

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED:	September 16, 2010 REPORT NO. PC-10- 082
ATTENTION:	Planning Commission, Agenda of September 23, 2010
SUBJECT:	SPRINT/CLEARWIRE – CASA ALVARADO - PROJECT NO. 206593. PROCESS 4
OWNER/ APPLICANTS:	Casa De Alvarado Homeowners Association Sprint/Nextel and Clearwire

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility located at 6799 Alvarado Road within the College Area community planning area?

Staff Recommendation: Approve Conditional Use Permit No. 733083.

<u>Community Planning Group Recommendation</u>: On July 14, 2010, the College Area Community Planning Board voted 14-1-2 to recommend approval of the Sprint/Clearwire- Casa Alvarado project (Attachment 9).

Environmental Review: This project was determined to be exempt per the Categorical Exemption for Existing Facilities, Section 15301 in accordance with State of California Environmental Quality Act (CEQA) Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 5, 2010, and the opportunity to appeal that determination ended August 26, 2010 (Attachment 7).

Fiscal Impact Statement: Sprint/Clearwire 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: None.



BACKGROUND

A permit for a Wireless Communication Facility (WCF) at this location was originally issued to Sprint on June 12, 2002 for nine panel antennas and equipment cabinets within an enclosure on the roof top of a recreation building within the Casa Alvarado condominium complex at 6799 Alvarado Road (Attachments 1, 2 and 3). The original Sprint permit contains an expiration date of June 12, 2012, and Sprint/Clearwire has submitted this application for a CUP to allow some modifications to the facility and the ability to continue operating at this location.

The project site is located in the RM-3-7 Zone of the College Area Community Planning area (Attachment 1). The Land Use Map for the College Area Plan designates the site for Residential - Multi-Family (Attachment 1, 2 and 3). Surrounding uses include single-unit residential to the south, multi-unit residential to the east, commercial uses to the west and Interstate-8 to the north with single-unit residential across the freeway (Attachment 1).

WCF's located within a residential zone are permitted with a Conditional Use Permit (Process 4). The proposed project is consistent with all development regulations of the RM-3-7 Zone and no deviations are required to approve the proposed project (Attachment 6).

DISCUSSION

Project Description:

The project site is a high density, multi-story, multi-building condominium complex. The existing Sprint WCF is located on the roof top of the recreation building behind FRP screening designed to look like a second or third story. Nine antennas were permitted with the original Sprint CUP and Clearwire is requesting to replace three of those antennas with their own panel antennas and add three microwave dishes. Clearwire would also add an equipment cabinet to the equipment room previously built by Sprint. All of the antennas as well as the equipment would be completely concealed so the appearance of the recreation building would not change from what it looks like today (Attachment 13).

Wireless Communication Facilities (WCF) are permitted throughout the City as a separately regulated use by the Wireless Communication Facility regulations, in accordance with Land Development Code (LDC) section 141.0420.

Council Policy 600-43, "Wireless Communication Facilities," assigns preference levels to the locations of WCF. This policy encourages these facilities be located away from residential uses. Typically, WCF 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 approval process level, such as a Limited Use or Neighborhood Use Permit. In this case, the WCF is existing and has operated with no complaints for the past eight years. The facility is within the recreation building roof top addition away from the residents in the adjacent buildings and an on-air Radio Frequency report will be required prior to any building permits being issued.

The proposed project complies with LDC Section 141.0420, which requires a project to be designed to integrate with the structure on which it is proposed through the use of architecture, landscape design and siting solutions. As the recreation building currently serves as a WCF, the modifications proposed by Clearwire would not result in an outward change in appearance.

General Plan Analysis:

The City's General Plan requires that wireless facilities be both minimally visible and visually respectful and compatible with the community. The antennas and equipment associated with this facility are completely concealed within a roof top addition designed to look like part of the building. Based on the project's design, it is compatible with the City's General Plan. The College Area Community Plan does not address wireless communication facilities.

Conclusion:

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The antennas and equipment will not be visible. The proposed project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the College Area Community Plan. Staff has provided draft findings to support approval of the project (Attachment 5), and draft conditions of approval (Attachment 6). Staff is recommending the Planning Commission approve the project as proposed.

ALTERNATIVES

- 1. Approve Conditional Use Permit No. 733083, with modifications.
- 2. Deny Conditional Use Permit No. 733083, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Mike Westlake Program Manager Development Services Department

Karen Lynch-Ashcraft Project Manager Development Services Department

BROUGHTON/KLA

Attachments:

- Aerial Photograph 1.
- Community Plan Land Use Map 2.
- Project Location Map 3.
- Project Data Sheet 4.
- Draft Permit Resolution with Findings 5.
- Draft Permit with Conditions 6.
- **Environmental Exemption** 7.
- 8.
- Copy of Recorded Permit Community Planning Group Recommendation 9.
- Ownership Disclosure Statement 10.
- Project Chronology 11.
- Public Hearing Notice 12.
- Photographs 13.
- Project Plans 14.

Rev 01-04-07/rh



North



6799 ALVARADO ROAD



Aerial Photo





6799 ALVARADO ROAD

SPRINT/CLEARWIRE - CASA ALVARADO- PROJECT NUMBER 206593







Project Location Map

SPRINT/CLEARWIRE - CASA ALVARADO - PROJECT NUMBER 206593

6799 ALAVARADO ROAD



PROJ	ECT DATA SH	ЕЕТ		
PROJECT NAME:	Sprint/Clearwire - Casa Alvarado			
PROJECT DESCRIPTION:	Modification of an existing wireless communication facility.			
COMMUNITY PLAN AREA:	College Area			
DISCRETIONARY ACTIONS:	Conditional Use Permit			
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential			
ZONE: RM-3-7: HEIGHT LIMIT: 40-Foot maximum height limit. FRONT SETBACK: 20 feet. SIDE SETBACK: 10 feet. REAR SETBACK: 5 feet.				
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	Very Low Density Residential (Navajo); RM-1-3.	I-8, Single-Family Residential Beyond		
SOUTH:	Park, Open Space; RS-1- 1/RS-1-7.	Single-Family Residential		
EAST:	Multi-Family Residential; RM-3-7.	Multi-Family Residential		
WEST:	Institution; CO-1-2.	Commercial		
DEVIATIONS OR VARIANCES REQUESTED:	None			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 14, 2010, the College Area Community Planning Board voted 14-1-2 to approve this project, with no conditions.			

PLANNING COMMISSION RESOLUTION NO. CONDITIONAL USE PERMIT NO. 733083 SPRINT/CLEARWIRE – CASA ALVARADO PROJECT NO. 206593

WHEREAS, CASA ALVARADO HOMEOWNERS ASSOCIATION, Owner and SPRINT NEXTEL AND CLEARWIRE, Permittees, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 733083), on portions of a 3.73 acre site;

WHEREAS, the project site is located at 6799 Alvarado Road in the RM-3-7 zone of the College Area Community Planning area;

WHEREAS, the project site is legally described as Parcel 1 as shown on Parcel Map No. 5974, filed May 23, 1977 as file/page no. 77-197070 of official records in the Office of the County Recorder of said County, being a division of lots 11, 12, and 13 of Alvarado Plaza Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6072 filed March 20, 1968;

WHEREAS, on September 23, 2010, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 733083, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 5, 2010, 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 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 Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated September 23, 2010.

FINDINGS:

Findings for Conditional Use Permit Approval – Section §126.0305

(a) The proposed *development* will not adversely affect the applicable *land use* plan;

The College Area Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities 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. All existing and proposed antennas will be concealed within the additions designed to look like a third story. No outward change in appearance will take place. The

existing and proposed equipment will also be concealed within a roof top addition designed to look like a second story The WCF will be installed according to mounting standards found both in the Communication Antenna regulations as well as the Wireless Communication Facility Guidelines; therefore, the Casa Alvarado project will not adversely affect the College Area Community Plan or the General Plan.

(b) The proposed *development* will not be detrimental to the public health, safety, and welfare;

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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires Sprint/Clearwire to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

(c) The proposed *development* will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The facility was originally approved by the Hearing Officer on June 12, 2002. The revised project replaces three of the originally approved nine antennas and adds three additional antennas and an equipment cabinet. There will be no outward change in appearance. The requested modifications will enable Clearwire to implement their new technology in San Diego. The project complies with all of the development regulations of the RM-3-7 zone.

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

The existing project consists of nine Sprint panel antennas. The proposed project replaces three of the Sprint panel antennas with three Clearwire panel antennas and adds three microwave dishes. All of the existing and proposed antennas will be concealed within additions that have the appearance of second and third story additions. The collocation allows Clearwire to enter the San Diego market by providing another option for internet services and Sprint will remain without any impact to their existing network. The Sprint facility has existed at this location for eight years with no complaints and all existing and proposed WCF components will be invisible. This facility is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 733083 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 733083, a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft Development Project Manager Development Services

Adopted on: September 23, 2010

Internal Order No. 24000747

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

PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE INTERNAL ORDER NUMBER: 24000747

CONDITIONAL USE PERMIT NO. 733083 SPRINT/CLEARWIRE – CASA ALVARADO PROJECT NO. 206593 PLANNING COMMISSION DRAFT

This Conditional Use Permit No. 733083 is granted by the Planning Commission of the City of San Diego to Casa Alvarado Homeowners Association, Owner and Sprint Nextel and Clearwire, Permittees, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Division 3. The 3.73-acre site is located at 6799 Alvarado Road in the RM-3-7 zone of the College Area Community Planning Area. The project site is legally described as: Parcel 1 as shown on Parcel Map No. 5974, filed May 23, 1977 as file/page no. 77-197070 of official records in the Office of the County Recorder of said County, being a division of lots 11, 12, and 13 of Alvarado Plaza Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6072 filed March 20, 1968;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittees for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 23, 2010, on file in the Development Services Department.

The project shall include:

a. An existing wireless communication facility consisting of nine Sprint panel antennas to be modified to include six Sprint panel antennas, three Clearwire panel antennas and three Clearwire microwave dishes. All antennas will be located within the third story addition of the recreation building. Associated equipment will be located in the existing second story addition, also on the recreation building;

b. 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 prior to March 12, 2012. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit. If the permit is not utilized by this date, the Sprint/Nextel permit (41-0289-01) will be forwarded to Neighborhood Code Compliance where penalties and fees may be assessed.

2. Upon utilization of this Permit, the Permit and corresponding use of this site shall **expire** on December 10, 2019. 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 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.

2. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittees 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 compliance, which may include penalties and fines.

3. Under no circumstances, does approval of this permit authorize **the Owner/Permittees** or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited. 3.

4. 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/Permittees 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.

5. 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.

6. 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/Permittees and any successor(s) in interest.

7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittees 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.).

9. The Owner/Permittees shall secure all necessary building permits. The Owner/Permittees 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.

10. 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.

11. All of the conditions contained in this Permit have been considered and were determinednecessary 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/Permittees 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/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

12. The Owner/Permittees 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/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittees 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/Permittees 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/Permittees 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/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittees.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permits, the Owner/Permittees shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

14. Prior to the issuance of any construction permits, the Owner/Permittees shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

15. Any party on whom fees, dedications, reservations or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

PLANNING/DESIGN REQUIREMENTS:

16. 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/Permittees.

17. Prior to the issuance of a construction permit or within 90 days of the approval of this permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.

18. All equipment, including transformers, emergency generators and air conditioners 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.

19. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

20. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

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

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on September 23, 2010 by Resolution No. XXXXXX.

Permit Type/PTS Approval No.: CUP No. 733083 Date of Approval: September 23, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch-Ashcraft 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.

Casa Alvarado Homeowners Association Owner

Sprint/Nextel Permittee

Ву_____

NAME TITLE

Ву_____ Glori James-Suarez Site Development Manager

Clearwire Permittee

By_____

Anne Ford Network Deployment

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

NOTICE OF EXEMPTION

ATTACHMENT 7

TO: X RECORDER/COUNTY CLERK P.O. BOX 1750, MS A-33 1600 PACIFIC HWY, ROOM 260 SAN DIEGO, CA 92101-2422 FROM: CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT 1222 FIRST AVENUE, MS 501 SAN DIEGO, CA 92101

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

PROJECT NO.: 206593

PROJECT TITLE: Sprint Clearwire Casa Alvarado

PROJECT LOCATION-SPECIFIC: 6801 Alvarado Road, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP) to amend CUP 41-0289-01 for an existing wireless communication facility (WCF) to replace 3 of the approved 9 antennas and add an additional equipment cabinet. The project is located on top of the recreation building at 6801 Alvarado Road in the RM-3-7 zone and Airport Influence Area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mike McNelly

Clearwire 4400 Carillon Point Kirkland, WA 98033 (619) 454-1839

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- (✓) CATEGORICAL EXEMPTION: 15301: EXISTING FACILITIES

REASONS WHY PROJECT IS EXEMPT: The proposed activity is exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines, as the project proposes minor modifications to an existing WCF that is considered to be a negligible expansion of use. None of the exceptions described in CEQA Guidelines Section 15300.2 apply, and the project has no potential to result in significant effect on the environment.

LEAD AGENCY CONTACT PERSON: M. Blake

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT? () YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Sini, Planne

SIGNATURE/TITLE

CHECK ONE: (X) SIGNED BY LEAD AGENCY () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

DATE

RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO PERMIT INTAKE MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT 41-0289-01 SPRINT PCS: CASA DE ALVARADO HEARING OFFICER

This Conditional Use Permit No. 41-0289-01, is granted by the Hearing Officer of the City of San Diego to CASA DE ALVARADO OWNERS ASSOCIATION, INC., Owner, and SPRINT PCS ASSETS, L.L.C., Permittee, pursuant to the Land Development Code of the City of San Diego. The 3.73-acre site is located at 6801 Alvarado Road in the MR-1000 zone of the Mid City Planned District and College Area Community Plan Area. The project site is logally described as Parcel 1 of Map No. 5974.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner and the Permittee to install and operate an unmanned wireless communication facility described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A," dated June 12, 2002 on file in the office of the Development Services Department. The facility shall include:

- a. A total of nine (9) panel antennas, one (1) Global Positioning System (GPS) antenna, and seven (7) equipment cabinets located within a 306-aquare-foot enclosure proposed on top of a one- and two-story recreation building of an existing multifamily residential condominium complex;
- b. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this aite 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 Land Development Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal/Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

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ATTACHMENT 2 Draft Permit & Resolution

2. 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:

 The 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.

3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.

4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)

7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building or grading permits, complete grading and working drawings shall be aubmitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated June 12, 2002, on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded apecial rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that 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" conditions(s) back to the discretionary body which approved the Permit for a

> ATTACHMENT 2 Draft Permit & Resolution

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NO.131 P006/008

ATTACHMENT 8

determination by that body as to whether all of the findings necessary for the issuance of the Fermit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de no vo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed Fermit and the condition(s) contained therein.

10. This Conditional Use Permit and corresponding use of this site shall expire on June 12. 2012. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.

11. Prior to the expiration date of this Conditional Use Permit, the Permittee may submit a new Conditional Use Permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time.

12. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

13. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

14. A topographical survey conforming to the provisions of the Municipal/Land Development Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

16. The subject property shall be maintained in a neat and orderly fashion at all times.

17. Routine maintenance and calibration of the system and all of the associated equipment shall be limited to normal business hours between 8:00 AM and 5:00 PM, Monday through Friday so as to avoid disturbance of the surrounding residential neighborhood.

18. Prior to issuance of a Building Permit, the telecommunication provider shall provide documentation describing evidence that cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below federal standards. Radio Frequency measurements shall be taken from each property line, at various lengths, and from within the premises at various locations.

19. All equipment, including transformers, emergency generators and air conditioners 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.

ATTACHMENT 2 Draft Permit & Resolution

Page 3 of 5

20. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

APPROVED by the Hearing Officer of the City of San Diego on June 12, 2002.

ATTACHMENT 2 Draft Formit & Resolution

Page 4 of 5

ALL-PURPOSE CERTIFICATE

Type/Permit # Conditional Use Permit No. 41-0259-01 . Date of Approval June 12, 2002

STATE OF CALIFORNIA COUNTY OF SAN DIEGO

Firouzeh Tirandazi, Project Manager

On ______ before me, Phillip Hill (Notary Public), personally appeared Firouzeh Tirandazi, Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official scal

Signature .

Philip Hill

ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed ______ Signed ______ Typed Name Typed Name STATE OF ______

COUNTY OF

WITNESS my hand and official seal.

Signature _____

College Area Community Council (CACC) and College Area Community Planning Board (CACPB)

 Mailing Address: P.O. Box 15723
 Website:
 CollegeNeighorhoods.com/CACC

 San Diego, CA 92175-5723
 E-mail:
 cacc@CollegeNeighborhoods.com

DRAFT Minutes, version 01

These minutes are draft.

From the Regular Meeting held on: Wednesday, July 14, 2010, 7 PM Held in: Community Room, College Rolando Library, 6600 Montezuma Road, San Diego, CA, 92115

P	Doug	Case	President	Ρ	Steven	Barlow	Р	Mark	Larson
{ P	Rhea	Kuhlman	Vice President	P	Andy	Beauparlant	Р	Martin	Montesano
A	Charles	Maze	Secretary	Р	Jim	Boggus	Ρ	Rob	Nelson
P	R.D.	Williams	Treasurer	P	John	Burkett	Р	Amanda	Pascoe
P	Tyler	Sherer	SDSU Appointee	A	Taylor	Cooning	Р	Jan	Riley
P	Laura	Schofield	SDSU AS Appointee	P	Ann	Cottrell	Р	Mike	Trunzo
				Р	Joe	Jones	Р	Mitch	Younker
	P = Prese	nt A1/A2	/ A3 / A4 = Absent 1 st ,	2 nd , 3	rd , 4 th	TOTALS	17	2	
CP600-24, Art IV, Sec 1: a vacancy exists upon the 3 rd consecutive absence or the 4 th absence in 12 months (April through March)									

I. Call to Order / Pledge of Allegiance / Roll Call of Executive Board Members President Doug Case called the July 14 meeting of the College Area Community Council (CACC) to order at 7:05 PM. Rob Nelson led the pledge of allegiance.

Note: Events reported below did not necessarily occur in the sequence indicated in the minutes

II. Approval of Current Agenda

<u>Motion - Approve current agenda as distributed</u> (Motion - Jim Boggus) (17-0-0) Unanimously Approved

III. Approval of Minutes from March 10, April 14, May 12, and June 9, 2010 Motion – Approve minutes of March 10, April 14, and May 12, 2010 with change to March deleting. Amanda Pascoe from the group elected to the Executive Board. (Motion – Jim Boggus) (17-0-0) Unanimously Approved

- 1. Groundbreaking for the new downtown public library is scheduled by for July 28.
- The city will soon begin resurfacing 28 miles of city streets including portions of Art St and 68th St. Affected residents will be notified by mail.
- 3. The councilmember is working to restore the CACC-requested wording in the Land Development Code relating to the fraternity/sorority designated area. Action is expected by the City Council in early 2011.

VII. Report from Police (San Diego Police and SDSU Police)

- A. <u>Officer Jennie Hall, Interim Mid-City SD Police, CSO</u> Officer Hall reviewed incidents from the past month. She said 10 Administrative Citations were written for noise violations for the past two months and that there are currently three "CAPPed" houses in the College Area. She also reported that SD Police is hoping to meet with large rental property management companies during the coming weeks.
- B. Joanna McKay, SDSU Police Ms. McKay reported that beginning in August or September, all 911 calls from the university will go directly to Campus Police.
- C. <u>Kristin Beattie, City Attorney's office Mid-City Neighborhood Prosecutor & Mid-City Vice</u> <u>Liaison</u> – Ms. Kristin said that her office is currently working to evaluate partnerships between it and other agencies and that it continues to work with the SDPD Vice Unit on prostitution in the College Area.

Meeting of the CACC as Community Council

VIII. Special Presentation -- Code Enforcement Issues in the College Area (William "Donny" Dauphin, Zoning Investigator, Neighborhood Code Compliance; CACC Code Enforcement and Nuisance Rental Properties Committee; SDSU Associated Students Good Neighbor Program)

Ann Cottrell discussed the work of the Code Enforcement Nuisance Rental Property Committee. Donny Dauphin explained the activities of the Neighborhood Code Compliance Dept. and discussed enforcement of the Residential High Occupancy Permit ordinance (now) and the Rooming House Ordinance (future). Krista Parker from Associated Students reported on the activities of the Good Neighbor Program.

IX. Treasurer's Report

<u>Motion – Accept Treasurer's report as submitted</u> (17-0-0) Unanimous approved

X. Committee Reports

A. Code Enforcement and Nuisance Rental Properties Committee - Ann Cottrell, Chair

Ann Cottrell and Mitch Younker reported that the city has a list of 120 rentals that should have applied for Residential High Occupancy Permits but so far only a few have been processed.

Motion from Committee <u>—</u>CACC President to send letter to Councilmember Emerald asking for update/assistance in enforcing Resident High Occupancy Permit ordinance. (17-0-0) Unanimously Approved

- B. Beautification and Projects Steve Barlow, Chair No report
- C. Finance and Audit R.D. Williams, Chair No report
- D. Community Outreach Committee Charles Maze, Chair No report

XI. Delegate Reports

- A. Community Planners Committee Doug Case reported on plans for a downtown homeless shelter, updated water restrictions, and offered to approach the City Water Depart. to see if representatives could update the board on plans in September.
- B. Crossroads Redevelopment Project Area Committee No report
- C. College Community Redevelopment Project Area Committee Jim Boggus reported that the PAC is organizing a workshop on Fraternity/Sorority Housing issues for early August.

XII. Unfinished Business - None

XIII. New Business

- A. Nomination for the City of San Diego Redistricting Committee (Action Item) <u>Motion – CACC President to send letter nominating Jan Riley and Mitch Younker</u>. (Motion – Martin Montesano) (17-0-0) Unanimously Approved
- B. Cancellation of August 11, 2010 CACC/CACPB Joint Meeting (Action Item) <u>Motion – Cancel August meeting</u> (Motion – Jim Boggus) (17-0-0) Unanimously Approved

C. Location for September 15, 2010 Meeting (Action Item) Motion – Hold meeting at Faith Presbyterian Church

(Motion – R.D. Williams) (17-0-0) Unanimously Approved

Meeting of the CACPB as Community Planning Group

XIV. Committee Reports

A. Projects Review Committee

1. Sprint/CW – Casa Alvarado – (Project 206593) (Process 4) – Conditional Use Permit for an existing wireless communication facility, which proposes to amend CUP 41-0289-01 to replace 3 of the approved 9 antennas and add an additional equipment cabinet. The project is located on top of the recreation building at 6801 Alvarado Road in the RM-3 zone. (Action Item)

Alex Tsaturov of Westower Communications presented details of the plan and reported that the plan was approved by the Casa Alvarado Homeowners Assn.

Motion from Committee: Approve the Conditional Use Permit contingent upon: (1) presentation to the CACPB of a letter of support from the development's Homeowners Association, (2) acknowledgement from owners directly adjacent to the recreation building that they support the improvements, and (3) successfully clearing all issues in the DSD Cycle Report.

Board determined that committee motion could not be fulfilled by applicant.

Motion – Substitute committee motion with Approve Conditional Use Permit for an existing wireless communication facility, which proposes to amend CUP 41-0289-01 to replace 3 of the approved 9 antennas and add an additional equipment cabinet. The project is located on top of the recreation building at 6801 Alvarado Road in the RM-3 zone.

(Motion - R.D. Williams)

(13-1-3) Jan Riley opposed, Laura Schofield, Mitch Younker & Andy Beauparlant abstained

New Committee Motion – Approve Conditional Use Permit for an existing wireless communication facility, which proposes to amend CUP 41-0289-01 to replace 3 of the approved 9 antennas and add an additional equipment cabinet. The project is located on top of the recreation building at 6801 Alvarado Road in the RM-3 zone.

(14-1-2) Jan Riley opposed, Laura Schofield & Mitch Younker abstained

XV. New Business

- A. Appointment to fill vacant seat expiring in April 2010 (Action Item)
 - No nomination forms received so action postponed until September meeting.
- B. College ARCO Conditional Use Permit (Project Number 212532) (Process 3) Renew and amend CUP 210609 to extend the hours for sale of beer and wine to 8 a.m. to 2 a.m. in the existing convenience store/gas station at 5111 College Avenue in the CN-1-2 Zone (Action Item)

Applicant Arkan Somo told the board that he had not violated any of the conditions of his current CUP and that he recently revised his application to remove the change to a Type 21 license (includes distilled spirits) and to extend the closing hours to 2 a.m. from 12 midnight in the original application.

Public comment: Jim Jennings, Mary Lane & Rockford Drive, spoke in opposition to the request saying that increased hours of operation would negatively impact his neighborhood.

Motion – Deny renewal and amendments to CUP 210609 to extend the hours for sale of beer and wine to 8 a.m. to 2 a.m. in the existing convenience store/gas station at 5111 College Avenue in the CN-1-2 Zone. (Motion – Rhea Kuhlman) (7-10-0) Motion fails

Motion – Renew and amend CUP 210609 to extend the hours for sale of beer and wine to 8 a.m. to 12 midnight only in the existing convenience store/gas station at 5111 College Avenue in the CN-1-2 Zone. (Motion – R.D. Williams) (15-2-0) Rhea Kuhlman & Joe Jones opposed

XVI. Announcements

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Laura Schofield reminded the board and community that they might hit traffic going to the September meeting due to a concert on campus that night.

XVII. Adjournment

Motion - Adjourn the meeting (Motion- Jim Boggus) (17-0-0) Approved unanimously and meeting adjourned at 8:45 PM

Minutes respectfully submitted by R.D. Williams

I

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THE CITY OF SAN DIROS	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000	Ownershi	p Disclosure Statement			
Approval Type: Check appropriate box for type of approval (s) requested: Theighborhood Use Permit The Coastal Development Permit Remit Rem						
Project Title	Project Title Project No. For City Use Only					
Casa De Alvara	do					
Project Address: 6801 Alvarado	Street, San Diego, CA 92120					
·			_ ,			
Part I - To be com	pleted when property is held by Individu	al(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. Flease 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.						
Name of Individua	Name of Individual (type or print): Name of Individual (type or print):					
	X Owner Tenant/Lessee Redevelopment Agency Owner Tenant/Lessee Redevelopment Agency					
Sireet Address:	<u> </u>	Street Address:				
City/State/Zip:		City/State/Zip:				
Phone No:	Fax No:	Phone No:	Fax No;			
Signature :		Signature :	Date:			
aignaidre .	Date:		Uzic.			
Name of Individua	l (type or print):	Name of Individual (type or print):	· · · · · · · · · · · · · · · · · · ·			
Owner Te	nant/Lessee Redevelopment Agency	Owner Tenant/Lessee T Re				
Street Address:		Sireet Address:				
City/State/Zip:		City/State/Zip:	<u> </u>			
Phone No:	Fax No:	Phone No:	Fax No:			
Signature :	Date:	Signature :	Date:			
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Printed on recycled paper. Visit our web site at <u>www.sandlego.gov/development-services</u> Upon request, this information is available in alternative formats for persons with disabilities. DS-318 (5-05)

Project Title:	Project No. (For City Use Only)
Part II - To be completed when property is held by a corpor	ation or partnership
Legal Status (please check):	
Corporation Limited Liability -or- General) What St Partnership	ate? Corporate Identification No
as identified above, will be filed with the City of San Diego on the the property Please list below the names, titles and addresses otherwise, and state the type of property interest (e.g., tenants in a partnership who own the property). <u>A signature is required</u> property. Attach additional pages if needed. Note: The applican ownership during the time the application is being processed or	cknowledge that an application for a permit, map or other matter, e subject property with the intent to record an encumbrance against of all persons who have an interest in the property, recorded or who will benefit from the permit, all corporate officers, and all partners of at least one of the corporate officers or partners who own the t is responsible for notifying the Project Manager of any changes in considered. Changes in ownership are to be given to the Project ubject property. Failure to provide accurate and current ownership ditional pages attached Yes JX No
Corporate/Partnership Name (type or print): Casa De Alvarado HOA	Corporate/Partnership Name (type or print):
X Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address: 6801 Alvarado Street	Street Address:
City/State/Zip: San Diego, CA 92120	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Connie Park	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature: Date: Date: 3/5/10	Signature ; Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Cwner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip;	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Tille (type or print):	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	
Street Address:	Streat Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:

Project Chronology Sprint/Clearwire – Casa Alvarado PTS No. 206593

Date	Action	Description	City Review Time	Applicant Response
3/17/10	Completeness Review			
4/9/10	Completeness Review Assessment – Project Deemed Complete		23 days	
5/18/10	First Full Submittal	Normal Submittal		1 month, 9 days
6/22/10	First Assessment		1 month, 4 days	
7/8/10	Second Submittal			16 days
8/6/10	Issues Resolved		29 days	
9/23/10	Planning Commission Hearing		1 month, 17 days	
TOTAL STAFF TIME**			4 months 13 days	
TOTAL APPLICANT TIME**				1 month 25 days
TOTAL PROJECT RUNNING TIME**			6 mont	hs, 6 days

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 9, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

September 23, 2010

9:00 A.M.

DATE OF HEARING: TIME OF HEARING: LOCATION OF HEARING:

PROJECT TYPE: PROJECT NUMBER: PROJECT NAME: APPLICANT:

COMMUNITY PLAN AREA: COUNCIL DISTRICT: 202 C Street, San Diego, California 92101 Conditional Use Permit, CEQA Exempt, Process 4 206593

Council Chambers, 12th Floor, City Administration Building,

<u>SPRINT/CLEARWIRE – CASA ALVARADO</u> Alex Tsaturov, Westower Communications

College A rea District 7

CITY PROJECT MANAGER: PHONE NUMBER/E-MAIL: Karen Lynch-Ashcraft, Development Project Manager (619) 446-5351 <u>klynchash@sandiego.gov</u>

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit for an existing wireless communication facility consisting of the replacement of some of the nine approved antennas and the addition of an equipment cabinet within the equipment room. The project site is located in the Casa Alvarado condominium complex at 6799 Alvarado Road.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please <u>do not</u> e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at

<u>www.sandiego.gov/development-services</u> or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on August 25, 2010 and the opportunity to appeal that determination will end September 16, 2010.

If you have any questions after reviewing this information, you can contact 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 <u>Support</u> <u>Services at (619) 321-3208</u> 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: 24000747

Revised 12/5/08 RH







6801 ALVARADO STREET SAN DIEGO, CALIFORNIA 92104

PROJECT INFORMATION VICINITY MAP DRAWING INDEX PROJECT DESCRIPTION: THE SPEET THE SPEET SALES AND SPECIFICATIONS Sprint/clearning proposes to more an unstaffed telecommunications facility with a three-sector interna Array with (1) Antenna per sector to reptace (1) existing and to add (3) dolectional antennas nounted on an existing billions with (1) Busharent claimet income devision sprint ecupandia area. SITE PLAN ENLARGED SITE PLAN ELEVATIONS ELEVATIONS EDURMENT DETAILS ANTENNA DETAILS A-0 A-1 A-2 A-2 A-3 A-4 PROPERTY DWNER; CASA de ALVARADO HDA APPLICANT: SPIRAL 6391 SPART PARICHAY MS: MSOPHID101-22850 OVERLAND PARK, KANSAS 56251 CONTACT, KEVN BOCKER PHONE: (858) 717-7808 TOWER OWNER CODE INFORMATION: ZOHINO CLASSIFICATION: * AURISOLITION: CITY OF SAN DIEGO BUILDING CODE: 2017 CALIFORNIA BUILDING CODE EXISTING CONSTRUCTION TYPE: TYPE V-B PROPOSED CONSTRUCTION TYPE TYPE V-B PROJECT LEAD: CULDING SPRINKLERS: NO CONTACT: KENT BECKER, WESTOWER PHONE: (858) 892-5973 EXISTING OCCUPANCY: U-2 PROPOSED OCCUPANCY 11-2 SITE ACUISITION / ZONING: CONTACT: ALEX TRATLINON, WESTONE HIGHE: (SS) 472-4048 EOSTAR USE TELECOMORPHICATIONS FACILITY ANTENNA OPERATING FREQUENCY PROPOSED USE: TELECOMMUNICATIONS FACILITY PERMITTING TELON COMPANY ANAT MITERIAS TRACENT DEWEEN 2500-2681 NOL CONTACT: ALEX TEASUROY, WESTURER NA PWEL MITENNAS RECEIVE BETWEEN 2500-2001 Mite POWER COMPANY: PANEL ANTENNAS POWER LEVEL 450 WARTS EAP CHISTRUCTION COORDINATOR: CONTACT: KEVIN HALE, WEST SDG&E. DAN BARRIOS PHONE: (858) 638-3907 **DRIVING DIRECTIONS** SHE LOCATION: ABBREVIATIONS RF ENGINEER: CONTACT: MERIAEL ZELLER PHONE: (760) 272-0023 32 77580 HORIZONTAL HOUR HEIGHT HEATING VENTLATION horz Hr ht hvac AIR COMDITIONING ABOVE GRADE LHE FROM THE SPRINT/CLEARWRE OFFICES AT 5781 COPLEY DRIVE, SUITE 100 SAN DECO, CALIFORNIA 02111 A/C ACL APPRO FROM THE SPRINT/CLEARWRE OFFICES AT 5761 COPLEY DRIVE, SUITE 100 SAN DEGO, CALIFOR HEAD EAST ON COPLEY DRIVE TOWARD HICKMAN FIELD DRIVE EY TURNING LEFT. (0.0 MILES) TURN RIGHT ONTO CONVOY COURT. (0.1 MILES) TURN RIGHT ONTO SAVALUES STREET. (0.1 MILES) TURN RIGHT ONTO CLAREMONT WESK BOULEVARD. (0.4 MILES) TURN RIGHT ONTO SAVAR MAY EXIT TOWARD LIMMERSITY AVENUE. (0.1 MILES) TAKE THE MORTH PARK MAY EXIT TOWARD LIMMERSITY AVENUE. (0.1 MILES) TURN LEFT ONTO SAVAR MAY EXIT TOWARD LIMMERSITY AVENUE. (0.1 MILES) TURN RIGHT ONTO SAVAR STREET (0.5 MILES) TOP OF STRUCTURE AGL: 26.00 BH ENGINEER: CONTACT: VALENTINE ARBALAM PHONE: (246) 212-4233 BLDC BLK BUILDING BLOCKING AIR CONDITIONING PARCEL NUMBER: 約 NNFO NSU NSU NSU NSU CLG CLR CONST CONST CONST CELING CLEAR CONCRETE CONSTRUCT& CONTINUOUS INSIDE DIAMETER INFORMATION INSULATION INTERIOR AREA OF PARCEL GENERAL INFORMATION: PARIGNE RECORDENTS TRAFFIC IS UNAFFICIED, SIGNAGE IS PROPOSED, DOLIBLE DIAMETER DIAGONAL DOWN DETAIL DRAWING PROJECT AREA: 4 S.F. LEASE AREA POUNDS UB\$ MAXIBLIMA MECHAMICAL METAL MARUFACTURE MANAGER MINAGAN MISCELLAMEORIS OTHER ON-SITE TELECOM FACILITIES: ZONING INFORMATION: <u>YÖ</u>gresing 60 NAL USE OFFICI **WFROMA** DATE SIGNATURE EACH ELEVATION ELECTRICAL EQUIPMENT EXTERIOR INVERIANS: NONE LEARCH ANDLORD: **PROJECT TEAM** Da NOT APPLICABLE NOT IN CONTRACT NOT TO SCALE CONST: NA NGC NTS fin Fluor Flar Fl Finish Flourescent Floor Foot PROJECT ARCHITECT PROJECT MANAGER R.F.: on center Diatsede Diameter SETERT ROWE & ASSOCIATES 3 SAN JOAOUN PLAZA, BUITE 155 NEWPORT BRACH, LAJSPERMA 92280 CDNINGT: LARRY F JUDO PHONE: [949] 780-3029 EMAL: UKRYNGJRANE.NET 00 WESTOWER 4448 EASTCATE MALL, SUITE 200 SW4 DIESD, CALIFORNIA 92121 CONTACT: XENT BISCORE PHONE (858) F02-9873 FAX: (205) 612-2004 ZONING GA GALV GC GRND GYP BD CÁLICE ARE: R.F.J GALVANIZE GENERAL GROUND GYPSUN WALL BOARD REVIEWERS SHALL CLEARLY PLACE INTIALS ADJACENT TO EACH REDARKE NOTE AS DRAWINGS ARE BEING REVIEWED

ATTACHMENT 14



LECT RUNBER: 09035E

ECIFICATIONS	PAINTING NOTES & SPECIFICATIONS	STRUCTURAL SF	PECIFICATIONS
20. THE CONTRACTOR SHALL PROMOT TEMPORARY WATER, POWER AND TOLET SPOLITIES AS RECEIVED BY THE PROPERTY OWNER, ELEVINIE, AND THE CITY OR COMERCING ADDRESS,	a odnena 1. all part product (NES Sall et Sternar Williags IC) (aness Sternauly Noted opticase.	A CENERAL PREDEDUCE LARESS DIMERNISE BHOMH OR SPECIFIC, THE IDULANCE CENERAL NOTES SHALL APPLY, REVENUESAL ON THESE PRIMINES SHALL HAVE THE COLUMNER PREDEDUCE.	7. LIDING: PREPARATION OF CONCRE C-54, NO MORE THUR SO MONT ENTCHER AND CONCRETE PLACE ADENCY.
21. THE GENERAL CONTRACTOR IS RESPONSELE FOR REDUNDLE THE CONSTRUCTION DOCUMENTS TO RELEASE THE AGE-BULT CONDITION OF THE STILL THE SHOULD BE DONE AFTER THE STIL HAS BEEN ARABED THAN, RESPECTION BY THE RESPONSELE SUITABLY ADDRESS, ONE SET OF FROM HE DAMAGES SHALL BE PROVIDED TO THE CONSTRUCTION HANDRES.	 DOMINICTOR SHULL PROPAGE ALL SUBJECTS AND APPLY ALL PANSIES. PER LATEST EDITION OF WALKACTURER'S SPECIFICATIONS. DOMALY WITH HARMANCEMERT'S WITHOUN INSTRUCTIONS FEDERATIONS SUBJECTS DRIVENT THE EXTERNMENT DOUTS WITH PROMODES AS RECOMMENZE OF WALKACTURERS SPECIFIC DOUTS WITH PROMODES AS RECOMMENZE OF WALKACTURERS SPECIFIC DOUTS WITHOUT CONTINUES. 	A ALL PMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SEENONS AND DELVAS.	5. Secretation of addredates, C through residencing step: (A drop capitals) so as to cave hoppers, cautes, transformers, incompare, rai, of concepts.
PROFERENT DIFE CONSTITUCTION AND APPROVED FLAMS PERMANNE TO THE PROJECT SHALL BE KEPT IN A PLAN BER AND GRALL NUT BE USED BY WORKERS ALL COMMUNICATION SETS SHALL NUT BE USED BY WORKERS ALL COMMUNICATION SETS SHALL BETLET THE SHARE AND AND AND AND ADDRESS OF THE ASD MANTAN IN GOOD COMMUNICATION THE COMPLEX ST WITH ALL ROUSDON, ADDREAL AND COMMUNICATIONS THE MEDINGST AT ALL THERE BASE ARE TO BE UNDER THE CARE OF THE AND ELEMENTMENTS	 RECENTER IN THE EXTERNI DAYS WITH PROPERTY CONTINUE. RECENTER IN THE EXTERNI DAYS WITH PROPERTY CONTINUE. RECENT ADJACENT SURVICES DAYLESS UTHERMES KOTED. 	 A. NORES AND VETRES ON DAMARKS SMUL, TAKE PREDEDENCE DARE VEDAERAL, NORES AND TAYALI DETAILS. C. MAYEMA, MORES AND SPECIFICATIONS ON THE DAMARDS SHALL TAKE PREDEDENCE OVER THE SPECIFICATIONS. 	 Splices of Renforces Steel Dimeters and Securely Wree Renforces Date State & Bit
THE DOG EN ENHIGHDOM	 ALI PANT WRIEKAL BADA SHEETS SAVLL BE PREMOED TO THE CONSTRUCTION MANNEGR MININGR PREMOUSELY PARTIED SUFFICE BY LODIN SMEAN WITH 400 ORT SAUGHTER AND INCLA-INTROCARDON WIRKS PREMARE CALUMIZED 	2. OTHER TRADES SEE THE ARCHITECTURAL DRAWNS FOR ALL SWEEKEDIS NOT BROWN, 3. ODWEEKL, DETAILS AND MOTES OF THESE SHEETS SHALL APPLY UNLESS SPECTREALLY SHOP OR ANTER OTHERWEEL CONSTRUCTION DETAILS NOT FULLY SHOP OR ANTED SHALL BE	10. REAR CLEARANCE MEMORIAL DOW AND COLUMNES SHALL BE TO FA OTHERWISE NOTED, CONCINETE C FILE OF BAR SHALL BE AS FOL
23. DRE CONTRACTOR SMLL REGIONE ALL REGENES AND WASTE INTERNUS ON A DRAW BUSG, EXCEPT FOR TWO SAPPED AS REALMAND, THE OWNER OF THE DIALMONG DR PROPERTY OWNER AND SHUL EXCRUSE STRUCT CONTROL: OVER AND CLEANAGE THROUGHOUT CONTRACTION AND CLEANAGE UP ON OWNERDON OF WORK ALL AREAS AND TO BE LETT IN A BROCH-CLEAN COMMENDIA AT THE SHOLL AND OF EACH DRY AND WEDDEL-CLEAN COMMENDIA THEE FROM AND FEACH DRY AND WEDDEL-CLEAN COMMENDIA THEE FROM AND EPOTE, DUST ON SAMDORES OF ANY	Subjects of Act Edge of Source Clonard in According With Sero-Spi. 7. Rubish Grop Clonards, Shedds, Massar and Property, Metrops 10 Prevent Spiker or Interprets From Samarda Algerty, Subjects And Protections	A SHORMER TO BELASS SHOW FOR SHOLD (SHORTLES, 4. SHORMER IT SHULL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESULT ALL THROPHARY BULGED AND SHORNE TO RESULE THE SHOET OF SHE REARY HAVE, IT IS IN THE CONTRACTOR TO THE RESULTS INFORMANCE CASES FOR FOR SHEER.	A. CONCRETE IN CONTACT WITH B. CONCRETE IN CONTACT WITH C. WALL, EXTERIOR MACE D. WALL, ASTRONG MACE E. STRUCTURA, SLADS F. ADISTS G. GEMANS, GREEKS & CUILLON
Danielium, piele produk over spote, such of sakones of any Natives at completent of work. 24. The tendent, compactor mast perform work outside Propert owner's prefering mounts to and distortion of Monack, activity.	B. APAY NAME AT ARLESS APARA, SHADAL LUCARY MEMORY ACAY BLOODDAY OWNER, DUT ON ALT SUFFICIES. APAY WARRAW, TO ADDED A CONSIGN ANT THAT SUFFICIES APAY WARRAW, TO ADDED A CONSIGN ANT THAT SUFFICIENT ALL BARDY AND A SUFFICIENT ALLED. BARDY BLOCK FILLER TO COMPLETE BLOCK CONSTRUCTION AT A RAYE TO BARDY COMPLETE CONSTRUCT WITH PORES CONFILMENT.	NYTERSE. 5. SAFETY: THESE STRUCTURE DOWNINGS REPRESENT THE JUSHED STRUCTURE UNLESS OWNERING BRIGHTED, THEY DO NOT MOLICITE THE METHOD OF CONSTRUCTION.	11. PERETRATIONS: NO SLEEVES OR BEAMS, SLASS, WALLS AND CO PLANE, CONTRACTOR SHALL OR INSTALLATIONS OF ANY ADDROM
23, ALL EXPOSED WEIAL SHALL SE HOT-OFFED GALWARDED. 28, SEAL ALL FERETRAINING THROUGH FRE-PAILED AREAS WITH LIL ISTED OH FIDE MARSHALL APPENDED MITERILS F AND THERE APPLICATE TO THE FULLITY AND READERTS FT.	DOURE COMPLEX CONNECT WITH FORES COMPLETELY FALLED. 10. CONTINUITINE SHALL CONTAINS, SUCR, MESSES AND OTHER DEFICIS RALLION INMERIALE CONTINUE, AN STRUTTO IN THE CONSTRUCTION INMEDIA, RETAINING IN RECEIVENT TO ACHIEVE SURFACES WICH ARE SADDING FOLLY CONTINUE INFORMATION AND AND AND THE FROM BULLEVES.	2. WATERFOOTBUD, WATERFOOTBUD, AND DWARNER, DETAILS, AND SPEEDENDER, AUTOLICH SUCHERS SLOWN ON STRUCTURAL DRAING ARE OF CENERAL HUTSHATCH HURSDES DRUY, WATERFOOTBUD, AND DRANKE ARE SULLY THE DESEN RESPONSIBILITY OF THE ARCHITET.	PULLIBRIG, DESTINCT, AND ME SILEVED, COMMO DE MET ALLO OBTAINED FROM THE STRUCTUR 12. ELIQUEDOED MEMES COMOLIF FRO NOT HAVE AN OCTOBE DANDE OF THE SURL COMOLIF SAUL
27, TRONDE A PORTABLE FIRE EXTINCIDENCE WITH A RATING OF NOT LESS THAN 2-A OR 2-ASORE WITH 75 PEET TRAVEL DETAILE TO ALL PORTIONS OF THE PROJECT AND CONSTRUCTION. 20, ELECTRICA, FOWRE DISTEM SHALL BE GROUNDED PER NEC	B. Anning Soure 1. Mar be halishing incenses and system cargo below with the conting system addition.	I. STEEL 1. All structural steel sociations and welded plate members simul companies with any and be fabricated by accordance with the specercations of the arg.	IS LESS THAN 3-1/2" THEX, MINISLUI CLEAR DEBANCE BET 13. NUCHORING ALL ANCHOR BOL FTC. SMUL 65 WELL SECURE
Atticles 230 and 610. 28. All Mar of Shares III the Entrance Envelope of Comptoned Spaces Such as the Mar and foot functionous shull be cauked or scaled to last neutration of AR and mostance.		2. ALL BOOLD SHALL COMPONEN TO ASTM A-307 UNLESS COMPONENSE NOTED ON PLANE. HICH STRENGTH BENTS SHALL CONFORM TO ASTM A-325. 2. STEEL PPE COLUMNS SHALL BE GRADE "B" CONFORMING TO ASTM ASTM.	NO REPOSITORIANS DERING CON 14. CHERING SLARES SHULL BE SPR ADERNITED ANTOIN NEWSON CONCINCTE WIRKE THE ON FIN TO THE CONCINENT SUMMARY
30. UPON COMPLETION OF CONSTRUCTION, THE CONSTRUCTION HANGES SHALL CONSTRUCT A WAY, -HARL WITH PROPERTY OWNER OF REPRESENTATIVE OF PROPERTY DINNER, 31. THE CONTRACTOR SHALL BE RESPONSED FOR HANTAGING ALL SYSTEM EDUBYLIDT IN A CLEAN WORKING, KOREN HITE,	C. CONTROL SPECIAL SPECIAL CONTROLS	4. STEEL TUBING SHALL BE CRADE "D" CONFORMING TO ASTU ASOO.	SR FLOOR COMERING MANUFAC MINIMUM PERSON. 15. CONSDUDINTON: ALL CONCRET BEING PLACED WITH ELECTION
ACCEPTANCE OF THE FRONDER BY CLEARER'S.	IDTA ACTIVUS CONTING (SERVES BER) BY SHERAMY; WILLING CO. HAL OFF PER CONT APPLIED IN TWO CONTS OVER DTM SCHERING POWER (BREASO). 2. 1002 (BREASO). 2. 1002 (CONTING CONTING SCHERING).	A. ALL TREDDOD SHALL BE DIANES BY THE SHELD AND METHOD. ALL WEDDONE SHALL BE DIANESED OF TO SHOTTED HER-PERDONED. SURPLUS METAL SHALL BE DIANESED OF TO SHOTTED FOR SURPCOS WIDEN WELLS WE HAD DEPOSIDE TO WORK ALL WELDARD SHALL COMPLY WITH THE LATES AND AND DEPOSIDE TO WORK ALL WELDARD SHALL COMPLY WITH THE LATES AND SUBDICES TO WORK ALL WELDARD SHALL COMPLY WITH THE LATES AND SUBDICES TO WORK ALL STATES.	d. Thaser 1. <u>All</u> Franks Lidurer for 4) Srace Doublas fir, 548, UK
ROOFING & WATERPRODFING NOTES 1. CONTRUCTOR SHALL CONTACT BURDARD DWHER TO DEDEMARK & ROOF IS UNDER WARMANT, CONTINUED RAIL COMMANDE THAT MAY AND ALL NEW	2. 1002 (COULD, LATEL COLUMN ELEMANENT TO A=100 (SERIES A=02) by Specific to the DT per Colt appled In The Cours over specified Pigner. Il Papit & Prover specified Pigner. Antennas:	A. 250 Aug WEIDERS. B. ROD MENS. C. GONDERS. 7. HD BUZZ BORES SNALL HE USED. 8. ALL STRUCTURAL SZET SHALL HAVE WEL CERTIFICATION, HEL.	CRAMINGS, 2. All Franks Limber for 21 Grads Douglas FR, 545, 67 3. Standing, Blocking, Backs
MOUNTE SUCH THAT THE OWNERS THE SPECTROMOUT OF MAY EXEMUTE SUCH THAT THE OWNERS THAT THE OWNERS THAT THE OWNERS THAT THE ADDUCT'S DETAILING IS ANDERLANCE ON BUYOFER ON IF MAY CHIER DISCREPANCY IS TELLON. THE DOMINATION SHALL BANEDATLY MOTTY THE ARCHIELT'S DETAILING IS MANAGEN IN MINING. WITHATELY, THE COMMONTRY RALL BO REPROJEMENT FOR CONFIRMENT THE ORDERAL ROOF MANAGENET'S	МАДЕЯ — КЕМ АСКИ, ЕХ1-ИЗ25 10/ССИХ — СОЛОТНИИЕ И ВАЛИТОО/В60722 ВТ5 слевехт Нишея — КЕМ АСКИ, ЕХ1-ИЗ25 10/ССИХ — СОКОТНИКЕ И ВАБИ/200/260722	 ALL STRUCTURES, STET SHALL HAVE HALL CERTIFICATION. HALL CERTIFICATION SHALL BE KEDT ON THE GOD STRE FOR EXAMPLATION DY THE DESIGN ENGINEER AND THE CITY DESPECTOR. NLL HICH STREPHOTH ROLTS SHALL HAVE MALL CERTIFICATION HALL HOT STREPHOTH ROLTS SHALL HAVE MALL CERTIFICATION HALL CONTINCTION SHALL BE REPORT OF THE JOB STRE FOR EXAMPLATION BY THE REPORTOR. 	LINNEES SAULT BE NO. 2 OR 224 STUD WALLS SHALL BE 4. ALL BEAUS, JOSTS AND BAFT STELUP. 5. ROOF PLYNOOD SAULI MATCH
SPELETCATORS. 2. CONTRACTOR SHALL LISE LECTHODS AND HATERAUS SIMILAR AND SCHWATERLY TITL DUSTING HATERAUS & CONDITIONS FOR ROOF FATCHING, NEW PENERASIONS, ETC.	DUANL JUNPER CHEES NAMES - AS REQUIRED FOR AMESSIN, APPLY DUE COAT OF KEM 4714 WATER REXAGENCE PANER ESHTES RESARED 235 1040047 - 2 COATS CONDITIONED S POLYARETHONE ESHT200/BEOX2 Ref SHEL	10. STOL THAT HAD BEEN WEIDED, CUT OR SCHARCHED IN THE YELD SHALL BE TEUCHED IN WIN COLD GUINNEDING MANT. 11. WELDING INDUCTED IN THESE DANNING IS DESIGNED FOR ONE IN THE STRUCTED BY THESE DANNING IS DESIGNED FOR ONE THE STRUCTE GODE STRUCTES UNLESS SPECTRACL. NOTED THE STRUCT A DAD OF WELD STANDA.	SPAN BROEX MAINO OF 32/18 NOTED CHERMES OF PLANS 6. PLYMODO SHEETS SHALL BE PERPENDICUAR TO SOFFORT UNLESS MOTED OFFERTSE O
3. THE CONTRACTOR SHALL REUPENCY SEAL ALL NEW BOOK & BURLING DIRGOVE PULKERSONS SUCH THAT THE RESERVENT OF THE CORGAN. BURGING ASSESSIONY AND ALL APPLYINGLE WARRANTES ARE WARRANES. (F. IT DEELED NECESSIONY TO REMOVE EXOSUME THRENES, AND/OR WARRANS, D.E. CONTRACTOR SHALL FOR DESCRIPTION FOR WARRANS, D.E. CONTRACTOR SHALL FOR DESCRIPTION FOR DESCRIPTION WARRANS, D.E. CONTRACTOR SHALL FOR DESCRIPTION FOR DESCRIPTION FOR DESCRIPTION WARRANS, D.E. CONTRACTOR SHALL FOR DESCRIPTION FOR DESCRIPTION FOR DESCRIPTION WARRANS, D.E. CONTRACTOR SHALL FOR DESCRIPTION FOR DESCRIPTION WARRANS, D.E. CONTRACTOR SHALL FOR DESCRIPTION FOR DES	PRIMER - HEN BOND HE GORDAN DAT ACTULG PRIMER TOPCOM - 2 COMP CORDENANC IN POLYDREINIANE ROMZOD/RETY? GAJMARTID WINK ADD ECH WEI CUMARTCAL ECH DR YMEGAR PRIMER COM AND	C. CONCRETA.	7. PLANCED SHALL BE GRADE I SHALL COMPANY TO PS 1-5 B. THE MAXMUM MOISTURE COM EXCEED 242 AT THE TWE O
WOERNES, DE CONTINUEDE DIMUL DE RESPONDELE FOR REDURTINGENNO FINISIES AND MATERNES TO LERE-HER CONTINUE. CONTINUEDEN FINISIES AND MATERNES TO LERE-HER CONTINUES CONTINUEDEN DI MOTOR THE CONTINUES TO THE CONTINUES & APPROVED BY THE CONSTRUCTION MANAGER IN ADVINCE.	FINESH COART (DALLYNTE' HIGH SCHODS DR DIAL PRIMERY/FINSH) Stahlers Steel 1984 - Cran Wash Primer, 5/1/1 10FCDAT -2 (DATS SCHOTY DAL & PRITTARETHINE BESTYZED/85742	FOLLINNING LEISINGE COMPRESSING STRENGTH AT AFE DF 28 DAYS: LOCATION STRENGTH W7. SLUND ADMINITURE A MONOPOLIC POUNDURION 40005v1 1205ef 4" NOHE	D. WANDLU HANNING SHALL COUL CODE, ALL NALLS SHALL BE
5. AT THE CONSTRUCTION WHENGETS DIFFECTION, THE CONTRACTION STALL PROVING ROOFTOP MULTIMAS TO ALL NON COLUMENT INCLUMED ANTERIANS AND BITS HATS AND ALLING COLLEGE ROUTHIG, ON CONVENTIONAL ROOFING, THE WALK PROS STALL BE DUCK BOARDST AS MANUSCULED BY ANCE OR EXAMIL, ON BEFEAST PROVING INTERNESS AS STALL HEADERING FROMTS WILL RECOVER A SPECIFIC PRODUCT AS SCHILD ON FOLKS OR AS RECOMMED BY ADDRESS TA 2 A BOARD.	Pre-Homes Steel Touch up ant plat or un-primed steel with Kem Boho HS, Sourta Allinger & Corder	B SLABS AND 2300pal 150pct 4* Nové; ROMINOS	HOLFOR HUTS WHENE IN CA 11. LAG BOLTS SHALL BE SCREE BOLTS SHALL BE INSTALLED DATAGETER EQUAL TO 75% D
	PRIMER - DIN RAGN PRIMER, 87171 RMCDAT -2 CANTS CONSTINUES, 87111 CONCRETE MASSINGY PRIMER - PRO JANE ROTERIOR RUCK FILLER ROMORT - 2 CONTS A-100 LATEX HOUSE & TRAIL SMEDI TO LUCCAT - 2 CONTS A-100 LATEX HOUSE & TRAIL SMEDI TO	 METTIMANE CONCRETE WITH SPECIFIED STRUCTH CREATER THAN 2000 ANALL BE CONTRUCTION INSPECTION DURING PLACEDON BY A DEPUTY RESERVICE SHALLOWED BY A TESTING DEGOLOCITY APPROVED IN THE AUXIONS STRUCT SHALL BE CLEAN PROTOTIONED BARE CONFERENT TO ASTA AND AND AS FRILOWS: 	12. CONDECTORS, ALL SHEET AL THE FLAIRS SHALL HE MARL COMPANY. SUBSTITUTIONS IN STRUCTURAL ENCODER, 13. ALL LINGUER EXPOSED TO 1
PENETRATION AT FIRE RATED ASSEMBLIES 1. AT THE FROND MUNICER'S DREATION, THE CONTINUETING FORDULATION SHALL PROVIDE "NUT THEN FORDULANCE RESTOR STREAM FROM A LATER INSTALLATION SPECIFICATIONS.	MATCH CONVERTE STURCO (COSTING) 2 CONTE A-100 LATCH HOUSE & TRIM, SHEEN TO WARCH STURCO	ANE CONFORMENT TO ASTA ANTS AS FOLLOWS: 4 & ENAULIST BARS	OF CONCRETE SHULL BE W OF A INTURNALY DECKY RE CEDAR 14. MASKAN YELLOW CEDAR IT A LIMBER SPECIES: MASK
2. ALL PCHETHATCHS THROUGH HRE RATED ASSEMBLES SHALL BE OCHESTRUCTED SO AS TO UNITADI AN EQUAL OF CREATER FRE RATING.	PRIMER - PRO LARE MASONEY COMMUNICA 3-40-W21000 10PCOAT - SUPERMANT A-00 SERES A-29 SATH A-04 GLOSS WOOD	4. CELEVEN TOWNTON'S & SLASS: TYPE V, LOW ALKALL DONFORDING TO ASIN C-150. PREVAISSON TO ASIN C-150. TO ASIN C-150.	10 205-V12- 9. STREMUM PROPERTIES: 7. BOTTOM FIBER DEMO 13. TOP FREE REPUBLIC C. MILLIN ERFECT 100
	THERE - A-100 EXCENSER ALAYD WOOD FAILER Y-24420 TOPODA - 2 CARS A-100 LATEX HOUSE & TRUL SHEEH TO HATCH ADARCENT BURYACES GLILLAM BEAMS FRINER + A-100 EXTENDOR ALAYD WOOD FAILER Y-24420 THO-CAN'S SHOP APPLED FOR GLID-CAN MANJFACTURER'S	S. ACCREDITE: USED IN THE CONCRECT SHALL CONFIDENT TO ASTIN C-11 LIEF ONEY ADDRESSINGS INNORM NOT TO CAUSE EXCESSIVE SHALL BE THE INCLUMING STATISTIC ACCREDITE INDEX SHALL BE THE FOLLOWING: A FOUNDMENTS & SLAPS Q" OR LESS: 3/4" GRAVEL	FE CONFIGUENCIA STREE FE NOONLIS EASTICTY C. CANGER TO RADIUS OF D. ALL GLUTS SHALL BE FE E. MARIFACTREE DF GLUTS F. GLUTJAN JATTENE, SHA
·	SPECIFICATIONS TOPOLOGY - SUPERPAINT A=50 SERIES A=50 SATIN A=84 GLOSS THD COATS SHOP OR FELD APPLIED AT CONTRACTOR'S OFTEN	EL PER/OWSSON FOOTNOS 1" GRANEL 5. WATER SWILL BE LIZAN AND FREE FROM DELETERIOUS AMOUNT OF ATOS ALCULS, ORDANG WATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.	ATEC. A AND ASTAL D375
	FILLO CLATS JONAHOE (MISOR TO PROJE & PARIT) FRET & SEDDING COX - COPANDL CLAR WOOD PRESERVATIVE #155-0336 ALL PEREFRIENTS INTO FINISHED CLU-LARS SHALL BE CAUNED WITH "SAMPLEY" SEMART		
	STEEL TOLICH UP STEEL THAT HAS BEEN WELDED, OUT OR SCHATCHED IN THE FIELD SHALL BE THEREBED UP WITH COLD CALIFORNICE DAILY		

STEEL THAT HAS BEEN WELDED, OUT OR SCHATCHED IN THE FIELD THALL BE TOUCHED UP WON COLD GALVINGED PANT

GENERAL SPEC 20.

THE LATEST EDITION OF THE AMERICALI METILUTE OF ANALYSISTIC DECLARACIT ACID SCHEME, COMPTONS OF THE COMPACT FOR EDISTRUCTORY ME INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HERICAL

- 2. This faceing is in unreclipted pes telesconduncations site and is exempt from dearled access reducedents,

4. UANKING STALL UT DE SOMED. THESE DRAWNOS ARE DIENGED TO DE BURGHANNE ONLY. FOURIED BURGHONS HAVE PRECEDENCE DAR DANNE SOLE AND DELLA DRAWNEN HAVE PRECEDENCE DAR SALE URANNES, DE TINGTOR SHALL CHERK ACCINING OF ALL DANEBROARS IN THE FIELD HALLS SEPERALLY MORTED, DO HOT PARTRAME ANY INITERILS, OR BECAN ANY CONSTRUCTON HAVE. THE ACCIDENCY OF DIRING DIMENSIONE HAVE SEEN VERTED MANNES ACTUM. FIELD BURDEDIS.

5, THE CONTRACTOR SHALL MULLION IN HIS OR HER BO ALL WATERALS. EXAMPLENT, APPENIENDALES AND LARGE NEEDERARY TO COMPLETE RIE WORK AS INDICATED OR REPLIED BY THESE DRAFTINGS.

6. CONTRACTOR SHALL NOTEY THE CONSTRUCTION DAWNGER. THE PROPERTY DWER AND THE ADDITECT IF ANY DETALS ARE CONSUMED INFERCICAL, UNSURDER, UNSUE, NOT WITHIN CONTRACT, ON HOT WITHIN CLATOWARY TANKE PARTICLE IF WORK IS PRECIDENTED. IN WITHIN CLATOWARY THERE IS NO OLICETION TO ANY DETAL. IF WILL BE ASSURED TO STOW THE END RESALT OF THE DESCRIPTION TO ANY DETAL OF ANY DETAL OF THE ENDINE TO SUE JOB. CONTRACT, AND STALL DE HOLIDED AS PART OF THE MORE.

7. Excellent Elements and Locatories to be addred shull be verified by the courrentia because construction, if they defer from those shown on the plans, the controllent shull, instruct the construction language and the accurrent so that medificators can be more betwee procession with the work.

8. BY: CONTRACTOR SHILL VEREY ALL TELEPHONE & RADOL DULPARDIT LAYOUTS, SPICERCITEDE, PERFORMANCE, DEVALUTION AND FAMIL LOUSTOR WITH THE SUMSTRUCTION MANAGER PROVIDED FOR THE CONTRACTOR SHILL BE RESPONSED FOR CONTRACTORS HIS WORK WITH THE CONTRACTOR SHILL BE RESPONSED FOR CONTRACTORS HIS WORK.

D. ALL STARGUS & ARREVATIONS USED ON THE DRAMMAS ARE CREATED CHARTAUTION TRANSPORTS IF THE CRAINED RAS OKATIONS REDARDONE TIME REAL WARKS, THE CRAINED SUSTAINEE CONSTRUCTION MANAGER AND THE ARCHITEST SHALL BE MOTIFIED FOR CANESCIANT SECTION STREAM THE CONFRACTOR PRODEEDS WITH THE WORK.

10. The contractor bing, detain and pay for periods, licenses and defections necessary for performance of the work and include traces in the cost of the work to clearning.

11. THE CONTRACTOR SHULL PROMOTE CONTINUOUS SUPERVISION WHELE ANY SUBCONTINUCTORS OF ROBORIES ARE DI THE SEE AND SHULL SUPERVISE AND OFFER ALL YORK, USING HIS BEST SOLL AND ATTENDON HIE SHULL HE SOLELY RESPONSELY FOR ALL CONSTRUCTION MEMOR NUTHER ST TECHNOLOGY, PROCEEDINGS AND SEQUENCES AND FOR COORDINATING ALL YORKING OF THE WORK UNDER THE CONTINUE.

12. WORKLANSHED THICUTIONT SHALL BE OF THE BEST BUALTY OF THE TRADE WAYNED, AND SHALL MEET OR EXCEED THE FIXLOWING WARKUN REFITENCE STANDARDS FOR DUALITY AND PROFESSIONAL CONSTRUCTION PRATTLE:

NECA NATIONAL RECEIVE CONTRACTORS ASSOCIATION Of YAVE MERINATIONAL CERTER ROSSI W, HEIGENS ROAD, SUITE 600 ROSSIMONT, N. 800 10-2697

Smacha Sheet Ketni, and ar Continionen) continators National association 4205: Landette Center Dane Contilly, W. 20151-1209

mternational destilute for latn and plaster P.D. Box 1883 Lafayette, CA 94849 ΠLP

13. WISTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDUTOR OF THE MANUFACTURETS INSTALLATION SPECIFICATIONS FOR THE LATEST EDUTION OF TH MANUFACTURETS INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OWNERWER, NORXYED, OR WHERE LOCAL CODES ON REGULATIONS TAKE PRECEDENCE.

14. THE CONTRACTOR SHALL VENIEY, COORDINATE, AND PROVIDE ALL NECESSAY BLOCKING, MCCORD, PRANNIA, MURINES DE GTHER SUPPORTS FOR ALL TEMS REDURING THE SAME.

- 15. The contractor and all subcombactors shall one all notices and shall comply thin all applicable local cooks, regulators, lans and dedwardes as well as State Dedwarder of Hostrian Richarding and Direch of Brilston, Sveet (OSHA) regularements.
- 6. THE CONTRACTOR SHULL PROTECT THE PROPERTY DWIERS, AND CLEARWIGH PROPERTY FROM DAMAGE WITCH MAY COLLIN DUBING CONSTRUCTION, STUTING, LANGGLOW, AND DUBING PUBLIES, CONSTRUCTION, STUTING, LANGGLOW, CLARKS, STURS, OR DUBINGNI, ETC. SHULL BE MANDENTLY MEMARY DIR REPLACED TO THE SCIENATION OF CLEARMER, AND BE PROPERTY COMMENTS REPRESENTATIVE, AT THE EXPENSE OF THE DOWNARDS.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REALT, ANY FOLLT, MERGERS, OR HERORE MATERIALS OR WORKMANSHE OR ANY DUARGE WINCH SHALL APPEAR WITHIN ONE YEAR ATTER THE CONTRACT, AND ACCEPTANCE OF THE WORK BY CLEANWRE UNDER THIS CONTRACT. 12. IT SHALL BE THE RESPONSEDUTY OF THE EDUERAL CONTRACTOR TO LOCATE ALL EDSTING INFLITES, OR CONTACT AR OUTSIDE ACEINTY TO LOCATE ALL EDSTING UTLITES, WHETHER SHOWN HEREIN OR NOT, AND TO PHOTECT THEM FROM DAMAGE THE CONTRACTOR SHALL BEAR ALL EXTENSES FOR THE REPAR OR RESPLACEMENT OF UTLITES OR OTHER PROPERTY OMMAGED IN COMMUNICATION WITH THE EXCELLINGY OF WORK.

19. THE CONTRACTOR SHALL BE RESPONDED FOR THE COMPLETE SECURITY OF THE PROJECT SHE WHLE THE JOB IS IN PROGRESS AND WITE THE JOB IS CONFLETED AND ACCEPTED BY CLEARNINE.

ATTACHMENT 14

KRETE SHALL CONFORM TO ASTM DALTISS SHALL ELAPSE BEWEEN CONCRETE DALTISS SHALL ELAPSE BEWEEN CONCRETE DALLASS APPROVED BY A TESTING

k Concrete Shull Not be flopped Ars in Kalls, Edunus, Cassing, And Arise Senravition of Accelerates, USE R Plup Hoses So That The Free Ete Shall Not Except 5 Ft.

icel Shall be lapped a monarum of 10 NRED Together. Shlicts of Admient E Braddered Therever Possible.

Comparage for Josts, Bealts, Groefs) face of Staffurs or Thes. Unless "E consider for Reinfurciend Bars to Follows:

NTH EARTH, UNFORBED 3" TTH EARTH, FORMED 2" 1-1/3 3/4 3/4 1-1/2

(DO)S

S GR CHASES SHULL BE PLACED IN I COLUMNS, EXCEPT THOSE SHOWN ON THE L OBTAIL PROBALL FOR THORAL SLEPTS IN CHASES, ALL J. METAWARDAL DEPENDENCS SHALL BE ALLONGT UNLESS PRIDE APPRICAL IS CTURAL CHEMICED.

t placed in a concrete slab shall nation greater than 1/4 the thickness nall not be blestern in a slab that nor, unless slab is locally thecknes. Between conducts shall be sm inches.

BOLTS, REPORTERS STEEL, DOWELS, WEETIN, URED IN POSITION PROOF TO PACERS CONCRETE. CONCRETE POUR IS ALLOWED.

SPRAYED WITH A CURREN COMPOLING NG. CURRENC COMPOLING USED ON FLOOR CONFERING IS TO BE BOARD STATL BE APPRIVED BY THE TILL FRACTIFIED, KEP SLAB WET FOR A 7 DAY

RECE SHALL BE VERVITED AS IT IS. INCALLY OPERATED VERVITING EDUIPSIENT.

AX AND LANCER BEAKS SHALL BE NO. 1 UNLESS NOTED CHIERMANE ON THE

2K RAFTERS AND JOISTS SHALL BE NO.2 LINELESS NOTED CHARMESE ON DRAMMOS

Charle And other Hon-Structural Or 515 & Hin Crude 2008,AS FR, 545. He d.f. Simurard & Byr.

RAFTERS SHALL BE DISTALLED WEN CROWN

nito: (Castang Plyndod Sheximnar with A 2/18: Edge nam, with bu at 6° c.C. Unites Lans, Frèid nat. With bu at 12° c.C.

HE LAD WITH THE FACE GRAM MORTS AND WITH THE EDGES STAGGERED, WE OH THE PLANS.

De laarked by Drpa, Tech, Or PTL 4400 1-53

CONTENT OF ALL LINDER SHALL NOT

COUPLY WITH TABLE 23+1-9 OF BUILDING .

BEANEARD CUT WASHERS UNDER NEADS N COMMET WITH WOOD.

CREMED ANTO PLACE, NOT DRIVEN, LAG LED IN PRE-DRIVLED HOLES WITH A & DADRETER OF BOLS.

t Metal, Fruiding Correctors Scioni Di Angliactured by the Supson Strokg-te S way be made when approach by the

tu heather or in contact with lactomer e wollandzed pressure theated lumber refiscant lunger such as reinnove or

(GLUE-LAMINATED BEAKS (GLE'S) LASKAN VELLOW CEDAR (A.C.) LORIFORMING

CH: Dens STREES 2000pai Mit. Dens STREES TOOOpai MBL. THOSE MIN. THOSE PERCHINGLAR TO GRAM SOOpai MBL. CITY TOOCAI MR. OF TEXT M.O.A.

E FRANCISED WITH EXTERICR CLUE. RD'S SWILL CONFIDENT TO THE URC. SUML BE BY ACCORDANCE WITH ANSI/ARC 3737.



SITE PLAN KEYNOTES

(1) EXISTING BUILDING,

2) EDESTING PROPERTY LINE

3) EXISTING PARKING LOT.

A EXISTING POOL

PROPOSED SPRINT/CLEARWIRE ANTENNAS MOUNTED INSIDE EXISTING BURDING; SEE DETAIL 2/A-1;

5 PROPOSED SPRINT/CLEARWIRE DULAPINENT DABAYET MOUNTED

SITE PLAN GENERAL NOTES

PROPERTY LINE DWENSIONS ARE APPROXIMATED FROM INFORMATION AVAILABLE ON THE SAN DECIO COLUMY OF WERSTIE.

ALL WORK TO BE PERFORMED ON EXISTING ROOFTOP AND WILL NOT BE AFFECTED BY ANY EASEMENTS.

. THERE ARE NO SERBACKS FOR THIS SILE.

INGINEERING GENERAL NOTES

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERIAT, THE OWNER/PERAITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANGENENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DISJON 1 (GRADING RESULATIONS) OF THE SAN DEED MINIGRAL CODE, MID THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PROR TO THE SELANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITHEE SHALL BURNET A MATER POLLIJION CONTROL PLAN (WPCP) THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX OF THE CITY'S STORM WATER STANDARDS - SEE BELOW.

Lessor's Certificate familed Wireless Facility Project for Part Construction BMPs

I / we the undersigned as Lenses(s) of the pro-1/ WE TOP TOP TOP TOP TO SEV DIFESO, CALIFORNIA 82104 (Aldren at legal door: Not be described as

understand this is accordingon with the San Diago Municipal Code, Land Development Manael - Shann Water Stanziertz, this project is required to "identify "Distants from the Project Area" and incorporate "Sile Design" and "Source Omico" Matte

I/We could to the best of my knowledge, pointance activitated by the propose had use no as hiddens:

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Sectioning Hotelensi Trach & details Osygen Dattan Oil & Oragon Dantaria de Virança Posticidas

lowe will homporate the following into the the design

- Maintain pro-development sumoff characteris Minimize impactions foot actainty county coing: walkways, polios and differences with partnessing surfaces.

- Concerning and particular surfaces. Concerning answert areas Up to started this appropriate as a possible of the of swates or contrarge systems Down that funges, wall they patien and driven ways into atjust prior to startware on the public drivings system. Proceeder at the sector of the public drivings system. Proceeder at the sector of the public drivings system.

- Aulikipaally liwa wili; Minimize the une of passicies Une efficient indgelon syntasse and landwarpe design interportilizg rate similafi designs and flow enducers.

Due will sophistic the above Standard Permanent, BMPs for the domains of the

LOW PAYE PUTNAM Company Name CLEARNINE 3/5/2010

SITE PLAN





LEVATION KEYNOTES













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