



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 30, 2019 REPORT NO. HO-19-003

HEARING DATE: February 6, 2019

SUBJECT: T-MOBILE NORTHMINSTER. Process Three Decision

PROJECT NUMBER: 600831

OWNER/APPLICANT: Northminster Presbyterian Church of San Diego/T-Mobile West, LLC.

SUMMARY

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) at 4324 Clairemont Mesa Boulevard within the Clairemont Mesa Community Planning area?

Staff Recommendation: Approve Conditional Use Permit No. 2171843.

Community Planning Group Recommendation: On July 17, 2018 the Clairemont Community Planning Group voted 7-4-0 to recommend approval of the proposed project with the condition that the equipment be screened.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 6, 2018 and the opportunity to appeal that determination ended December 20, 2018.

BACKGROUND

T-Mobile Northminster is an application for a new permit for an existing WCF at 4324 Clairemont Mesa Boulevard in the RM-3-7 zone. The project is also within the Clairemont Mesa Community Plan, which designates the site for multi-family use. Surrounding uses include multi-unit residential to the east, single-unit residential to the north and south and multi-unit residential and commercial to the west (Attachments 1-3).

The existing WCF was permitted in 1999 and did not include an expiration date. Over the years, T-Mobile has been interested in upgrading the site, but was unable to come up with a design that met

their technical needs while complying with the WCF regulations due to the unique curve of the roof structure (Attachment 12).

[Council Policy 600-43](#) assigns preference levels to WCFs in different land use categories. This project, a WCF at a non-residential use on a residentially-zoned property, is in the Preference 3 category. The original T-Mobile project was approved in 1999, prior to the current WCF regulations. It was classified as a “minor” use and processed according to the ministerial process in effect at the time. For a short time in 1999, minor permits did not receive an expiration date. This project does not propose to expand the WCF, rather it proposes to upgrade the technology at this location.

DISCUSSION

Proposed Project:

The WCF currently consists of six panel antennas in three sectors of two antennas each, façade mounted to the curved roof structure. The antennas are unscreened and due to the prominence and shape of the roof, the rectangular shape of the antennas mounted near the top of the roof create an eyesore. A chain link fence encloses the outdoor equipment area located on the west side of the church (Attachment 11).

This project proposes an integrated solution. The antennas will be mounted in the same areas where they currently exist, but the new design takes the shape of the roof into consideration and conceals them within Fiberglass Reinforced Panel (FRP) boxes painted and textured to match the roofing material. The result will be well integrated antennas (Attachment 12). Although the equipment area is not visible to the public Right-of-Way, T-Mobile is proposing to replace the chain link with a vinyl fence which will completely conceal the equipment.

The current [WCF Regulations](#) require that applicants “*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.*” It is staff’s position that the project achieves this intent by allowing the WCF to remain in its current location while providing significant upgrades to the appearance.

This site is important to T-Mobile’s network. Coverage maps show that this installation is integral to service along Clairemont Mesa Boulevard to the east and west and to the residential areas to the north (Attachment 10).

Community Plan Analysis:

The Clairemont Mesa Community Plan does not contemplate WCFs; however, the City’s General Plan addresses WCFs in the [Urban Design Element](#) (UD-A.15). The visual impact of WCFs 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 proposed project will be a significant improvement over the existing exposed antennas. The

FRP boxes will be well integrated and blend in with the roof so that they become imperceptible. The solid vinyl fence around the equipment will not only conceal the equipment but will have the appearance of a typical fence in a residential neighborhood. Therefore, this project meets the intent of UD-A.15, as well as the objectives of the General Plan.

Conclusion:

The project complies with the development regulations of the RM-3-7 zone and the WCF Regulations (SDMC 141.0420). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Conditional Use Permit (CUP) No. 2171843 (Attachment 6).

ALTERNATIVES

1. Approve Conditional Use Permit No. 2171843, with modifications.
2. Deny Conditional Use Permit No. 2171843 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,



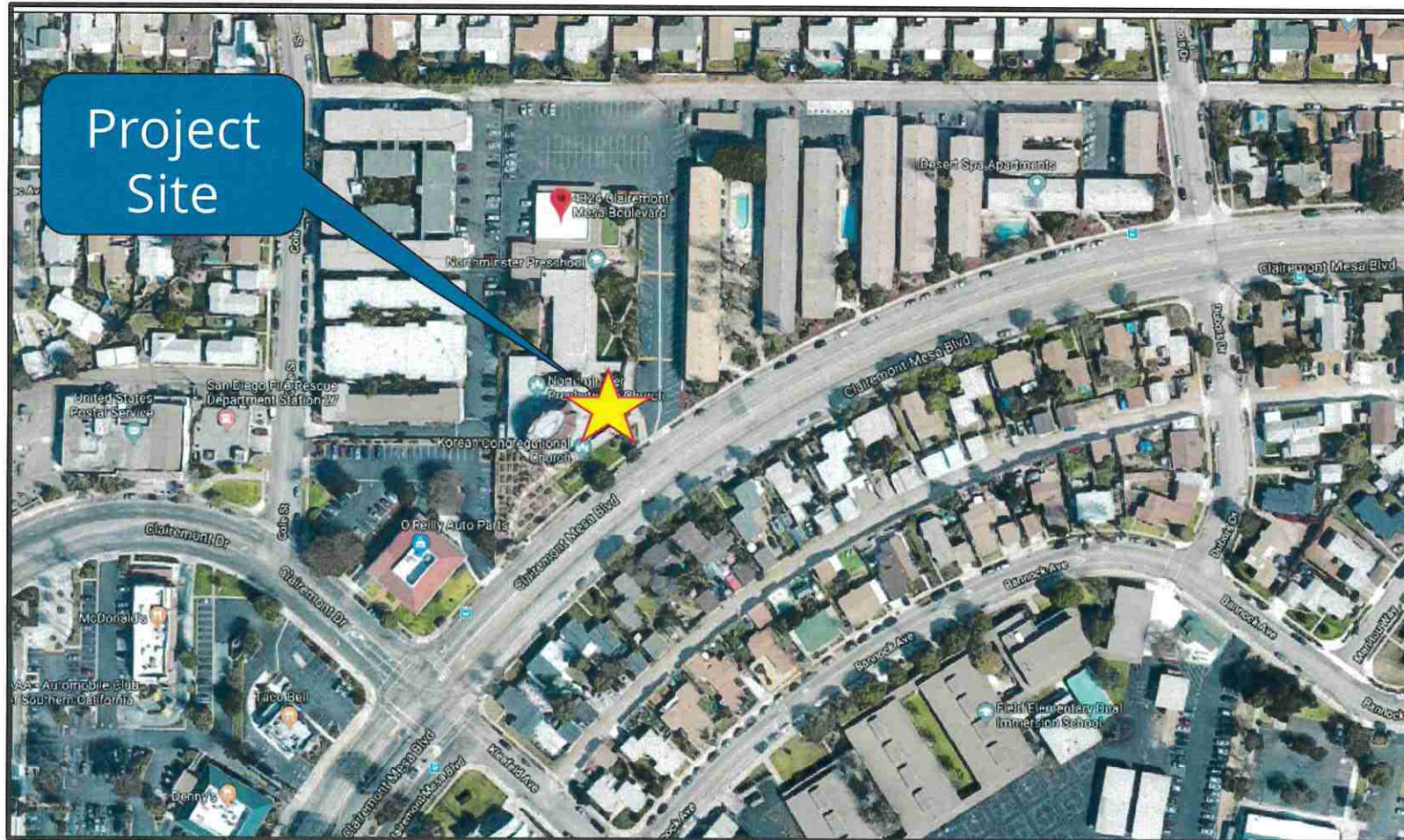
Karen Lynch, Development Project Manager

Attachments:

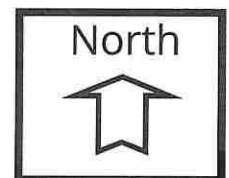
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Coverage Maps
11. Photo Survey
12. Photo Simulations
13. Project Plans



Aerial Photo

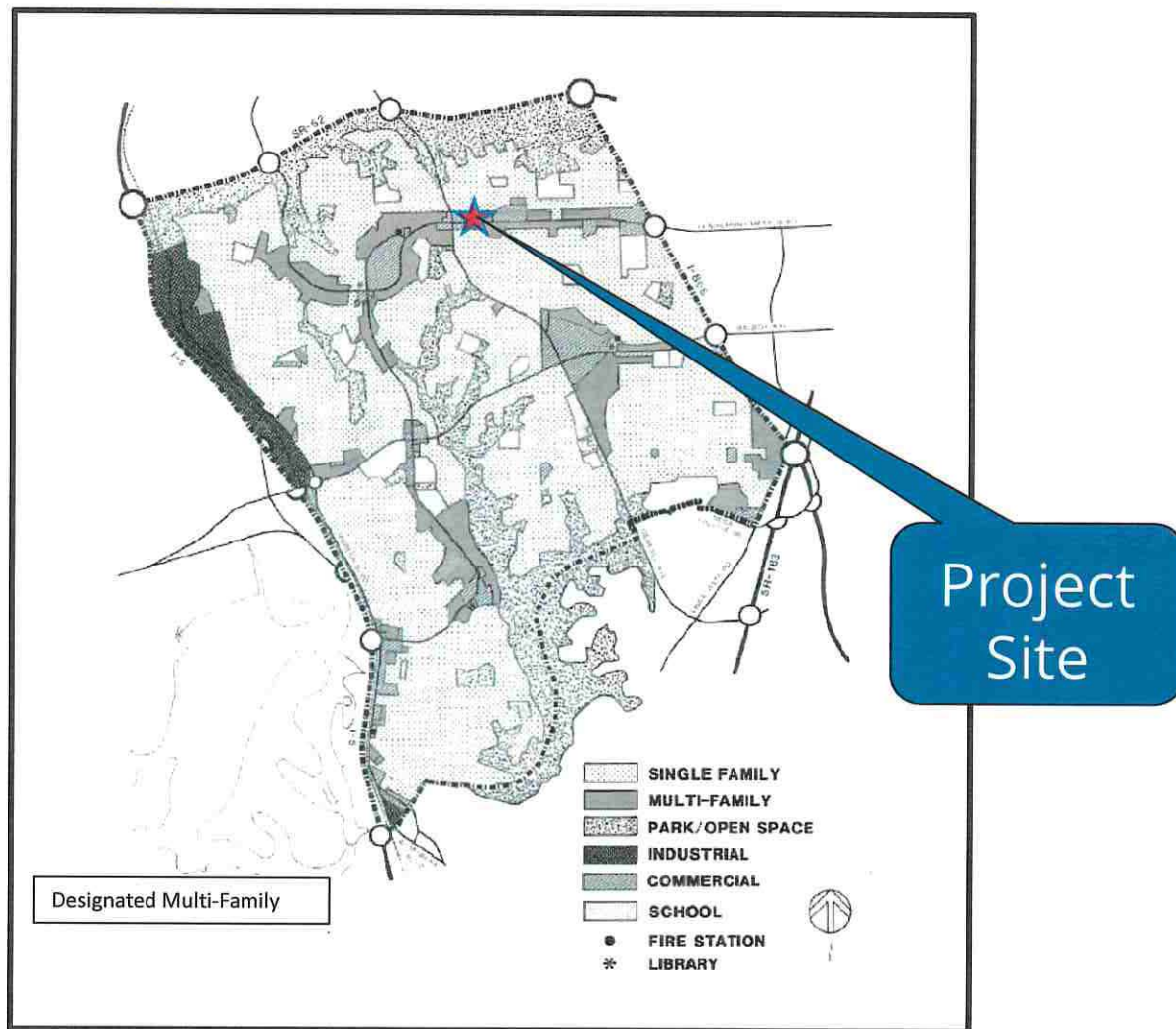


T-Mobile - Northminster - Project No. 600831
4324 Clairemont Mesa Boulevard





Community Plan



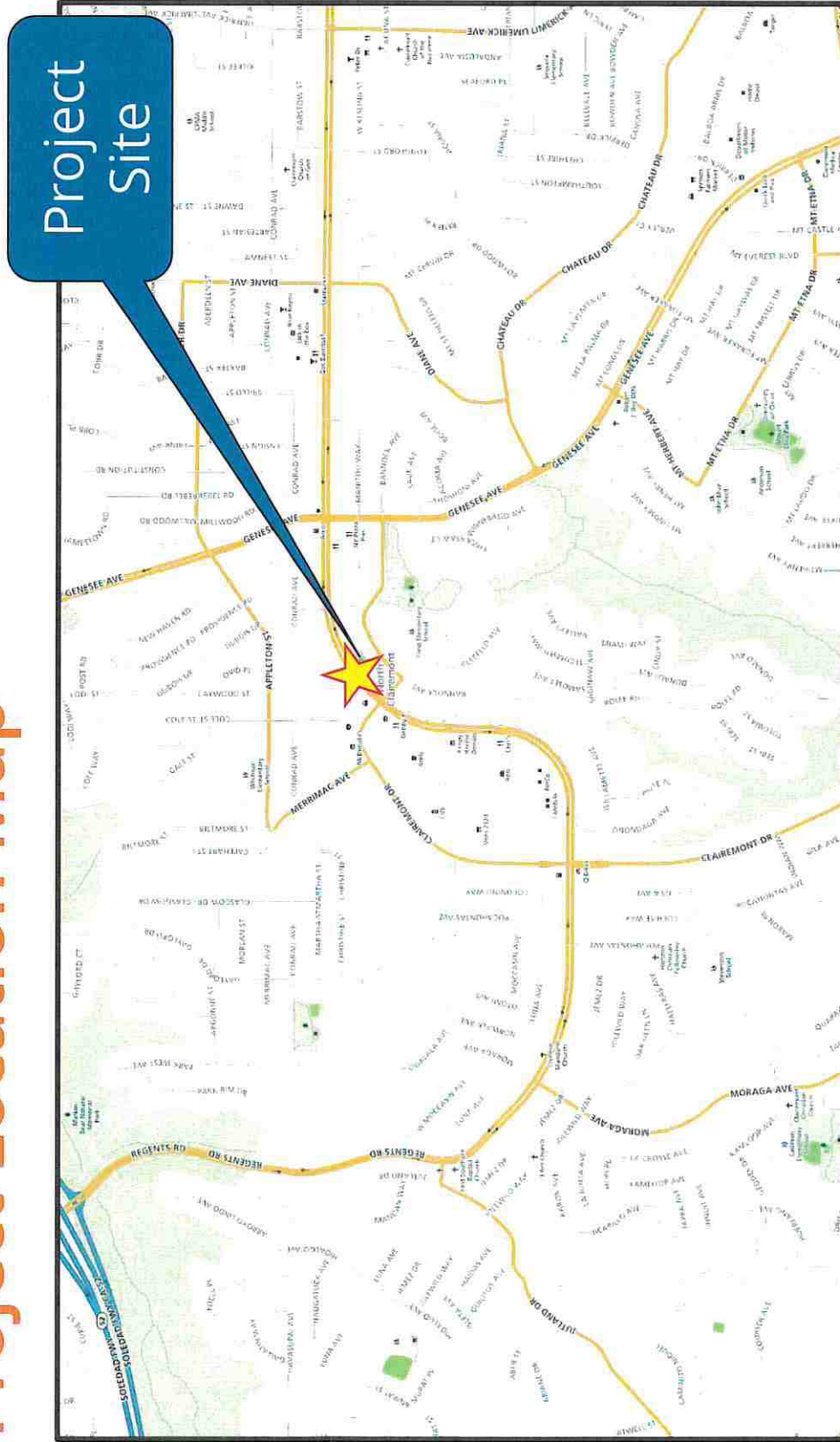
T-Mobile - Northminster Project No. 600831
4324 Clairemont Mesa Boulevard





Development Services Department

Project Location Map



ATTACHMENT 3

T-Mobile – Northminster Project No. 600831
4324 Clairemont Mesa Boulevard

sandiego.gov

PROJECT DATA SHEET

PROJECT NAME:	T-Mobile - Northminster	
PROJECT DESCRIPTION:	An existing WCF consisting of 6 panel antennas and 3 RRUs concealed within FRP boxes mounted on the curved roof of the Northminster Presbyterian Church with associated equipment in a 148 sq ft vinyl fence enclosure.	
COMMUNITY PLAN AREA:	Clairemont Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family	
ZONING INFORMATION: ZONE: RM-3-7 (Residential-Multiple Unit) HEIGHT LIMIT: 40 feet (zone), 30 feet (Clairemont Height Limitation Overlay Zone) FRONT SETBACK: 10/20 feet (min/std) SIDE SETBACK: 5 feet REAR SETBACK: 5 feet		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-Family; RS-1-7	Single-Unit Residential
SOUTH:	Multi-Family; RM-1-1	Multi-Unit Residential
EAST:	Multi-Family; RM-3-7	Multi-Unit Residential
WEST:	Commercial; RM-3-7/CN-1-2	Multi-Unit Residential/Commercial
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 17, 2018, the Clairemont Community Planning Group voted 7-4-0 to recommend approval of the project, subject to installing better equipment screening.	

HEARING OFFICER RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 2171843
T-MOBILE NORTHMINSTER - PROJECT NO. 600831

WHEREAS, Northminster Presbyterian Church of San Diego, Owner, and T-Mobile West, LLC., Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2171843), on portions of a 2.43-acre site;

WHEREAS, the project site is located at 4324 Clairemont Mesa Boulevard in the RM-3-7 zone of the Clairemont Mesa Community Planning area;

WHEREAS, the project site is legally described as Lot 556 in Clairemont Manor Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3016, filed in the Office of the County Recorder of San Diego County on July 29, 1953;

WHEREAS, on December 6, 2018, 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 15302 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 6, 2019, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2171843 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2171843:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The Clairemont Mesa Community Plan does not specifically address Wireless Communication Facilities (WCF), however, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of WCFs be minimized by concealing them in existing structures or using screening techniques to hide or blend them into the surrounding area. The policy 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.

T-Mobile has an existing WCF on the Northminster Presbyterian Church. It is a first-generation façade-mount installation. The antennas are noticeable because they do not blend in with the roof top upon which they are mounted, and they extend above the roof line. This project proposes to remove the existing antennas and install new antennas in Fiberglass Reinforced Panel (FRP) boxes placed and designed to work with the modern lines and material of the vertical roof structure. The equipment associated with this project will continue to operate in a 148-square-foot enclosure. T-Mobile is proposing to replace the existing chain link with a vinyl fence enclosure, which is not visible from the public right-of-way. The improvements will update the facility by concealing the antennas and complimenting the church design, resulting in a WCF design that complies with Land Development Code Section 141.0420, Wireless Communication Facilities. Additionally, the new design will minimize any potential visual impacts as required by the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located on a church within a residential zone at 4324 Clairemont Mesa Boulevard, in the Clairemont Mesa Community Plan area. It consists of the removal of existing façade mounted antennas and the installation of new antennas mounted within FRP designed to work with the modern lines and material of the vertical roof structure. The associated existing equipment is located on the west side of the church within a chain link fence enclosure. T-Mobile is proposing to replace the chain link with a vinyl fence enclosure to better screen the equipment.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). 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.

The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions."

A Radio Frequency - Electromagnetic Energy Compliance Report was prepared by EBI Consulting, which concluded that the project will comply with FCC standards for RF emissions with certain mitigation measures, such as posted signage and restricted access to the roof top. As a result, the project would not result in any significant health or safety risks to the surrounding area related to matters within the City's jurisdiction. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

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

The project complies with all applicable development regulations including the RM-3-7 development regulations of the Land Development Code (LDC) and the City of San Diego Wireless Communication Facilities Section 141.0420. The existing use of the property is a church and as such, a Conditional Use Permit is required pursuant to LDC Section 141.0420(e)(1). The proposed six replacement antennas will be concealed within new FRP boxes designed to better integrate with the lines of the modern vertical roof structure. The FRP boxes will be painted and textured to match the roofing material. The equipment associated with this project will continue to operate on the west side of the church and will be screened with a new vinyl fence enclosure with limited visibility. Therefore, the design is consistent with LDC Sections 141.0420(g)(1) and 141.0420(g)(2). There are no deviations from the development regulations, or variances requested with this application. Therefore, the project complies with the applicable regulations of the LDC.

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

Land Development Code (LDC) Section 141.0420 permits Wireless Communication Facilities (WCF) on premises containing a non-residential use in a residential zone with a Conditional Use Permit (CUP). The project is existing; originally approved in 1999 with exposed antennas. T-Mobile is proposing to conceal the antennas in new FRP boxes designed to match the color and material of the vertical roof structure so that the antennas blend into the overall building design.

The existing associated equipment is located on the west side of the church adjacent to a commercial use and is currently enclosed with a chain link fence. T-Mobile is proposing to replace the chain link with a vinyl fence. The location of the equipment

is not visible to Clairemont Mesa Boulevard. T-Mobile is not requesting any deviations with this project. The project has been designed to comply with all the applicable regulations in the LDC and 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, Conditional Use Permit No. 2171843 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. 2171843, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: February 6, 2019

IO#: 11003679

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

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2171843
T-MOBILE – NORTHMINSTER PROJECT NO. 600831
HEARING OFFICER

This Conditional Use Permit No. 2171843 is granted by the Hearing Officer of the City of San Diego to Northminster Presbyterian Church of San Diego, Owner, and T-Mobile West, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The 2.43-acre site is located at 4342 Clairemont Mesa Boulevard in the RM-3-7 zone of the Clairemont Mesa Community Planning area. The project site is legally described as: Lot 556 in Clairemont Manor Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3016, filed in the Office of the County Recorder of San Diego County on July 29, 1953.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 6, 2019, on file in the Development Services Department.

The project shall include:

- a. Six roof-mounted panel antennas measuring 56.65" x 12.87" x 8.67" concealed within Fiberglass Reinforced Panel (FRP) boxes;
- b. A new 148-square-foot vinyl fenced enclosure to screen existing equipment;
- 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 21, 2022.

2. This permit and corresponding use of this site shall **expire on February 21, 2029**. Upon expiration of this 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.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval 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 building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard driveway, adjacent to the site on Clairemont Mesa Boulevard, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Clairemont Mesa Boulevard, satisfactory to the City Engineer.

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 G of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

17. 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.

18. No overhead cabling is permitted.

19. The WCF shall conform to the approved construction plans.

20. Photo simulations shall be printed on the construction plans.

21. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

22. Antennas and associated components, such as, but not limited to, Remote Radio Units (RRUs), surge suppressors, etc., shall be completely screened within the approved FRP boxes.

23. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

24. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

25. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

26. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

27. 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, in which case, the removal and the restoration of this site to its original condition is required.

28. Antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.

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

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary 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 6, 2019 and approved by Resolution No. _____.

ATTACHMENT 6

Permit Type/PTS Approval No.: Conditional Use Permit No. 2171843
Date of Approval: February 6, 2019

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.

Northminster Presbyterian Church of
San Diego
Owner

By _____
NAME:
TITLE:

T-Mobile West, LLC.
Permittee

By _____
Joseph Rose, Esq.
Site Development/Real Estate Manager

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

NOTICE OF EXEMPTION**ATTACHMENT 7**

(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 No.: 600831

Project Title: T-Mobile Northminster

PROJECT LOCATION-SPECIFIC: The project is located at 4324 Clairemont Mesa Boulevard San Diego CA 92122 within the Clairemont Mesa Community Planning Area.

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

Description of nature and Purpose of the Project: A Conditional Use Permit (CUP) application for the modification of an existing Wireless Communication Facility (WCF) within an existing building. The WCF modification consists of the removal of 6, 6-foot antennas and 6 tower mounted amplifiers and the installation of 6 panel antennas concealed inside new FRP screen boxes painted and textured to match the surface of the building. The equipment associated with this project would continue to operate without any proposed changes. The project site is located within a fully developed neighborhood and is primarily surrounded by residential uses in the RM-3-7 zone.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Chris Doheny, Encinitas, California 92007. (619) 994-8528

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: 15302 (Replacement or Reconstruction)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction) which allows for the replacement of existing utility systems and or facilities involving negligible or no expansion of capacity. Since the project would replace 6 existing antennas with 6 new antennas it was determined that the replacement exemption was appropriate. Additionally, the project would occur on a site devoid of sensitive resources and the exceptions listed in CEQA Section 15300.2 would not apply.

ATTACHMENT 7

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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

Jeff B. Dwyer / SENIOR PLANNER
SIGNATURE/TITLE

1/10/2019
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Clairemont Community Planning Group
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Minutes of the Meeting of
July 17th, 2018
Alcott Elementary School Auditorium

P Naveen Waney -Chair P Nicholas Reed -Vice Chair P Margie Schmidt -Secretary A Delana Hardacre-Treasurer	P Harry Backer A Kevin Carpenter P Cecelia Frank P Chad Gardner	P Richard Jensen A Gary Christensen P Ryan Rolla P Jason Young	A Lynn Adams P Susan Mournian P Billy Paul
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P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Chair Naveen Waney called the meeting to order at 6:30 p.m.. Roll call was taken and a quorum present.

Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. NOTE: 2-minute time limit per speaker.**Public:**

Quentin Yates: sheriff's crime lab RFQ/RFP is out. States was 118 units but is now 449 units of affordable housing per the county.

Committee Members:

Billy: Thank Lori Zapf for partial resurfacing on Clairemont Dr from Denver to Burgener Sts.

Naveen: Genessee Ave sidewalk project (Chateau Dr to Sauk Ave) on east side to begin summer 2019

Susan: Medians maintained by various entities; Morena Blvd median will be treated with an herbicide.

Item 3. Modifications to the Agenda – None**Item 4. Approval of Minutes: Motion to approve June 19, 2018 minutes by Chad, second by Nick with minor correction by Ryan and Billy.**

VOTE: 9-0-2, Harry and Jason abstain due to absence.

Item 5. Council Representative Reports**District 2 Council Report, Marc Schaefer, Community Liaison, mpschaefer@sandiego.gov**

Councilmember Lori Zapf present. States that a 6-3 vote achieved yesterday by council regarding STVR.

Mayor's office proposal included valuable licensing, fines, & enforcement but concerned regarding no limits on numbers of rentals. Rules passed by SD city council similar to many cities across the country where only primary residence can be STVR for no more than 6 months a year, includes a 3-day minimum in coastal areas.

Will be a second reading on 8/1. Won't take effect until July 2019. Must pass Coastal Commission regarding coastal zone as well. Duplex or granny flat will be allowed as STVR if permanent resident owner present.

District 6 Council Report, Dan Manley, Community Liaison, dmanley@sandiego.gov

Councilmember Cate expecting first child next month. Will present 2019 Neighborhood First priorities at Sept meeting.

SANDAG Mid-Coast Trolley Construction Update (Pete d'Ablaing, SANDAG)

Finished 5 bridges with track shifts. Balboa bridge demo completed. Morena work (dry utilities, sewer, H2O) continuing. Chain-link fencing is temporary. Looking into extending sidewalk from Morena to bus stop at Moraga intersection on south side of Balboa.

Chad voiced concern re signage for turn onto Balboa from Morena.

Harry complained re poor dust control. Raised question regarding Rose Canyon bike path construction. Jason concerned re oversize vehicles cutting through on Moraga & Jutland and pot holes on Morena.

Item 6. Action Items

101. Appointment of Vacant CCPG Board Seat (Naveen Waney, Nick Reed)

Two candidates for vacant seat. Barbarah Torres & Matt Valenti each spoke briefly about their qualifications and interest, responded to a few questions. Several board members encouraged applicants to not be discouraged if not selected tonight.

Motion by Billy to appoint Barbara, second by Chad.

VOTE: 5-6-0 Motion fails

Motion by Susan to appoint Matt, second by Cece.

VOTE: 6-5-0 Motion passes.

102. T-Mobile Northminster NUP PTS: 600831 (Chris Doheny)

PRS voted unanimously to approve project. Existing cell site, replace 6 antennas, add screening with paint to match. Equipment on west side of property.

Motion by Susan to approve as presented, second by Jason.

Motion by Billy to amend approval to include requiring better screening of equipment, second by Margie

VOTE on amendment: 7-4-0

VOTE on motion: 7-4-0 Motion and amendment both pass.

103. Jutland Residence – Easement Vacation PTS: 610198 (Jorge Palacios)

Third generation owners. Request vacation of easement. Present since 1953. No overhead or underground utilities present. Desire landscaping in this portion of property. Canyon behind. All neighboring property lines connect in canyon. No canyon access needed as is private canyon not public space.

Chad states PRS voted unanimous support.

Motion by Margie to approve vacation of easement on lot identified, second by Nick.

VOTE: 10-0-1 Billy abstains d/t concern that there may be issues we are not aware of. Motion passes.

Item 7. Informational Items

201. Short Term Vacation Rental Presentation (Eden Yaege, President, Clairemont Town Council)

Celebrating ordinance passed recently allowing STVR for primary residence for up to 6 months/year only.

States a 3 day minimum rental period desired in Clairemont similar to beach communities. Suggests can be addressed in CPU process.

Susan: will communicate with city planners and incorporate in CPU.

Jason: suggest tying regulations to zoning categories (single family vs multi-family).

Chad: thanks Eden for being a strong advocate for community on many matters.

202. Clairemont Beautification Presentation (Janet Dave', Clairemont Town Council)

Desire to reinstitute Balboa Avenue subcommittee. City states must be done through CCPG. \$800,000 endowment fund, plus \$66,000 interest earned. Maintenance costs estimated at \$24,000/year.

Naveen: suggests is action item next meeting, reviewed requirements for sub-committee.

Discussion regarding number of committees, locations for meetings, issue of establishing a MAD, coordination with Pure H2O working group, history and planting palette reviewed, consideration of broadening scope to incorporate public art, etc.

Item 8. Workshop Items

None

FORM

DS-318

October 2017



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: T-Mobile SD06387A (L1900)

Project No. For City Use Only: _____

Project Address: 4324 Clairemont Mesa Blvd., San Diego CA

Specify Form of Ownership/Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. _____
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

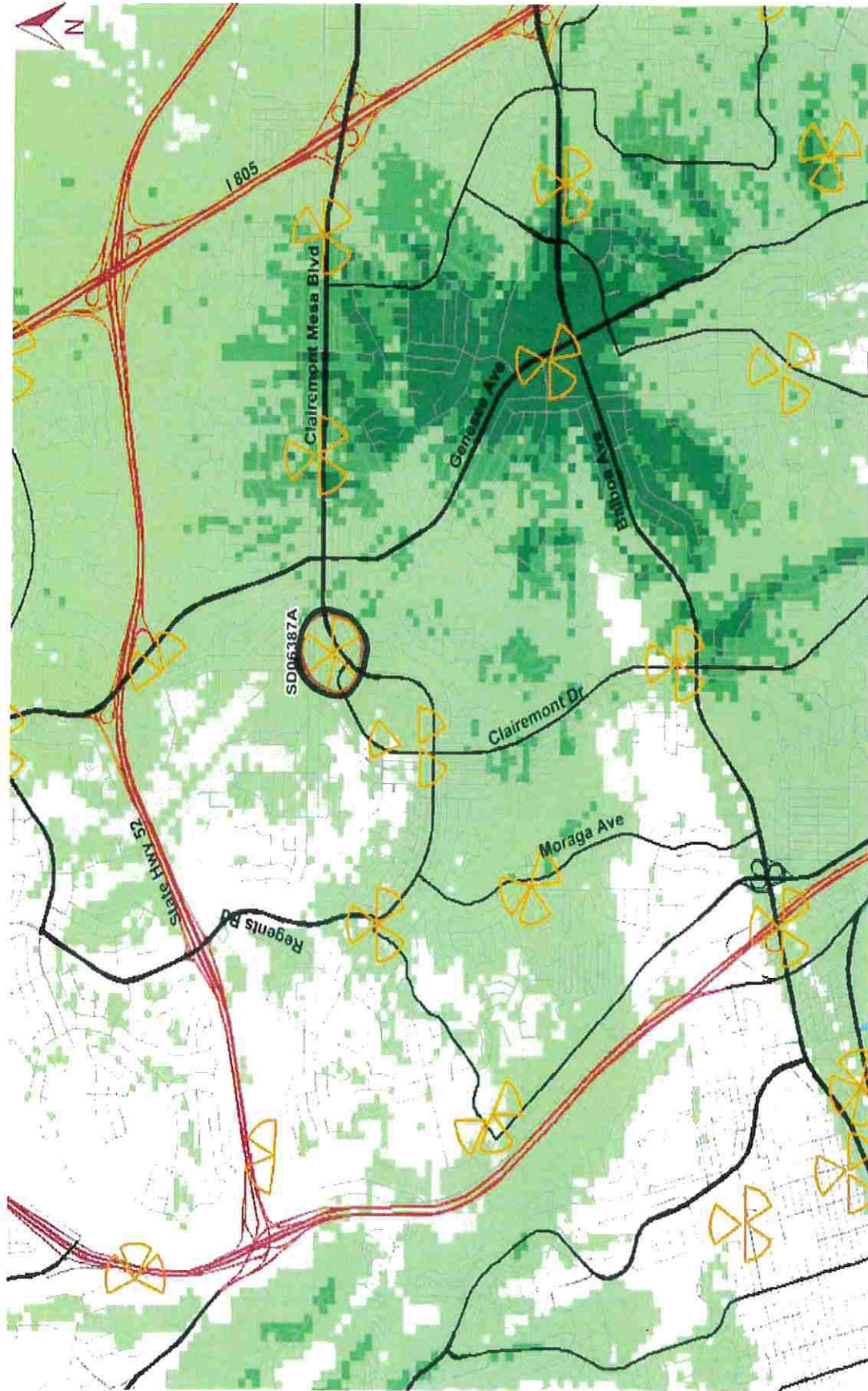
Name of Individual: C. Robert Niderost ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4324 Clairemont Mesa Blvd.
 City: San Diego State: CA Zip: 92117
 Phone No.: 619 490 3995 Fax No.: _____ Email: _____
 Signature: C. Robert Niderost Date: 1-8-2018
 Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Samuel Gudino for T-Mobile ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: 760-612-9949 Fax No.: _____ Email: samuel.gudino@smartlinkllc.com
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

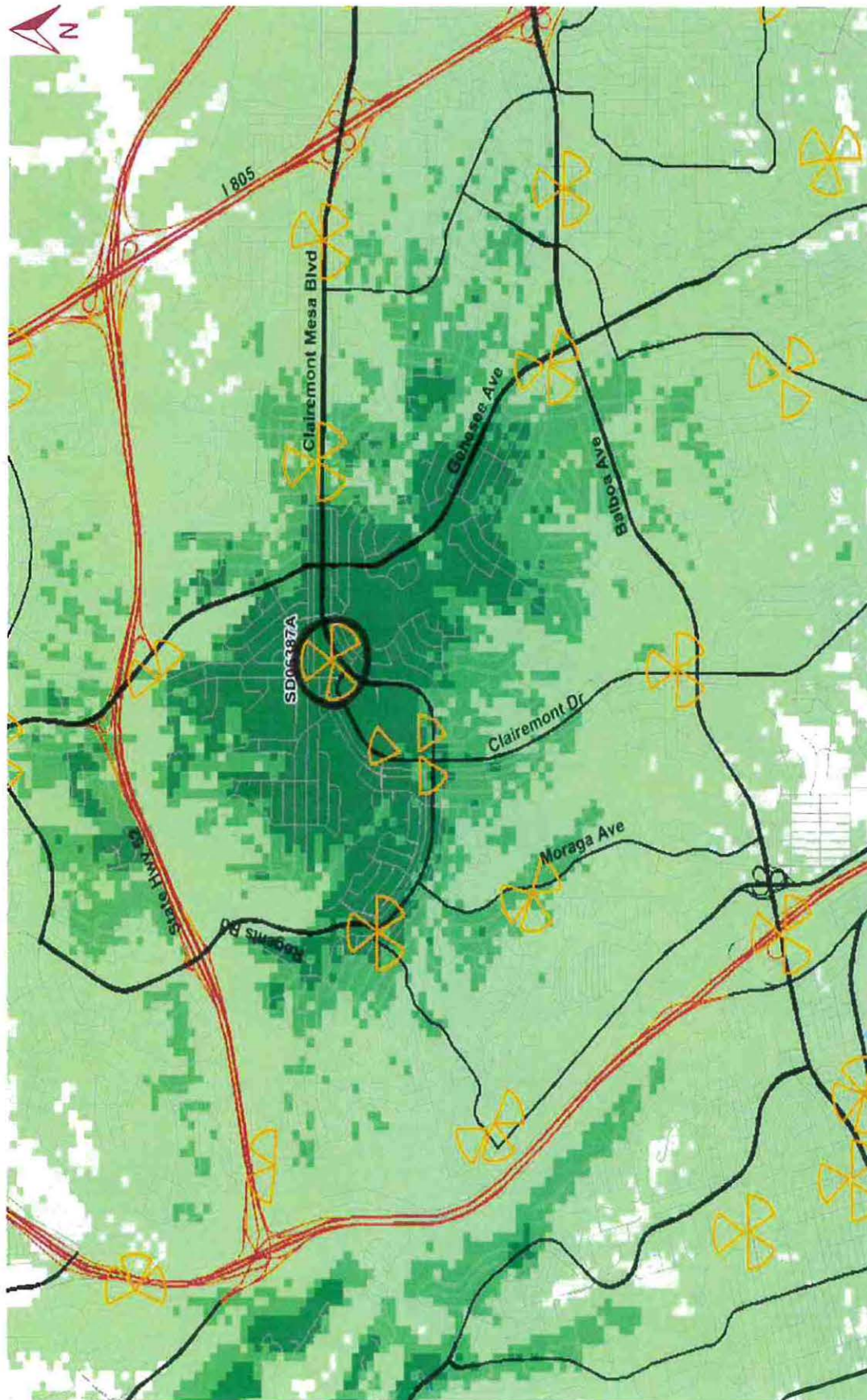
Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No



Legend: Coverage Level

- Good
- Fair
- Poor





Legend: Coverage Level

- Good
- Fair
- Poor



Legend

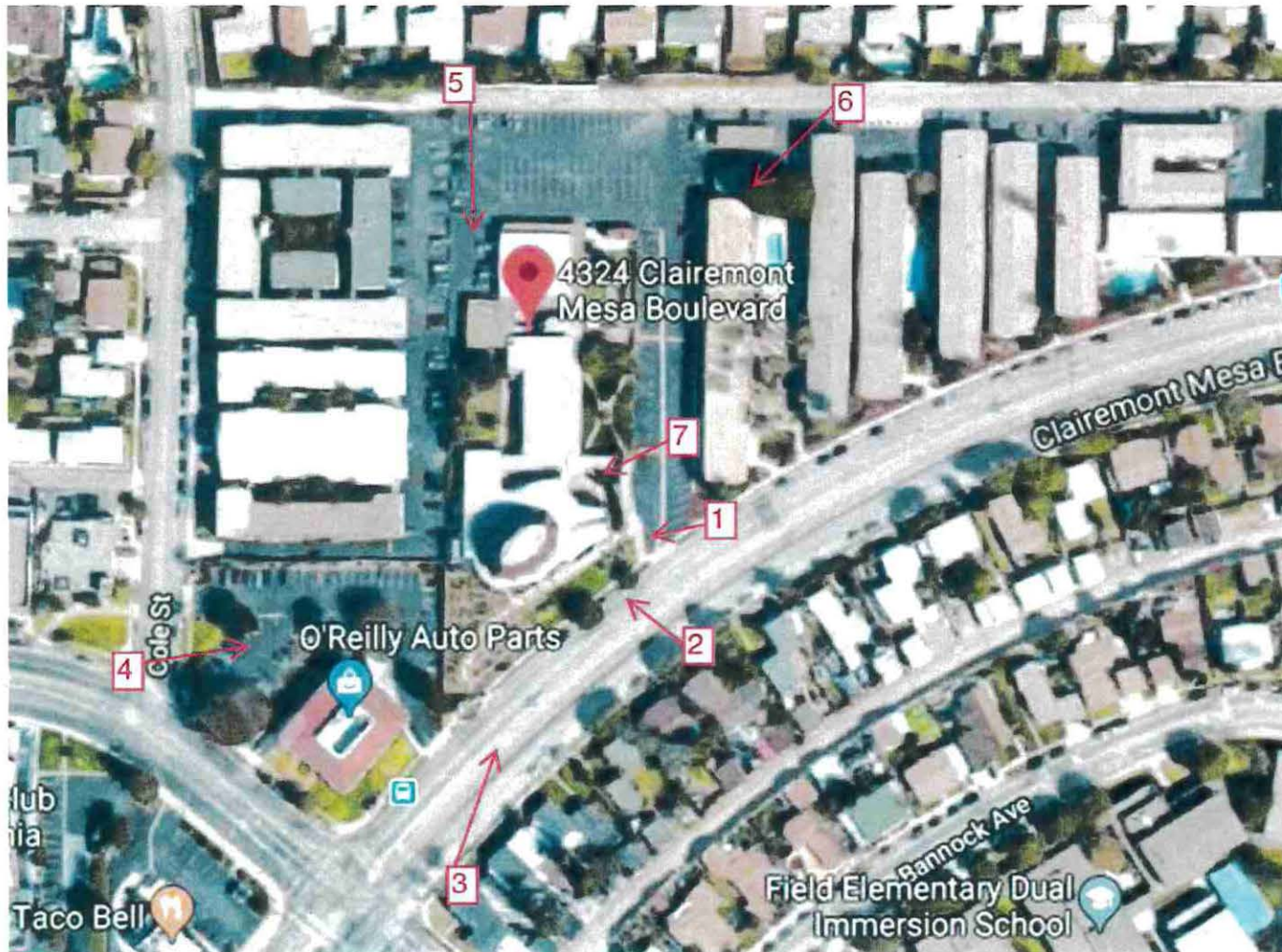




Photo Survey

T-Mobile: SD0638

4324 Clairemont Mesa Blvd., San Diego CA 921

APN: 360-090-01-

of Site (Looking West): Photo taken 11/27/2017



View of Site (Looking Northwest): Photo taken 11/27/2017



View of Site (Looking North): Photo taken 11/27/2017





Photo Survey

T-Mobile: SD06387A

4324 Clairemont Mesa Blvd., San Diego CA 92117

APN: 360-090-01-00

View of Site (Looking East): Photo taken 11/27/2017



View of Site (Looking South): Photo taken 11/27/2017





Photo Survey

T-Mobile: SD06387A

4324 Clairemont Mesa Blvd., San Diego CA 92117

APN: 360-090-01-00

View of Site (Looking Southwest): Photo taken 11/27/2017



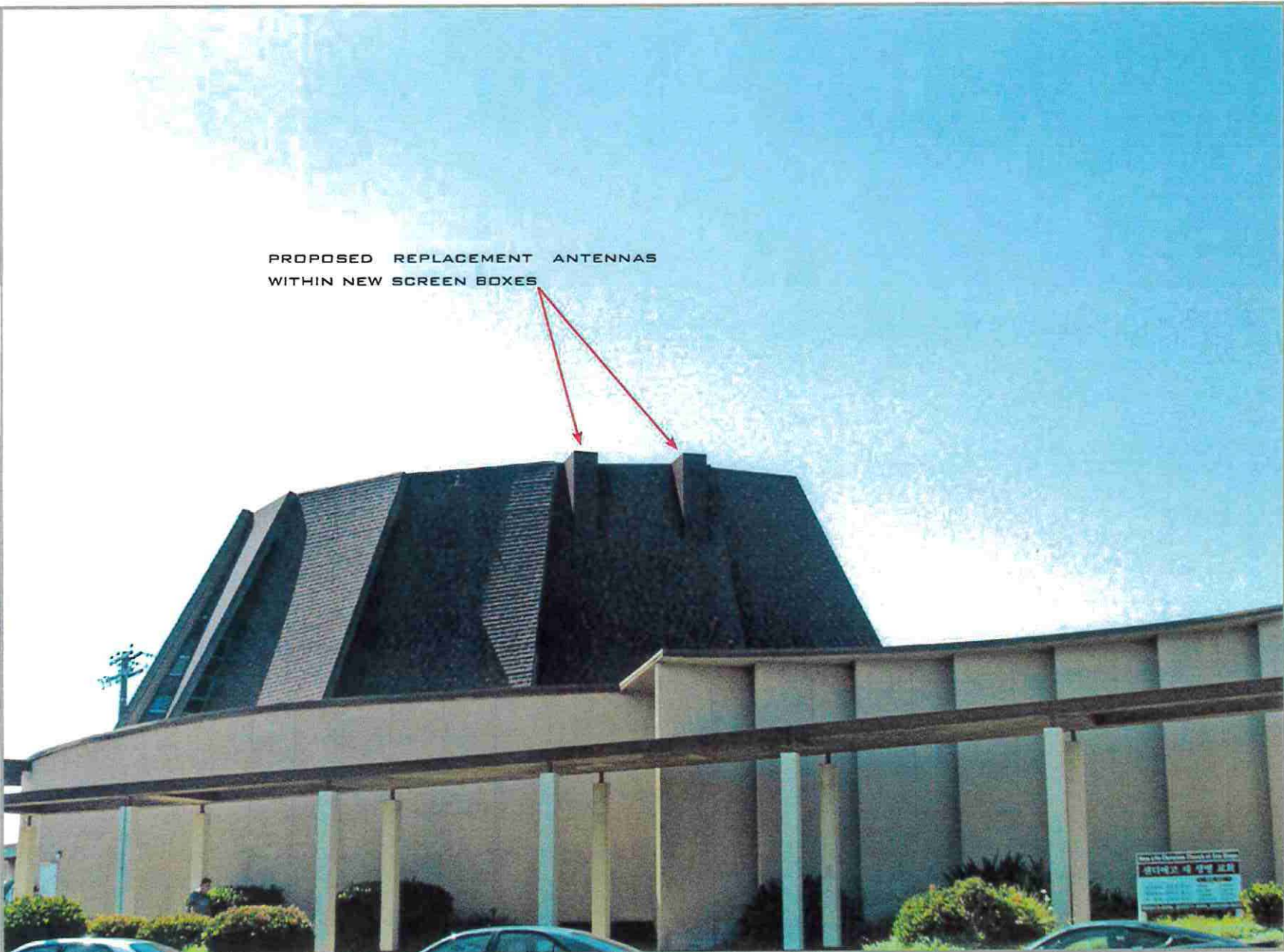
View of Site (Looking West; on property): Photo taken 11/27/2017



VIEW 1



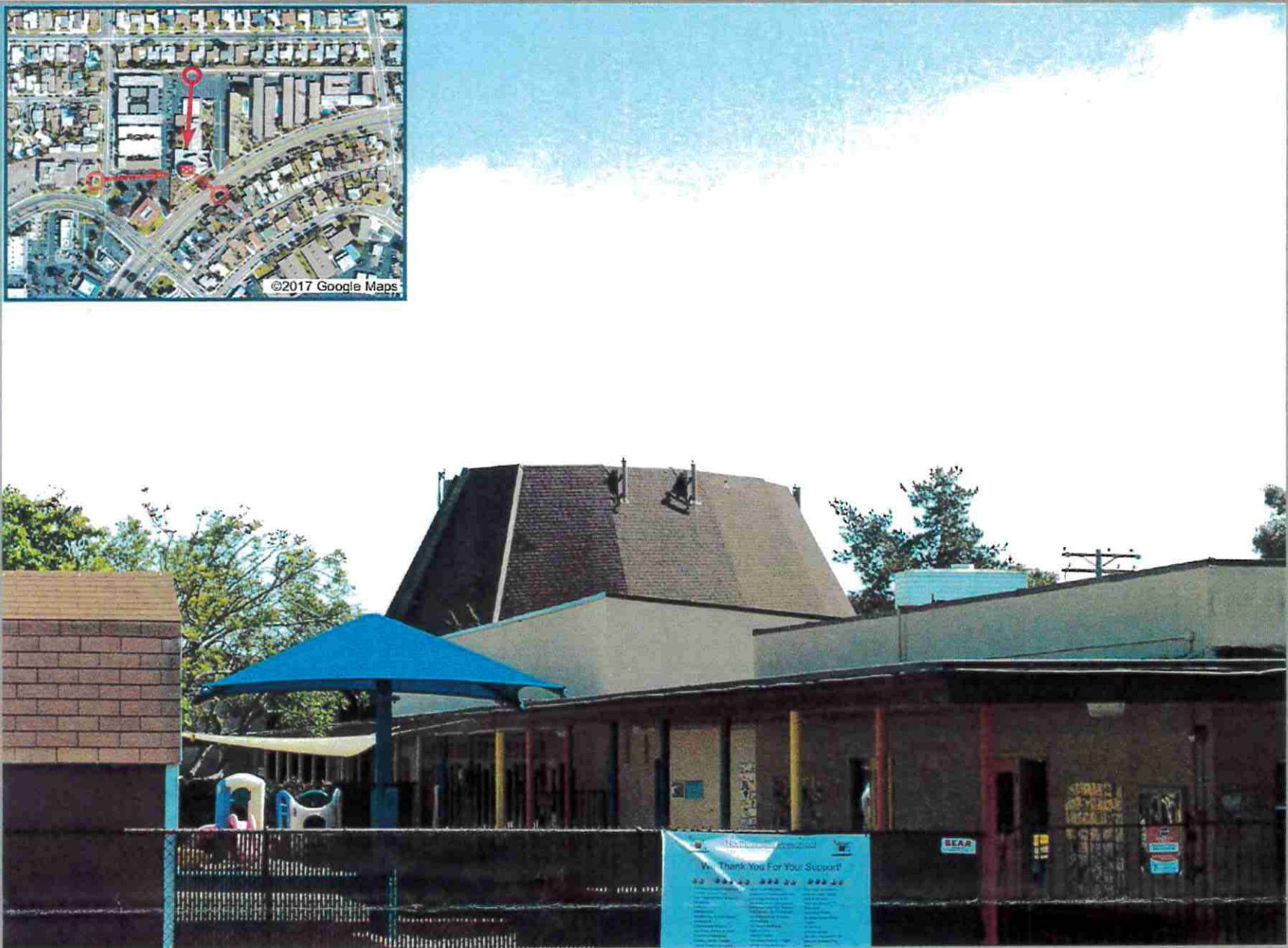
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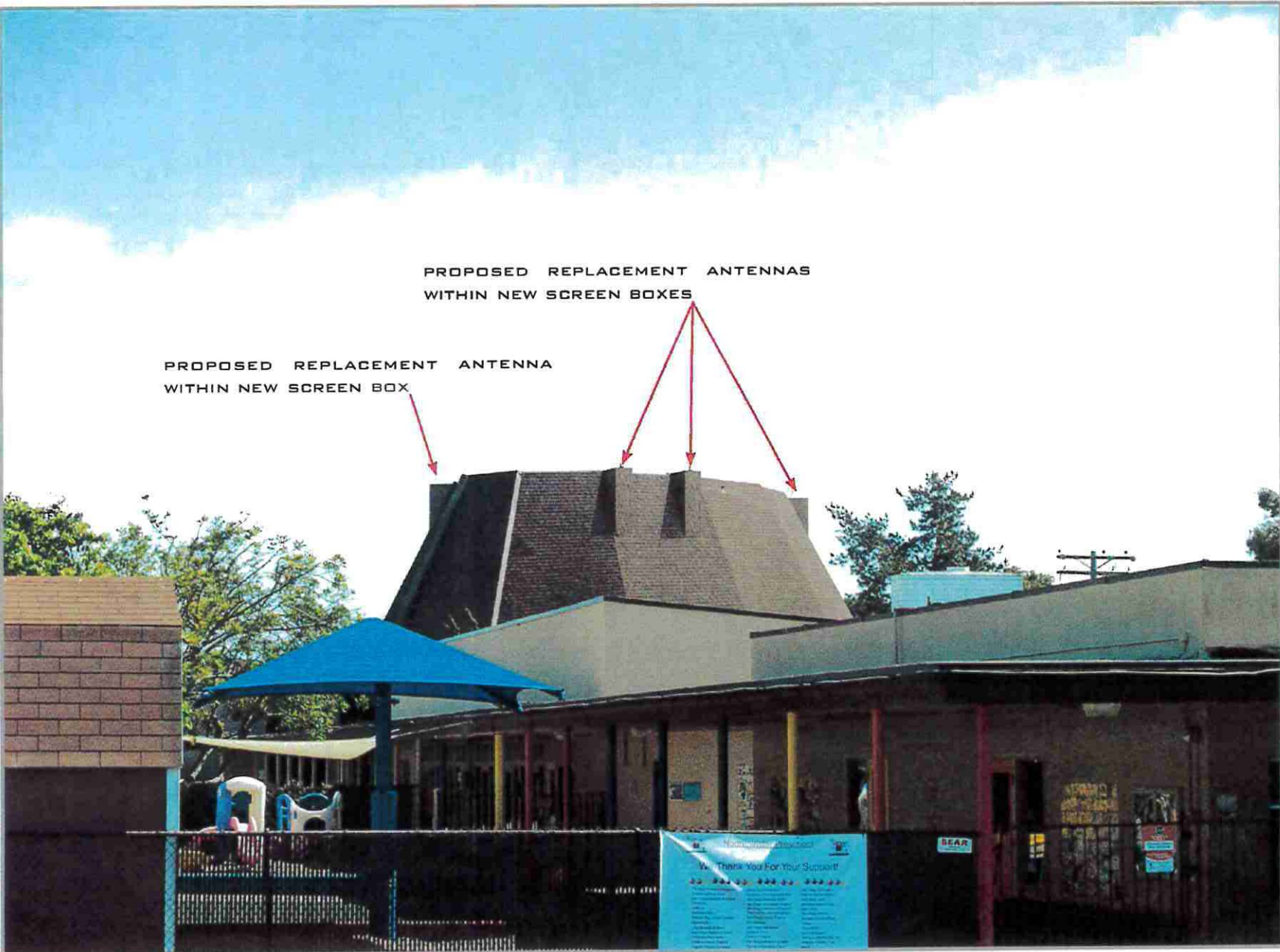
PROPOSED

LOOKING NORTHWEST FROM CLAIREMONT MESA BOULEVARD

ATTACHMENT 12

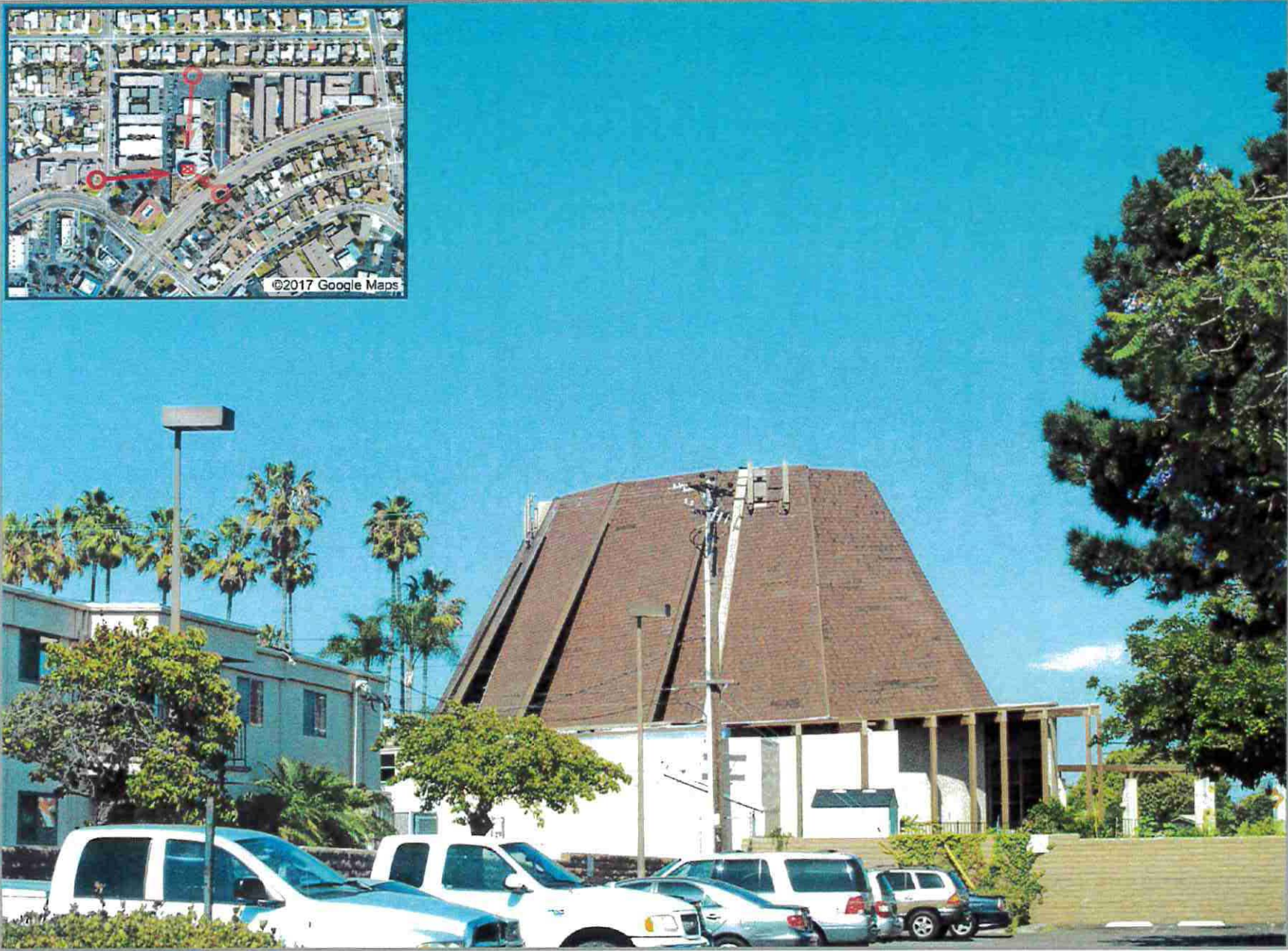


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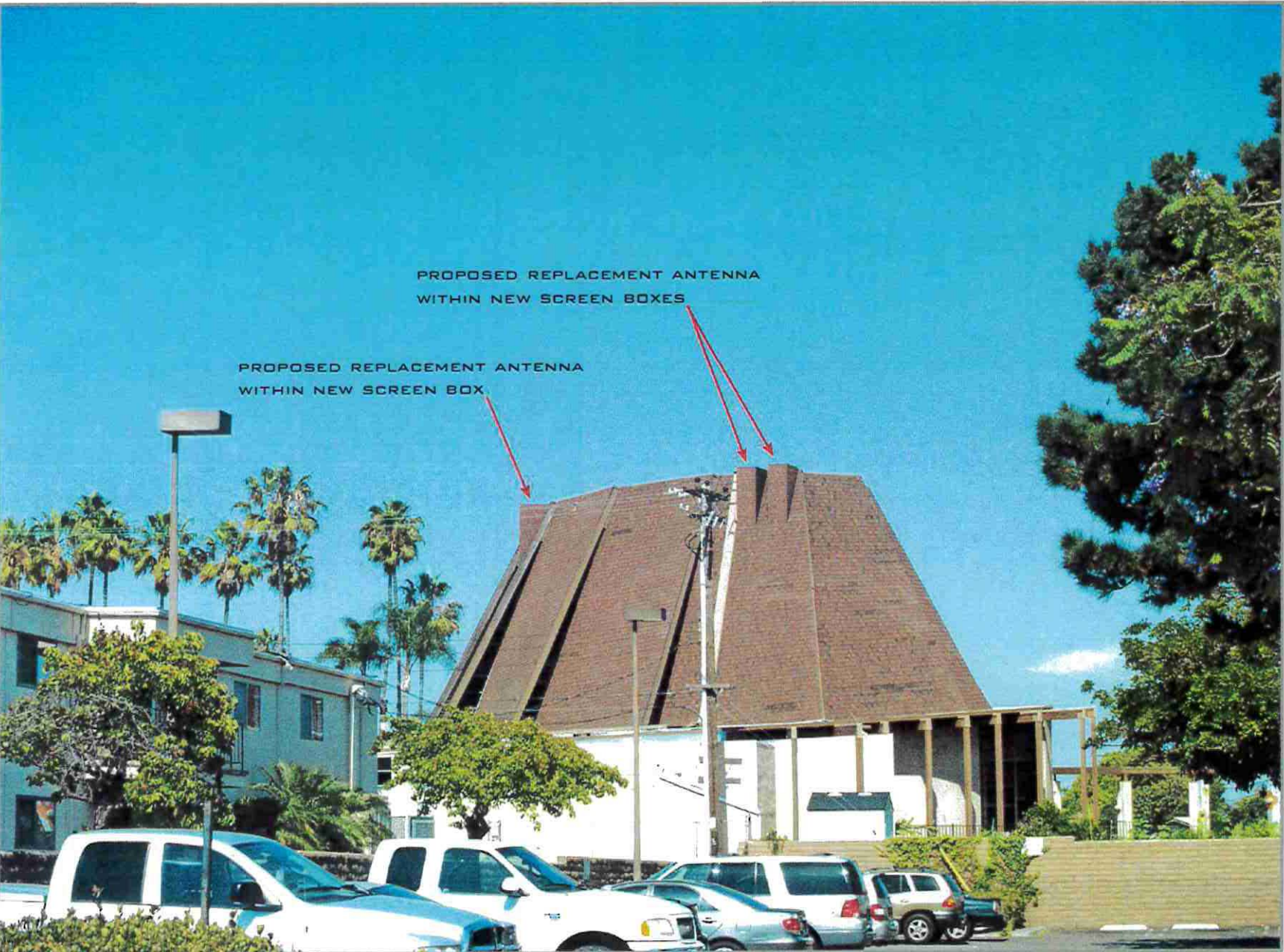


PROPOSED

LOOKING SOUTH FROM ADJACENT ALLEY



EXISTING



PROPOSED

LOOKING EAST FROM COLE STREET

T-Mobile®

Stick Together®

T-Mobile®
Stick Together®
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING INC
27 ORCHARD LAKE FOREST, CA 92630
PHONE: (949) 716-0000 | FAX: (949) 716-0007

CONSULTANT:

smartlink

18401 VON KARMAN AVENUE
SUITE 400
IRVINE, CA 92612
TEL: (949) 861-2201
FAX: (949) 387-1275

SITE NUMBER: SD06387A

SITE NAME: SD387 NORTHMINSTER PRESBY

SITE TYPE: BUILDING

CITY:

SAN DIEGO

COUNTY:

SAN DIEGO COUNTY

JURISDICTION: CITY OF SAN DIEGO

ZONING DRAWING

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

PROJECT SUMMARY:**SITE ADDRESS:**

4324 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92117

PROPERTY OWNER:

NORTHMINSTER PRESBYTERIAN CHURCH OF SAN DIEGO
4324 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92117
CONTACT: TOM WICKSTROM
PHONE: (619) 490-3996

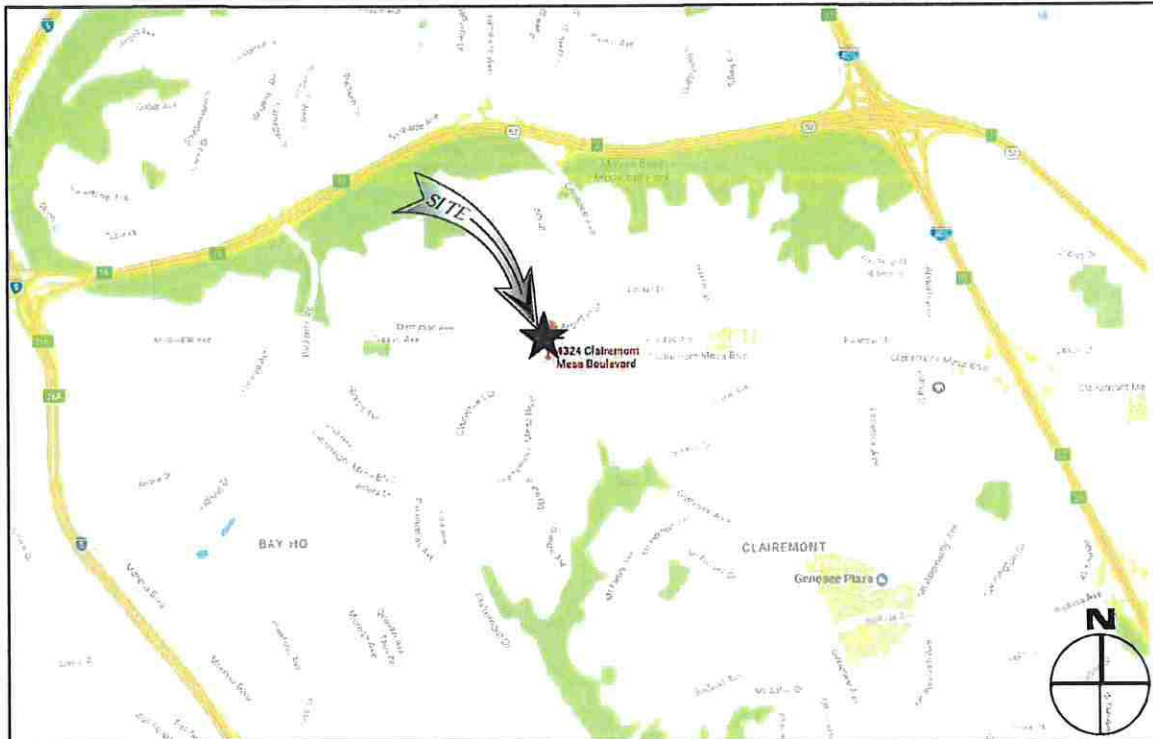
PROJECT DESCRIPTION:

L1900 CAPACITY PROJECT DETAILS:
- REMOVE (6) EXISTING T-MOBILE 6' PANEL ANTENNAS
- REMOVE (6) EXISTING T-MOBILE TMAS
- INSTALL (6) PROPOSED T-MOBILE AIR-32 PANEL ANTENNAS
- INSTALL (6) PROPOSED T-MOBILE FRP BOX FACADES WITH LOUVERED FACE
- PAINT CABLE TRAY TO MATCH THE SURFACE OF THE BUILDING.
- REMOVE EXISTING CHAINLINK FENCE ENCLOSURE AND INSTALL NEW VINYL FENCE ENCLOSURE

APN: 360-090-01-00
LATITUDE: 32.83383227
LONGITUDE: -117.20036400
ZONING: RM-3-7

SHEET INDEX:**SHEET:****DESCRIPTION:**

T-1	TITLE SHEET
T-2	GENERAL NOTES AND SPECIFICATIONS
T-3	GENERAL NOTES AND SPECIFICATIONS
T-4	GENERAL NOTES AND SPECIFICATIONS
A-1	SITE PLAN
A-2	ENLARGED SITE AND PROPOSED EQUIPMENT LAYOUT PLANS
A-3	EXISTING AND PROPOSED ANTENNA LAYOUT PLANS
A-4	EXISTING AND PROPOSED ELEVATIONS
A-5	EXISTING AND PROPOSED ELEVATIONS
A-6	ARCHITECTURAL DETAILS
A-7	EXISTING AND PROPOSED RFDS SCHEMATIC DIAGRAM AND CABLE SCHEDULES



NO.	DATE:	DESCRIPTION:	BY:
1	06/07/17	90% CD	EA
2	06/14/17	100% CD	AE
3	10/12/17	CITY REDESIGN	CN
4	02/22/18	CLIENT REVISION	NT
5	05/14/18	PLANNING COMMENTS	NT
6	08/16/18	PLANNING COMMENTS	NT
7	10/26/18	PLAN CHECK REVISION	RM

SITE INFORMATION:**SD06387A**

**SD387 NORTHMINSTER
PRESBY**

4324 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92117

CONSULTING TEAM:**PROJECT MANAGER:**

T-MOBILE USA
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: JOEY ROSE
PHONE: (858) 334-6112
EMAIL: joseph.rose@t-mobile.com

ARCHITECTURAL ENGINEERING:

NATIONAL ENGINEERING &
CONSULTING, INC.
27 ORCHARD
LAKE FOREST, CA 92630
PHONE: (949) 716-9990
FAX: (949) 716-9997

SITE ACQUISITION:

SMARTLINK
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: TRASHON HERNDON
PHONE: (760) 577-9151
EMAIL: trashon.herndon@smartlinkllc.com

ZONING:

SMARTLINK
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: TRASHON HERNDON
PHONE: (760) 577-9151
EMAIL: trashon.herndon@smartlinkllc.com

RF ENGINEER:

T-MOBILE USA
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: PEDRO ABE
PHONE: (858) 334-6128
EMAIL: pedro.abe@t-mobile.com

CONSTRUCTION MANAGER:

T-MOBILE
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: KIRT BABCOCK
PHONE: (858) 334-6139
EMAIL: kirt.babcock@t-mobile.com

APPROVALS:

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

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
ZONING REP.			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
ZONING MGR.			
RF ENGINEER			
OPERATIONS			
SAC REP.			

DIRECTIONS FROM SAN DIEGO T-MOBILE OFFICE:

1. HEAD SOUTHEAST ON VISTA SORRENTO PKWY
2. TURN RIGHT ONTO SORRENTO VALLEY RD
3. SLIGHT RIGHT ONTO THE INTERSTATE 805 S RAMP
4. MERGE ONTO I-805 S
5. TAKE EXIT 23 FOR CA-52
6. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR STATE 52 W & MERGE ONTO CA-52 W/STATE 52 W
7. TAKE EXIT 2 FOR GENESSEE AVE
8. KEEP (L) AT THE FORK, FOLLOW SIGNS FOR GENESSEE AVE S & MERGE ONTO GENESSEE AVE
9. MERGE ONTO GENESSEE AVE
10. TURN RIGHT ONTO APPLETON ST
11. TURN LEFT AT THE 3RD CROSS STREET ONTO DUBOIS DR
12. TURN RIGHT

DEDESTINATION WILL BE ON THE LEFT
4324 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92117

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. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

1. 2016 CALIFORNIA ADMINISTRATIVE CODE.
2. 2016 CALIFORNIA BUILDING CODE (CBC).
3. 2016 CALIFORNIA ELECTRICAL CODE (CEC).
4. 2016 CALIFORNIA ENERGY CODE.
5. 2016 CALIFORNIA MECHANICAL CODE (CMC).
6. 2016 CALIFORNIA PLUMBING CODE (CPC).
7. ANSI/TIA-222-G LIFE SAFETY CODE NFPA-101
8. LOCAL BUILDING CODE.



DIAL TOLL FREE
811
AT LEAST TWO WORKING
DAYS BEFORE YOU DIG
USA NORTH UNDERGROUND SERVICE ALERT SERVING CALIFORNIA AND HAWAII

POWER & TELCO UTILITY CONTACTS

POWER: POWER COMPANY: (T.B.D.)
CONTACT: PHONE:
TELCO: PHONE COMPANY: (T.B.D.)
CONTACT: PHONE:

SEAL:



SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

ABBREVIATIONS

ANCHOR BOLT	JT	JOINT
ASPHALT CONCRETE	LAM	LAMINATED
AIR CONDITIONING	LBS	POUNDS
ADJUSTABLE	LT	LIGHT
ABOVE FINISH FLOOR	LA	LIGHTNING ARRESTOR
ARCHITECTURAL	LNA	LOW NOISE AMPLIFIER
APPROXIMATELY	MFR	MANUFACTURER
ABOVE GRADE LEVEL	MAX	MAXIMUM
ABOVE MEAN SEA LEVEL	MECH	MECHANICAL
	MN	MINIMUM
BOARD	MISC	MISCELLANEOUS
BUILDING	ML	METAL LATH
BLOCKING	MO	MASONRY OPENING
BOTTOM	MS	MACHINE SCREW
BASEMENT	MTD	MOUNTED
BASE TRANSCIVER STATION	MTL	METAL
	(N)	PROPOSED
COURSE(S)	NIC	NOT IN CONTRACT
CEMENT	NO	NUMBER
CHAIN LINK	NIS	NOT TO SCALE
CEILING	O.A.	OVERALL
CLEAR	O.C.	ON CENTER
COLUMN	OPNG	OPENING
CONCRETE	OPP	OPPOSITE
CONSTRUCTION	PARTN	PARTITION
CONTINUOUS	PL	PLATE
CORRIDOR	PLAS	PLASTER
CONDUIT ONLY	PLYWD	PLYWOOD
	POC	POINT OF CONNECTION
	PROP	PROPERTY
	PT	PRESSURE TREATED
	R	RISER
	REQD	REQUIRED
	RD	ROOF DRAIN
	RM	ROOM
	RMS	ROOMS
	RO	ROUGH OPENING
	SC	SOLID CORE
	SCHED	SCHEDULE
	SECT	SECTION
	SHT	SHEET
	SIM	SIMILAR
	SIM	SPECIFICATIONS
	SS	STAINLESS STEEL
	STL	STEEL
	STOR	STORAGE
	STRUCT	STRUCTURAL
	SUSP	SUSPENDED
	SW	SWITCH
	SWBO	SWITCHBOARD
	THK	THICK
	TI	TENANT IMPROVEMENT
	TOS	TOWER MOUNTED AMPLIFIER
	TS	TOP OF SURFACE
	TYP	TUBE STEEL
	UNO	UNLESS NOTED OTHERWISE
	VCT	VINYL COMPOSITION TILE
	VERT	VERTICAL
	V.I.F.	VERTICAL IN FIELD
	VG	VERTICAL GRAIN
	W/	WITH
	WD	WOOD
	WR	WATER RESISTANT
	WT	WEIGHT
	XFMR	TRANSFORMER
	@	AT
	[CHANNEL
	∠	CENTERLINE
	∠	ANGLE
	R	PROPERTY LINE

SYMBOLS:

	SECTION NUMBER	
	SHEET NUMBER	
	DETAIL NUMBER	
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GENERAL NOTES AND SPECIFICATIONS

T-3

6. ALL EXTERIOR EXPOSED PLYWOOD SHALL BE MARINE GRADE.

STATEMENT OF SPECIAL INSPECTIONS PER THE 2013 CBC

- THE OWNER OR REGISTERED DESIGN PROFESSIONAL OF RECORD WILL EMPLOY THE SERVICES OF ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION FOR THE ITEMS IN THE SPECIAL INSPECTION TABLE BELOW.
- THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE OR WAIVE ANY OF THE REQUIREMENTS OF THE DOCUMENTS.
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE PROFESSIONAL OF RECORD, AND THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF UNCORRECTED, SUBMIT A COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL OF RECORD UNTIL ALL CORRECTIONS HAVE BEEN COMPLETED.
 - THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.
- WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF SPECIFIED QUALITY ASSURANCE TESTING, DUPLICATE INSPECTIONS SHALL NOT BE REQUIRED.
- OBSERVATIONS OR SITE VISITS PERFORMED BY THE ENGINEER OR ARCHITECT DUE NOT CONSTITUTE SPECIAL INSPECTIONS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION OF SCHEDULE OF WORK REQUIRING INSPECTION OR TESTING TO THE SPECIAL INSPECTOR TO ALLOW COORDINATION. THE MATERIALS, SYSTEMS, COMPONENTS AND WORK REQUIRED TO HAVE SPECIAL INSPECTION OR TESTING ARE OUTLINED ON THESE DRAWINGS ALONG WITH THE TYPE AND EXTENT OF EACH INSPECTION AND TEST AND WHETHER IT IS CONTINUOUS OR PERIODIC IN NATURE. IF IT IS NOT INDICATED OTHERWISE, INSPECTION SHALL BE CONTINUOUS.
- EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND- OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND- OR SEISMIC-RESISTING COMPONENT SHALL PROVIDE A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT AS REQUIRED BY CBC SECTION 1704.4.

ADDITIONAL SEISMIC RESISTANCE CASES:

SEISMIC DESIGN CATEGORIES REQUIRED IN	THE FOLLOWING IS A SUMMARY OF THE SEISMIC SYSTEMS, SEISMIC COMPONENTS AND SEISMIC-FORCE-RESISTING SYSTEMS
SEISMIC FORCE RESISTING SYSTEMS	
C, D, E, F	A. ALL MOMENT FRAMES, BRACED FRAMES, CANTILEVERED COLUMNS, SHEARWALLS, AND THEIR FOUNDATIONS, AND DRAGS, CHORDS, FLOOR AND ROOF DIAPHRAGMS
C, D, E, F	B. ALL DRAGS, CHORDS, FLOOR AND ROOF DIAPHRAGMS
D, E, F	C. ALL FREE STANDING MASONRY WALLS
ADDITIONAL SYSTEMS AND COMPONENTS	
C, D, E, F	A. ANCHORAGE OF ELECTRICAL EQUIPMENT USED FOR EMERGENCY OR STANDBY POWER SYSTEMS INCLUDING TELECOM CABINETS
D, E, F	B. EXTERIOR WALL PANELS AND THEIR ANCHORAGE
D, E, F	C. SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
MASONRY		ACI 530/ASCE 5/TMS 402 ACI 530.1/ASCE 5/TMS 602
1. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
a. SITE PREPARED MORTAR PROPORTIONS	PERIODIC	ART. 2.6A
b. CONSTRUCTION OF MORTAR JOINTS	PERIODIC	ART. 3.3B
c. LOCATION OF REINFORCEMENT AND CONNECTORS.	PERIODIC	ART. 3.4
2. THE INSPECTION PROGRAM SHALL VERIFY:		
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	PERIODIC	ART. 3.3G
b. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION	PERIODIC	SEC. 1.15.4, 2.1.2
c. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.	PERIODIC	SEC. 1.12 ART. 2.4, 3.4
d. WELDING OF REINFORCING BARS.	CONTINUOUS	SEC. 8.5.7 & SEC. 8.5.7.2
e. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F).	PERIODIC	ART. 1.8
3. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
a. GROUT SPACE IS CLEAN.	PERIODIC	ART. 3.20
b. PLACEMENT OF REINFORCEMENT AND CONNECTORS.	PERIODIC	ART. 3.4
c. PROPORTIONS OF SITE-PREPARED GROUT	PERIODIC	ART. 2.6B
d. CONSTRUCTION OF MORTAR JOINTS	PERIODIC	ART. 3.3B
4. GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS.	CONTINUOUS	ART. 3.5
5. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	CONTINUOUS	ART. 1.4
6. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND APPROVED SUBMITTALS SHALL BE VERIFIED	PERIODIC	ART. 1.5

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
CONCRETE (APPLICABLE TO STRUCTURAL CONCRETE OVER F'C = 2,500 PSI)		
1. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED	CONTINUOUS	
2. INSPECT EPOXY ANCHORS AND EXPANSION ANCHORS INSTALLED IN HARDENED CONCRETE.	CONTINUOUS	PRODUCT ICC-ES REPORT

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
STEEL CONSTRUCTION		
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS:	PERIODIC	APPLICABLE ASTM MATERIAL SPECIFICATIONS: AISC ASD, SECTION A3.4; AISC LRFD, SECTION A3.3
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.		
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.		
2. INSPECTION OF HIGH-STRENGTH BOLTING:	PERIODIC	AISC LRFD, SECTION M2.5
a. BEARING TYPE CONNECTIONS		
b. SLIP-CRITICAL CONNECTIONS	CONTINUOUS	
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL:		ASTM A 6 OR ASTM A 568
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.		
b. MANUFACTURER'S CERTIFIED MILL TEST REPORTS, REQUIRED		
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:		AISC ASD, SECTION A3.6; AISC LRFD, SECTION A3.5
a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.		
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		
5. INSPECTION OF WELDING:		
a. STRUCTURAL STEEL		
1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	CONTINUOUS	AWS D1.1
2) MULTI-PASS FILLET WELDS	CONTINUOUS	
3) SINGLE-PASS FILLET WELDS GREATER THAN 5/16" (7.9mm)	CONTINUOUS	
4) SINGLE-PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16" (7.9mm)	PERIODIC	
5) FLOOR AND DECK WELDS	PERIODIC	AWS D1.3
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:	PERIODIC	
a. DETAILS SUCH AS BRACING AND STIFFENING		
b. MEMBER LOCATIONS.		
c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.		
INSPECTION OF FABRICATORS	PERIODIC	

1. APPLICABLE ELEMENT (FABRICATOR CERTIFICATION REQUIREMENTS)	
a. STRUCTURAL STEEL (ASC CERTIFIED FOR CONVENTIONAL STEEL BUILDING)	
b. STEEL JOISTS/JOIST GIRDERS (SJI MEMBER)	
c. STEEL ROOF DECK (SJI MEMBER)	
d. PRECAST CONCRETE WALLS/PANELS (PCI GROUP C MANUFACTURER WITH C3 CERTIFICATION)	
e. LOAD BEARING CONCRETE MASONRY (NCMA MEMBER)	
2. WHEN SPECIAL INSPECTIONS ARE REQUIRED BY BUILDING OFFICIAL	
a) FABRICATION AND IMPLEMENTATION PROCEDURES: THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION, CONTROL OF THE WORKMANSHIP, AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK.	
3. WHEN SPECIAL INSPECTIONS ARE NOT REQUIRED BY THE BUILDING OFFICIAL	
a) UPON COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF THE COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.	

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
DRILLED PIERS		
1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PIER.	CONTINUOUS	GEOTECHNICAL ENGINEERING REPORT
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM PIER DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END BEARING STRATA CAPACITY.		
3. FOR CONCRETE PIERS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3.	SEE SPECIAL INSPECTION NOTES FOR CONCRETE ALSO	

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
SOILS:		
1. SITE PREPARATION-VERIFY THAT THE SITE SUBGRADE SOILS ARE PROPERLY PREPARED	CONTINUOUS	GEOTECHNICAL ENGINEERING REPORT
2. FILL PLACEMENT 12" THICK OR GREATER - VERIFY MATERIAL BEING USED AND LIFT THICKNESS	CONTINUOUS	
3. EVALUATION OF IN-PLACE DENSITY OF COMPACTED FILL 12" THICK OR GREATER	PERIODIC	
4. SUB-GRADE IMPROVEMENTS INVOLVING SOIL MIXING, COMPACTION GROUTING, DYNAMIC COMPACTION, OR PLACEMENT OF STONE COLUMNS	CONTINUOUS	

STRUCTURAL OBSERVATION:

- STRUCTURAL OBSERVATIONS BY AN INDEPENDENT ENGINEER OR THE ENGINEER OF RECORD SHALL BE MADE IN ACCORDANCE WITH SECTION 1704.5 OF THE 2013 CALIFORNIA BUILDING CODE AT THE EXPENSE OF THE OWNER TO REVIEW THE CONSTRUCTION OF THE PROJECT. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES, AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR(S).
- THE OWNER SHALL EMPLOY THE CIVIL OR STRUCTURAL ENGINEER OR THE ARCHITECT OF RECORD OR THEIR DESIGNATED AGENT TO PERFORM THE STRUCTURAL OBSERVATION.
- EVIDENCE OF EMPLOYMENT BY THE OWNER SHALL BE PROVIDED TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT.
- WHEN A PRECONSTRUCTION MEETING IS REQUIRED, IT SHALL BE ATTENDED BY THE GENERAL CONTRACTOR, APPROPRIATE SUBCONTRACTORS, AND DEPUTY INSPECTORS. THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS WHICH REQUIRE STRUCTURAL OBSERVATION WILL BE IDENTIFIED. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT.
- REQUIRED OBSERVATIONS ARE TO OCCUR AT THE FOLLOWING STAGES OF CONSTRUCTION AS A MINIMUM, FOR EACH BUILDING OR STRUCTURE AS APPLICABLE. NOTIFY THE ENGINEER 72 HOURS PRIOR TO EACH OBSERVATION.

REQUIRED IF CHECKED	ITEMS
<input type="checkbox"/>	A. PRECONSTRUCTION MEETING SHALL BE ATTENDED BY THE STRUCTURAL OBSERVER OF RECORD.
<input type="checkbox"/>	B. PRIOR TO PLACEMENT OF CONCRETE FOR THE FIRST FOUNDATION POUR.
<input type="checkbox"/>	C. PRIOR TO PLACEMENT OF CONCRETE IN WALL FORMS.
<input type="checkbox"/>	D. UPON COMPLETION OF WELDING AT STEEL MOMENT FRAMES.
<input type="checkbox"/>	E. UPON COMPLETED ERECTION OF ALL STRUCTURAL STEEL.
<input type="checkbox"/>	F. PRIOR TO PLACEMENT OF GROUT IN FIRST LIFT.
<input type="checkbox"/>	G. PRIOR TO GROUTING THE TOP 48" OF MASONRY WALLS AT FLOOR AND ROOF LINES (CHORD REINFORCING).
<input type="checkbox"/>	H. AFTER NAILING OF ALL PLYWOOD SHEAR WALLS AND ALL HOLD-DOWNS, DRAGS, STRUTS ARE IN PLACE, AND PRIOR TO COVERING ANY OF THE SHEAR WALLS.
<input type="checkbox"/>	I. AFTER NAILING OF FLOOR PLYWOOD DIAPHRAGM(S); PRIOR TO COVERING.
<input type="checkbox"/>	J. AFTER NAILING OF ROOF PLYWOOD DIAPHRAGM(S); PRIOR TO COVERING.
<input type="checkbox"/>	K. PRIOR TO ROOFING OR PLACEMENT OF CONCRETE FILL OVER METAL DECK ROOFS OR FLOORS.
<input type="checkbox"/>	L. FINAL WALK THROUGH UPON COMPLETION OF ALL STRUCTURAL ASPECTS OF THE PROJECT PRIOR TO ARCHITECTURAL FINISHES.
<input type="checkbox"/>	M. NO STRUCTURAL OBSERVATION REQUIRED

A REPORT PREPARED ON DEPARTMENT FORMS OR FORMS PREPARED BY THE ENGINEER OR ARCHITECT OF RECORD FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED, SHALL BE LEFT AT THE PROJECT SITE FOR THE CONTRACTOR TO FORWARD TO THE BUILDING INSPECTOR. THE FORMS SHALL BE WET SIGNED AND SEALED BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE SIGNED COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR, AS REQUESTED.

A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS.

IF THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:

- NOTIFY BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION.
- CALL AN ADDITIONAL PRECONSTRUCTION MEETING, AND FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF PREVIOUS OBSERVER'S REPORTS.

THE PROPOSED OBSERVER SHALL BE RESPONSIBLE FOR APPROVAL OF THE CORRECTION OF ALL THE ORIGINAL OBSERVED NOTED DEFICIENCIES.

THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES TO THE STRUCTURAL SYSTEMS AT THE CONTRACTOR'S EXPENSE.

STRUCTURAL OBSERVATION SHALL BE PERFORMED BY NATIONAL ENGINEERING & CONSULTING, INC.

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
COLD-FORMED STEEL FRAMING		
1. DURING WELDING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM.	PERIODIC	
2. SCREW ATTACHMENT, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE RESISTING SYSTEM, INCLUDING STRUTS, BRACES & HOLD-DOWNS.	PERIODIC	CBC 1705.10.2

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
WOOD		
1. DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM.	CONTINUOUS	
2. NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS & HOLD-DOWNS.	PERIODIC	CBC 1705.10.1
EXCEPTION		
SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS & DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING & OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER.		

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Stick Together
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PLANS PREPARED BY:

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NO.	DATE	DESCRIPTION	BY
1	06/07/17	90% CD	EA
2	06/14/17	100% CD	AE
3	10/12/17	CITY REDESIGN	CN
4	02/22/18	CLIENT REVISION	NT
5	05/14/18	PLANNING COMMENTS	NT
6	08/16/18	PLANNING COMMENTS	NT
7	10/26/18	PLAN CHECK REVISION	RM

SITE INFORMATION:

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SD387 NORTHMINSTER
PRESBY
4324 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92117

SEAL:



SHEET TITLE:

GENERAL NOTES AND SPECIFICATIONS

SHEET NUMBER:

T-4

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SD387 NORTHMINSTER
PRESBY

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SEAL:



SITE PLAN

A-1

NOTE:

1. THE APPLICANT/OWNER/ OWNERS AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
2. NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
3. THE SPECIAL INSPECTION MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
4. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.

NOTES:

1. THIS SITE PLAN HAS BEEN CREATED WITHOUT THE BENEFIT OF A SITE SURVEY AND SHOULD BE USED FOR CONCEPTUAL PURPOSES ONLY.
2. EXISTING PARKING SPACES WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS IS A ROOFTOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

**T-MOBILE WIRELESS
TELECOMMUNICATION
FACILITY LOCATION**

REFER TO ENLARGED SITE
PLAN SHEET A-2

CONSTRUCTION NOTES:

1. RECONSTRUCT THE DAMAGED PORTIONS OF SIDEWALK, MAINTAINING AN EXISTING SIDEWALK SCORING PATTERN AND PRESERVING THE CONTRACTOR'S STAMP, ADJACENT TO THE SITE ON CLAREMONT MESA BOULEVARD.
2. THE DRIVEWAY SHALL BE RECONSTRUCTED TO CURRENT CITY STANDARDS WITH SOG-136 COMMERCIAL CONCRETE DRIVEWAYS, ADJACENT TO THE SITE ON CLAREMONT MESA BOULEVARD.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCC).

SECTOR "BETA"
120°
AZIMUTH
(UNITS, LTE)

CLAIREMONT MESA BOULEVARD

SECTOR "ALPHA"
0°
AZIMUTH
(UMTS, LTE)

SECTOR "GAMMA"
250°
AZIMUTH
(UMTS, LTE)

SITE PLAN



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NO.	DATE:	DESCRIPTION:	BY:
1	06/07/17	90% CD	EA
2	06/14/17	100% CD	AE
3	10/12/17	CITY REDESIGN	CN
4	02/22/18	CLIENT REVISION	NT
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Journal of Management Education 30(6)p. 789-804

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SA BLVD.

2117

**ENLARGED
SITE AND PROPOSED
EQUIPMENT LAYOUT
PLANS**

SHEET NUMBER.

A-2

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SCALE:	
$3/16" = 1' - 0"$	

1

T-Mobile
Stick Together®
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC.
22 LINDENHAYN, LAKE FOREST, CA 92509
PHONE (949) 716-9000 | FAX (949) 716-5017

CONSULTANT:
smartlink
18401 VON KARMAN AVENUE
SUITE 400
IRVINE, CA 92612
TEL: (949) 861-2201
FAX: (949) 387-1275

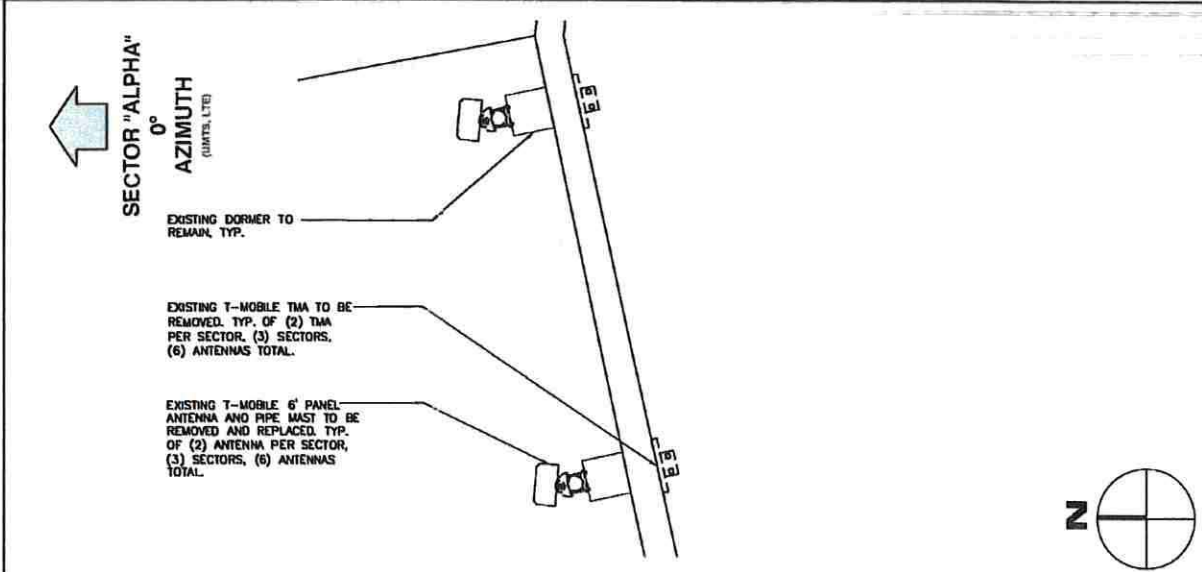
NO.	DATE:	DESCRIPTION:	BY:
1	06/07/17	90% CD	EA
2	06/14/17	100% CD	AE
3	10/12/17	CITY REDESIGN	CN
4	02/22/18	CLIENT REVISION	NT
5	05/14/18	PLANNING COMMENTS	NT
6	08/16/18	PLANNING COMMENTS	NT
7	10/26/18	PLAN CHECK REVISION	RM

SITE INFORMATION:
SD06387A
SD387 NORTHMINSTER PRESBY
4324 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92117

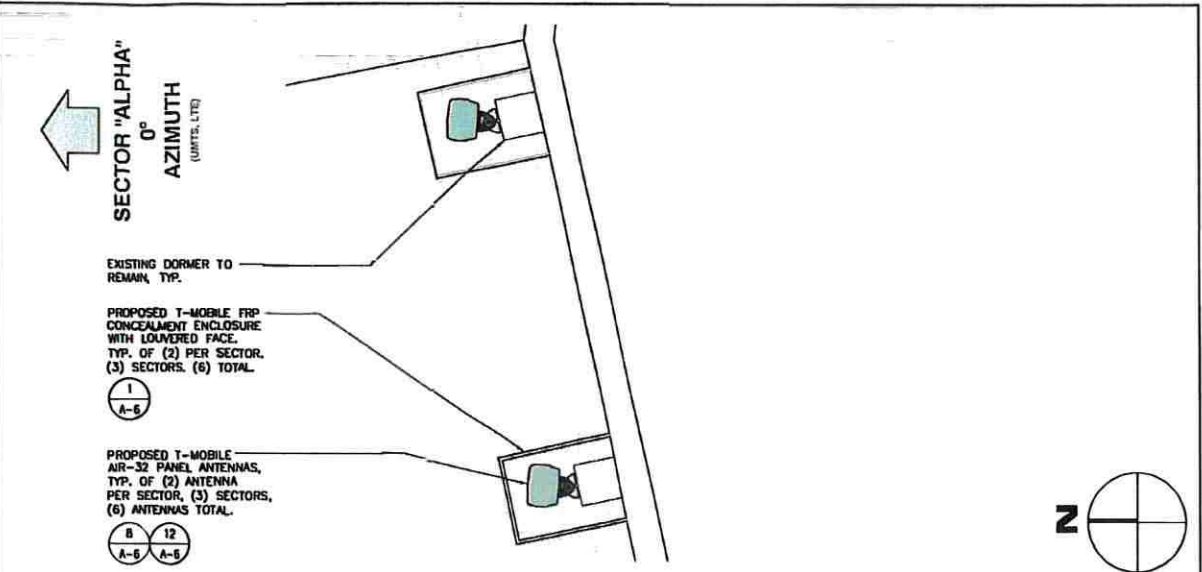


SHEET TITLE:
EXISTING AND PROPOSED ANTENNA LAYOUT PLANS

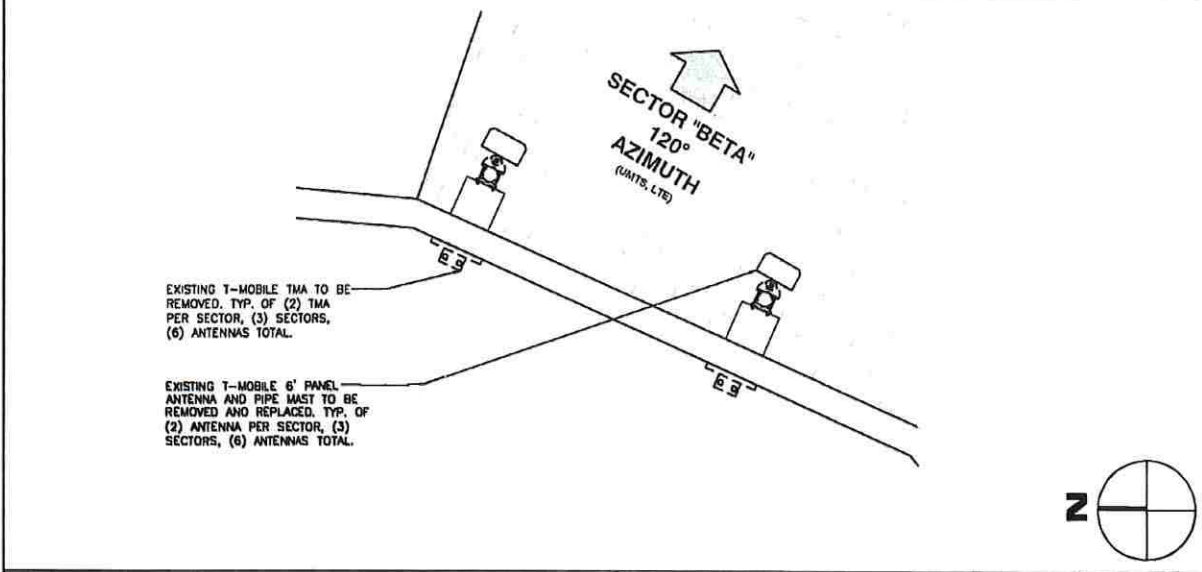
SHEET NUMBER:
A-3



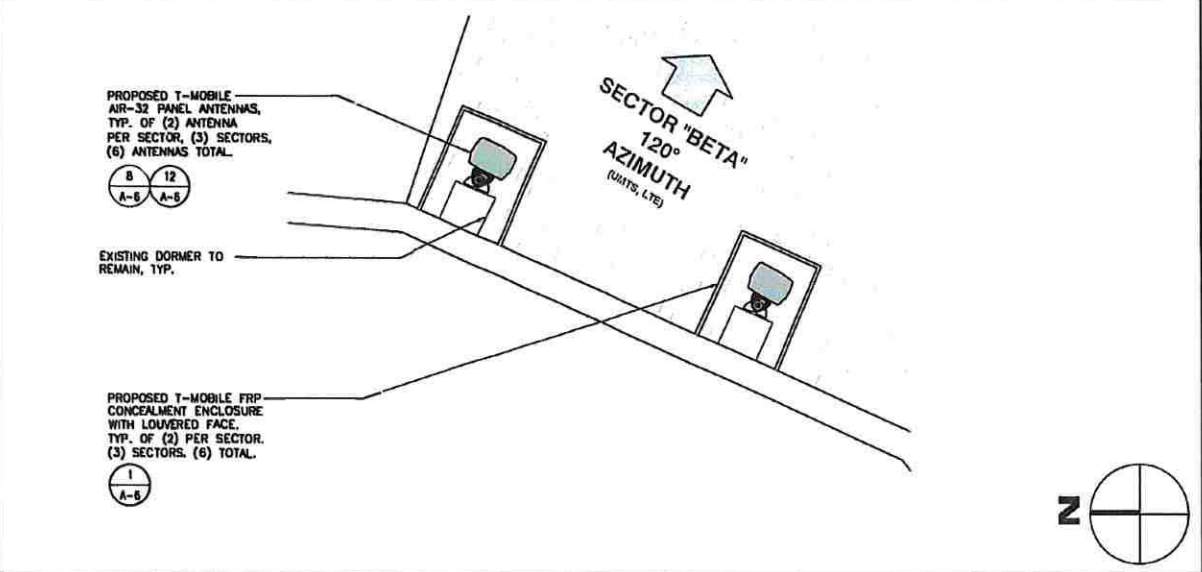
EXISTING SECTOR "ALPHA" ANTENNA LAYOUT PLAN



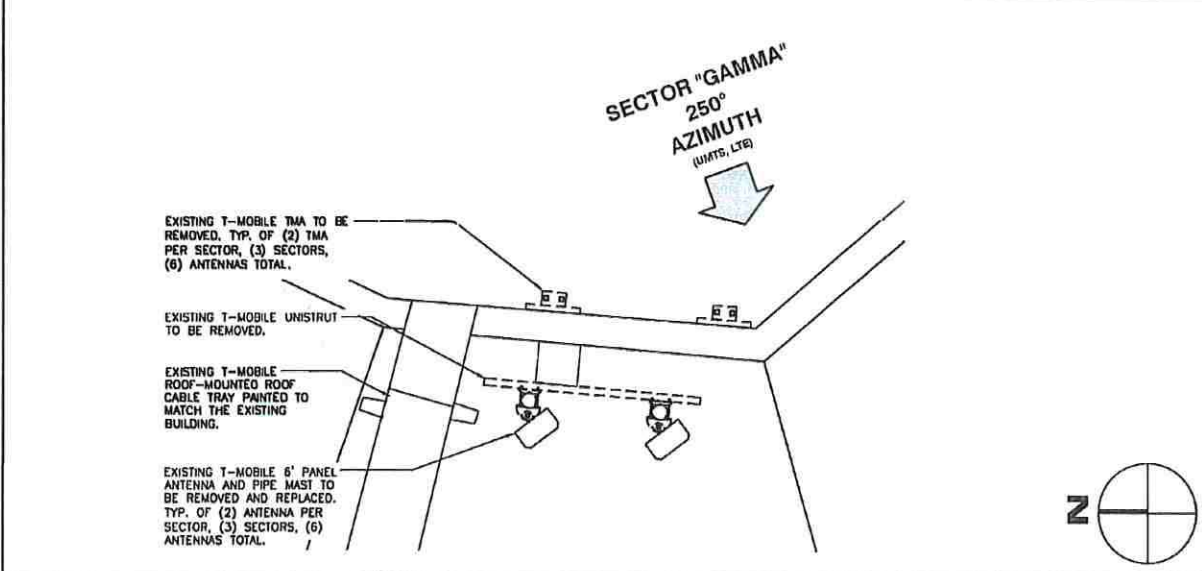
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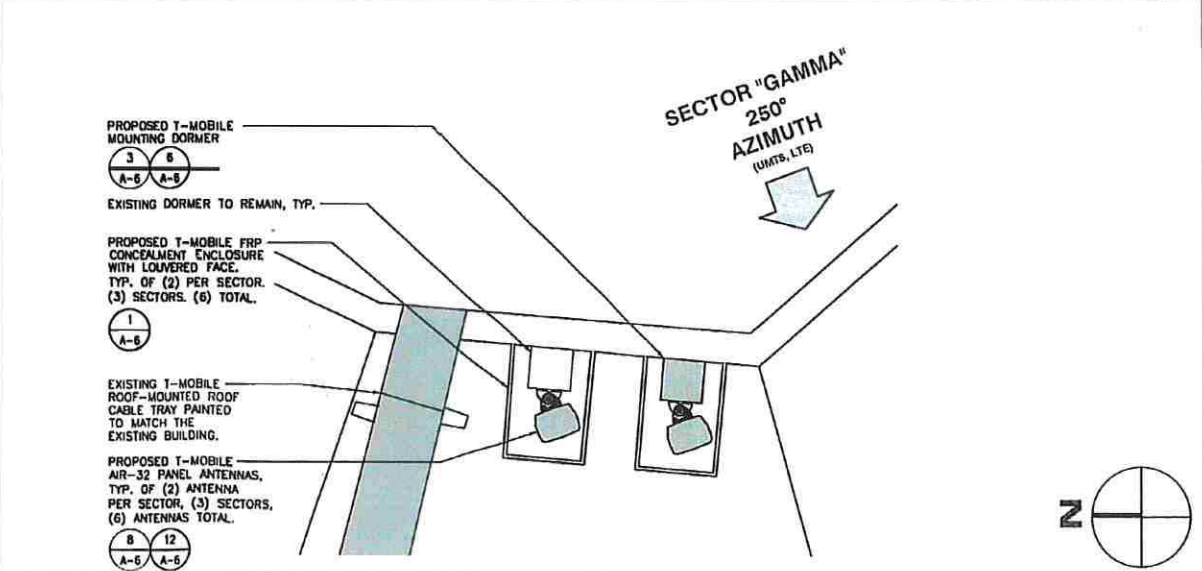
EXISTING SECTOR "BETA" ANTENNA LAYOUT PLAN



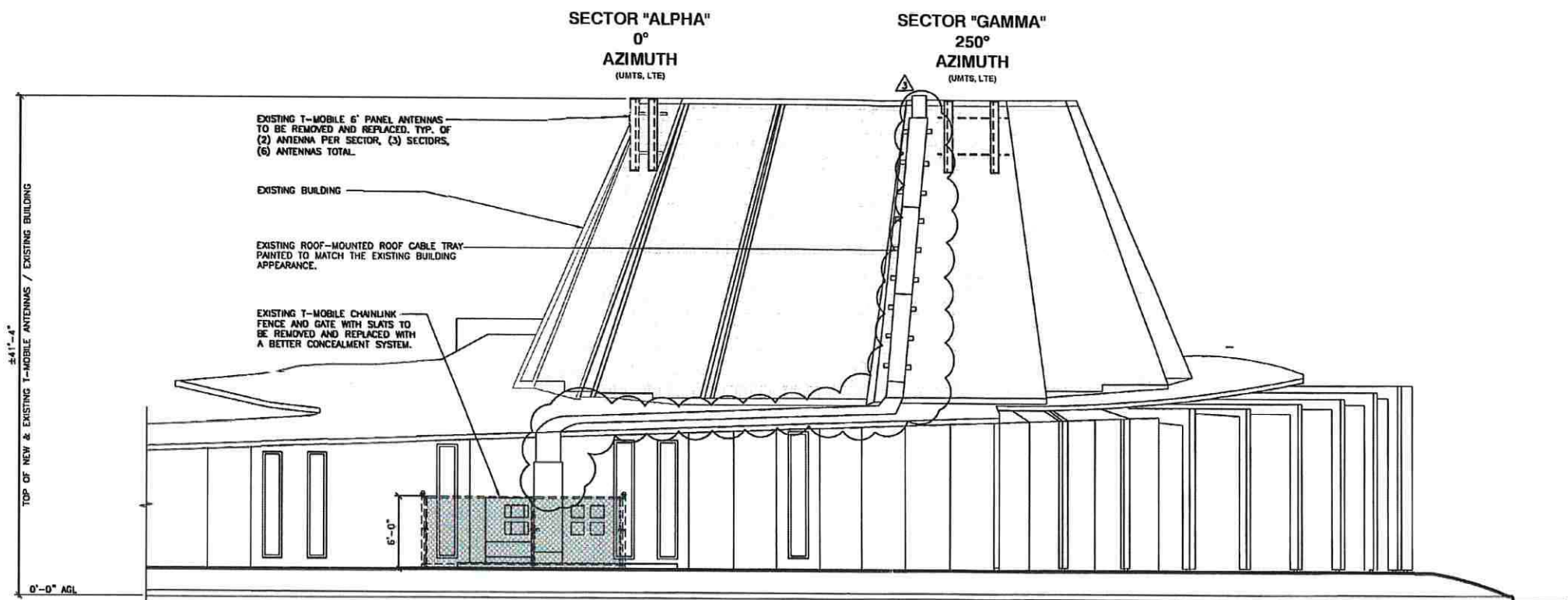
PROPOSED SECTOR "BETA" ANTENNA LAYOUT PLAN



EXISTING SECTOR "GAMMA" ANTENNA LAYOUT PLAN

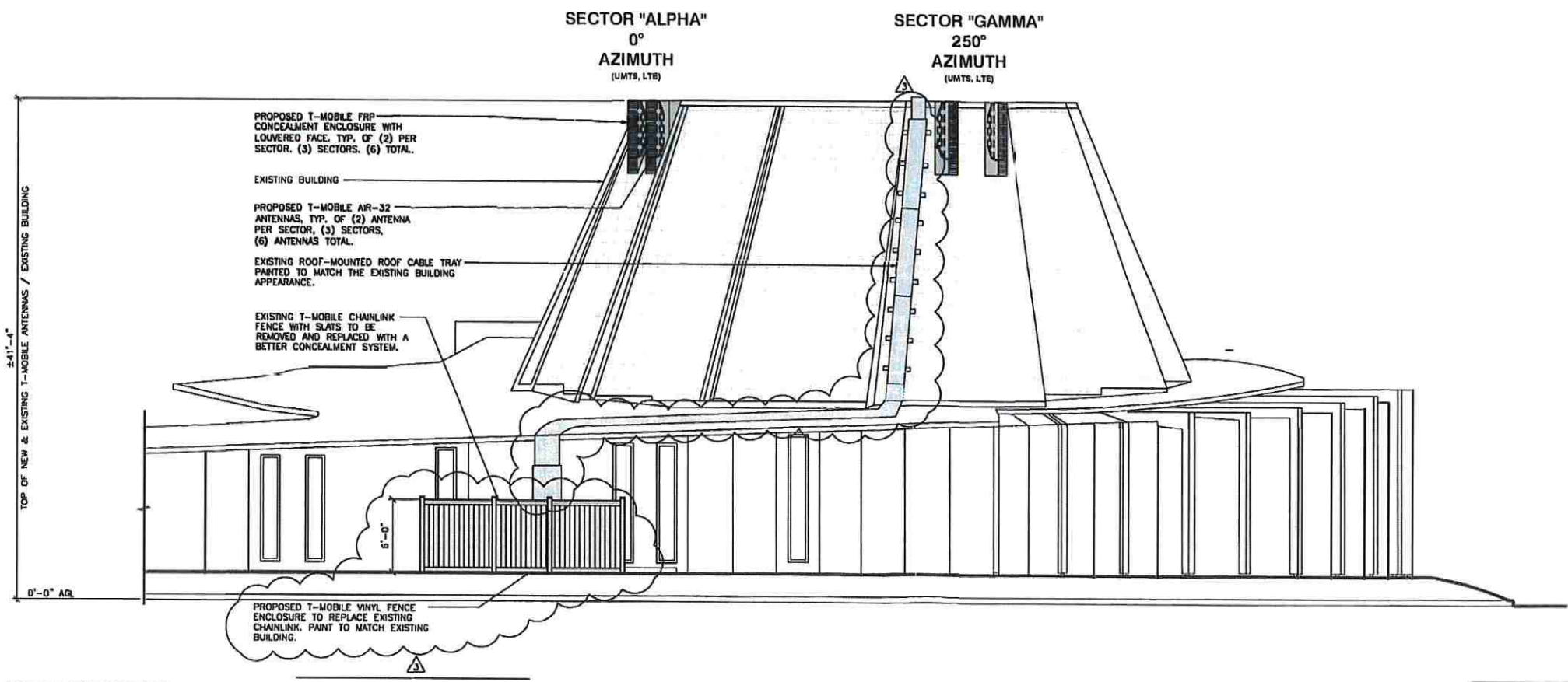


PROPOSED SECTOR "GAMMA" ANTENNA LAYOUT PLAN



EXISTING WEST ELEVATION

SCALE: 1/16"=1'-0" 2



PROPOSED WEST ELEVATION

SCALE: 1/16"=1'-0" 1

T-Mobile
Stick Together®
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC.
27 DITCHLAND, LAKE FOREST, CA 92530
PHONE: (949) 716-9900 | FAX: (949) 716-0897

CONSULTANT:
smartlink
18401 VON KARMAN AVENUE
SUITE 400
IRVINE, CA 92612
TEL: (949) 861-2201
FAX: (949) 387-1275

NO.	DATE:	DESCRIPTION:	BY:
1	06/07/17	90% CD	EA
2	06/14/17	100% CD	AE
3	10/12/17	CITY REDESIGN	CN
4	02/22/18	CLIENT REVISION	NT
5	05/14/18	PLANNING COMMENTS	NT
6	08/16/18	PLANNING COMMENTS	NT
7	10/26/18	PLAN CHECK REVISION	RM

SITE INFORMATION:
SD06387A
SD387 NORTHMINSTER
PRESBY
4324 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92117

SEAL:

SHEET TITLE:
**EXISTING AND
PROPOSED
ELEVATIONS**

SHEET NUMBER:
A-4

FEATURES:

- SINGLE BAND ACTIVE 4X4/4X4 RADIO (B4)
- SUPPORTS 4X4 MIMO AND USER SPECIFIC
- UL/DL BEAM-FORMING
- 1.4M ANTENNA LENGTH
- ACTIVE COOLING WITH FULL REDUNDANCY

RADIO CAPACITY:

- 4X30W RADIO OUTPUT POWER
- 15W = 45 MHz LTE & WCDMA
- CARRIER CAPACITY:
 - WCDMA
 - 40 MHz LTE (2x20MHz LTE)
 - 2x100Gbps CPRI

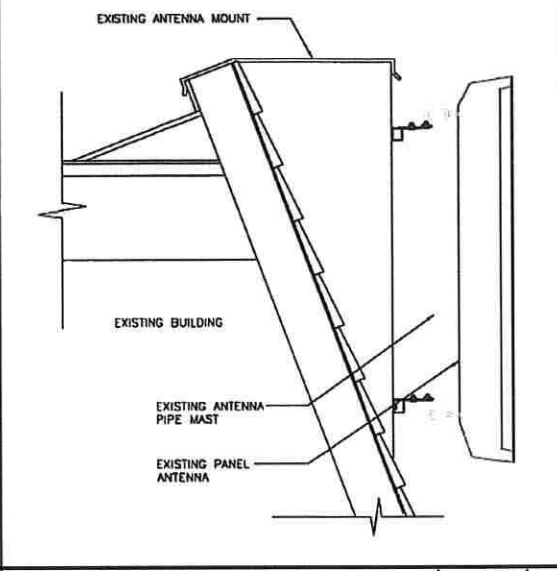
INTERFACES:

- TWO OPTICAL FIBER PORTS
- 10GBPS CPRI BUILT IN SFPs (SINGLE MODE)
- DC POWER: -48 V DC
- 3-WIRE OR 2-WIRE
- TWO 7/16 FEMALE CONNECTORS FOR PASSIVE ANTENNA, WITH RET SUPPORT
- TWO N FEMALE CONNECTORS FOR LMU (RX SHARING PORTS) ON 1900 MHz VARIANT

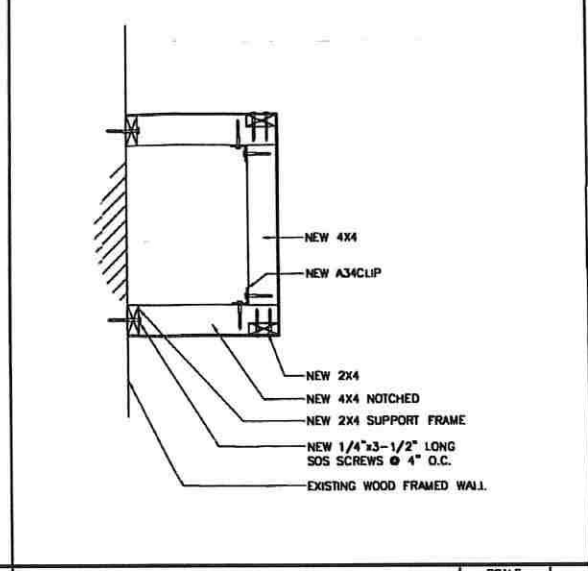
PHYSICAL CHARACTERISTICS:

- HWID = 1435x327x220mm (56.5" x 12.87" x 8.67")
- 48 KG (105 LBS)
- TWO MOUNTING BRACKETS
- ADDITIONAL 2.1 KG (5 LBS)
- <250 N WIND LOAD (WIND DIRECTION, STATIC @ 150 KM/H)
- OPERATING TEMPERATURE RANGE: -40°C TO +55°C (-40°F TO +131°F)
- HEAT DISSIPATION 300 W

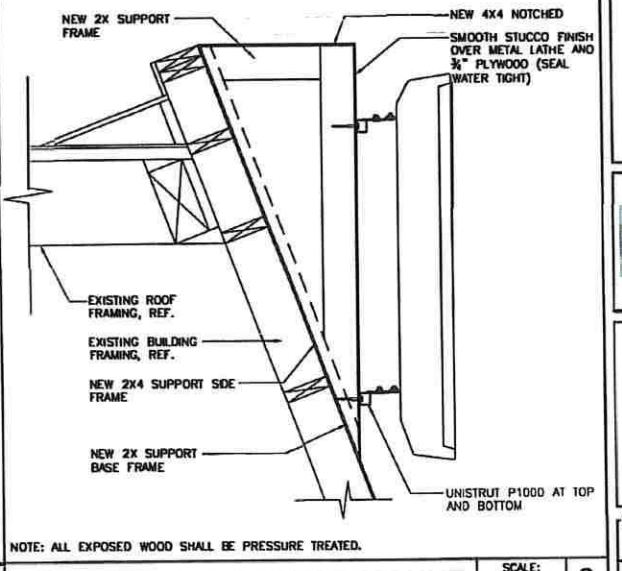
AIR-32 ANTENNA SPECIFICATIONS



(E) ANTENNA SECTOR MOUNT



NEW DORMER MOUNT FRAMING



NEW ANTENNA SECTOR MOUNT

TYPE NO.	85010070
NAME	AR CLAMP KIT 55-115 MM
STATUS	BESTSELL
VIEW	
SUITABLE FOR WAST DIAMETER	55-115 MM
ANTENNA - MAST DISTANCE F	128-132 MM
NUMBER OF PIECES	2 PIECES
MATERIAL - CLAMP	HOT-DIP GALVANIZED STEEL
-SCREWS	HOT-DIP GALVANIZED STEEL / STAINLESS STEEL
-NUTS	STAINLESS STEEL
TYPE NO.	4,3 KG

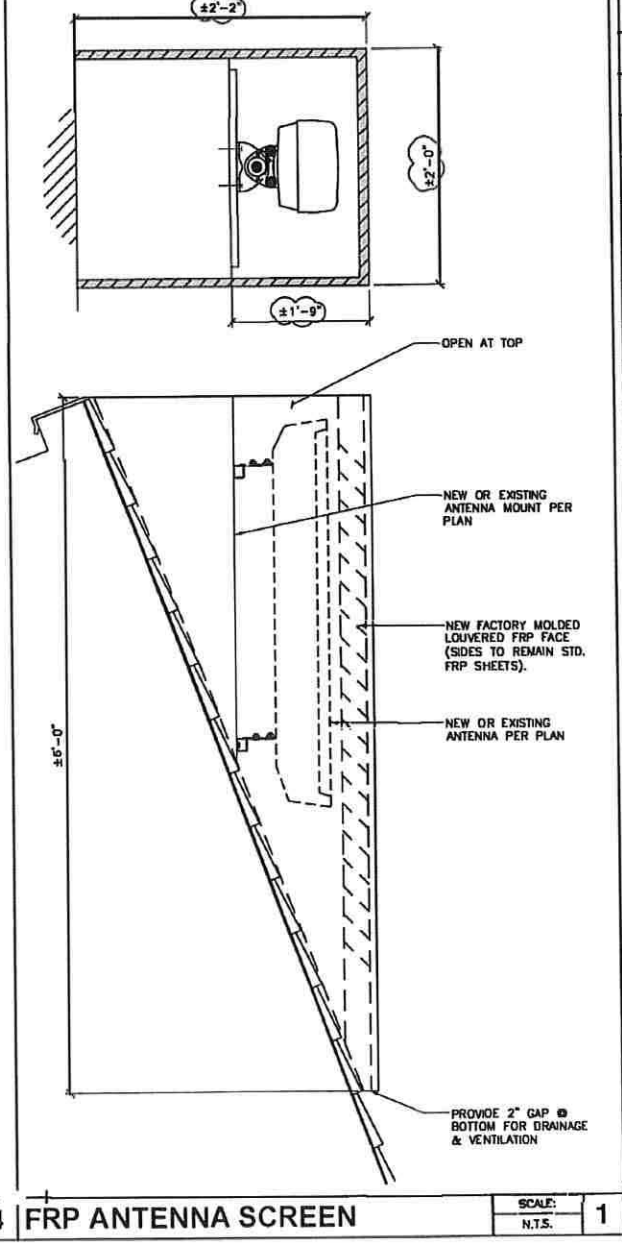
EXISTING PIPE MOUNT TO BE REUSED FOR NEW PANEL ANTENNAS.

'AIR' ANTENNA MOUNTING SPECIFICATIONS

NOT USED

NOT USED

NOT USED



FRP ANTENNA SCREEN

T-Mobile

Stick Together®

10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC.
27 CIRCLE HARBOR, LAKE FOREST, IL 60045
PHONE: (847) 718-8500 FAX: (847) 718-0097

CONSULTANT:

smartlink

18401 VON KARMAN AVENUE
SUITE 400
IRVINE, CA 92612
TEL: (949) 861-2201
FAX: (949) 387-1275

NO.	DATE	DESCRIPTION	B
1	06/07/17	90% CD	EA
2	06/14/17	100% CD	AE
3	10/12/17	CITY REDESIGN	CN
4	02/22/18	CLIENT REVISION	NT
5	05/14/18	PLANNING COMMENTS	NT
6	08/16/18	PLANNING COMMENTS	NT
7	10/26/18	PLAN CHECK REVISION	RM

SITE INFORMATION:

SD06387A

SD387 NORTHMINSTER PRESBY

4324 CLAIREMONT MESA B LVD.
SAN DIEGO, CA 92117

SEAL:

SHEET TITLE:

ARCHITECTURAL DETAILS

SHEET NUMBER:

A-6

FRP ANTENNA SCREEN

T-Mobile
Stick Together®
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING INC
27 CHICAGO LAKE FOREST, CA 92630
PHONE: (949) 716-0000 | FAX: (949) 716-0007

CONSULTANT:

smartlink

18401 VON KARMAN AVENUE
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IRVINE, CA 92612
TEL: (949) 861-2201
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NO.	DATE:	DESCRIPTION:	BY:
1	06/07/17	90% CD	EA
2	06/14/17	100% CD	AE
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6	08/16/18	PLANNING COMMENTS	NT
7	10/26/18	PLAN CHECK REVISION	RM

SITE INFORMATION:

SD06387A

**SD387 NORTHMINSTER
PRESBY**

4324 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92117

SEAL:



SHEET TITLE:

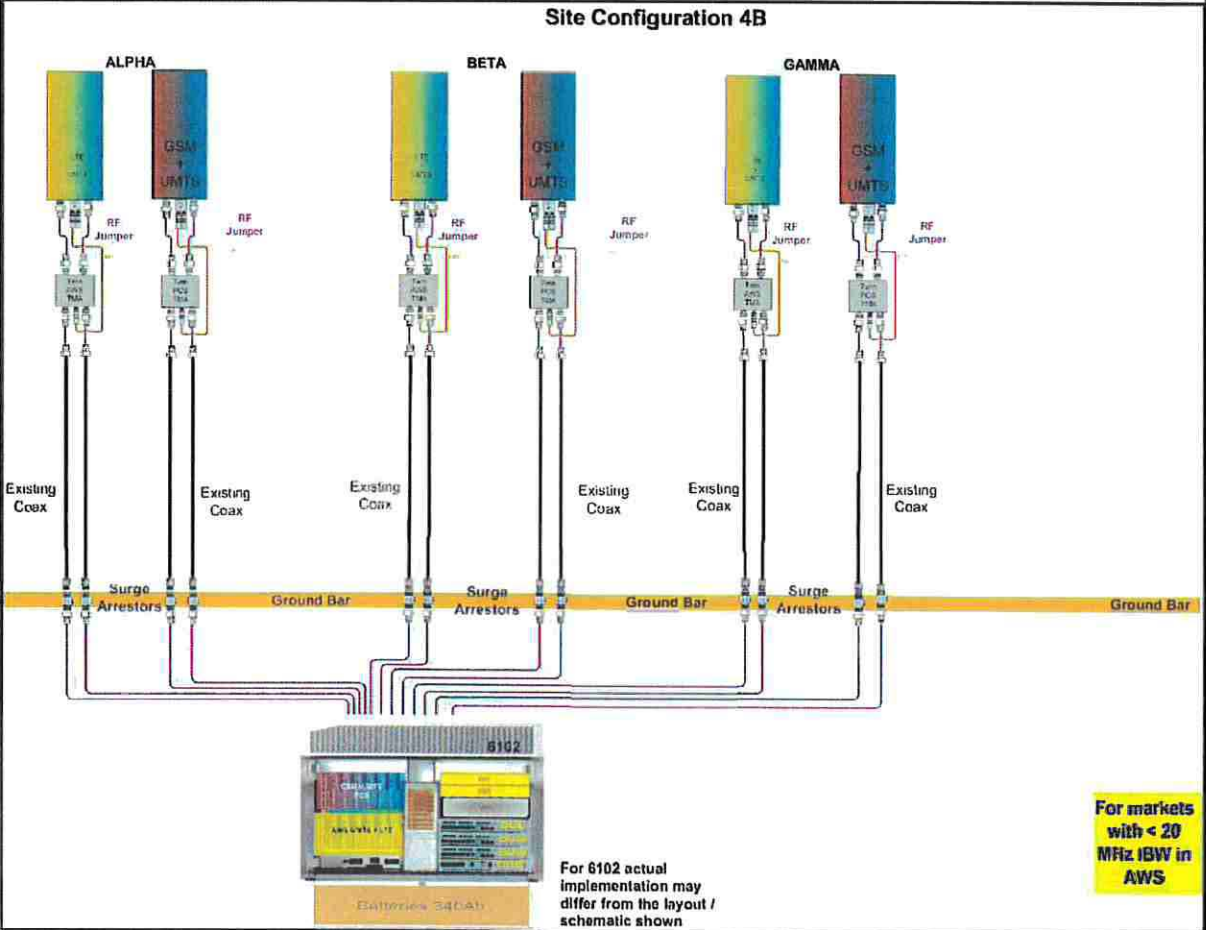
**EXISTING AND
PROPOSED RFDS
SCHEMATIC DIAGRAM
AND CABLE SCHEDULES**

SHEET NUMBER:

A-7

SECTOR	CABLE	QUANTITY	LENGTH
ALPHA	3/6 HCS 10AWG	(1)	±180'
BETA	DC 6AWG & FIBER	(1)	±120'
GAMMA	DC 6AWG & FIBER	(1)	±150'

NOTE: GENERAL CONTRACTOR TO
VERIFY QUANTITY, SIZE, AND
LENGTH OF CABLES WITH
CURRENT RFDS PRIOR TO INSTALL.



For markets
with < 20
MHz IBW in
AWS

For 6102 actual
implementation may
differ from the layout /
schematic shown

RFDS SCHEMATIC DIAGRAM (EXISTING)

SCALE:
N.T.S.

2

RFDS SCHEMATIC DIAGRAM AND CABLE SCHEDULE (PROPOSED)

SCALE:
N.T.S.

1