THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 31, 2008 **REPORT NO. PC-08-100**

ATTENTION: **Planning Commission, Agenda of August 7, 2008**

SUBJECT: T-MOBILE FASHION HILL APARTMENTS - PROJECT NO. 140488. PROCESS 4

OWNER/ APPLICANT: Conrad Prebys Trust/ T-Mobile USA, Inc.

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility at 2055 Westinghouse Street within the Linda Vista community planning area?

Staff Recommendation:

1. **Certify** Negative Declaration No. 140488; and

2. **Approve** Conditional Use Permit (CUP) No. 489997

Community Planning Group Recommendation: The Linda Vista Community Planning Group voted to recommend approval of this project 12-0-1 on November 26, 2007. (Attachment 12)

Environmental Review: A Negative Declaration, Project No. 140488, has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement: T-Mobile USA, Inc. is the financially responsible party for this project and is responsible for costs associated with processing this project.

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

Wireless Communication Facilities (WCF's) are permitted throughout the City as a separately regulated use by the Wireless Communication Facility regulations, Land Development Code (LDC) section 141.0420. Council Policy 600-43 assigns preference levels to the locations of WCF's. This policy encourages that these facilities be located away from residential uses. Typically, WCF's proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower process level (such as a Limited Use or Neighborhood Use Permit). Since this facility is proposed on a building that is located in a residential zone and contains a residential use, a Conditional Use Permit, Process 4 is required.

In this case, T-Mobile's technical analysis (Attachments 7 and 8) demonstrates that this apartment building provides the best opportunity for meeting the coverage objective in this area, due to the building's height. The building also provides an opportunity to architecturally integrate the antennas. In fact, another carrier has constructed a similar facility on an adjacent building. Other locations were considered, but deemed to be infeasible, due to the corresponding reduction in height.

Staff supports the design as proposed. The antennas are located behind radio frequency transparent screening walls, located on the roof, and are designed as integral elements of the building (Attachment 6). The "search ring" for the proposed antenna facility identified primarily residential properties and the proposed location is ideal due to the height of the building. Associated equipment is located within the existing building in a modified storage room.

DISCUSSION

Project Description:

This project proposes the installation of six (6) panel-type antennas mounted on the roof of an existing apartment building. The antennas will be located behind newly constructed radio frequency transparent parapet walls, designed to be compatible with the existing architecture of the building. Associated equipment will be located within the existing building, concealed from view.

General Plan Analysis:

The City's General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. The antennas associated with this facility are proposed to be located on the roof, behind radio frequency (RF) transparent screening walls, designed to the architecturally compatible with the existing building. Associated equipment will be concealed completely within the building. Based on the project's design, it is compatible with the City's General Plan. The Linda Vista Community Plan does not discuss wireless communication facilities.

Environmental Analysis:

This project proposes to house telecommunications equipment within the existing building, adjacent to residential units. Noise impacts to the adjacent residential unit were considered, and a partition will be provided for sound attenuation. Therefore, the noise generated by the equipment would be below a level of significance for the adjacent residential units.

Conclusion:

This project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the applicable land use plans. Therefore, Staff recommends approval of this project.

ALTERNATIVES

1. **Approve** Conditional Use Permit No. 489997, **with modifications.**

2. **Deny** Conditional Use Permit No. 489997, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

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Development Services Department

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KB/AFH

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Enlarged Site Plan
6. Photo Simulations
7. Coverage Maps
8. Site Justification
9. Site Photos
10. Draft Permit with Conditions
11. Draft Resolution with Findings
12. Community Planning Group Recommendation