



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: March 19, 2014 REPORT NO. HO 14-018

ATTENTION: Hearing Officer

SUBJECT: T-Mobile – San Carlos Medical
PTS PROJECT NUMBER: 333704

LOCATION: 7430 Jackson Drive

APPLICANT: T-Mobile (Permittee)/
San Diego Lodge No. 168 Benevolent & Protective Order (Owner)

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit (SDP) for a Wireless Communication Facility (WCF) in the Navajo community plan area?

Staff Recommendation: APPROVE Site Development Permit No. 1174965 and RESCIND Site Development Permit No. 802434.

Community Planning Group Recommendation: The Navajo Community Planners, Inc. voted unanimously to recommend approval of this project at their December 16, 2013 meeting. (Attachment 8)

Environmental Review: This 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 February 6, 2014, and the opportunity to appeal that determination ended February 25, 2014. (Attachment 7)

BACKGROUND & DISCUSSION

T-Mobile – San Carlos Medical is an application for a Site Development Permit (SDP) for a Wireless Communication Facility (WCF). The project is located in the Navajo community plan area in the CO-1-2 zone. The project is located at 7430 Jackson Drive. (Attachments 1, 2, and 3)

WCFs are permitted in commercial zones with a limited use approval. In this case, the project is also located within Subarea 1 of the Mission Trails Design District, which requires the processing of a Site Development Permit, Process 3, Hearing Officer decision.

Pacific Bell Mobile Services originally obtained Permit No. 95-0350-138 on July 27, 2000. This approval permitted 5 façade mounted panel antennas and an equipment area. The WCF was sold by Pacific Bell Mobile Services/Cingular Wireless to T-Mobile in 2004. The permit expired in 2010 and T-Mobile obtained a new permit, SDP No. 802434, which was approved by the Hearing Officer on May 18, 2011.

This application, for a new SDP, will replace the previously approved SDP No. 802434. This new approval, part of a T-Mobile network modernization effort, will conceal all of the antennas behind radio-frequency (RF) transparent screening integrated with the existing building's design. In addition, a total of eight (8) antennas are proposed.

The WCF Design Requirements, LDC section 141.0420, identify that the applicant "shall use all reasonable means to conceal or minimize the visual impacts of WCFs through integration." The proposed antennas, mounted behind RF transparent material, will allow for a design where the antennas are concealed and appear to be part of the existing building. Equipment associated with the antennas is located on the side of the building, not readily visible from the public right-of-way.

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCF should be minimized by concealing WCF in existing structures, or utilizing 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 by locating the antennas on an existing building, behind RF transparent materials, meant to conceal and integrate the antennas. The equipment, located on the side of the building, is not readily visible from the public right-of-way. This project will not adversely affect the City's General Plan.

Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the SDP. Therefore, Staff recommends approval of SDP No. 1174965.

ALTERNATIVES

1. Approve Site Development Permit No. 1174965, with modifications.
2. Deny Site Development Permit No. 1174965, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

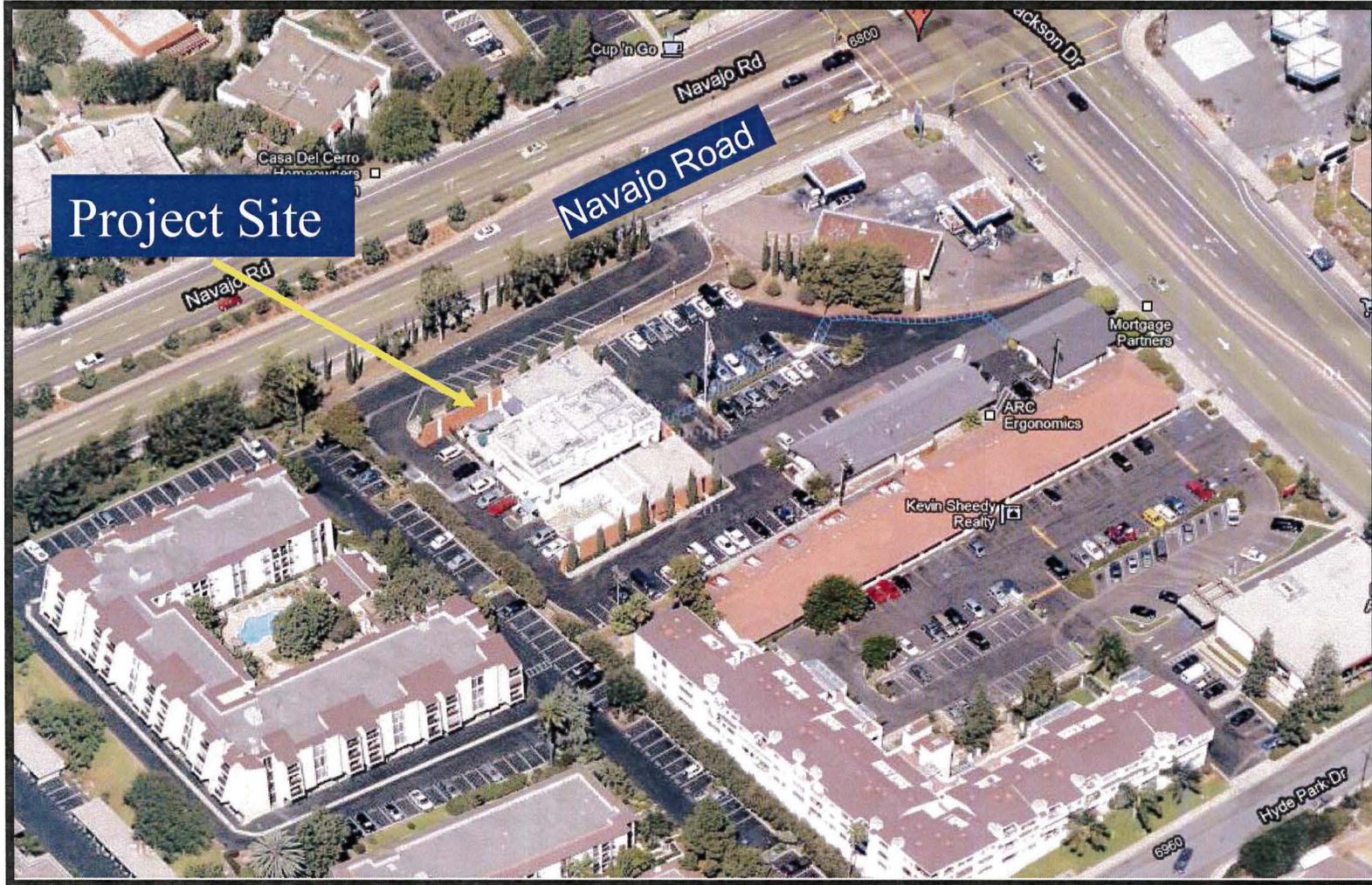
Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

Attachments:

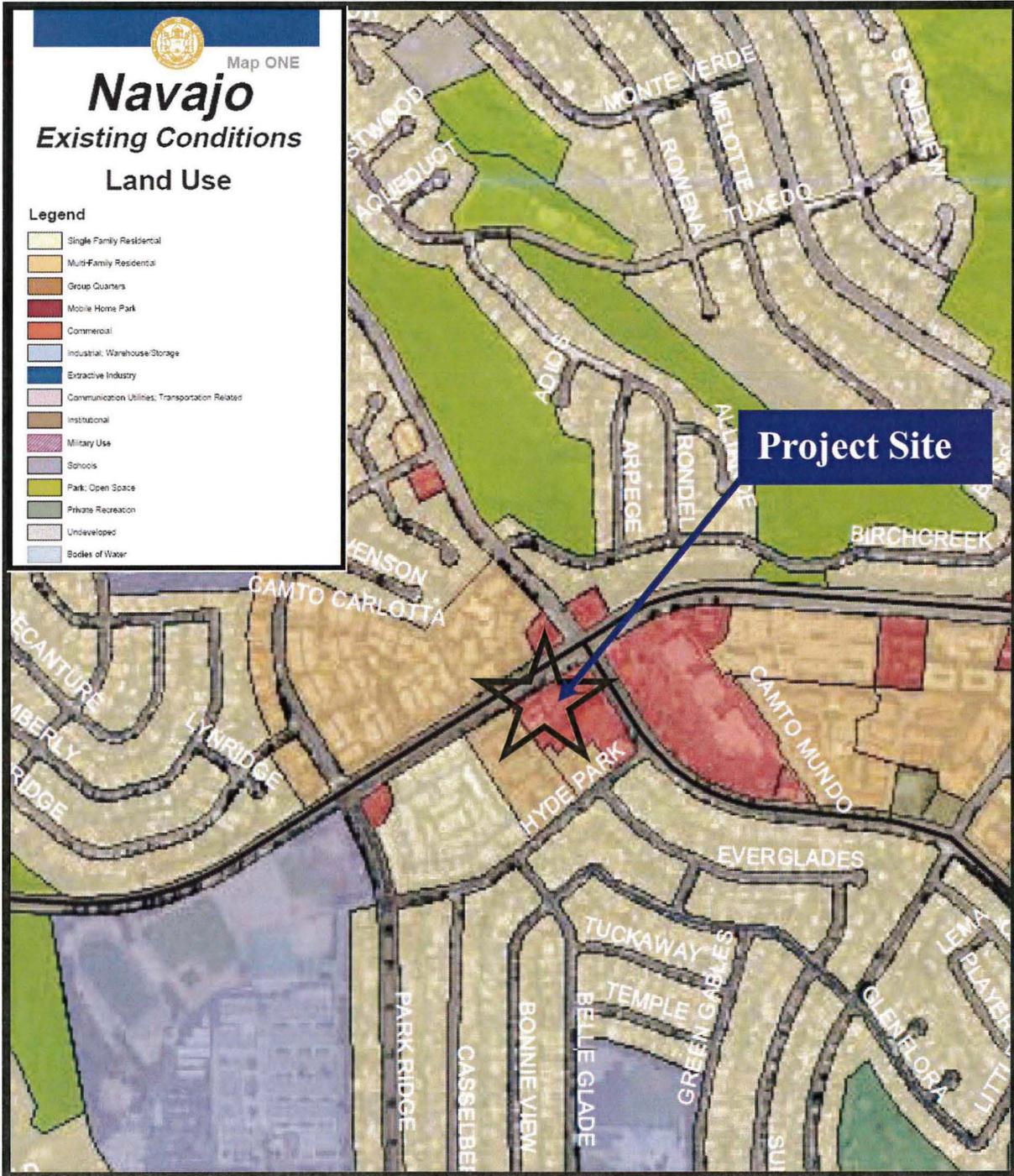
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement (ODS)
10. Photo Simulation
11. Photo Survey
12. Site Justification/Coverage Maps
13. Hearing Officer Hearing Public Notice
14. Project Plans



Aerial Photo (Birds Eye)

T-Mobile San Carlos Medical Center Project No. 333704
7430 Jackson Drive, Suite A, San Diego, CA 92119



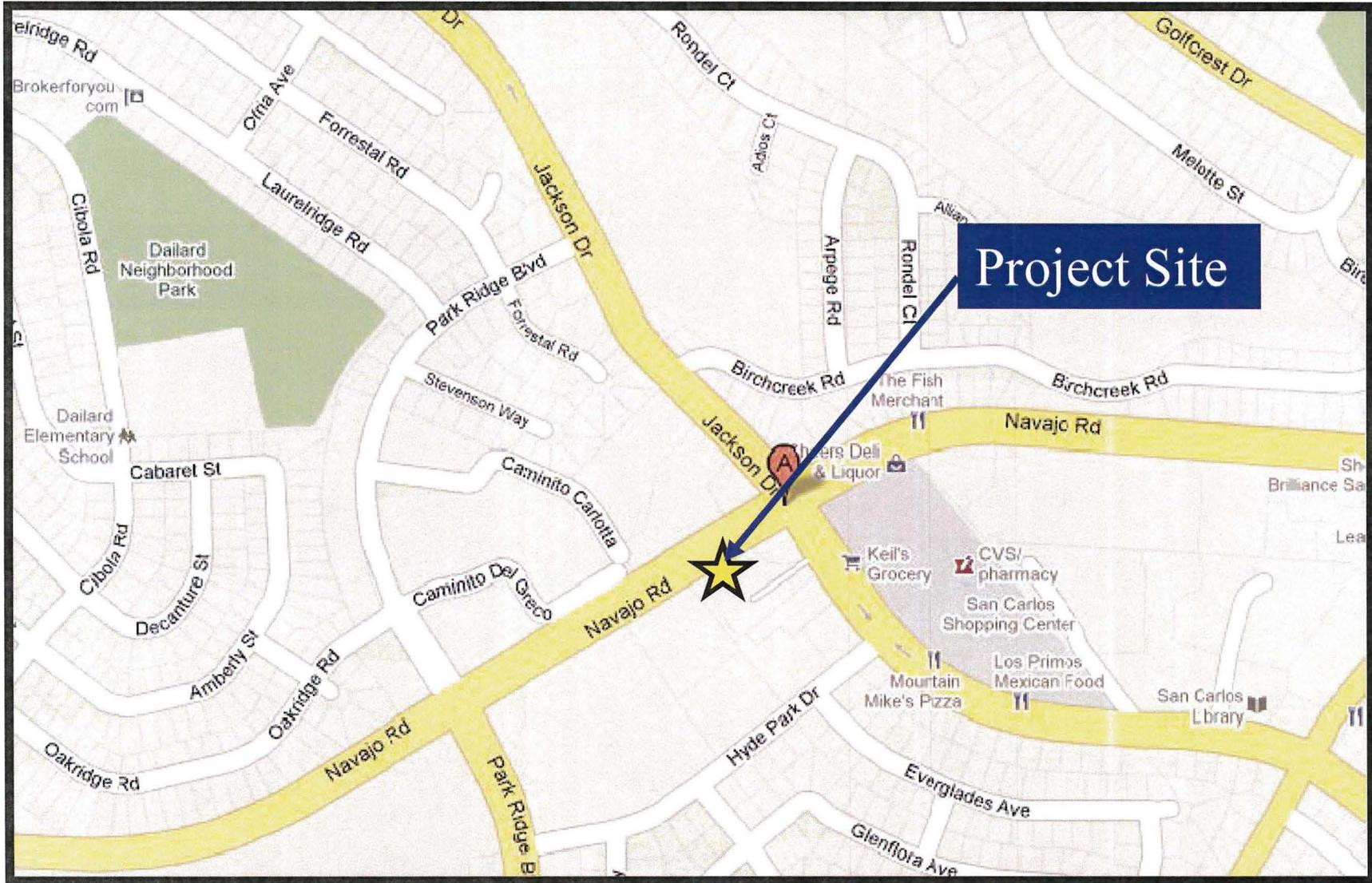


Navajo Community Plan Land Use Map

T-Mobile San Carlos Medical Center Project No. 333704

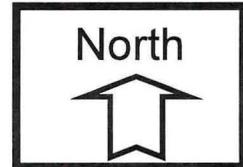
7430 Jackson Drive, Suite A, San Diego, CA 92119





Location Map

T-Mobile San Carlos Medical Center Project No. 333704
7430 Jackson Drive, Suite A, San Diego, CA 92119



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile San Carlos Medical Center	
PROJECT DESCRIPTION:	Modification to an existing Wireless Communication Facility conceal 8 panel antennas behind RF transparent screening, painted and textured to match the adjacent building surfaces. Equipment is located in an enclosure adjacent to the existing building.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
	CURRENT ZONING INFORMATION:	
Zone:	CO-1-2	
Height Limit:	60-feet maximum height limit	
Front Setback:	10-feet	
Side Setback:	10 feet	
Streetside Setback:	10-feet	
Rear Setback:	10 feet	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RM-3-7	Residential
SOUTH:	Residential; CO-1-2	Residential
EAST:	Residential; CC-1-3	Commercial
WEST:	Residential; CO-1-2	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Navajo Community Planners, Inc. voted unanimously to recommend approval of this project at their December 16, 2013 meeting.	

**HEARING OFFICER RESOLUTION NO. HO-XXXX
SITE DEVELOPMENT PERMIT NO. 1174965
T-MOBILE – SAN CARLOS MEDICAL, PROJECT NO. 333704**

WHEREAS, the SAN DIEGO LODGE NO. 168 BENEVOLENT & PROTECTIVE ORDER, Owner, and T-MOBILE, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain 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. 1174965);

WHEREAS, the project site is located at 7430 Jackson Drive in the CO-1-2 zone of the Navajo community plan area;

WHEREAS, the project site is legally described as that portion of Lot 395, Lakeshore Unit No. 6, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 5131, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on March 19, 2014, the Hearing Officer of the City of San Diego considered SITE DEVELOPMENT PERMIT NO. 1174965 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 6, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated March 19, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

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

The City of San Diego’s General Plan (UD-15) requires that the visual impact of Wireless Communication Facilities (WCFs) 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. With this project, T-Mobile proposes to conceal panel antennas, mounted on an existing building, behind radio-frequency (RF) transparent material. This material will be painted and textured to match adjacent building surfaces with a design that is compatible with the existing building’s architecture. Equipment associated with the antennas will be located in an enclosure adjacent to the building, which is not readily visible from the public right-of-way. The design of this WCF allows the provision of wireless

service to the community in a way that is respectful of, and compatible with, the neighborhood context.

The Navajo Community Plan does not address WCFs as a specific land use. The project site is located within the Mission Trails Design District and as such is subject to an SDP. This helps to ensure that development along the edges of Mission Trails Regional Park enhances the park's natural qualities and promotes the aesthetic and functional quality of the park/urban relationship. This project, as proposed, does not interfere with the park master plan nor does it create any visual impacts for the surrounding park or community.

Based on the design of this project as described above, the project will not adversely affect the applicable land use plan.

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

The project consists of eight (8) panel antennas, mounted to an existing building, behind RF transparent screening. Equipment associated with the antennas will be located in an enclosure adjacent to the building. No deviations are proposed as part of this project. The project is located at 7430 Jackson Drive, and is located in the Navajo community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas,

components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. The antennas associated with this facility are designed to integrate with the existing building. The antennas are located behind RF transparent screening that will be painted and textured to match the adjacent building surfaces with a design that is compatible with the existing building. Equipment associated with the antennas will be located in an enclosure adjacent to the building. No deviations are proposed. WCFs are permitted in commercial zones as a Process 1, Limited Use approval. However, as this project is located within Subarea 1 of the Mission Trails Design District, a Process 3, Site Development Permit is required. Based on this project's design and the permits required, this project complies with the regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, SITE DEVELOPMENT PERMIT NO. 1174965 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. 1174965, a copy of which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that, SDP No. 802434 is hereby rescinded.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: March 19, 2014

Internal Order No. 24003985

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003985

SITE DEVELOPMENT PERMIT (SDP) NO. 1174965
RESCIND SDP NO. 802434
T-MOBILE – SAN CARLOS MEDICAL, PROJECT NO. 333704
HEARING OFFICER

This SITE DEVELOPMENT PERMIT NO. 1174965 is granted by the HEARING OFFICER of the City of San Diego to SAN DIEGO LODGE NO. 168 BENEVOLENT & PROTECTIVE ORDER, Owner, and T-MOBILE, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0501, and 132.1201. The site is located at 7430 Jackson Drive in the CO-1-2 zone of the Navajo community plan area. The project site is legally described as: that portion of Lot 395, Lakeshore Unit No. 6, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 5131, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 19, 2014, on file in the Development Services Department.

The project shall include:

- a. Eight (8) panel antennas, mounted behind radio-frequency (RF) transparent screening on an existing building;
- b. Equipment, located in 142 square foot enclosure adjacent to the existing building;

- c. This building is for the primary purpose of providing a place for public assembly, but may have the secondary purpose of accommodating the Permittee's Operations on the Premises.
- d. 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 April 3, 2017.
2. This Site Development Permit and corresponding use of this site shall expire on **April 3, 2024**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. 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 Permittee shall secure all necessary building permits. The 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 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 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 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 Permittee of any claim, action, or proceeding and, if the City

should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

PLANNING/DESIGN REQUIREMENTS:

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

15. 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.

16. 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.

17. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

18. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

19. No overhead cabling is allowed for this project.

20. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.

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

22. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

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

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

25. Antennas shall not extend beyond any RF screening.

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.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- 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 March 19, 2014 and HO-XXXX.

Permit Type/PTS Approval No.: SDP/1174965
Date of Approval: 3/19/2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
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.

**SAN DIEGO LODGE NO. 168
BENEVOLENT & PROTECTIVE
ORDER**

Owner

By _____

**T-MOBILE
Permittee**

By _____

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



THE CITY OF SAN DIEGO

Date of Notice: February 10, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003985

PROJECT NAME/NUMBER: T-Mobile San Carlos Medical Center / 333704

COMMUNITY PLAN AREA: Navajo

COUNCIL DISTRICT: 7

LOCATION: 7430 Jackson Drive, Suite A, San Diego, California 92119

PROJECT DESCRIPTION: SITE DEVELOPMENT PERMIT for a Wireless Communication Facility consisting of the addition of two panel antennas and the replacement of six existing panel antennas on an existing building screened from public view with a fiber reinforced plastic screen enclosures. The project would also replace one existing equipment cabinet. The project is located at 7430 Jackson Drive within the Mission Hills Design District and the Navajo Community Plan Area. (LEGAL DESCRIPTION: Northeast Portion of Lot 395, Lakeshore Unit No. 6 per Map 1531, as Recorded in the County Records Office of Said County).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 which allows for the alteration of an existing facility which involves negligible expansion of the existing use. Furthermore, the exceptions listed in 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton

MAILING ADDRESS: 1222 First Avenue, MS501, San Diego, CA 92101

PHONE NUMBER: 619.446.5349

On February 6, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (February 25, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Agenda for Monday, December 16, 2013
 Zion Avenue Community Church, 4880 Zion Avenue
navajoplanners@cox.net

Call To Order: 7:00 p.m.

- Roll Call of Board Members

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

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

Officers Reports: 7:05 p.m.

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

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

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

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

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

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

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

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

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

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

7:15 p.m. Informational Presentations:

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

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

Action Items:

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

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

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

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

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

Community Group Reports:

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

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

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

T-Mobile Senior Leadership Team

John Legere
President and CEO

Jim Alling
Chief Operations Officer

David R. Carey
Executive Vice President, Corporate Services

Peter Ewens
Chief Strategy Officer

Alexander Andrew "Drew" Kelton
Executive Vice President, Business to Business (B2B)

Dave Miller
Chief Legal Officer and General Counsel

Michael Morgan
Chief Financial Officer

Larry Myers
Chief People Officer

Neville Ray
Chief Technology Officer

Andrew Sherrard
Acting Chief Marketing Officer



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 Walver Land Use Plan Amendment Other _____

Project Title _____ **Project No. For City Use Only** _____

PTS# 333704 T Mobile San Carlos Medical

Project Address:

7430 Jackson Drive, San Diego, Ca., 92119

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):
 T Mobile West Cooperation
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 10509 Vista Sorrento Pkway, STE 209

City/State/Zip:
 San Diego, CA 92121

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of individual (type or print):
~~T-Mobile~~ Whitney Rugg
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 13948 Calle Bueno

City/State/Zip:
 Jamul, CA 91935

Phone No: _____ Fax No: _____
 (619) 316-8864

Signature: *[Signature]* Date: 10-13-13

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: PTS# 333704 T-Mobile San Carlos Medical	Project No. (For City Use Only)
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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? _____ Corporate Identification No. _____
 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):
San Diego Lodge No 168 Benevolent & Protective Order of

Owner Tenant/Lessee

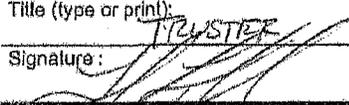
Street Address:
7430 Jackson Drive

City/State/Zip:
San Diego, Ca., 92119

Phone No: _____ Fax No: _____

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

Title (type or print):
TRUSTEE

Signature:  Date:
10-30-13

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:



LOCATION

©2010 Google Maps



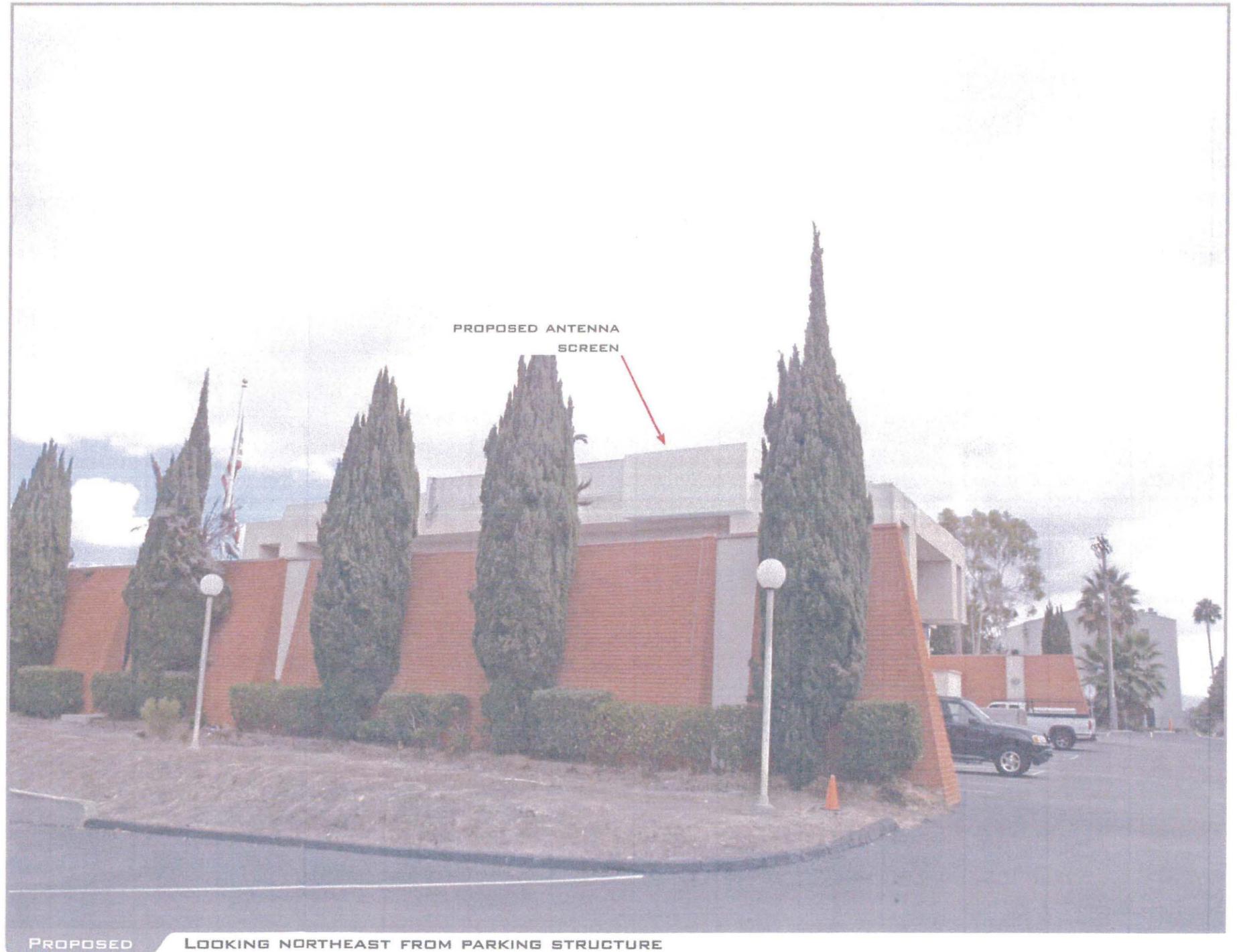
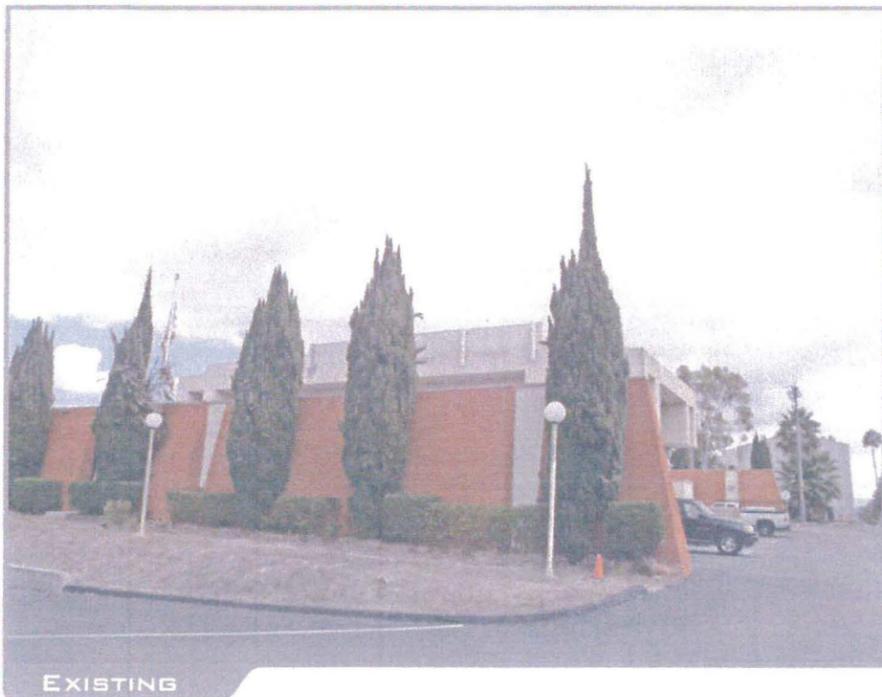
EXISTING



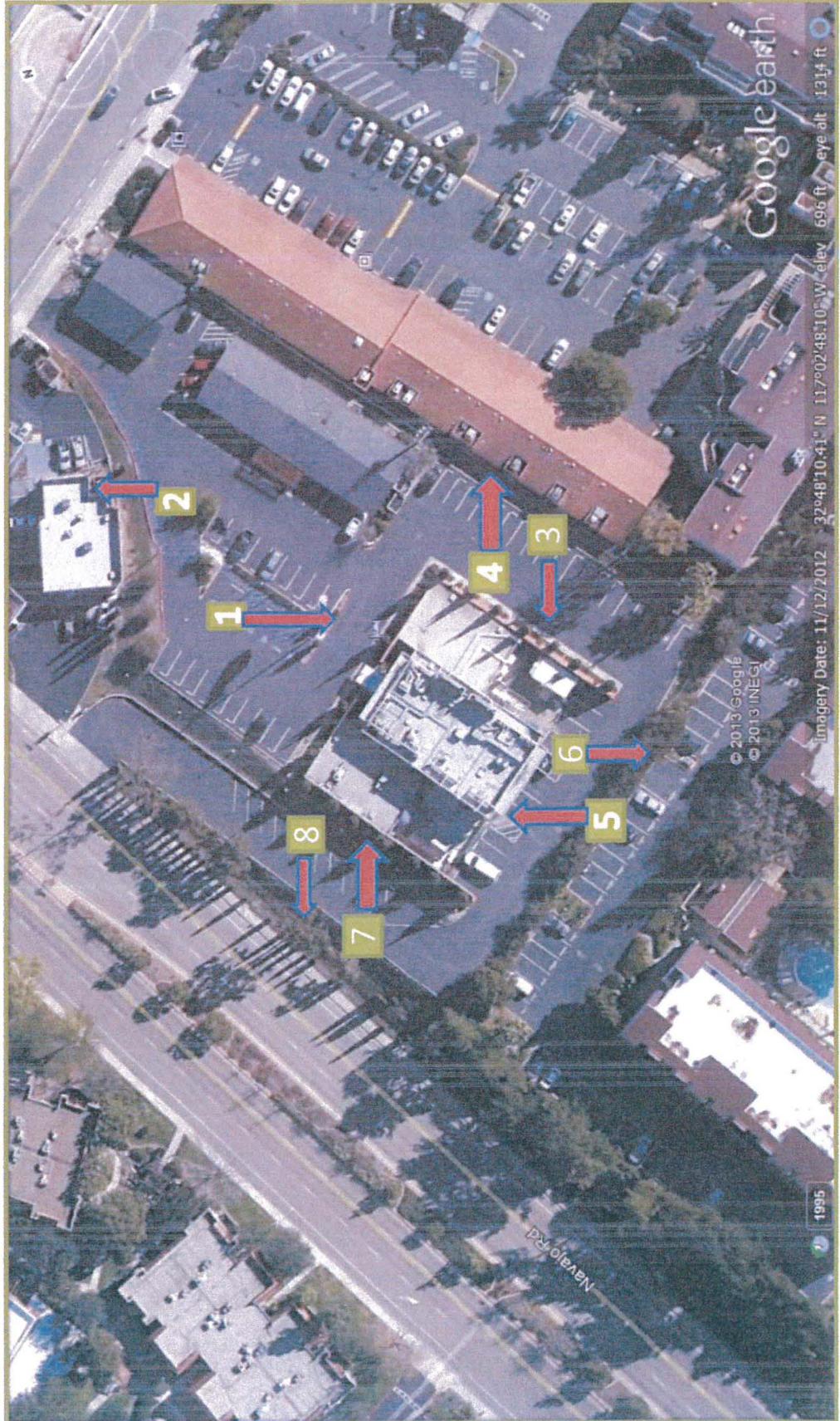
PROPOSED ANTENNA SCREENS

PROPOSED

LOOKING SOUTHWEST FROM PARKING STRUCTURE



T-Mobile – SD06418 Photo Survey



T-Mobile – SD06418 Photo Survey

**1. View looking South @
North Elevation**



**2. View looking North from
Site**



T-Mobile – SD06418 Photo Survey

**3. View looking West @ East
Elevation**



**4. View looking East from
Site**



T-Mobile – SD06418 Photo Survey

5. View looking North @ South Elevation



6. View looking South from Site

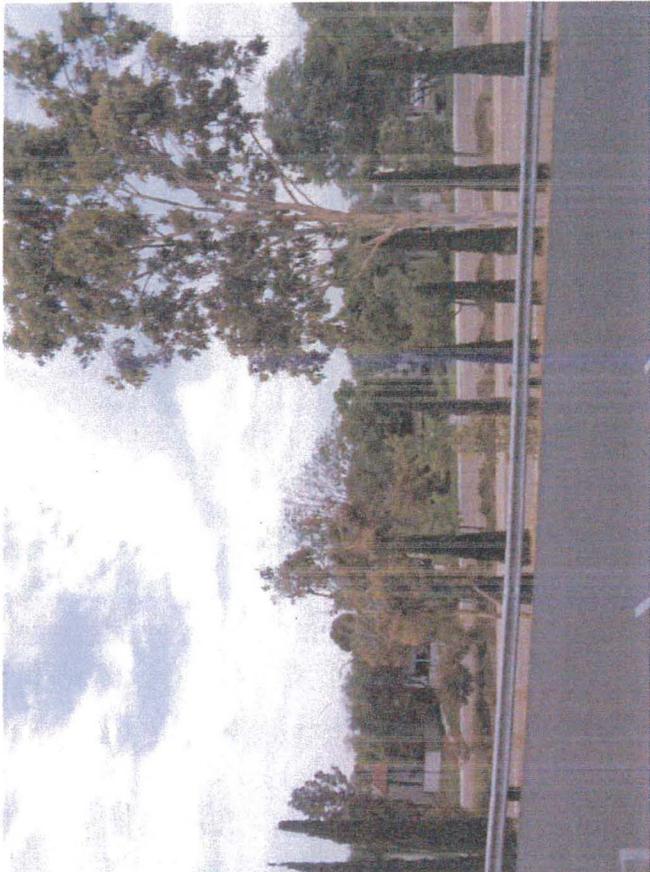


T-Mobile – SD06418 Photo Survey

**7. View looking East @ West
Elevation**



8. View looking West from Site



**SD06418
TELECOM SITE JUSTIFICATION LETTER**

1. **Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.**

LOCATION AND TYPE

T-Mobile is requesting to modify the permit for the existing communications facility at the intersection at Navajo Rd and Jackson Dr. The existing permit number is 802434 expires on May 18, 2021. The project consists of 6 antennas and an equipment enclosure. T-Mobile proposes to replace the existing 3 antennas with 3 new Air antennas and add 2 Air antennas behind stealthing. Total 8 antennas behind stealthing. Equipment will stay the same. This proposed modification will upgrade the facility to 4G capability. This existing facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T-Mobile system is 1950-1965 Megahertz. The receiving frequency is 1870-1885 Megahertz.

COVERAGE AND CAPACITY

This on-air site provides T-Mobile coverage within the residential area to the south, east, north and west. Please refer to the coverage map that illustrates the coverage that this site provides and the coverage gap that would be created if the site went off-air. This site modification is required to provide 4G coverage in this area. In addition, the new antennas/cabinet will enhance the existing coverage area.

2. **Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee's network located within a 1 mile radius from proposed site.**

Please see refer to justification map and to coverage maps.

3. **A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.**

This on-air site provides T-Mobile coverage within the residential area to north, east, north and west. Please refer to the coverage map that illustrates the coverage that this site provides and the coverage gap that would be created if the site went off-air. This site is required to maintain coverage in this area.

4. **If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.**

SD06418

Telecom Site Justification

Site is colocation. Nextel and Cricket on site.

5. Discuss Alternative Sites and why they were not selected.

. The original site was selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. T-Mobile is requesting that the permit for this existing site be modified to allow 4G upgrade.

6. Noise Information for sites located near residential

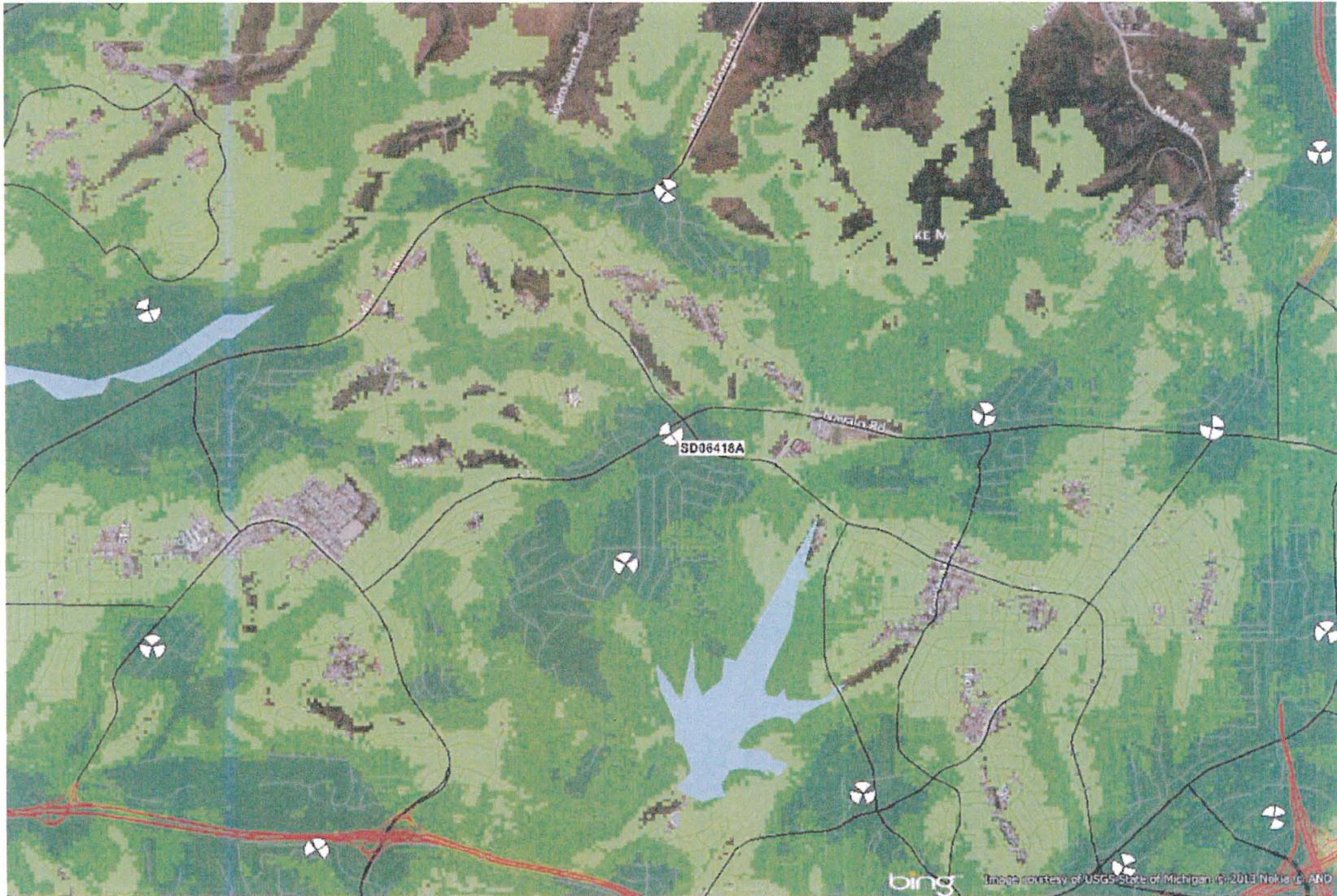
This site is located adjacent to residential and there are no air conditioning units associated with this project.

ATTACHMENT 12
Contents:

Plots:

- **SD06418 Coverage with Existing Antennas**
- **SD06418 Coverage with New Antennas**
- **Existing On-Air neighbor sites coverage without SD06418**





Legend: Coverage Level

- In Building
- In Car
- On Street



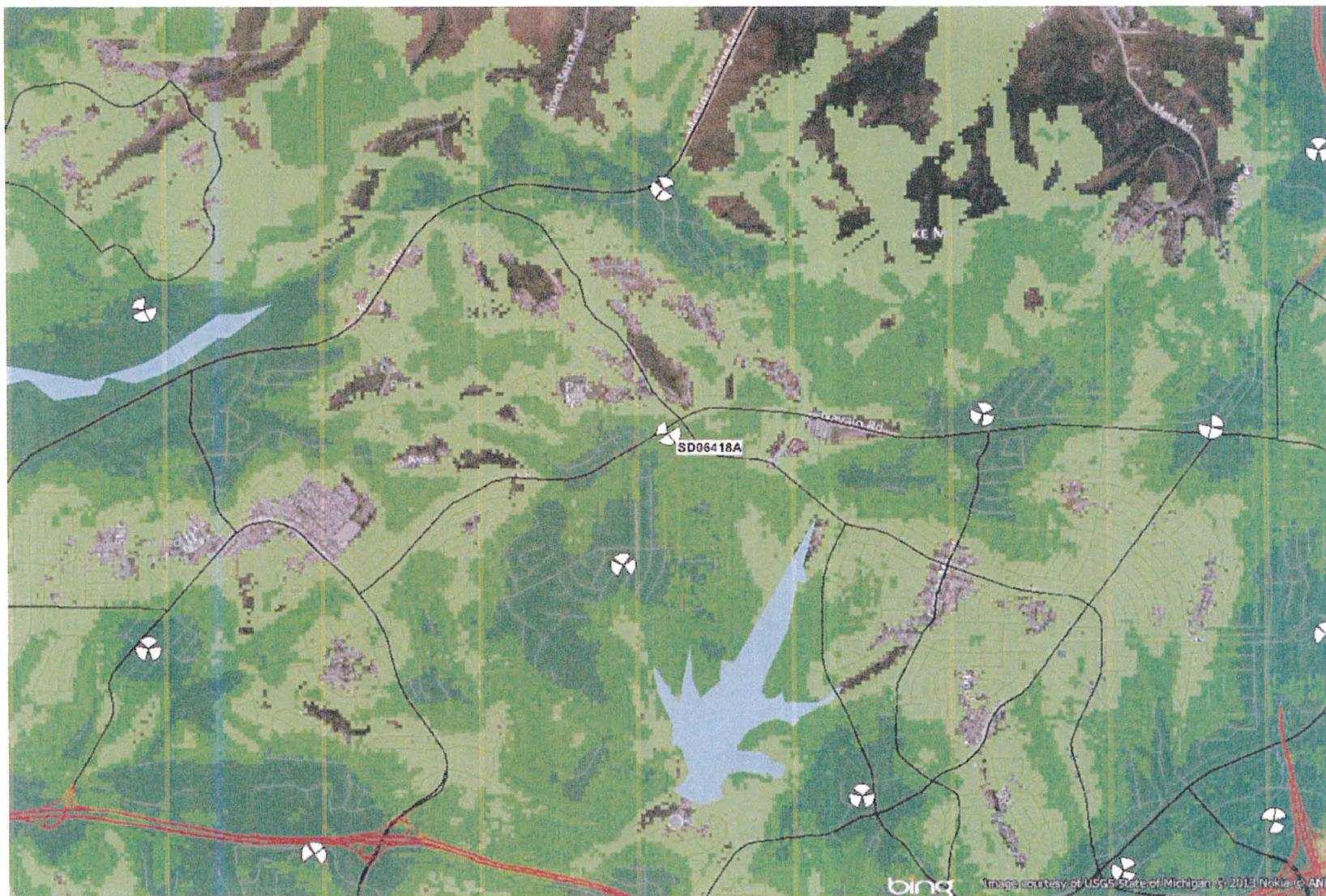
SD064184 Coverage with New Antennas



Legend: Coverage Level

- In Building
- In Car
- On Street





Legend: Coverage Level

- In Building
- In Car
- On Street



Elks (SD06418) Justification Maps



Elks (SD06418) Justification Maps





THE CITY OF SAN DIEGO

DATE OF NOTICE: March 5, 2014

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	March 19, 2014
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	SITE DEVELOPMENT PERMIT, PROCESS 3
PROJECT NO:	<u>333704</u>
PROJECT NAME:	<u>T-MOBILE – SAN CARLOS MEDICAL</u>
APPLICANT:	DEBRA GARDNER DEPRATTI, DEPRATTI, INC., AGENTS REPRESENTING T-MOBILE
COMMUNITY PLAN AREA:	NAVAJO
COUNCIL DISTRICT:	District 7
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of antennas located on an existing building, screened behind radio-frequency (RF) transparent material, painted and textured to match adjacent building surfaces. Equipment associated with the antennas is located adjacent to the building. The project is located at 7430 Jackson Drive.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

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

This project was determined to be categorically exempt from the California Environmental Quality Act on 2/6/2014 and the opportunity to appeal that determination ended 2/25/2014.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003985

Revised 04/08/10 HRD

DEVELOPMENT SUMMARY

PROJECT DESCRIPTION:
 ZONING RENEWAL FOR AN EXISTING 'T-MOBILE' UNMANNED TELECOMMUNICATION FACILITY:
T-MOBILE ENTITLEMENT:
 (2) ANTENNAS PER SECTOR, (6) TOTAL
 (1) GPS ANTENNA
 (2) EQUIPMENT CABINETS LOCATED AT GROUND.
EXISTING INSTALLATION:
 (5) ANTENNAS TOTAL
 (1) GPS ANTENNAS
 (2) EQUIPMENT CABINETS LOCATED AT GROUND.
SCOPE OF WORK:
 1. SECTOR 'A' (2) ANTENNAS.
 2. ADDITION OF (2) SECTOR 'D' ANTENNAS INSIDE FRP BOX.
 3. SECTORS 'B' & 'C' (4) ANTENNAS BEHIND EXISTING FRP SCREEN WALL.
 4. UPGRADE ALL ANTENNAS TO AIR 21 ANTENNAS (TOTAL OF 8)
 5. REMOVAL AND REPLACEMENT OF (1) EQUIPMENT CABINET LOCATED AT GROUND
 6. NO ELECTRICAL CHANGES.

APPLICANT:
 T-MOBILE WIRELESS
 10509 VISTA SORRENTO PARKWAY, SUITE 206,
 SAN DIEGO, CA 92121
 CM: KIRT BABCOCK PHONE: (858) 334-6139
 PM: MATT SAIA PHONE: (858) 348-9390
 (SEE AGENT FOR APPLICANT'S REPRESENTATIVE)

PROPERTY OWNER:
 OWNER: SAN DIEGO LODGE NO. 168 BENEVOLENT &
 PROTECTIVE ORDER OF ELKS USA
 ADDRESS: 7430 JACKSON DRIVE,
 SAN DIEGO, CA 92119

CONTACT:
 PHONE:

PROPERTY INFORMATION:
 LEGAL DESCRIPTION:
 SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:
 NORTHEAST PORTION OF LOT 395, LAKESHORE UNIT NO. 6 PER MAP 1531, AS RECORDED IN THE COUNTY RECORDERS OFFICE OF SAID COUNTY.

ASSESSOR PARCEL NUMBER: 674-530-08, 674-530-22
 LEASE AREA: EXISTING (142.00 SQ. FT.)

APPLICANT'S AGENT:
 DEPRATTI INC.
 13948 CALLE BUENO GANAR
 JAMUL, CA 91935
 SAC: ANNE WULFTANGE REGAN PHONE: (858) 602-6522
 LUP: ANNE WULFTANGE REGAN PHONE: (858) 602-6522

ARCHITECT:
 DCI PACIFIC
 32 EXECUTIVE PARK, SUITE 110
 IRVINE, CA 92614
 CONTACT: D.K. DO E-MAIL: DK@DCIPACIFIC.COM
 PHONE: (949) 475-1000 FAX: (949) 475-1001

BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:

TO BE FILLED OUT BY ZONER/APPLICANT:

BUILDING CODE INFORMATION:

EXISTING BUILDING/STRUCTURE:	PROPOSED STRUCTURE:
OCCUPANCY = B	OCCUPANCY = N/A
CONSTRUCTION TYPE = V-B	CONSTRUCTION TYPE = N/A
SPRINKLER SYSTEM = N/A	SPRINKLER SYSTEM = N/A

EXISTING WCFs ON SAME PROPERTY:

- T-MOBILE
- SPRINT
- NEXTEL
- CRICKET

ZONING INFORMATION:

JURISDICTION: CITY OF SAN DIEGO
 ZONING DESIGNATION: CO (COMMERCIAL OFFICE)
 CO-1-2
 LATITUDE: 32° 48' 10" N
 LONGITUDE: 117° 02' 48" W
 TOP OF (E) STRUCTURE: ± (FEET) AGL
 BASE OF STRUCTURE: (FEET) AMSL

UTILITY SURVEYORS:

POWER: TEL: _____
 COMPANY: FAX: _____
 CONTACT: E-MAIL: _____

TELCO: TEL: _____
 COMPANY: FAX: _____
 CONTACT: E-MAIL: _____

APPROVALS:

R.F. ENGINEER: _____
 ZONING: _____
 CONSTRUCTION: _____
 SITE ACQUISITION: _____
 OWNER / LANDLORD: _____
 SIGNATURE DATE

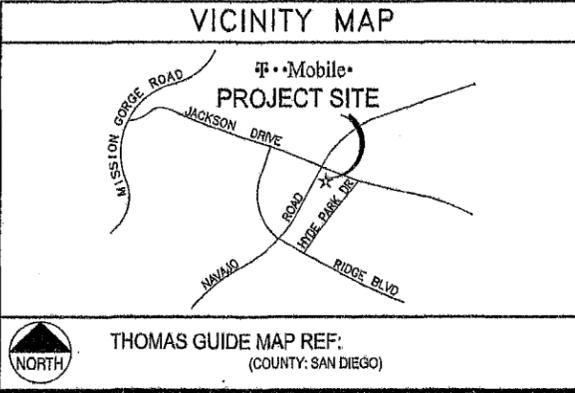
ABBREVIATIONS

A.B. ANCHOR BOLT	GRND. GROUND	DIAG. DIAGONAL	REINF. REINFORCEMENT(ING)
ABV. ABOVE	HDR. HEADER	DIM. DIMENSION	REQ'D. REQUIRED
ADD'L. ADDITIONAL	HGR. HANGER	DWG. DRAWING(S)	RGS. RIGID GALVANIZED STEEL
A.F.F. ABOVE FINISHED FLOOR	HT. HEIGHT	DWL. DOWEL(S)	SCH. SCHEDULE
A.F.G. ABOVE FINISHED GRADE	ICGB. ISOLATED COPPER GROUND BUS	EWL. EACH	SH. SHEET
ALUM. ALUMINUM	IN. INCHES	EL. ELEVATION	SIM. SIMILAR
ALT. ALTERNATE	INT. INTERIOR	ELEC. ELECTRICAL	SPEC. SPECIFICATION(S)
ANT. ANTENNA	LB.(#) POUND(S)	ELEV. ELEVATOR	SO. SQUARE
APPRX. APPROXIMATE(LY)	L.B. LAG BOLTS	EMT. ELECTRICAL METALLIC TUBING	STD. STANDARD
ARCH. ARCHITECT(URAL)	L.F. LINEAR FEET (FOOT)	E.N. EDGE NAIL	STL. STEEL
AWG. AMERICAN WIRE GAUGE	L. LONG(TUDINAL)	ENG. ENGINEER	STRUC. STRUCTURAL
BLDG. BUILDING	MAS. MASONRY	EQ. EQUAL	TEMP. TEMPORARY
BLK. BLOCK	MAX. MAXIMUM	EXP. EXPANSION	THK. THICK(NESS)
BLKG. BLOCKING	M.B. MACHINE BOLT	EXST.(E) EXISTING	T.N. TIE NAIL
BM. BEAM	MECH. MECHANICAL	EXT. EXTERIOR	T.O.A. TOP OF ANTENNA
B.N. BOUNDARY NAILING	MFR. MANUFACTURER	FAB. FABRICATION(OR)	T.O.C. TOP OF CURB
BTOW. BARE TINNED COPPER WIRE	MIN. MINIMUM	F.F. FINISH FLOOR	T.O.F. TOP OF FOUNDATION
B.O.F. BOTTOM OF FOOTING	MISO. MISCELLANEOUS	F.G. FINISH GRADE	T.O.P. TOP OF PLATE (PARAPET)
B/U. BACK-UP CABINET	MTL. METAL	FIN. FINISH(ED)	T.O.S. TOP OF STEEL
CAB. CABINET	NEW NUMBER	FLR. FLOOR	T.O.W. TOP OF WALL
CANT. CANTILEVER(ED)	NO.(#) NUMBER	FDN. FOUNDATION	TYP. TYPICAL
C.I.P. CAST IN PLACE	N.T.S. NOT TO SCALE	F.O.C. FACE OF CONCRETE	U.G. UNDER GROUND
CLB. CEILING	O.C. ON CENTER	F.O.M. FACE OF MASONRY	U.L. UNDERWRITERS LABORATORY
CLR. CLEAR	OPNG. OPENING	F.O.S. FACE OF STUD	UNL. UNLESS NOTED OTHERWISE
COL. COLUMN	P/C PRECAST CONCRETE	F.O.W. FACE OF WALL	U.N.O. VERIFY IN FIELD
CONC. CONCRETE	P.L.Y. PLYWOOD	F.S. FINISH SURFACE	V.I.F. WIDE(WIDTH)
CONN. CONNECTION(OR)	PBW. PACIFIC BELL WIRELESS	FT.(') FOOT(FEET)	W/ WITH
CONSTR. CONSTRUCTION	P.S.F. POUNDS PER SQUARE FOOT	FTB. FOOTING	WD. WOOD
CONT. CONTINUOUS	P.S.I. POUNDS PER SQUARE INCH	G. GROWTH (CABINET)	WP. WEATHERPROOF
CONT. CONT.	P.T. PRESSURE TREATED	GA. GAUGE	WT. WEIGHT
d. DOUBLE	PWR. POWER (CABINET)	GL. GALVANIZE(D)	W/ CENTERLINE
DEPT. DEPARTMENT	QTY. QUANTITY	GLS.(GLU-LAM) GLUE LAMINATED BEAM	PROPERT LINE
D.F. DOUGLAS FIR	RAD.(R) RADIUS		
DIA. DIAMETER	REF. REFERENCE		

T-Mobile

MODERNIZATION
 SD06418 - SAN CARLOS MEDICAL CENTER
 7430 JACKSON DRIVE, SUITE A
 SAN DIEGO, CA 92119

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ACCESSIBILITY NOTE

THIS PROJECT IS AN UNMANNED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

ADA COMPLIANCE:
 N/A (UNMANNED COMMUNICATIONS FACILITY)

SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
A1	OVERALL SITE PLAN
A2	ENLARGED SITE/ROOF AND EQUIPMENT LAYOUT PLANS
A3	ANTENNA LAYOUT PLANS AND DETAIL
A4	ELEVATIONS
A5	ELEVATIONS

APPLICABLE CODES

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

- 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)
- 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA ELECTRICAL CODE (2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA MECHANICAL CODE (CMC) (2008 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
- 2010 CALIFORNIA FIRE CODE (CFC) (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA GREEN CODE
- 2010 CALIFORNIA REFERENCES STANDARDS CODE

SYMBOLS

NEW ANTENNA	SECTION REFERENCE
EXISTING ANTENNA	CENTERLINE
GROUND ROD	PROPERTY/LEASE LINE
GROUND BUS BAR	SQUARE
MECHANICAL GRND. CONN.	MATCH LINE
CADWELD	WORK POINT
GROUND ACCESS WELL	GROUND CONDUCTOR
ELECTRIC BOX	TELEPHONE CONDUIT
TELEPHONE BOX	ELECTRICAL CONDUIT
SPOT ELEVATION	COAXIAL CABLE
REVISION	ELEC. & TEL. CONDUITS
GRID REFERENCE	CHAIN LINK FENCING
DETAIL REFERENCE	OVERHEAD SERVICE CONDUCTORS
ELEVATION REFERENCE	KEYNOTE

6 SHEETS TOTAL ISSUED FOR: ZONING

NOTE:
 SCALES SHOWN ON SET OF DRAWINGS ARE REPRESENTATIVE OF FULL SIZE 24"x36" DRAWINGS. IF THIS SET OF DRAWINGS IS LESS THAN 24"x36", IT IS A REDUCED SET.

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-	08/17/13	REVISED 100% 2D	IP
-	12/19/13	INCORPORATE CITY COMMENTS	IP

APPLICANT: T-Mobile
 10509 VISTA SORRENTO PARKWAY,
 SUITE 206,
 SAN DIEGO, CA 92121



PLANS PREPARED BY:
DCI PACIFIC
 A/E/C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
 T 949 475.1000 | F 949 475.1001

LICENSURE:

PROJECT NAME:
 MODERNIZATION
 SD06418

PROJECT NUMBER:
 SAN CARLOS
 MEDICAL CENTER

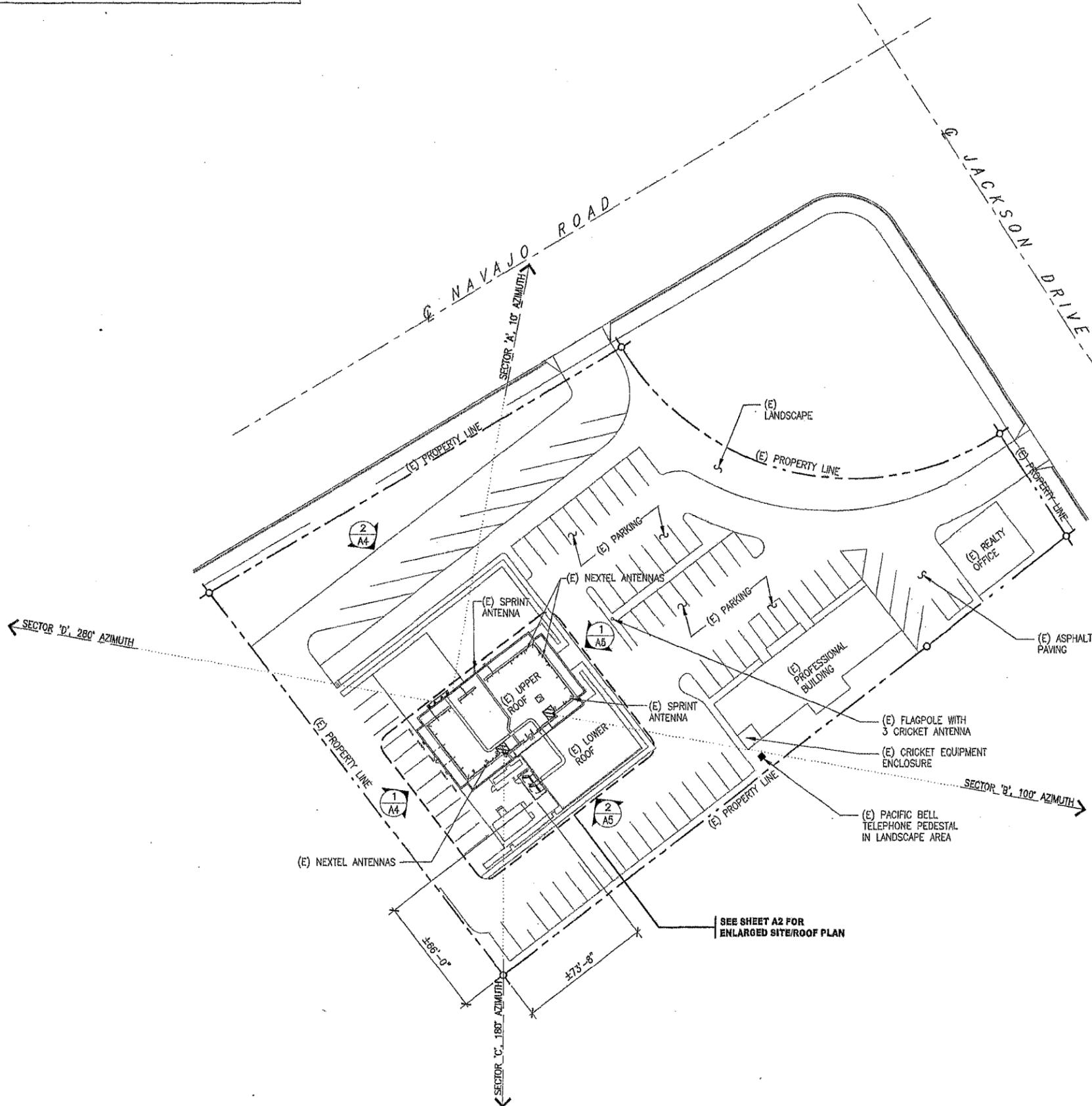
PROJECT ADDRESS:
 7430 JACKSON DRIVE, SUITE A
 SAN DIEGO, CA 92119

SHEET TITLE:
 TITLE SHEET

SHEET NUMBER:
T1

NOTE:

- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.



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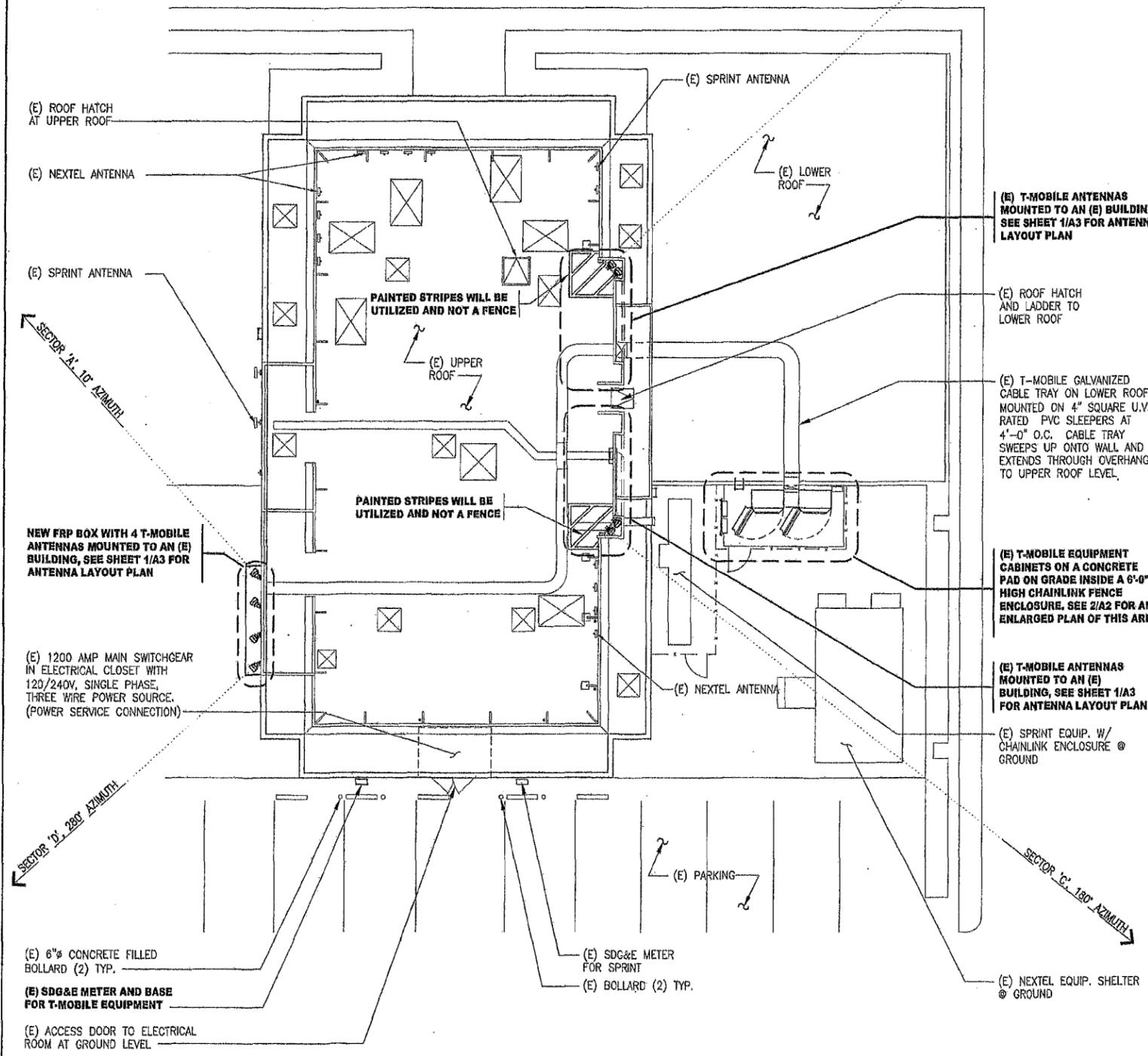
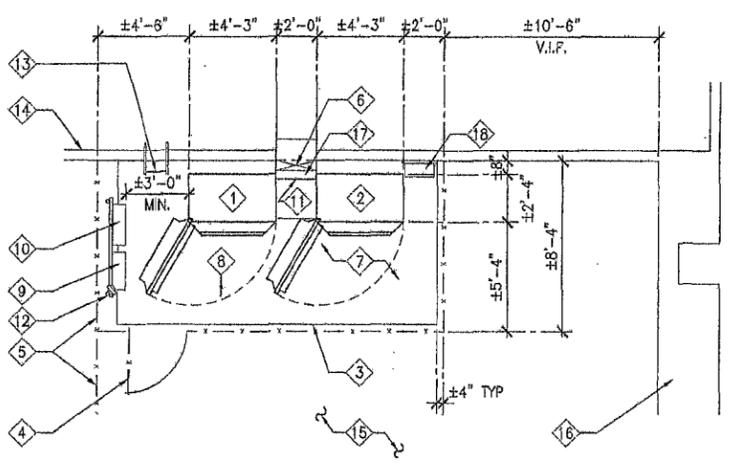
PROJECT NAME:
MODERNIZATION
SD06418
 PROJECT NUMBER:
SAN CARLOS
MEDICAL CENTER
 PROJECT ADDRESS:
 7430 JACKSON DRIVE, SUITE A
 SAN DIEGO, CA 92119

SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:

A1

KEY NOTES:

- 1 (E) T-MOBILE EQUIPMENT CABINET; WEIGHT = 1200 LBS
- 2 (E) T-MOBILE EQUIPMENT CABINET; WEIGHT = 1726 LBS
- 3 (E) 6'-0" HIGH CHAINLINK FENCE ENCLOSURE.
- 4 (E) 3'-0" WIDE x 6'-0" HIGH CHAINLINK GATE WITH PADLOCK HARDWARE
- 5 (E) 'SPRINT' COMMUNICATIONS 6'-0" HIGH CHAINLINK FENCE ENCLOSURE TO REMAIN
- 6 24" WIDE GALVANIZED CABLE TRAY MOUNTED ON UNISTRUT SUPPORTS AT 4'-0" O.C. BEGIN CABLE TRAY AT +18" ABOVE CONCRETE PAD AND RUN UP WALL TO LOWER ROOF LEVEL AND OVER TOP OF (E) PARAPET
- 7 CONCRETE PAD FOR T-MOBILE EQUIPMENT
- 8 SLOPE CONCRETE SLAB FOR DRAINAGE
- 9 TELEPHONE SPLICE BOX MOUNTED ON UNISTRUT ON STEEL PIPE STATIONS
- 10 "TESCO" COMBINATION ELECTRICAL SUB-PANEL, MANUAL TRANSFER SWITCH AND REVERSE SERVICE GENERATOR RECEPTACLE MOUNTED ON UNISTRUT ON STEEL PIPE STATIONS
- 11 (E) CABLE TRAY WITH DIAMOND PLATE COVER BETWEEN EQUIPMENT UNITS (FUTURE)
- 12 SWITCH OPERATED LIGHT FIXTURE ON STEEL PIPE STATION. MOUNT ABOVE FENCE @ +8'-0"
- 13 (E) STEEL ACCESS LADDER TO LOWER ROOF
- 14 (E) BUILDING WALL
- 15 (E) DIRT AREA TO REMAIN
- 16 (E) SCREEN WALL TO REMAIN
- 17 14 GA GALVANIZED SHEET METAL SHROUD
- 18 (E) 'AT&T' FIBER



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T-Mobile
stick together

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SUITE 206,
SAN DIEGO, CA 92121



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PROJECT NAME:
MODERNIZATION SD06418

PROJECT NUMBER:
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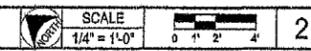
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SAN DIEGO, CA 92119

SHEET TITLE:
ENLARGED SITE/ROOF PLAN

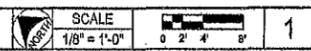
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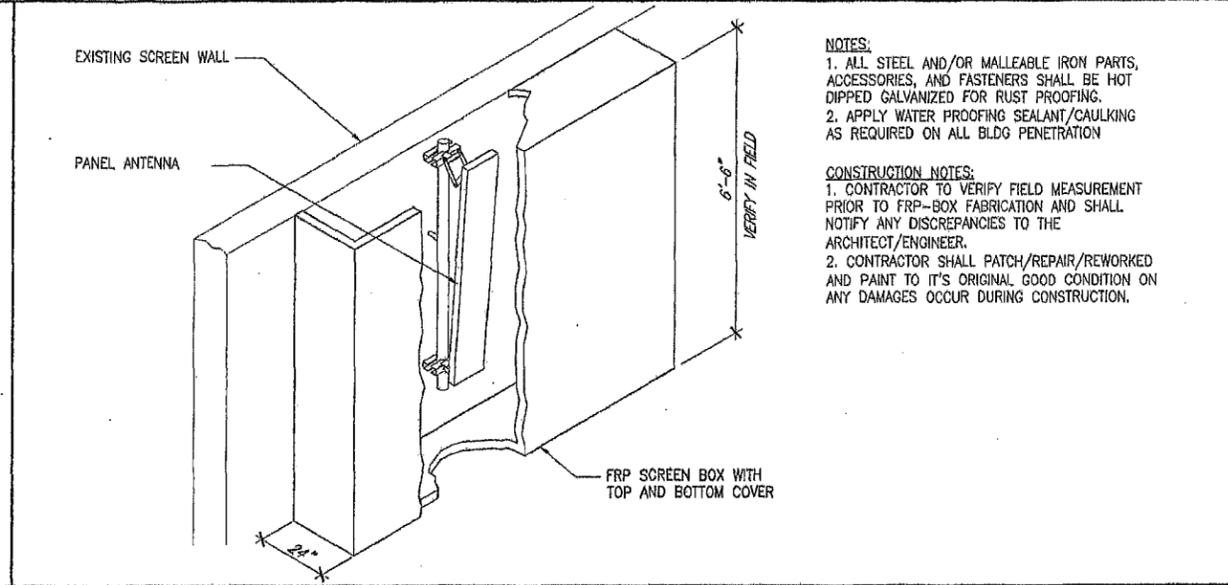
A2

EQUIPMENT LAYOUT PLAN



ENLARGED SITE/ROOF PLAN





NOTES:
 1. ALL STEEL AND/OR MALLEABLE IRON PARTS, ACCESSORIES, AND FASTENERS SHALL BE HOT DIPPED GALVANIZED FOR RUST PROOFING.
 2. APPLY WATER PROOFING SEALANT/CAULKING AS REQUIRED ON ALL BLDG PENETRATION

CONSTRUCTION NOTES:
 1. CONTRACTOR TO VERIFY FIELD MEASUREMENT PRIOR TO FRP-BOX FABRICATION AND SHALL NOTIFY ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.
 2. CONTRACTOR SHALL PATCH/REPAIR/REWORKED AND PAINT TO IT'S ORIGINAL GOOD CONDITION ON ANY DAMAGES OCCUR DURING CONSTRUCTION.

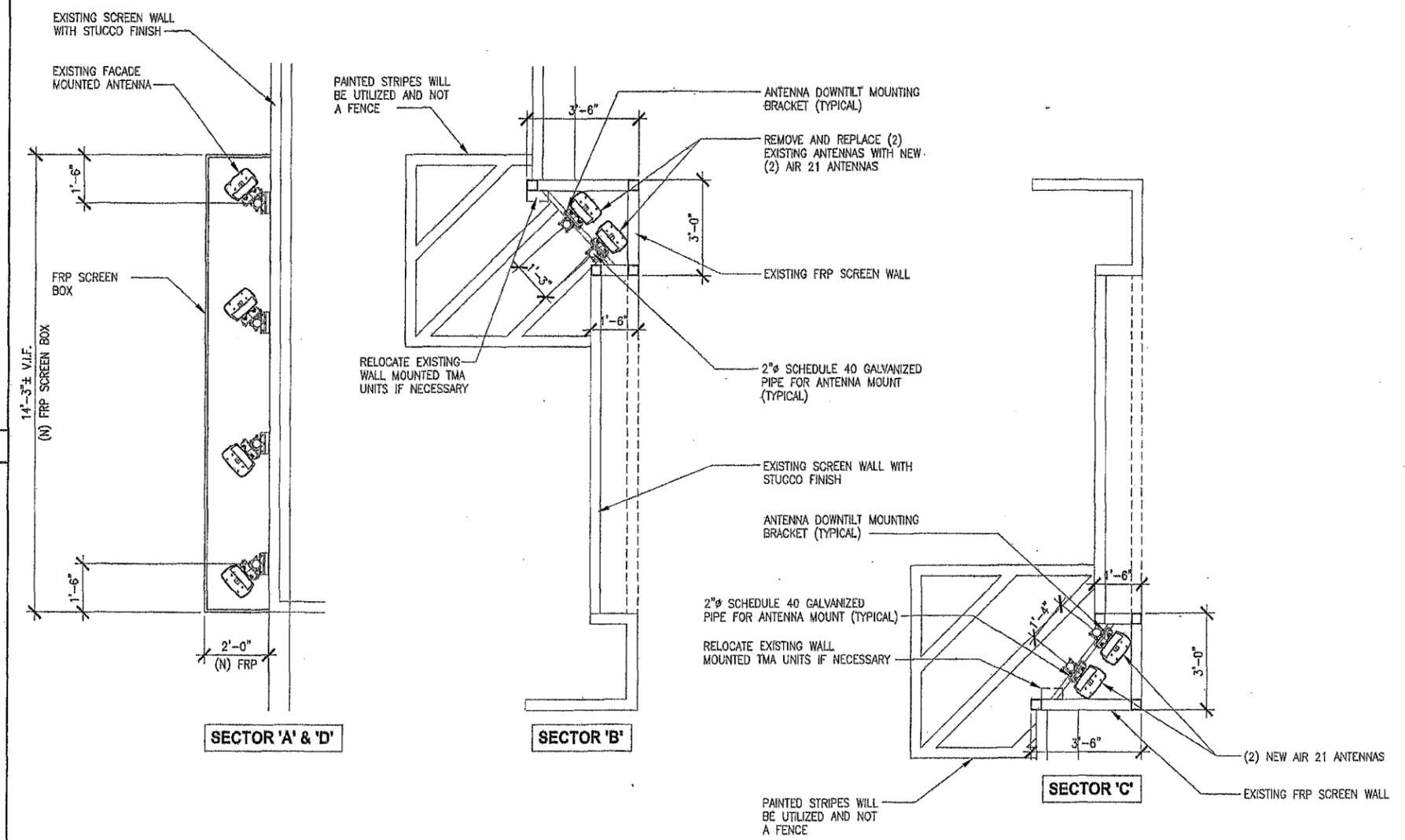
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12 9 FRP SCREEN BOX (ISOMETRIC VIEW) SCALE N.T.S. 3



11 10 ANTENNA LAYOUT PLANN SCALE 1/2" = 1'-0" 0 2' 4' 6' 1

APPLICANT
T-Mobile
 stick together
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 PROJECT NUMBER:
 SAN CARLOS MEDICAL CENTER
 PROJECT ADDRESS:
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 SHEET TITLE:
 ANTENNA LAYOUT PLAN AND DETAIL
 SHEET NUMBER:

A3

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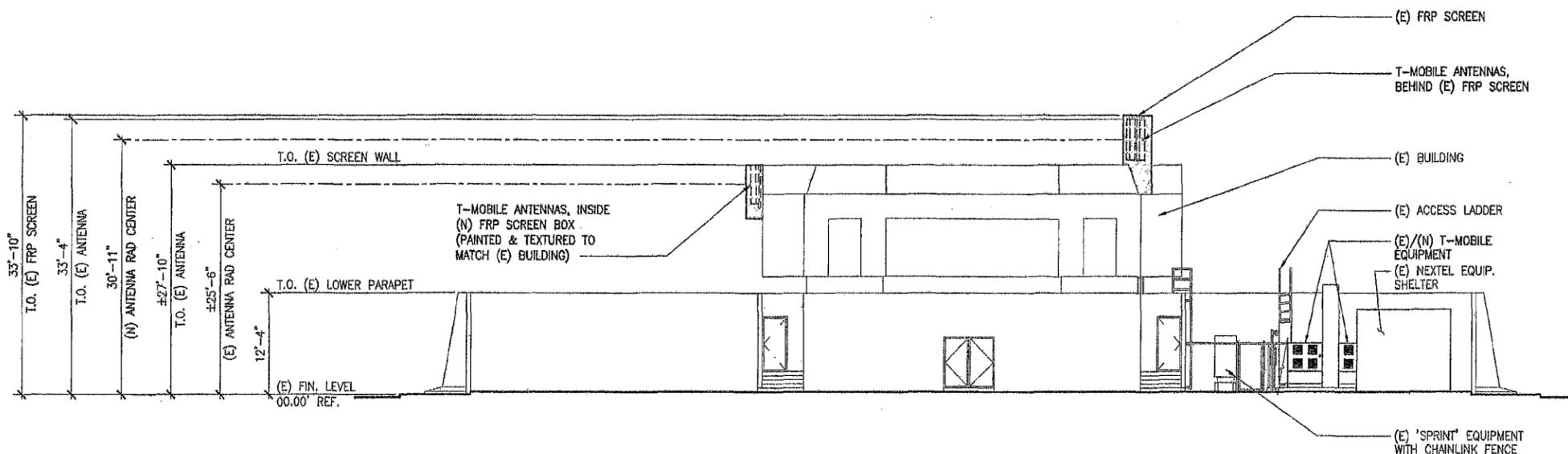
APPLICANT
T-Mobile
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 SUITE 206,
 SAN DIEGO, CA 92121



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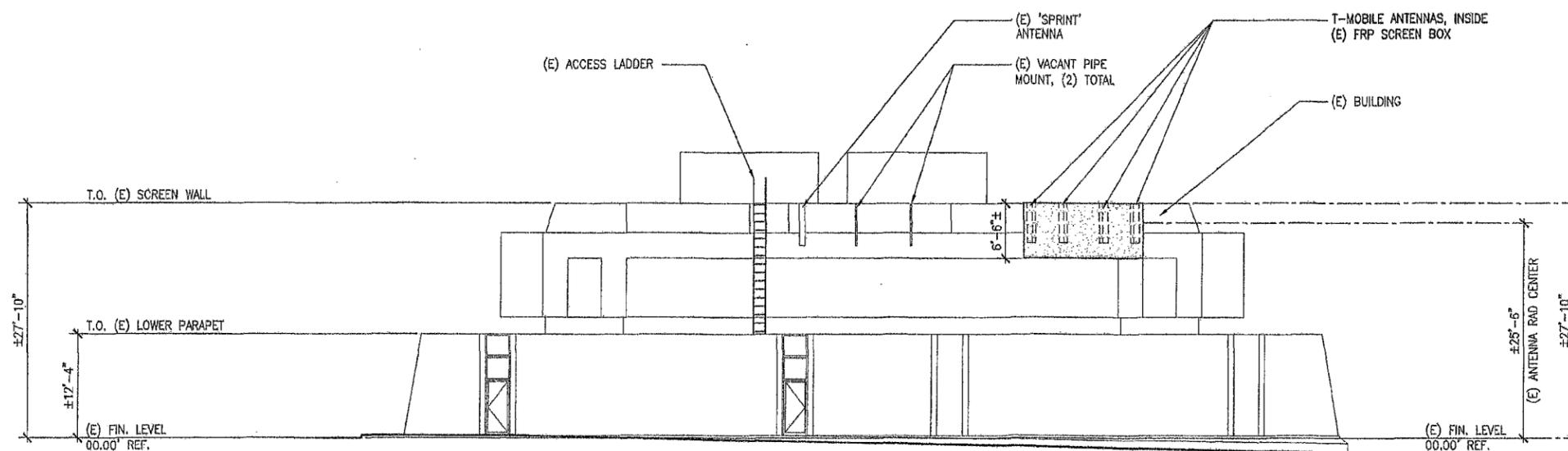
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 PROJECT NUMBER:
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 MEDICAL CENTER
 PROJECT ADDRESS:
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 SAN DIEGO, CA 92119
 SHEET TITLE:
 ELEVATIONS
 SHEET NUMBER:

A4



SOUTHWEST ELEVATION

SCALE
 1/8" = 1'-0" 0 2' 4' 8' 1



NORTHWEST ELEVATION

SCALE
 1/8" = 1'-0" 0 2' 4' 8' 2

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PROJECT NAME:

MODERNIZATION
SD06418

PROJECT NUMBER:

SAN CARLOS
MEDICAL CENTER

PROJECT ADDRESS:

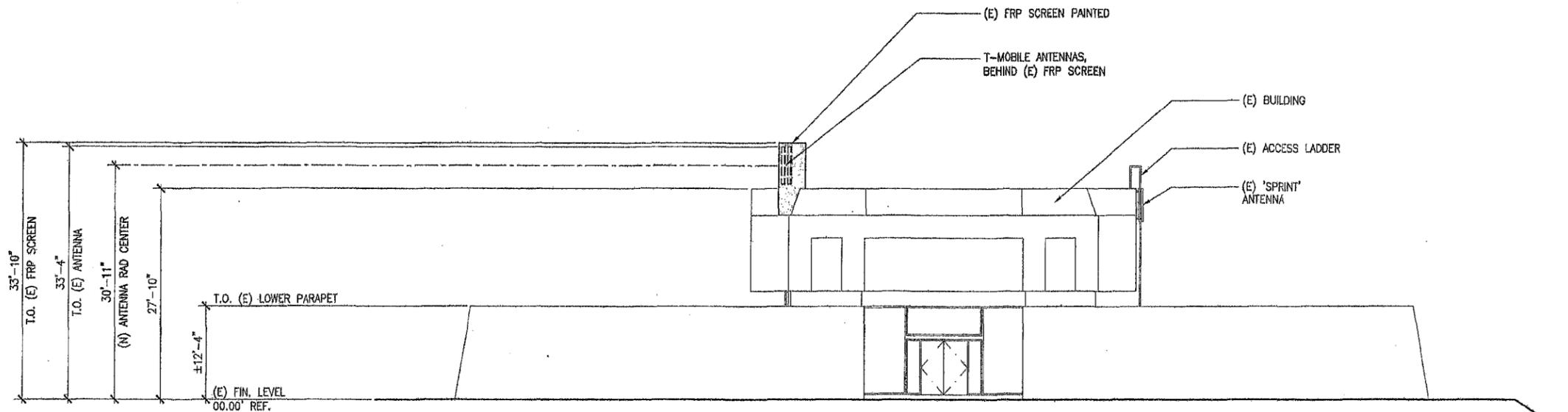
7430 JACKSON DRIVE, SUITE A
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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

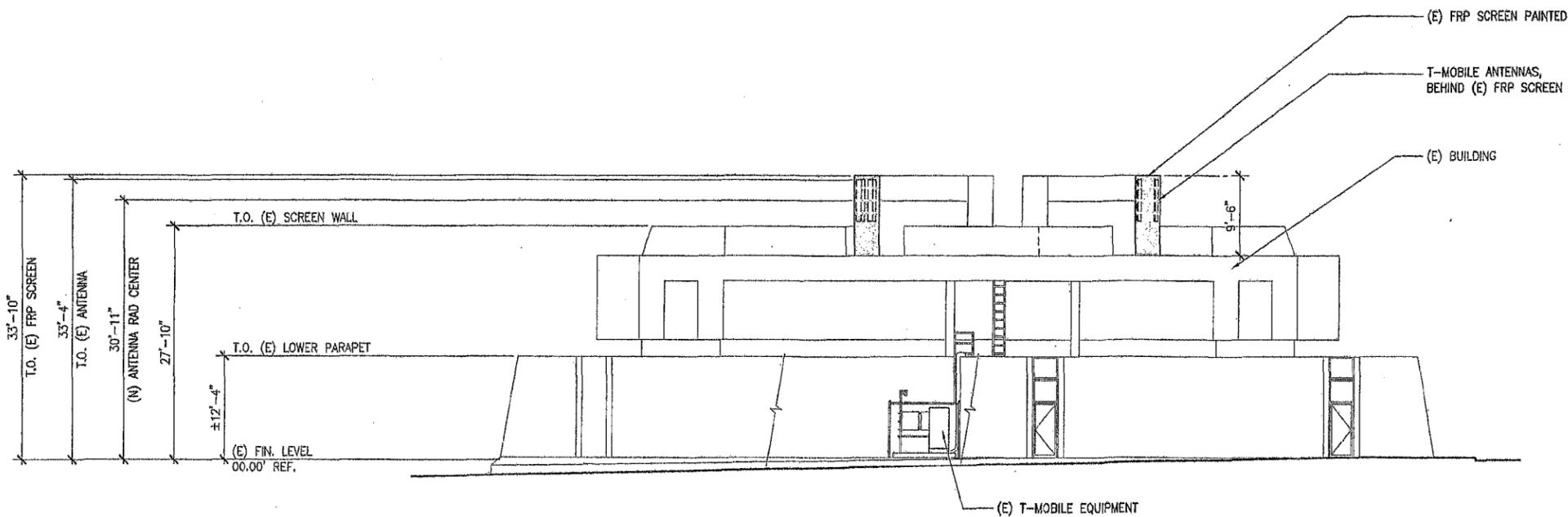
A5



NORTHEAST ELEVATION

SCALE
1/8" = 1'-0"
0 5' 10' 15'

1



SOUTHEAST ELEVATION

SCALE
1/8" = 1'-0"
0 5' 10' 15'

2