



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 23, 2016 REPORT NO. HO-16-075

HEARING DATE: November 30, 2016

SUBJECT: AT&T CARDENO & ALTA LA JOLLA, Process Three Decision

PROJECT NUMBER: [492397](#)

OWNER/APPLICANT: La Jolla Alta Master Council/AT&T Mobility

### SUMMARY:

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) at 1570 Alta La Jolla Drive in the La Jolla Community Planning Area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 1812299.

Community Planning Group Recommendation: On September 1, 2016, the La Jolla Community Planning Association voted 8-0-0 to recommend approval of the project without conditions (Attachment 10).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 5, 2016 and the opportunity to appeal that determination ended October 19, 2016 (Attachment 7).

### BACKGROUND

AT&T Cardeno & Alta La Jolla is an application for a WCF consisting of nine panel antennas, 18 remote radio units and 12 tower mounted amplifiers concealed behind an existing rooftop mechanical screen on the Alta La Jolla clubhouse building at 1570 Alta La Jolla Drive. The associated equipment is located in the clubhouse on the first floor. A Neighborhood Use Permit for this project (PTS 82238) was approved October 12, 2006 and expired October 12, 2016.

The project site is zoned RS-1-4 and is designated for Very Low Density Residential (0-5 du/acre) and Parks, Open Space (rear portion of the lot). It is surrounded by residential uses (Attachments 1, 2 and 3). Pursuant to LDC Section 141.0420(e)(1), a WCF on premises containing a non-residential use within a residential zone requires a CUP, Process Three decision.

WCF Regulations require that applicants use all reasonable means to conceal or minimize the visual impacts of WCF through integration, which includes the use of architecture, landscape and siting solutions. In 2008, AT&T built a seven-foot, two-inch mechanical screen wall to conceal nine panel antennas. The finish on the screen wall is white stucco capped with a single row of vertical bricks (Attachment 8). The design, bulk and scale of the screen wall integrates into the existing clubhouse building and is respectful of the neighborhood context. The associated equipment is located in an equipment room on the first floor of the clubhouse (Attachment 12). No modifications are proposed with this project.

Due to its topography, La Jolla is a challenge for wireless communication carriers to provide coverage and capacity. When AT&T originally was seeking a site in this neighborhood, the clubhouse was the only non-residential use available where a WCF could be well integrated and not result in any land use or visual impacts. As designed, the project qualifies as “complete concealment” and will not include a ten year expiration.

Policy 6(a) of the Residential Land Use section of the La Jolla Community Plan and Local Coastal Program Land Use Plan recommends that the City analyze visual impacts and ensure public review and comment for any WCF proposed in residential areas. The mechanical screen wall is set back from the front of the clubhouse and is located in the center of the building surrounded by sloping roof lines. Along with the architectural integration, this minimizes the presence of the WCF. With regard to public review, the project was reviewed by the La Jolla Community Planning Association and received a unanimous approval.

Council Policy 600-43, Wireless Communication Facilities, encourages wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. For example, WCFs located in commercial and industrial zones are permitted with a Process One (staff-level) approval, whereas WCFs located in a residential zone with a residential use are permitted with a Process Four (Planning Commission) approval. Because the proposed project is located in a residential zone on a site with a non-residential use, a Process Three CUP is required. This location is more preferable than locating the WCF in a residential zone with a residential use, but is less preferable than locating the WCF in a commercial or industrial zone. Wireless carriers are required to provide coverage throughout their license area, which sometimes necessitates locating a WCF in a less preferable area.

The City's General Plan addresses Wireless Facilities in the Urban Design Element, Policy UD-A.15. The visual impact of WCFs should be minimized by concealing WCFs 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. This project complies with the General Plan recommendations because the antennas are concealed behind an architecturally integrated mechanical screen wall. The associated equipment is located out of sight within the clubhouse building.

## CONCLUSION:

Based on its design, the project complies with the WCF Regulations (LDC §141.0420) and with the RS-1-4 development regulations. The project has received support from the Community Planning Group, and draft findings have been made in the affirmative to approve the project (Attachment 5). Therefore, staff recommends approval of CUP No.1812299.

## ALTERNATIVES

1. Approve Conditional Use Permit No. 1812299 with modifications.
2. Deny Conditional Use Permit No. 1812299 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:

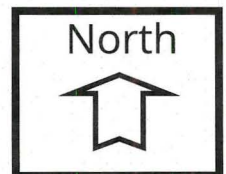
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photos
9. Coverage Maps
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12.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

Rev 2/10/16pjf





## Aerial Photo

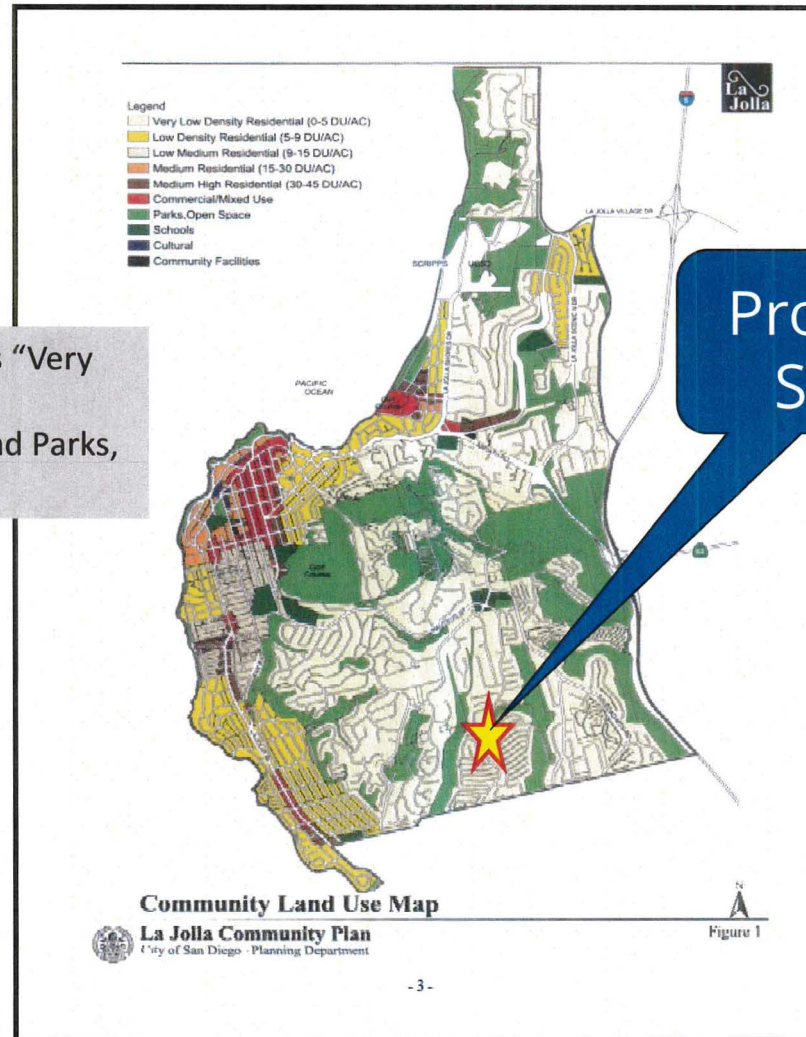


AT&T Cardeno & Alta La Jolla (La Jolla Community)  
1570 Alta La Jolla Drive



# Community Plan

Designated as "Very Low Density Residential and Parks, Open Space"



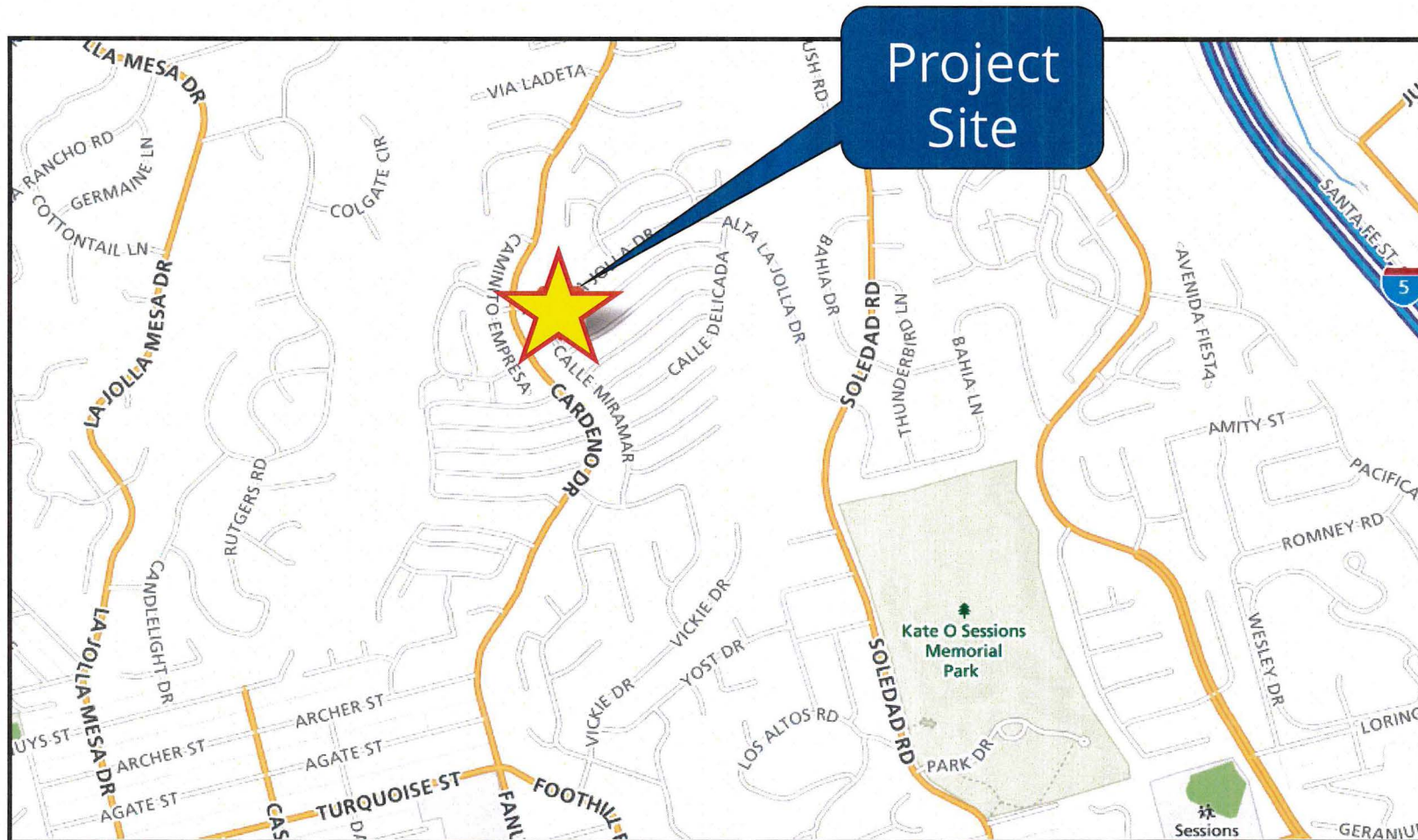
Project Site

North





## Project Location Map



**AT&T Cardeno & Alta La Jolla (La Jolla Community)**  
**1570 Alta La Jolla Drive**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	AT&T Cardeno & Alta La Jolla	
<b>PROJECT DESCRIPTION:</b>	An existing Wireless Communication Facility (WCF) consisting of 9 panel antennas, 18 radios and 12 amplifiers concealed behind a roof top mechanical screen with associated equipment located on the first floor of the Alta La Jolla clubhouse building.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Very Low Density Residential/Parks, Open Space	
<p style="text-align: center;"><b>ZONING INFORMATION:</b></p> <p style="text-align: center;"> <b>ZONE:</b> RS-1-4  <b>HEIGHT LIMIT:</b> 30 feet  <b>LOT SIZE:</b> N/A  <b>FLOOR AREA RATIO:</b> N/A  <b>FRONT SETBACK:</b> 20 feet  <b>SIDE SETBACK:</b> 15 feet  <b>STREETSIDE SETBACK:</b> N/A  <b>REAR SETBACK:</b> 20 feet  <b>PARKING:</b> N/A         </p>		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Very Low Density Residential; RS-1-4/RS-1-2	Single-Unit Residential
<b>SOUTH:</b>	Very Low Density Residential; RS-1-4	Single-Unit Residential
<b>EAST:</b>	Very Low Density Residential; RS-1-4	Single-Unit Residential
<b>WEST:</b>	Very Low Density Residential; RS-1-4	Multi-Unit Residential
<b>DEVIATION REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On September 1, 2016, the La Jolla Community Planning Association voted 8-0 to recommend approval of the project without conditions.	

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 1812299  
**AT&T CARDENO & ALTA LA JOLLA PROJECT NO. 492397**

WHEREAS, LA JOLLA ALTA MASTER COUNCIL, Owner, and AT&T, 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. 492397), on portions of a 1.73-acre site;

WHEREAS, the project site is located at 1570 Alta La Jolla Drive in the RS-1-4 zone of the La Jolla Community Plan and Local Coastal Program Land Use Plan.;

WHEREAS, the project site is legally described as Lot 8 of La Jolla Alta PRD Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8251, filed in the Office of the County Recorder of said County on February 3, 1976;

WHEREAS, on November 30, 2016, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1812299, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 17, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 30, 2016.

FINDINGS:

**Conditional Use Permit §126.0305**

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

The La Jolla Community Plan and Local Coastal Program Land Use Plan contains policies recommending that the City analyze visual impacts and ensure public review and comment for any WCF proposed in a residential area. The project is located on the Alta La Jolla clubhouse building located at 1570 Alta La Jolla Drive in the La Jolla Community Plan area. The project consists of nine existing panel antennas, 18 Remote Radio Units, (RRU) and 12 Tower Mounted Amplifiers (TMA) concealed behind an existing mechanical screen enclosure. The mechanical screen wall concealing the AT&T antennas is set back from the front of the clubhouse and is located in the center of the building, surrounded by sloping roof lines. Together with the architectural integration, this minimizes the presence of the WCF. Additionally, the City of San Diego's General Plan Urban Design



Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of nine panel antennas, 18 Remote Radio Units (RRUs) and 12 Tower Mounted Amplifiers (TMAs) all concealed behind an existing rooftop mechanical screen. The bulk, scale and design of the mechanical screen integrates into the overall architecture of the building. The associated equipment is not visible from the public right-of-way or surrounding properties because it is located within the clubhouse building on the first floor. The original permit for this project was approved in 2006 and has since expired. AT&T is seeking a new permit to maintain its facility on site.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located on the Alta La Jolla clubhouse building located at 1570 Alta La Jolla Drive in the La Jolla Community Plan area. The project consists of nine existing panel antennas, 18 RRUs and 12 TMAs concealed behind an existing mechanical screen enclosure. Equipment associated with the antennas is located within the clubhouse building on the first floor.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to ensure 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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by OSC Engineering, Inc. which concluded that the project is in compliance with FCC standards for RF emissions, but recommended that caution signs be posted at all roof access points. The project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and**

Land Development Code Section 141.0420 permits WCFs on sites zoned RS-1-4 with a CUP. The project is existing and consists of nine panel antennas and associated electronic components concealed behind an existing rooftop mechanical screen. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. Associated equipment is located on the first floor of the clubhouse building. The WCF is integrated into the overall architecture of the clubhouse and presents no visual impacts. The project complies with the development regulations of the RS-1-4 zone and no deviations are proposed. AT&T constructed the existing mechanical screen approximately ten years ago. The original permit was issued at that time and the site became a collocation when Verizon also added their antennas behind the screen. No modifications are proposed with this project.

The project has been designed to comply with the regulations of the Land Development Code and there are no deviations proposed.

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

This WCF is located in a Preference Three location as outlined in Council Policy 600-43. The Policy sets forth locational categories that correspond to the process levels contained within LDC Section 141.0420, WCF Regulations. These guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used.

The project site is a non-residential use within a residential zone that is surrounded by residential uses. WCFs in residential zones always require a CUP; however, if the use on site is non-residential, as this site is, the decision is a Process Three. The overall objective of the WCF regulations is to identify process levels and provide design requirements. The trend to eliminate land line phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. This is an existing WCF on a non-residential use surrounded by residential uses. In this situation, maintaining the site on the clubhouse rooftop is more preferable than pursuing a new location in a residential backyard or the creation of several public right-of-way sites, which compared to this project, would create visual impacts in this residential area.

Therefore, the use is appropriate at this location because it is designed appropriately and integrates well into the clubhouse building and the context of the neighborhood.



BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1812299 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. 1812299, a copy of which is attached hereto and made a part hereof.

---

Karen Lynch  
Development Project Manager  
Development Services

Adopted on: November 30, 2016

IO#: 24006742

3-3-16

**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: 24006742

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1812299  
**AT&T CARDENO AND ALTA LA JOLLA PROJECT NO. 492397**  
HEARING OFFICER

This Conditional Use Permit No. 1812299 is granted by the Hearing Officer of the City of San Diego to La Jolla Alta Master Council, Owner, and AT&T, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The 1.73-acre site is located at 1570 Alta La Jolla Drive in the RS-1-4 zone of the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as: Lot 8 of La Jolla Alta PRD Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8251, filed in the Office of the County Recorder of said County on February 3, 1976.

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 November 30, 2016, on file in the Development Services Department.

The project shall include:

- a. Nine panel antennas measuring 52" x 12" x 9.6"; 18 remote radio units and 12 tower mounted amplifiers concealed behind an existing roof top mechanical screen;
- b. An equipment room located on the first floor of the clubhouse building;
- 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.

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.



**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 December 14, 2019.
2. The project complies with the Wireless Communication Facility Guidelines as a Complete Concealment Facility and as a result, the permit does not contain an expiration date. The Owner/Permittee shall maintain the appearance of the approved facility to the condition set forth in this permit unless the WCF that is the subject of this Permit is removed and restored to its original condition.
3. Continued operation of this WCF as described herein shall be not 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.
4. While this Permit is in effect, the WCF that is the subject of this Permit 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.

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

**PLANNING/DESIGN REQUIREMENTS:**

10. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

11. 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. If the WCF is no longer operational, the Owner/Permittee shall remove the WCF and restore the WCF site to its original condition.

12. The approved antenna dimensions are as illustrated on the Exhibit "A" dated November 30, 2016. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

13. 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.

14. 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:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

APPROVED by the Hearing Officer of the City of San Diego on November 30, 2016 by Resolution No. HO-XXXXX.



Permit Type/PTS Approval No.: Conditional Use Permit No. 1812299  
Date of Approval: November 30, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Karen Lynch  
Development Project Manager

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

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

**La Jolla Alta Master Council**  
Owner

By \_\_\_\_\_  
NAME:  
TITLE:

**AT&T Mobility**  
Permittee

By \_\_\_\_\_  
NAME: Kevin Becker  
TITLE: Senior Real Estate and  
Construction Manager

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

## ATTACHMENT 7

### NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT NO.: 492397

PROJECT TITLE: AT&T Cardeno - CUP

PROJECT LOCATION-SPECIFIC: The project is located at 1570 Alta La Jolla Drive, La Jolla, CA 92037.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project proposes a new Conditional Use Permit (CUP) to continue operating a Wireless Communication Facility (WCF) at this location. The WCF consists of 9 panel antennas, 18 RRUs, 12 TMAs, 3 surge suppressors and an existing equipment enclosure. The project site is designated for residential use and it is subject to the RS-1-4 zone.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Caitlyn Kes  
Depratti Inc.  
13948 Calle Bueno Ganar  
Jamul, CA 91935  
(858) 527-9938

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: CEQA EXEMPTION 15301 (EXISTING FACILITIES)
- ☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP for an existing WCF, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Anna L. McPherson, AICP

TELEPHONE: (619) 446-5276


IF FILED BY APPLICANT:

Revised 010410mjh

## ATTACHMENT 7

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

 /SENIOR PLANNER

SIGNATURE/TITLE

OCTOBER 5, 2016

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

( ) SIGNED BY APPLICANT

**AT&T  
SD0777 Cardeno Drive  
Photo Survey  
Key Map**







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







- 3. View of East Elevation of site.
- 4. View of West Elevation of site.







5. View looking North from site.

6. View looking East from site.







7. View looking South from site.

8. View looking West from site.





Coverage With SD0777

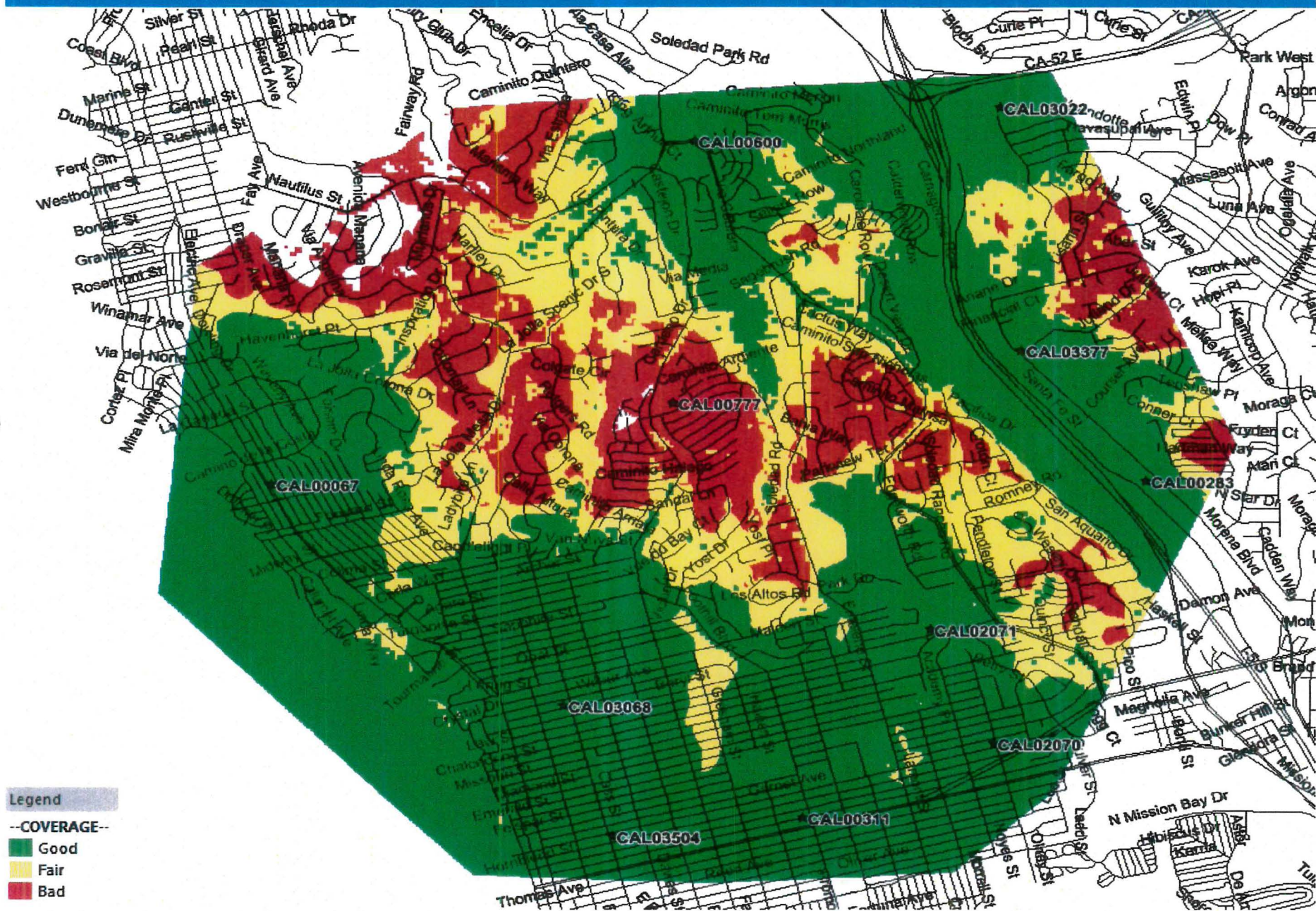


## ATTACHMENT 9



# Coverage Without SDO77

2











# La Jolla Community Planning Association

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

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

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

Voicemail: 858.456.7900

Email: [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Cindy Greatrex

Vice President: Helen Boyden

2<sup>nd</sup> Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

## DRAFT MINUTES

### Regular Meeting | Thursday, 1 September 2016, 6:00 pm

Trustees Present: Ahern, Boyden, Brady, Collins, Donovan, Emerson, Greatrex, Little, Merten, Ragsdale,

Rasmussen, Shannon, Steck, Weiss, Will

Trustees Absent: Courtney

- 1.0 Welcome and Call To Order: Cindy Greatrex, President. Meeting called to order at 6:00 with advisory to silence mobile devices and that meeting is being recorded on audio and video.
- 2.0 Motion to Adopt the Agenda (Ragsdale/Will 11-0-1). Motion Carries.
- 3.0 Motion to Approve September Meeting Minutes as corrected (Boyden/Brady 8-0-5). Motion Carries.

#### 4.0 Elected Officials – Information Only

4.1 Council District 1: Council President Sherri Lightner

Rep: Justin Garver, 619-236-6611, [jgarver@sanidiego.gov](mailto:jgarver@sanidiego.gov) Not present

4.2 78<sup>th</sup> Assembly District: Speaker Emeritus of the Assembly Toni Atkins

Rep: Victor Brown, 619-645-3090, [victor.brown@asm.ca.gov](mailto:victor.brown@asm.ca.gov) Not present

4.3 39<sup>th</sup> Senate District: State Senator Marty Block

Rep: Sarah Fields, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) Not present

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

5.1 Notice of Upcoming Special Election: Two Seats

#### 6.0 Non-Agenda Public Comment

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

Bob Whitney notes that comments he had made from the floor at the August 2016 meeting were

not

recorded. Chair notes that Minutes record Vote counts and project summaries but not necessarily stenography.

6.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@sanidiego.gov](mailto:mpangilinan@sanidiego.gov)

6.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>

## 7.0 Non-Agenda Trustee Comment

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

## 8.0 Officers' Reports

### 8.1 Treasurer

**Beginning Balance** as of 7/1/16 \$ 380.93

#### Income

- Collections \$ 70.00
- CD Sales 0

**Total Income** \$ 70.00

#### Expenses

- AT&T telephone \$ 73.67

**Total Expenses** \$ 73.67

**Net Income/(Loss)** \$ (3.67)

**Ending Balance** of 7/31/16 \$ 377.16

### 8.2 Secretary Report:

Secretary Ahern states: If you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: One for LJCPA members and government representatives and one for Guests. LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org](http://www.lajollacpa.org). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period. Please note that members who failed to attend a meeting between March of 2014 and February 2015 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

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

## ATTACHMENT 10

- 9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> Did not meet.
- 9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Did not meet.
- 9.3 UC San Diego Long Range Development Plan CAG <http://lrdp.ucsd.edu> Inaugural meeting held. PowerPoint of CAG available on UCSD website.

### 10.0 Consent Agenda- Action Items ITEM 10.2 IS PULLED

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

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Tony Crisafi, 4th Tuesday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

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

à See Committee minutes and/or agenda for description of projects, deliberations, and vote.

à Anyone may request a consent item be pulled for full discussion by the LJCPA.

à Items “pulled” from Consent Agenda are trailed to the next LJCPA meeting.

#### 10.1 AT&T CARDENO & ALTA LA JOLLA DRIVE 1570 Alta La Jolla Drive CDP

La Jolla (Process 2) Amendment to a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for an existing Wireless Communication Facility. The property site is located at 1570 La Jolla Alta Drive in the RS-1-4 zone of the La Jolla Community Planning area. Note: This is a different provider but the same location as Project 394454, which was heard by this committee on August 11, 2015.

**DPR RECOMMENDATION** The limited actions by the members of the DPR Committee August 9, 2016 in receiving information on Project 488493 are ratified August 16, 2016.. Upon convening in today’s meeting, this project has been reviewed de novo to orient the members who were absent the previous meeting. Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for an Amendment to a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for an existing Wireless Communication Facility at 1570 La Jolla Alta Drive. 8-0-0

#### 10.2 2016 SAN DIEGO TRIATHLON CHALLENGE Street, Lane Closures and No Parking

Request by Challenged Athletes Foundation for temporary street closure, lane closure and no parking related to athletic competition event at Scripps Park on October 23, 2016.

Set up begins at 5 am Friday October 21 and is dismantled 9 pm Sunday October 23. The same structure has been in place for the last seven years. **Road Closure** 5:00am to 4:00pm - Coast Boulevard. The closure

## ATTACHMENT 10

is from point of split with Prospect Blvd until intersection with Girard (midpoint through Scripps Park). Traffic barricades and traffic monitor personnel posted at each end of the closure **Lane Closure** 8:00am to 10:00am – The number 1 lane of North Torrey Pines road from Prospect to La Jolla Shores Dr. SDPD monitor this lane closure. **No Parking** No parking is posted on Coast Blvd. on Friday PM and Saturday for 10 spaces, includes ADA spot relocation, for set up.

**T&T RECOMMENDATION:** Findings can be made to approve. 8-0-0

### ITEM PULLED BY RESIDENT

#### 10.3 LA JOLLA ART & WINE FESTIVAL Street Closures

Request for temporary street closure on portions of Girard Ave, Silverado and Wall Street related to the 6th annual art walk event on October 8-9, 2016 benefitting local public schools. Two-day festival showcases over 150 artists and features a festive wine and beer garden, a silent auction, a family art center and live music and entertainment. Streets will be closed from Friday October 7 at 5 pm for load in, to Sunday October 9 at 11 pm for load out. Affected streets that will be closed:

Girard Ave between Prospect and Torrey Pines Rd. Silverado between Drury Lane and the alley west of Herschel. Wall Street between Girard Ave and the alley west of Herschel.

**T&T RECOMMENDATION:** Findings can be made to approve. 8-0-0.

**Motion to Approve Consent Agenda Items of 10.1 and 10.3: (Rasmussen/Brady 13-0-1). Motion Carries.**

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.  
Prior actions by committees/boards are listed for information only.

#### 11.0 AT&T VIA CASA ALTA 2122 Via Casa Alta SDP CDP ACTION ITEM

La Jolla (Process 2) – Amendment to a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for an existing Wireless Communication Facility. The property site is located at 2122 Via Casa Alta in the RS-1-2 zone of the La Jolla Community Planning area at the site at the top of Mount Soledad that has a number of other antennas. The subject project is on a building and a 174-foot tower owned by KGTV, and the antennae locations range from 14 feet to 32 feet above ground level. The project proposes replacement of 5 antennae that are more suited for voice transmissions GSM) with the same number of antennae that are more suited for voice and data transmissions (LT), also suitable for 4G level of service. The new equipment will be at the same power levels and operating frequencies as the existing. Service areas were indicated in a level-of-service map, showing existing and proposed conditions.

**DPR RECOMMENDATION** The limited actions by the members of the DPR Committee August 9, 2016 in receiving information on Project 488493 are ratified on August 16, 2016. Upon convening in today's meeting, this project has been reviewed de novo to orient the members who were absent the previous meeting. Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for an existing Wireless Communication Facility at 2122 Via Casa Alta. 6-0-2

**Project addressed by Jamo Stevenson of AT&T, representing a colleague who could not attend. Public comment on ownership of equipment. Trustee Rasmussen questions size and shape of antennas. Additional Trustee comment from Trustee Boyden on coverage map and signal strength. Trustee Little**



## ATTACHMENT 10

inquires on coverage area and heights of antennas in relation to coastal height limits, and it is noted that the mounts have not changed and the height is the same size as it was. Trustee Emerson inquires on comparison between existing site and coverage map. Discussion on power outputs and radiation. Antennas are within FDA regulations.

**Motion to Approve Amendment to a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for an existing Wireless Communication Facility (Little/Will 13-1-1). Motion Carries**

### **12.0 JONES RESIDENCE 2315 Rue De Anne SDP CDP ACTION ITEM**

La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing 1961 sq ft. single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. The 0.351 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan Area.

**PRC RECOMMENDATION:** Findings can be made for a Site Development Permit and Coastal Development Permit. 4-1-1

**MAY PRC RECOMMENDATION:** Motion by Gordon, second by Emerson, that findings can be made on a preliminary basis for the split level house design dated 5/21/2016, and that applicant shall return with city cycle issues for final review. 6-0-0.

**APRIL PRC RECOMMENDATION:** Motion by Ducharme, second by Gordon: that the project return to the LJSPRC with: 1. Street massing diagram in elevation form and 2. Include adjacent neighbor structure setbacks on east/west site section. 6-0-0.

**MARCH PRC RECOMMENDATION:** Motion by Crisafi, second by Donovan to be continued to future meeting. Request the appliance respond to the following issues:

1. Proposed massing, bulk and scale, step back second floor on East side.
2. Refer to first 2 bullet points and images on page 5, La Jolla Shores Design Manual for guidance.
3. Provide photo survey/ massing study of proposed design in context with existing homes on the South side of Rue de Anne
4. Provide Shading Study along East property line.
5. Consider utilizing existing North yard grade rather than raising 18". 5-0-0.

Trustee Brian Will is the Architect on this Project and presents a PPT showing the Project from different vantage points and grades. Attorney Julie Hamilton presents PPT on the project. Noted that the LJCPA cannot adjudicate CC&R's/HOA guidelines. Neighbor Ed Furtek speaks to what he states are the intentions of the builder of the community, namely that there are to be no two-story houses other than the one he (the builder) built for himself. Furtek notes that there are 11 houses noted as historically significant and 2 of the 11 are on Rue De Anne. Neighbor Joe Bevasch speaks to his experience in working on the CCR's and maintaining a one-story rule. Neighboring Manno family speaks to the pool of this Project to be close to their home office. Don Bearioni (sp) speaks to the fact that while Will's presentation noted that the neighbors are aware of the project and happy, he was not aware and did not know. His property is higher than the Project property and he is concerned that "Lincoln Log" walls that he has placed on his property will be cut into and will collapse as a result of the cuts. Peggy Davis discusses earthquake fault levels. Trustee Boyden questions the foliage on the property (Ficus and Juniper) and asks for clarification on whether the "Lincoln Log" wall will be displaced by the Project. \*\*\*Note that Trustee Will made his presentation and answered related Trustee and questions but physically left the building for the Trustee Deliberation\*\*\*.

## ATTACHMENT 10

**Motion to Approve Site Development Permit and Coastal Development Permit to demolish an existing 1961 sq ft. single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. (Emerson/Rasmussen 10-2-2). Motion Carries**

**13.0 CARDENAS RESIDENCE 8466 El Paseo Grande CDP SDP ACTION ITEM**

La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish a 3,113 sq ft existing single family residence and construct a new 6,698 sq.ft. single family residence with attached garage at 8466 El Paseo Grande. The 0.27 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan.

**PRC RECOMMENDATION:** Findings can be made for CDP and SDP. 4-1-1

**ITEM POSTPONED UNTIL OCTOBER BY ARCHITECT.**

**14.0 HAAS-BERNER WEDDING STREET CLOSURE Lane Closure ACTION ITEM**

Date: September 17, 2016. Forty-five minute street closure of one lane on Girard Avenue toward Prospect Street, beginning at Coast Blvd South ending at La Valencia Hotel located at 1152 Prospect Street. Road closure barriers have been approved by SDPD and will be placed at Girard Avenue and Coast Blvd South. Purpose of road closure is small wedding procession led by one horse and a 2 x 4 x 4 battery-operated mobile disc-jockey cart. Horse will have bun bag. Local businesses have been formally notified of lane closure request.

**T&T RECOMMENDATION:** Unable to present to T&T due to scheduling misunderstanding. Chair Abrams endorses premise of LJCPA providing the community advisory, as does City of San Diego Special Events Director Cindy Kodama.

**Trustee Emerson raises concerns on precedent in regard to street closures. Trustee Weiss notes that there is a cultural component to this wedding and further notes that the lane closure is not disruptive as described.**

**Motion to Deny forty-five minute street closure of one lane on Girard Avenue toward Prospect Street, beginning at Coast Blvd South ending at La Valencia Hotel located at 1152 Prospect Street. (Emerson/Little 3-10-1). Motion Fails.**

**Motion to Approve forty-five minute street closure of one lane on Girard Avenue toward Prospect Street, beginning at Coast Blvd South ending at La Valencia Hotel located at 1152 Prospect Street. (Donovan/Brady 10-3-1). Motion Carries.**

**15.0 Selection of the October LJCPA Minutes-Taker: David Little**

**16.0 Adjourn to next LJCPA Meeting: October 6<sup>th</sup>, 2016, 6:00 PM. Meeting adjourns at 8:22.**



THE CITY OF SAN DIEGO

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

## Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit

☒ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit  
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other \_\_\_\_\_

**Project Title**

**Project No. For City Use Only**

AT&T CARDENO & ALTA LA JOLLA (SD0777)

**Project Address:**

1570 ALTA LA JOLLA DRIVE. LA JOLLA, CA 92037

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

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

**Additional pages attached** ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:



Project Title: <b>AT&amp;T CARDENO &amp; ALTA LA JOLLA (SD0777)</b>	Project No. (For City Use Only)
---------------------------------------------------------------------	---------------------------------

**Part II - To be completed when property is held by a corporation or partnership****Legal Status (please check):**

☒ Corporation    ☐ Limited Liability -or- ☐ General) What State? CA Corporate Identification No. 95-3271951 TAX ID#:  
☐ Partnership

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

Corporate/Partnership Name (type or print):  
La Jolla Alta Master Council

☒ Owner    ☐ Tenant/Lessee

Street Address: 1570 Alta La Jolla Drive

City/State/Zip: La Jolla, CA 92037

Phone No: 858.459.6903 Fax No:

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

Title (type or print):  
President

Signature: [Signature] Date: May 6, 2016

Corporate/Partnership Name (type or print):

☐ Owner    ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner    ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner    ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner    ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner    ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:



## CODE COMPLIANCE

2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA RESIDENTIAL CODE  
2013 CALIFORNIA TITLE 24  
2013 CALIFORNIA FIRE CODE  
2013 CALIFORNIA ENERGY CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA ELECTRICAL CODE  
TIA-222-G CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

## PROJECT DESCRIPTION

AT&T proposes to re-permit an existing wireless installation, where NO new work is proposed. The new Permit will consist of the following:

- Nine (9) panel antennas
- Eighteen (18) RRU's
- Twelve (12) TMA's
- Three (3) surge protectors
- One (1) GPS antenna
- Equipment enclosure

## SITE INFORMATION

PROPERTY OWNER: LA JOLLA ALTA MASTER COUNCIL  
9610 MAPLES STREET  
SAN DIEGO, CA 92121

APPLICANT: AT&T WIRELESS  
5736 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121

APPLICANT REPRESENTATIVE: M&M TELECOM INC.  
6886 MINOSA DRIVE  
CARLSBAD, CA 92011

ZONING JURISDICTION: CITY OF SAN DIEGO

ZONING DISTRICT: RS-1-4

LATITUDE (NAD 83): 32° 49' 15.995" N

LONGITUDE (NAD 83): 117° 14' 53.916" W

PARCEL #: 358-090-02-00

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

OTHER WIRELESS FACILITIES: VERIZON

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

LEGAL DESCRIPTION:  
LOT 6 OF LA JOLLA ALTA PRO UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8251, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN COUNTY.

## PROJECT TEAM

PROJECT MANAGER:  
**Caitlyn Kes**  
858-527-9938

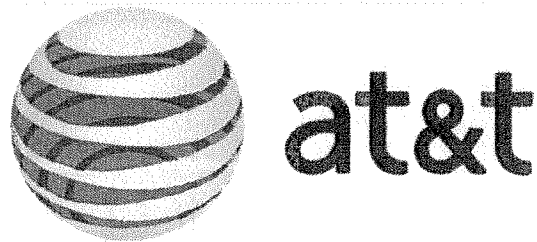
ENGINEERING:  
TELECOM MANAGEMENT GROUP  
14555 AVENIDA VENUSTO #B  
SAN DIEGO, CA 92128  
PHONE: (650) 248-7676  
EMAIL: EDGAR.ORTIZ@TELECOMMANAGEMENTGROUP.COM

SITE ACQUISITION:  
**Caitlyn Kes**  
858-527-9938

ZONING:  
**Caitlyn Kes**  
858-527-9938

RF ENGINEER:  
JOSE WELCHOR  
AT&T  
5736 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121  
PHONE: (650)762-2161  
EMAIL: JWELCHOR@ATT.COM

CONSTRUCTION:  
ROBERT POLITO  
GOCOMAN NETWORKS  
PHONE: (468)307-6962  
EMAIL: RPOLITO@GOCOMANNETWORKS.COM



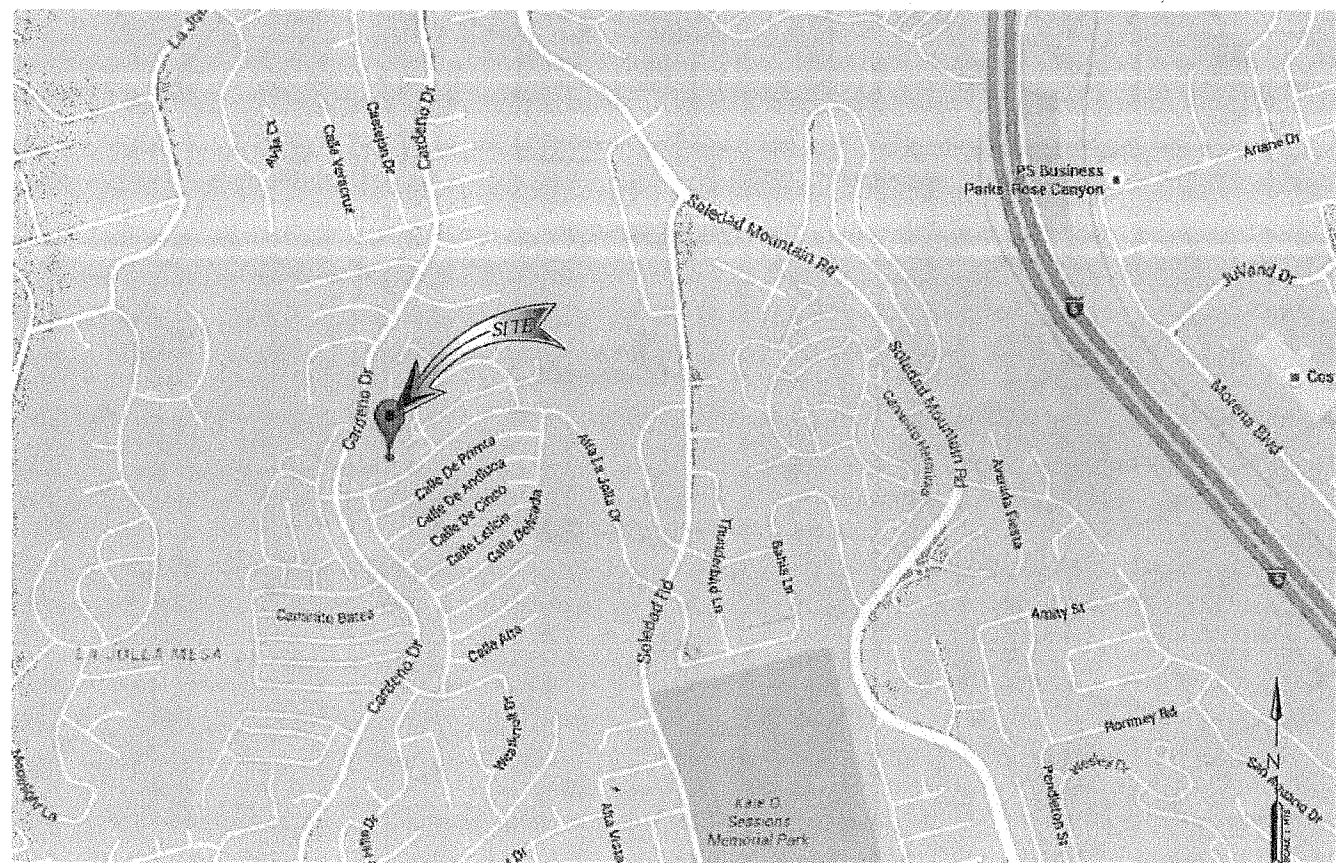
# CARDENO DR. & ALTA LA JOLLA DR.

## SITE NUMBER: SD0777

### FA NUMBER: 100999930

1570 ALTA LA JOLLA DR.  
LA JOLLA, CA 92037

## VICINITY MAP



NO SCALE

## DRIVING DIRECTIONS FROM AT&amp;T OFFICE

DIRECTIONS FROM AT&amp;T OFFICE:

GET ON I-5 S FROM LUSK BLVD. HEAD SOUTHWEST ON PACIFIC CENTER BLVD TOWARD MCKELLAR CT. TURN RIGHT ONTO LUSK BLVD. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO YSTA SORRENTO PKWY. USE THE LEFT 2 LANES TO TURN LEFT ONTO SORRENTO VALLEY BLVD. USE THE MIDDLE LANE TO TURN RIGHT ONTO ROSELLE ST. USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO I-5 S. MAY BE CLOSED AT CERTAIN TIMES OR DAYS. FOLLOW I-5 S TO BLUFFSIDE AVE. TAKE EXIT 23 FROM I-5 S. MERGE ONTO I-5 S. TAKE EXIT 23 TOWARD BALBOA AVE/GARNET AVE. TAKE SOLEDAD MOUNTAIN RD, BERYL ST, SOLEDAD RD AND ALTA LA JOLLA DR TO YOUR DESTINATION IN LA JOLLA. TURN RIGHT ONTO BLUFFSIDE AVE. TURN LEFT ONTO PICO ST. TURN RIGHT ONTO FELSPAR ST. TURN RIGHT ONTO SOLEDAD MOUNTAIN RD. TURN LEFT ONTO BERYL ST. TURN RIGHT ONTO LAMONT ST. CONTINUE ONTO SOLEDAD RD. TURN LEFT ONTO ALTA LA JOLLA DR. TURN RIGHT ONTO CAMINITO CARDELINA. TURN LEFT. RESTRICTED USAGE ROAD.

## GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

## APPROVALS

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

AT&T COMPLIANCE: \_\_\_\_\_ DATE: \_\_\_\_\_

AT&T RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

AT&T OPERATIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

AT&T PM: \_\_\_\_\_ DATE: \_\_\_\_\_

CONSTRUCTION: \_\_\_\_\_ DATE: \_\_\_\_\_

SITE ACQUISITION: \_\_\_\_\_ DATE: \_\_\_\_\_

SITE OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

## DRAWING INDEX

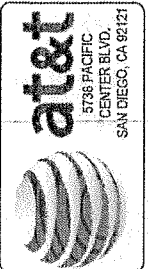
SHEET NO:	SHEET TITLE
T1	TITLE SHEET
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	EQUIPMENT LAYOUT
A4	ANTENNA SCHEDULE
A5	SITE ELEVATIONS
A6	SITE ELEVATIONS
A7	SITE DETAILS



Know what's below.  
Call before you dig.

NOTE:  
48 HOURS PRIOR TO DIGGING,  
CONTRACTOR TO NOTIFY ALL UTILITY  
COMPANIES TO LOCATE ALL UNDERGROUND  
UTILITIES.

1.NUP 5/24/16
Rev. Description Date



TITLE SHEET

SD0777  
CARDENO DR. & ALTA LA JOLLA DR.  
1570 ALTA LA JOLLA DR.  
LA JOLLA, CA 92037



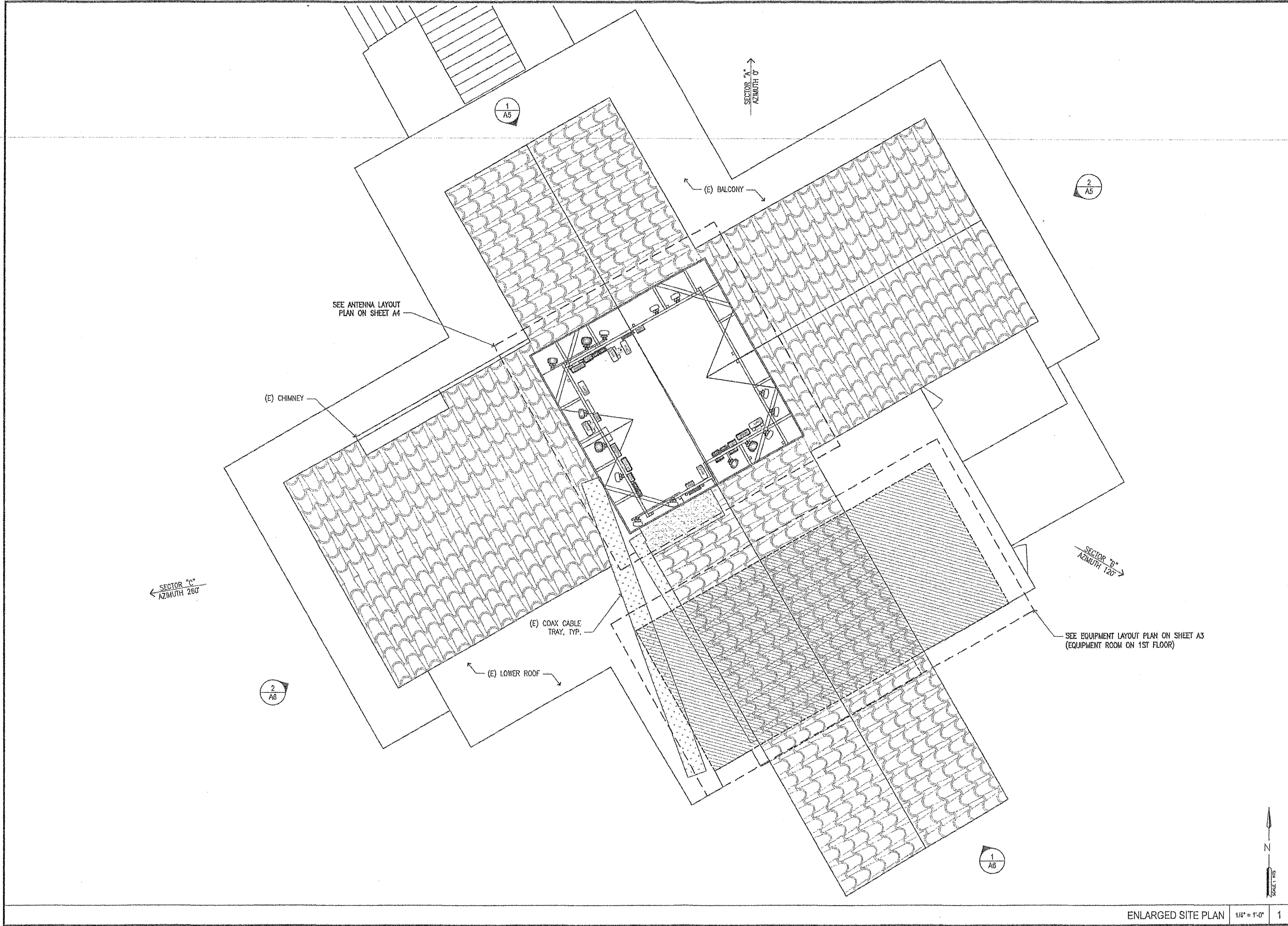
Project Number:

Drawn by: ERO/RP

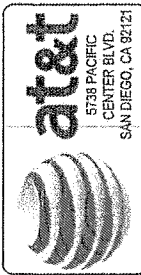
Checked by: ERO

Sheet No:

T1



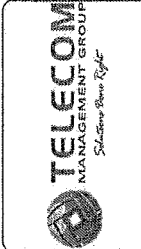
1.NUP 5/24/16		
Rev.	Description	Date:



SD0777  
CARDENO DR. & ALTA LA JOLLA DR.  
1570 ALTA LA JOLLA DR.  
LA JOLLA, CA 92037

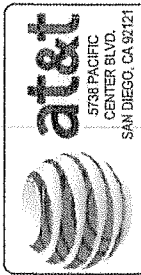
ENLARGED ROOF PLAN

TELECOM  
MANAGEMENT GROUP  
Solutions Group



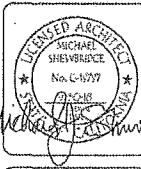
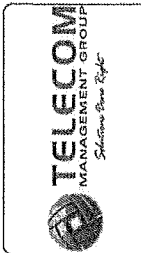
Project Number:  
Drawn by: ERO/RP  
Checked by: ERO  
Sheet No: A2

1.NUP 5/24/16		
Rpt.	Description	Date

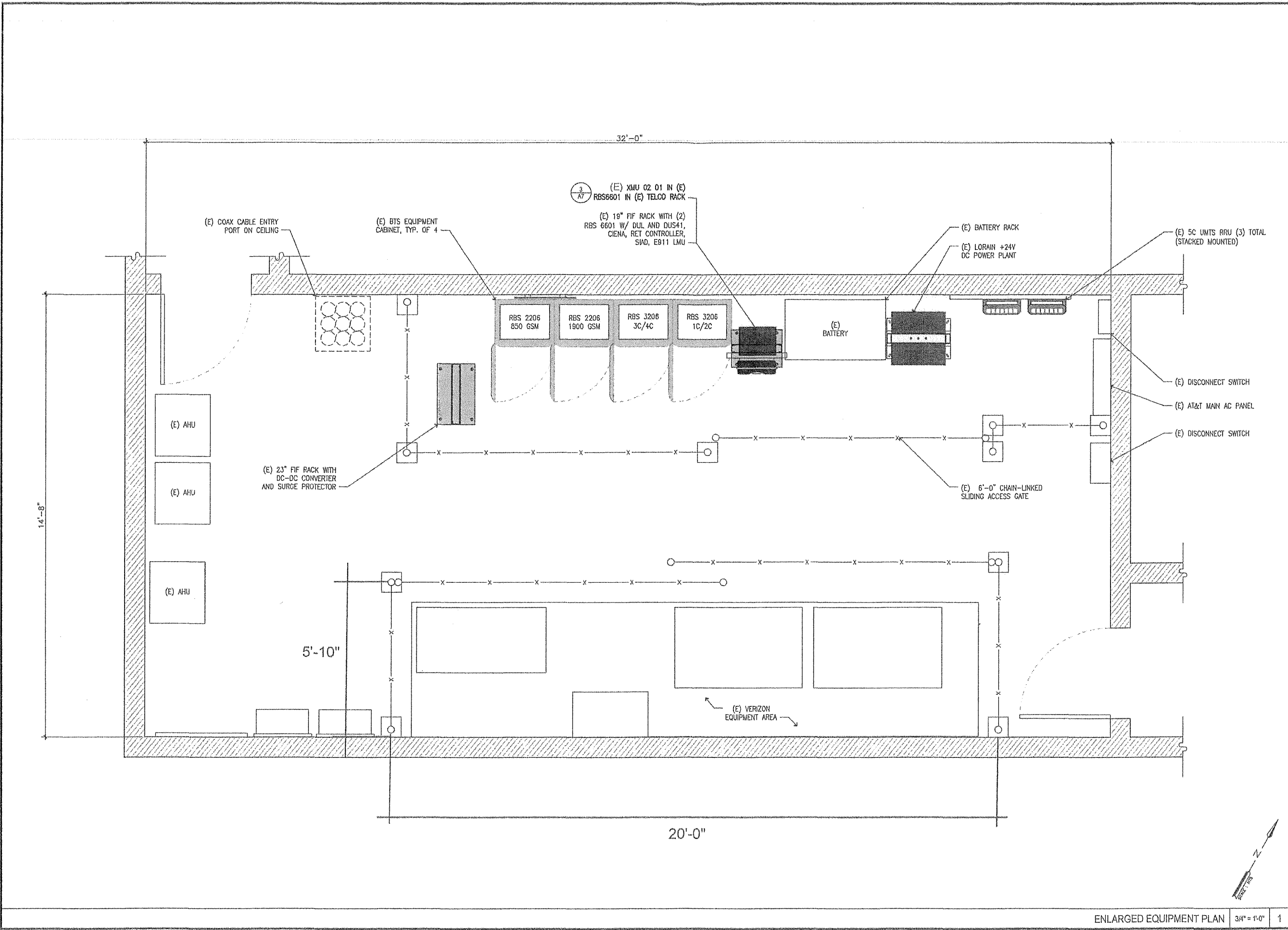


ENLARGED  
EXISTING  
EQUIPMENT PLAN

SD0777  
CARDENO DR. & ALTA LA JOLLA DR.  
1570 ALTA LA JOLLA DR.  
LA JOLLA, CA 92037

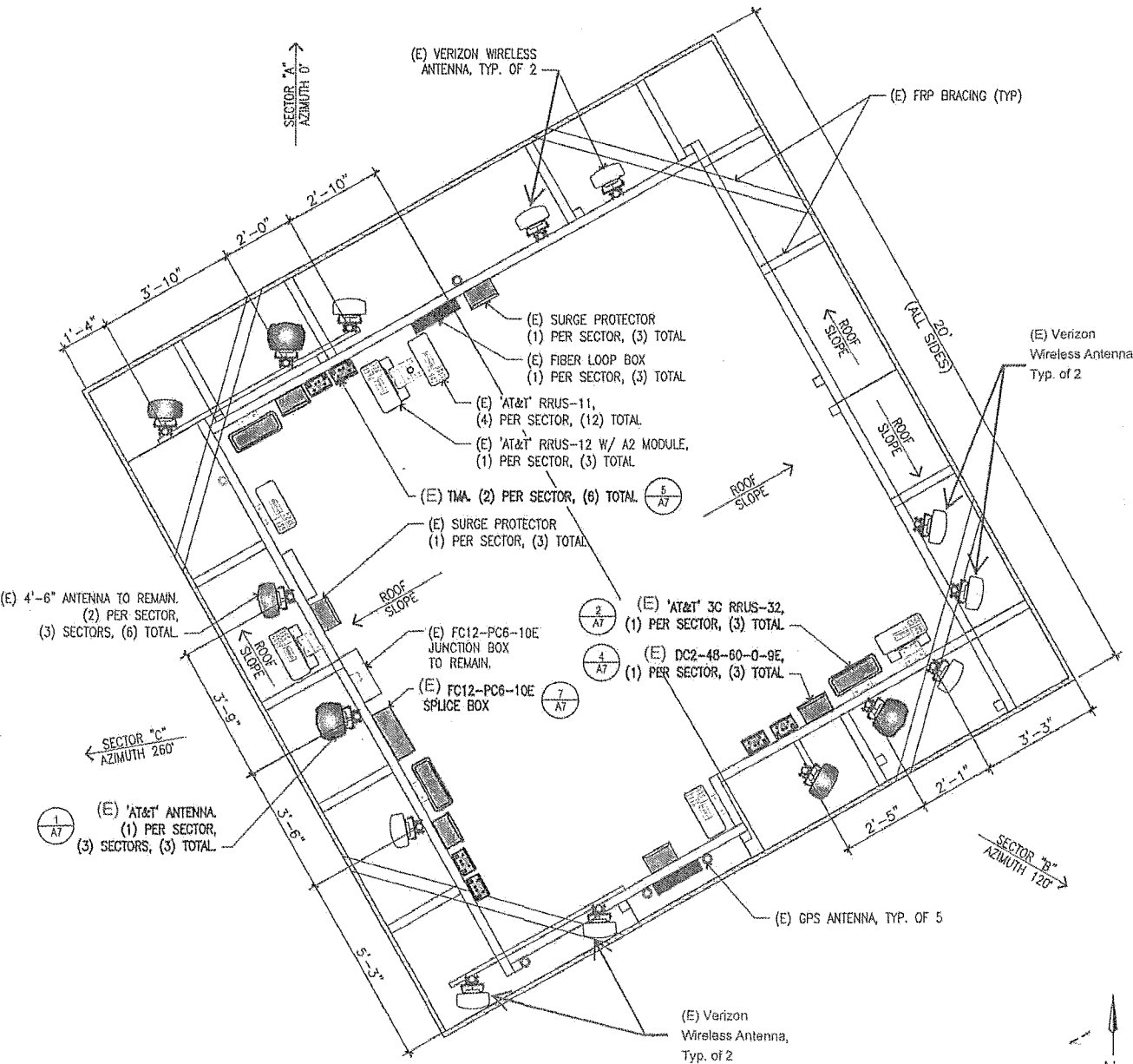


Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: A3



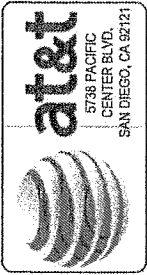


NEW ANTENNA SCHEDULE							
SECTOR	AZIMUTH		MODEL NO.	ANTENNA TIP HEIGHT	RRU	TMA	COAX/FIBER LENGTH ±5'
A	1	0° EMS	MB48RR65VDPALQ	19'-6"	(2) RRU		110'
	2	0°	QUINTEL QS46512-2		(1) RRUS32	(1) E15Z01P13	
	3	0°	KATHREIN 80010864			(1) E15Z01P13	
	4						
B	1	120°	KATHREIN 80010864	19'-6"	(2) RRU		110'
	2	120°	QUINTEL QS46512-2		(1) RRUS32	(1) E15Z01P13	
	3	120° EMS	MB48RR65VDPALQ			(1) E15Z01P13	
	4						
C	1	260° EMS	MB48RR65VDPALQ	19'-6"	(2) RRU		110'
	2	260°	QUINTEL QS46512-2		(1) RRUS32	(1) E15Z01P13	
	3	260°	KATHREIN 80010864			(1) E15Z01P13	
	4						



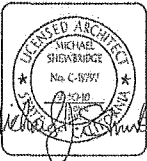
ENLARGED ANTENNA LAYOUT 1/2" = 1'-0" 1

1.NUP 5/24/16		
Rev.	Description	Date:

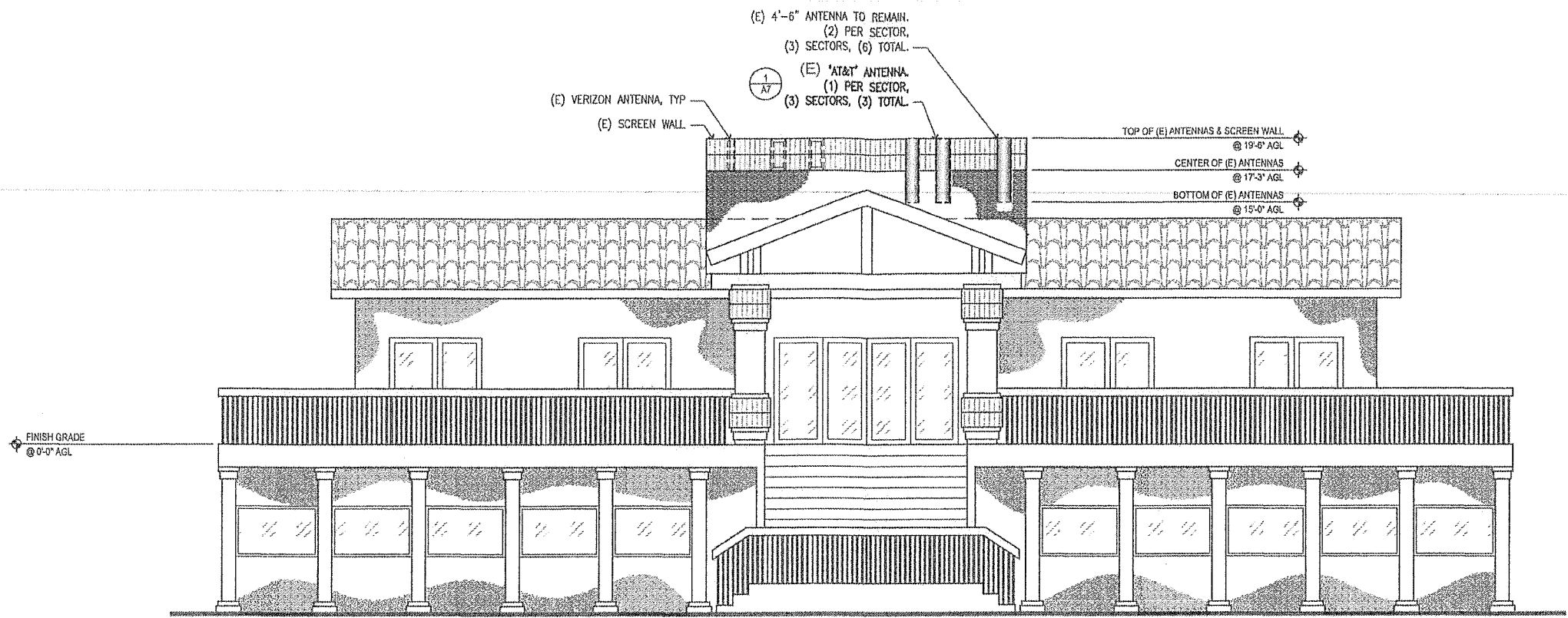


ENLARGED  
EXISTING  
ANTENNA LAYOUT

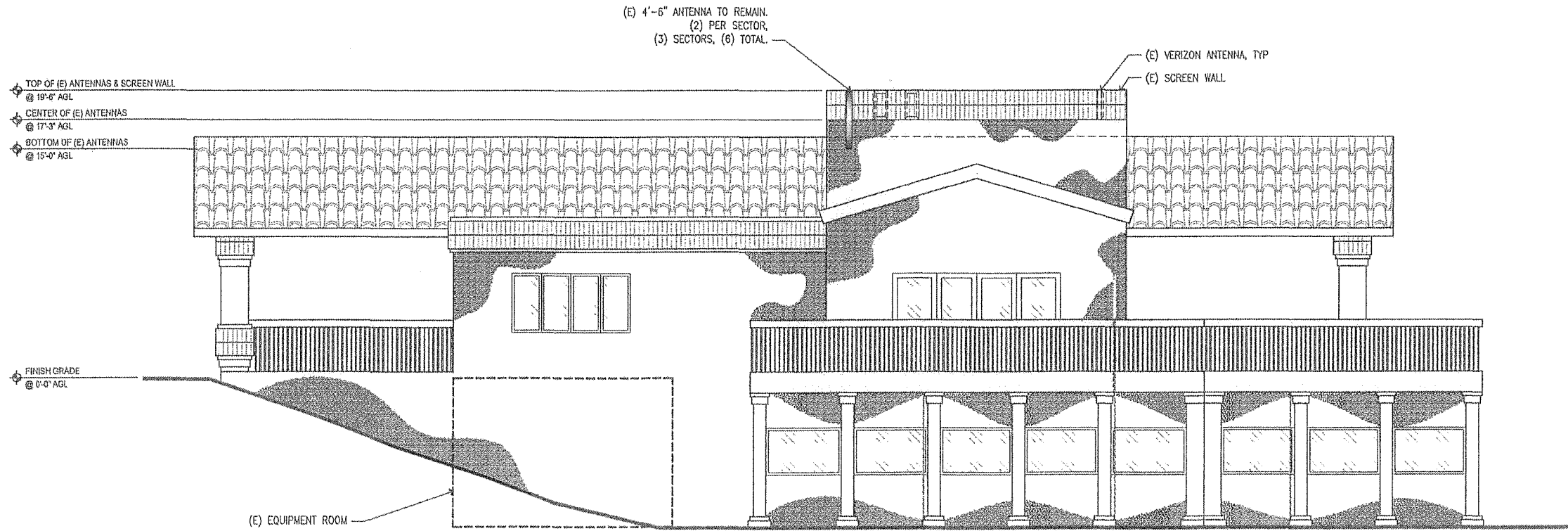
SD0777  
CARDENO DR. & ALTA LA JOLLA DR.  
1570 ALTA LA JOLLA DR.  
LA JOLLA, CA 92037



Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: A4

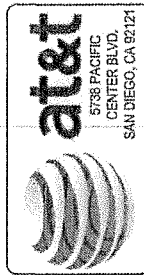


NORTH ELEVATION 1/4" = 1'-0" 1



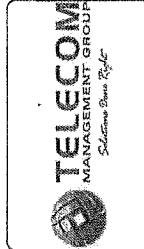
EAST ELEVATION 1/4" = 1'-0" 2

1.NUP 5/24/16		
Rev.	Description	Date



SD0777  
SITE ELEVATIONS

CARDENO DR. & ALTA LA JOLLA DR.  
1570 ALTA LA JOLLA DR.  
LA JOLLA, CA 92037

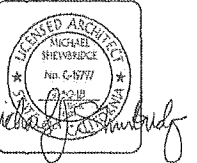


Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: A5



## STEEL ELEVATIONS

SD0777  
CARDENO DR. & ALTA LA JOLLA DR.  
1570 ALTA LA JOLLA DR.  
LA JOLLA, CA 92037



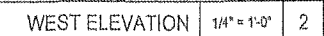
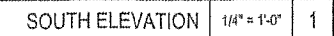
Project Number: \_\_\_\_\_

Drawn by: \_\_\_\_\_ ERO/RP

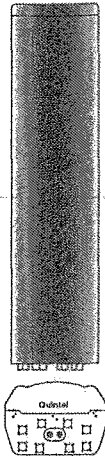
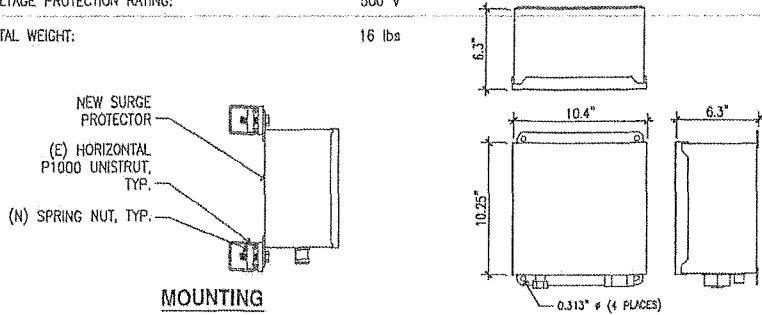
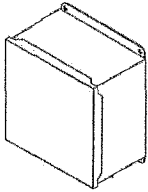
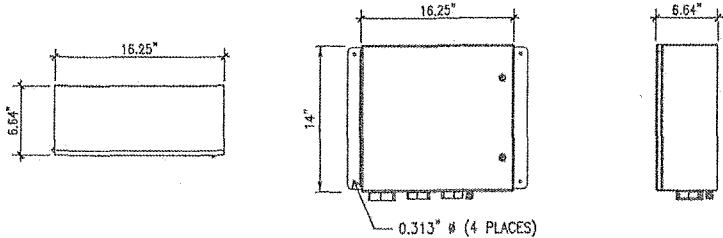
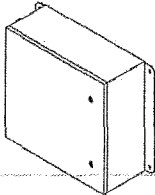
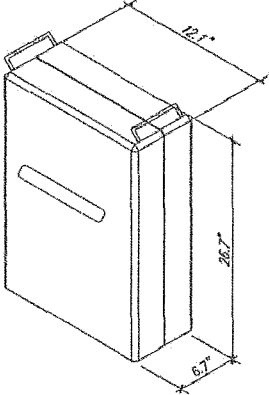
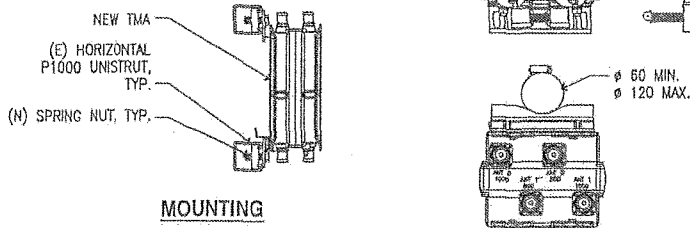
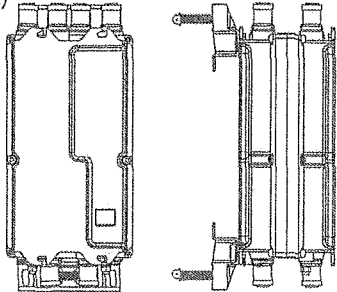
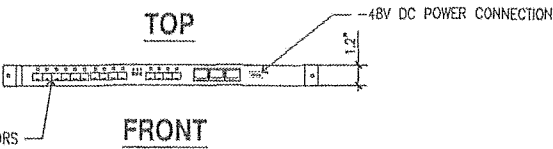
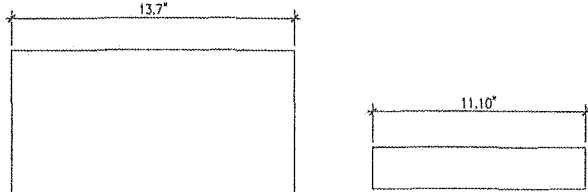
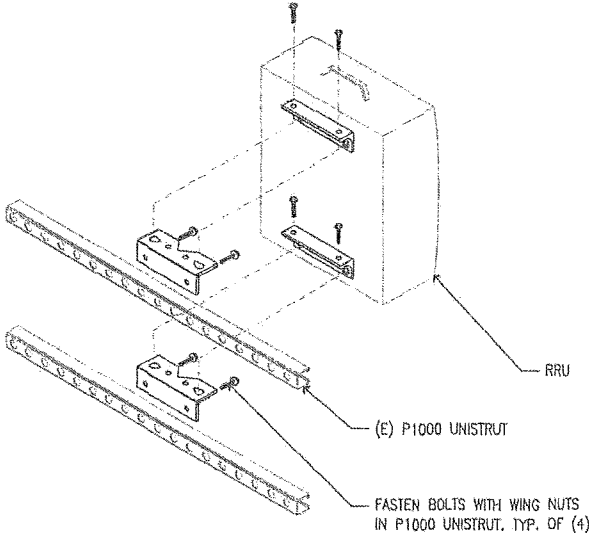
Checked by: \_\_\_\_\_ ERO

Sheet No: \_\_\_\_\_

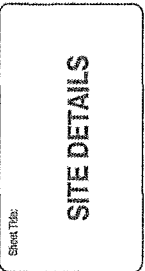
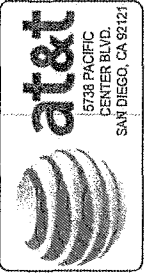
A6



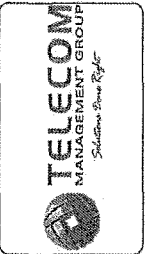


<div>QUINTEL QS46512-2</div> <div><div>DIMENSIONS, WxDxH:304 X 245 X 1320 mm (12" X 9.6" X 52")</div><div>WEIGHT (EXCLUDING MNTG. BRACKETS):47.2 KG. (104 lbs.)</div><div>NO. OF CONNECTORS:12X 4.3-10.0 DIN FEMALE LONG NECK</div><div>CONNECTOR TYPE:IEC 60130-9 (Ed 3.0)</div><div>MAX. WIND SPEED:150mph (67m/s)</div><div>WIND LOAD @ 100 MPH:FRONT: 445N (100 lbs.), SIDE: 267N (60 lbs.)</div><div>WIND LOAD @ MAX WIND SPEED:FRONT 903 N (203 lbs.), SIDE 543 N (122 lbs.)</div></div> <div></div>			<div>RAYCAP DC2-48-60-0-9E</div> <div><div>DIMENSIONS, WxDxH:263 x 160 X 260mm (10.4" X 6.3" X 10.25")</div><div>NOMINAL OPERATING VOLTAGE:48 VDC</div><div>NOMINAL DISCHARGE CURRENT:20 kA 8/20µs</div><div>MAXIMUM DISCHARGE CURRENT:60 kA 8/20µs</div><div>MAXIMUM CONTINUOUS OPERATING VOLTAGE:75 VDC</div><div>VOLTAGE PROTECTION RATING:500 V</div><div>TOTAL WEIGHT:16 lbs</div></div> <div></div>			<div>RAYCAP FC12-PC6-10E</div> <div><div>DIMENSIONS, WxDxH:413x169x356mm (16.25"x6.64"x14")</div><div>ENCLOSURE TYPE:NEMA 4</div><div>INPUT SIZE QUANTITY &amp; SIZE:(1) 2.5" (3) 2"</div><div>WIND LOADING:150 MPH SUSTAINED (179 lbs) 195 MPH GUST (302 lbs)</div><div>TOTAL WEIGHT:20.35 lbs</div></div> <div></div>		
QUINTEL QS46512-2			SURGE PROTECTOR SPECIFICATION			FC12-PC6-10E SPLICE BOX SPECIFICATION		
<div>ERICSSON RRUS-32</div> <div><div>DIMENSIONS, WxDxH:12.1"x6.7"x26.7" (INCLUDES SUNSHIELD)</div><div>POWER REQUIREMENT:-48V DC</div><div>TOTAL WEIGHT:60 lbs (FULLY EQUIPPED)</div><div>TEMPERATURE:TBD</div></div> <div></div> <div>NOTE: PHYSICAL DIMENSIONS DO NOT INCLUDE COLLAPSABLE HANDLE WHICH IS AN EXTRA 2.2 INCHES IN HEIGHT.</div>			<div>COMMSCOPE E15Z01P13</div> <div><div>DIMENSIONS, WxDxH:184 x 140 x 330mm (7.2 x 5.5 x 13 in.)</div><div>CONNECTOR INTERFACE:7-16 DIN FEMALE (LONG NECK)</div><div>WIND LOADING (MAX.):60 N @ 115 kph 13 lbf @ 115 kph</div><div>WIND SPEED (MAX.):200 kph (124 mph)</div><div>COLOR:GRAY</div><div>TOTAL WEIGHT:10.9 kg. (24 lbs)</div></div> <div></div>					
RRU SPECIFICATIONS			TMA E15Z01P13 SPECIFICATION			NOT USED		
<div>ERICSSON XMU 02 01</div> <div><div>DIMENSIONS, WxDxH:350x282x30mm (13.7"x11.1"x1.2")</div><div>NOMINAL OPERATING VOLTAGE:48 VDC</div><div>TOTAL WEIGHT:± 4.62 lbs</div></div> <div></div>								
XMU 02 01 SPECIFICATION			RRU MOUNTING DETAIL			NOT USED		

Rev.	Description	Date
1.	NUP	5/24/16



SD0777  
CARDENO DR. & ALTA LA JOLLA DR.  
1570 ALTA LA JOLLA DR.  
LA JOLLA, CA 92037



Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No:

A7