COMMENTS
0	03/09/2015	100% ZD FOR SUBMITAL
A	02/18/2015	90% ZD'S FOR REVIEW



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SD0600-LTE 1C & 2C
 SOLEDAD CHURCH
 6605 LA JOLLA SCENIC DRIVE
 SAN DIEGO, CA 92307
 LIGHTPOLE

SHEET TITLE
 LESSEE'S CERTIFICATE

SHEET NUMBER
T-2

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

I/We the undersigned as Lessee(s) of the property described as
6605 La Jolla Scenic Drive, La Jolla CA 92037
 (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 CHRISTINE VALDIEZ Company Name AT&T
 (print name)

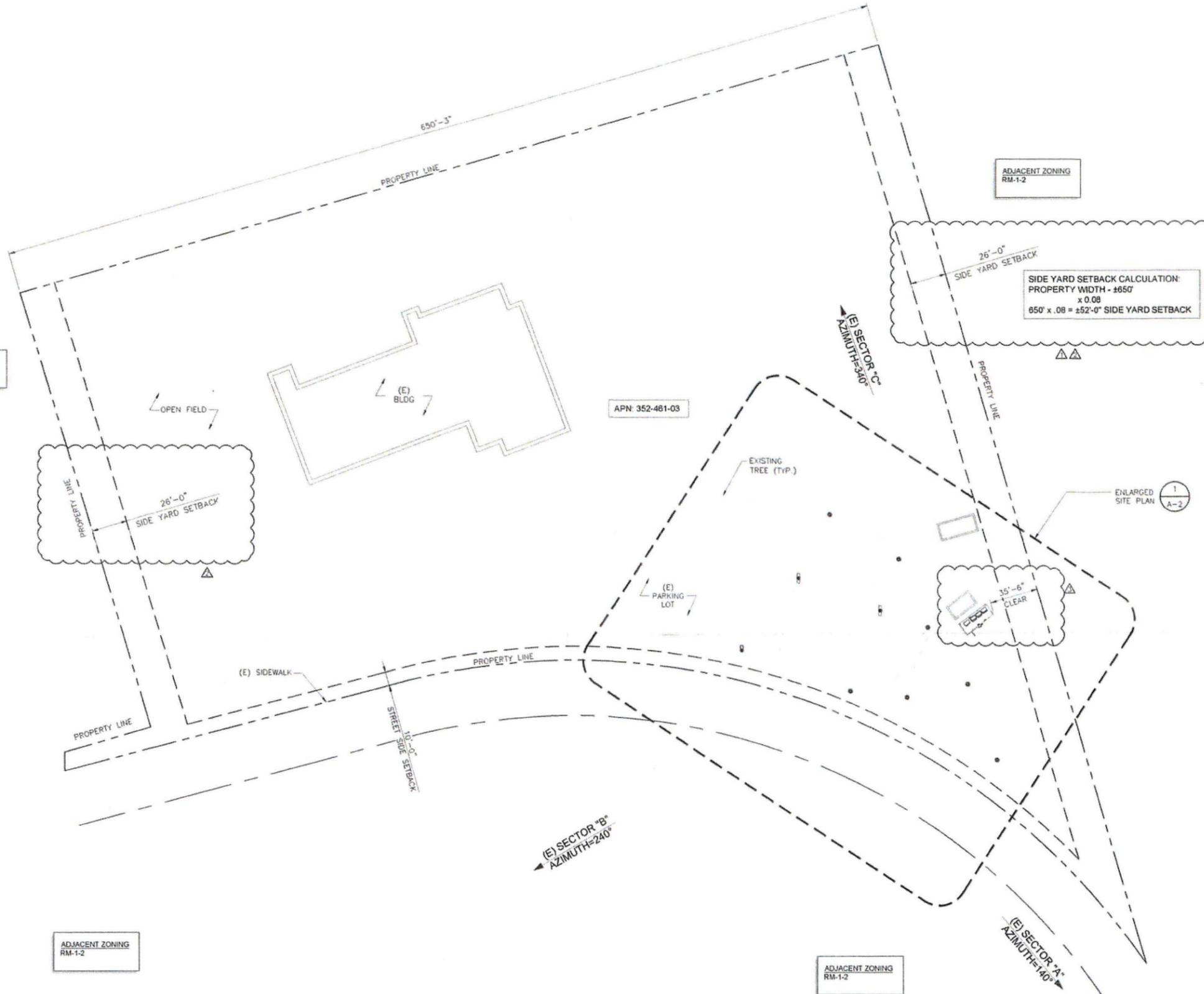
Lessee [Signature] Date June 2, 2015
 (signature)

NOTES:

1. THE 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.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
6. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

DISCLAIMER:
THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON THE CITY OF SAN DIEGO WEBSITE. M-SQUARED ENGINEERS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON THE CITY OF SAN DIEGO WEBSITE AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

ADJACENT ZONING
RM-1-2



ADJACENT ZONING
RM-1-2

26'-0"
SIDE YARD SETBACK

SIDE YARD SETBACK CALCULATION:
PROPERTY WIDTH - 665'
x 0.08
665' x 0.08 = ±52'-0" SIDE YARD SETBACK



PROJECT NO:	10100495
DRAWN BY:	CF
CHECKED BY:	MM

REV	DATE	DESCRIPTION
Δ	09/29/2015	PLAN CHECK CORRECTIONS
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Δ	08/18/2015	100% ZD REVISED-JX COMMENTS
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A	02/18/2015	90% ZD'S FOR REVIEW

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SD0600-LTE 1C & 2C
SOLEDAD CHURCH
6605 LA JOLLA SCENIC DRIVE
SAN DIEGO, CA 92307
LIGHTPOLE

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

SITE PLAN

24"x36" SCALE: 1" = 40'-0"
11"x17" SCALE: 1" = 80'-0"





PROJECT NO: 10100495
 DRAWN BY: CF
 CHECKED BY: MM

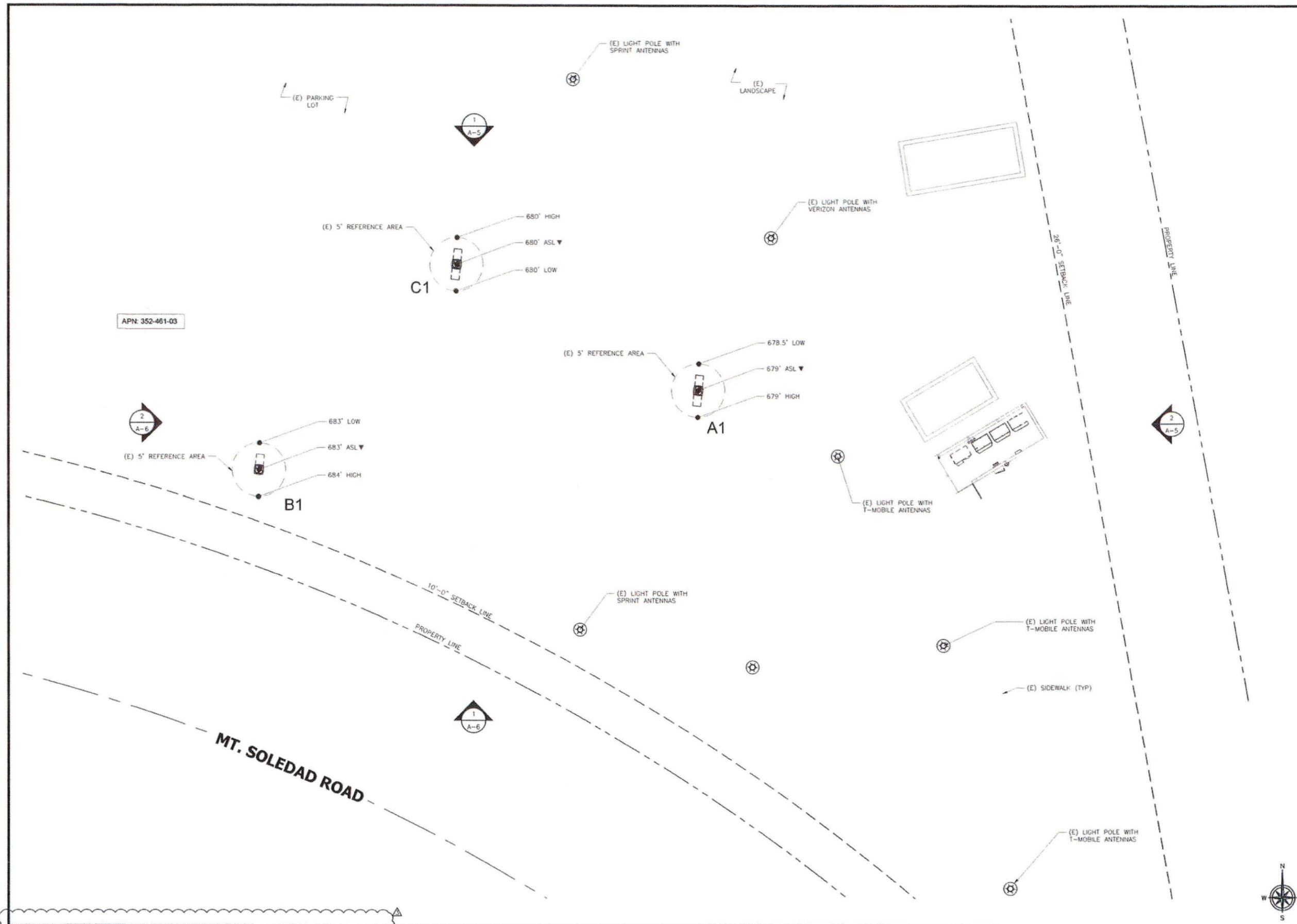
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Δ	08/13/2015	PLAN CHECK CORRECTIONS
Δ	06/18/2015	100% 2D REVISED-JX COMMENTS
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SD0600-LTE 1C & 2C
 SOLEDAD CHURCH
 6605 LA JOLLA SCENIC DRIVE
 SAN DIEGO, CA 92307
 LIGHTPOLE

SHEET TITLE
ENLARGED SITE PLAN

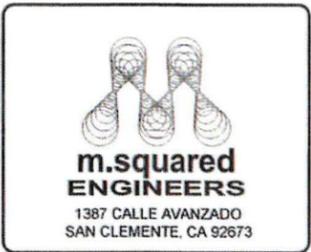
SHEET NUMBER
A-2.1



ENLARGED SITE PLAN - PROP D CALCULATION

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"
 4' 2' 0' 4' 1





PROJECT NO:	10100495
DRAWN BY:	CF
CHECKED BY:	MM

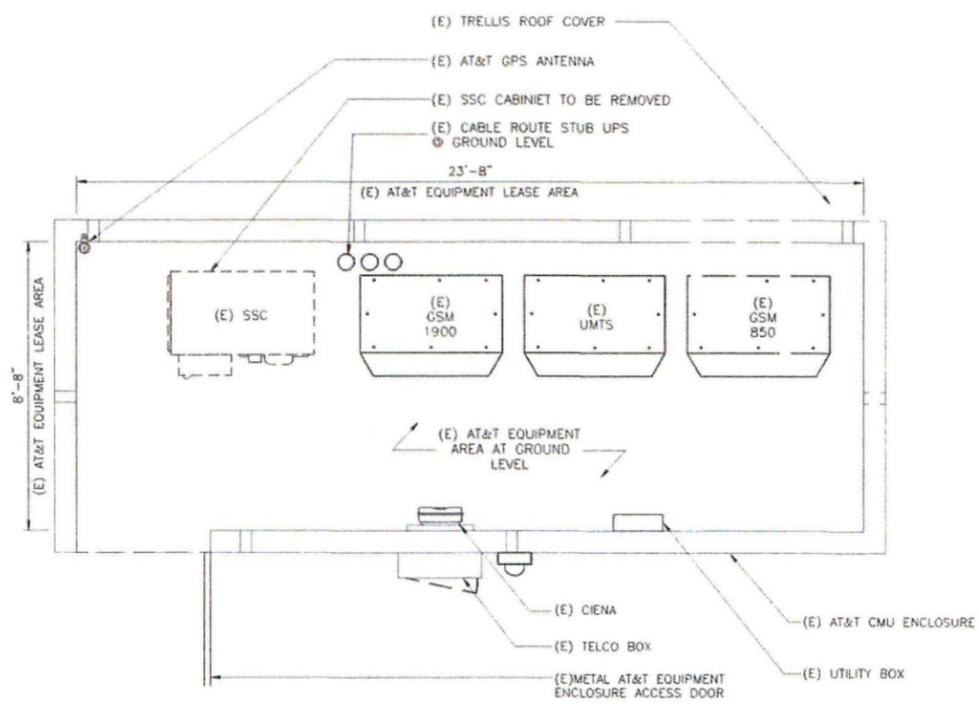
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SD0600-LTE 1C & 2C
SOLEDAD CHURCH
 6605 LA JOLLA SCENIC DRIVE
 SAN DIEGO, CA 92307
 LIGHTPOLE

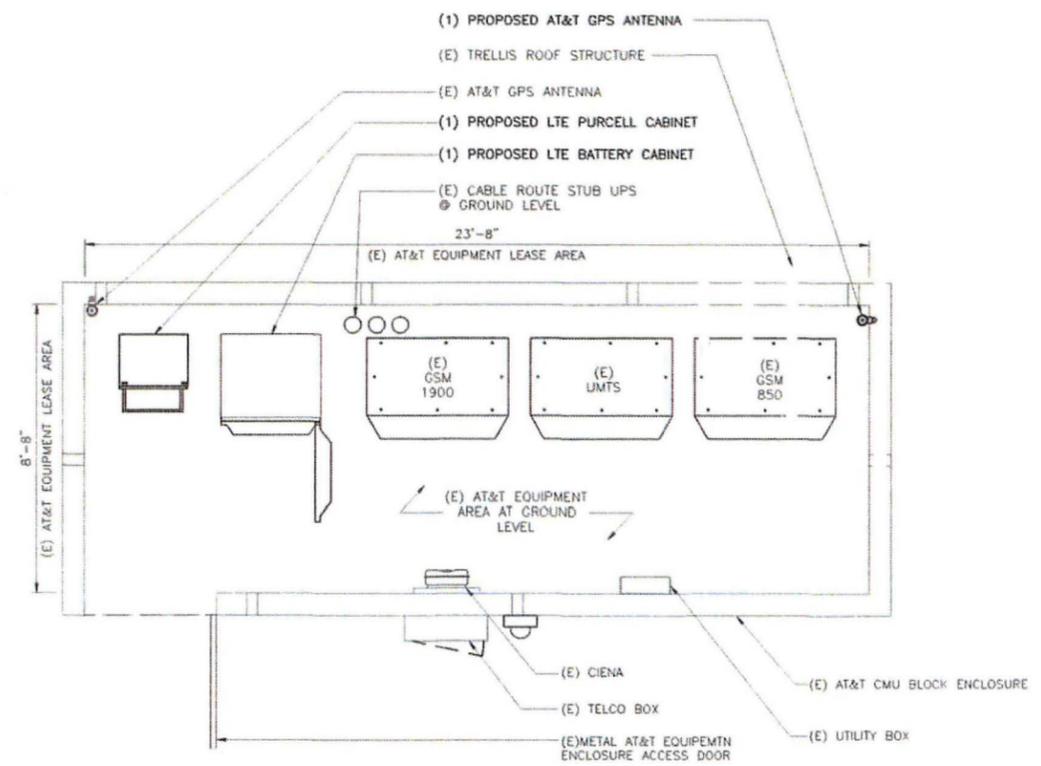
SHEET TITLE
EQUIPMENT LAYOUTS

SHEET NUMBER
A-3



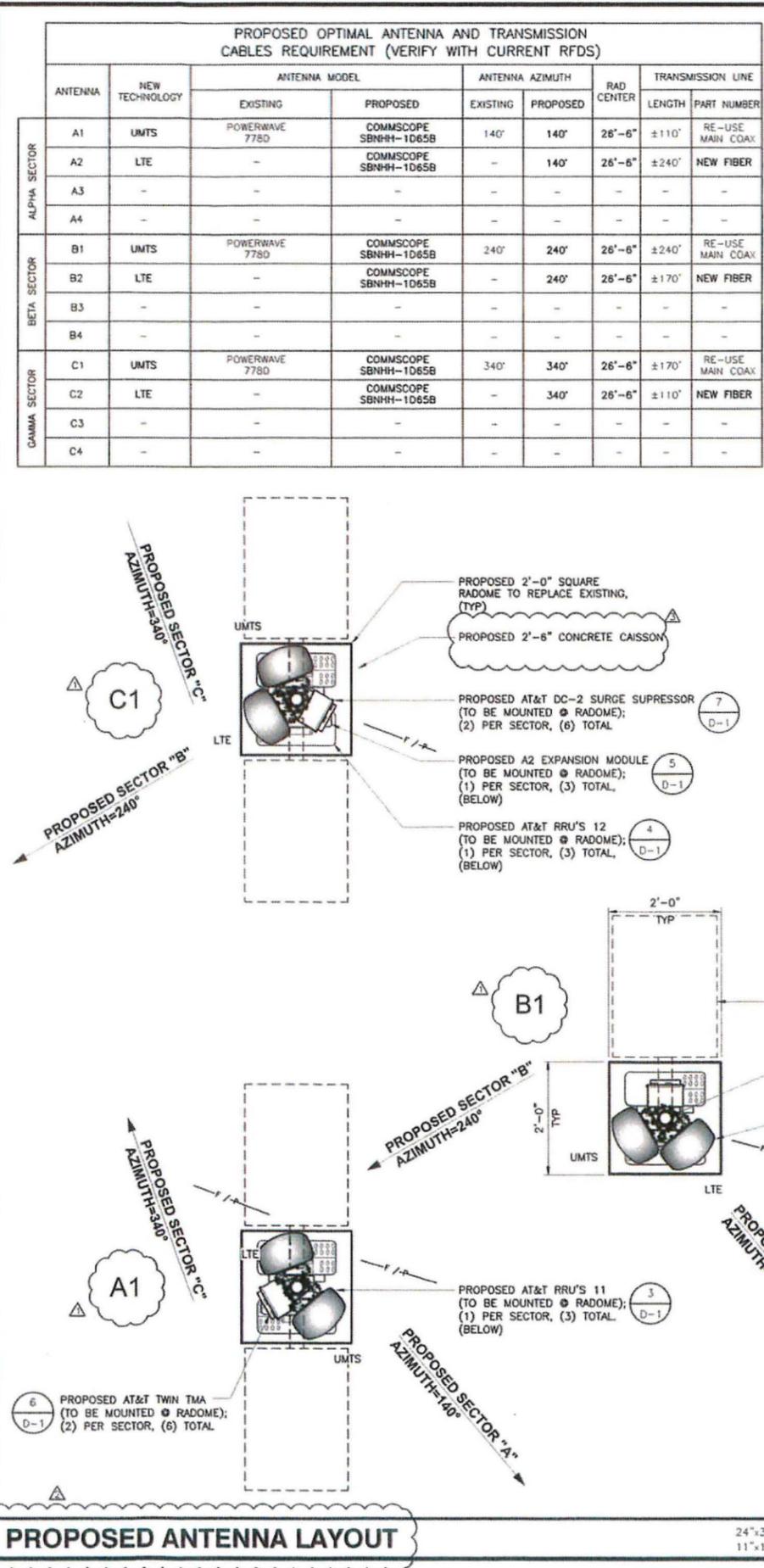
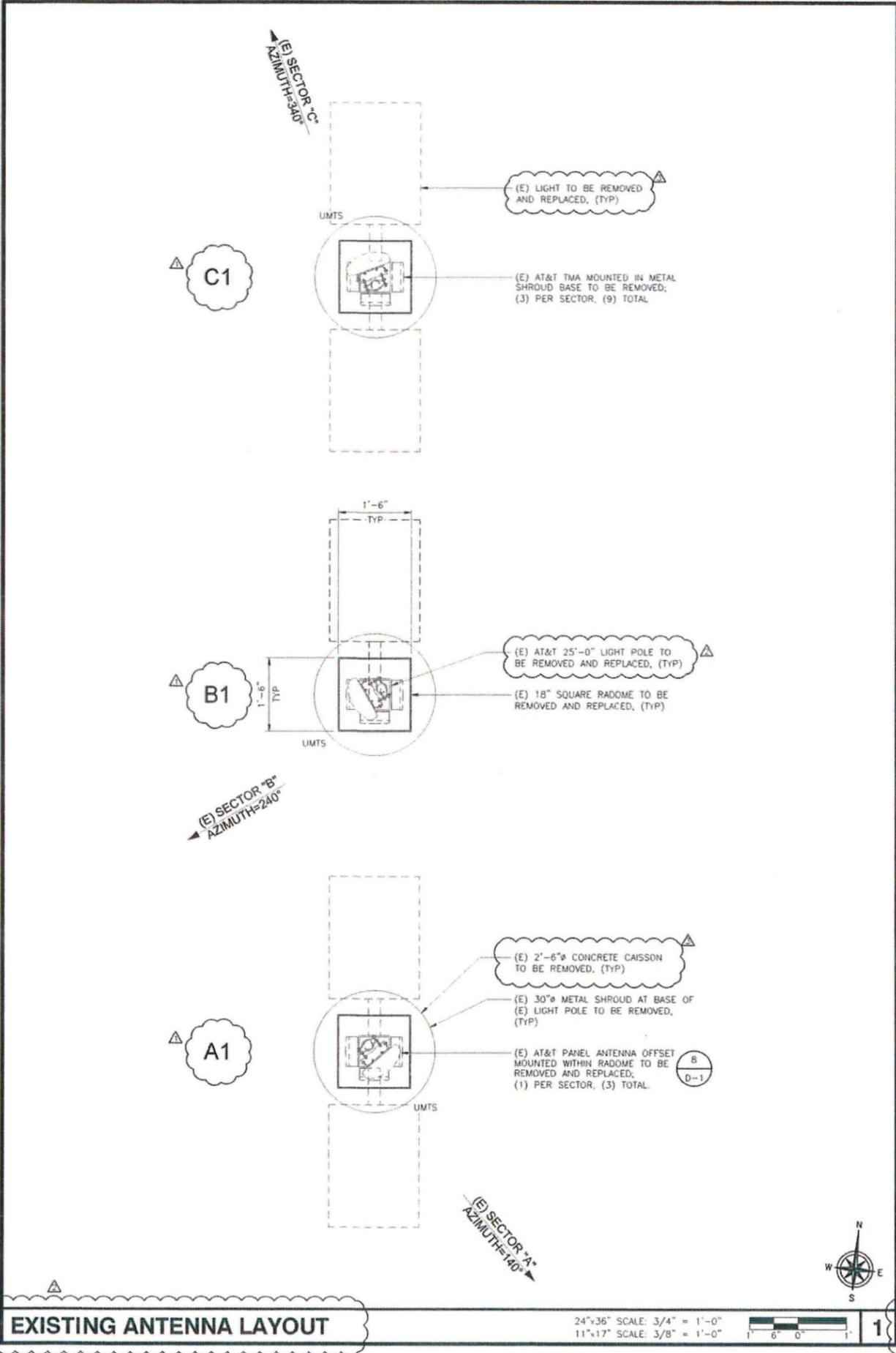
24"x36" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"

1 PROPOSED EQUIPMENT LAYOUT



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

EXISTING EQUIPMENT LAYOUT



PROPOSED OPTIMAL ANTENNA AND TRANSMISSION CABLES REQUIREMENT (VERIFY WITH CURRENT RFDS)

ANTENNA	NEW TECHNOLOGY	ANTENNA MODEL		ANTENNA AZIMUTH		RAD CENTER	TRANSMISSION LINE		
		EXISTING	PROPOSED	EXISTING	PROPOSED		LENGTH	PART NUMBER	
ALPHA SECTOR	A1	UMTS	POWERWAVE 7780	COMMSCOPE SBNHH-1D65B	140°	140°	26'-6"	±110'	RE-USE MAIN COAX
	A2	LTE	-	COMMSCOPE SBNHH-1D65B	-	140°	26'-6"	±240'	NEW FIBER
	A3	-	-	-	-	-	-	-	-
	A4	-	-	-	-	-	-	-	-
BETA SECTOR	B1	UMTS	POWERWAVE 7780	COMMSCOPE SBNHH-1D65B	240°	240°	26'-6"	±240'	RE-USE MAIN COAX
	B2	LTE	-	COMMSCOPE SBNHH-1D65B	-	240°	26'-6"	±170'	NEW FIBER
	B3	-	-	-	-	-	-	-	-
	B4	-	-	-	-	-	-	-	-
GAMMA SECTOR	C1	UMTS	POWERWAVE 7780	COMMSCOPE SBNHH-1D65B	340°	340°	26'-6"	±170'	RE-USE MAIN COAX
	C2	LTE	-	COMMSCOPE SBNHH-1D65B	-	340°	26'-6"	±110'	NEW FIBER
	C3	-	-	-	-	-	-	-	-
	C4	-	-	-	-	-	-	-	-

NOTES TO CONTRACTOR:

- M. SQUARED ENGINEERS ACCEPTS NO LIABILITY FOR THE STRUCTURAL CAPACITY OF THE TOWER STRUCTURE, MOUNTS, ANTENNAS, CABLES OR ANY OTHER APPURTENANCE ON THE TOWER. THE CONTRACTOR AND SUBCONTRACTOR SHALL COORDINATE WITH AND COMPLY WITH THE PROVISIONS OF THIS STRUCTURAL ANALYSIS PREPARED FOR THIS SITE AND PROJECT PRIOR TO THE INSTALLATION OF ANTENNAS AND CABLE ON THE TOWER. IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE STRUCTURAL ANALYSIS TO AT&T.
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM.

NOTE:

- PROPOSED LIGHT STANDARD POLE WITH CUSTOM RADOME ENCLOSURE IS TO BE DESIGNED, ENGINEERED, AND STRUCTURAL ANALYSIS PERFORMED BY OTHERS. M.SQUARED IS NOT LIABLE FOR THE FIT, CLEARANCE, OR MOUNTING SPECIFICS OF ANY EQUIPMENT BEING INSTALLED INSIDE THE RADOME.
- EXISTING ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.



PROJECT NO:	10100495
DRAWN BY:	CF
CHECKED BY:	MM

REV	DATE	DESCRIPTION
Δ	09/28/2015	PLAN CHECK CORRECTIONS
Δ	08/13/2015	PLAN CHECK CORRECTIONS
Δ	06/18/2015	100% 2D REVISED-JK COMMENTS
D	03/09/2015	100% 2D FOR SUBMITTAL
A	02/18/2015	90% 2D'S FOR REVIEW

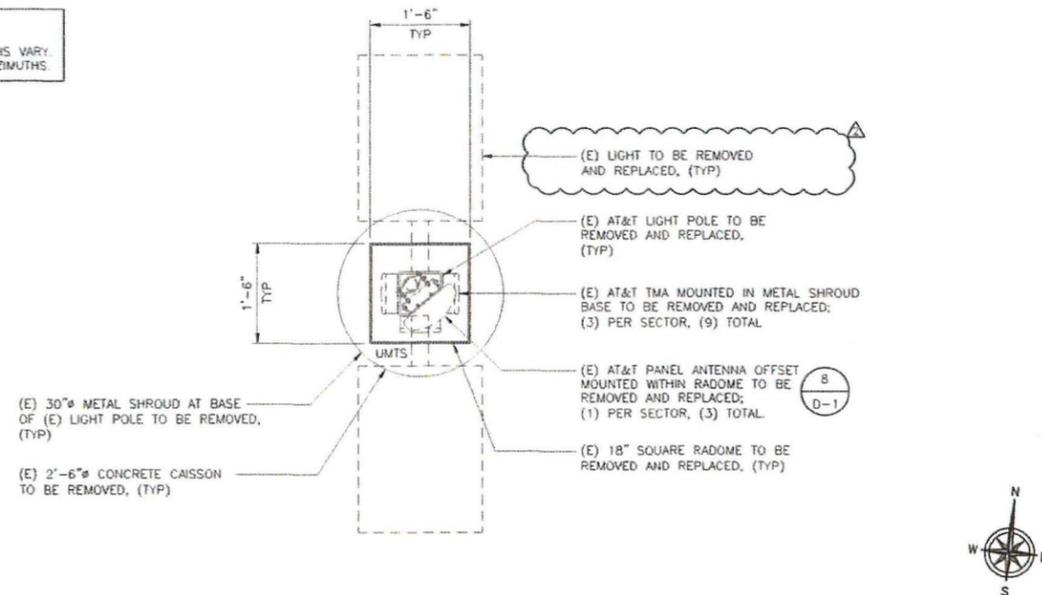
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SD0600-LTE 1C & 2C
SOLEDAD CHURCH
6605 LA JOLLA SCENIC DRIVE
SAN DIEGO, CA 92307
LIGHTPOLE

SHEET TITLE
ANTENNA LAYOUTS

SHEET NUMBER
A-4

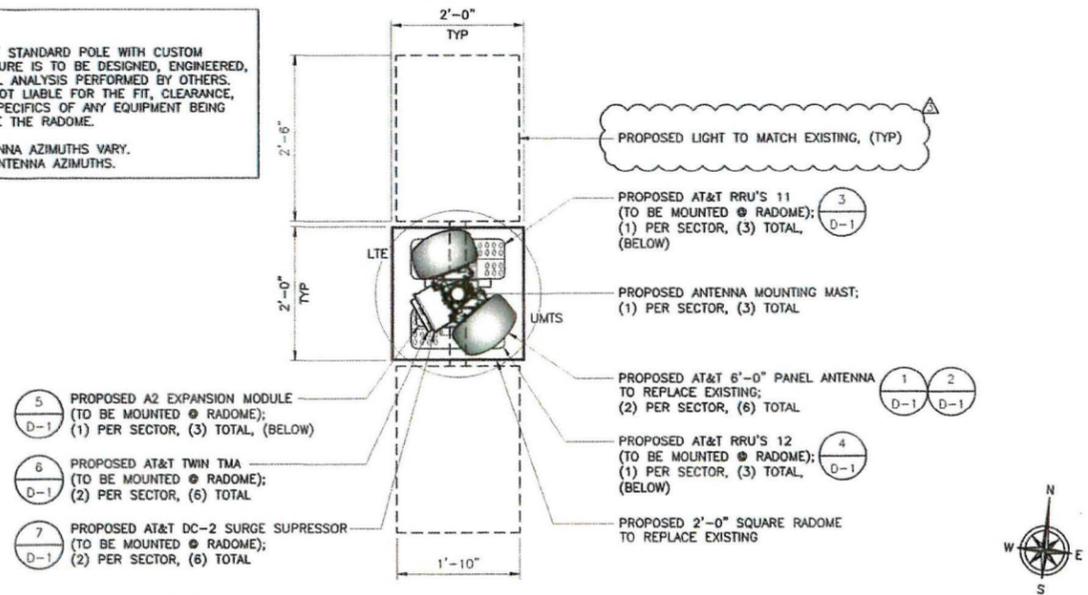
NOTE:
EXISTING ANTENNA AZIMUTHS VARY.
SEE A-4 FOR ANTENNA AZIMUTHS.



EXISTING ANTENNA LAYOUT (TYP.)

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"
1" 6" 0"

NOTE:
1. PROPOSED LIGHT STANDARD POLE WITH CUSTOM RADOME ENCLOSURE IS TO BE DESIGNED, ENGINEERED, AND STRUCTURAL ANALYSIS PERFORMED BY OTHERS. M.SQUARED IS NOT LIABLE FOR THE FIT, CLEARANCE, OR MOUNTING SPECIFICS OF ANY EQUIPMENT BEING INSTALLED INSIDE THE RADOME.
2. PROPOSED ANTENNA AZIMUTHS VARY.
SEE A-4 FOR ANTENNA AZIMUTHS.



PROPOSED ANTENNA LAYOUT (TYP.)

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"
1" 6" 0"



PROJECT NO:	10100495
DRAWN BY:	CF
CHECKED BY:	MM

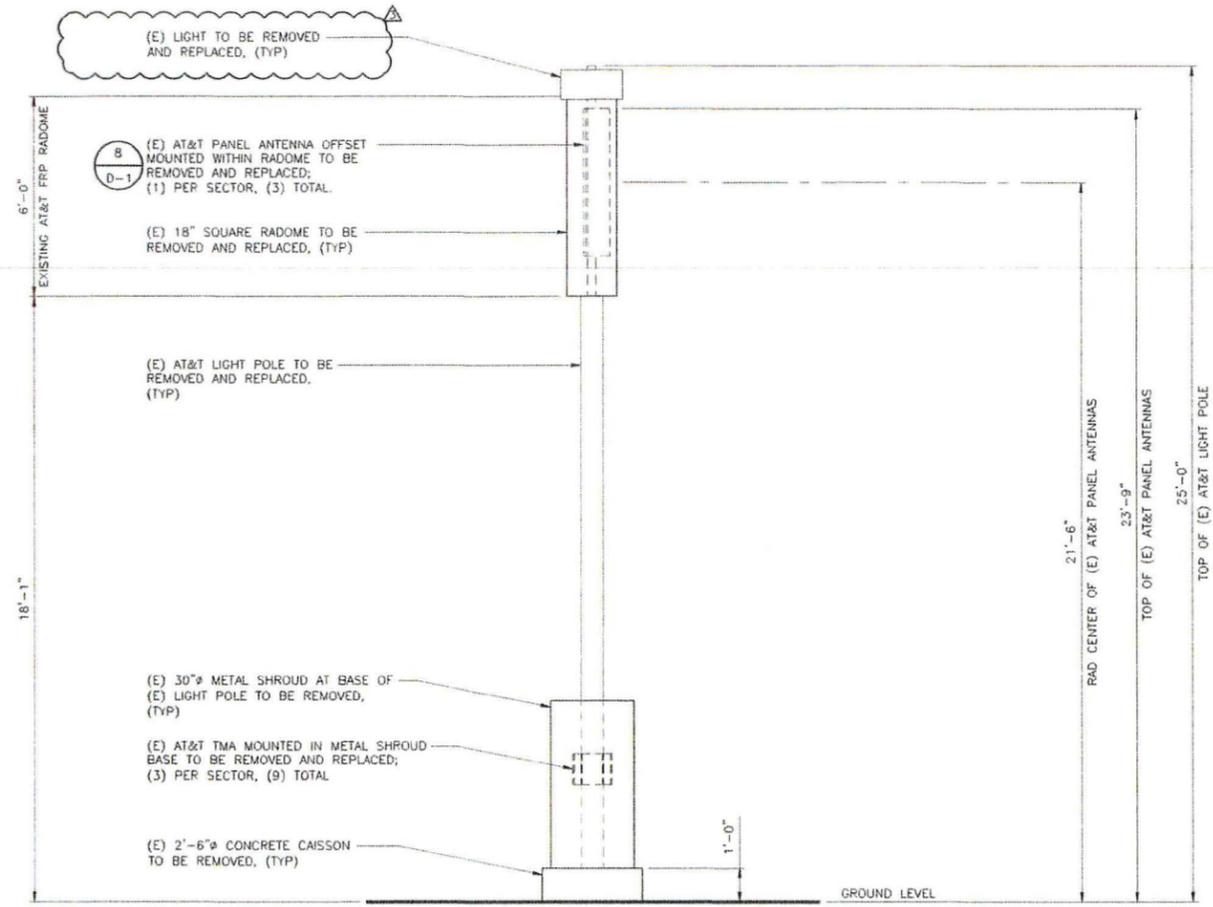
REV	DATE	DESCRIPTION
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SD0600-LTE 1C & 2C
SOLEDAD CHURCH
6605 LA JOLLA SCENIC DRIVE
SAN DIEGO, CA 92307
LIGHTPOLE

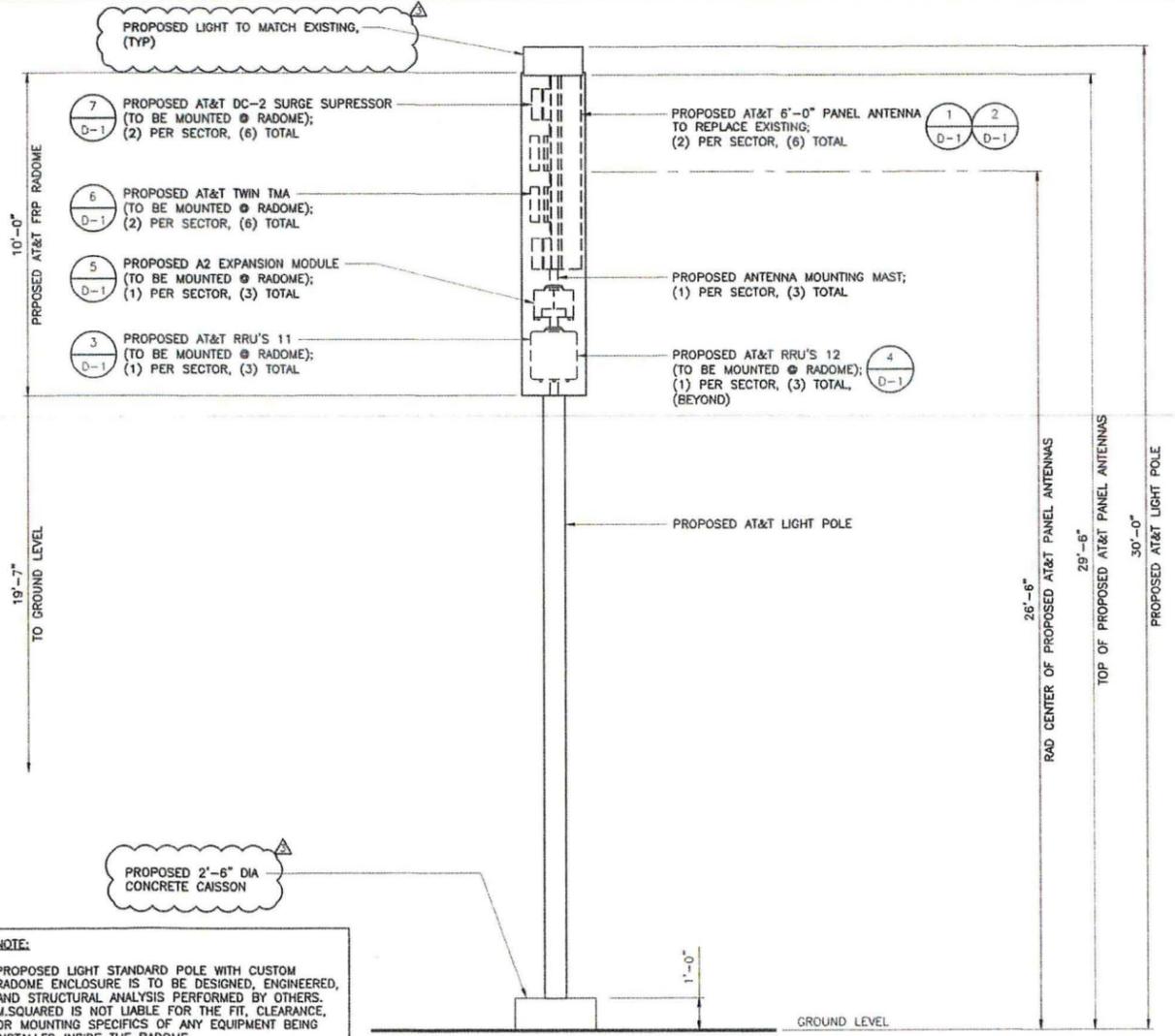
SHEET TITLE
ANTENNA LAYOUTS
AND ELEVATIONS

SHEET NUMBER
A-4.1



EXISTING LIGHT POLE ELVEATION (TYP.)

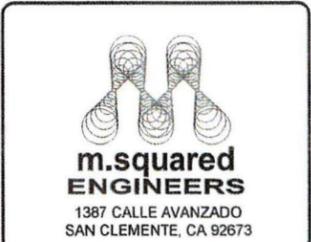
24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2" 1" 0"



PROPOSED LIGHT POLE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2" 1" 0"

NOTE:
PROPOSED LIGHT STANDARD POLE WITH CUSTOM RADOME ENCLOSURE IS TO BE DESIGNED, ENGINEERED, AND STRUCTURAL ANALYSIS PERFORMED BY OTHERS. M.SQUARED IS NOT LIABLE FOR THE FIT, CLEARANCE, OR MOUNTING SPECIFICS OF ANY EQUIPMENT BEING INSTALLED INSIDE THE RADOME.



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DRAWN BY: CF
CHECKED BY: MM

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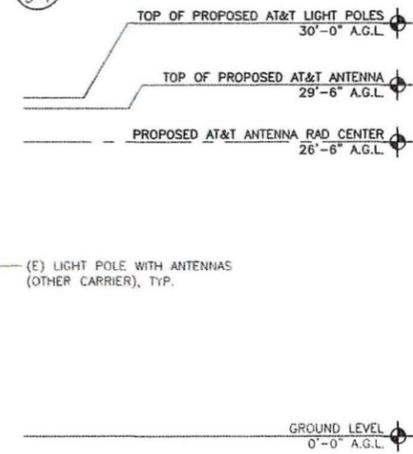
SD0600-LTE 1C & 2C
SOLEDAD CHURCH
6605 LA JOLLA SCENIC DRIVE
SAN DIEGO, CA 92307
LIGHTPOLE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5

NOTE:
PROPOSED LIGHT STANDARD POLE WITH CUSTOM RADOME ENCLOSURE IS TO BE DESIGNED, ENGINEERED, AND STRUCTURAL ANALYSIS PERFORMED BY OTHERS. M.SQUARED IS NOT LIABLE FOR THE FIT, CLEARANCE, OR MOUNTING SPECIFICS OF ANY EQUIPMENT BEING INSTALLED INSIDE THE RADOME.

PROP D HEIGHT LIMITATION = 30'-0"



7
D-1

6
D-1

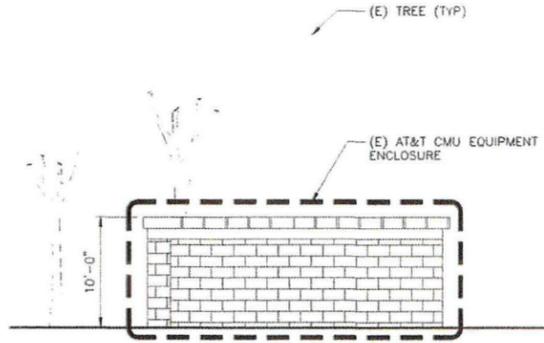
1 2
D-1 D-1

3
D-1

2 4
A-4.1 A-4.1

5
D-1

4
D-1

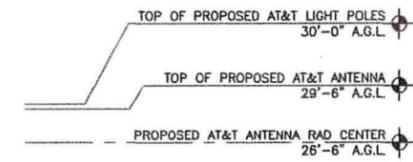


NORTH ELEVATION

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

NOTE:
PROPOSED LIGHT STANDARD POLE WITH CUSTOM RADOME ENCLOSURE IS TO BE DESIGNED, ENGINEERED, AND STRUCTURAL ANALYSIS PERFORMED BY OTHERS. M.SQUARED IS NOT LIABLE FOR THE FIT, CLEARANCE, OR MOUNTING SPECIFICS OF ANY EQUIPMENT BEING INSTALLED INSIDE THE RADOME.

PROP D HEIGHT LIMITATION = 30'-0"



7
D-1

6
D-1

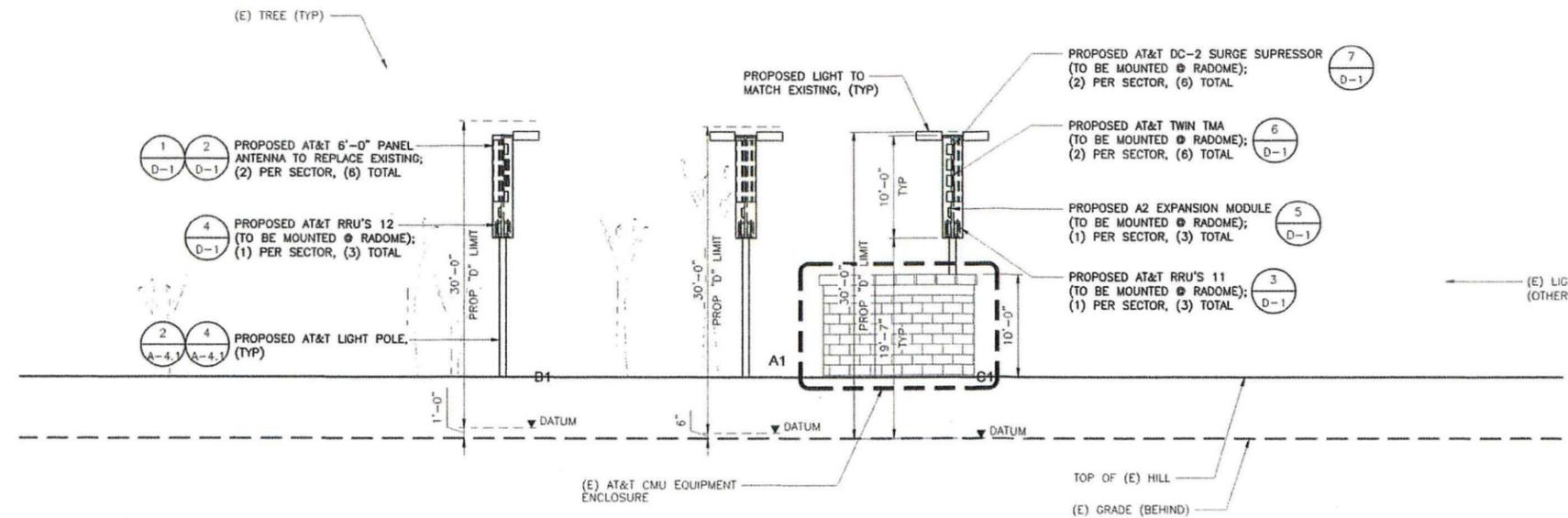
5
D-1

3
D-1

1 2
D-1 D-1

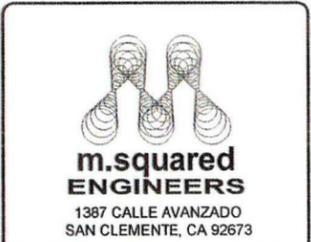
4
D-1

2 4
A-4.1 A-4.1



EAST ELEVATION

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



PROJECT NO: 10100495
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CHECKED BY: MM

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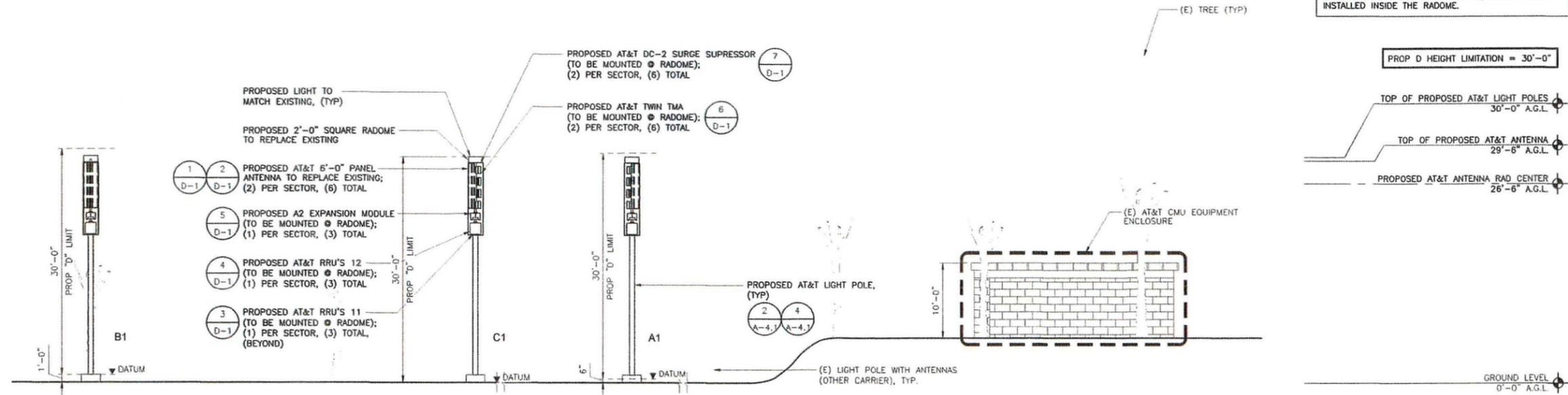
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SD0600-LTE 1C & 2C
SOLEDAD CHURCH
6605 LA JOLLA SCENIC DRIVE
SAN DIEGO, CA 92307
LIGHTPOLE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-6

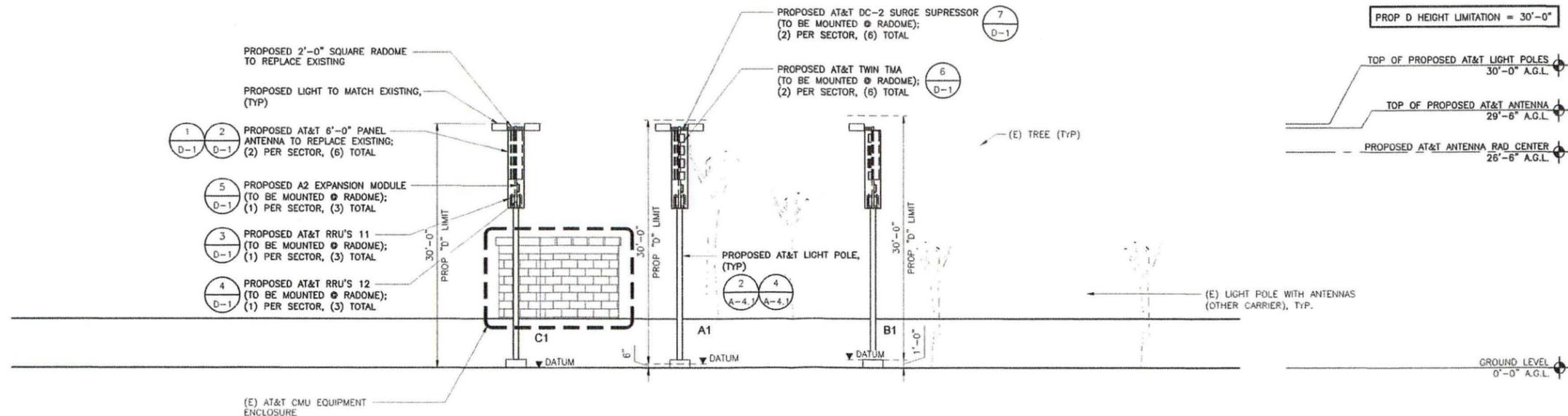
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SOUTH ELEVATION

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

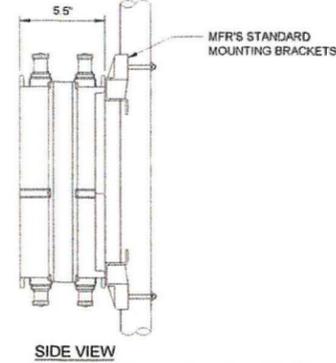
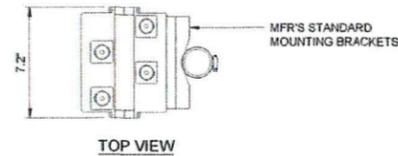
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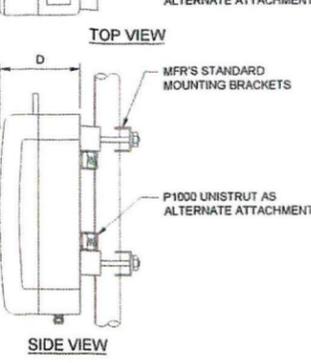
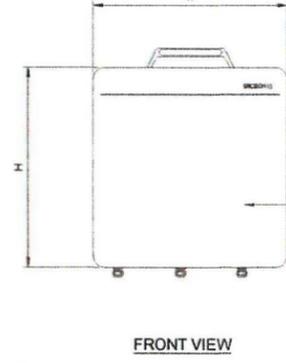
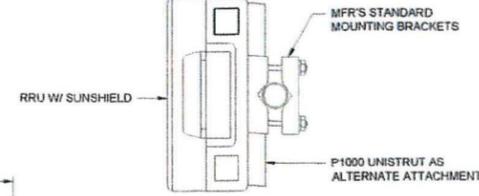
WEST ELEVATION

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

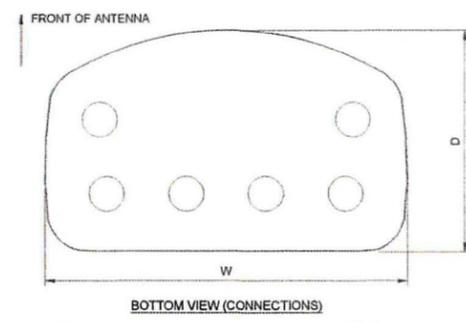
COMMSCOPE E15231P13	
HEIGHT (H)	13"
WIDTH (W)	7.2"
DEPTH (D)	5.5"
WEIGHT	24 LBS.



ERICSSON RRH REMOTE RADIO UNIT	
HEIGHT (H)	17.8"
WIDTH (W)	17.3"
DEPTH (D)	7.2"
WEIGHT	±50 LBS.



COMMSCOPE SBNHH-1D65B	
HEIGHT (H)	72.6"
WIDTH (W)	11.65"
DEPTH (D)	7.1"
WEIGHT	40.6 LBS.
SURVIVAL WIND SPEED	> 150 MPH
WIND LOADING, MAXIMUM:	
FRONT:	817.7 N @ 150 KM/H
SIDE:	138.9 LBF @ 150 KM/H
CONNECTOR:	6, 7-16 DIN FEMALE - BOTTOM
MOUNTING POLE:	2-5 INCHES (5-12 CM)



TOWER MOUNTED AMPLIFIER

24"x36" SCALE: NTS
11"x17" SCALE: NTS

6 ERICSSON RRUS 11

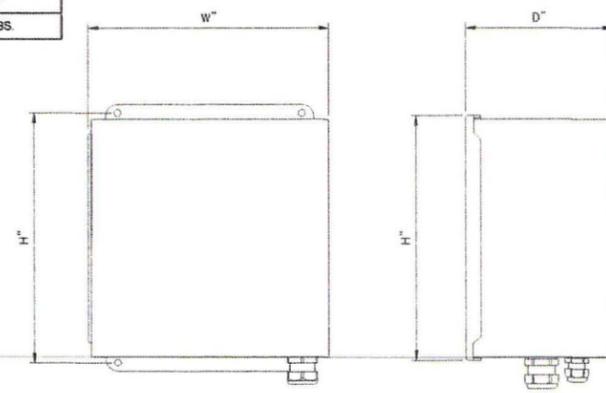
24"x36" SCALE: NTS
11"x17" SCALE: NTS

3 6' HEXPORT PANEL ANTENNA

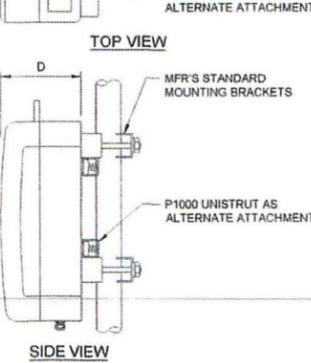
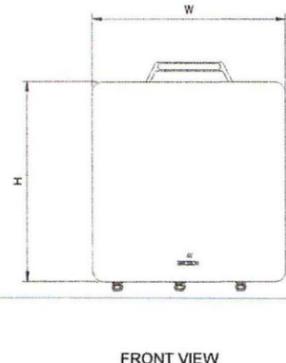
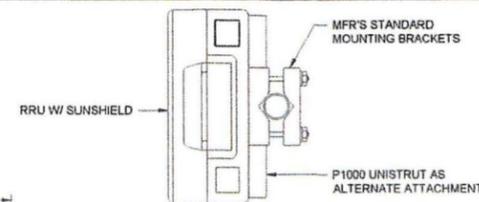
24"x36" SCALE: NTS
11"x17" SCALE: NTS

1

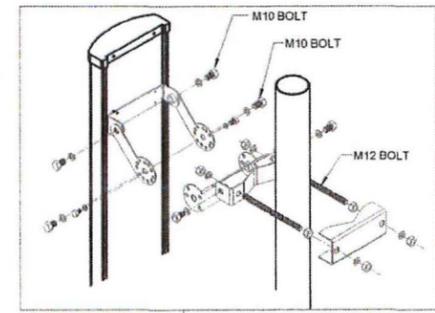
RACAP DC2-45-60-90E	
HEIGHT (H)	11.5"
WIDTH (W)	10.38"
DEPTH (D)	6.2"
WEIGHT	16 LBS.



ERICSSON RRH REMOTE RADIO UNIT	
HEIGHT (H)	20.4"
WIDTH (W)	18.5"
DEPTH (D)	7.5"
WEIGHT	±50 LBS.



MAXIMUM TORQUE	
M8	15N.m (11FT. LBS)
M10	37N.m (27FT. LBS)
M12	58N.m (43FT. LBS)



CRITICAL: FOR INITIAL INSTALLATION TO PIPE, DOWNTILT BRACKETS MUST BE CONFIGURED IN PRE-ASSEMBLY POSITION (FULLY COLLAPSED)

ATTENTION: INSERT M12 BOLTS AND M12 FLAT WASHERS INTO BRACKET WITH TABS PRIOR TO ATTACHING BRACKET TO ANTENNA.

RAYCAP DC2

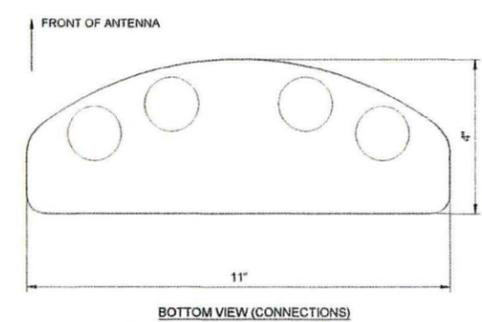
24"x36" SCALE: NTS
11"x17" SCALE: NTS

7 ERICSSON RRUS 12

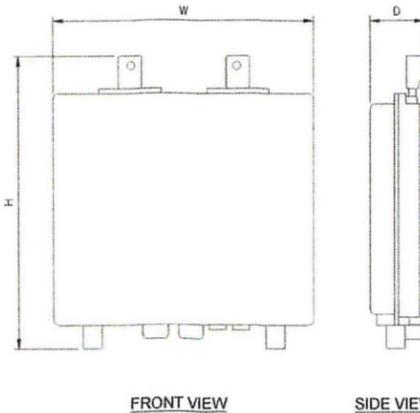
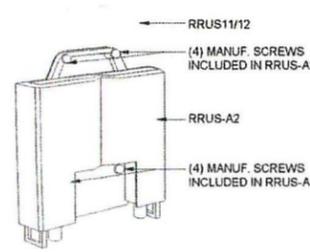
24"x36" SCALE: NTS
11"x17" SCALE: NTS

4

POWERWAVE 7760	
HEIGHT (H)	53.0"
WIDTH (W)	11.0"
DEPTH (D)	4.0"
WEIGHT	19.6 LBS (43 KG)
SURVIVAL WIND SPEED:	> 150 MPH
WIND LOADING, MAXIMUM:	
FRONT:	880 N @ 123 KM/H
CONNECTOR:	4, 7-16 DIN FEMALE - BOTTOM
MOUNTING POLE:	2-4.6 INCHES (5-11 CM)



ERICSSON RRUS A2		
	NO SOLAR SHIELD	WITH SOLAR SHIELD
HEIGHT (H)	12.8" (325.5mm)	12.8" (325.5mm)
WIDTH (W)	14.7" (374mm)	15.0" (380mm)
DEPTH (D)	3.2" (81mm)	3.5" (88mm)
WEIGHT	15 lbs.	



4' POWERWAVE PANEL ANTENNA

24"x36" SCALE: NTS
11"x17" SCALE: NTS

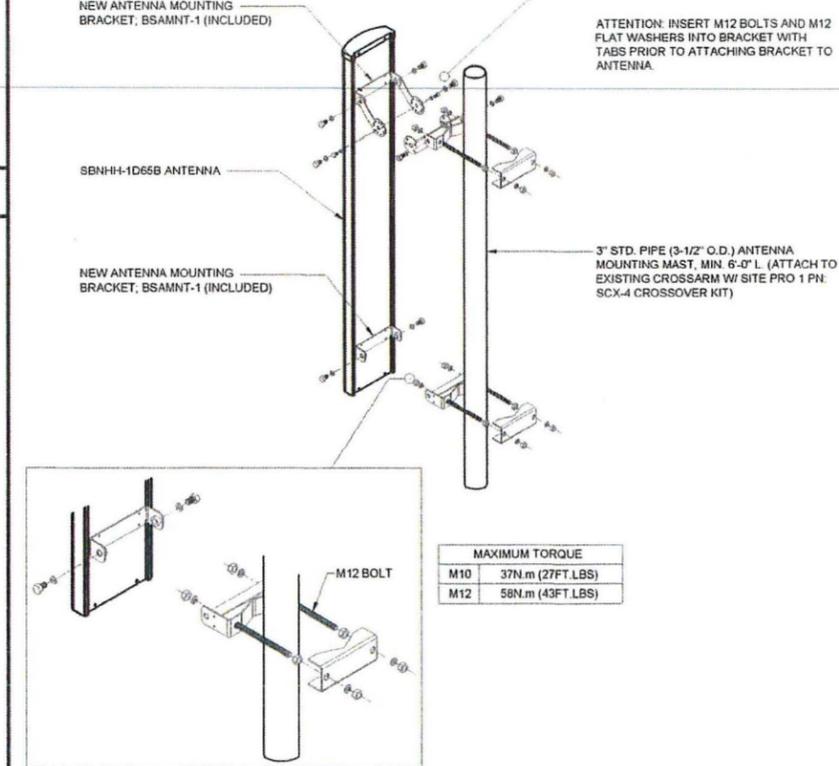
8 RRUS A2

24"x36" SCALE: NTS
11"x17" SCALE: NTS

5 NEW ANTENNA MOUNTING DETAIL

24"x36" SCALE: NTS
11"x17" SCALE: NTS

2



PROJECT NO:	10100495
DRAWN BY:	CF
CHECKED BY:	MM

REV	DATE	DESCRIPTION
A	02/18/2015	90% 2D'S FOR REVIEW
D	03/09/2015	100% 2D FOR SUBMITTAL
O	06/18/2015	100% 2D REVISED-JX COMMENTS
A	08/13/2015	PLAN CHECK CORRECTIONS
A	09/29/2015	PLAN CHECK CORRECTIONS

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

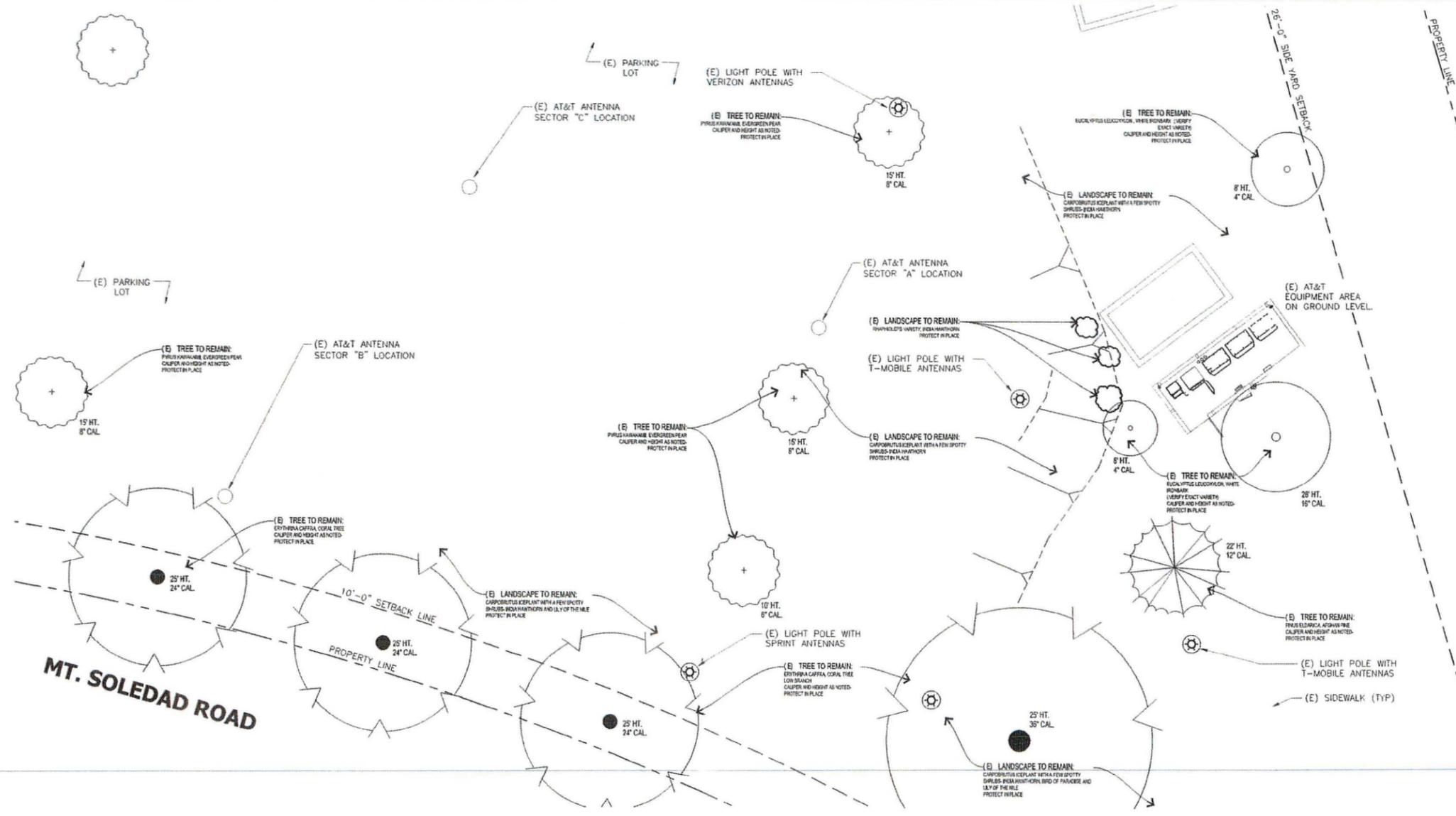
SD0600-LTE 1C & 2C
SOLEDAD CHURCH
6605 LA JOLLA SCENIC DRIVE
SAN DIEGO, CA 92307
LIGHTPOLE

SHEET TITLE
DETAILS

SHEET NUMBER
D-1

- NOTES**
1. THE 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
 2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
 3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.
 4. EXISTING SETBACK REQUIREMENTS ARE AS FOLLOWS:
REAR SETBACK = 25'-0"
STREET SIDE SETBACK REQUIREMENT = 10'-0"

DISCLAIMER:
THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON THE CITY OF SAN DIEGO WEBSITE. M.SQUARED ENGINEERS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON THE CITY OF SAN DIEGO WEBSITE AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.



CITY NOTES

NOTE:
IF ANY LANDSCAPE MATERIAL OR IRRIGATION SYSTEMS ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED AND REPAIRED IN-KIND.

MAINTENANCE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:
PERMITTEE OR OWNER/PERMITTEE

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:
PERMITTEE OR OWNER/PERMITTEE

THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

NOTE:
EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.



deprattinc.
13948 CALLE BUENO GANAR
JAMUL, CA 91935

m.squared ENGINEERS
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

PROJECT NO:	10100495
DRAWN BY:	CF
CHECKED BY:	MM

REV	DATE	DESCRIPTION
Δ	09/29/2015	PLAN CHECK CORRECTIONS
Δ	08/13/2015	PLAN CHECK CORRECTIONS
Δ	06/18/2015	100% ZD REVISED-JX COMMENTS
0	03/09/2015	100% ZD FOR SUBMITTAL
A	02/18/2015	90% ZD'S FOR REVIEW



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SD0600-LTE 1C & 2C
SOLEDAD CHURCH
6605 LA JOLLA SCENIC DRIVE
SAN DIEGO, CA 92307
LIGHTPOLE

SHEET TITLE
EXISTING LANDSCAPE PLAN

SHEET NUMBER
L-1