



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: April 29, 2015 REPORT NO. HO-15-045
ATTENTION: Hearing Officer
SUBJECT: AT&T MOBILITY HOUSE OF ICE
PTS PROJECT NO. 383742
LOCATION: 11048 Ice Skate Place, San Diego, CA 92126
APPLICANT: AT&T Mobility

SUMMARY

Issue(s): Should the Hearing Officer approve a Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) for a modification to an existing Wireless Communication Facility (WCF) at 11048 Ice Skate Place in the Mira Mesa Community Planning area?

Staff Recommendation(s) – **APPROVE** Conditional Use Permit No. 1348123; and Neighborhood Development Permit No. 1348126.

Community Planning Group Recommendation - On January 20, 2015, the Mira Mesa Community Planning Group voted unanimously to recommend approval of the AT&T Mobility San Diego House of Ice project (Attachment 11).

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 March 2, 2015, and the opportunity to appeal that determination ended March 16, 2015 (Attachment 7).

BACKGROUND

Project Description - The project site is currently occupied with an existing commercial use at 11048 Ice Skate Place (Attachment 2) in the Mira Mesa Community Planning area within the AR-1-1 zone. The site is being used as an ice skating rink and is surrounded by single family residences (Attachment 1). The Mira Mesa Community Plan Land Use Map identifies the parcel as private recreation.

There are three other wireless communication providers at this location (T-Mobile, Sprint and Verizon). Under the current application, AT&T Mobility is proposing to modify their existing WCF by concealing their replacement antennas behind Fiberglass Reinforced Panel (FRP) screening boxes, on the top of the 26-foot tall building, painted and textured to match. A total of three (3) FRP boxes will be installed and able to conceal up to twelve (12) antennas (Attachment 9). Additionally, AT&T Mobility will also be installing new equipment inside the existing 311-square foot prefabricated equipment enclosure. The project requires an amendment to the previous approval resulting in a new permit application. The CUP application must comply with the current regulations in place. Under the current Municipal Code Section 141.0420(e)(2), a Conditional Use Permit is required for all Wireless Communication Facilities (WCF) within an Agricultural zone. The Neighborhood Development Permit is required since the equipment enclosure exceeds 250-square feet pursuant to LDC Section 141.0420(g)(3).

DISCUSSION

Wireless Communication Facility Regulation - The site is located within the AR-1-1 zone. The project as designed, complies with LDC Section 141.0420. The antennas are concealed behind FRP boxes, painted and textured to match the existing building. This design was previously recommended by the Mira Mesa Community Planning Group (MMCPG) for T-Mobile's WCF. AT&T Mobility will continue with this universal design to conceal the antennas behind FRP boxes on this building. The equipment associated with this project will continue to operate inside a prefabricated equipment enclosure without any exterior changes.

General Plan - The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The MMCPG's intent is to eliminate the appearance of various façade mounted antennas by concealing them within a universal design that can be utilized by all the WCF carriers at this location.

The project location has been designated for private recreation in the Mira Mesa Land Use Plan (Attachment 2). The Mira Mesa Community Plan does not contain specific policies on wireless communication facility development.

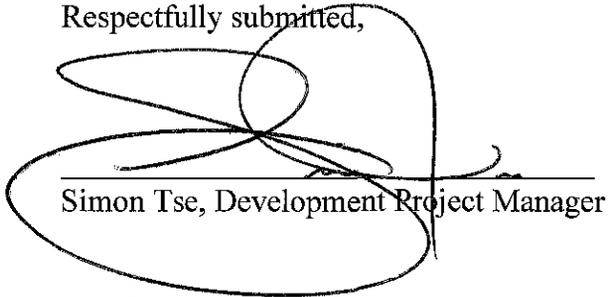
CONCLUSION:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes development regulations for the AR-1-1 zone and the Wireless Communication Facilities Section 141.0420. The proposed design was supported by the Mira Mesa Planning Board who voted unanimously to approve the project. The proposed modification is in compliance with Land Development Code Section 141.0420. The project complies with all applicable zoning requirements and has been determined to be consistent with the General Plan. Staff recommends that the Hearing Officer approve Conditional Use Permit No. 1348123 and Neighborhood Development Permit No. 1348126.

ALTERNATIVE:

1. APPROVE Conditional Use Permit No. 1348123 and Neighborhood Development Permit No. 1348126 **with modifications.**
2. DENY Conditional Use Permit No. 1348123 and Neighborhood Development Permit No. 1348126 **if the Planning Commission makes written based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Simon Tse, Development Project Manager

Attachments:

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



Aerial Photo

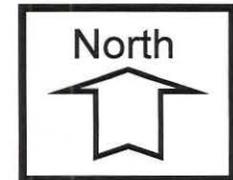
AT&T Mobility House of Ice
11048 Ice Skate Place, San Diego, CA 92126

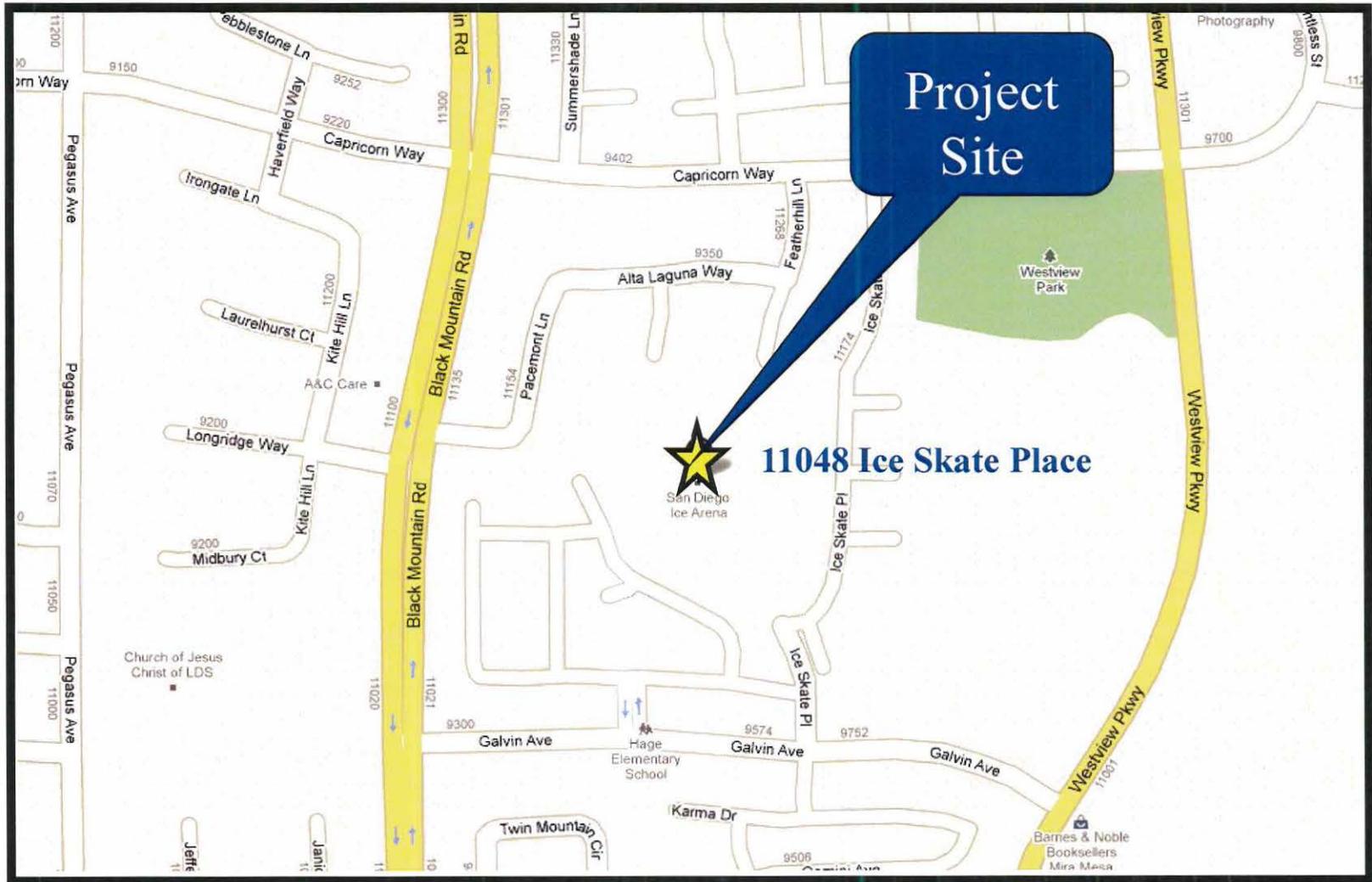




Community Land Use Map (Mira Mesa)

AT&T Mobility House of Ice
 11048 Ice Skate Place, San Diego, CA 92126





Project Location Map

AT&T Mobility House of Ice
11048 Ice Skate Place, San Diego, CA 92126



PROJECT DATA SHEET

PROJECT NAME:	AT&T House of Ice	
PROJECT DESCRIPTION:	A modification to an existing wireless telecommunication facility. The modification consists of twelve antennas concealed inside three Fiberglass Reinforced Panel (FRP) boxes, painted and textured to match the existing building. Interior equipment modification will occur within the existing prefabricated equipment enclosure.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit & Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Private Recreation	
<u>ZONING INFORMATION:</u>		
	Zone:	AR-1-1
	Height Limit:	30 feet
	Front Setback:	25 feet
	Side Setback:	20 feet
	Rear Setback:	25 feet
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential;RS-1-14	Residential
SOUTH:	Residential;RS-1-14	Residential
EAST:	Residential;RS-1-14	Residential
WEST:	Residential;RS-1-14	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	This project was presented to the Mira Mesa Community Planning Group on January 20, 2015 and was unanimously approved.	

HEARING OFFICER
RESOLUTION NO. HO-xx-xxx
CONDITIONAL USE PERMIT NO. 1348123
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1348126
AT&T MOBILITY HOUSE OF ICE PROJECT NO. 383742

WHEREAS, ISKATE INC., Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) to modify an existing Wireless Communication Facility (WCF). The modification consists of twelve (12) replacement antennas concealed inside three (3) Fiberglass Reinforced Panel (FRP) screen boxes, painted and textured to match the existing building. Additionally, the project includes additional equipment cabinets inside the existing 311-square foot prefabricated equipment enclosure as described in and by reference to the approved Exhibits "A," on file in Development Services Department, and corresponding conditions of approval for the associated Conditional Use Permit No. 1348123 and Neighborhood Development Permit No. 1348126;

WHEREAS, the project site is located at 11048 Ice Skate Place, San Diego, CA 92126 in the AR-1-1 zone of the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as that portion of Lot 1 of Ice Skating Area, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7424, filed in the Office of the County Recorder of San Diego County, September 8, 1972, which lies within the portion designated as "Not a Part" on Sheet 7 of Map thereof Map No. 9407 of Mesa Del Sol, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on April 29, 2015, the HEARING OFFICER of the City of San Diego considered Conditional Use Permit No. 1348123 and Neighborhood Development Permit No. 1348126 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 2, 2015 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego as follows:

That the HEARING OFFICER adopts the following written Findings, dated April 29, 2015.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The City of San Diego General Plan recommends that all WCFs minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The proposed AT&T Mobility modification consists of twelve (12) replacement antennas concealed inside three (3) FRP boxes painted and textured to match the existing building. This design will match the existing approved T-Mobile WCF that was approved on June 19, 2013; which was recommended by the Mira Mesa Community Planning Group in an effort to establish a universal design for all the WCFs on this building.

The Mira Mesa Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code (LDC), wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. Therefore, the proposed development would not adversely affect the Mira Mesa Community Plan or the City of San Diego General Plan.

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

The proposed AT&T Mobility modification consists of twelve (12) replacement antennas concealed inside three (3) FRP boxes painted and textured to match the existing building. The proposed modification was a recommendation from the Mira Mesa Community Planning Group to establish a universal design for all the WCFs on the building. The equipment associated with this project will continue to operate inside the existing 311-square foot prefabricated equipment enclosure with interior modifications.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) on March 2, 2015. 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 improvements plans will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing, and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” AT&T Mobility submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, the project will 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

The project complies with all applicable development regulations of the LDC and the City of San Diego Wireless Communication Facilities Regulations (Section 141.0420). This section of the Code requires all wireless communication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The proposed FRP boxes would conceal the replacement antennas as recommended by the Mira Mesa Community Planning Group. These FRP boxes will also be painted and textured to match the existing building as part of a universal WCF design for this building. The associated equipment is located inside an existing 311-square foot prefabricated equipment enclosure. The property is within the AR-1-1 zone and as such, requires a Conditional Use Permit. A Neighborhood Development Permit is required for the existing 311-square prefabricated equipment enclosure pursuant to LDC Section 141.0420(g)(3). There are no deviations from the development regulations or variances requested with this application. Therefore, the project is in full compliance with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. As designed, the project is located on a commercial property within the AR-1-1 zone. Per LDC Section 141.0420, a Wireless Communication Facility within an Agriculture zone requires a Conditional Use Permit. The search ring identifies residential properties surrounding the proposed commercial use. According to the coverage map provided by the applicant, this commercial property was able to cover a larger objective area. Additionally, the only viable Preference Level 1 and Preference Level 2 sites are Right-of-Way facilities in front of single family residences, resulting in multiple sites to meet the current coverage objective. Consistent with the regulations identified in LDC Section 141.0420 and the Wireless Communication Facility Guidelines, the project camouflages the antennas from public views behind FRP screening boxes. These FRP boxes are painted and textured to match to appear as part of the original building design. This is a collocation site with three other WCFs and serves a large residential area. Thus, the proposed use is appropriate for this site.

Neighborhood Development Permit - Section 126.0404

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

The City of San Diego General Plan recommends that all WCFs minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The proposed AT&T Mobility modification consists of twelve (12) replacement antennas concealed inside three (3) FRP boxes painted and textured to match the existing building. This design will match the existing approved T-Mobile WCF that was approved on June 19, 2013; which was recommended by the Mira Mesa Community Planning Group in an effort to establish a universal design for all the WCFs on this building.

The Mira Mesa Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code (LDC), wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF are separately regulated uses, which have limitations or require compliance with conditions in order to

minimize potential impacts. Therefore, the proposed development would not adversely affect the Mira Mesa Community Plan or the City of San Diego General Plan.

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

The proposed AT&T Mobility modification consists of twelve (12) replacement antennas concealed inside three (3) FRP boxes painted and textured to match the existing building. The proposed modification was a recommendation from the Mira Mesa Community Planning Group to establish a universal design for all the WCFs on the building. The equipment associated with this project will continue to operate inside the existing 311-square foot prefabricated equipment enclosure with interior modifications.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) on March 2, 2015. 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 improvements plans will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing, and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” AT&T Mobility submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, the project will 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 project complies with all applicable development regulations of the LDC and the City of San Diego Wireless Communication Facilities Regulations (Section 141.0420). This section of the Code requires all wireless communication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The proposed FRP boxes would conceal the replacement antennas as recommended by the Mira Mesa Community Planning Group. These FRP boxes will also be painted and textured to match the existing building as part of a universal WCF design for this building. The associated equipment is located inside an existing 311-square foot prefabricated equipment enclosure. The property is within the AR-1-1 zone and as such, requires a Conditional Use Permit. A Neighborhood Development Permit is required for the existing 311-square prefabricated equipment enclosure pursuant to LDC Section 141.0420(g)(3). There are no deviations from the development regulations or variances requested with this application. Therefore, the project is in full compliance with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1348123 and Neighborhood Development Permit No. 1348126 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1348123 and Neighborhood Development Permit No. 1348126, a copy of which is attached hereto and made a part hereof.

Simon Tse - Project Manager
Development Services

Adopted on: April 29, 2015

Internal Order No. 24004991

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

WHEN RECORDED MAIL TO

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004991

CONDITIONAL USE PERMIT NO. 1348123
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1348126
AT&T MOBILITY HOUSE OF ICE PTS NO. 383742
HEARING OFFICER

This Conditional Use Permit No. 1348123 and Neighborhood Development Permit No. 1348126 is granted by the Hearing Officer of the City of San Diego to **ISKATE INC.**, Owner and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0404, and 141.0420. The site is located at 11048 Ice Skate Place, San Diego, CA 92126, in the AR-1-1 zone of the Mira Mesa Community Plan. The project site is legally described as that portion of Lot 1 of Ice Skating Area, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7424, filed in the Office of the County Recorder of San Diego County, September 8, 1972, which lies within the portion designated as "Not a Part" on Sheet 7 of Map thereof Map No. 9407 of Mesa Del Sol, 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 and Permittee for a modification to an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 29, 2015, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) for twelve (12) replacement antennas concealed inside three (3) new Fiberglass Reinforced Panel (FRP) screening boxes, painted and textured to match the existing building. The equipment associated with this project shall continue to operate inside a prefabricated 311-square feet equipment enclosure as illustrated in the approved 'Exhibit A' dated April 8, 2015; and

- b. Installation of twenty-four (24) Remote Radio Units (RRUs) and six (6) Surge Suppressors on the roof behind and below the existing parapet; and
- c. New equipment cabinets inside the existing prefabricated equipment enclosure; and
- d. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

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 **May 13, 2018**.
2. This approval and corresponding use of this site shall **expire on April 29, 2025**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision.

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

PLANNING/DESIGN REQUIREMENTS:

14. The approved antenna dimensions (56" by 11.9" by 7.1") are illustrated on the Exhibit "A" dated April 8, 2015. 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 providing 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.
15. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
16. Photosimulations for the WCF shall be printed (not stapled) on the construction plans.
17. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
18. Antennas shall not exceed the height of any existing or proposed screen walls.
19. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building/adjacent building surfaces.
20. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition shall be required.
21. 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.

22. 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.
- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on April 29, 2015 and Resolution No. XXXX

Conditional Use Permit No. 1348123
Neighborhood Development Permit No. 1348126
April 29, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.

ISKATE INC.
Owner

By _____
NAME
TITLE

AT&T MOBILITY
Permittee

By _____
NAME
TITLE

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

FA NUMBER: 10103303 CASPR NUMBER: 3601342006



NS0623 HOUSE OF ICE LTE OPTIMAL 11048 ICE SKATE PLACE SAN DIEGO, CA 92126



PROJECT NO: 122082
DRAWN BY: DJ
CHECKED BY: JG

ENGINEERING

2013 CALIFORNIA BUILDING 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

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.

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE (12) (E) ANTENNAS
- INSTALL (12) (N) 4'-7" AT&T PANEL ANTENNAS
- INSTALL (24) (N) RRUS
- INSTALL (6) (N) SURGE SUPPRESSORS
- INSTALL (N) DC POWER & FIBER RUN
- INSTALL (3) (N) FRP SCREEN BOX (MATCH T-MOBILE DESIGN)
- INSTALL (4) (N) 23" SEISMIC FIF RACKS
- INSTALL (1) (N) GPS ANTENNA

SITE INFORMATION

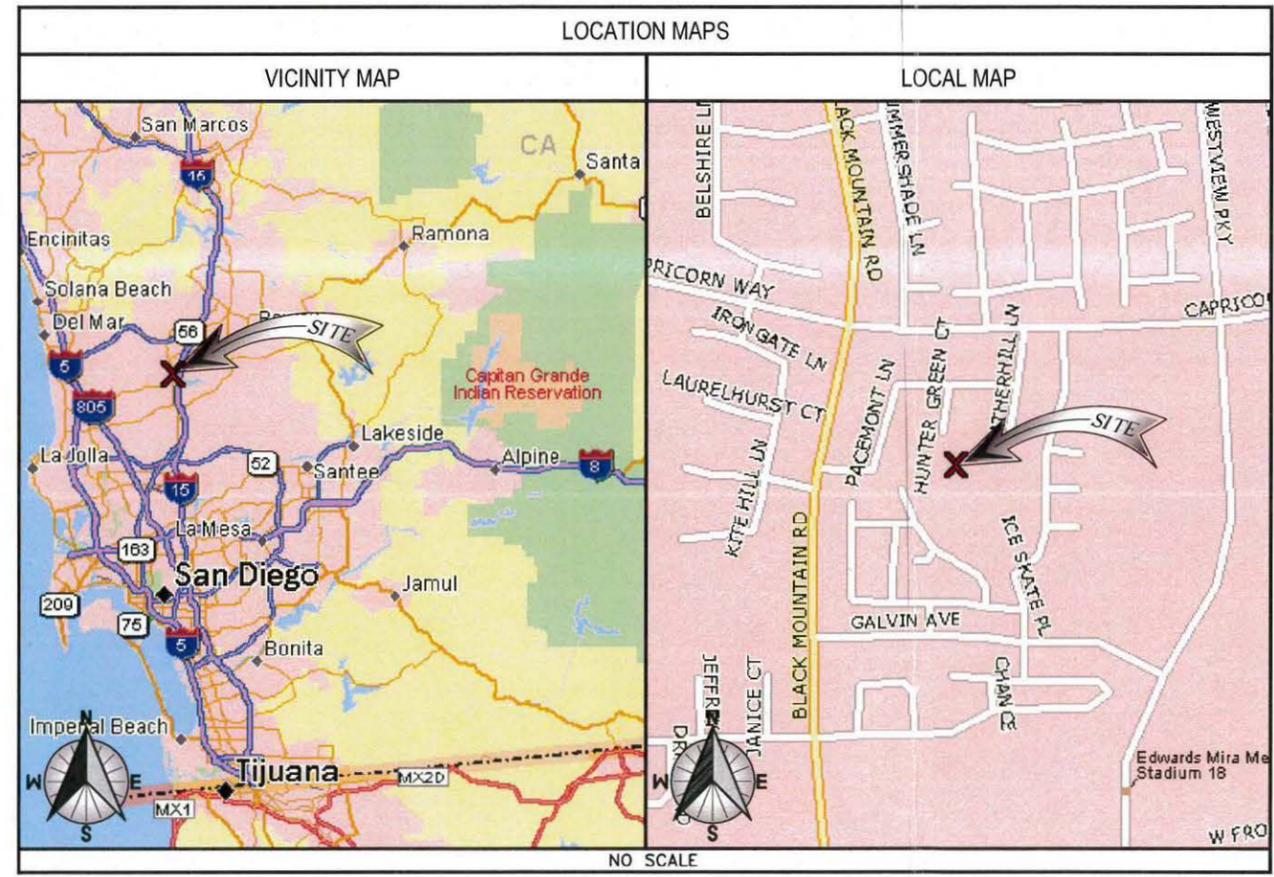
PROPERTY OWNER: ISKATE, INC.
ADDRESS: 2560 FIRST AVENUE, SUITE 101 SAN DIEGO, CA 92103
SITE NAME: HOUSE OF ICE
SITE ADDRESS: 11048 ICE SKATE PLACE SAN DIEGO, CA 92126
SITE CONTACT: PHILIP LINSSSEN (658) 530-1826
COUNTY: SAN DIEGO
LATITUDE (NAD 83): 32° 55' 21.396" N 32.92261
LONGITUDE (NAD 83): 117° 7' 22.8" W -117.12300
GROUND ELEVATION: 479'-0" AMSL
ANTENNA TIP HEIGHT: 25'-6"± AGL
ZONING JURISDICTION: CITY OF SAN DIEGO
ZONING DISTRICT: AR-1-1
PARCEL #: 318-013-05-00
OCCUPANCY GROUP: B
CONSTRUCTION TYPE: V-B
OTHER WIRELESS FACILITIES: SPRINT
POWER COMPANY: SDG&E
TELEPHONE COMPANY: AT&T, T-MOBILE, SPRINT, VERIZON
RF ENGINEER: JORGE MELCHOR (858) 762-2161
LEASING AGENT: JASON GARLAND (858) 371-1095
ZONING AGENT: MITCHELL J ARCHITECTURE (858) 650-3130
CONSTRUCTION MANAGER: VIC LIERA (562) 207-8275

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 OF ICE SKATING ARENA, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7424, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 8, 1972, WHICH LIES WITHIN THE PORTION DESIGNATED AS "NOT PART" ON SHEET 7 OF MAP NO. 9407 OF MESA DEL SOL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
10089 WILLOW CREEK RD, SUITE 350
SAN DIEGO, CA 92131
CONTACT: JOSEPH PALMA (619) 341-9479



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
HEAD SOUTHWEST ON PACIFIC CENTER BOULEVARD TOWARD MCKELLAR CT; GO 404 FT. MAKE A U-TURN AT MCKELLAR CT; GO 0.3 MILES. TAKE THE 2ND RIGHT ONTO PACIFIC HEIGHTS BOULEVARD; GO 0.5 MILES. TURN LEFT AT MIRA MESA BOULEVARD; GO 4.1 MILES. TURN LEFT AT BLACK MOUNTAIN ROAD; GO 0.4 MILES. TAKE THE 3RD RIGHT ONTO MORNING BREEZE WAY; GO 0.2 MILES. TAKE THE 1ST RIGHT ONTO HUNTER GREEN CT; GO 207 FT. ARRIVE AT SITE.

APPROVALS

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

LEASING VENDOR: _____ DATE: _____
ZONING VENDOR: _____ DATE: _____
AT&T RF ENGINEER: _____ DATE: _____
CONSTRUCTION MANAGER: _____ DATE: _____
AT&T OPERATIONS: _____ DATE: _____
SITE ACQUISITION MANAGER: _____ DATE: _____
A/E MANAGER: _____ DATE: _____
PROJECT MANAGER: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____

RF INFORMATION

	LTE	GSM	UMTS
Tx	704.0 - 716.0 MHz	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1970 - 1980 MHz	874.6 - 879.6 MHz 1945 - 1950 MHz
Rx	734.0 - 746.0 MHz	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz
MAX EIRP:	500.0 WATTS	MAX ERP:	850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT LAYOUT
A-4	ANTENNA LAYOUT (EXISTING)
A-4.1	ANTENNA LAYOUT (NEW)
A-5	ELEVATIONS
A-6	SELEVATIONS
A-7	DETAILS
BMP-1	BEST MANAGEMENT PRACTICES PLAN

DO NOT SCALE DRAWINGS

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

11"X17" PLOT WILL BE HALF SCALE

UNDERGROUND SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811
48 HOURS BEFORE YOU DIG

REV	DATE	DESCRIPTION
G	12/29/14	CITY COMMENTS
F	10/31/14	REVISE FRP SCREEN
D	09/16/14	CITY COMMENTS
C	07/28/14	DRM COMMENTS
B	07/15/14	ISSUED FOR REVIEW
A	06/19/14	ISSUED FOR REVIEW

ARCHITECT OF RECORD

ERIN G. BENESH
CA NO. C-33794
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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

NS0623
HOUSE OF ICE
11048 ICE SKATE PLACE
SAN DIEGO, CA 92126
ZONING

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 122082

DRAWN BY: DJ

CHECKED BY: JG

REV	DATE	DESCRIPTION
G	12/29/14	CITY COMMENTS
F	10/31/14	REVISE FRP SCREEN
D	09/18/14	CITY COMMENTS
C	07/28/14	DRM COMMENTS
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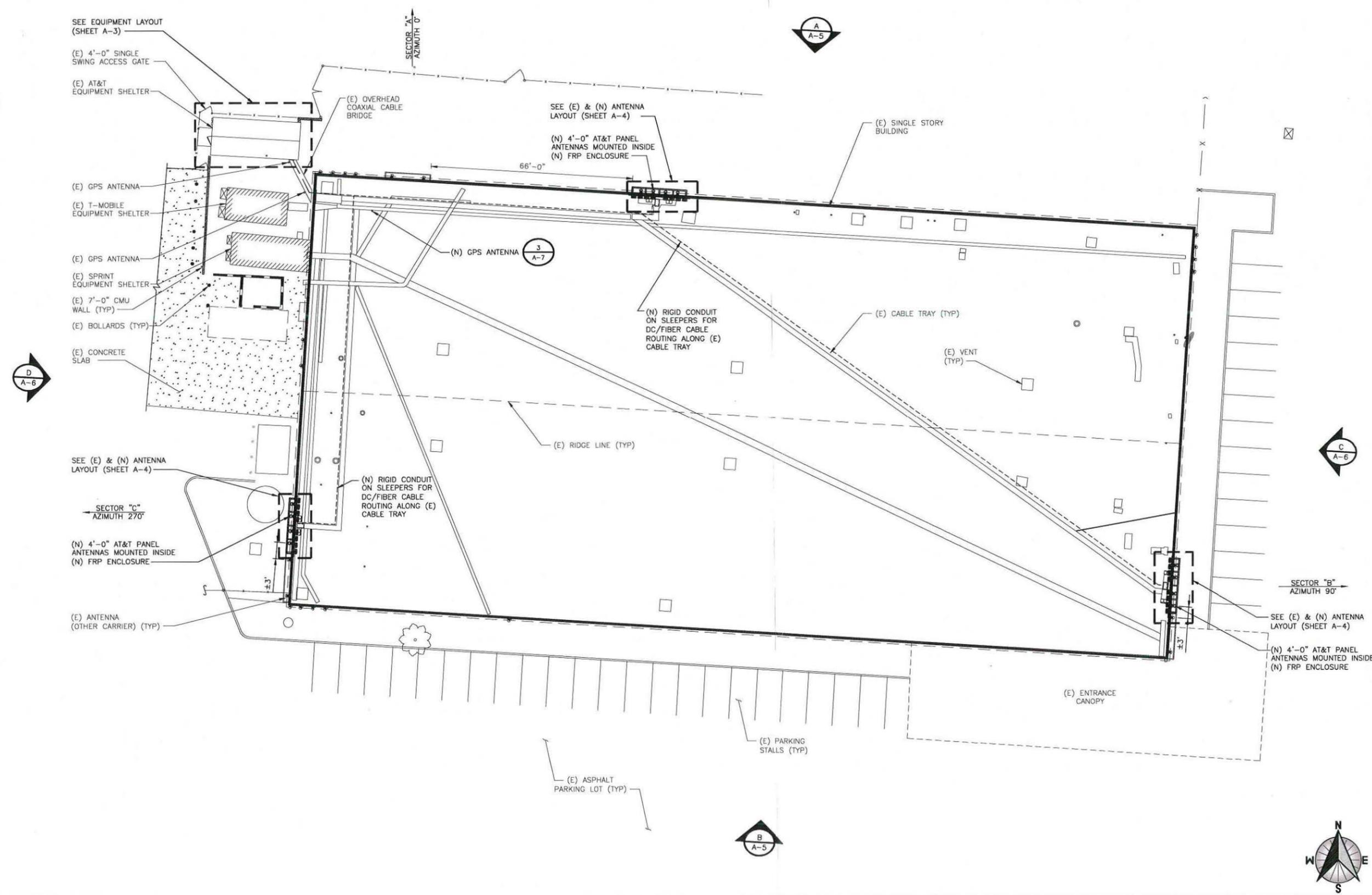
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NS0623
HOUSE OF ICE
11048 ICE SKATE PLACE
SAN DIEGO, CA 92126
ZONING

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER

A-2



ENLARGED SITE PLAN





5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 122082
DRAWN BY: DJ
CHECKED BY: JG

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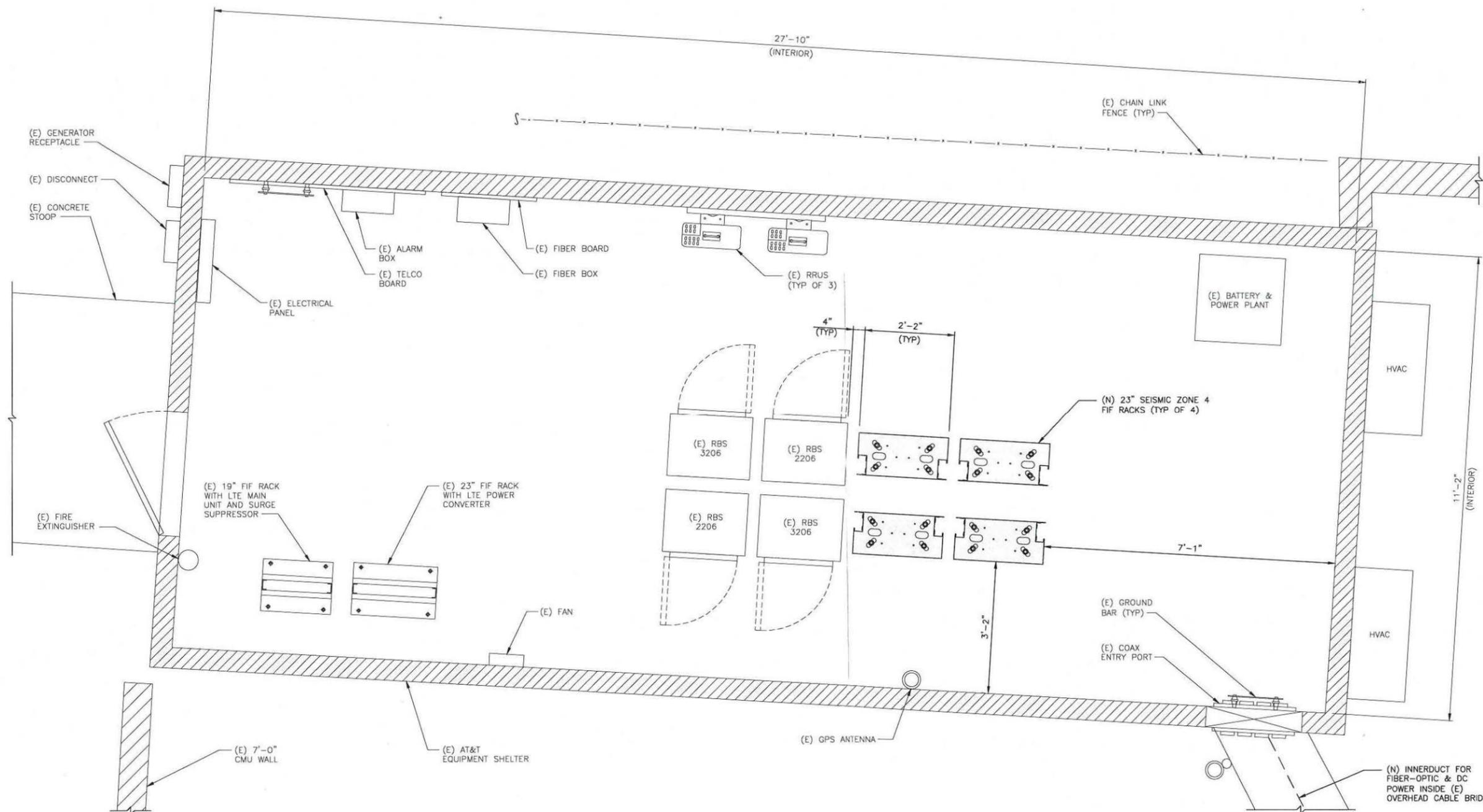
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NS0623
HOUSE OF ICE
11048 ICE SKATE PLACE
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ZONING

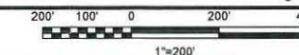
SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER

A-3



EQUIPMENT LAYOUT





5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 122082

DRAWN BY: DJ

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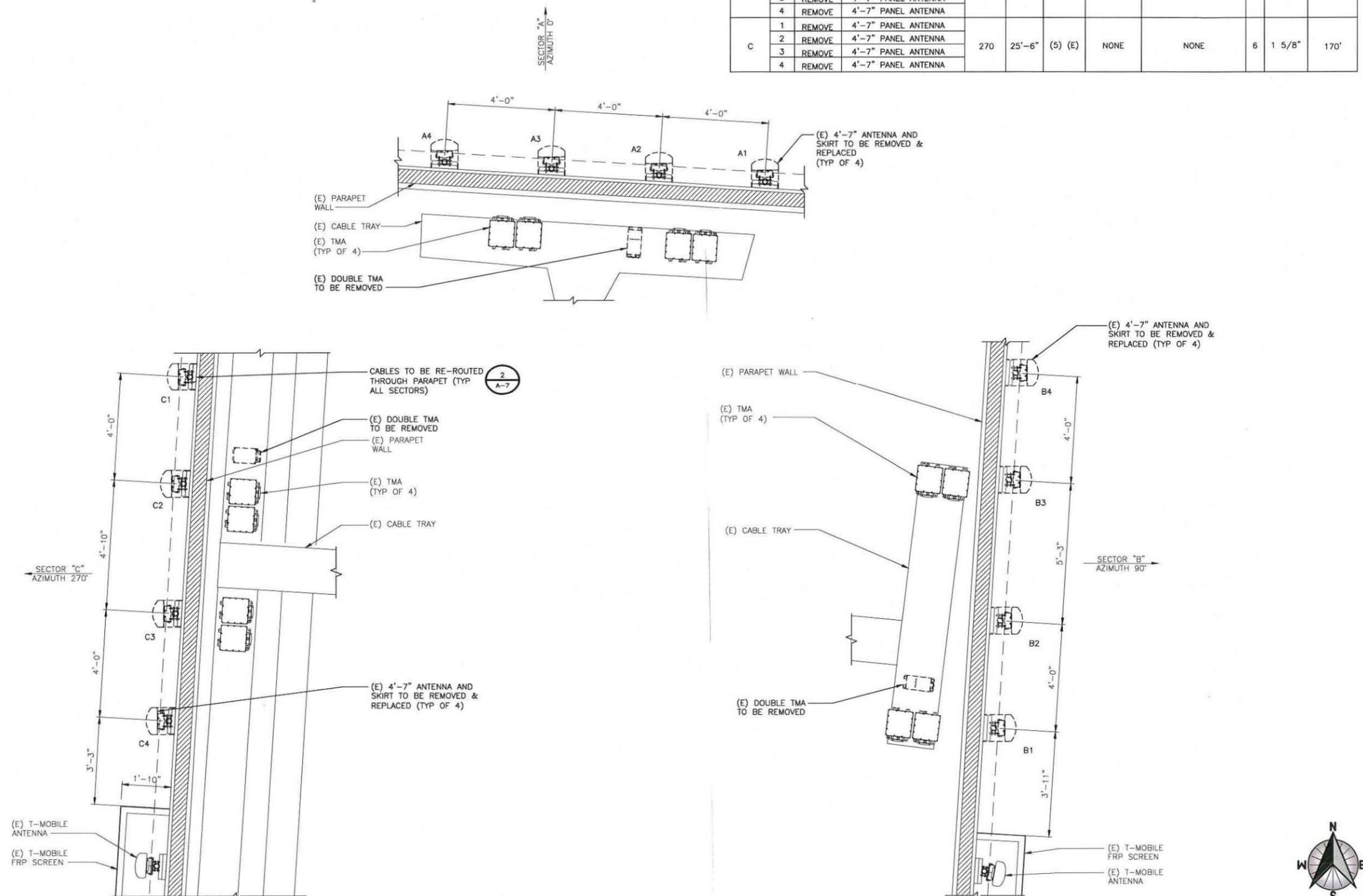
NS0623
HOUSE OF ICE
11048 ICE SKATE PLACE
SAN DIEGO, CA 92126
ZONING

SHEET TITLE
**ANTENNA LAYOUT
(EXISTING)**

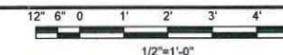
SHEET NUMBER

A-4

SECTOR	EXISTING ANTENNA & COAX SCHEDULE							TRANSMISSION LINE			
	POS.	STATUS	MODEL NO.	AZIMUTH	TIP HT	TMA	RRU	FIBER/POWER	COAX	LENGTH ±	
A	1	REMOVE	4'-7" PANEL ANTENNA	0	25'-6"	(5) (E)	NONE	NONE	6	7/8"	155'
	2	REMOVE	4'-7" PANEL ANTENNA								
	3	REMOVE	4'-7" PANEL ANTENNA								
	4	REMOVE	4'-7" PANEL ANTENNA								
B	1	REMOVE	4'-7" PANEL ANTENNA	90	25'-6"	(5) (E)	NONE	NONE	8	1 5/8"	355'
	2	REMOVE	4'-7" PANEL ANTENNA								
	3	REMOVE	4'-7" PANEL ANTENNA								
	4	REMOVE	4'-7" PANEL ANTENNA								
C	1	REMOVE	4'-7" PANEL ANTENNA	270	25'-6"	(5) (E)	NONE	NONE	6	1 5/8"	170'
	2	REMOVE	4'-7" PANEL ANTENNA								
	3	REMOVE	4'-7" PANEL ANTENNA								
	4	REMOVE	4'-7" PANEL ANTENNA								

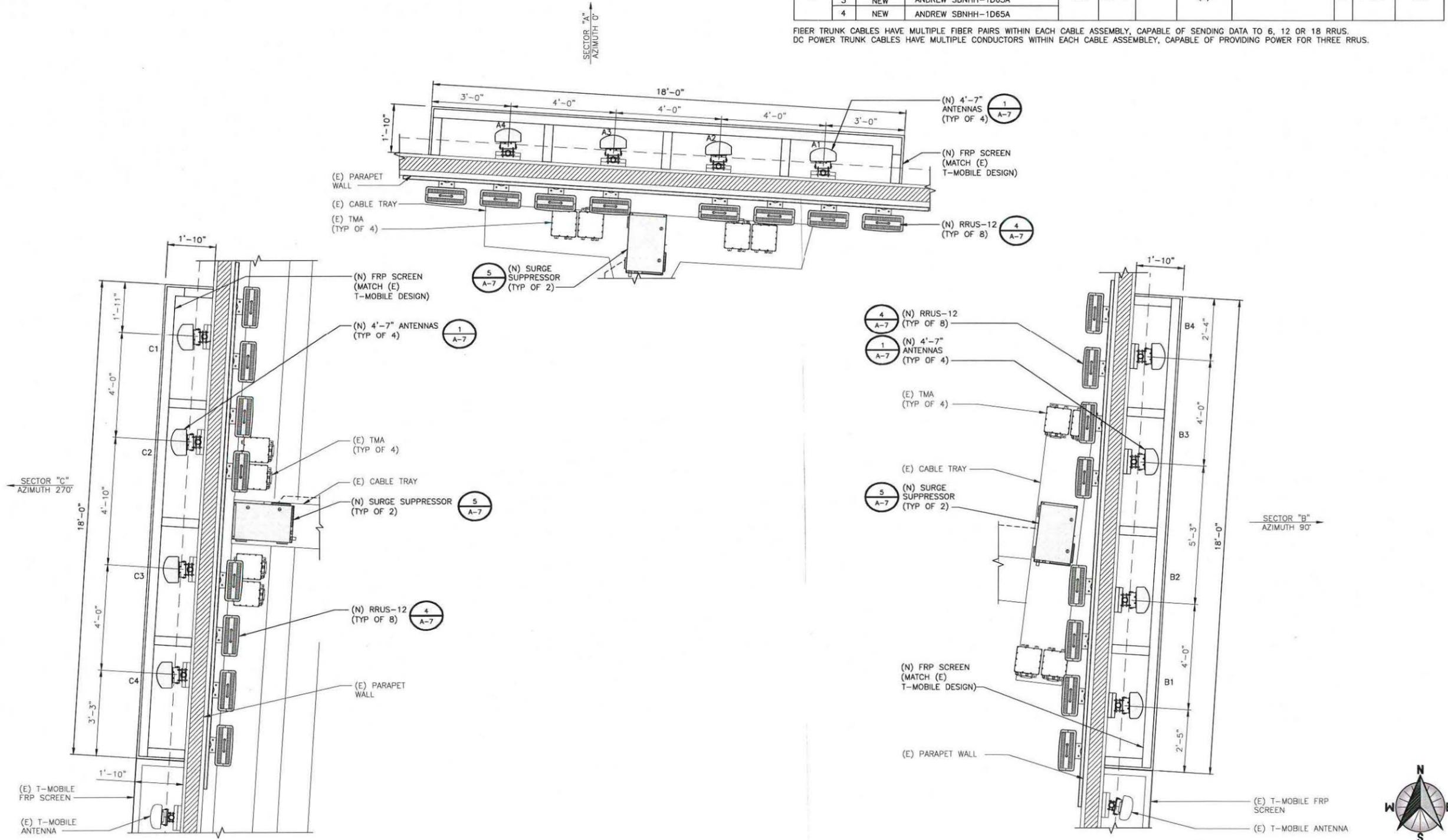


(E) ANTENNA LAYOUT

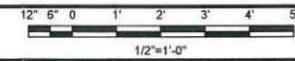


NEW ANTENNA & COAX SCHEDULE										
SECTOR	ANTENNA					TRANSMISSION LINE				
	POS.	STATUS	MODEL NO.	AZIMUTH	TIP HT	TMA	RRU	FIBER/POWER		LENGTH ±
A	1	NEW	ANDREW SBNHH-1D65A	0	25'-6"	(4) (E)	RRUS (8)	6	7/8"	155'
	2	NEW	ANDREW SBNHH-1D65A							
	3	NEW	ANDREW SBNHH-1D65A							
	4	NEW	ANDREW SBNHH-1D65A							
B	1	NEW	ANDREW SBNHH-1D65A	90	25'-6"	(4) (E)	RRUS (8)	8	1 5/8"	355'
	2	NEW	ANDREW SBNHH-1D65A							
	3	NEW	ANDREW SBNHH-1D65A							
	4	NEW	ANDREW SBNHH-1D65A							
C	1	NEW	ANDREW SBNHH-1D65A	270	25'-6"	(4) (E)	RRUS (8)	6	1 5/8"	170'
	2	NEW	ANDREW SBNHH-1D65A							
	3	NEW	ANDREW SBNHH-1D65A							
	4	NEW	ANDREW SBNHH-1D65A							

FIBER TRUNK CABLES HAVE MULTIPLE FIBER PAIRS WITHIN EACH CABLE ASSEMBLY, CAPABLE OF SENDING DATA TO 6, 12 OR 18 RRUS.
DC POWER TRUNK CABLES HAVE MULTIPLE CONDUCTORS WITHIN EACH CABLE ASSEMBLY, CAPABLE OF PROVIDING POWER FOR THREE RRUS.



(N) ANTENNA LAYOUT



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 122082

DRAWN BY: DJ

CHECKED BY: JG

REV	DATE	DESCRIPTION
G	12/29/14	CITY COMMENTS
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C	07/28/14	DRM COMMENTS
B	07/15/14	ISSUED FOR REVIEW
A	06/19/14	ISSUED FOR REVIEW

ARCHITECT OF RECORD

ERIN G. BENESH
CA NO. C-33794
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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NS0623
HOUSE OF ICE
11048 ICE SKATE PLACE
SAN DIEGO, CA 92126
ZONING

SHEET TITLE
ANTENNA LAYOUT
(NEW)

SHEET NUMBER

A-4.1





5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 122082

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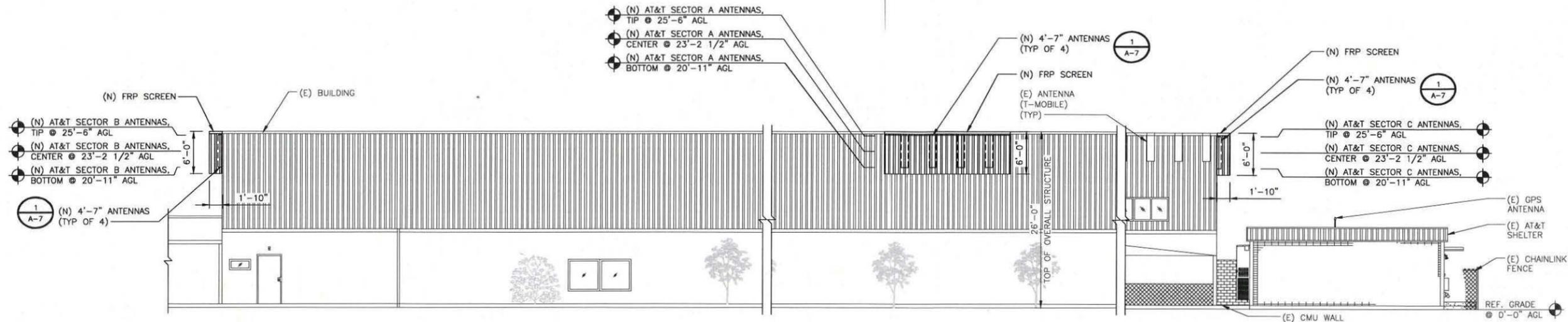
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HOUSE OF ICE
11048 ICE SKATE PLACE
SAN DIEGO, CA 92126
ZONING

SHEET TITLE
ELEVATIONS

SHEET NUMBER

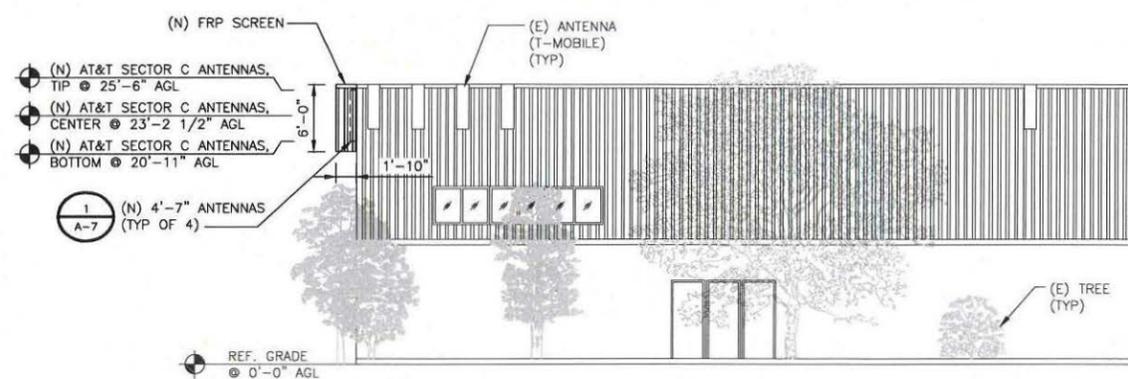
A-5



NORTH ELEVATION



A



SOUTH ELEVATION



B



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 122082

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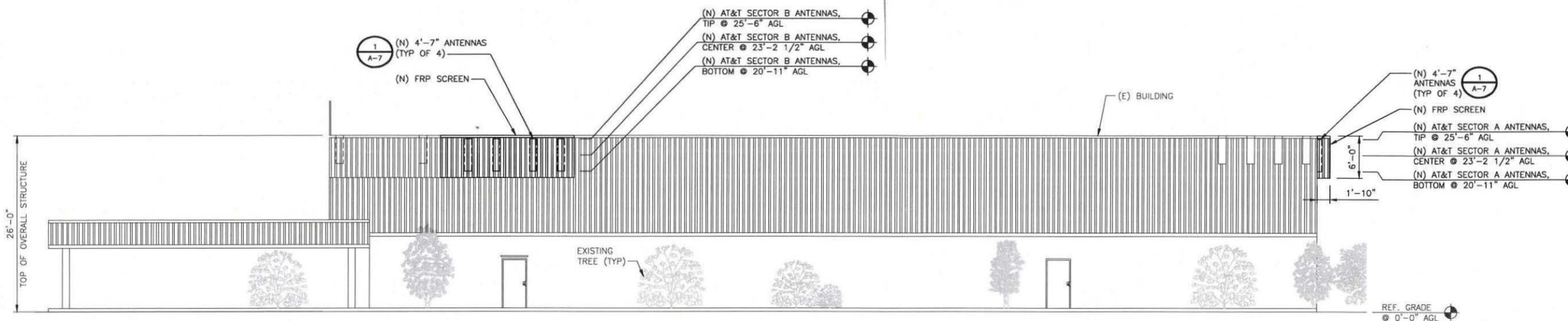
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SAN DIEGO, CA 92126
ZONING

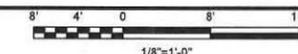
SHEET TITLE
ELEVATIONS

SHEET NUMBER

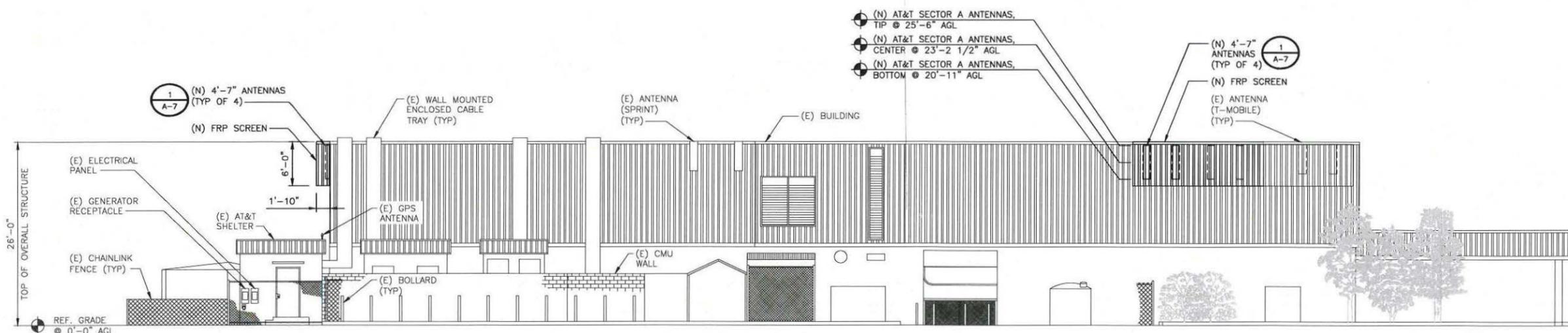
A-6



EAST ELEVATION



C



WEST ELEVATION



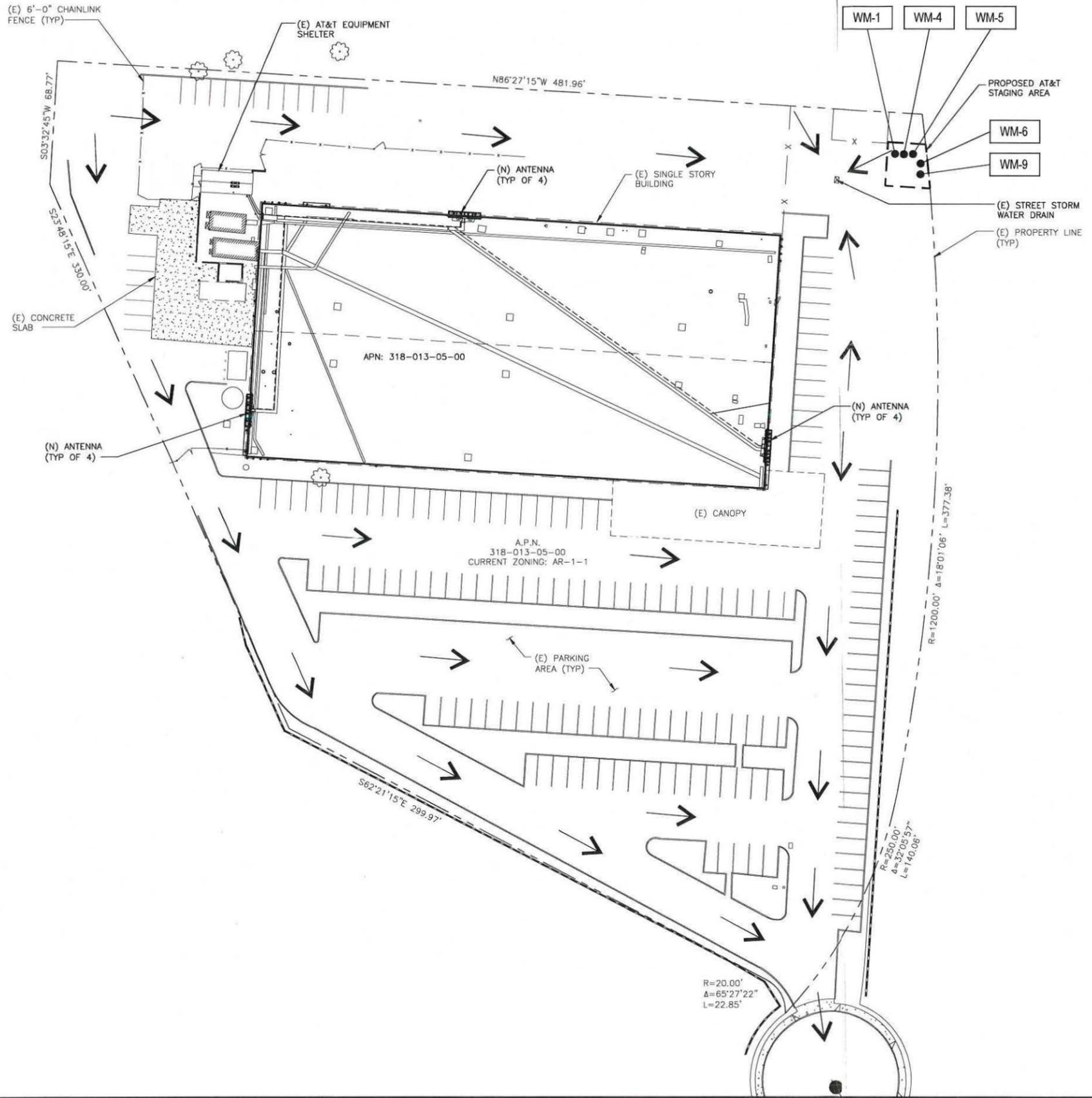
D

**STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S**

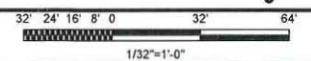
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

BMP LEGEND

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION & CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- DIRECTION OF LOT DRAINAGE



SITE PLAN



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	122082
DRAWN BY:	DJ
CHECKED BY:	JG

REV	DATE	DESCRIPTION
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ARCHITECT OF RECORD

ERIN G. BENESH
CA NO. C-33794
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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NS0623
HOUSE OF ICE
11048 ICE SKATE PLACE
SAN DIEGO, CA 92126
ZONING

SHEET TITLE
**BEST MANAGEMENT
PRACTICES PLAN**

SHEET NUMBER

BMP-1



HOUSE OF ICE

AT&T SITE ID #NS0623



SITE

VIEW

LOCATION

11048 ICE SKATE PLACE
SAN DIEGO, CA 92126



EXISTING



AT&T PROPOSES TO MODIFY EXISTING ANTENNA INSTALLATION. (4) ANTENNAS PER SECTOR, (12) ANTENNAS TOTAL TO BE REMOVE & REPLACED WITH (4) ANTENNAS PER SECTOR, (12) ANTENNAS WITH PROPOSED CONCEALMENT SCREEN TO MATCH EXISTING BUILDING.

07/09/2014 13:40

EAST VIEW

PROPOSED

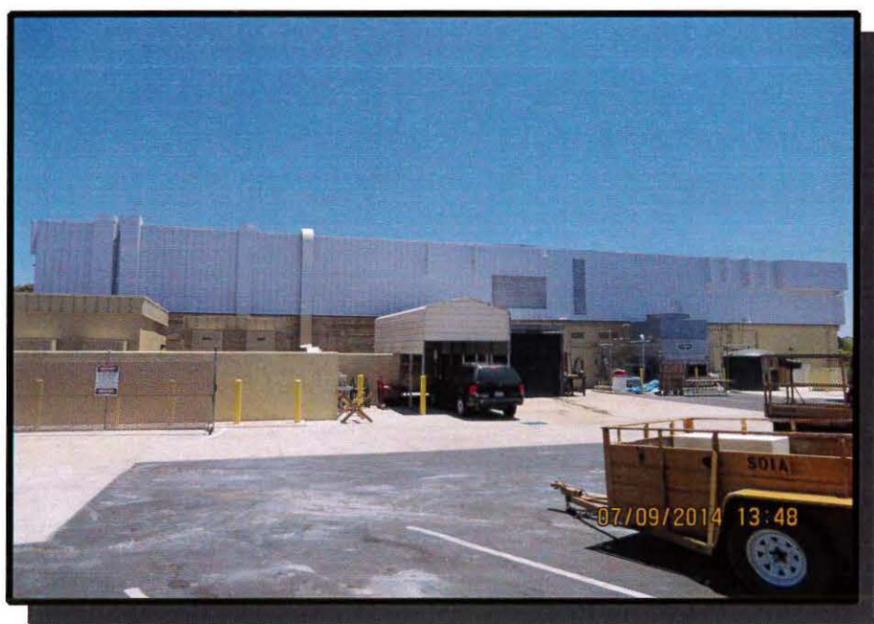
HOUSE OF ICE

AT&T SITE ID #NS0623

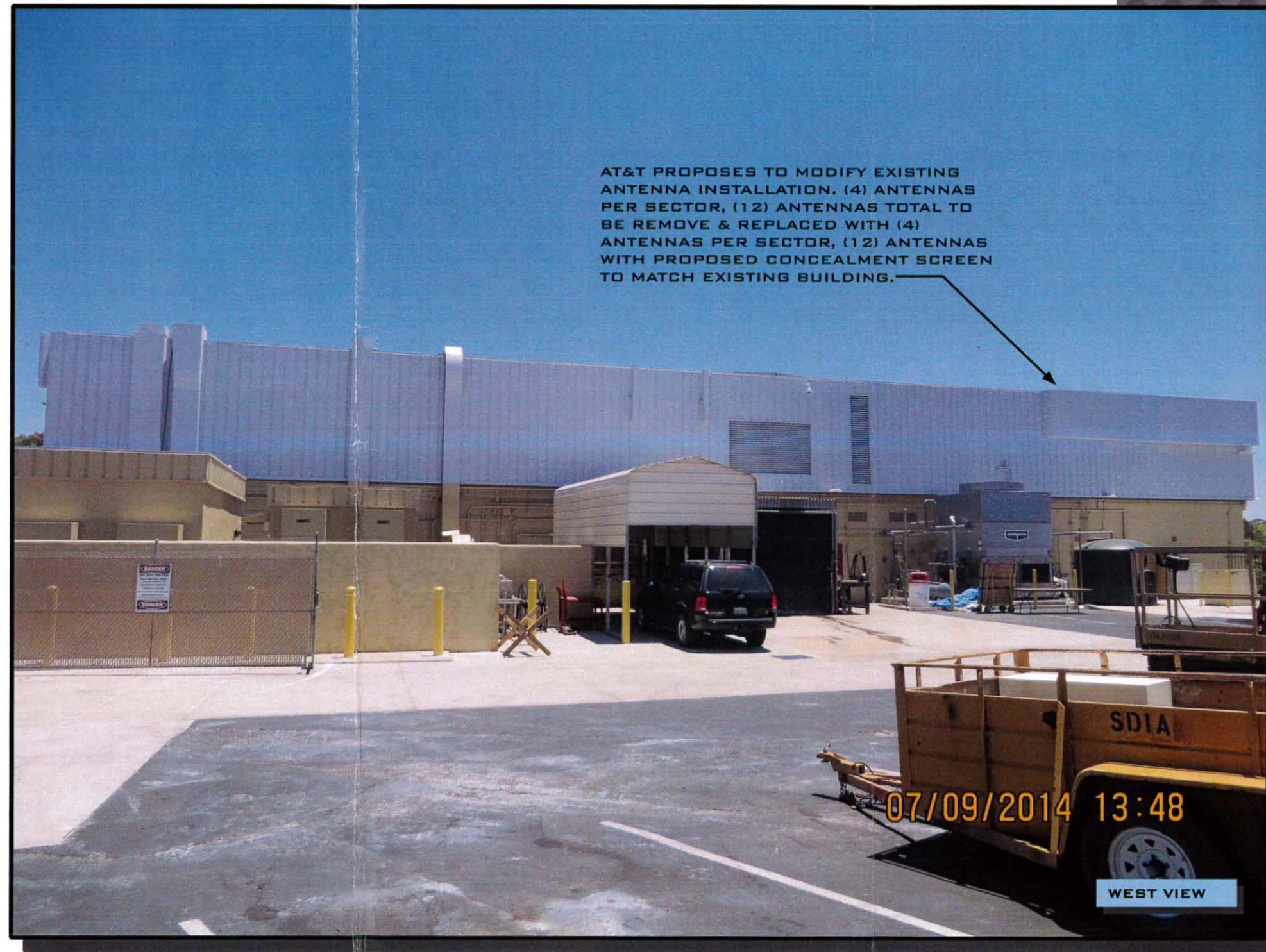


LOCATION

11048 ICE SKATE PLACE
SAN DIEGO, CA 92126



EXISTING



AT&T PROPOSES TO MODIFY EXISTING ANTENNA INSTALLATION. (4) ANTENNAS PER SECTOR, (12) ANTENNAS TOTAL TO BE REMOVE & REPLACED WITH (4) ANTENNAS PER SECTOR, (12) ANTENNAS WITH PROPOSED CONCEALMENT SCREEN TO MATCH EXISTING BUILDING.

PROPOSED

WEST VIEW

HOUSE OF ICE

AT&T SITE ID #NS0623



LOCATION

11048 ICE SKATE PLACE
SAN DIEGO, CA 92126



EXISTING



PROPOSED

NORTH VIEW



BLACK & VEATCH
Building a world of difference.™



PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE LOCATION MAP

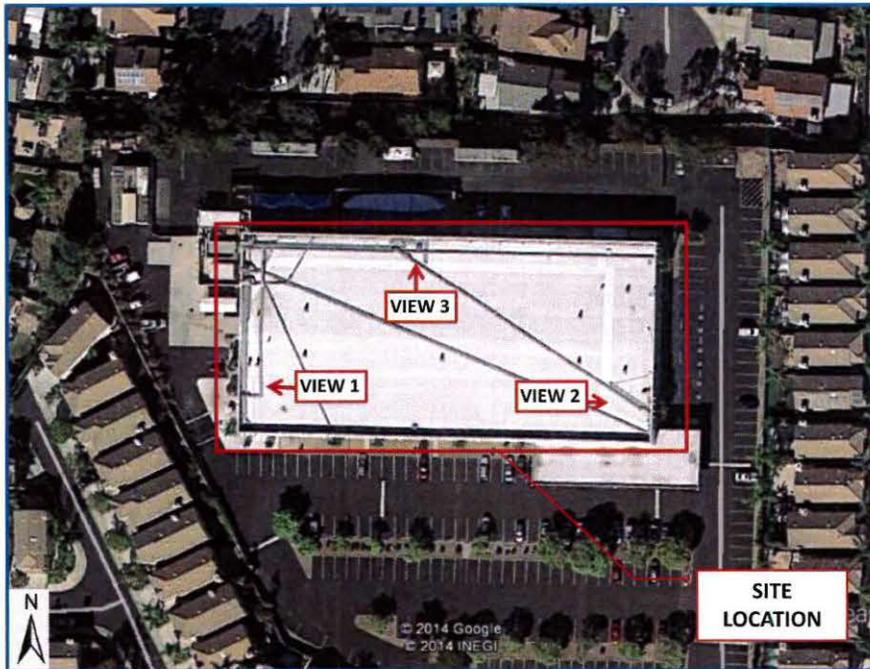


Image © Google Maps 2013

The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER:	NSO623
SITE NAME:	HOUSE OF ICE
SITE ADDRESS:	11048 ICE SKATE PLACE SAN DIEGO, CA 92126
DATE:	09/26/14
APPLICANT:	AT&T WIRELESS
CONTACT:	JO ANN STODDARD MITCHELL J. ARCHITECTURE (858) 650-3130



EXISTING SITE

SECTOR C - EXISTING, VIEW 1
LOOKING WEST

09/12/2014 12:29

SECTOR C PHOTOGRAPHIC SIMULATION
PROPOSED VIEW 1 - LOOKING WEST

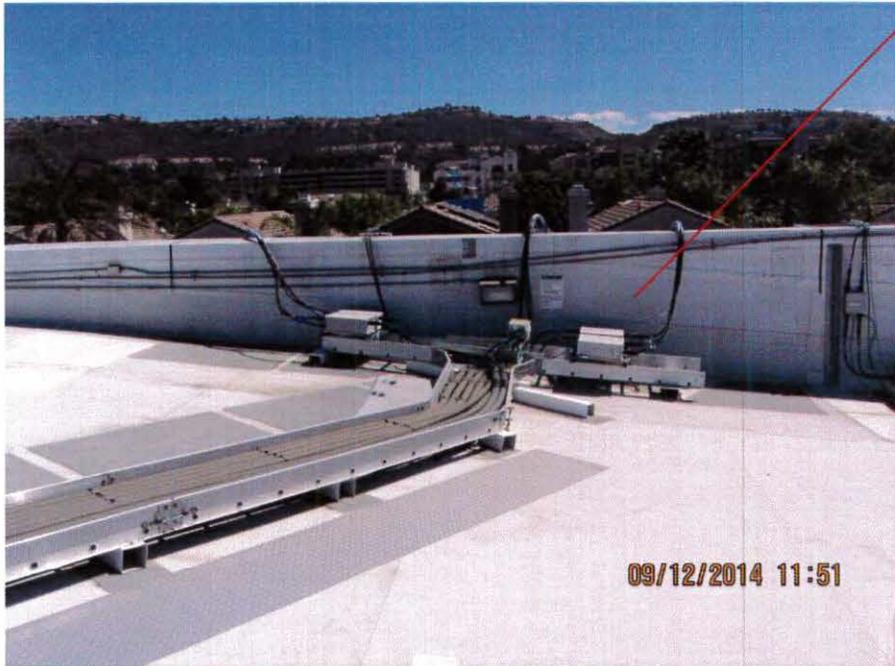


(8) PROPOSED AT&T
RRU'S

(2) PROPOSED AT&T
SURGE SUPPRESSORS

RE-LOCATED LIGHT

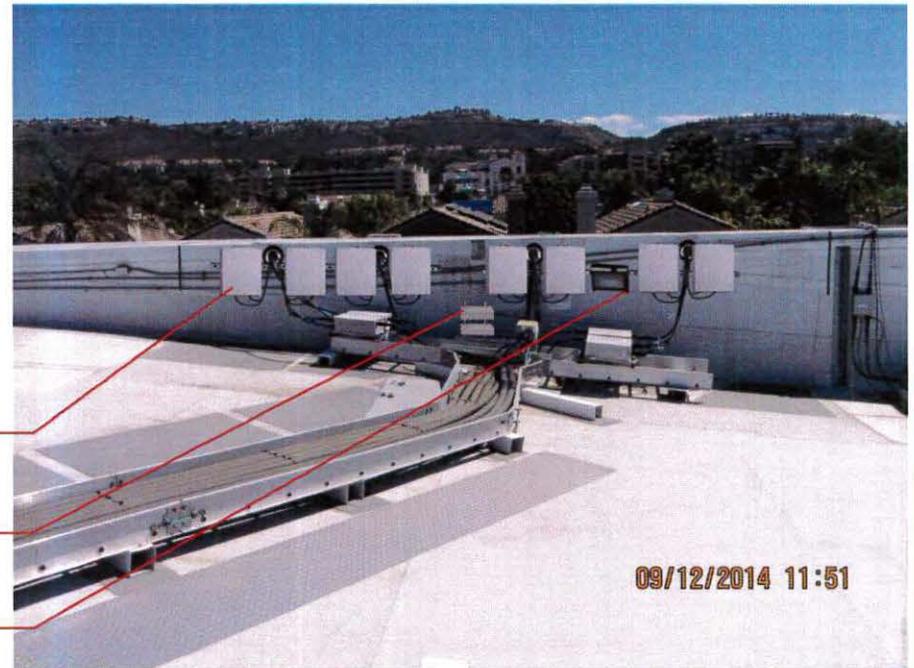
09/12/2014 12:29



EXISTING SITE

SECTOR B - EXISTING VIEW 2
LOOKING EAST

SECTOR B PHOTOGRAPHIC SIMULATION
PROPOSED VIEW 2 - LOOKING EAST

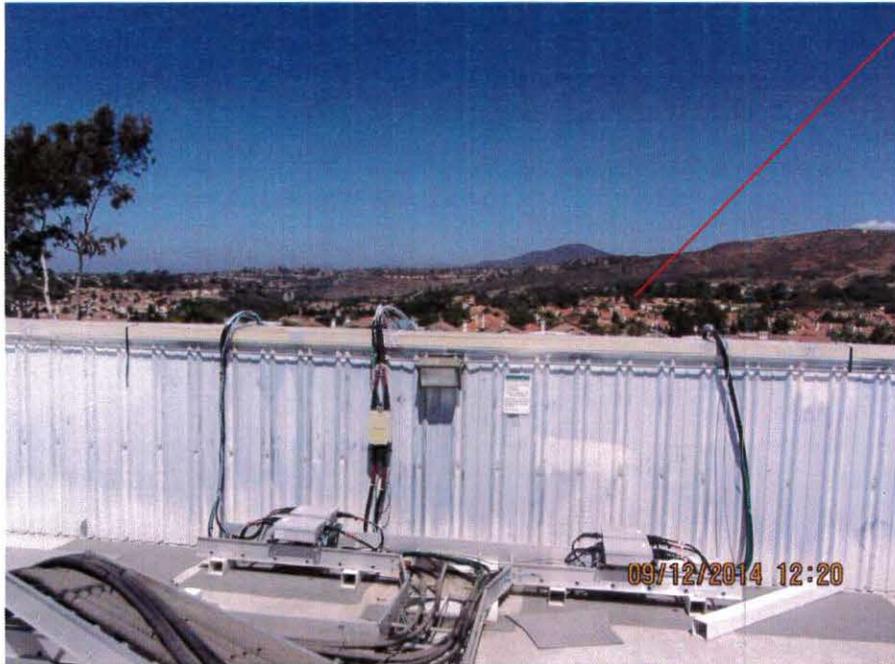


(8) PROPOSED AT&T
RRU'S

(2) PROPOSED AT&T
SURGE SUPPRESSORS

RE-LOCATED LIGHT

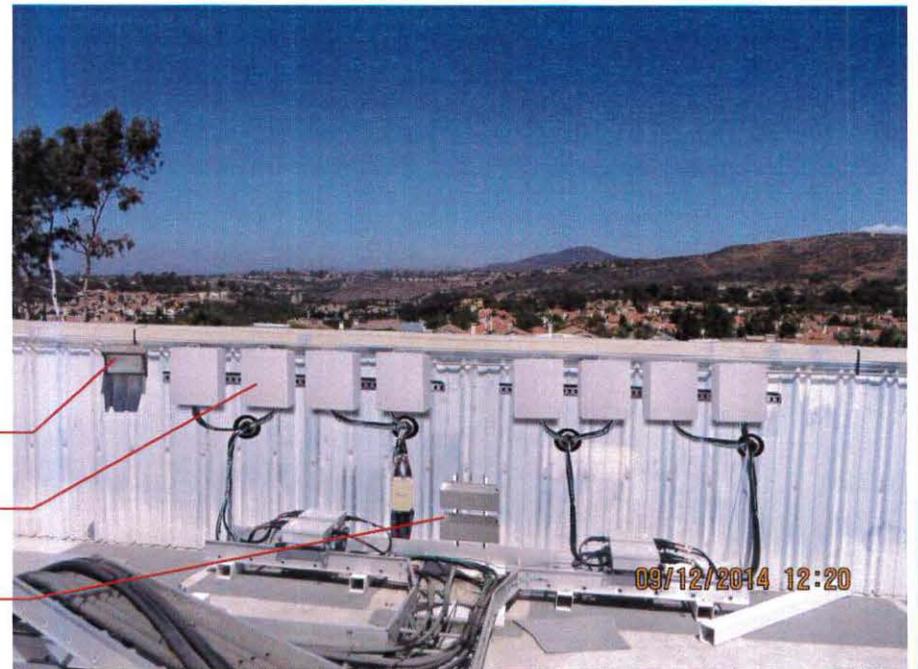
09/12/2014 11:51



EXISTING SITE

SECTOR A PHOTOGRAPHIC SIMULATION
PROPOSED VIEW 3 - LOOKING NORTH

SECTOR A - EXISTING-VIEW 3
LOOKING NORTH



RE-LOCATED LIGHT

(8) PROPOSED AT&T
RRU'S

(2) PROPOSED AT&T
SURGE SUPPRESSORS

NS0623-HOUSE OF ICE-PHOTOGRAPHIC SURVEY

1. View of Subject property looking North



2. View from Subject property looking South



NS0623-HOUSE OF ICE-PHOTOGRAPHIC SURVEY

3. View of Subject property looking West



4. View from Subject Property looking East



NS0623-HOUSE OF ICE-PHOTOGRAPHIC SURVEY

5. View of Subject property looking South



6. View from Subject Property looking North



NS0623-HOUSE OF ICE-PHOTOGRAPHIC SURVEY

7. View of Subject Property looking East



8. View from subject property looking West



Tse, Simon

From: John Horst [mmcpvg.chair@gmail.com]
Sent: Wednesday, January 21, 2015 11:25 AM
To: 'Bodie C Campagna'
Cc: Tse, Simon; 'Nathan Plount'
Subject: RE: PTS 383742 AT&T Mobility House of Ice - CPG Meeting

Bodie...

Yes, last night the information item was promoted to an action item by a unanimous vote and then recommended for approval, also by a unanimous vote.

John Horst
Chairman, Mira Mesa Community Planning Group
(858) 429-5759 x4

Mira Mesa: Excellence in Education | Richness in Culture | Innovation in Industry

From: Bodie C Campagna [<mailto:bodie.campagna@mitchellj.com>]
Sent: Wednesday, January 21, 2015 11:07 AM
To: mmcpvg.chair@gmail.com
Cc: 'Tse, Simon'; 'Nathan Plount'
Subject: PTS 383742 AT&T Mobility House of Ice - CPG Meeting

Hi John,

Per our conversation last night, can you please respond to all so that Simon can process our project resubmittal based on the approval that we received at the CPG meeting last night? If you could let him know how many members voted and the total vote count, that would be great!

Thanks again for your help and consideration.

Best regards,

Bodie Campagna | Vice President / CFO



bodie.campagna@mitchellj.com
4883 Ronson Court Suite N | San Diego, CA 92111
858 650 3130 tel | 858 650 3140 fax | 619 572 3500 mobile
www.mitchellj.com



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 SAN DIEGO HOUSE OF ICE

Project Address:

11048 Ice Skate Place, San Diego CA 92126

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:

AT&T Mobility House of Ice
PROJECT CHRONOLOGY
PTS #383742 IO #24004991

Date	Action	Description	City Review	Applicant Response
08.08.2014	First Submittal	Project Deemed Complete		
08.28.2014	First Assessment Letter		20 days	
11.04.2014	Second Submittal			37 days
12.17.2015	Second Assessment Letter		43 days	
1.20.2015	Community Planning Group Presentation			34 days
2.20.2015	All issues resolved		31 day	
4.08.2015	Scheduled for Hearing Officer		47 days	
Total Staff Time:		Does not include City Holidays and Furlough	141 days	
Total Applicant Time:		Does not include City Holidays and Furlough		71 days
Total Project Running Time:		From Deemed Complete to HO Hearing	212 days	



TO: City of San Diego
Development Services Department
1222 First Avenue, MS 301
San Diego, CA 92101-5154

FROM: Jo Ann Stoddard
Site Acquisition Specialist
Mitchell J Architecture
4883 Ronson Court, Suite N
San Diego, CA 92111

RE: **Site Justification Report**
AT&T Site NS0623 San Diego House of Ice
APN: 318-013-05

The existing AT&T wireless communication facility located at 11048 Ice Skate Place, San Diego, CA 92126 (the "Subject Property") is needed for the following reasons:

As depicted on the following coverage maps, the existing wireless communications facility located at the Subject Property provides essential communication and improved service to the surrounding area. The facility ensures uninterrupted wireless service in the area. Without the facility at the current location, there would be a significant gap in coverage that would negatively impact the surrounding community.

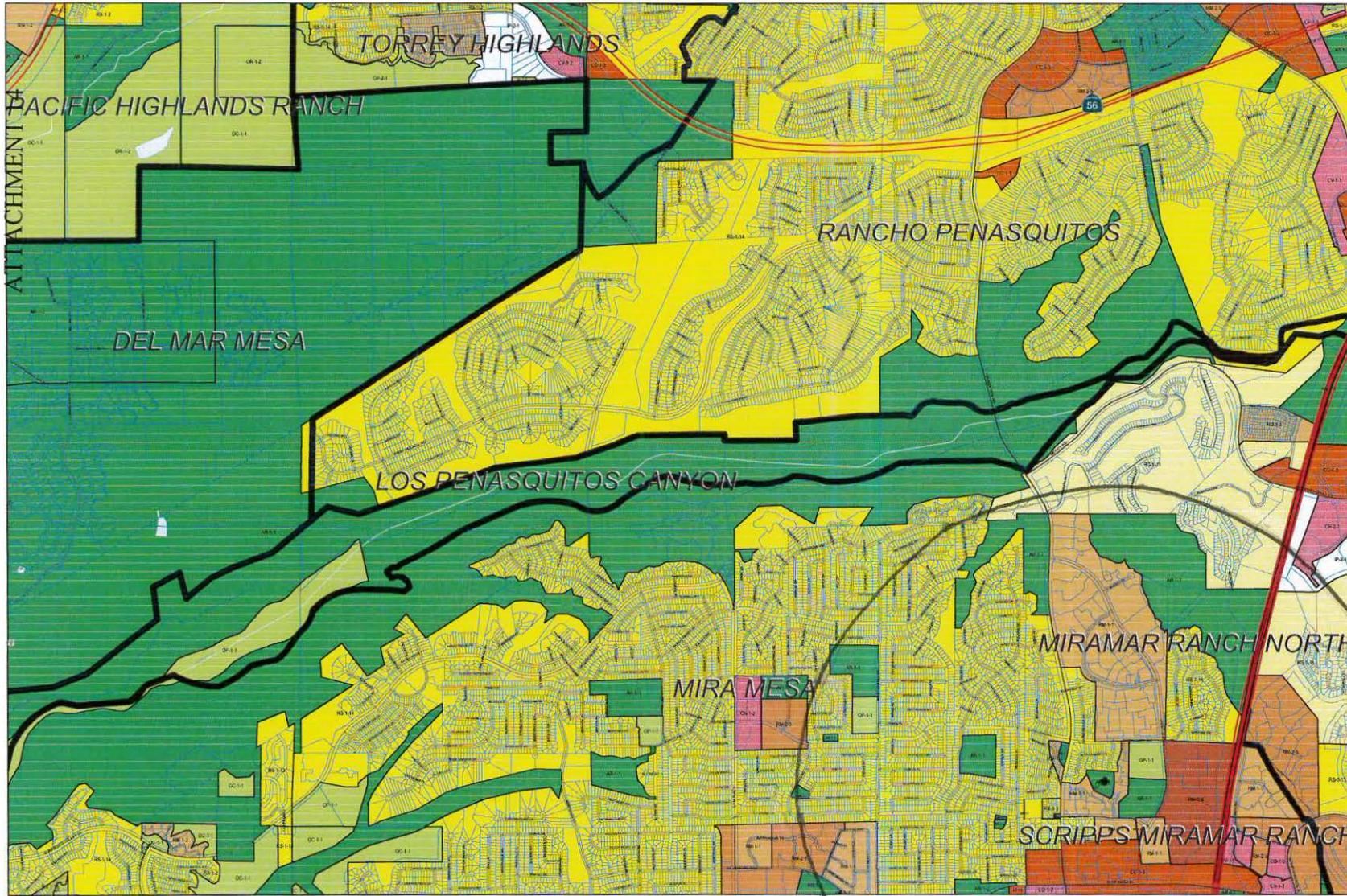
The visual impact to the surrounding community is minimized because the equipment is located in a shelter on the west end of the property. There are also additional wireless carriers' equipment shelters in the same area as the AT&T shelter. All antennas are currently painted to match the exterior of the building. FRP Screening that is built and painted to match the existing building will be utilized for architectural integration of the antennas into the building's façade. Please see provided photo Simulations.

If you have any additional questions, I can be reached by phone at (858) 650-3130 x32 or by email at JoAnn.Stoddard@mitchellj.com.

Sincerely,

Jo Ann Stoddard

Official Zoning Map



Legend

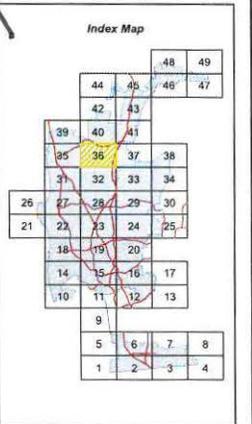
- City of San Diego Boundary
- Community Plan Areas
- Parcels

Zoning

ZONE NAME

- AR-1-1
- AR-1-2
- CC-1-1
- CC-1-3
- CC-3-4
- CN-1-2
- CO-1-2
- CP-1-1
- CR-2-1
- CV-1-1
- CV-1-2
- IP-2-1
- OC-1-1
- OF-1-1
- OP-1-1
- OP-2-1
- OR-1-1
- OR-1-2
- RM-1-1
- RM-1-2
- RM-1-3
- RM-2-5
- RM-3-7
- RM-3-8
- RS-1-11
- RS-1-13
- RS-1-14
- RT-1-2
- RX-1-2

1 mile Radius

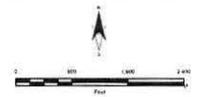


SanGIS Geometric Accuracy
 SanGIS Latest Full Inventory Data for the City of San Diego meets 25.7' horizontal accuracy at the 90% confidence level.
 This data meets the ASPRS Standard for Class 1 Map Accuracy at a scale of 1:10,000 (1"=1,000').
 The manufacturer's accuracy statement of the data on a project basis, if available, may vary and is not to exceed the accuracy with errors of 10% greater.

This map is a simplified version of the official zoning map. It is not intended to be used for legal purposes. For more information, please contact the City of San Diego Planning Department.
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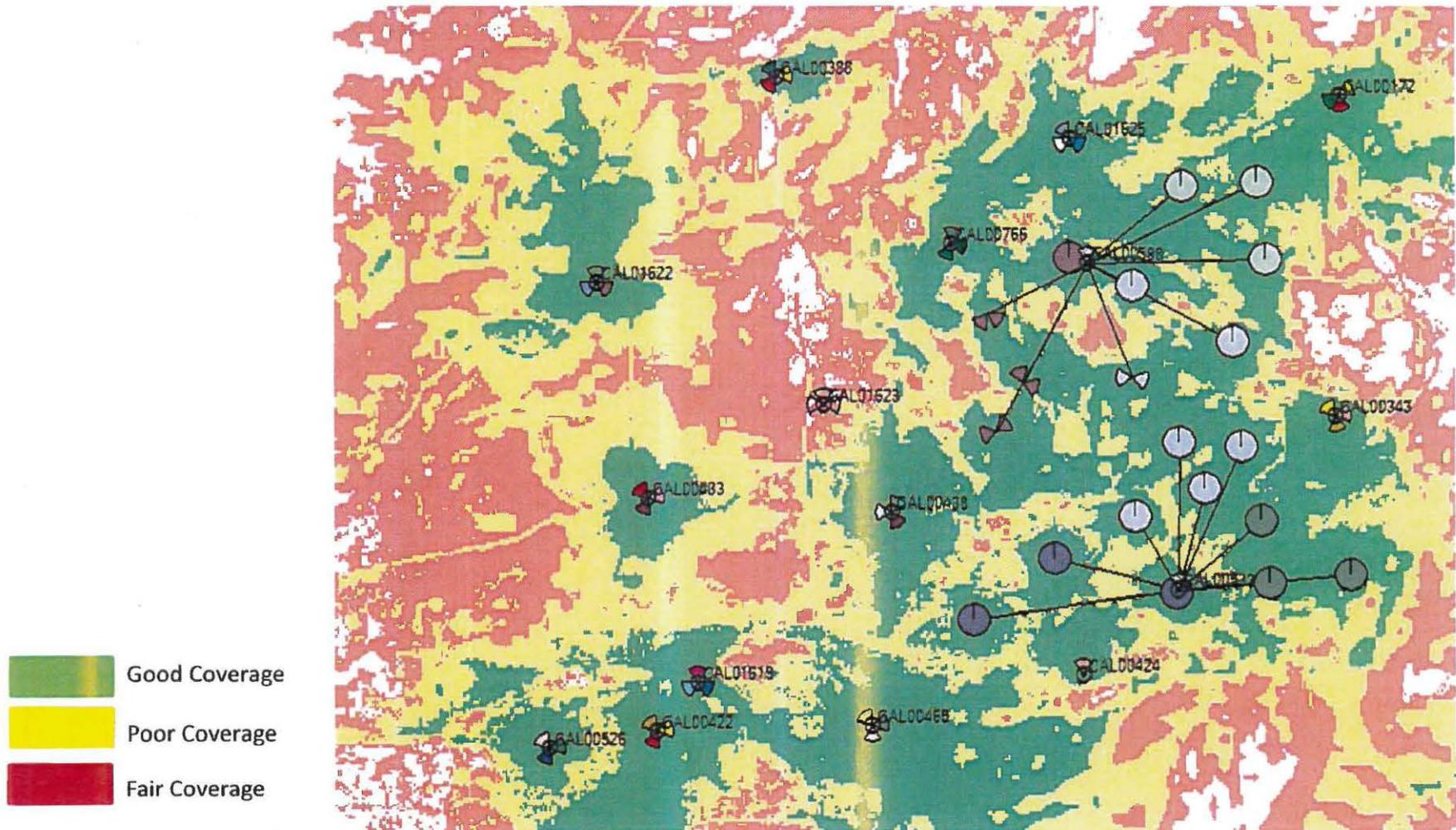


City of San Diego
Development Services Department



GRID TILE: 36
 GRID SCALE: 800
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CAL01623 PRE COVERAGE PLOT



CAL01623 POST COVERAGE PLOT

