



Item #HO-19-105

DATE ISSUED: November 15, 2019

ATTENTION: City of San Diego Hearing Officer
Meeting of November 20, 2019

SUBJECT: T-Mobile @ J Street Inn (222 J Street) – Conditional Use Permit (CUP)
No. 2019-05 – Process Three – Marina Neighborhood of the Downtown
Community Plan Area – **PUBLIC HEARING**

STAFF CONTACT: Nicole Paré, Assistant Planner

STAFF RECOMMENDATION: That the City of San Diego (“City”) Hearing Officer approves CUP No. 2019-05 to allow a T-Mobile Wireless Communication Facility (WCF) at 222 J Street (“Project”) in the Marina Neighborhood of the Downtown Community Plan (DCP) area (“Downtown”).

This is a Process Three application which requires a public hearing before the City Hearing Officer, whose decision is final unless appealed to the Planning Commission, which would be the final decision maker on any appeal.

SUMMARY: T-Mobile (“Applicant”) is proposing a concealed WCF with six panel antennas, six remote radio units (RRUs), and associated equipment, at the J Street Inn (“Project”), an existing SRO hotel. The proposed concealment element is a 9-foot tall Fiberglass Reinforced Panel (FRP) box mounted on top of an existing elevator penthouse, which mimics the elevator penthouse and is painted and textured to match the existing building materials.

COMMUNITY PLANNING GROUP RECOMMENDATION: On August 21, 2019 the Downtown Community Planning Council voted 13-0 to recommend that the City Hearing Officer approve the Project (Attachment 10).

BACKGROUND

The Project site is located in the Residential Emphasis (RE) land use district of the Centre City Planned District and is surrounded by a variety of land uses including: an SRO with a ground floor restaurant to the north, multi-family residential and retail to the east; a full-block surface parking lot to the west; and the Harbor Club residential twin-tower development to the south (Attachments 1 and 2). In Downtown, there are approximately eighty-eight permitted WCFs located on private property. This includes premises with multiple carriers. The majority of the WCFs on private property Downtown are façade concealed, façade-mounted, or rooftop concealed facilities.

DEVELOPMENT TEAM

ROLE	FIRM/CONTACT	OWNERSHIP
Applicant	T-Mobile West LLC Joey Rose	T-Mobile USA Inc., Sole Member (Publicly Owned)
Property Owner	J Street Inn L.P. Shawn A. Schraeger	Esther Fischer, Trustee of the Arnold G. and Esther Fischer Family Trust Frances D. Mortenson, Trustee of the Christopher and Frances Mortenson Trust Shawn A. Schraeger, Trustee of the Shawn A. Schraeger Trust

DISCUSSION

Pursuant to the Centre City Planned District Ordinance (CCPDO) Table 156-0308-A and the Land Development Code (LDC) Section 141.0420, (“WCF Regulations”), a Process Three CUP is required for a WCF on a premise with non-residential uses in a residential land use district. The DCP does not specifically address WCFs. Instead, applications for new WCFs are reviewed in accordance with current regulations, the General Plan, the WCF Guidelines, and City policies. Other state and federal laws and policies, including guidance from the Federal Communications Commission (FCC), also govern WCF placement and development in the City of San Diego.

The following design requirements from the WCF Regulations apply to the Project:

- Wireless communication facilities shall utilize the smallest, least visually intrusive antennas, components and other necessary equipment.
- The applicant shall use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.
- The wireless communication facility’s equipment shall be located within an existing building envelope, whenever possible.
- Overhead wires connecting the antennas to the equipment are not permitted.
- Equipment located on the roof of an existing structure shall be set back or located to minimize visibility, especially from the public right-of-way or public places.

The Project consists of six panel antennas in three sectors of two antennas each, mounted behind 9-foot tall RFP box walls on top of an existing elevator penthouse at the southwest corner of the building. As shown on the proposed plans (Attachment 3), the RFP box walls are the same length and width as the elevator penthouse, they are painted and textured to match the existing building materials, and there is no visible transition line between the new and old material, which results in a well-integrated WCF. In addition, the associated equipment is located within the building envelope, which is a requirement of the WCF Regulations. The associated equipment is located in a fenced 250 square-foot enclosure in the parking garage. The building’s architect, Rob Quigley, submitted a letter in support of the design, stating that the increase in the height of the elevator penthouse, a prominent architectural feature of the building, enhances the overall

building composition rather than distracts from it. In addition to the architects' letter of support, Staff received one letter in opposition to the design from a nearby resident. A copy of the correspondence is included as Attachment 10. The proposed Project complies with the WCF Regulations listed above, which were in effect on the date the application was submitted, and is consistent with the WCF Guidelines for faux architectural elements (Attachment 4).

Council Policy 600-43 assigns preference levels to WCF locations based on land uses from Preferences 1 through Preference 4, with Preference 1 being WCF located in the PROW. The proposed Project is a Preference 3 location; however, the majority of the low-rise and mid-rise buildings in the Marina district contain residential land uses, which is a Preference 4. The Applicant provided a Site Justification Letter and Map showing that the site preferences were researched in good faith, a copy is included as Attachment 6.

The proposed WCF site will improve coverage near the Convention Center, the area northeast of Petco Park, and in the Northwest and Northeast sub-districts of East Village, where there is a significant amount of redevelopment planned. A copy of the Coverage Map, submitted by the Applicant is included as Attachment 7.

ENVIRONMENTAL REVIEW: Development within the DCP is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both “Program EIRs” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The Downtown FEIR and CAP FEIR are located on the CivicSD website (<http://civicsd.com/departments/planning/environmental-documents>) and on the City website (<https://www.sandiego.gov/planning/programs/ceqa#FinalCEQADocuments>). The environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA.

CONCLUSION

Staff has evaluated the Project and found that it complies with the WCF Regulations and is consistent with the WCF Guidelines and Council Policy 600-43; therefore, based on the draft findings included as Attachment 8, Staff recommends approval of CUP No. 2019-05.

Respectfully submitted:

Concurred by:



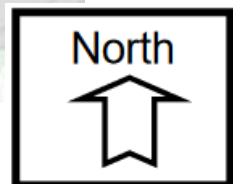
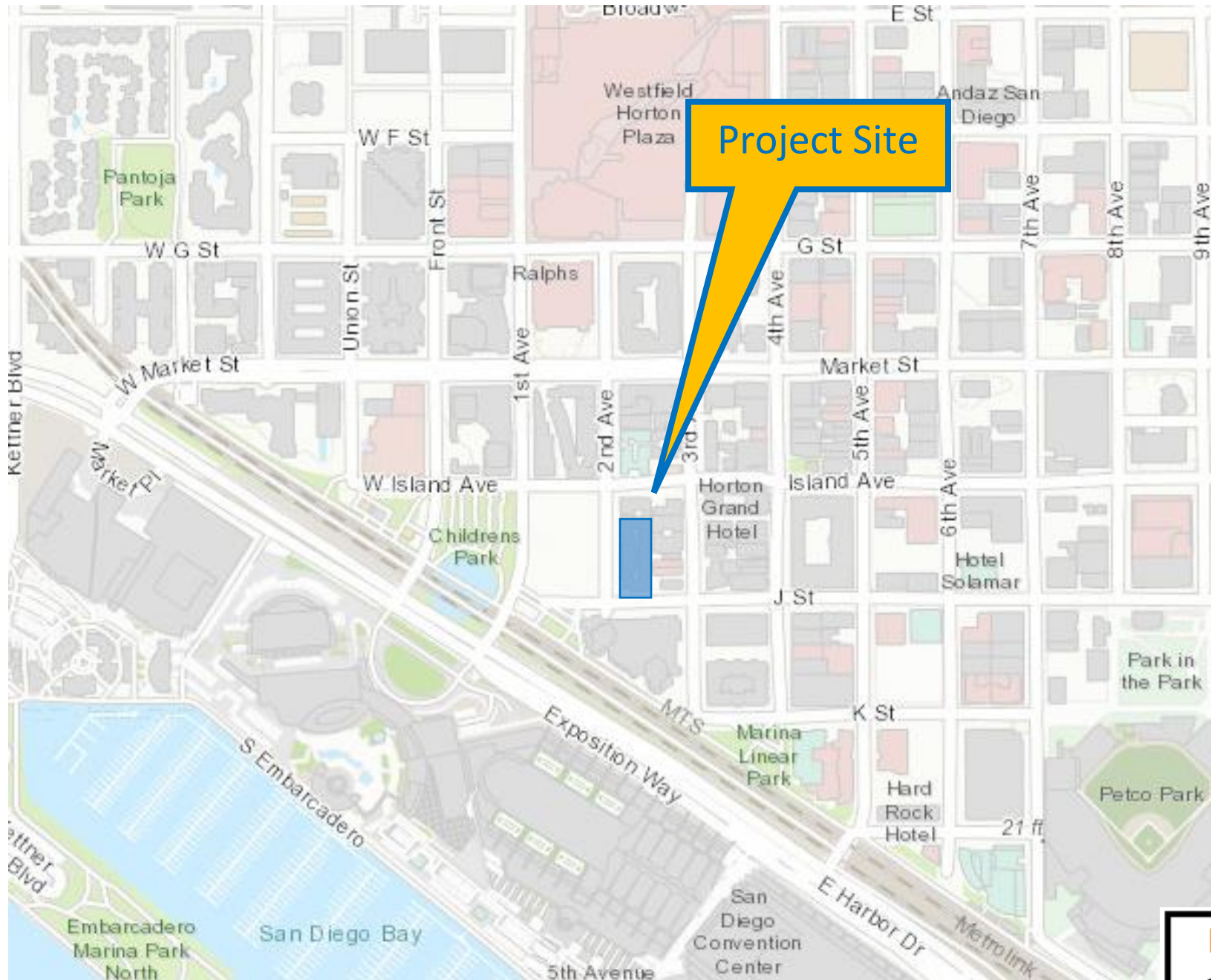
Nicole Paré
Assistant Planner, Civic San Diego



Brad Richter,
Deputy Director, Urban Division

Attachments:

1. Project Location Map
2. Project Data Sheet
3. Site Photos, Plans & Photo Simulations
4. Applicable WCF Guidelines
5. Ownership Disclosure Statement
6. Site Justification Letter & Map
7. Coverage Maps
8. Draft Resolution with Findings
9. Draft Permit with Conditions
10. DCPC Recommendation & Public Correspondence



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile at 222 J Street	
PROJECT DESCRIPTION:	Six panel antennas and six RRUs concealed within an RFP box mounted on an existing elevator penthouse with associated equipment located in a 155 square-foot fenced enclosure in the subterranean parking garage.	
COMMUNITY PLAN AREA:	Downtown Community Plan	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Process Three	
COMMUNITY PLAN NEIGHBORHOOD:	Marina	
ZONING INFORMATION:		
ZONE:	CCPD-RE (Centre City Planned District – Residential Emphasis) – This district accommodates primarily residential development. Small-scale businesses, offices, services, and ground-floor active commercial uses are allowed, subject to size and area limitations.	
ADJACENT PROPERTIES:	LAND USE DESIGNATION	EXISTING LAND USE
NORTH:	CCPD-RE	SRO hotel (Island Inn)
SOUTH:	CCPD-RE	Multi-family residential with ground floor restaurant/retail (Harbor Club)
EAST:	CCPD-RE	Low- to mid-rise multi-family residential and retail
WEST:	CCPD-RE	Surface parking lot
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 21, 2019 the Downtown Community Planning Council voted 13-0 to recommend that the City Hearing Officer approve the Project (Attachment 12).	



Photographic Survey

TMO J Street Inn SD07938A

222 J Street, San Diego, CA 92101

Applicant: T-Mobile

Authorized agent (primary contact): Chris Vuong, 858-205-4150, cvuong@j5ip.com

Photographic survey of T-Mobile’s WCF on the rooftop of a hotel building.



Photo No.	View	Looking at Sector?
1	Looking south at site	Sector A
2	Looking north from site	N/A
3	Looking west at site	Sector B
4	Looking east from site	N/A
5	Looking north at site	Sector C
6	Looking south from site	N/A
7	Looking east at site	Sectors A & C
8	Looking west from site	N/A

Photographic Survey

1. Looking south at site



2. Looking north from site



Photographic Survey

3. Looking west at site



4. Looking east from site



Photographic Survey

5. Looking north at site



6. Looking south from site



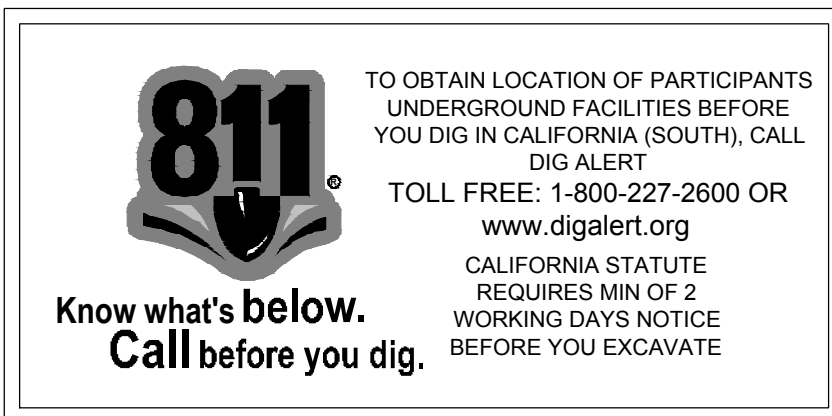
Photographic Survey

7. Looking east at site



8. Looking west from site





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

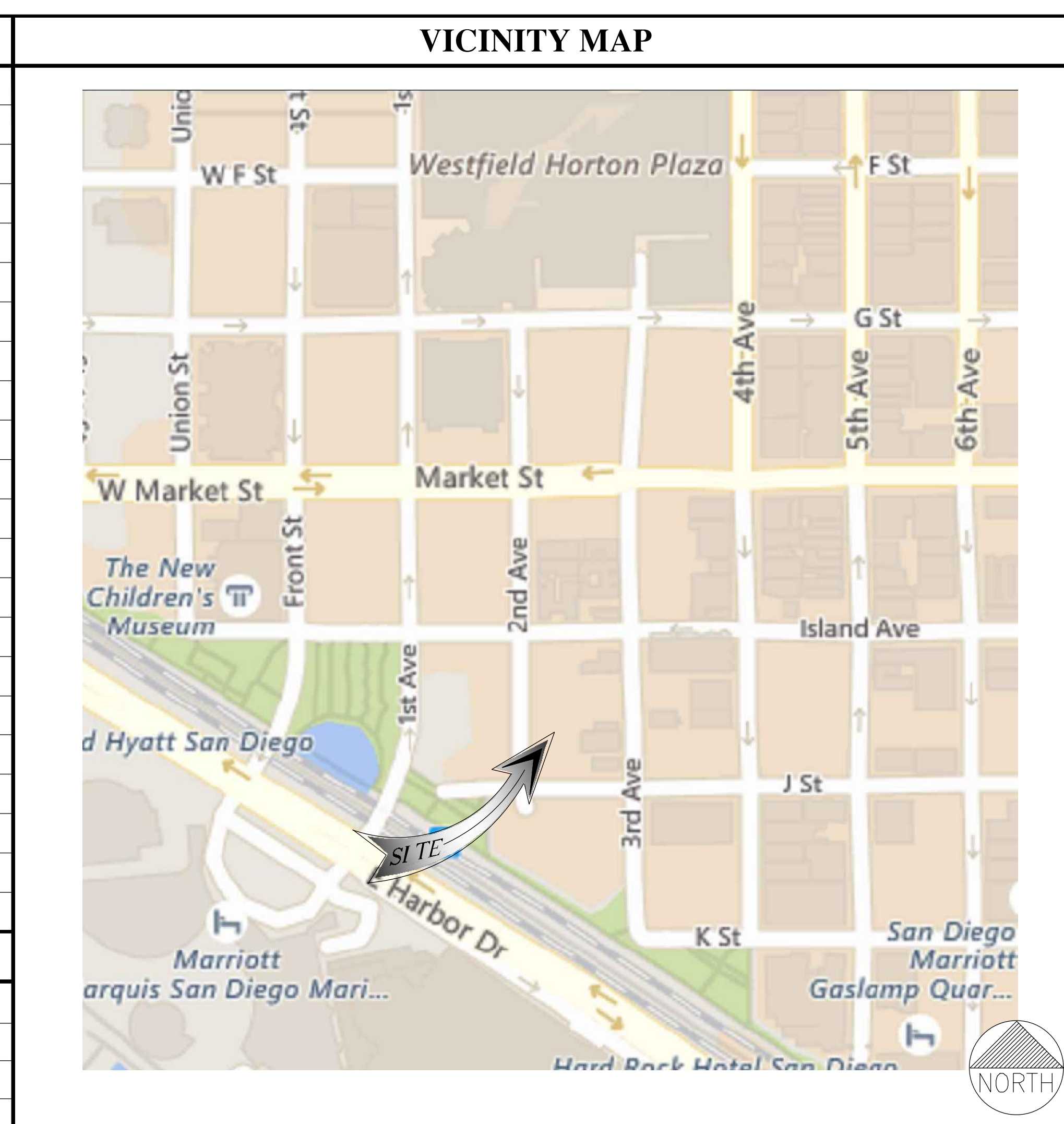


SITE NUMBER: SD07938A
SITE NAME: J STREET INN
SITE TYPE: ROOFTOP

CITY: SAN DIEGO
COUNTY: SAN DIEGO COUNTY
JURISDICTION: CITY OF SAN DIEGO

SITE NUMBER: SD07938A
SITE NAME: J STREET INN
 222 J STREET
 SAN DIEGO, CA 92101

SHT	DRAWING INDEX	REV
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A6	EAST ELEVATIONS	E
A7	SOUTH ELEVATIONS	E
A8	WEST ELEVATIONS	E
D1	DETAILS	E
D2	DETAILS	E



NSB SCOPE OF WORK:			
SCOPE OF WORK: INSTALLATION OF A NEW T-MOBILE TELECOMMUNICATION FACILITY CONSISTING OF THE FOLLOWING:			
<ul style="list-style-type: none"> INSTALLATION OF (N) CHAINLINK FENCED EQUIPMENT AREA WITHIN PARKING GARAGE STORAGE AREA (NO EFFECT TO PARKING COUNT) INSTALL (1) RBS 6102 CABINETS WITHIN (N) FENCED EQUIPMENT AREA INSTALL (1) CIENA CABINET WITHIN (N) FENCED EQUIPMENT AREA INSTALL (1) PPC WITHIN (N) FENCED EQUIPMENT AREA INSTALL (1) GPS ANTENNA ON ROOFTOP INSTALL (1) FRP SCREEN MOUNTED ON TOP OF (E) ELEVATOR PENTHOUSE TO CONCEAL (N) T-MOBILE ANTENNAS & EQUIPMENT INSTALL (1) RRU 4449 PER SECTOR TOTAL - (3), MOUNTED BEHIND FRP SCREEN INSTALL (1) RRU 4415 PER SECTOR TOTAL - (3), MOUNTED BEHIND FRP SCREEN INSTALL (1) AIR3246 ANTENNA PER SECTOR TOTAL (3), MOUNTED BEHIND FRP SCREEN INSTALL (1) 8' ANTENNA PER SECTOR TOTAL - (3), MOUNTED BEHIND FRP SCREEN 			
SITE ADDRESS:	222 J STREET SAN DIEGO, CA 92101	APPLICANT:	T-Mobile 10506 VISTA SORRENTO PKWY #206 SAN DIEGO, CA 92121
PROPERTY OWNER/LESSOR:	J STREET INN LP - GARY CROW GM	ZONING MANAGER:	RYAN DOUGLAS J5 INFRASTRUCTURE PARTNERS RDouglas@j5ip.com (619) 301-5164
CONTACT INFORMATION:	PHONE: (619) 696-6922	SITE ACQ:	RYAN DOUGLAS J5 INFRASTRUCTURE PARTNERS RDouglas@j5ip.com (619) 301-5164
ZONING:	CENTRE CITY PLANNED DISTRICT	PROJECT MANAGER:	JOEL SOLORIA J5 INFRASTRUCTURE PARTNERS jsoloria@j5ip.com (619) 977.0283
JURISDICTION:	CITY OF SAN DIEGO	ENGINEER CONTACT:	JOSE M. MIRANDA J5 INFRASTRUCTURE PARTNERS JMiranda@j5ip.com (949) 247-7767
LATITUDE:	32.7096 N (NAD 83)	RF ENGINEER:	PEDRO ABE T-MOBILE pedro.abe@t-mobile.com
LONGITUDE:	-117.1629 AD 83)	CONSTRUCTION MANAGER:	KIRT BABCOCK T-MOBILE kirt.babcock@t-mobile.com (858) 334.6139
APN:	535-074-10-00	ACCESSIBILITY REQUIREMENTS:	THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. DISABLED/CHALLENGED ACCESS IS NOT REQUIRED PER CBC 2016, SECTION 11B-203.4 (LIMITED ACCESS SPACE)
CURRENT USE:	HOTEL		

APPROVALS:			
	PRINT NAME	SIGNATURE	DATE
LAND OWNER:			
DEVELOP. MANAGER:			
CONST. MANAGER:			
PROJECT MANAGER:			
ZONING MANAGER:			
TMO RF ENGINEER:			
SAC. REP.:			
CONST. MANAGER:			

CODE COMPLIANCE
PER CALIFORNIA BUILDING STANDARDS CODE, "TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS" GOVERNS THE DESIGN AND CONSTRUCTION OF ALL BUILDING OCCUPANCIES AND ASSOCIATED FACILITIES AND EQUIPMENT THROUGHOUT CALIFORNIA. RELEVANT CODE SECTIONS ARE (BUT NOT LIMITED TO):
<ol style="list-style-type: none"> 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA HISTORICAL BUILDING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA EXISTING BUILDING CODE CITY/COUNTY ORDINANCES ANSI/TIA-222-G-2005

STATEMENTS
STRUCTURAL: STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE PERMIT.
ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF ANTENNA MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE PERMIT.
PROPRIETARY INFORMATION: THE INFORMATION CONTAINED WITHIN THIS SET OF DRAWINGS IS PROPRIETARY T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

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

REV	DATE	DESCRIPTION
E	06/26/19	100ZD REV. RD
D	02/13/19	100ZD RD
C	11/16/18	REVISED PER DRM AH
B	10/31/18	90ZD REDESIGN RD
A	02/07/18	PROPOSED DESIGN JMM

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.


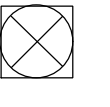


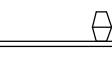




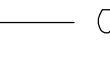
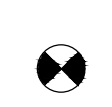

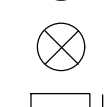




SHEET TITLE
TITLE SHEET

SHEET NUMBER
T1

- FOR THE PURPOSE OF THIS CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION) AND ANY LOWER TIER SUBCONTRACTORS.
ENGINEER – J5 INFRASTRUCTURE PARTNERS
OWNER – T-MOBILE WIRELESS
- CONTRACTOR SHALL VISIT THE CELL SITE PRIOR TO THE SUBMISSION OF BIDS TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY, CONFLICT, OR OMISSION FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION, PRIOR TO BID SUBMISSION & PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED AFTER THE COMMENCEMENT OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY COSTS INCURRED TO REMEDY THE SITUATION SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE ENGINEER SHALL APPROVE ALL METHODS USED TO CORRECT THE SITUATION.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.

ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUITS AND OTHER CABLES. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- AT ANY TIME DURING THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE SITE. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- AS MAY BE REQUIRED BY THE GOVERNING AGENCY OR PROPERTY OWNER, THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER, WATER, OR TOILET FACILITIES.
- THE EXISTING CELL SITE IS ASSUMED TO BE IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH THE OWNER. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS DURING THE ENTIRE CONSTRUCTION PERIOD. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
- THE CONTRACTOR SHALL NOT USE OR INSTALL ANY MATERIAL CONTAINING ASBESTOS OR LEAD PAINT CONTENT. THE USE OF SUCH MATERIAL IS STRICTLY PROHIBITED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON PLANS, AND TO AVOID OR PROTECT THEM FROM ANY DAMAGE. ANY COSTS INCURRED TO REPAIR UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE AT THE SOLE COST OF THE CONTRACTOR. TELEPHONE 811 FOR USA DIG ALERT.
- THE GOVERNING AGENCY MAY REQUIRE A COPY OF THE APPROVED PLANS TO BE KEPT ON SITE AT ALL TIMES. THE CONTRACTOR SHALL MAKE SUCH A SET AVAILABLE FOR INSPECTION AT ALL TIMES. ANY DEVIATIONS FROM THE APPROVED SET SHALL BE DOCUMENTED AND PROVIDED TO THE ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL BEAR THE SOLE COST TO CORRECT ANY INSTALLATION WHICH DEVIATES FROM APPROVED PLANS AND IS NOT ACCEPTED BY THE ENGINEER.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS & METHODS, TECHNIQUES, SEQUENCING, AND PROCEDURES REQUIRED TO PERFORM THE WORK. ANY ANALYSIS OF THE STRUCTURE UNDER TEMPORARY CONSTRUCTION LOADING CONDITIONS IS OUTSIDE OF THE SCOPE OF THESE DRAWINGS. THE CONTRACTOR SHOULD EVENLY DISTRIBUTE ANY MATERIAL TO BE STORED ON SITE DURING CONSTRUCTION SO THAT THE LOAD DOES NOT EXCEED THE STRUCTURES DESIGNED LIVE LOAD; OR PROVIDE TEMPORARY SHORING OR BRACING IN THESE AREAS.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- ALL NEW COMPONENTS ADD TO THE EXTERIOR OF THE STRUCTURE, WHICH ARE VISIBLE FROM PUBLIC VIEW, SHALL BE PAINTED TO MATCH THE EXISTING CONDITIONS.
- ALL DETAILS AND NOTES INDICATED IN THESE PLANS ARE THE MINIMUM REQUIREMENTS.
- IT MAY BE NECESSARY TO TEMPORARILY RELOCATE, REMOVE, REPLACE, OR WORK AROUND VARIOUS ARCHITECTURAL FEATURES, PIPES, FIXTURES, CABLING, OR OTHER NON-STRUCTURAL ITEMS IN ORDER TO COMPLETE THE PROPOSED WORK. CONTRACTOR SHALL RESTORE THESE ITEMS TO THEIR ORIGINAL CONDITION AT THEIR EXPENSE UNLESS OTHERWISE NOTED IN THESE PLANS.

SYMBOLS

- | | |
|---|---|
|  SOLID GROUND BUS BAR |  GROUND ROD WITH ACCESS (TEST WELL) |
|  SOLID NEUTRAL BUS BAR |  GROUNDING WIRE, DASHED REPRESENTS UNDERGROUND |
|  SUPPLEMENTAL GROUND CONDUCTOR |  TELEPHONE LINE, DASHED REPRESENTS UNDERGROUND |
|  2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER |  COAXIAL CABLE, DASHED REPRESENTS UNDERGROUND |
|  SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER |  ANTENNA COAX |
|  XIT GROUND ROD (CHEMICAL) |  OVERHEAD ELECTRICAL CABLES |
|  GROUND ROD | |
|  DISCONNECT SWITCH | |
|  UTILITY METER | |
|  EXOTHERMIC CONNECTION (CADWELD) TO GROUND RING AND COMPRESSION TO GROUND HALO | |
|  COMPRESSION, CLAMP, OR DOUBLE HOLE LUG TYPE GROUND CONNECTION | |

ABBREVIATIONS

- | | | | |
|--------|-----------------------------|--------|----------------------------------|
| AGL | ABOVE GRADE LEVEL | (P) | PROPOSED |
| (E) | EXISTING | EMT | ELECTRICAL METALLIC TUBING |
| MIN | MINIMUM | GROUND | GROUND |
| N.T.S. | NOT TO SCALE | GND | GLOBAL POSITIONING SYSTEM |
| REF | REFERENCE | GPS | GROUND FAULT CIRCUIT INTERRUPTER |
| RF | RADIO FREQUENCY | GFCI | BARE TINNED COPPER WIRE |
| T.B.D. | TO BE DETERMINED | BTCW | |
| TYP | TYPICAL | | |
| EGR | EQUIPMENT GROUND RING | | |
| AWG | AMERICAN WIRE GAUGE | | |
| MGB | MASTER GROUND BUS | | |
| EG | EQUIPMENT GROUND | | |
| BCW | BARE COPPER WIRE | | |
| GEN | GENERATOR | | |
| IGR | INTERIOR GROUND RING (HALO) | | |

LEGEND

- ALL GROUNDING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE, AS WELL AS WITH ALL LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES APPLICABLE TO GROUNDING WORK.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION SO AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION SHALL BE ACCORDING TO SPECIFIC SITE CONDITIONS.
- GROUNDING CONDUCTORS SHALL BE #2 AWG SOLID BARE TINNED COPPER WIRE, UNLESS NOTED OTHERWISE.
- APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- INSTALL GROUND CONDUCTORS AND GROUND ROD A MINIMUM OF 1'-0" FROM CONCRETE SLAB, FOOTING, OR FENCE.
- ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY AN ELECTRICAL CONTRACTOR.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- METAL CONDUIT AND TRAY SHALL BE GROUND AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
- CHEMICAL GROUND SHALL BE XIT, CHEM-ROC, OR APPROVED EQUAL, WHEN REQUIRED.
- CONNECTIONS TO THE GROUND BARS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BAR ARE PERMITTED.
- NOTIFY PROJECT MANAGER IF THERE ARE DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SOIL CONDITIONS.
- ANY EQUIPMENT, BOX, SKID TO BE GROUND AND DOES NOT HAVE A DESIGNATED GROUND CONNECTION SHALL BE DRILLED AS NECESSARY TO CONNECT A GROUND WIRE. REMOVE PAINT IN AREA UNDER LUG. APPLY ANTI-OXIDANT COMPOUND AND CONNECT WITH TWO-HOLE, COMPRESSION LUG.

GROUNDING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MEANS AND METHODS TO COMPLETE ALL UPGRADES AS INDICATED IN THIS DOCUMENT.
- ALL DIMENSIONS, SECTIONS AND DETAILS OF THE EXISTING STRUCTURE ARE INCLUDED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL RELEVANT INFORMATION PRIOR TO CONSTRUCTION OR FABRICATION. NOTIFY THE ENGINEER-OF-RECORD IMMEDIATELY OF ANY DISCREPANCIES. ALL NEW WORK SHALL ACCOMMODATE EXISTING CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- COORDINATE WORK INDICATED ON THESE DRAWINGS WITH THE NEW EQUIPMENT, EXISTING EQUIPMENT, WAVEGUIDE ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
- ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND CODES, LATEST EDITION.
- CONTRACTOR SHALL COLD-GALVANIZE ALL RAW STEEL AS REQUIRED DURING CONSTRUCTION PROCESS.

GENERAL NOTES

GENERAL UPGRADE NOTES



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SITE NUMBER:
SD07938A

SITE NAME:
J STREET INN

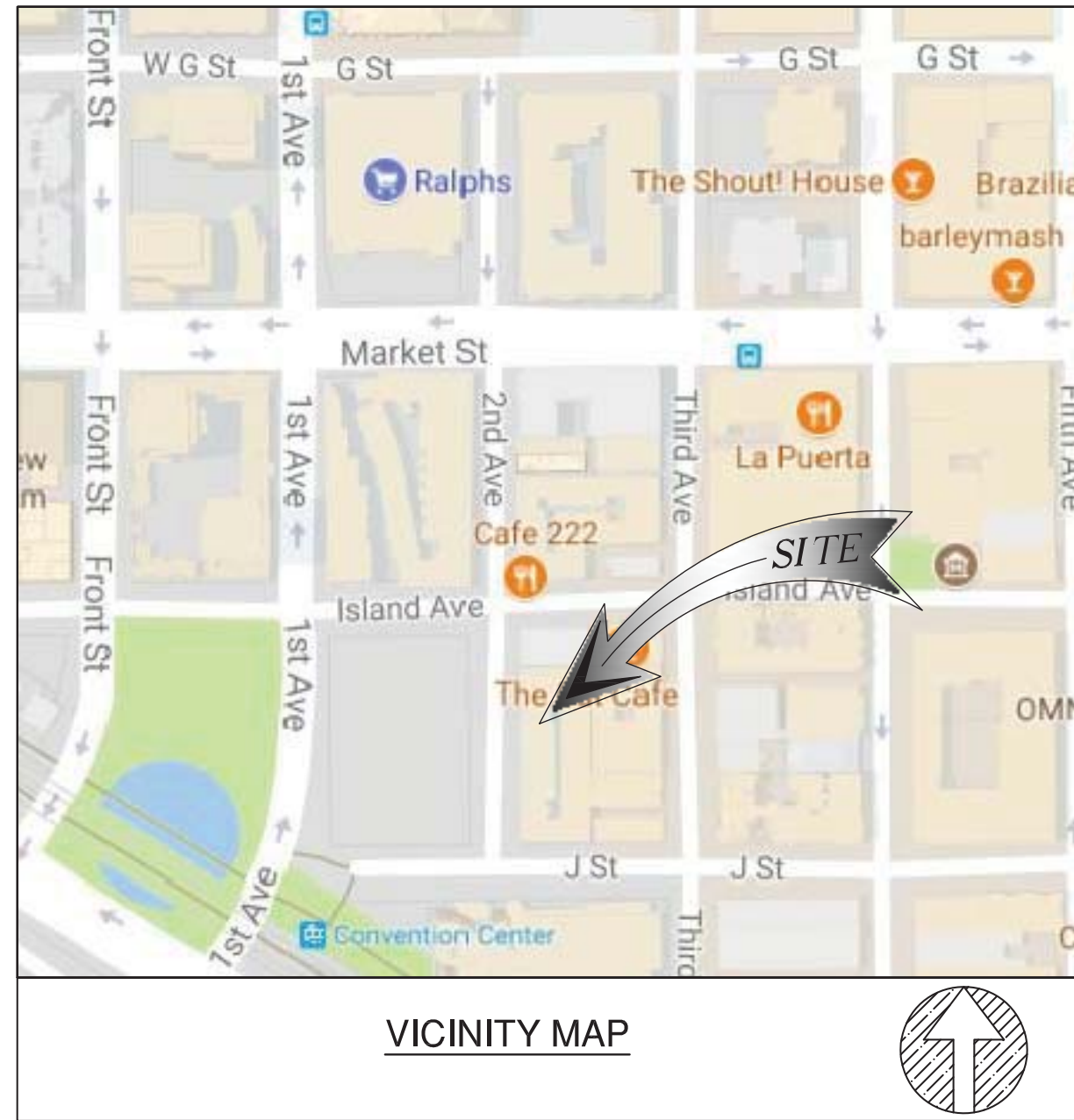
222 J STREET
SAN DIEGO, CA 92101

REV	DATE	DESCRIPTION	
E	06/26/19	100ZD REV.	RD
D	02/13/19	100ZD	RD
C	11/16/18	REVISED PER DRM	AH
B	10/31/18	90ZD REDESIGN	RD
A	02/07/18	PROPOSED DESIGN	JMM

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SHEET TITLE
GENERAL NOTES

SHEET NUMBER
T2



VICINITY MAP

SCHEDULE B (EXCEPTIONS)

- ITEM A IS TAX RELATED
 - ITEM B IS LIEN RELATED
 - ITEM 1&17 ARE RIGHTS RELATED
 - ITEM 2&7 ARE STATEMENTS RELATED
 - ITEM 4,10&12 ARE MEMORANDUM RELATED
 - ITEM 5&16 ARE AGREEMENT RELATED
 - ITEM 6&15 ARE DEED RELATED
 - ITEM 18 IS CLAIMS RELATED
- △ ENCROACHMENT REMOVAL AGREEMENT
RECORDING DATE: SEPTEMBER 30, 1988
RECORDING NO.: AS INSTRUMENT NO. 88-498728 OF OFFICIAL RECORDS
 - △ ENCROACHMENT REMOVAL AGREEMENT
RECORDING DATE: OCTOBER 3, 1989
RECORDING NO.: AS INSTRUMENT NO. 89-531983 OF OFFICIAL RECORDS
 - △ DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: MAP NO. 13557
 - △ DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: MAP NO. 20832

LEGEND

- CENTER LINE
- - - PROPERTY LINE
- x - x - CHAIN-LINK FENCE
- ||||| WOOD FENCE
- - □ - WROUGHT IRON FENCE
- - - EASEMENT LINE
- ▬▬▬▬▬▬ RETAINING WALL
- TC TOP OF CURB
- FL FLOW LINE
- FS FINISH SURFACE
- EG EXISTING GRADE
- HT HEIGHT
- EP EDGE OF PAVEMENT
- BW BACK OF WALL
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN
- GUY WIRE
- CATCH BASIN
- POWER POLE
- FIRE HYDRANT
- PINE TREE
- PALM TREE
- TREE
- BUSH
- EXISTING CONCRETE
- EXISTING GRASS/TURF
- MONUMENTS
- MONUMENT FD.

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
 - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
 - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
 - FIELD SURVEY COMPLETED ON SEPTEMBER 14, 2017

APN
535-074-10
SITE ADDRESS
222 J STREET, SAN DIEGO, CA 92101

TITLE REPORT
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 09205449-920-CMM-CM8 DATED DECEMBER 13, 2018.

BASIS OF BEARING
THE CENTERLINE OF 2ND AVENUE WITH BEARING N00°27'41"W WAS USED AS BASIS OF BEARINGS FOR THIS SURVEY

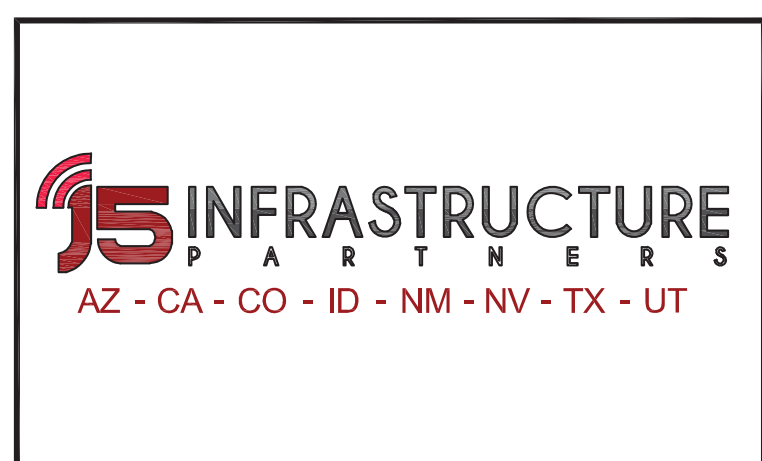
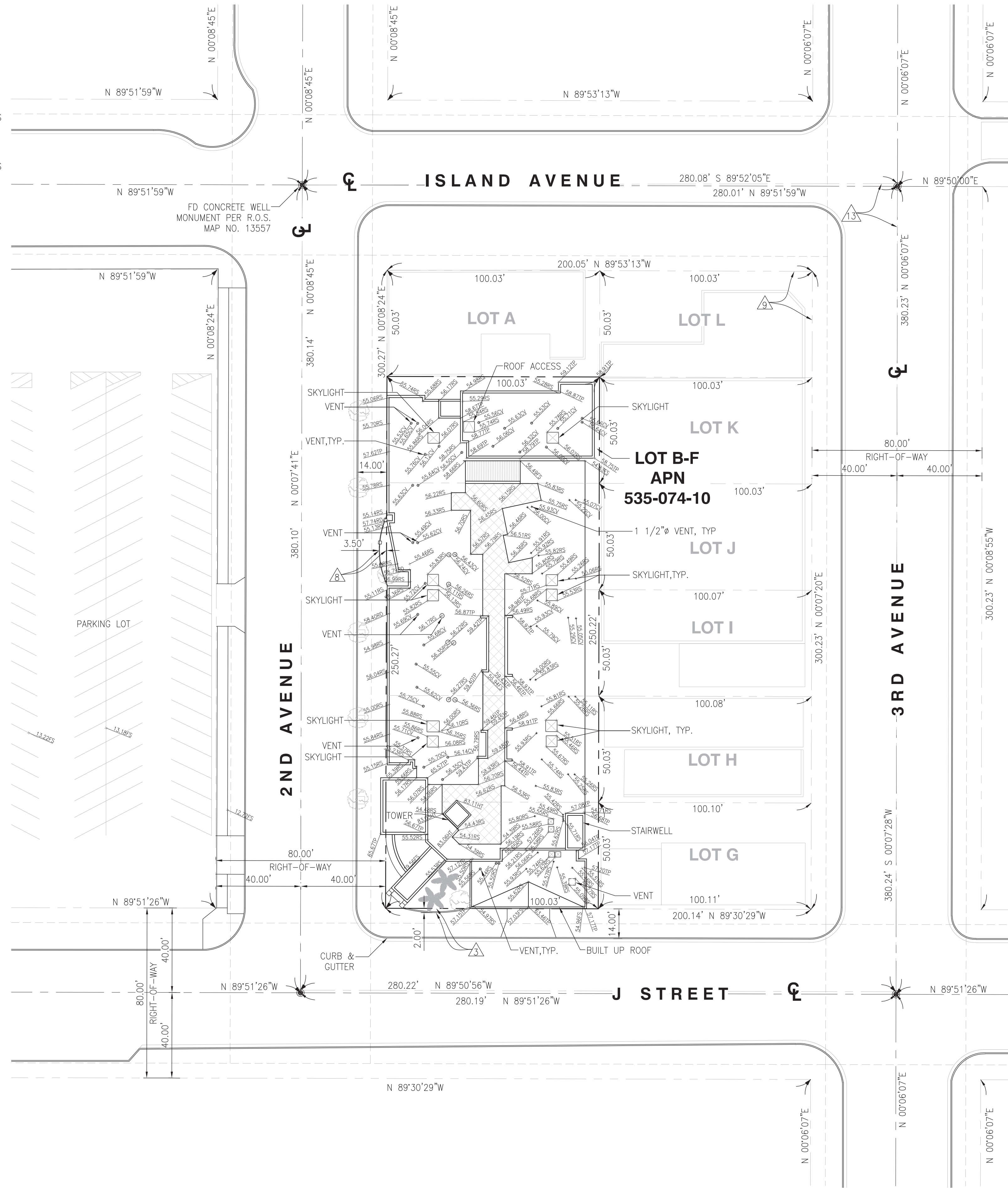
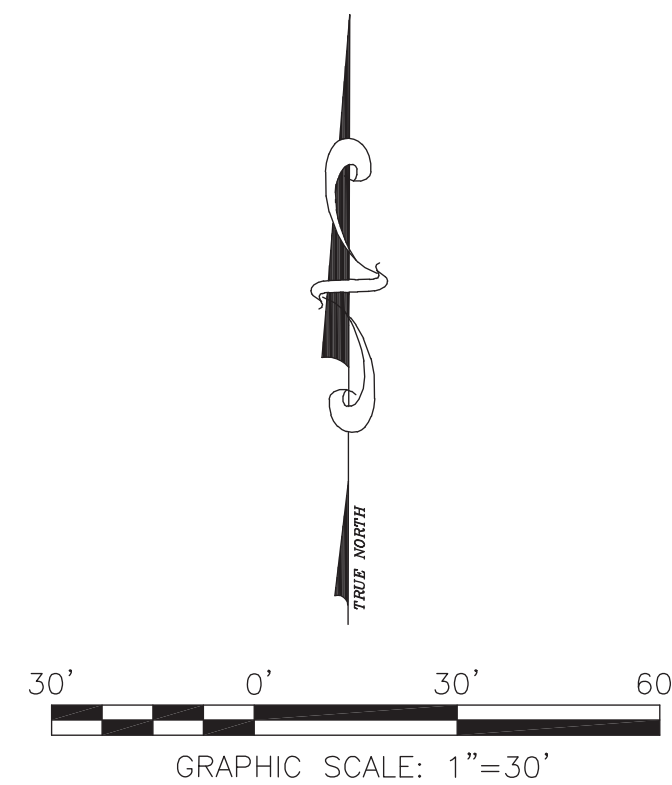
BENCH MARK
ELEVATIONS ARE BASED ON CALVRS G.P.S. BROADCAST COORDINATE VALUES FOR 2017, NAVD 88.

FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 0605300217G EFFECTIVE DATE APRIL 02, 2009.

LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS B, C, D, E AND F IN BLOCK 116 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

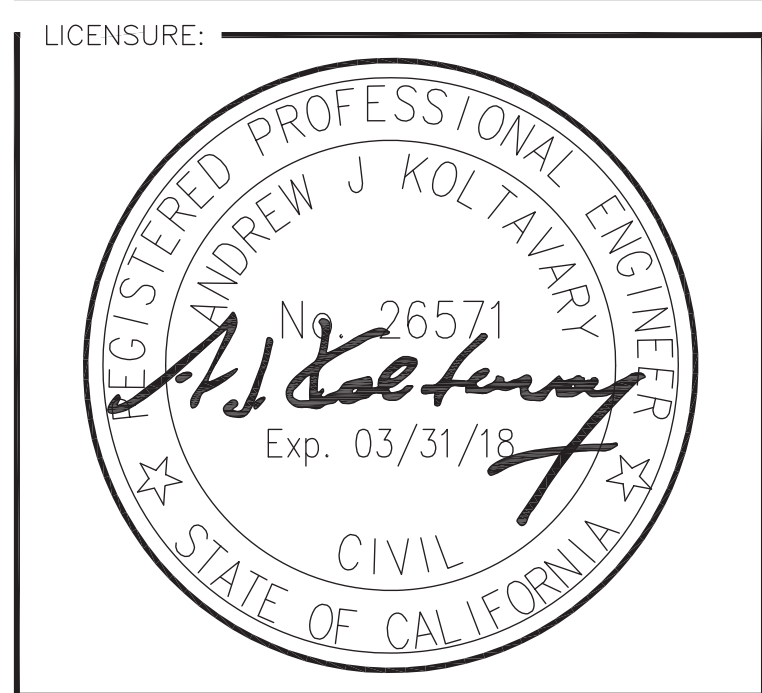
APN: 535-074-10



REV	DATE	DESCRIPTION
1	09/18/2017	FINAL SURVEY

ISSUED DATE:
SEPTEMBER 18, 2017

ISSUED FOR:
FINAL SURVEY

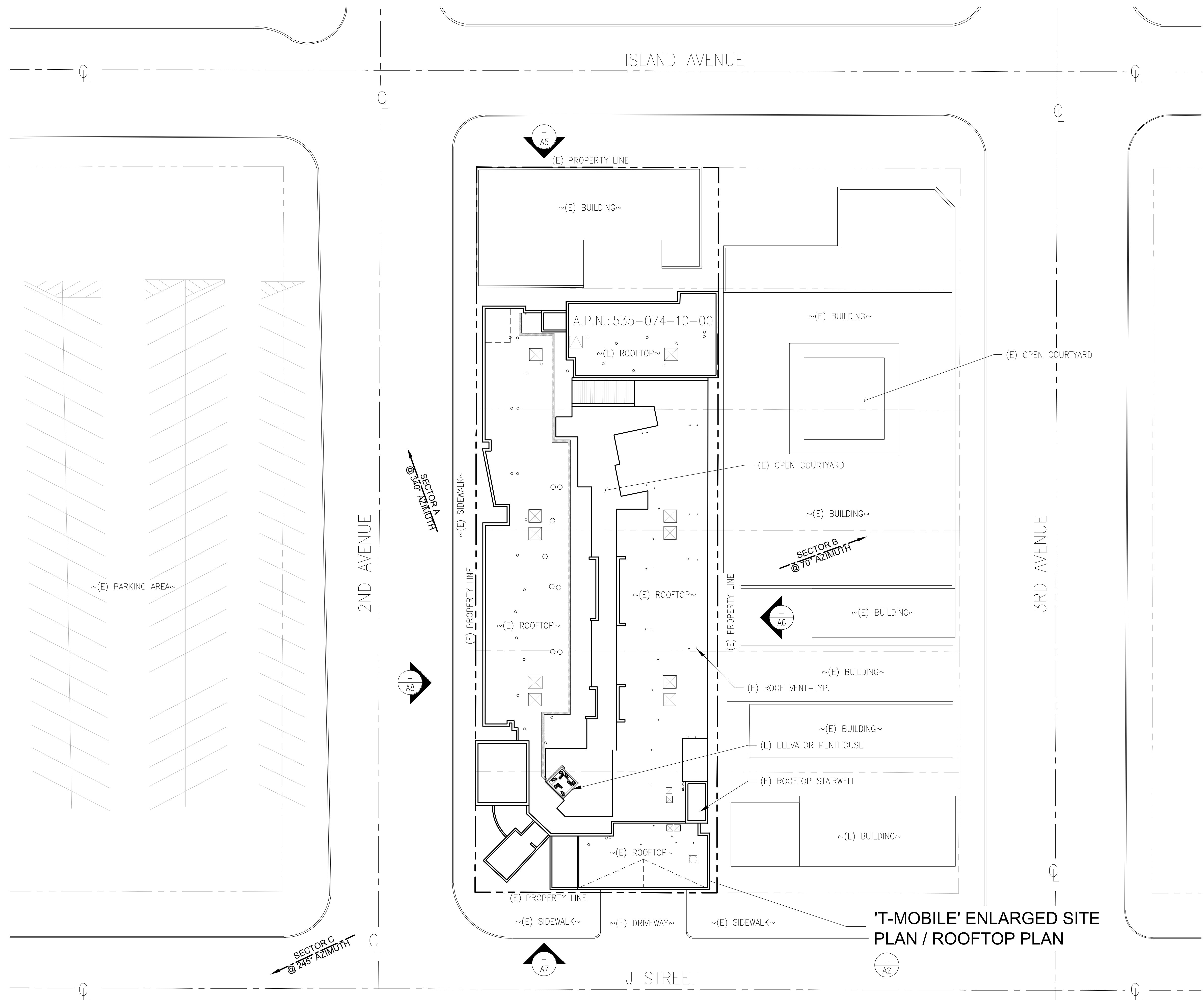


PROJECT INFORMATION:
J STREET INN
SD07938
F/O 222 J STREET
SAN DIEGO, CA 92101

DRAWN BY: APL
CHECKED BY: RF

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1



'T-MOBILE' ENLARGED SITE PLAN / ROOFTOP PLAN



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SITE NUMBER:
SD07938A

SITE NAME:
J STREET INN

222 J STREET
SAN DIEGO, CA 92101

REV	DATE	DESCRIPTION	
E	06/26/19	100ZD REV.	RD
D	02/13/19	100ZD	RD
C	11/16/18	REVISED PER DRM	AH
B	10/31/18	90ZD REDESIGN	RD
A	02/07/18	PROPOSED DESIGN	JMM

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SHEET TITLE
SITE PLAN

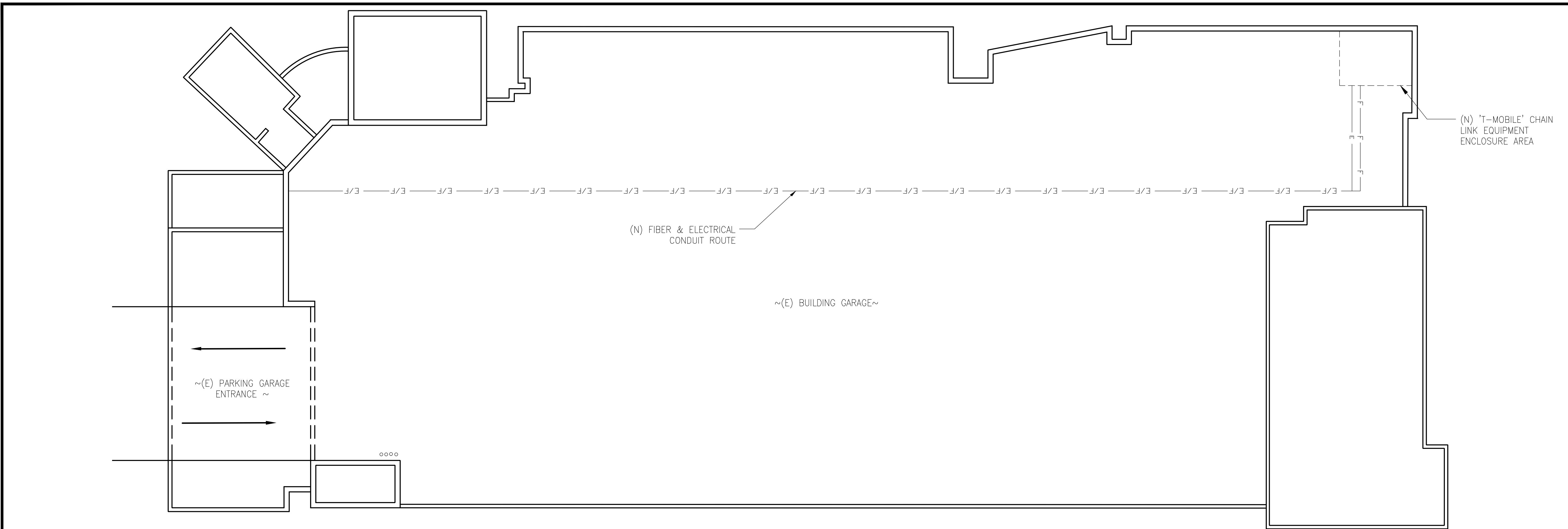
SHEET NUMBER
A1

REV	DATE	DESCRIPTION	BY
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D	02/13/19	100ZD	RD
C	11/16/18	REVISED PER DRM	AH
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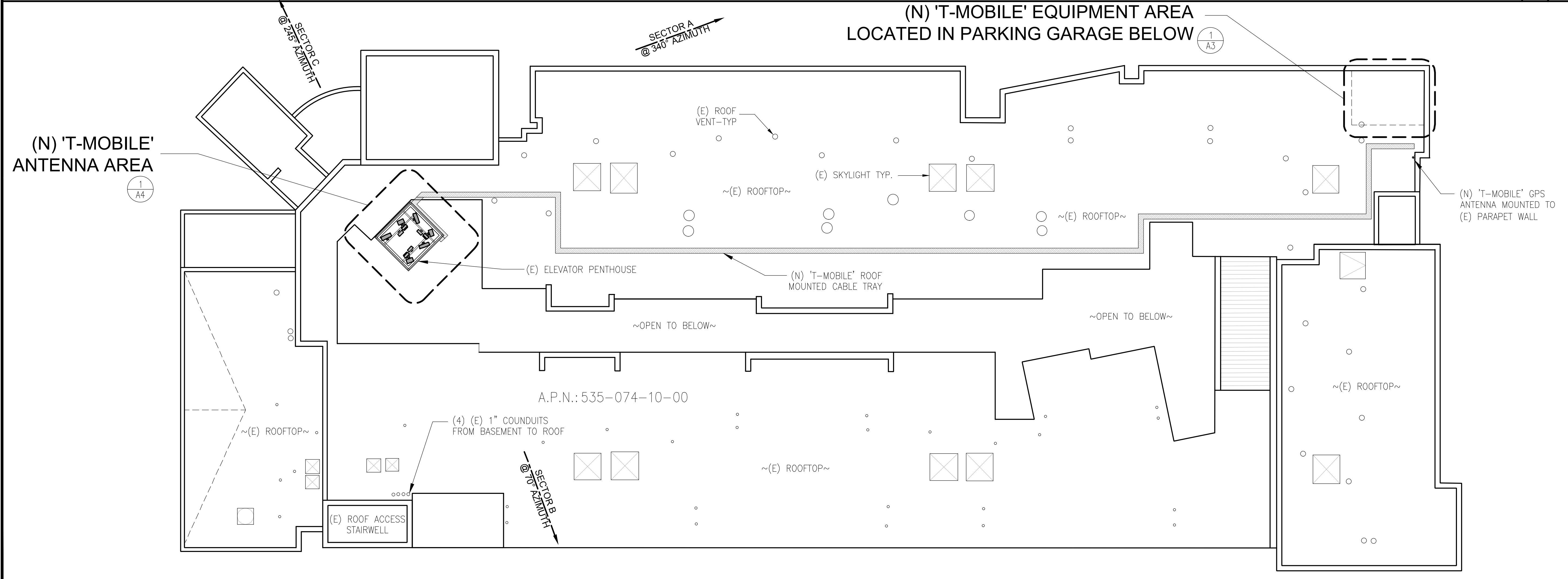
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SHEET TITLE
ROOFTOP PLAN

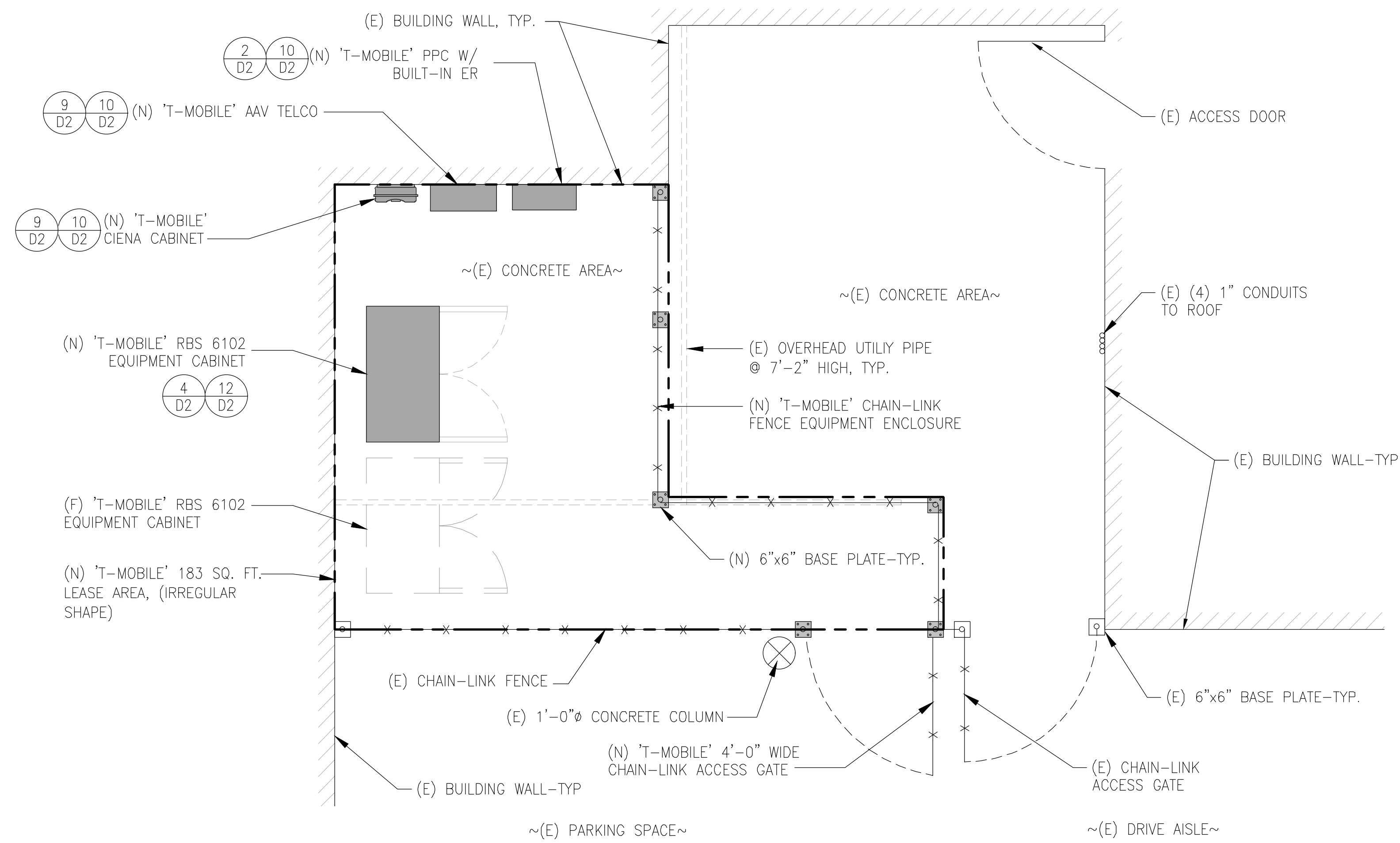
SHEET NUMBER
A2



UTILITY PLAN

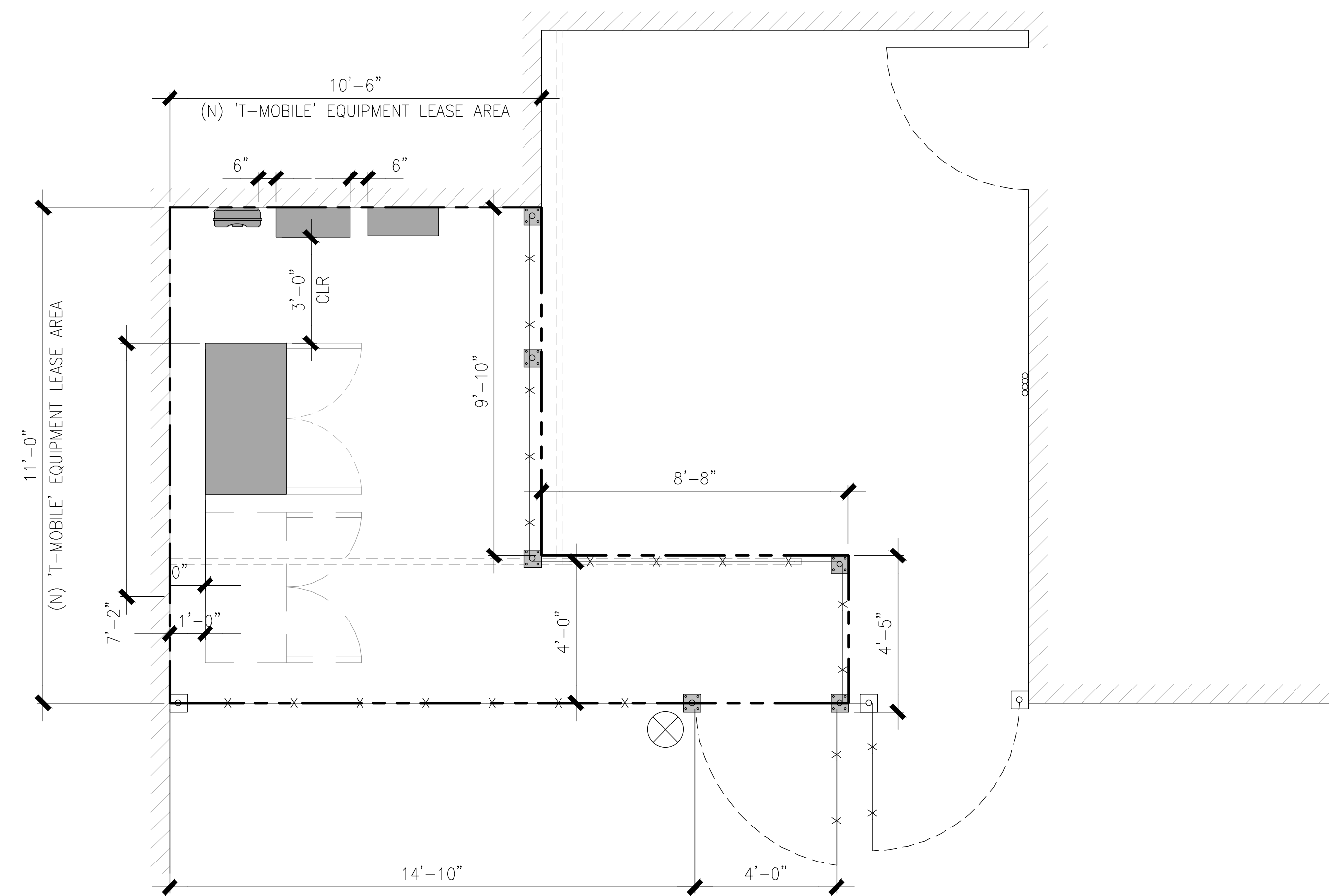


ROOFTOP PLAN



NEW EQUIPMENT PLAN (LOCATED IN PARKING GARAGE)

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



NEW EQUIPMENT DIMENSION PLAN (LOCATED IN PARKING GARAGE)

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



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SITE NUMBER:
SD07938A

SITE NAME:
J STREET INN

222 J STREET
 SAN DIEGO, CA 92101

REV	DATE	DESCRIPTION	
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C	11/16/18	REVISED PER DRM	AH
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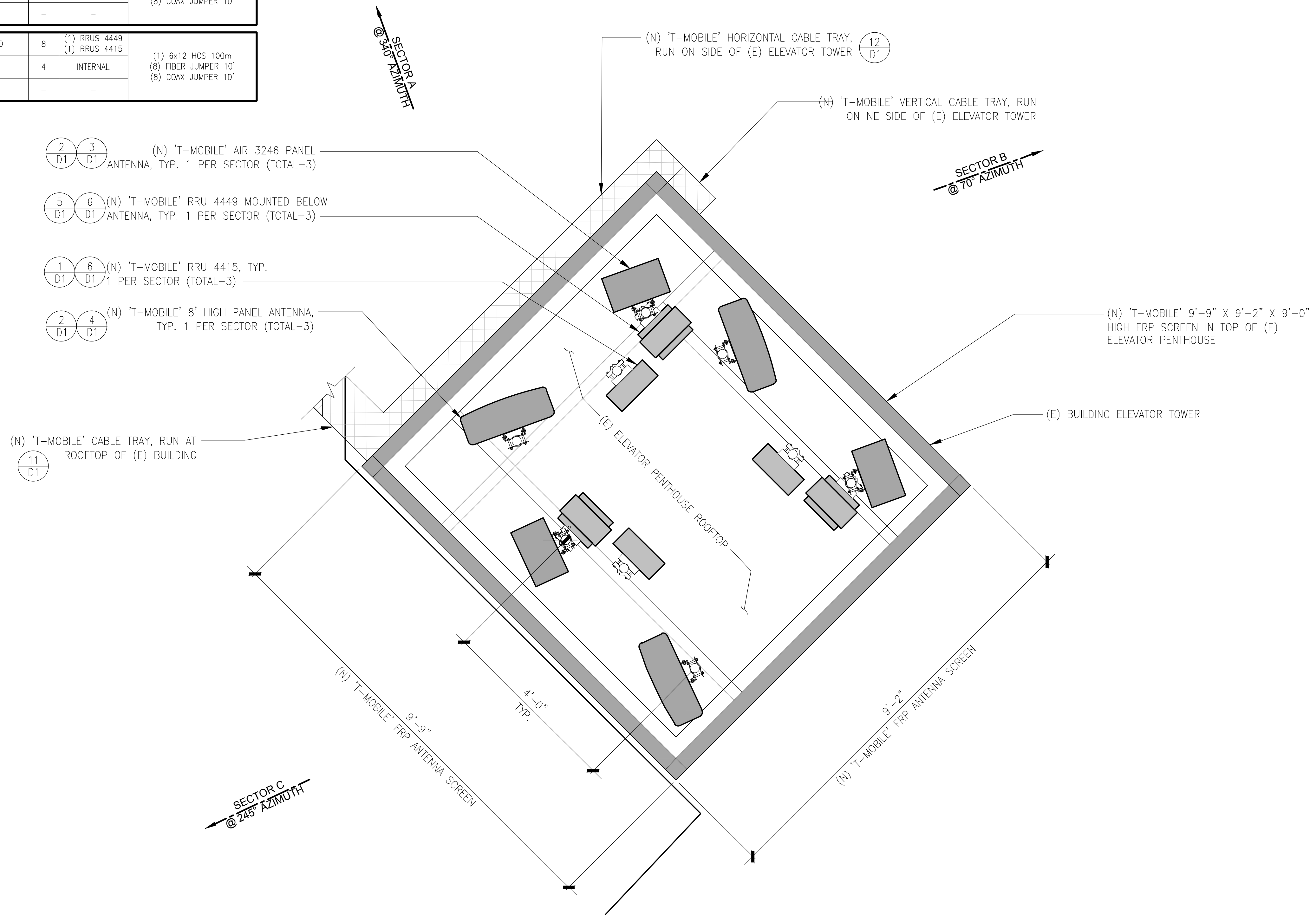
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SHEET TITLE
EQUIPMENT AND DIMENSION PLAN

SHEET NUMBER
A3

(N) ANTENNA SCHEDULE									
POS	TECHNOLOGY	AZMUTH	RAD CENTER	ANTENNA MAKE	ANTENNA MODEL	# OF PORT	TOTAL # OF RRU'S	(N) CABLE TYPE	
SECTOR "A"	A1	L700, L1900, G1900	340°	68'-2"	RFS	APXVAARR24_43-U-NA20	8	(1) RRU 4449 (1) RRU 4415	(1) 6x12 HCS 100m (8) FIBER JUMPER 10' (8) COAX JUMPER 10'
	A2	L2100	340°	69'-9"	ERICSSON	AIR 3246	4	INTERNAL	
	A3	-	-	-	-	-	-	-	
SECTOR "B"	B1	L700, L1900, G1900	70°	68'-2"	RFS	APXVAARR24_43-U-NA20	8	(1) RRU 4449 (1) RRU 4415	(1) 6x12 HCS 100m (8) FIBER JUMPER 10' (8) COAX JUMPER 10'
	B2	L2100	70°	69'-9"	ERICSSON	AIR 3246	4	INTERNAL	
	B3	-	-	-	-	-	-	-	
SECTOR "C"	C1	L700, L1900, G1900	245°	68'-2"	RFS	APXVAARR24_43-U-NA20	8	(1) RRU 4449 (1) RRU 4415	(1) 6x12 HCS 100m (8) FIBER JUMPER 10' (8) COAX JUMPER 10'
	C2	L2100	245°	69'-9"	ERICSSON	AIR 3246	4	INTERNAL	
	C3	-	-	-	-	-	-	-	

- NOTE:
- (N) SCREEN BOX SHALL BE PAINTED AND TEXTURED TO MATCH (E) BUILDING.
 - (N) T-MOBILE CABLES/CONDUITS WILL BE HOUSE WITHIN (N) CABLE TRAY AND NOT VISIBLE FROM EXTERIOR.
 - (N) CABLE TRAY MOUNTED ON (E) ELEVATOR TOWER SHALL BE PAINTED AND TEXTURED TO MATCH (E) BUILDING.
 - THE CABLE TRAY LOCATED ON THE ELEVATOR TOWER THAT RUNS VERTICAL FROM THE HORIZONTAL CABLE TRAY LOCATED ON TOP OF THE ROOF, SHALL BE LOCATED ON THE NORTH ELEVATOR TOWER ELEVATION TO MINIMIZE THE CABLE TRAY FROM BEING SEEN FROM J STREET AND FROM SECOND STREET.



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INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT

2030 MAIN STREET, SUITE 200
IRVINE, CA 92614

SITE NUMBER:
SD07938A

SITE NAME:
J STREET INN

222 J STREET
SAN DIEGO, CA 92101

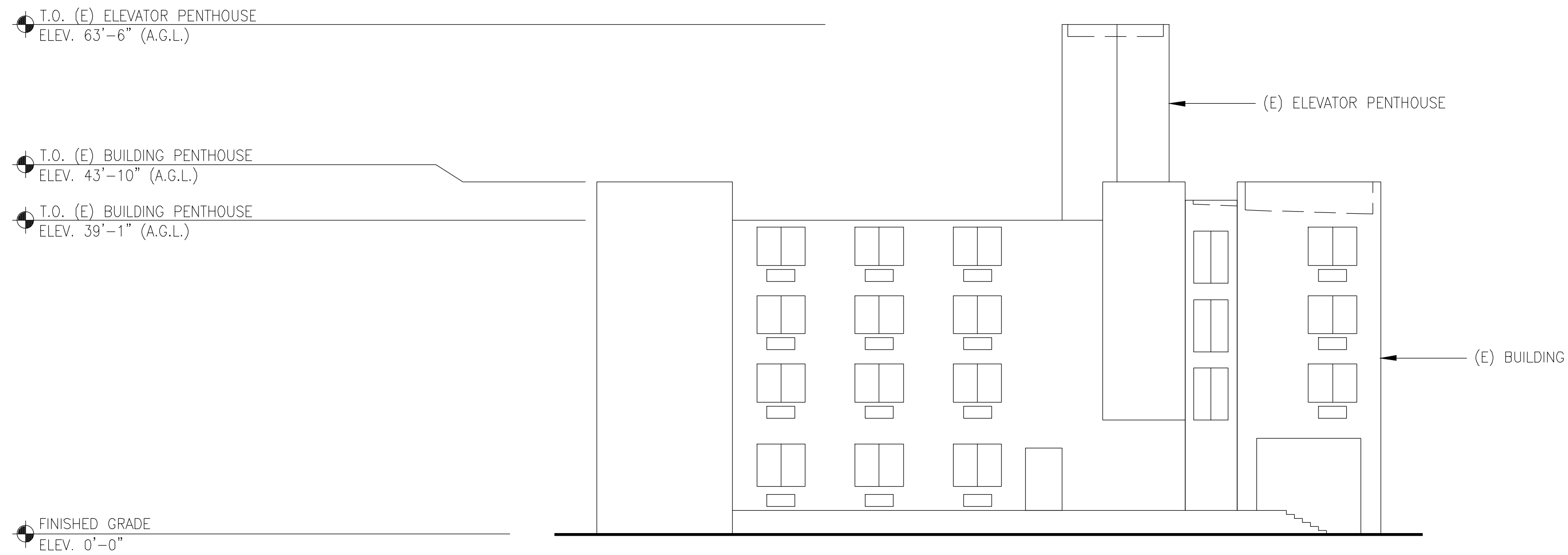
REV	DATE	DESCRIPTION	
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D	02/13/19	100ZD	RD
C	11/16/18	REVISED PER DRM	AH
B	10/31/18	90ZD REDESIGN	RD
A	02/07/18	PROPOSED DESIGN	JMM

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SHEET TITLE
ANTENNA PLAN

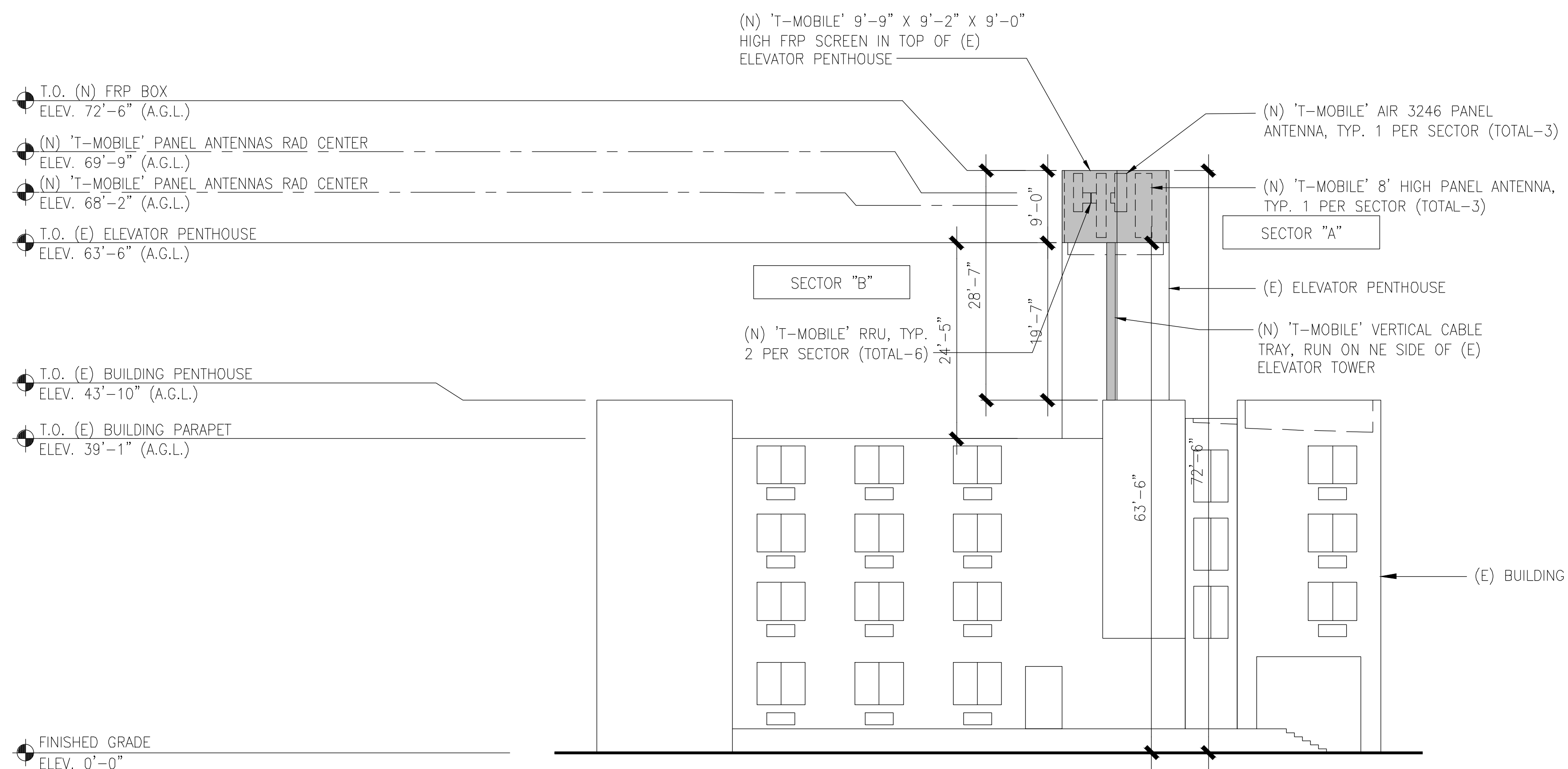
SHEET NUMBER
A4





EXISTING NORTH ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0" 8' 4' 0' 8' 1



NOTE:

- (N) SCREEN BOX SHALL BE PAINTED AND TEXTURED TO MATCH (E) BUILDING.
- (N) T-MOBILE CABLES/CONDUITS WILL BE HOUSE WITHIN (N) CABLE TRAY AND NOT VISIBLE FROM EXTERIOR.
- (N) CABLE TRAY MOUNTED ON (E) ELEVATOR TOWER SHALL BE PAINTED AND TEXTURED TO MATCH (E) BUILDING.

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D	02/13/19	100ZD	RD
C	11/16/18	REVISED PER DRM	AH
B	10/31/18	90ZD REDESIGN	RD
A	02/07/18	PROPOSED DESIGN	JMM

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SHEET TITLE
NORTH ELEVATIONS

SHEET NUMBER
A5

PROPOSED NORTH ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0" 8' 4' 0' 8' 2



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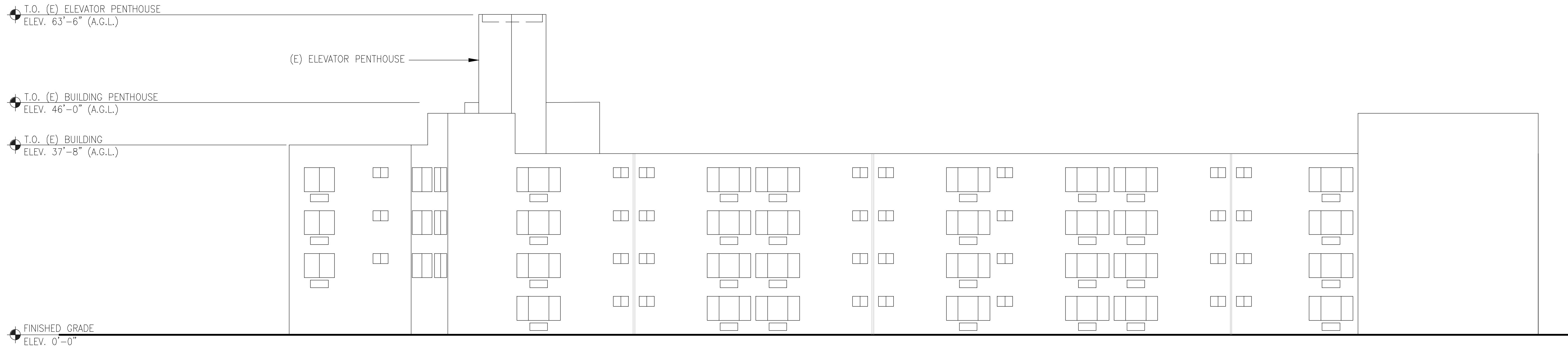
2030 MAIN STREET, SUITE 200
IRVINE, CA 92614

SITE NUMBER:

SD07938A

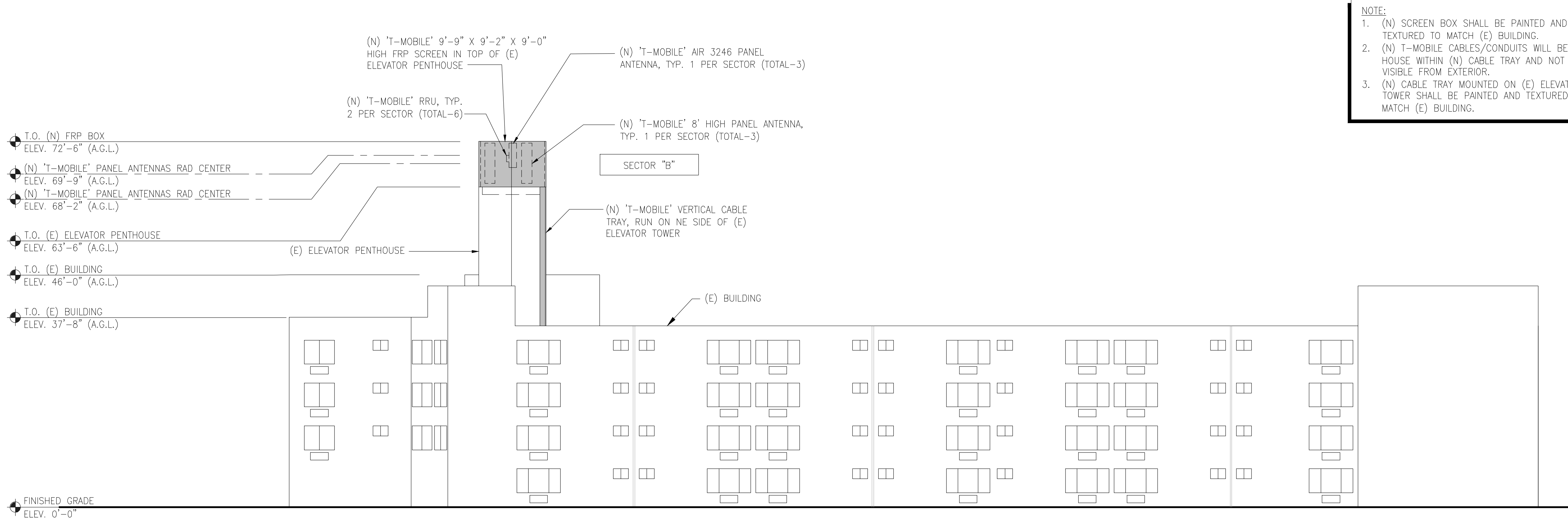
SITE NAME:
J STREET INN

222 J STREET
SAN DIEGO, CA 92101



EXISTING EAST ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



NOTE:

- (N) SCREEN BOX SHALL BE PAINTED AND TEXTURED TO MATCH (E) BUILDING.
- (N) T-MOBILE CABLES/CONDUITS WILL BE HOUSE WITHIN (N) CABLE TRAY AND NOT VISIBLE FROM EXTERIOR.
- (N) CABLE TRAY MOUNTED ON (E) ELEVATOR TOWER SHALL BE PAINTED AND TEXTURED TO MATCH (E) BUILDING.

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E	06/26/19	100ZD REV.	RD
D	02/13/19	100ZD	RD
C	11/16/18	REVISED PER DRM	AH
B	10/31/18	90ZD REDESIGN	RD
A	02/07/18	PROPOSED DESIGN	JMM

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SHEET TITLE
EAST ELEVATIONS

SHEET NUMBER
A6

PROPOSED EAST ELEVATION

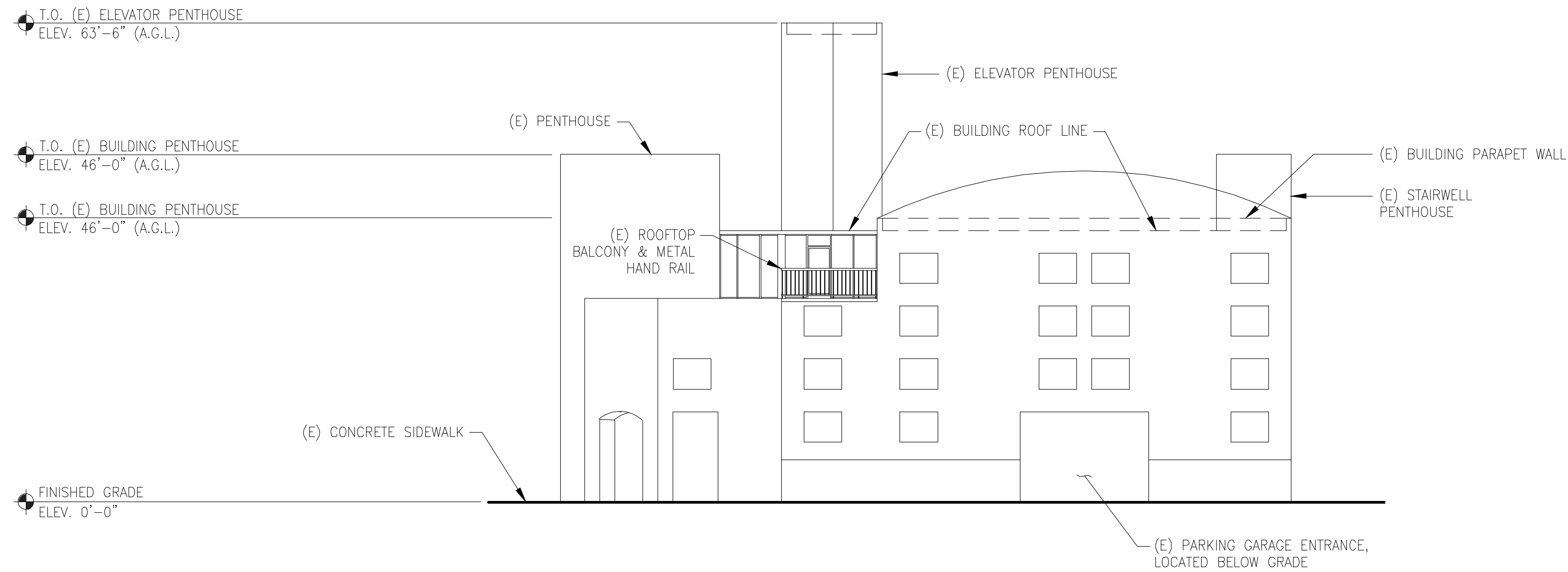
24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

SITE NUMBER:

SD07938A

SITE NAME:
J STREET INN

222 J STREET
SAN DIEGO, CA 92101

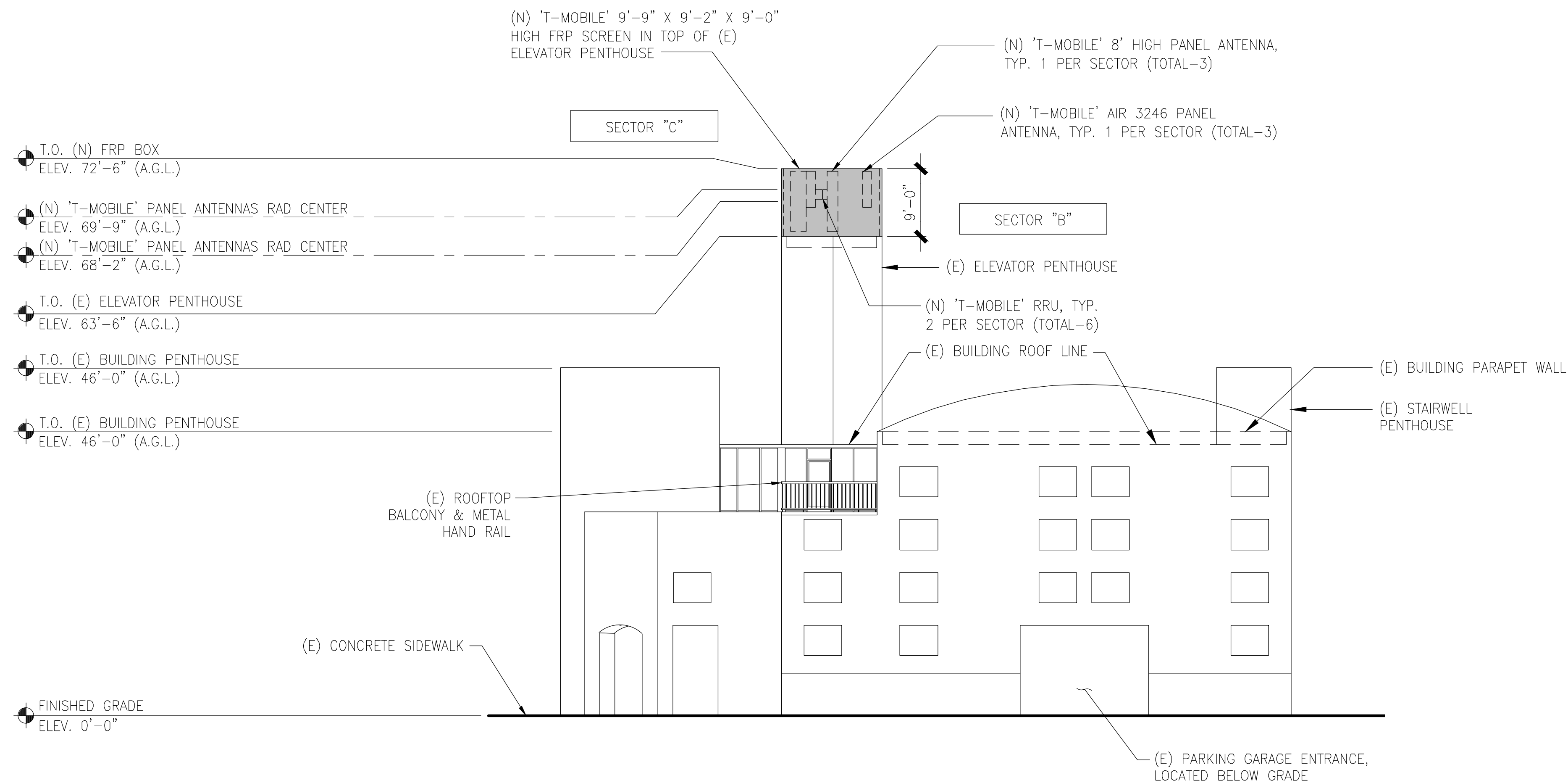


EXISTING SOUTH ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



1



NOTE:

- (N) SCREEN BOX SHALL BE PAINTED AND TEXTURED TO MATCH (E) BUILDING.
- (N) T-MOBILE CABLES/CONDUITS WILL BE HOUSE WITHIN (N) CABLE TRAY AND NOT VISIBLE FROM EXTERIOR.
- (N) CABLE TRAY MOUNTED ON (E) ELEVATOR TOWER SHALL BE PAINTED AND TEXTURED TO MATCH (E) BUILDING. NOT VISIBLE IN THIS VIEW.

REV	DATE	DESCRIPTION	BY
E	06/26/19	100ZD REV.	RD
D	02/13/19	100ZD	RD
C	11/16/18	REVISED PER DRM	AH
B	10/31/18	90ZD REDESIGN	RD
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SHEET TITLE
SOUTH ELEVATIONS

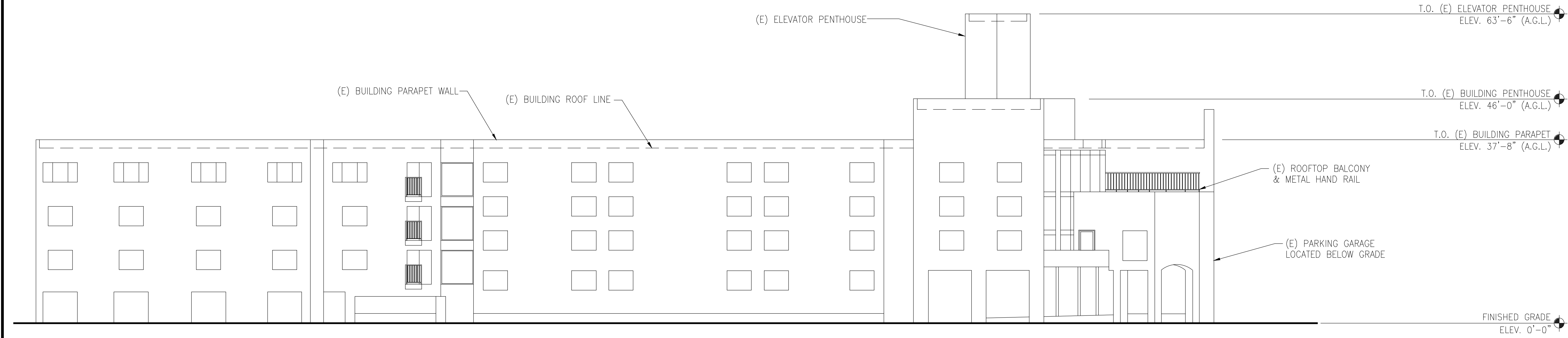
SHEET NUMBER
A7

PROPOSED SOUTH ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



2



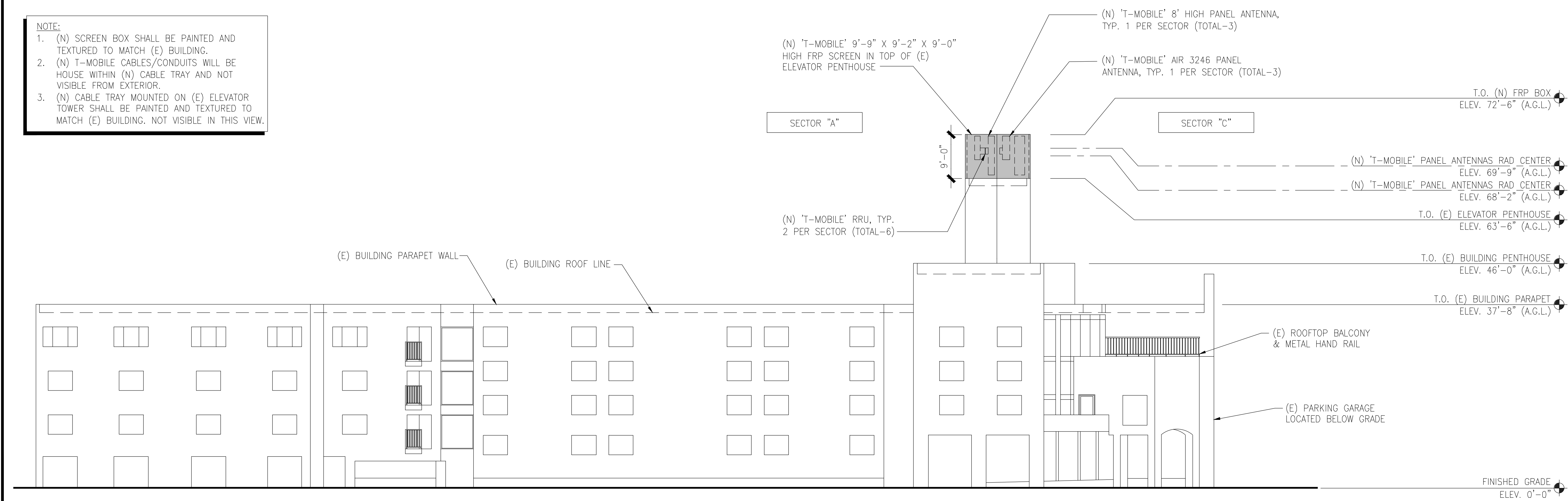
EXISTING WEST ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



1

NOTE:
1. (N) SCREEN BOX SHALL BE PAINTED AND TEXTURED TO MATCH (E) BUILDING.
2. (N) T-MOBILE CABLES/CONDUITS WILL BE HOUSE WITHIN (N) CABLE TRAY AND NOT VISIBLE FROM EXTERIOR.
3. (N) CABLE TRAY MOUNTED ON (E) ELEVATOR TOWER SHALL BE PAINTED AND TEXTURED TO MATCH (E) BUILDING. NOT VISIBLE IN THIS VIEW.



PROPOSED WEST ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



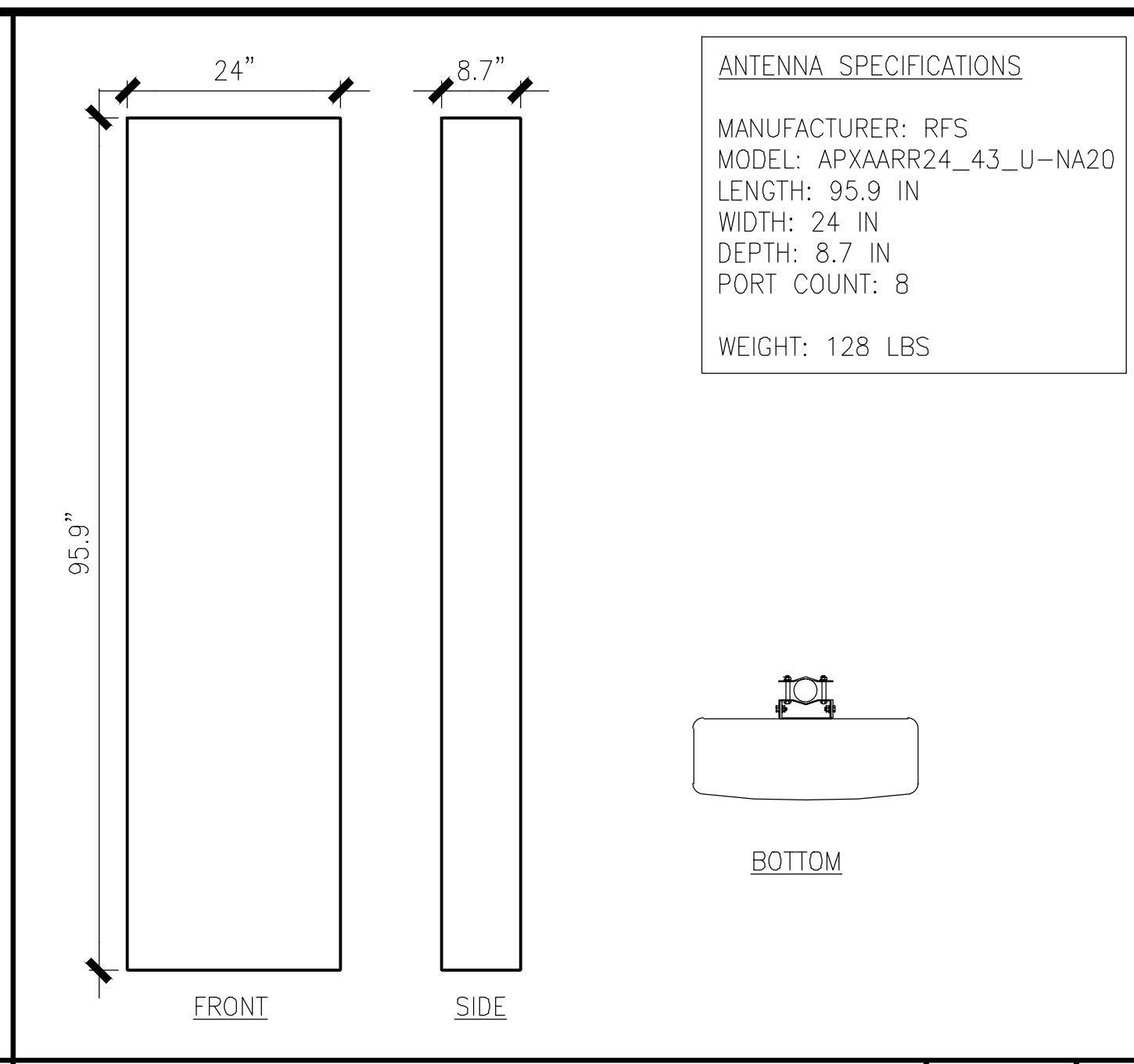
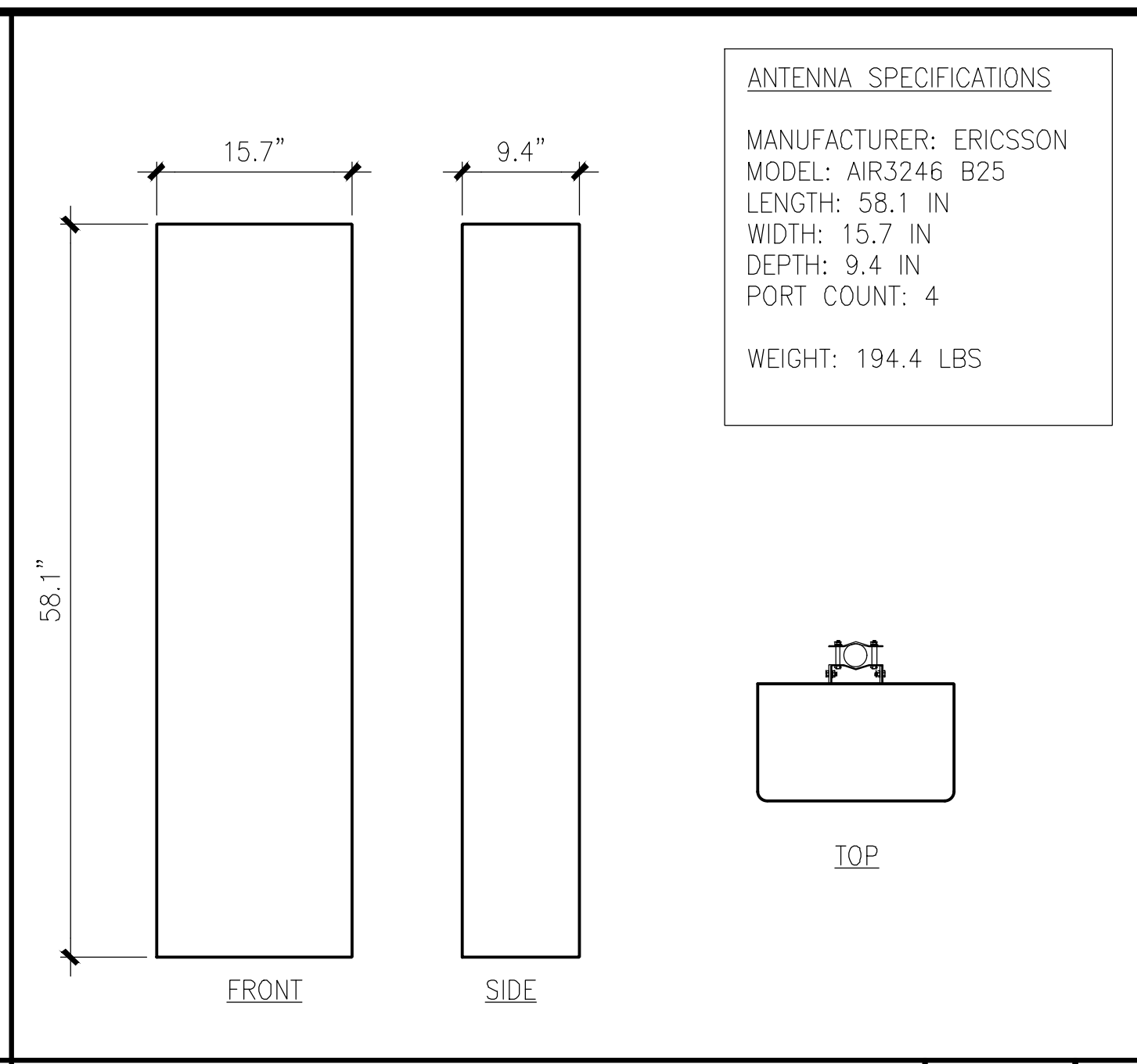
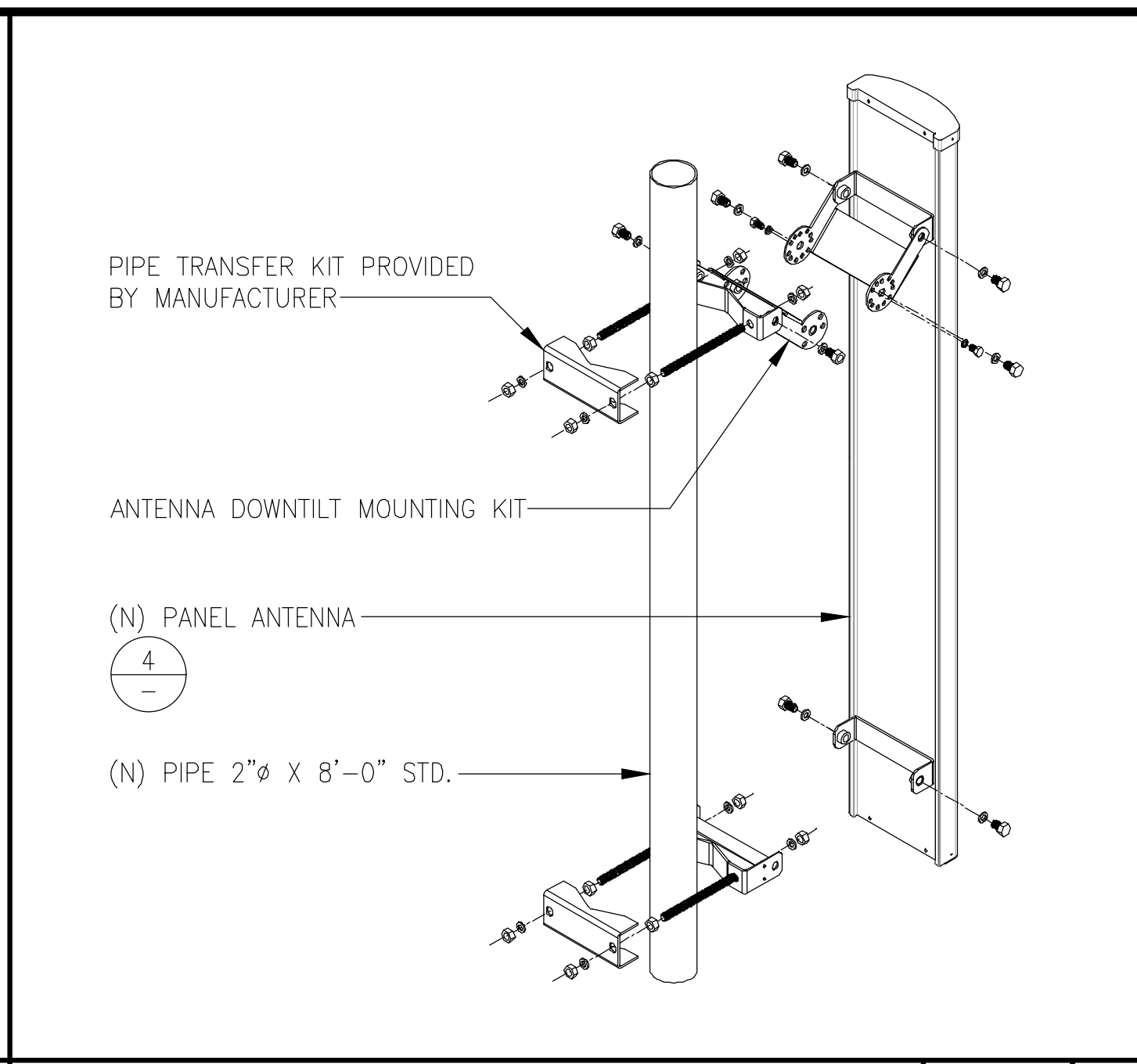
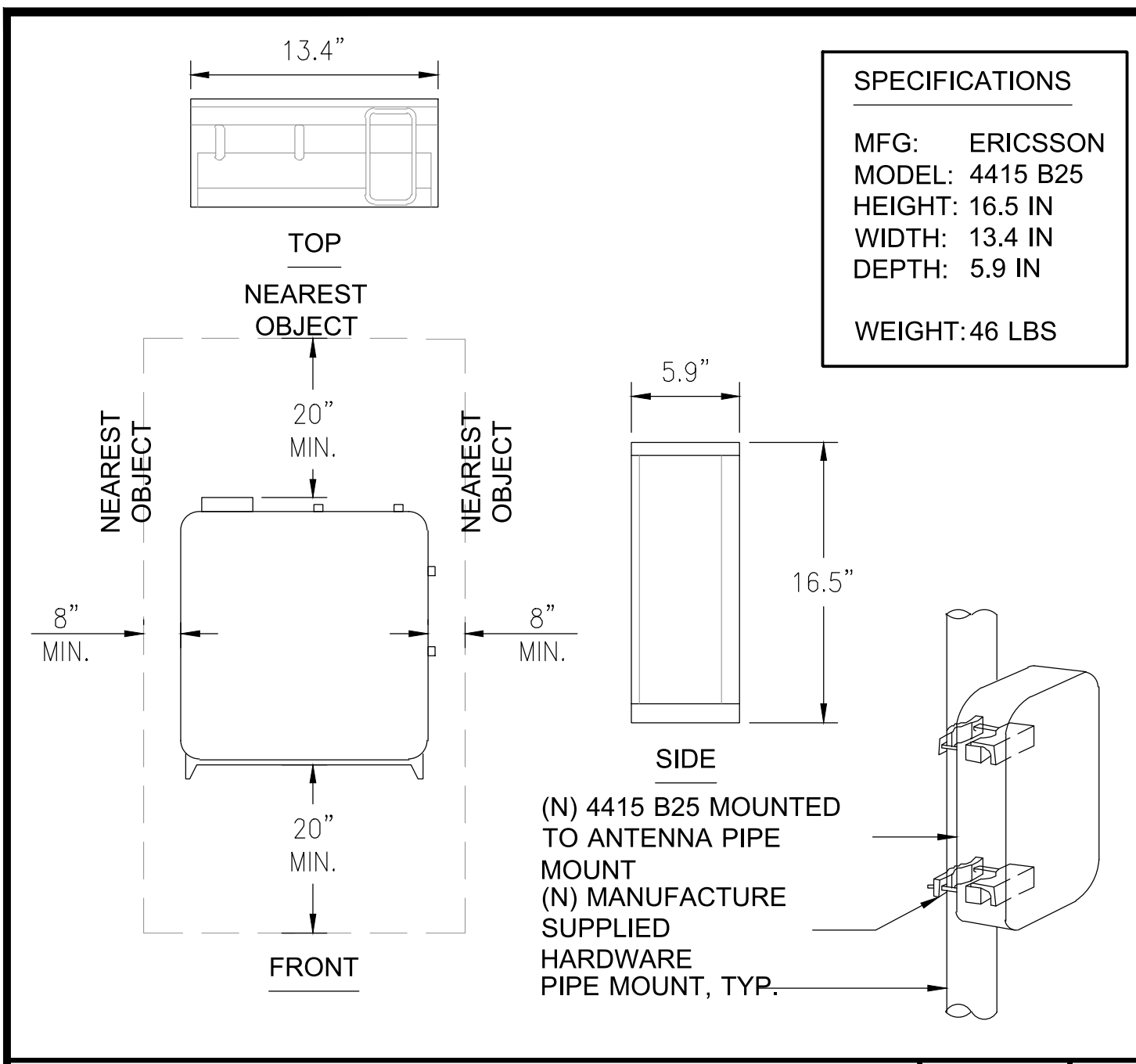
2

REV	DATE	DESCRIPTION	BY
E	06/26/19	100ZD REV.	RD
D	02/13/19	100ZD	RD
C	11/16/18	REVISED PER DRM	AH
B	10/31/18	90ZD REDESIGN	RD
A	02/07/18	PROPOSED DESIGN	JMM

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.

SHEET TITLE
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SHEET NUMBER
A8

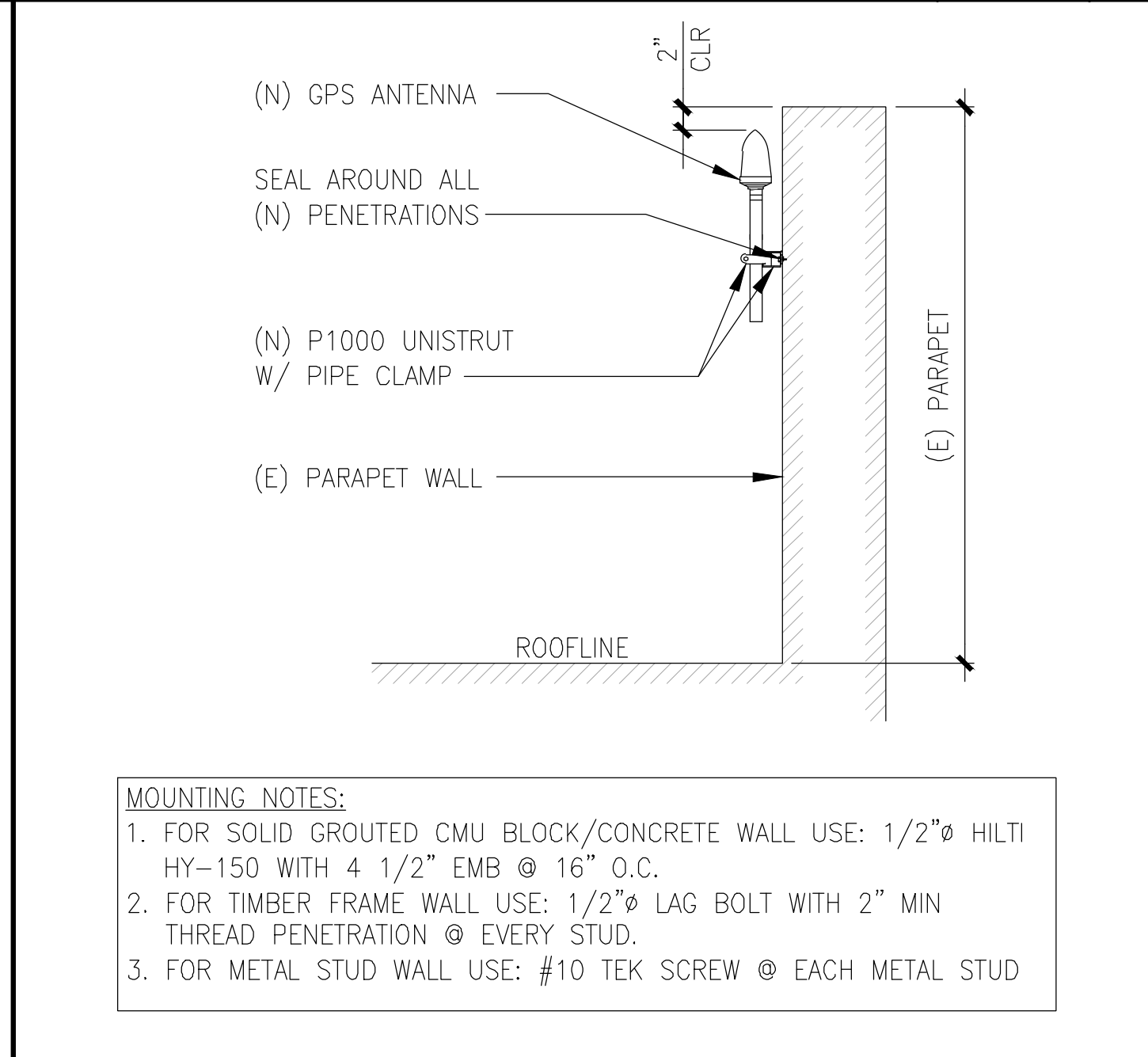
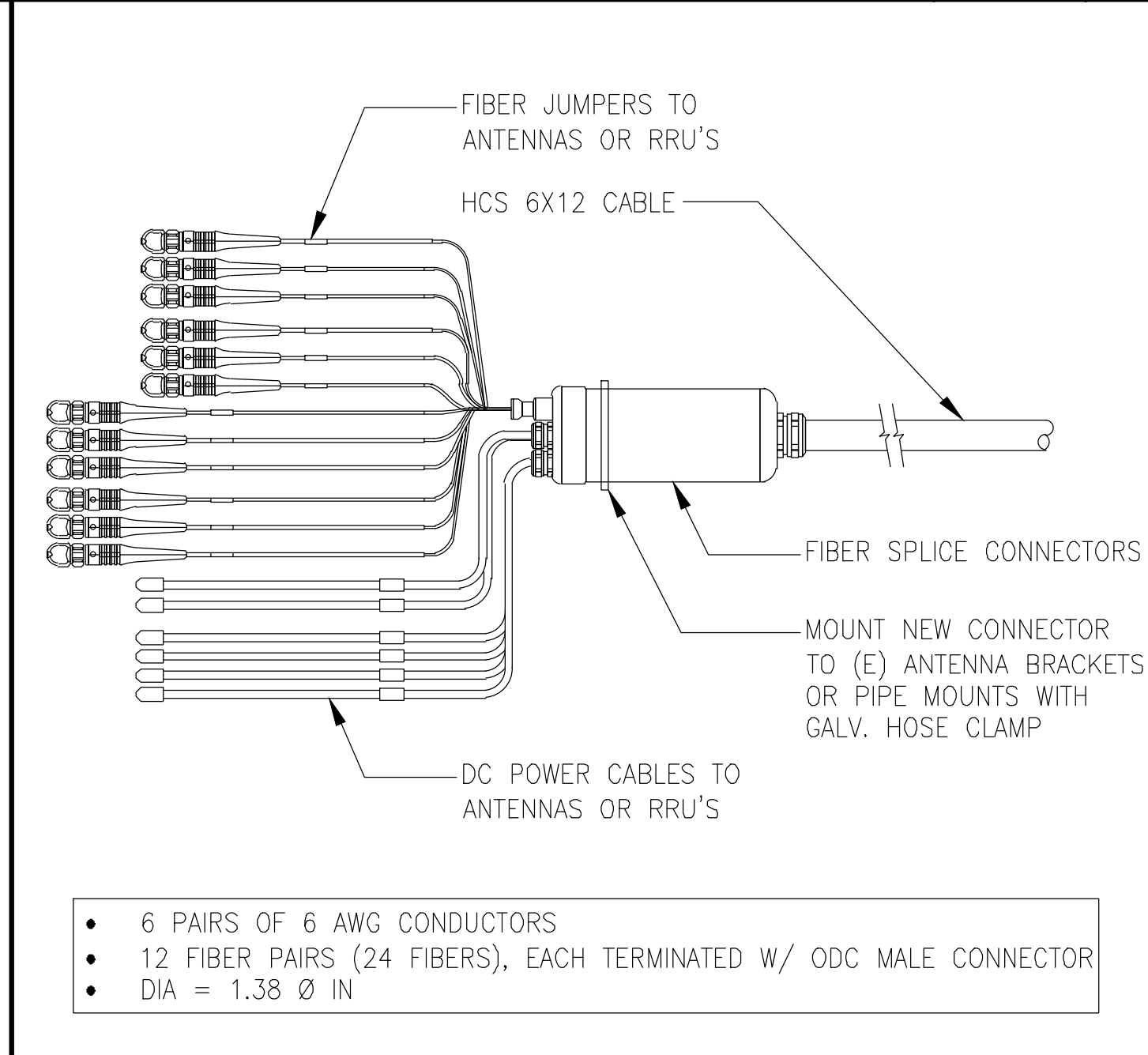
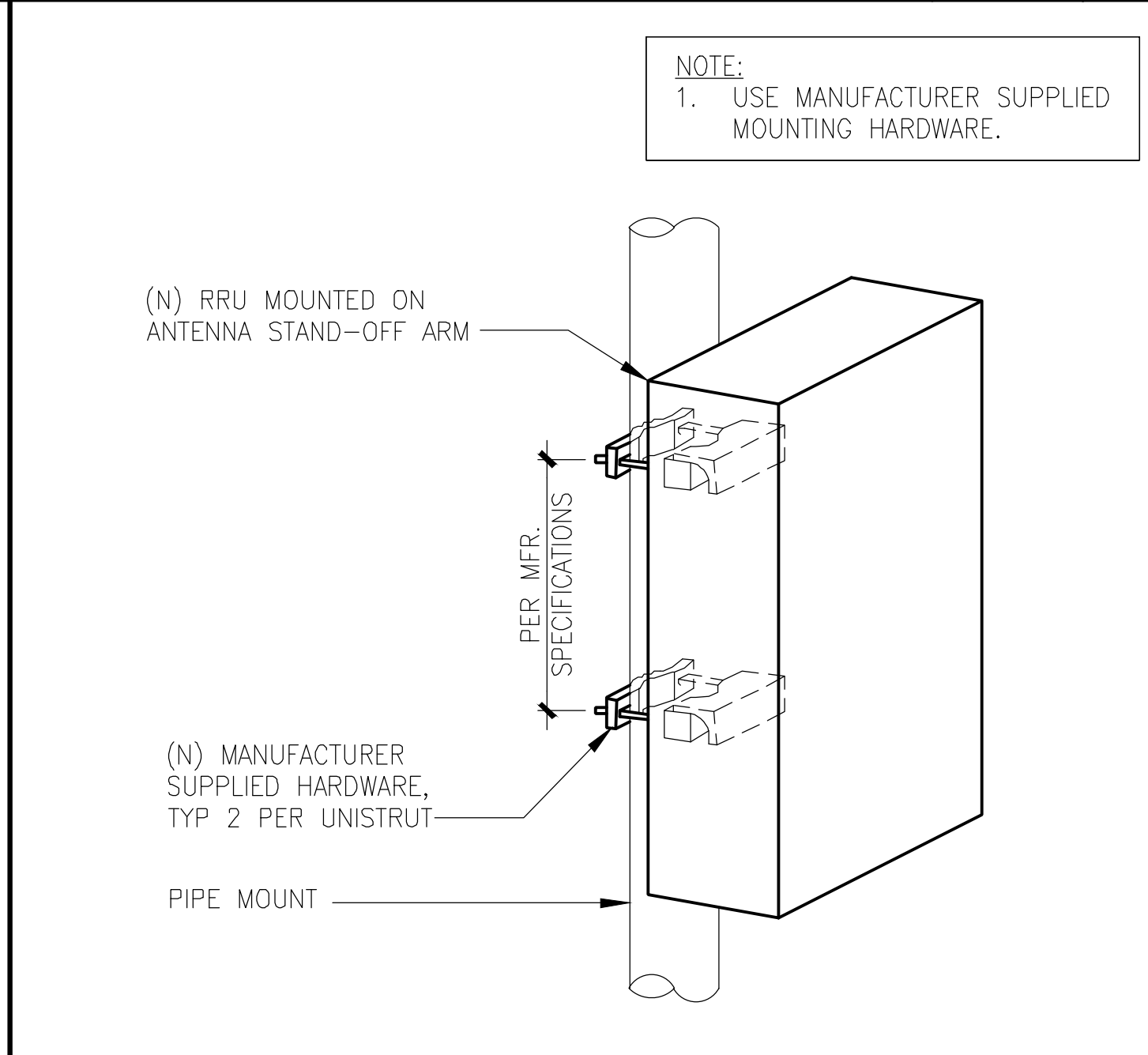
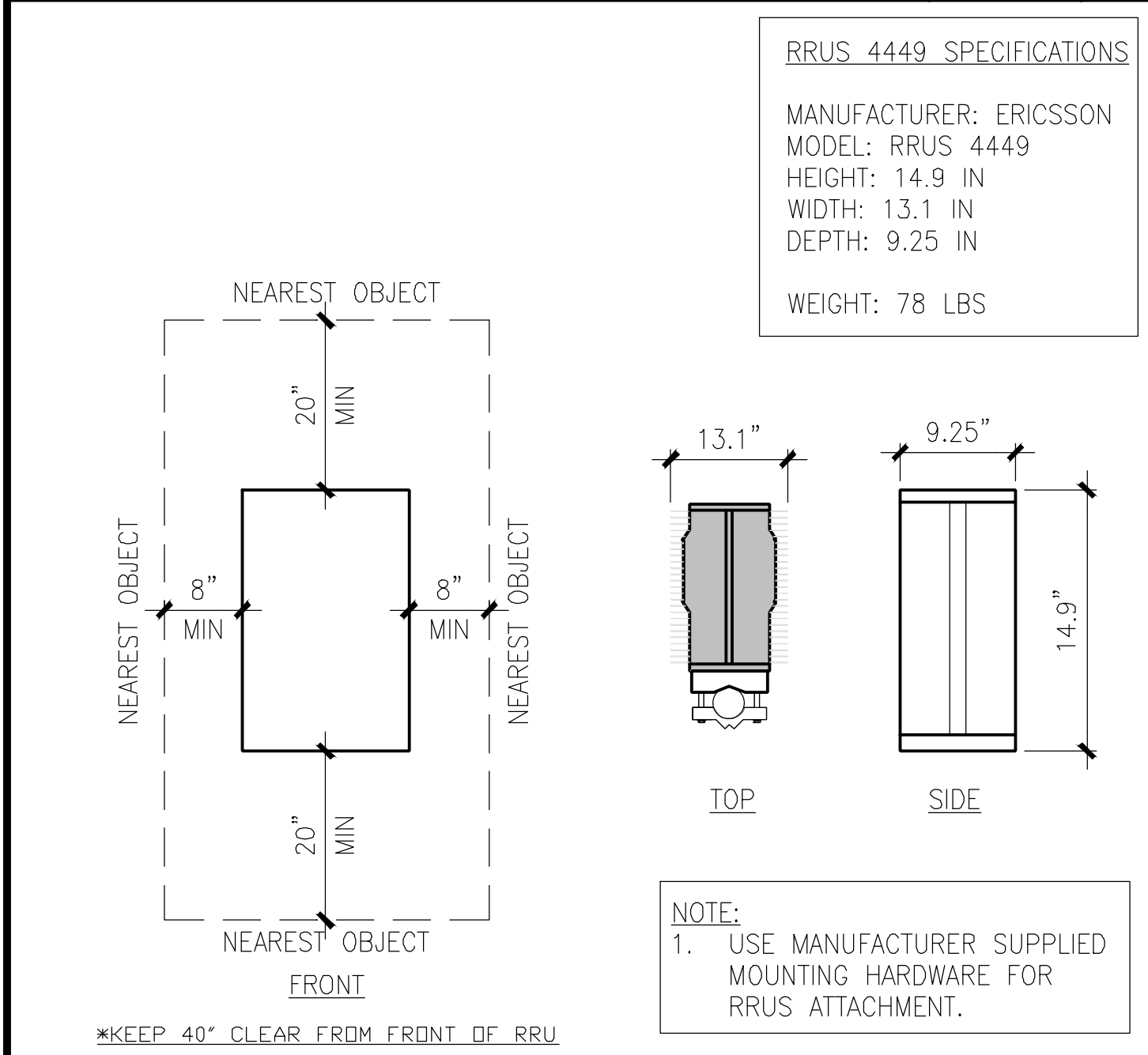


RRUS 4415 SPECIFICATIONS SCALE N.T.S. 1

ANTENNA MOUNTING DETAIL SCALE N.T.S. 2

ANTENNA SPECIFICATIONS SCALE N.T.S. 3

ANTENNA SPECIFICATIONS SCALE N.T.S. 4

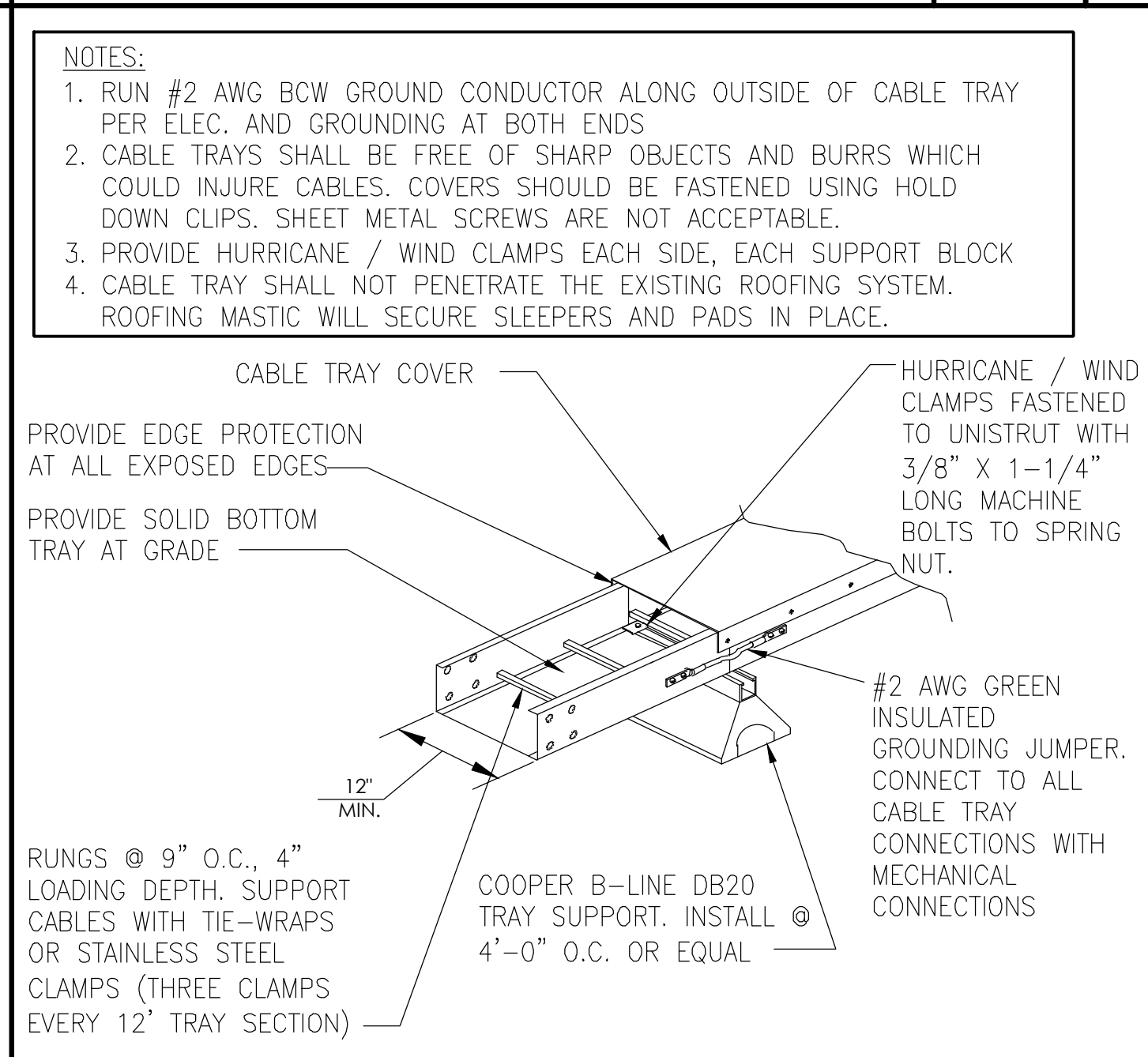
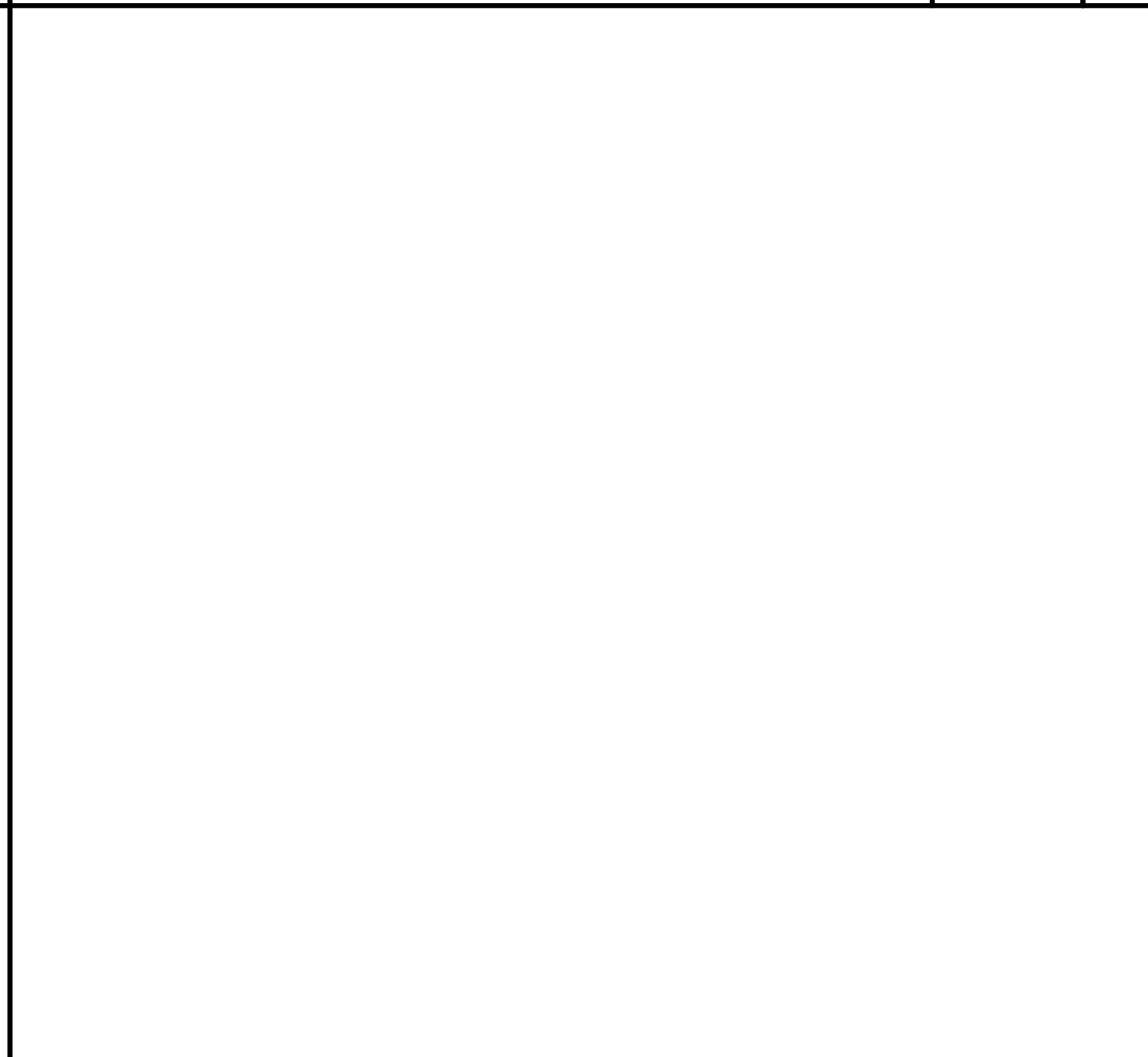
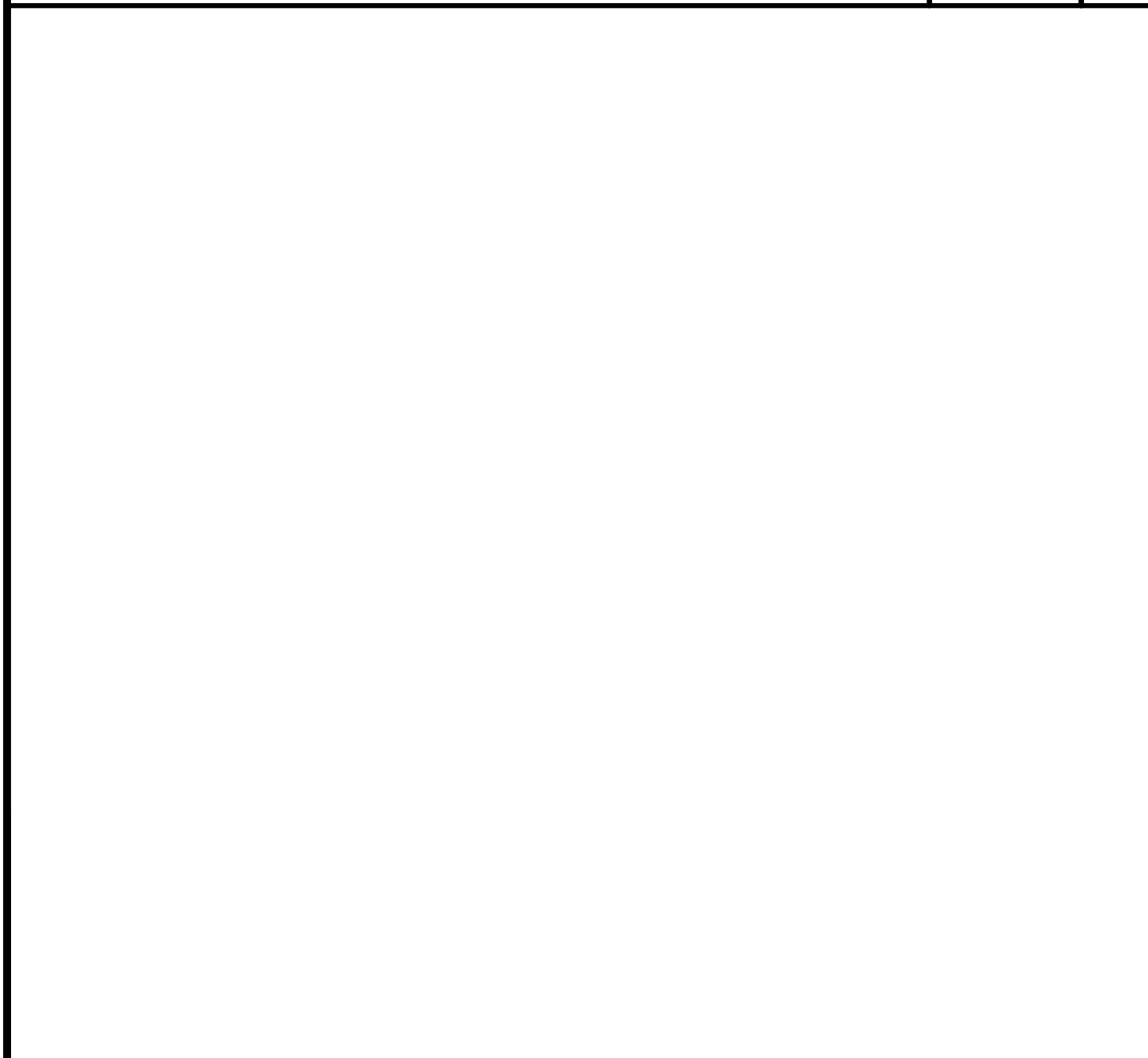


RRUS 4449 SPECIFICATIONS SCALE N.T.S. 5

RRU MOUNTING DETAIL SCALE N.T.S. 6

HCS 6X12 CABLE SPECS SCALE N.T.S. 7

GPS MOUNTING DETAIL SCALE N.T.S. 8



NOT USED 9

NOT USED 10

ROOF MOUNTED CABLE TRAY SCALE N.T.S. 11

WALL MOUNT CABLE TRAY SCALE N.T.S. 12



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



SITE NUMBER:
SD07938A

SITE NAME:
J STREET INN

222 J STREET
SAN DIEGO, CA 92101

REV	DATE	DESCRIPTION	
E	06/26/19	100ZD REV.	RD
D	02/13/19	100ZD	RD
C	11/16/18	REVISED PER DRM	AH
B	10/31/18	90ZD REDESIGN	RD
A	02/07/18	PROPOSED DESIGN	JMM

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SHEET TITLE
DETAILS

SHEET NUMBER
D1



3931 SERVICE DELIVERY SWITCH

MAC Address Table Capacity
32,000 MAC addresses

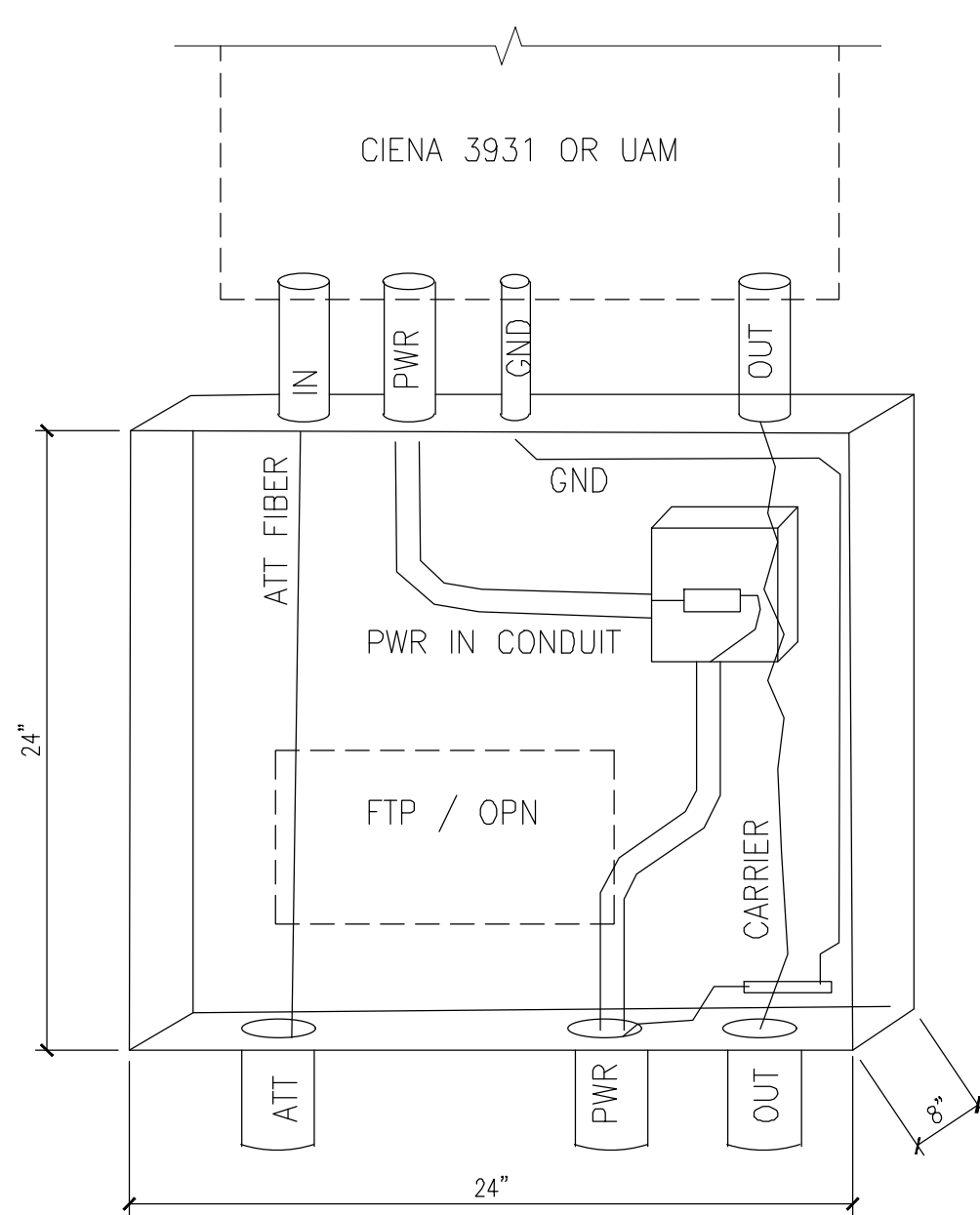
Power Requirements
DC Input: -48, -24, +24 VDC (nominal)
AC Input: 100V, 240V AC (nominal)
AC Frequency: 50/60 Hz
Maximum Power Input: 60 W

Agency Approvals
Safety: UL/CSA 60950-1-07; IEC 60950-1:2005 (2nd edition); EN 60950-1:2006
Emissions: FCC Part 15 (2009); EN55022 (2006 +A1 2006); AS/NZS CISPR 22 (2006); CISPR 22 (2005 + A1 2005); ICES-003 Issue 4 (2004); EN 61000-3-2 (2006); EN 300 386 (v1.4.1, 2008); EN 300 132-2 (2007-10); EN 300 132-3 (2003-08)
Environmental: WEEE 2002/96/EC
RoHS 2002/95/EC
Immunity: CISPR 24 (1997, +A1 2001 + A2 2002); EN 55024 (1998 + A1 2001 + A2 2003); EN 300 386 (v1.4.1, 2008); EN 61000-4-11 (2005); EN 61000-3-3 (2008); EN 300 132-2 (2007-10); EN 300 132-3 (2003-08)
Laser Safety: CDRH Letter of Approval (US FDA Approval); FCC 21 CFR subpart (J) (Safety of Laser Products); IEC 60825-1:2007

Environmental Characteristics
GR-63-CORE, Issue 3 – NEBS Level 3
GR-1089 Issue 5 – NEBS Level 3
GR-950 Issue 2 Optical Network Unit
GR-3108 Issue 2 Network Equipment in the Outside Plant (OSP) Class 4
ETSI 300 019 Class 1.2, 2.2, 4.1
Operating Temperature:
-40°F to +158°F (-40°C to +70°C)
-40°F to +115°F + Solar Load
(-40°C to +46°C + Solar Load)
Storage Temperature:
-40°F to +158°F (-40°C to +70°C)
Relative Humidity: 5% to 100% (condensing)

Physical Characteristics
Enclosure Dimensions:
16.8" (W) x 17.0" (H) x 7.0" (D)
427mm (W) x 431mm (H) x 178mm (D)
Product weight: 13.0 kg; 28.6 lbs

- NOTES:**
- 24"x24"x8" BOX MOUNTED NEXT TO OR BELOW EQUIPMENT LOCATION.
 - 3/4" BACKBOARD IN BOX
 - POWER LEADS MUST BE IN FLEX CONDUIT
 - 6"x6"x4" PLASTIC BOX MOUNTED ON RIGHT SIDE OF BACKBOARD
 - TERMINATION BLOCK TO BE PLACED IN 6X6 WITH FUSE
 - RUN GROUND WIRE ALONG OUTSIDE EDGE ON RIGHT SIDE OF BOX. MOVE GROUNDING BUSS TO RIGHT SIDE IF NECESSARY.
 - STUB OUT FLEX CONDUIT FROM TOP OF BOX TO MATCH 3931 CONDUIT PORTS. STUBS SHOULD BE 10 TO 12 INCHES IN LENGTH.
 - CARRIER WILL TERMINATE POWER ON ONE SIDE OF TERMINATION BLOCK. AT&T WILL TERMINATE ON THEIR SIDE, AND POP IN FUSE FUSE SHOULD BE LEFT IN BOX PRIOR TO TURN UP



EMERSON
Network Power

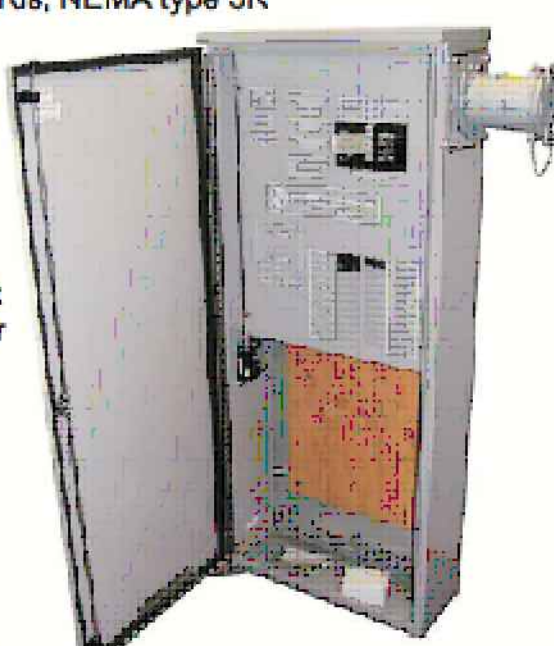
Power Protection Cabinet AC & Telco Combination

Part Number: CS782-W836

Cabinet Configuration
Dimensions: 60"H x 25"W x 10"D
Material: Aluminum Construction - 0.100" min.
Weight: 150 lb (approx.)
Paint: Powder Coat Paint - Gray Exterior
Front Door Mounting: Continuous SS Hinge, 3 Point Latching Handle, 90° Wind Stop Wall, H-Frame, and Pad Mounting Options
Agency Approvals: UL 891 Dead Front Switchboards, NEMA type 3R

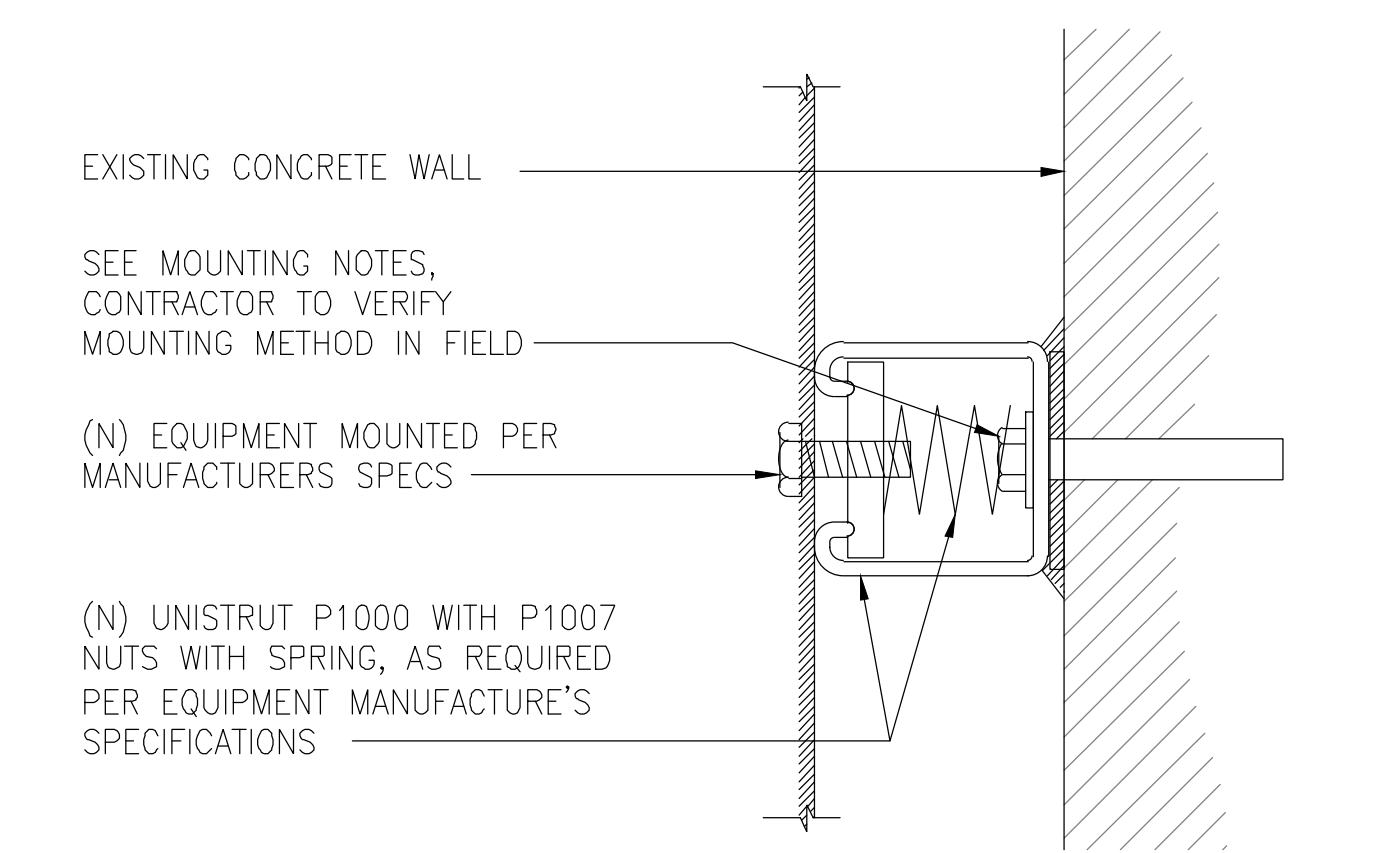
Power Center
Dimensions: 30"H x 25"W x 10"D (approx.)
Voltage: 240/120 Vac, Single Phase
Amperage: 200A
Utility Fault: 65kAIC
Current Rating: Slide Bar Mechanical Interlock
Transfer Type: 24 Position, 200A Load Center
Distribution: 200A Appleton AR20044RS
Generator Receptacle: MOV only 200kA per phase (on 60A, 2 pole breaker)
TVSS

Telco Compartment
Dimensions: 30"H x 25"W x 10"D
Grounding: 11 Position Dual-Lug, Copper Ground Bar
Equipment Mounting: 19" x 19" Plywood Back Board
Convenience Outlets: Standard GFCI Duplex Receptacle (Interior) (on 20A, 1 pole breaker)
TVSS: (1) TCS-T1DS - T1 Line Surge Suppression

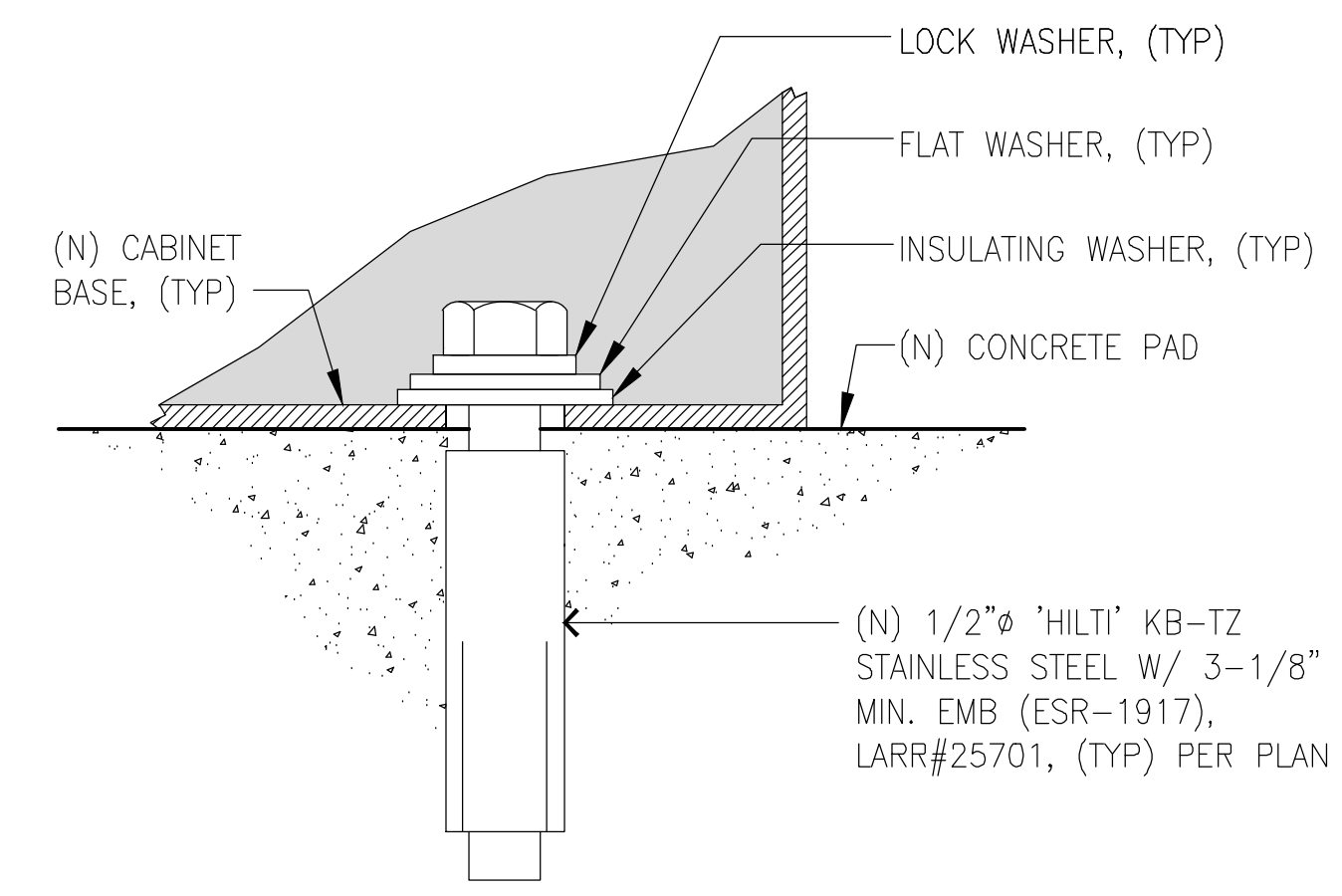
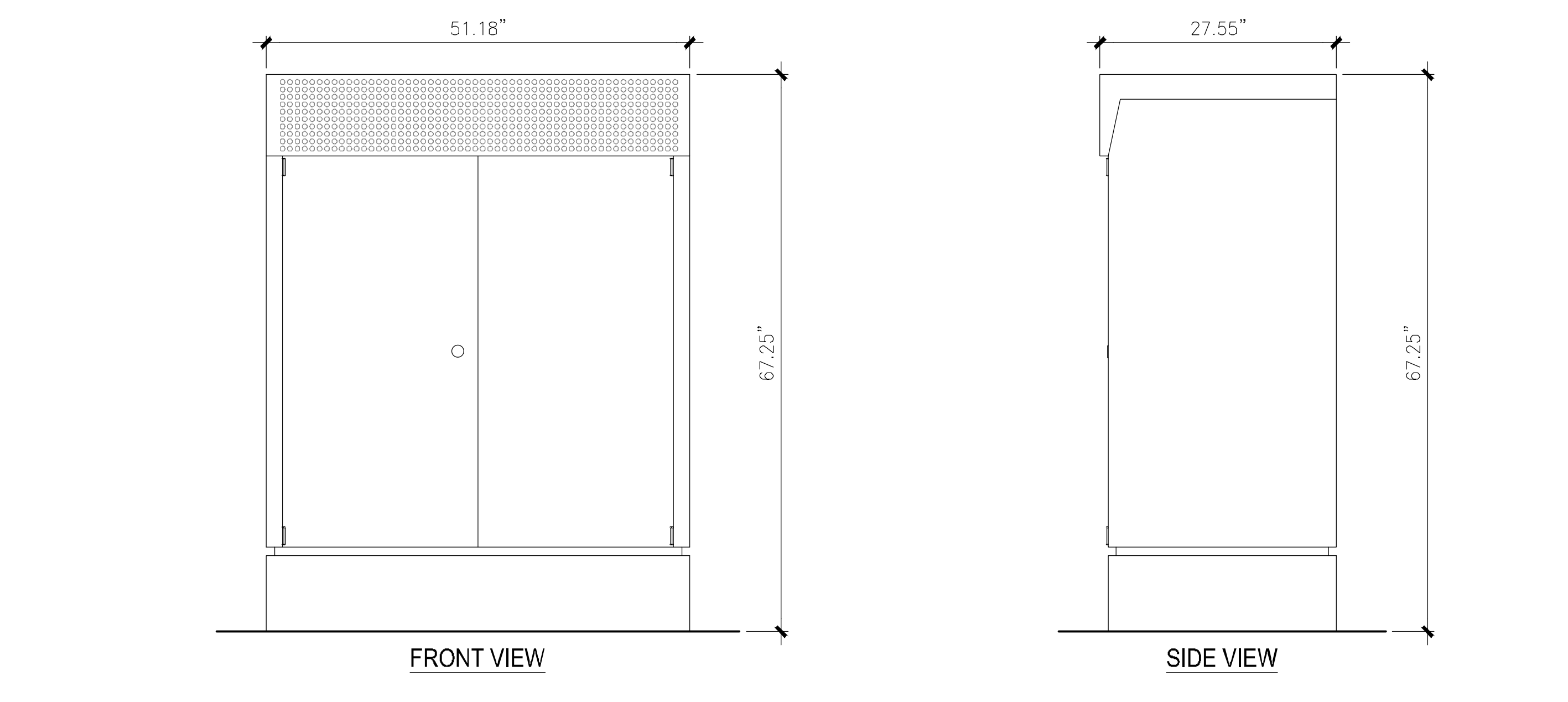
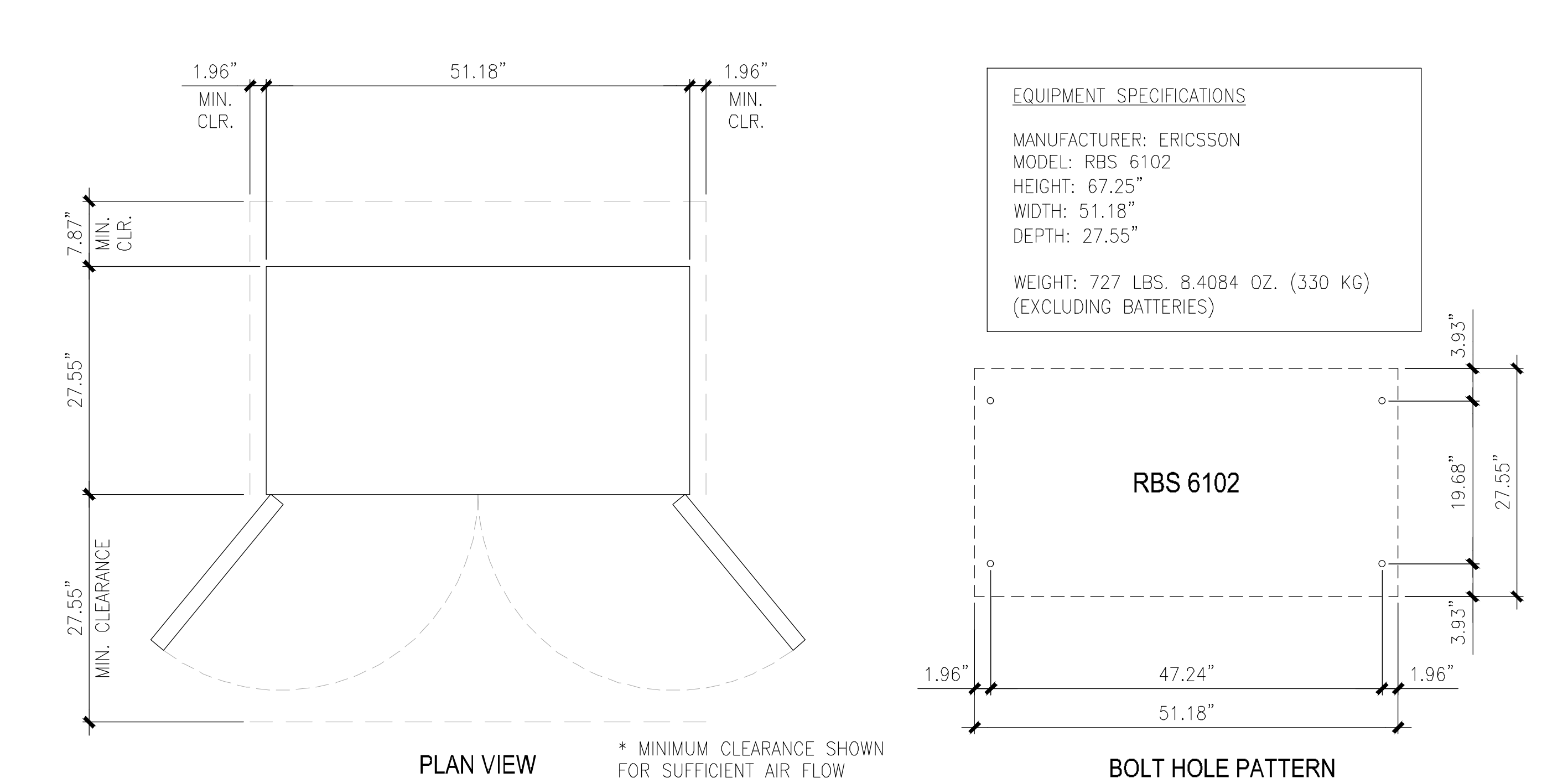


AC PANEL SPECIFICATIONS

- MOUNTING NOTES:**
- FOR SOLID GROUTED CONCRETE WALL USE: 3/8"Ø 'HILTI' KB-TZ STAINLESS STEEL W/ 3-1/8" MIN. EMB (ESR-1917, LARR#25701)
 - FOR SOLID CMU MASONRY BLOCK WALL USE: 1/2"Ø HILTI HIT HY-270 WITH 4-1/2" EMB. @ 16" O.C. (ESR-4143)
 - FOR TIMBER FRAME WALL USE: 1/4"Ø LAG BOLT WITH 2" MIN THREAD PENETRATION @ EVERY STUD.
 - FOR METAL STUD WALL USE: #10 TEK SCREW @ EACH METAL STUD



3 EQUIPMENT MOUNTING DETAIL 4



- MOUNTING NOTES:**
- SPECIAL INSPECTION REQUIRED ON ALL ANCHOR BOLTS.
 - REFER TO AND FOLLOW MANUFACTURERS RECOMMENDED SPECIFICATIONS FOR EXACT ANCHOR BOLT LOCATIONS AND QUANTITY FOR EACH SPECIFIED CABINET.
 - CONTRACTOR TO SEAL AROUND ALL BOLTING LOCATIONS.



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



SITE NUMBER:
SD07938A

SITE NAME:
J STREET INN

222 J STREET
SAN DIEGO, CA 92101

REV	DATE	DESCRIPTION	
E	06/26/19	100ZD REV.	RD
D	02/13/19	100ZD	RD
C	11/16/18	REVISED PER DRM	AH
B	10/31/18	90ZD REDESIGN	RD
A	02/07/18	PROPOSED DESIGN	JMM

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SHEET TITLE
DETAILS

SHEET NUMBER
D2



EXISTING



PROPOSED LOOKING NORTHEAST FROM J STREET



EXISTING



PROPOSED LOOKING NORTHEAST FROM J STREET



EXISTING



PROPOSED LOOKING EAST ACROSS 2ND AVENUE

Installation Type	Preferred	Can be CCIF?	Examples
<u>5. Faux Architectural Elements</u>	Yes	Yes	<ul style="list-style-type: none"> • Cupolas • Chimneys • Attached steeples • Attached tower elements • Raised roofs • Partial stories • Attached signs • Other building extensions/additions

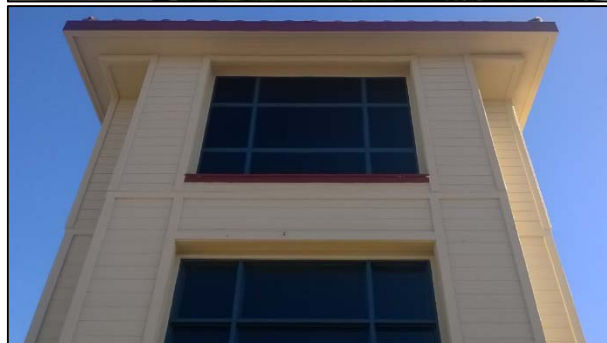


Figure 18: A cupola, a clock tower, and an added story, all concealing antennas. Note the replicated windows in the bottom picture.

Faux Architectural Elements – Antennas concealed entirely within existing or proposed architectural elements on an existing building. Façade-concealed antennas that present as architectural elements of the building are considered faux architectural elements rather than façade-concealed antennas.

a. Should follow the Principles of Balance and Context.


b. Should be appropriate to the architectural context: should match style of existing building and should be designed as a feature commonly found on the type/style of building.

c. Should match colors and textures of existing building, including finishing features such as reveals, windows, tapers, cornices, tiling, roofing materials, and trim.

d. This is a preferred installation type that can take a variety of forms. Tower elements and cupolas are pictured here, but architectural integration can also include tapered columns (can hide façade-mounted antennas individually), wing walls, dormers, statues, façade-mounted signage, and more.

e. Antennas and related may not encroach from private property into the public right-of way.

January 2015

	<h2 style="margin: 0;">Ownership Disclosure Statement</h2>
---	--

Approval Type: Check appropriate boxes for type of approval(s) requested:

- | | | |
|--|--|---|
| <input type="checkbox"/> Limited Use Approval | <input type="checkbox"/> Neighborhood Development Permit | <input type="checkbox"/> Centre City Development Permit |
| <input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Planned Development Permit | <input type="checkbox"/> Gaslamp Quarter Development Permit |
| <input type="checkbox"/> Neighborhood Use Permit | <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Marina Development Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> Other: _____ |

Project Title: T-Mobile J Street Inn SD07938A

Project Address: 222 J Street

Assessor Parcel Number(s): 535-047-10-00

Part 1 – To be completed by property owner when property is held by individual(s)

By signing this Ownership Disclosure Statement, the property owner(s) acknowledges that an application for a permit, map, or other matter, as identified above, will be filed with Civic San Diego on the premises that is the subject of the application, with the intent to record an encumbrance against the property or properties. List below the owner(s) and tenant(s) (if applicable) of the above referenced property or properties; all subject properties must be included. The list must include the names and addresses of all persons who have an interest in the property or properties, 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 or properties). Original signatures are required from at least one property owner for each subject property. Attach additional pages if needed. Note: The Applicant is responsible for notifying the Project Planner 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 Planner at least thirty days prior to any public hearing on the subject property or properties. 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):

Name of Individual (type or print):

Assessor Parcel Number(s): _____

Assessor Parcel Number(s): _____

Street Address: _____

Street Address: _____

City/State/Zip Code: _____

City/State/Zip Code: _____

Phone Number: _____

Phone Number: _____

E-mail: _____

E-mail: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Project Title: T-Mobile J Street Inn SD07938A

Part 2 – To be completed by property owner when property is held by a corporation or partnership.
By signing this Ownership Disclosure Statement, the property owner(s) acknowledges that an application for a permit, map, or other matter, as identified above, will be filed with Civic San Diego on the premises that is the subject of the application, with the intent to record an encumbrance against the property or properties. List below the names, titles, and addresses of all persons who have an interest in the property or properties, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and/or all partners in a partnership who own the property or properties). Original signatures are required from at least one corporate officer or partner who own the property for each subject property. Attach additional pages if needed. Provide the articles of incorporation, articles of organization, or partnership agreement identifying all members of the corporation or partnership. Note: The applicant is responsible for notifying the Project Planner 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 Planner at least thirty days prior to any public hearing on the subject property or properties. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached: Yes No

Corporation/Partnership Name (type or print):

Corporation LLC Partnership

Assessor Parcel Number(s):
535 047 10 00

Street Address:
222 J Street

City/State/Zip Code:
San Diego, CA 92101

Name of Corporate Officer/Partner (type or print):
Shawn A. Schwaeger

Title:
Limited Partner

Phone Number:
858 - 735-4911

E-mail:
sas@sasdevelopment.net

Signature: Shawn A. Schwaeger Date: 5/30/19

Corporation/Partnership Name (type or print):

Corporation LLC Partnership

Assessor Parcel Number(s):

Street Address:

City/State/Zip Code:

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

Title:

Phone Number:

E-mail:

Signature: _____ Date: _____

Project Title: T-Mobile J Street Inn SD07938A

Part 3 – To be completed by all other financially interested parties

List below the names, titles, and addresses of all financially interested parties and state the type of financial interest (e.g., applicant, architect, lead design/engineering professional). Original signatures are required from at least one individual, corporate officer, and/or partner with a financial interest in the application for a permit, map, or other matter, as identified above. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Planner 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 Planner at least thirty days prior to any public hearing on the subject property or properties. 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):

Applicant Architect Other _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____

E-mail: _____

Signature: _____

Date: _____

Corporation/Partnership Name (type or print):

T-Mobile

Corporation LLC Partnership
 Applicant Architect Other _____

Street Address: _____

12920 SE 38th St

City/State/Zip Code: _____

Bellevue, WA 98006

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

John Legere

Title: _____

CEO & Director

Phone Number: _____

E-mail: _____

Signature: _____

Date: _____

Name of Individual (type or print):

Applicant Architect Other _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____

E-mail: _____

Signature: _____

Date: _____

Corporation/Partnership Name (type or print):

Corporation LLC Partnership
 Applicant Architect Other _____

Street Address: _____

City/State/Zip Code: _____

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

Title: _____

Phone Number: _____

E-mail: _____

Signature: _____

Date: _____

Backup showing T-Mobile is a publicly owned company:

T-Mobile US, Inc. (TMUS)

NasdaqGS - NasdaqGS Real Time Price. Currency in USD

☆ Add to watchlist

Visitors trend 2W ↓ 10W ↑ 9M ↑

73.04 -1.54 (-2.06%) **72.50** -0.54 (-0.74%)

At close: 4:00PM EDT

After hours: 5:35PM EDT

Buy

Sell

Summary Company Outlook **NEW** Chart Conversations Statistics Historical Data **Profile** Financials Analysis Options

T-Mobile US, Inc.

12920 SE 38th Street
Bellevue, WA 98006
United States
425-378-4000
<http://www.t-mobile.com>

Sector: Communication Services

Industry: Telecom Services

Full Time Employees: 52,000

Key Executives

Name	Title	Pay	Exercised	Year Born
Mr. John J. Legere	CEO & Director	8.04M	N/A	1959
Mr. G. Michael Sievert	Pres. COO & Director	4.71M	N/A	1970
Mr. J. Braxton Carter II	Exec. VP & CFO	3.09M	N/A	1959
Mr. Neville R. Ray	Exec. VP & CTO	3.48M	N/A	1963
Mr. David R. Carey	Exec. VP of Corp. Services	2.35M	N/A	1954



T-Mobile West LLC
A subsidiary of T-Mobile USA Inc.
10509 Vista Sorrento Parkway, #206
San Diego, CA 92121

February 22, 2019

County of San Diego
Planning and Development Services Department
5510 Overland Avenue
San Diego, CA 92123

Re: Letter of Authorization for Obtaining Land Use Entitlements

To Whom it May Concern,

T-Mobile hereby authorizes J5 Infrastructures, its employees, agents, and contractors to file and complete any applications necessary to obtain required land use entitlements on T-Mobile's behalf for all T-Mobile projects.

If you have any questions or concerns, please contact me at (858) 334-6112.

Regards,

A handwritten signature in cursive script that reads "Joseph Rose".

Joey Rose, Esq.

Site Development Manager
T-Mobile USA

DATE: June 27, 2019

TO: Civic San Diego, Development Services Department

FROM: Chris Vuong, Agent for T-Mobile
cvuong@j5ip.com
(858) 205-4150

RE: TMO SD07938 J Street Inn at 222 J Street

T-Mobile's RF objective was quite narrow in this area. If you review the attached justification map along with the coverage maps provided, you'll see that there are only a few buildings that are close enough to the Convention Center but far from the other existing T-Mobile sites. In addition, the RF engineer told us to avoid skyscrapers as they are too tall to be effective in achieving their objective.

With the knowledge that T-Mobile was pursuing a new site on the rooftop of the Embassy Suites hotel building, we targeted the J Street Inn and the buildings immediately surrounding it. The only property owner who expressed interest in leasing space for a WCF was the owner of the J Street Inn.

Thank you for your consideration of this project. Please contact me with any questions or comments at 858-205-4150 or via email at cvuong@j5ip.com.

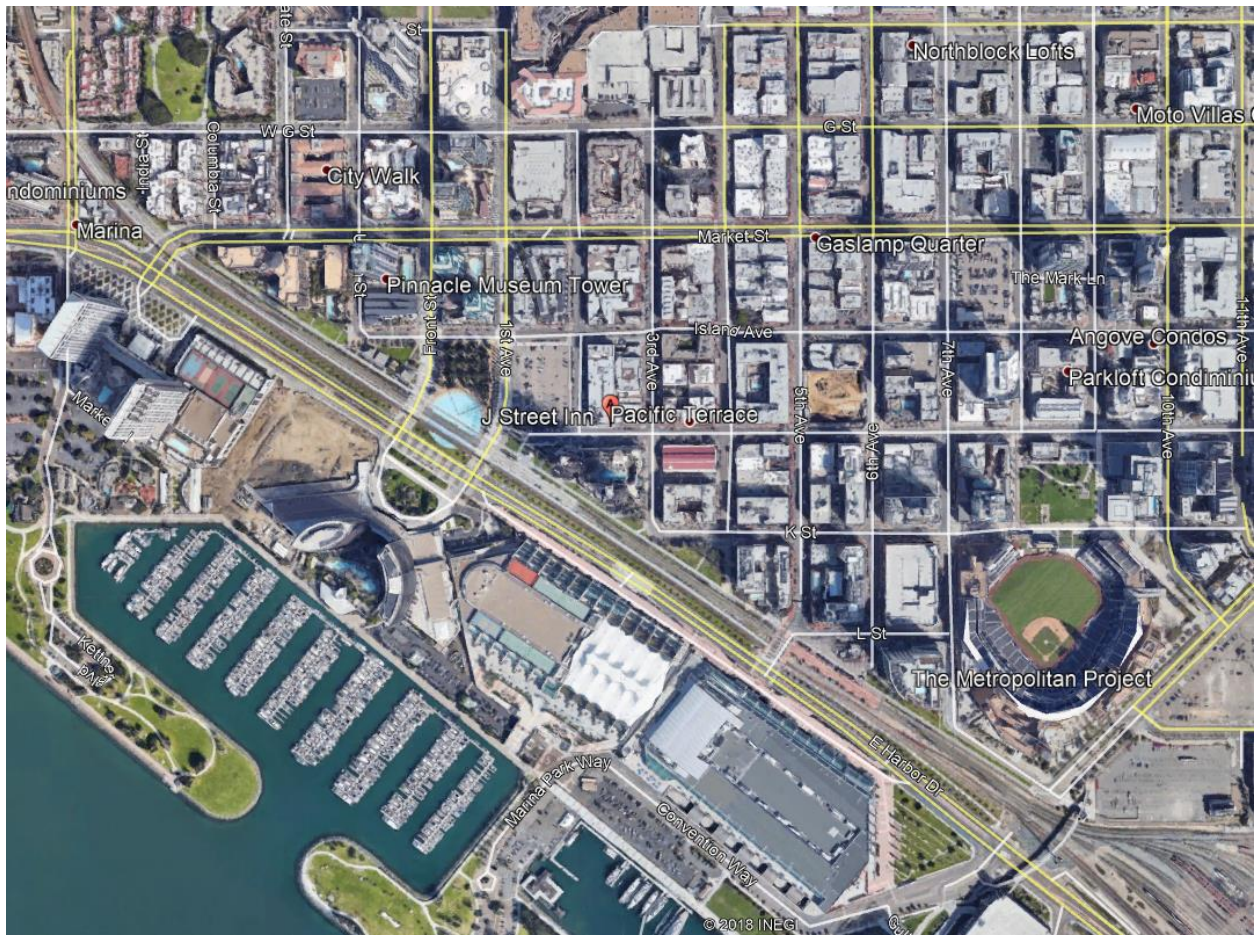
Respectfully,

Chris Vuong

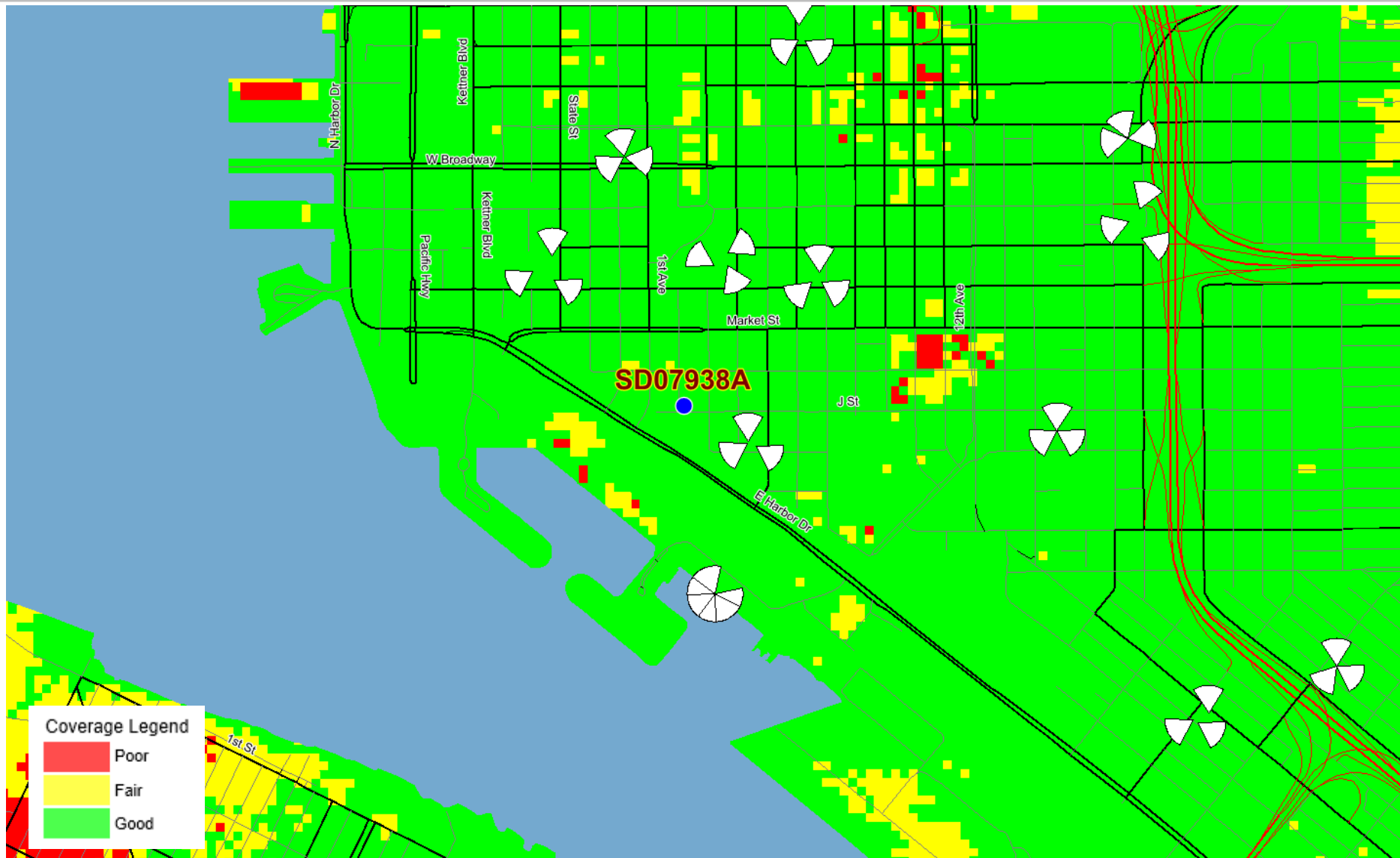
Authorized agent for:

•• **T** •• Mobile •

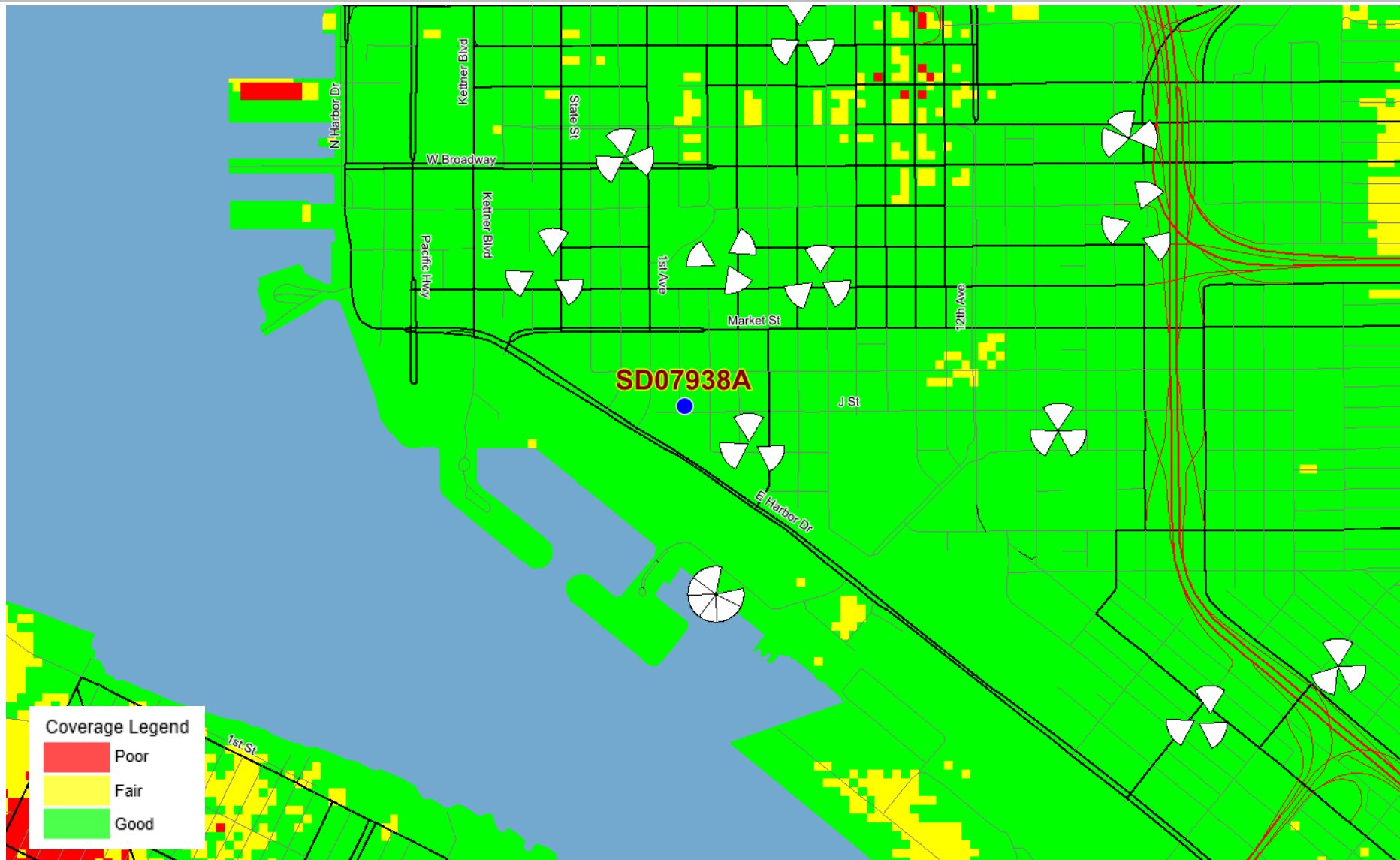
TELECOM SITE JUSTIFICATION LETTER & MAP



Area Coverage without SD07938A



Area Coverage with SD07938A



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2019-05
T-MOBILE at 222 J STREET

WHEREAS, J Street Inn L.P., a California Limited Partnership, Owner, and T-Mobile West LLC, a Washington Limited Liability Company, Permittee, filed an application with Civic San Diego (“CivicSD”) for a Wireless Communication Facility (WCF) as described in and by reference to the approved plans and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 2019-05;

WHEREAS, the project site is located at 222 J Street in the Marina neighborhood of the Downtown Community Plan (“DCP”) area (“Downtown”);

WHEREAS, the project site is legally described as Lots B, C, D, E, and F in Block 116 of Horton’s Addition, in the City of San Diego, County of San Diego, State of California, according to map thereof made by L.L. Lockling on file in the office of the County Recorder of San Diego County;

WHEREAS, on November 20, 2019, the Hearing Officer of the City of San Diego considered CUP No. 2019-05, pursuant to the Land Development Code (LDC) of the City of San Diego;

WHEREAS, Development within the DCP area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego DCP, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the DCP area is also covered under the following documents, all referred to as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both “Program EIRs” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency and has been reviewed and considered by the decision maker before approving the project. The environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, none of the

conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA;

NOW, THEREFORE, 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 November 20, 2019.

FINDINGS FOR CONDITIONAL USE PERMIT - SDMC SECTION 126.0305:

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

The Project site is located in the Residential Emphasis land use district of the Centre City Planned District. Although the DCP does not specifically address WCFs, the City's General Plan, Policy UD-A.15, establishes that the visual impacts of WCF should be minimized; designs should be aesthetically pleasing; and mechanical equipment and associated wireless equipment should be concealed underground or be within an unobtrusive structure. Pursuant to the CCPDO, the Project site has a maximum building height limit of 90 feet. The Project site contains a four-story (43-foot tall) podium building with a prominent architectural tower, which houses the elevator penthouse equipment, and extends 19 feet above the parapet to define the main entrance. The WCF is designed to utilize this prominent architectural building feature for concealment. The WCF proposed six panel antennas and six RRUs mounted behind screening on top of the elevator penthouse. This increases the elevator penthouse's height by 9-feet and results in a maximum building height of 72 feet six inches, thus complying with the 90-foot height limit.

The antennas and RRUS are concealed behind 9-foot tall Fiberglass Reinforced Panel (RFP) box walls, painted and textured to match the building, and there is no visible transition line between the new and old material, which makes the WCF equipment indistinguishable from the existing elevator penthouse below it. Furthermore, the associated equipment is proposed within a fenced area in the building's parking garage, which is consistent with the General Plan's requirement for mechanical equipment and associated wireless facility equipment. The proposed panel antennas are well-integrated, enhance an existing prominent architectural feature, the associated equipment is located in the garage and would have no adverse visual impacts, and the building complies with the 90-foot height limit; therefore, the proposed WCF will not adversely affect the Downtown Community Plan or the City's General Plan.

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

The WCF will be required to comply with all applicable City, State and Federal regulations including complying with the radio frequency (RF) emissions per the 1996 Telecommunications Act. Federal regulations set out explicit standards to ensure the WCF is not 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

A Process Three CUP is required for a WCF on a property containing non-residential uses in a residential zone, pursuant to San Diego Municipal Code (SDMC) Section 141.0420(e)(1). As stated in SDMC 126.0301, the purpose of the CUP is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the underlying base zone. The proposed antennas are designed to enhance an existing architectural building feature and the additional height of the tower further enhance, not deter from the overall composition of the building; therefore, there will be no adverse visual impacts to the surrounding area. In addition, the WCF complies with the design requirements listed in the WCF Regulations, SDMC Section 141.0420(g), including WCF that utilize the smallest, least visually intrusive antennas, components and other necessary equipment; use all reasonable means to conceal or minimize the visual impacts through integration with existing structures or through the use of architecture, landscape and siting solutions; locating equipment within an existing building when possible; no overhead wires; and rooftop equipment that is set back from the public right-of-way. The proposed development does not require any allowable deviations. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

Council Policy 600-43 assigns preference levels to WCF locations based on land uses from Preferences 1 through Preference 4, with Preference 1 being WCF located in the PROW. The proposed Project is a Preference 3 location; however, the Permittee has provided a Site Justification Letter and Map which shows there are limited opportunities for new WCF sites in the Marina neighborhood, given most of the properties contain residential uses, which is the least preferable location per Council Policy 600-43. Furthermore, the site has been designed to screen the antennas and RRUs behind a RFP box which is designed to appear as part of an existing architectural feature of the building and the conditions of approval will ensure that the wireless equipment is not distinguishable from the existing tower feature below it; therefore, the proposed use is appropriate at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 2019-05 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. 2019-05, a copy of which is attached hereto and made a part hereof.

Nicole Paré
Assistant Planner
Civic San Diego

Adopted on: November 20, 2019

RECORDING REQUESTED BY:

Civic San Diego
401 B Street, Suite 400
San Diego, CA 92101

AND WHEN RECORDED MAIL TO:

Civic San Diego
401 B Street, Suite 400
San Diego, CA 92101

THIS SPACE FOR RECORDER'S USE ONLY

*NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF
REAL PROPERTY AFFECTING THE TITLE TO
OR POSSESSION THEREOF*

**CENTRE CITY PLANNED DISTRICT
CONDITIONAL USE PERMIT NO. 2019-05**

**T-MOBILE at 222 J Street
APN# 535-074-10-00**

CUP No. 2019-05
T-Mobile at 222 J Street

**CENTRE CITY PLANNED DISTRICT
CONDITIONAL USE PERMIT NO. 2019-05**

**T-MOBILE at 222 J Street
APN# 535-074-10-00**

This Conditional Use Permit No. 2019-05 is granted by the Hearing Officer of the City of San Diego (“Hearing Officer”) to J Street Inn L.P., a California Limited Partnership, Owner, and T-Mobile West LLC, a Washington Limited Liability Company, Permittee, pursuant to San Diego Municipal Code (SDMC) Sections 156.0304, 156.0308 and 141.0420. The approximately 25,000 square foot site is located at 222 J Street in the Marina neighborhood of the Downtown Community Plan (DCP) area (“Downtown”) and is legally described as Lots B, C, D, E, and F in Block 116 of Horton’s Addition, in the City of San Diego, County of San Diego, State of California, according to map thereof made by L.L. Lockling on file in the office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, CUP No. 2019-05 is GRANTED to the Owner/Permittee to operate a Wireless Communication Facility (WCF) as described and identified by size, dimension, quantity, type and location as follows and on the approved exhibits dated June 26, 2019, on file in the Civic San Diego (“CivicSD”) and/or the City of San Diego (“City”).

The project shall include:

- a. Six (6) panel antennas and six (6) RRUs concealed within a Fiberglass Reinforced Panel (RFP) box mounted to an existing elevator penthouse; and,
- b. A fenced, 250 square-foot equipment area within the subterranean parking garage of the existing building.

PLANNING/DESIGN REQUIREMENTS:

1. The panel antennas shall be concealed within a RFP box that is nine feet nine inches (9’-9”) in length, nine feet two inches (9’-2”) in depth, and nine (9”) feet in height. The enclosure shall be painted and textured to match the existing parapet.
2. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.
3. No overhead cabling is permitted.
4. Photosimulations shall be printed in color on the construction plans.
5. The remote radio units shall be mounted behind the same proposed radio frequency enclosure that will contain the panel antennas.

6. The equipment area shall not exceed 250 square feet and be located entirely within the existing subterranean parking garage.
7. All equipment including transformers, emergency generators and air conditioners 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.
8. Associated lighting for the communications equipment (not for the Atria Building) shall be minimized and directed to shine on the equipment building only. Motion detectors should be implemented when practical.
9. Prior to the issuance of a Building Permit, the Permittee shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

STANDARD REQUIREMENTS:

10. 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 December 5, 2022.
11. This permit and corresponding use of this site shall expire on December 5, 2034. Upon expiration of the approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
12. 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.
13. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
14. Issuance of this Permit by CivicSD 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.).

15. 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.
16. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City of San Diego.
17. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.
18. 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.
19. Construction plans shall be in substantial conformity to the approved drawing dated June 26, 2019, on file at CivicSD and/or the City. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s)/amendment(s) to the Project have been granted.
20. The Owner/Permittee shall defend, indemnify, and hold harmless CivicSD and the City (collectively referred to as "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.
21. 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,

CUP No. 2019-05
T-Mobile at 222 J Street

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 there.

APPROVED by the Hearing Officer of the City of San Diego on November 20, 2019 and approved by Resolution No. _____.

CIVIC SAN DIEGO

Date of Decision: November 20, 2019

ATTEST:

Nicole Paré Date
Assistant Planner

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

OWNER:

Shawn A. Schraeger, General Partner Date
J Street Inn L.P.

PERMITTEE:

Joseph Rose, Manager Date
T-Mobile West, LLC

**Note: Notary acknowledgements
must be attached per Civil Code
Section 1189 et seq**



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF August 21, 2019

Call to Order: Acting Chair Blair @ 5:31 pm.

1. Roll Call: Link noted that 13 of 24 members were present, constituting a quorum.

Members Present @ Call to Order (15): Ball, Barbano, Blair, Colin, DiFrancesca, Dion, Gattey, Link, Meloncelli, Orabone, Swearingen, Takara, Wery

Late Arrival: Baker, Egan, Pensabene

Members Absent (10): Clark, Hunt, Lachman, Lawson, Priver, Rosenbaum, Theisen, Wilson-Ramon

Early Departure: none

Noted: Nauta (resigned by absence), Perry (Resigned) Current vacancies: EV Biz, LI Biz, Gaslamp Res.

2. Approval of Jul 17, 2019 Meeting Minutes

Motion: No corrections noted. *In favor (13), opposed (0), Abstain (0), Recuse (0)*

3. Public Comments on Non-Agenda Items –

- Gary Smith
 - Horton Plaza Park meeting postponed to 9.21.19
 - No EIR required on Federal Building(s)
 - Front Street potentially closed 18 months – 2 years South of Broadway for construction associated with courthouse.

4. Elected Representative Comments:

- (Brittany Bailey) - District 3 Councilmember Chris Ward –
 - Update to inclusionary Housing Policy – 10% on site, Area Median Income (AMI) threshold reduced to 50%, Exception fees increased \$12 to \$22 psf, 2nd reading in Council Chambers in September.
 - Sidewalk Policy including streamlined cost/permit structure being reconsidered fall 2020.
 - QA:
 - (DiFrancesca) – received clarification of E Street Project status
 - (Egan) – re sidewalk (scooter) damage – Brittany confirmed it is property owner responsibility. There may be PBID/Dity responsibility if sidewalk installed to connect critical resources. City has \$2B maintenance backlog – sidewalks \$100M not a priority. Vendor is responsible for MLK damage during Comic Con (fee). Brittany invited email with specifics to be forwarded to events.
 - (Pensabene) – If tree damages sidewalk with will repair. Liability for injuries is city and property owner responsibility.

5. Chairperson's Report:

- **Chair (Blair):**
 - Highlighted City Council review of LIME scooter permits including its 9.19.19 meeting.
 - Parking corals for scooters/bikes in second round review DCPC member input/recommendations recommended. Graphic is available on city website

6. Information

- Brad Richter provided following updates (details available):
 - 1060 C Street
 - 13th & F
 - 1122 A (CA Theater)
 - Columbia & A
 - 9th & Island review
 - Pacific Heights (11th between A & B) – sent to design/review. Coming back as all market rate with Inclusionary Fee in lieu of separate affordable/market approach reviewed by DCPC
 - 777 Beech – approved by hearing officer – likely to be appealed.
 - Anticipated SEP projects – Cedar & 2nd, Park & Broadway. OCT – last review by Civic SD – in transition to city, exact process not determined.
 - It is likely that current board room will remain available to DCPC until March – June 2020 timeframe.
 - QA
 - 13th and Broadway PSH Grant received.
 - Re EV Green & Childrens Park – nearing final building permits. City terminated process. Going to city to manage bid in Oct/Nov timeframe. Delayed start early 2020 at earliest.
 - 14th Street Promenade – City Storm Water and Transportation review delay
 - Normal Heights project moving forward – no estimate contract completion
 - Public Workshop anticipated OCT timeframe re Bikeway and E street master plan
- **(Public Request)** None

Action Items

7. Consent Item 7 – T Mobile CUP – unanimously approved.

8. **Elections** – no candidates for vacant positions (EV South Biz, LI Biz, Gaslamp Resident) – Gary to advertise at DRG.

Miscellaneous

9. Subcommittee and Liaison Reports

- **Social Issues (Ball):**
 - UN report of poor conditions in San Diego noted. September Social Issues committee meeting anticipated.
 - Egan expressed concerns with groups bring sleeping bags etc to Children's Park. Video posted to SD Get it done site. Ball to address.
- **Public spaces (Gathey)**
 - Highlighted mobility plan / scooters.
 - (Swearingen) asked for job description of Ranger – reply - in process

- (Swearingen) expressed concern with scooters blocking sidewalks. Council report due SEP 2019.

- **None additional**

10. Potential Agenda Items and Member Comments –

- (Blair) – encourages members to identify items of interest for potential DCPC agenda/speakers

18. Urgent non-agenda item:

- (Orabone) – encourages DCPC letter to Downtown Partnership / Chris Ward re EV Green, Childrens Park status and delays. Egan offered input. No objections from DCPC

Meeting Adjourned 6:16pm. Next meeting Wednesday September 18th, 2019

Nicole Paré

From: B Hammer <bruceteamhammer@yahoo.com>
Sent: Friday, July 19, 2019 7:20 AM
To: Nicole Paré
Subject: Re: 222 J Street

Hi Nicole, thank you for the information.
After looking over the proposed tower site, there is no way that the current proposal fits the architect design of the current building or the surrounding area.

The current proposal violates the principle of balance. (Antennas and shrouds should not dominate the element they are placed on.) Adding this imposing architectural feature to the front of the building would be a very poor design(having a Hugh column shooting straight up in to the air) and certainly would not fit the surrounding style of the other buildings.

There are plenty of other ways that these communication towers can be incorporated into the existing structure.
The architect might consider having the towers lay down so they are not visible from the street and then covered with a facade.

Thanks you for your consideration and please keep me in the loop with any future communications.

Bruce Hammer

On Thursday, July 18, 2019, 11:35:36 AM PDT, Nicole Paré <pare@civicsd.com> wrote:

Hi Bruce,

As we discussed, please see the attached plans and photo simulations for the T-Mobile wireless antennas proposed at 222 J Street. There will be two meetings for the project, a Downtown Community Planning Council meeting and then the Civic San Diego Hearing Officer public hearing which will be the meeting for the decision. I'll add you to the list of interested parties to receive notification about both meetings.

Please let me know if you have any questions after reviewing the plans and photo simulations.

2018-37

Nicole Paré

From: RQB QUIGLEY <sonsouth@me.com>
Sent: Monday, April 15, 2019 11:05 AM
To: Chris Vuong
Cc: Leslie Nordman
Subject: Fwd: SD07938 J Street Inn Planning Comments
Attachments: SD07938_NSB_100ZD revD 02.13.19.pdf

Chris, please pass this along:

The J Street Inn is an award winning design that has been published locally, nationally and internationally. As the original architect, I am proposing a solution that enhances, not detracts from my original design.

While the guidelines are well intended, the issue of "balance" is not relevant in this case as we are extending the tower height only, which is the focal point of the composition. The taller tower actually helps the massing composition.

Likewise, the taller tower enhances the pedestrian experience by making this focal point and way-finding device more visible from the streets and sidewalks.

My only concern is that the installation be carefully detailed and any conduit be hidden from the street views.

Rob Quigley F.A.I.A.