



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** May 26, 2011                      **REPORT NO.** PC-11-047

**ATTENTION:**                      **Planning Commission, Agenda of June 2, 2011**

**SUBJECT:**                      AT&T MOBILITY – SCRIPPS HOSPITAL LTE  
PROJECT NO. 226653, PROCESS 4

**OWNER/  
APPLICANT:**                      **GEM UNIVERSITY PACIFIC, LLC c/o CBRE  
AT&T MOBILITY**

### SUMMARY

**Issue(s):** Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 8899 University Center Lane within the University Community Planning Area?

**Staff Recommendation:** APPROVE Planned Development Permit No. 847099.

**Community Planning Group Recommendation:** On February 9, 2011, the University Community Planning Board voted to recommend approval of this project (Attachment 10).

**Environmental Review:** The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301, 15302, and 15303. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 15, 2011, and the opportunity to appeal that determination ended May 2, 2011 (Attachment 12).

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.

## **BACKGROUND**

The project is located on an existing commercial building with multiple rooftop Wireless Communication Facilities such as Sprint Nextel, T-Mobile, Clearwire, and AT&T Mobility. AT&T Mobility obtained this WCF from GTE in the late 1990s. The WCF was originally approved under Permit No. 91-0303-10 for a total of twelve antennas façade mounted on the parapet with the associated equipment housed inside an interior space on January 22, 1992. This site has been selected as a candidate to be part of AT&T's 4G LTE (Long Term Evolution) upgrade. The improvements will allow AT&T to distribute improved data quality as well as voice reliability to the surrounding area. The proposed modification requires a permit amendment, resulting in a new Planned Development Permit application to be reviewed under the current City regulations.

## **DISCUSSION**

**Project Description** – The proposed AT&T modification includes a total of twelve (12) replacement Long Term Evolution (LTE) antennas. A total of eight (8) 8-foot long panel antennas will be relocated inside an existing cupola. The height of this existing cupola will be extended by 5 feet 10 inches to fully conceal the replacement LTE antennas from the public right-of-way. Portions of this cupola will be replaced with Fiberglass Reinforced Panel (FRP) material to allow the antennas to operate without any potential interference. The FRP screening will be painted and designed to match the existing cupola and will result in minimum visual impact. Additionally, AT&T will also be extending an existing rooftop parapet to fully conceal the remaining four (4) 4-foot antennas behind FRP panels, also designed to match the existing. As a result of these modifications, all three (3) sectors of antennas will be fully concealed from the public right-of-way. The equipment associated with this modification will occur inside the existing building, again not visible to the public.

**Wireless Communication Facility(WCF) Regulation** - The project is located within the CO-1-2 zone with a 60-ft height limitation. The overall height of the building as part of the cupola modification would be at 86-feet, thus exceeding the maximum height allowed in the CO-1-2 zone and requires a Planned Development Permit (PDP) for the proposed deviation. After thoroughly reviewing this project, staff has determined that this WCF has been designed to comply with City of San Diego Municipal Code.

**Community Plan Analysis:** The project location has been designated for commercial use in the University Community Plan (Attachment 2). The University Community Plan does not contain specific policies on wireless communication facility development.

**Council Policy 600-43** - The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 1 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. However, the proposed deviations require a PDP for the proposed height deviation, resulting in a Process 4 level decision.

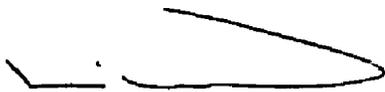
**General Plan** - The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The AT&T Mobility WCF design consists of twelve antennas fully concealed behind Fiberglass Reinforced Panel (FRP) screens. As illustrated on the photosimulation, the design of the extended rooftop cupola and parapet is consistent with other similar rooftop elements. The associated equipment is located inside the existing building with no exterior impacts. The rooftop cupola and parapet would blend in with other similar structures and would be minimally visible.

**Conclusion** - The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations from the CO-1-2 zone and the Wireless Communication Facilities Regulations Section 141.0420 except for the requested deviation. The project as proposed is requesting a height deviation to exceed the 60-foot height limit. This deviation can be supported by staff as a result of the creative design employed by the applicant. With the fully stealth design, neither the antennas, nor the equipment will be visible. Therefore, staff supports the University Planning Group's recommendation to support the proposed AT&T Mobility project. In conclusion, Staff recommends that the Planning Commission approve Planned Development Permit No. 847099.

### **ALTERNATIVES**

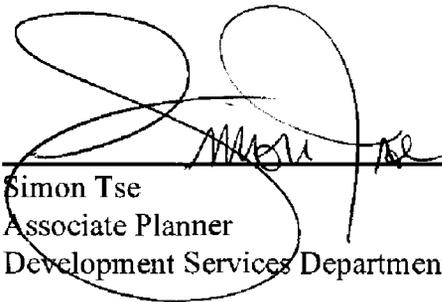
1. **APPROVE** Planned Development Permit No. 847099, **with modifications.**
2. **DENY** Planned Development Permit No. 847099, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Simon Tse  
Associate Planner  
Development Services Department

Attachments:

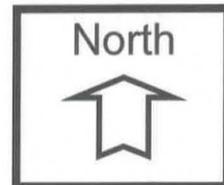
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet

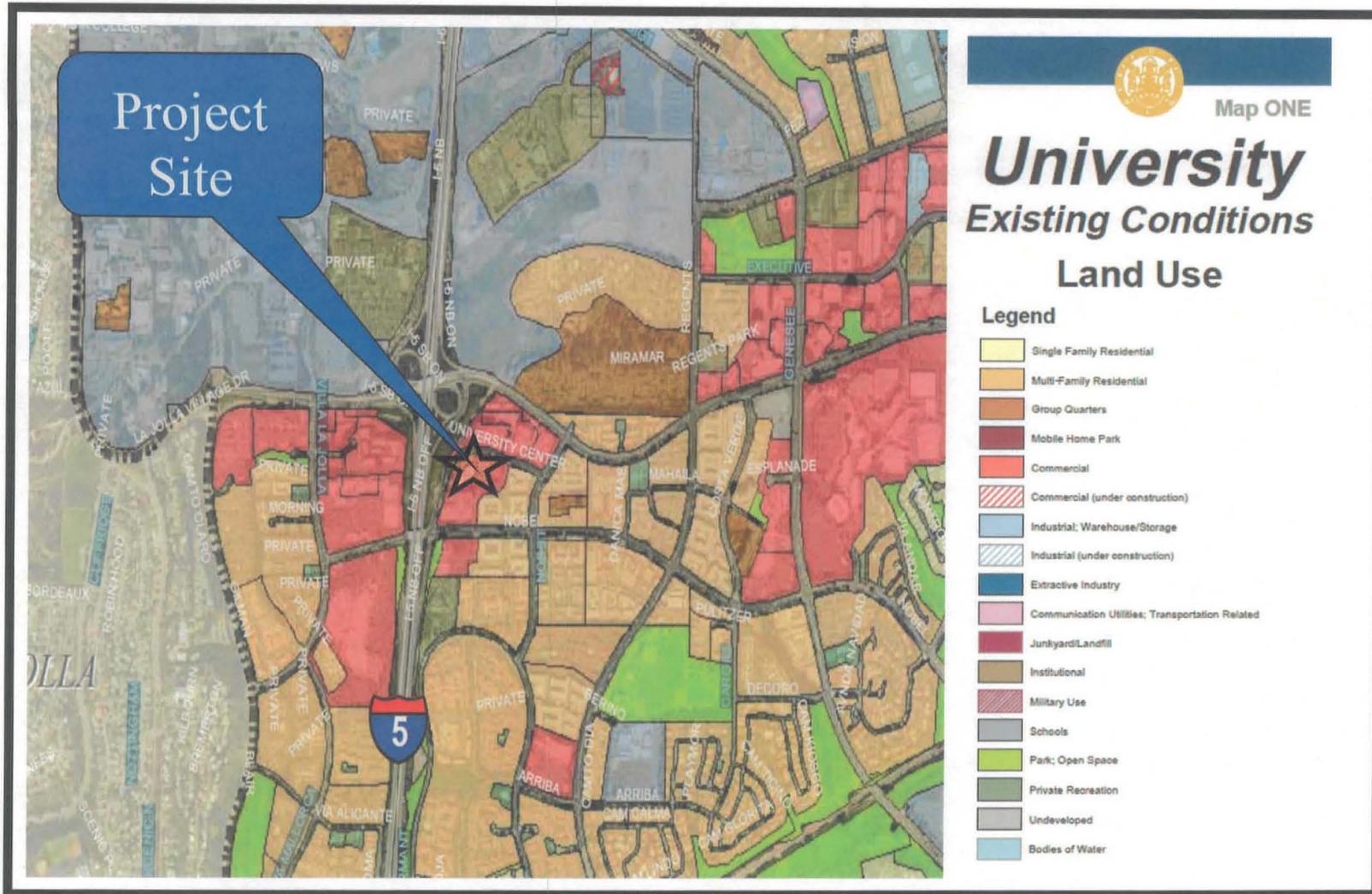
5. Project Site Plan(s)
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Photo Simulation(s)
9. Project Site Photo(s)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Notice of Exemption
13. Notice of Hearing
14. Project Chronology



## Aerial Photo

**AT&T Mobility Scripps Hospital LTE - Project No. 226653**  
8899 University Center Lane, San Diego, CA 92122

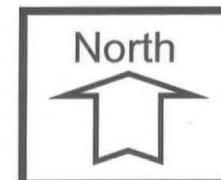


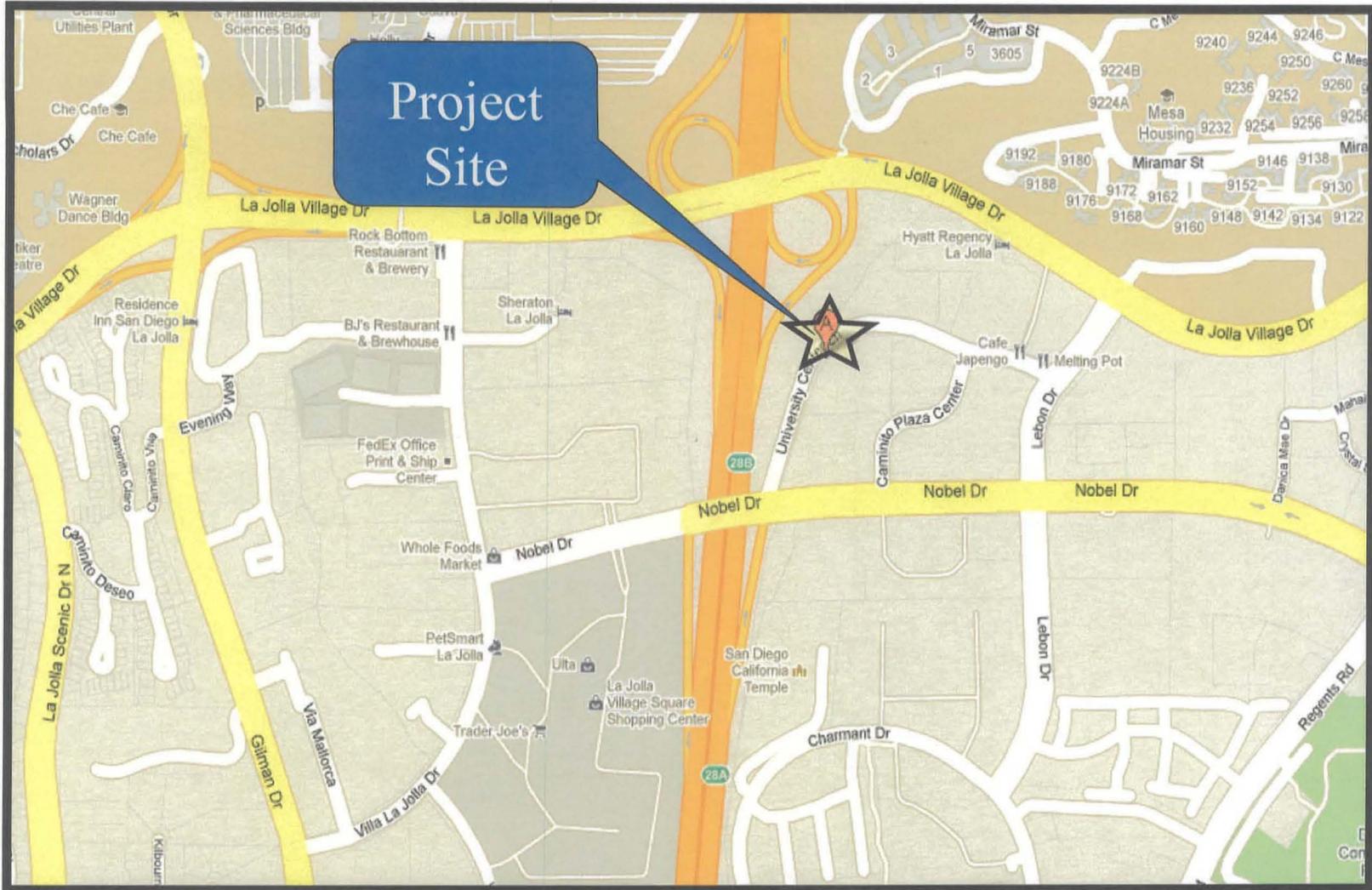


## Community Land Use Map (University)

**AT&T Mobility Scripps Hospital LTE - Project No. 226653**

8899 University Center Lane, San Diego, CA 92122

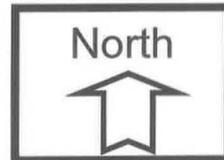




# Project Location Map

AT&T Mobility Scripps Hospital LTE - Project No. 226653

8899 University Center Lane, San Diego, CA 92122



## PROJECT DATA SHEET

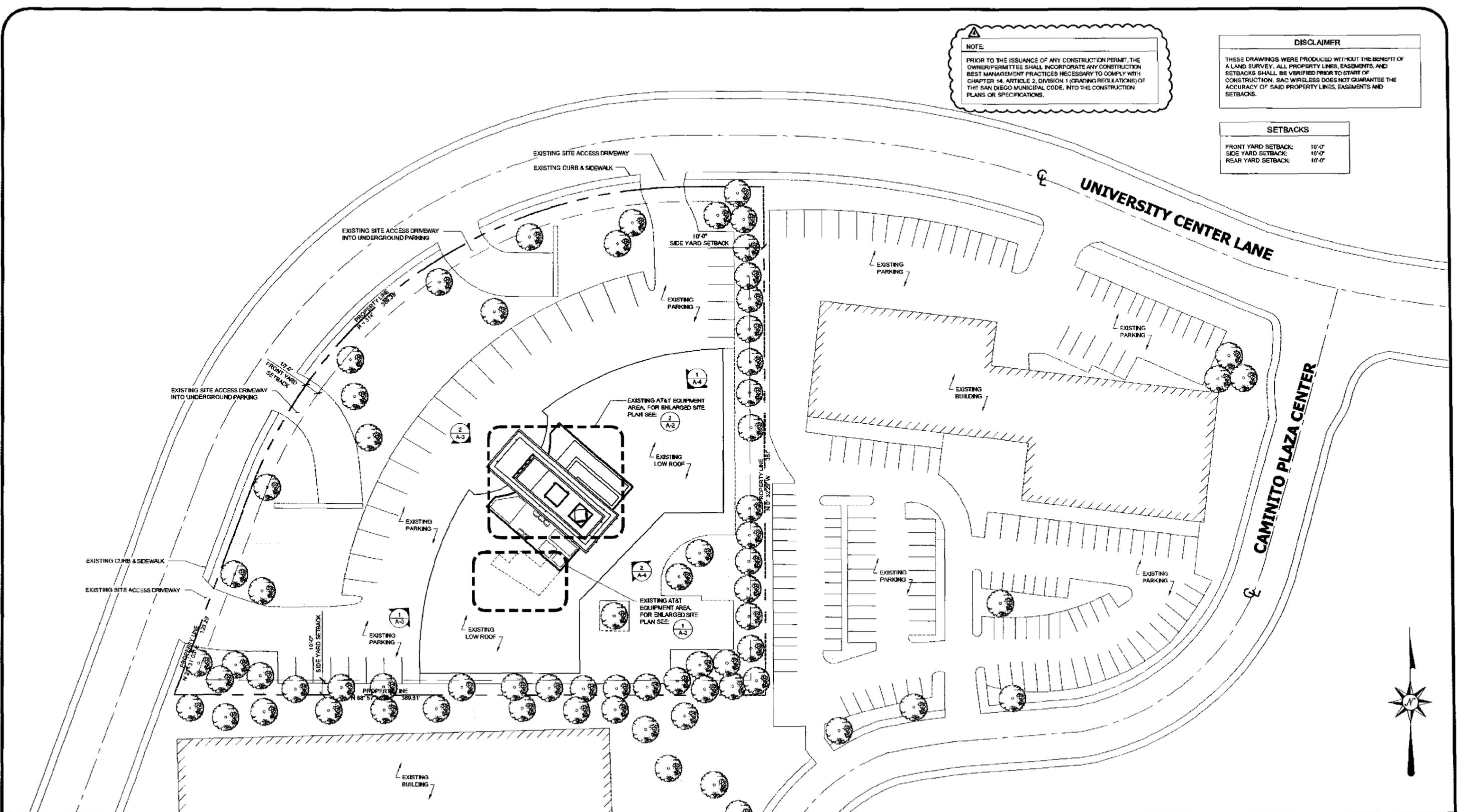
<b>PROJECT NAME:</b>	AT&T Mobility Scripps Hospital LTE	
<b>PROJECT DESCRIPTION:</b>	A modification of an existing Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas completely concealed behind Fiberglass Reinforced Panel (FRP) screening on the rooftop of the existing commercial building. The equipment associated with this project is located inside the building, not visible to the public. The project requires a Planned Development Permit (PDP), Process 4, Planning Commission Hearing to exceed the 60-ft height limitation.	
<b>COMMUNITY PLAN AREA:</b>	University	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Commercial	
<b><u>ZONING INFORMATION:</u></b>		
<p><b>ZONE:</b> CO-1-2  <b>HEIGHT LIMIT:</b> 60-feet  <b>FRONT SETBACK:</b> 10-feet  <b>SIDE SETBACK:</b> 10-feet  <b>REAR SETBACK:</b> 10-feet</p>		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	CO-1-2	Commercial Building
<b>SOUTH:</b>	CO-1-2	Commercial Building
<b>EAST:</b>	CO-1-2	Commercial Building
<b>WEST:</b>	CO-1-2	Highway 5
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	The project proposes to exceed the 60-foot height limit.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 11, 2011, the University Planning Group voted to support the AT&T Mobility Scripps Hospital project (Attachment 9).	



**NOTE:**  
 PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

**DISCLAIMER**  
 THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. SAC WIRELESS DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS AND SETBACKS.

SETBACKS	
FRONT YARD SETBACK:	10'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	10'-0"



**SITE PLAN** 30' 0 15' 30' SCALE: 1" = 30'-0" (24x36) (OR) 1/2" = 30'-0" (11x17) **1**

**SAC WIRELESS**  
 5865 AVENIDA ENCINAS  
 SUITE 142B  
 CARLSBAD, CA 92008  
 www.sacw.com

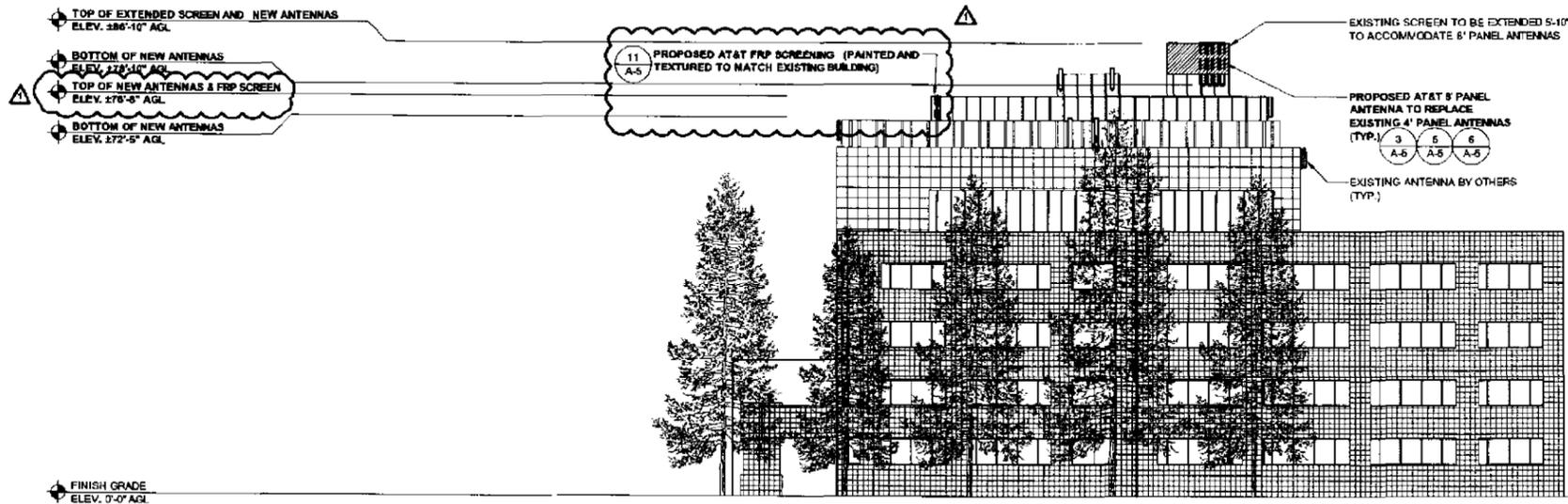
**at&t**  
 5738 PACIFIC CENTER BOULEVARD  
 2ND FLOOR  
 SAN DIEGO, CA 92121

**SD0447**  
**SCRIPPS HOSPITAL**  
**UNIVERSITY PACIFIC CENTER**  
 8899 UNIVERSITY CENTER LANE  
 SAN DIEGO, CA 92122

REV.	DATE	DESCRIPTION	BY	CHK	APPD
4	03/02/2011	CITY COMMENTS	J.R.	AGN	MM
3	01/06/2011	100% ZONING	JB	AGN	MM
2	12/01/10	100% ZONING	RSV	AGN	MM
1	11/08/10	100% ZONING	RSV	AGN	MM
0	10/25/2010	90% ZONING	J.R.	AGN	MM

SHEET TITLE	
<b>SITE PLAN</b>	
SCALE	SHEET NUMBER
A5 NOTED	A-1

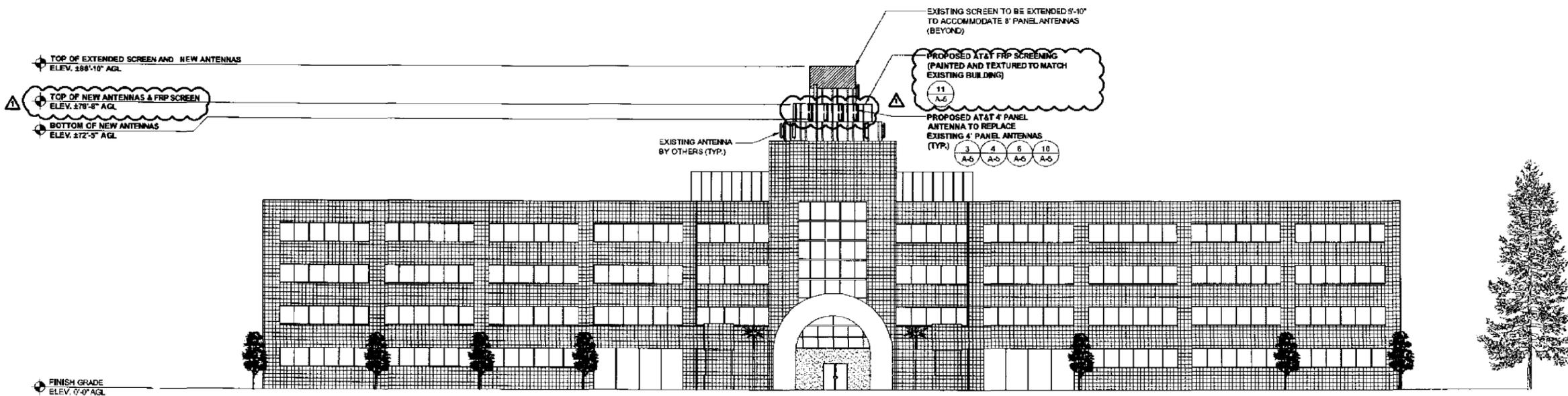




**SOUTHWEST ELEVATION**

0 4' 8" 16" SCALE: 1/16" = 1'-0" (24x36)  
(OR) 1/84" = 1'-0" (11x17)

**1**



**NORTHWEST ELEVATION**

0 4' 8" 16" SCALE: 1/16" = 1'-0" (24x36)  
(OR) 1/84" = 1'-0" (11x17)

**2**



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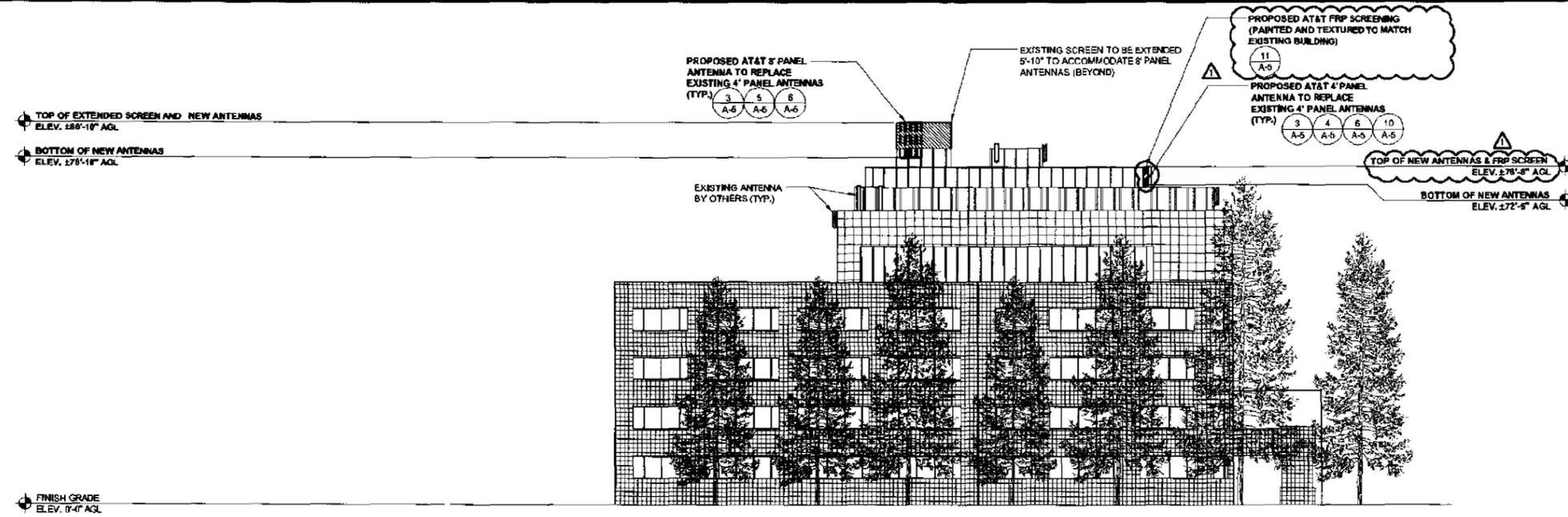
**SD0447**  
**SCRIPPS HOSPITAL**  
**UNIVERSITY PACIFIC CENTER**  
8899 UNIVERSITY CENTER LANE  
SAN DIEGO, CA 92122

REV.	DATE	DESCRIPTION	BY	CHK	APP'D
4	03/02/2011	CITY COMMENTS	J.R.	AGN	MM
3	01/06/2011	100% ZONING	JB	AGN	MM
2	12/01/10	100% ZONING	RSV	AGN	MM
1	11/08/10	100% ZONING	RSV	AGN	MM
0	10/26/2010	90% ZONING	J.R.	AGN	MM

SHEET TITLE

**SOUTHWEST ELEVATION  
&  
NORTHWEST ELEVATION**

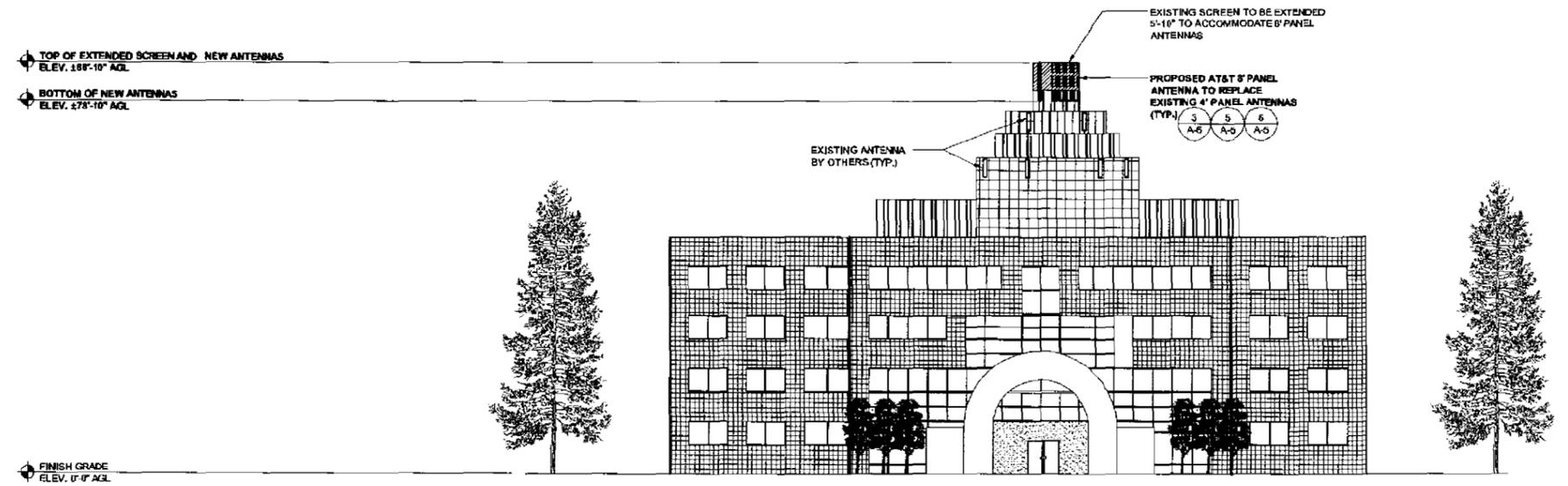
SCALE: AS NOTED SHEET NUMBER: **A-3**



**NORTHEAST ELEVATION**

0 4' 8' 16' SCALE: 1/16" = 1'-0" (24x36)  
(OR) 1/64" = 1'-0" (11x17)

**1**



**SOUTHEAST ELEVATION**

0 4' 8' 16' SCALE: 1/16" = 1'-0" (24x36)  
(OR) 1/64" = 1'-0" (11x17)

**2**

**SC**  
WIRELESS

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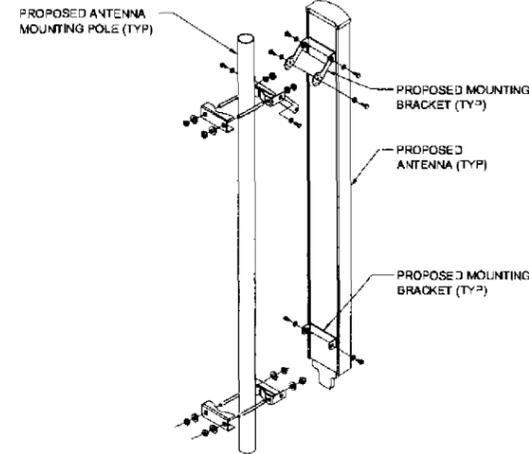
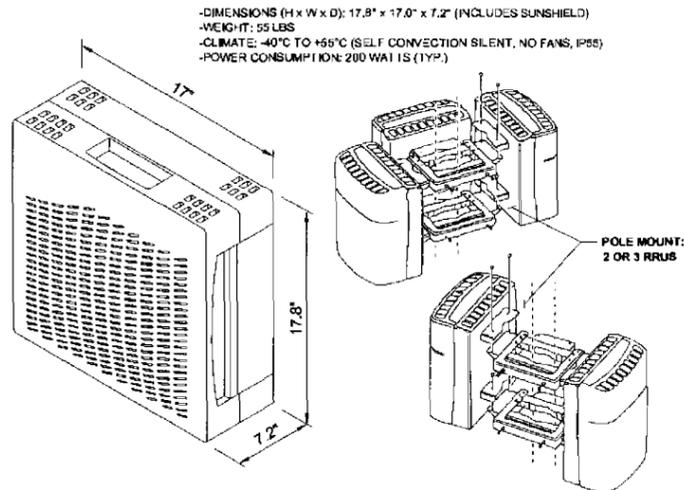
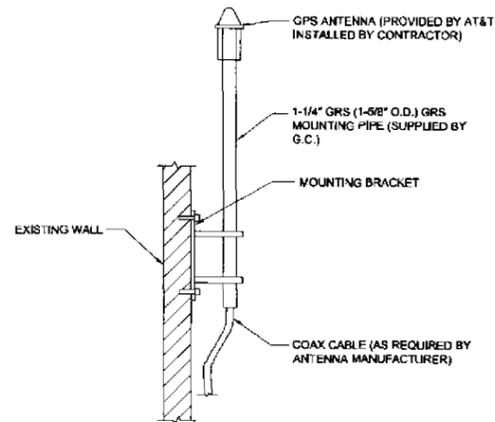
5735 PACIFIC CENTER BOULEVARD  
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SAN DIEGO, CA 92121

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**SCRIPPS HOSPITAL**  
**UNIVERSITY PACIFIC CENTER**  
8899 UNIVERSITY CENTER LANE  
SAN DIEGO, CA 92122

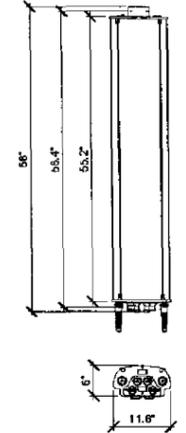
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2	12/01/10	100% ZONING	RSV	AGN	MM
1	11/08/10	100% ZONING	RSV	AGN	MM
0	10/25/2010	90% ZONING	J.R.	AGN	MM

SHEET TITLE  
**NORTHEAST ELEVATION & SOUTHEAST ELEVATION**

SCALE: AS NOTED  
SHEET NUMBER: **A-4**



RADOME MATERIAL: GRP  
 RADOME COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: 55.2\"/>



**GPS MOUNTING DETAIL**

SCALE N.T.S. 1

**RRUS DETAIL**

SCALE N.T.S. 2

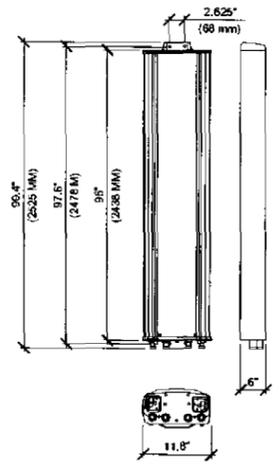
**ANTENNA MOUNTING**

SCALE N.T.S. 3

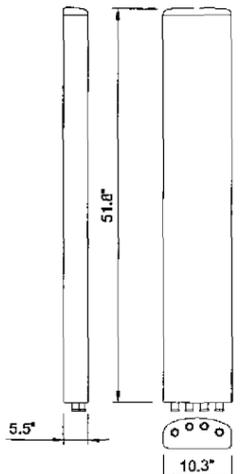
**ANTENNA SPECIFICATIONS**

SCALE N.T.S. 4

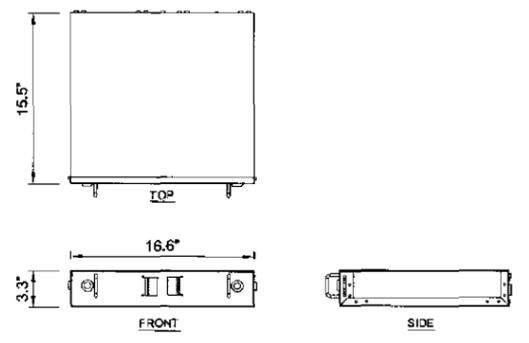
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 RADOME COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: 96\"/>



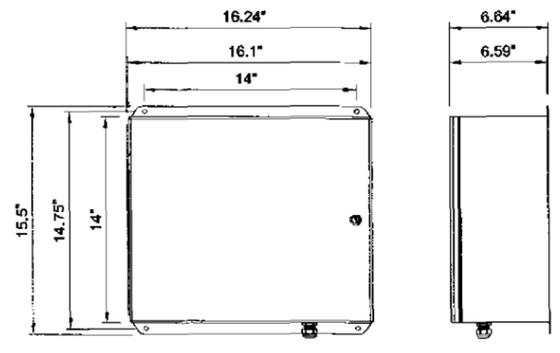
DIMENSIONS, HxWxD: 51.8\"/>



NUMBER OF RADIOS PROTECTED	6	9	12
ENVIRONMENTAL RATING	INDOOR ONLY	INDOOR ONLY	INDOOR ONLY
WEIGHT	30 LBS (133.45 N)	34 LBS (151.24 N)	38 LBS (169.03 N)
SUPPRESSION CONNECTION METHOD	1/4\"/>		



PROTECTS ENVIRONMENTAL RATING WEIGHT: 12 FIBER Pairs, 6 DC POWER CIRCUITS NEMA 4 20.35 LBS



**ANTENNA SPECIFICATIONS**

SCALE N.T.S. 5

**EXISTING PANEL ANTENNA**

SCALE N.T.S. 6

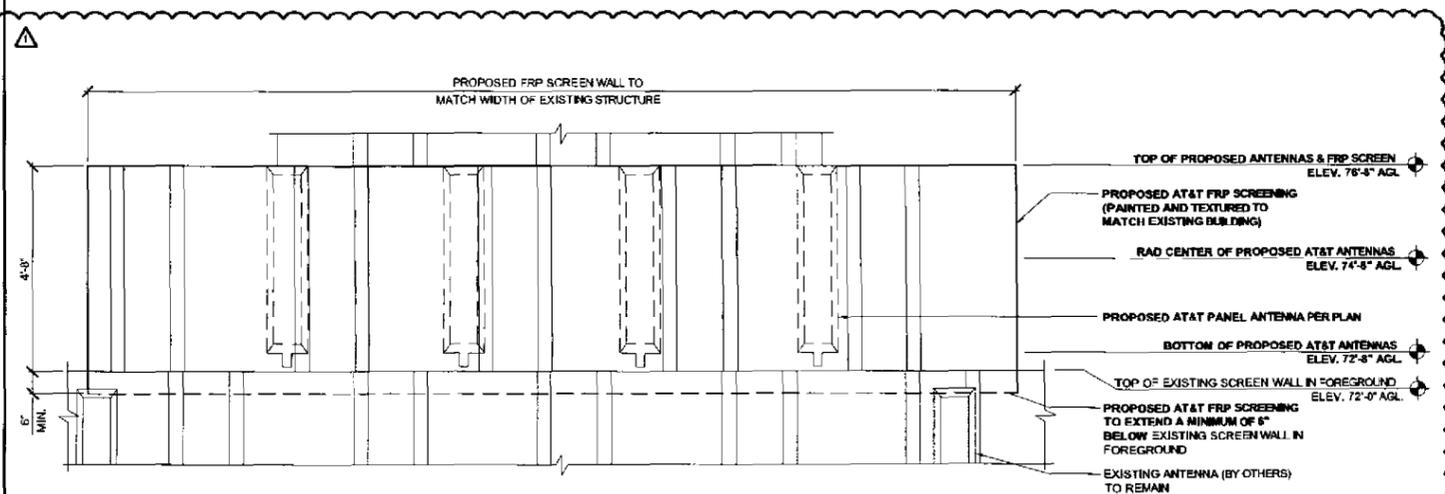
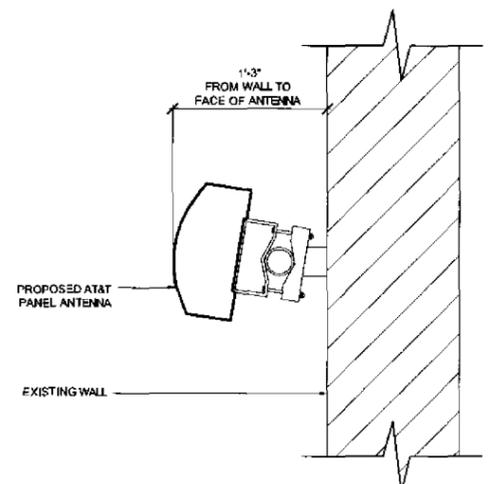
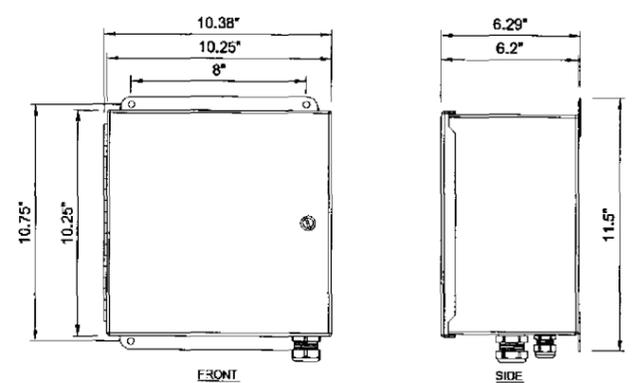
**SURGE SUPPRESSOR**

SCALE N.T.S. 7

**SURGE SUPPRESSOR**

SCALE N.T.S. 8

NUMBER OF RADIOS PROTECTED: 2  
 SUPPRESSION CONNECTION METHOD: COMPRESSION LUG, #14 TO #2 AWG  
 ENVIRONMENTAL RATING: NEMA 4  
 WEIGHT: 16 LBS



**SURGE SUPPRESSOR**

SCALE N.T.S. 9

**ANTENNA DETAIL**

SCALE N.T.S. 10

**FRP SCREEN**

SCALE N.T.S. 11

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1	11/08/10	100% ZONING	RSV	AGN	MM
0	10/26/2010	90% ZONING	J.R.	AGN	MM

Sheet Title

**DETAILS**

SCALE	SHEET NUMBER
AS NOTED	A-5

**PLANNING COMMISSION  
RESOLUTION NO. PC-11-047  
PLANNED DEVELOPMENT PERMIT NO. 847099  
AT&T MOBILITY SCRIPPS HOSPITAL LTE  
PTS NO. 226653  
DRAFT**

WHEREAS, **GEM UNIVERSITY PACIFIC, LLC c/o CBRE**, Owner, and **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) consisting of eight antennas concealed inside a modify cupola (extended 5-feet 10-inches) and four antennas located inside the parapet wall behind Fiberglass Reinforced Panel (FRP) screening for a total of twelve replacement panel antennas. The equipment associated with this project is concealed inside the building, not visible to the public as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 847099;

WHEREAS, the project site is located at 8899 University Center Lane, San Diego, CA 92122, in the CO-1-2 zone of the University Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 13999, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on October 29, 1985;

WHEREAS, on June 2, 2011, the Planning Commission of the City of San Diego considered Planned Development Permit No. 847099 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE

**DRAFT**

WHEREAS, on April 14, 2011, 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, 1502, and 15303 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 June 2, 2011.

FINDINGS:

**Findings for all Planned Development Permits**

1. **The proposed development will not adversely affect the applicable land use plan;** The University Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage

facilities from public view. The site is currently designated for commercial use in the University Community Plan. The WCF as designed is located on the roof of the existing building, completely concealed behind Fiberglass Reinforced Panels (FRP) inside a cupola and a parapet, both painted to match the building. The equipment associated with this project is located within inside the existing building and will not be visible to the public. The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. The AT&T design is consistent with the General Plan's requirement since the WCF is completely concealed behind existing rooftop elements minimizing any visual impacts to and from the site. Therefore, the proposed WCF does comply with the City of San Diego General Plan will not adversely affect the applicable land use plan.

- 2. 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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been included with the project to required AT&T Mobility to submit an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

- 3. The proposed development will comply with the regulations of the Land Development Code;** The AT&T Mobility WCF complies with Municipal Code Section 141.0420 which requires WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with the existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The project is completely concealed on the rooftop of a commercial building adjacent to Highway 5. The associated equipment is completely concealed inside the existing building, and will not have any exterior impacts. Due primarily to the overall height of the structure, the rooftop cupola can be seen from Highway 5. Despite the visibility, the cupola is well integrated with the existing building and from a distance would appear as part of the building's design resulting in minimal visual impact.

The project is located within the CO-1-2 zone which has a 60-foot height limitation. The proposed WCF is located on highest point of the building, and requires a Planned Development Permit for the height deviation. Although the project exceeds the height requirement, the WCF is concealed behind the cupola feature and as designed is consistent with the existing rooftop elements. Therefore, the height deviation can be supported by staff.

- 4. The proposed development, when considered as a whole, will be beneficial to the community;** The proposed wireless communication facility is fully concealed reducing any significant visual impact to the neighboring residents and surrounding community. As part of this application, AT&T Mobility will increase cellular data and voice coverage to and around the surrounding community. More importantly, with the requested deviations, both the antennas and equipment will be fully concealed from general public and when considered as a whole, will be beneficial to the community.

5. **Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.** The proposed cupola and parapet modification allows AT&T to fully conceal all twelve panel antennas minimizing all visual impacts to and from the facility. This unique and creative concealment design, allows AT&T Mobility to further improve their voice and data coverage to the surrounding area. To comply with the height requirement for the CO-1-2 zone, potential designs may include façade mounted antennas and other more obtrusive structures at or below 60 feet. This proposed rooftop WCF concealed inside both the existing cupola and parapet structure is a more desirable design as opposed to façade mounted antennas on the side of the building. Such installation is discouraged when a design such as AT&T Mobility's can be accomplished to fully conceal the antennas without adding any visual impacts to the site. Therefore, the deviation to exceed the maximum allowable height of 60 feet would result in a completely concealed project, and a more desirable project than would be achieved if designed in strict conformance with the development regulations of the CO-1-2 zone and Municipal Code Section 141.0420.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 847099 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 847099 copy of which is attached hereto and made a part hereof.

Simon Tse - Associate Planner  
Development Services

**DRAFT**

Adopted on June 2, 2011

Internal Order No. 24001347

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

**WHEN RECORDED MAIL TO**

**PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001347

**PLANNED DEVELOPMENT PERMIT NO. 847099  
AT&T MOBILITY SCRIPPS HOSPITAL LTE PTS 226653  
PLANNING COMMISSION  
DRAFT**

**DRAFT**  
This Planned Development Permit No. 847099 is granted by the Planning Commission of the City of San Diego to **GENI UNIVERSITY PARK, LLC d/b/a CBRE**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 6 and Chapter 12 and LDC 141.0420 of the Wireless Communication Facilities regulations. The site is located at 8899 University Center Lane in the CO-1-2 zone of the University Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 13999, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on October 29, 1985.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 2, 2011, on file in the Development Services Department.

The project shall include:

- a. A Modification to an existing Wireless Communication Facility (WCF) consisting of eight antennas concealed inside a modified cupola (extended 5-feet 10-inches) and four antennas located inside the parapet wall behind Fiberglass Reinforced Panel (FRP) screening for a total of twelve replacement panel antennas. The equipment associated with this project is concealed inside the building, not visible to the public;
- 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 within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

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

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

**DRAFT**

4. 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.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.

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

7. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. 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.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

12. The project complies with the Wireless Communication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to the condition(s) set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

13. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

15. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

17. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City of San Diego Water Standard.

18. 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:**

19. 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 Permittee.

20. 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.

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

22. The Permittee shall notify the City prior to the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

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

24. No overhead cabling is allowed for this project.

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

26. The proposed cable tray shall be painted and textured (design to include the horizontal lines) to match the existing water treatment building to the satisfaction of the Development Services Department.

27. The final product shall conform to the stamped approved plans and approved photosimulations prior to final inspection approval.

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

29. All equipment, including transformers, emergency generators and air conditioners belonging to AT&T Mobility 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.

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

31. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the faux pyramid. All FRP shall be painted and textured to match the existing pyramid feature to the satisfaction of the Development Services Department.

#### **INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Please note that an Administrative Planning Hold will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at

**619-687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.

- 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 **June 2, 2011** by Resolution Number     **TBD**    .

**DRAFT**

Planned Development Permit No. 847099  
PTS No. 226653/Internal Order No. 24001347  
Date of Approval: June 2, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Simon Tse  
Associate Planner

**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.

**DRAFT**

GEM UNIVERSITY PACIFIC, LLC c/o CBRE  
Owner

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

**AT&T MOBILITY**  
Permittee

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

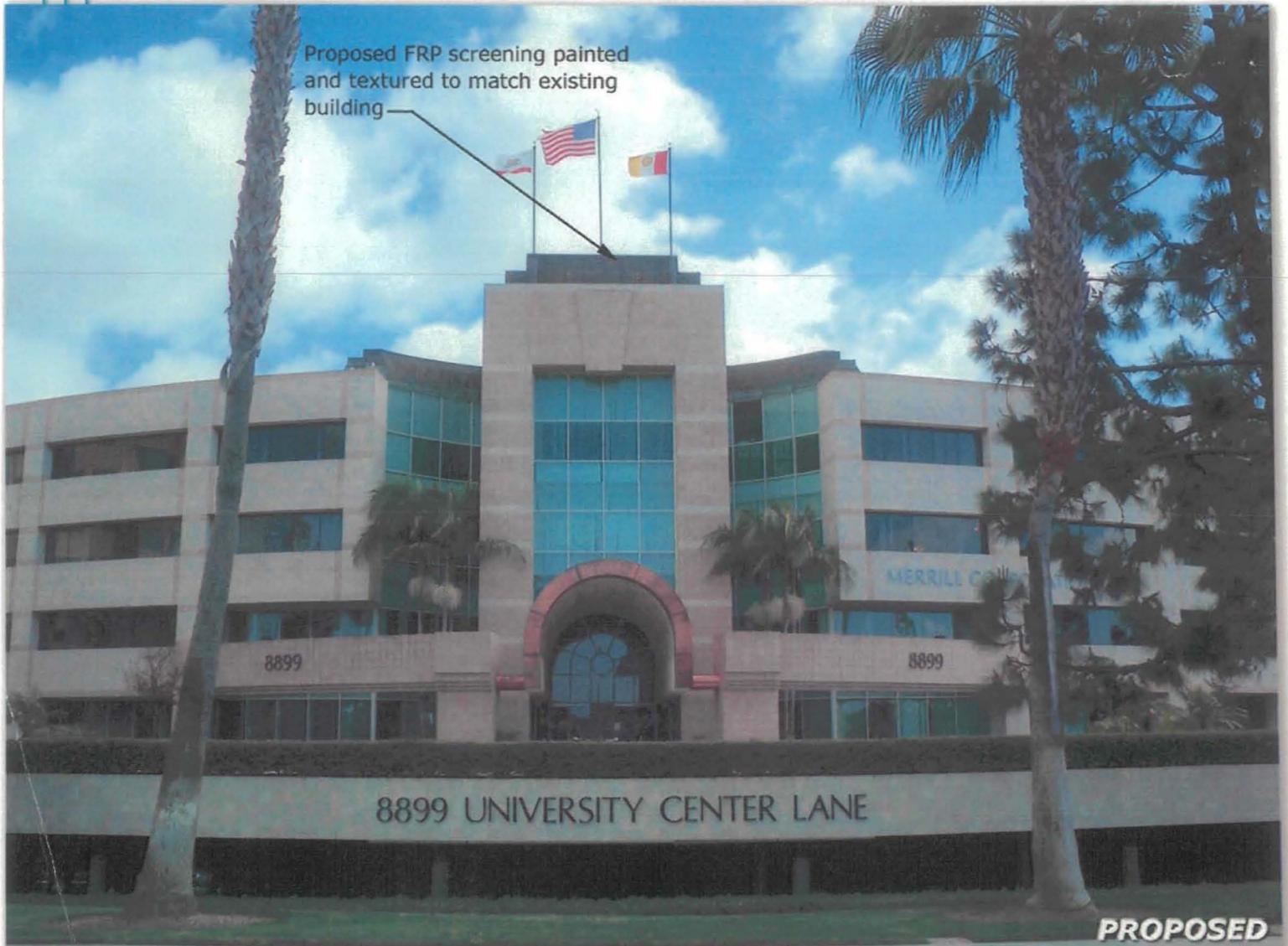
**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

EXISTING



**SD0447**  
**Scripps Hospital**  
**LTE Overlay**  
 8899 University Center Ln.  
 San Diego, CA 92122

Proposed FRP screening painted  
 and textured to match existing  
 building



PROPOSED

Photosimulation of proposed telecommunications site

**EXISTING**



**SD0447**  
**Scripps Hospital**  
**LTE Overlay**  
8899 University Center Ln.  
San Diego, CA 92122

Proposed replacement antennas mounted behind proposed extended screen



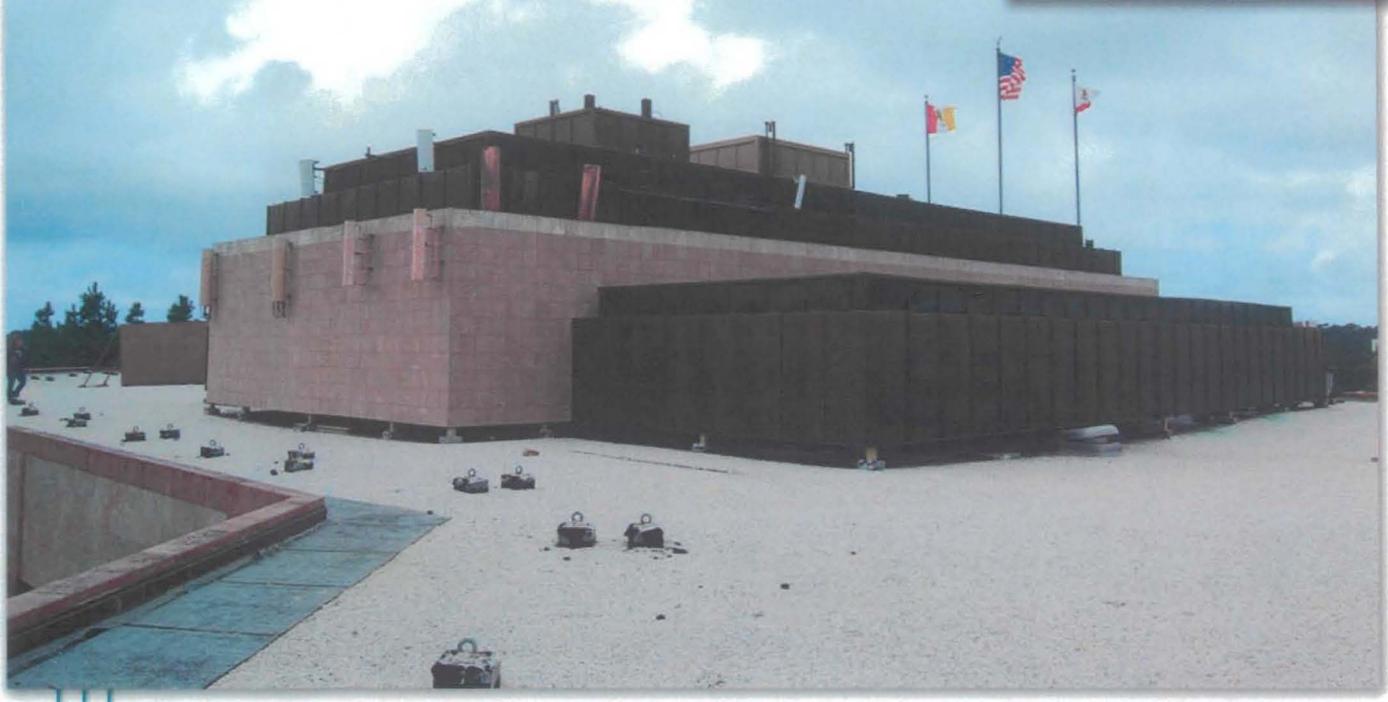
**PROPOSED**

*Photosimulation of proposed telecommunications site*

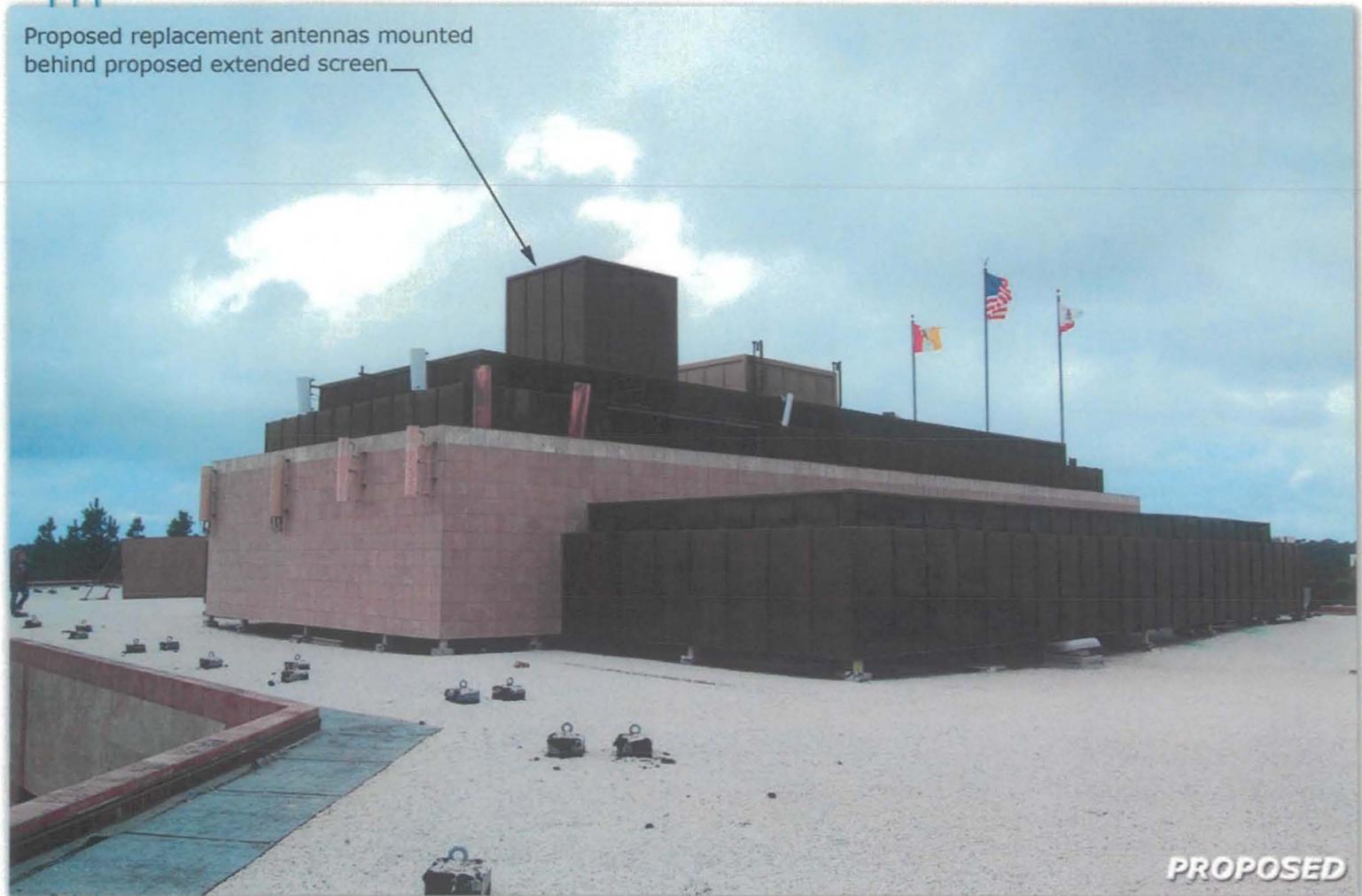
EXISTING



SD0447  
Scripps Hospital  
LTE Overlay  
8899 University Center Ln.  
San Diego, CA 92122



Proposed replacement antennas mounted behind proposed extended screen



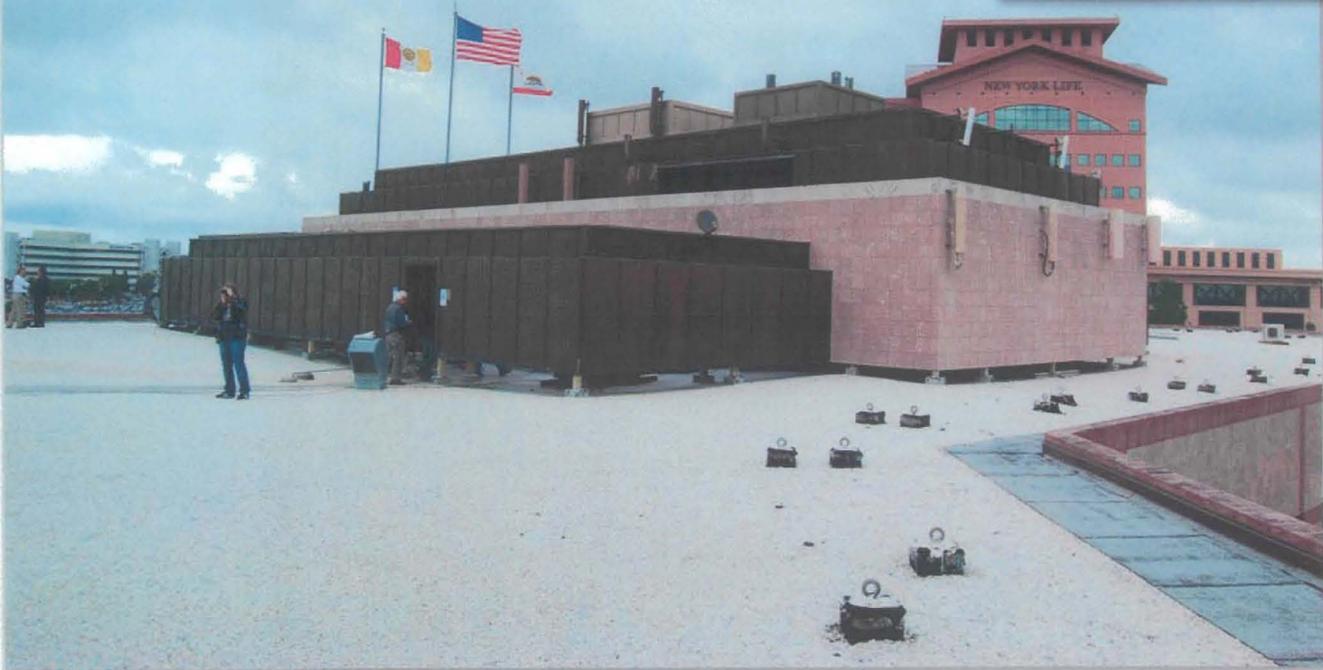
PROPOSED

Photosimulation of proposed telecommunications site

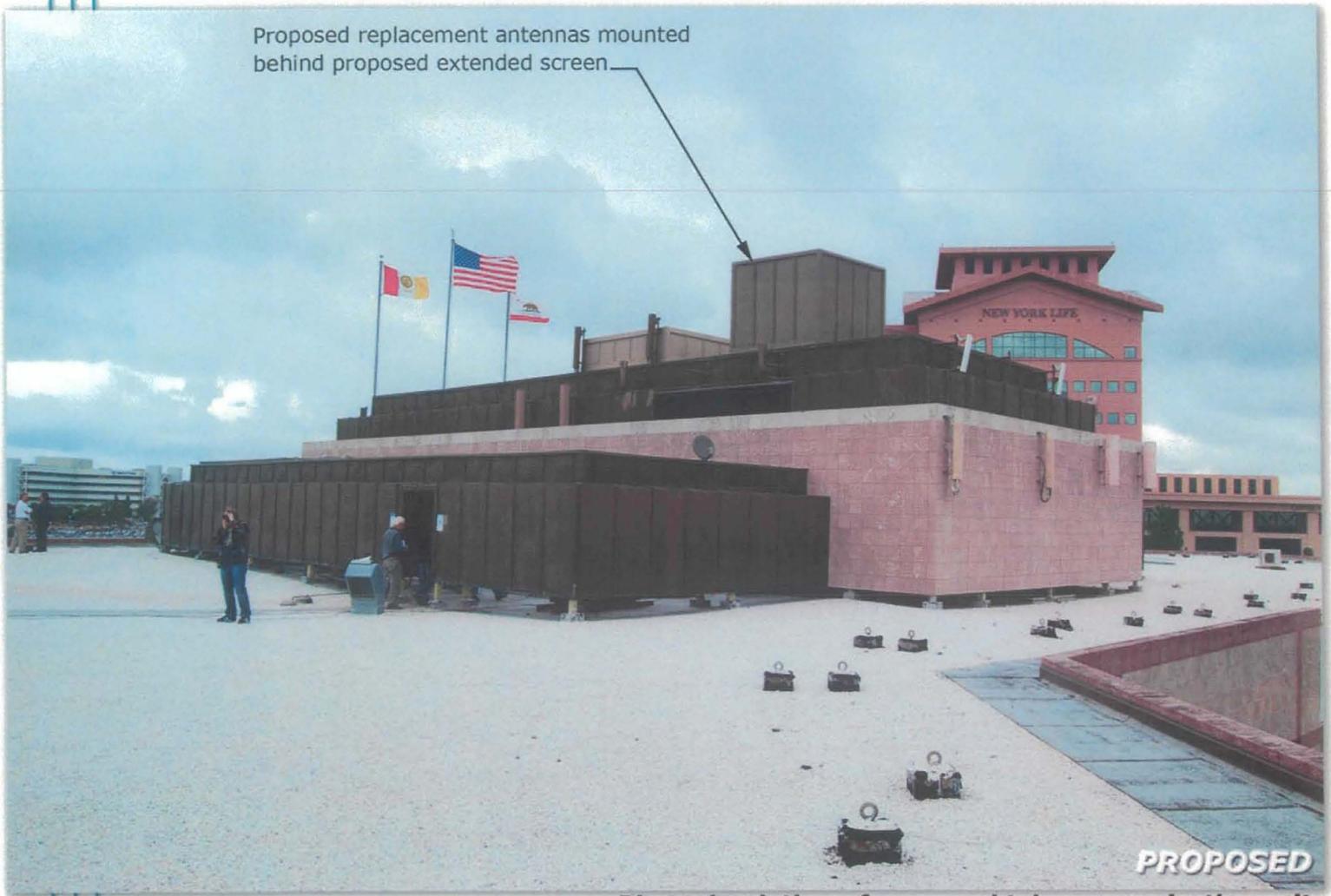
EXISTING



SD0447  
Scripps Hospital  
LTE Overlay  
8899 University Center Ln.  
San Diego, CA 92122



Proposed replacement antennas mounted behind proposed extended screen



PROPOSED

Photosimulation of proposed telecommunications site



## PHOTO STUDY & KEY MAP

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### **SD0447**

Scripps Hospital  
8899 University Center Lane  
San Diego, CA 92122

Prepared for:

**City of San Diego**  
**Department of Planning**  
1222 First Avenue MS 301  
San Diego, CA 92101

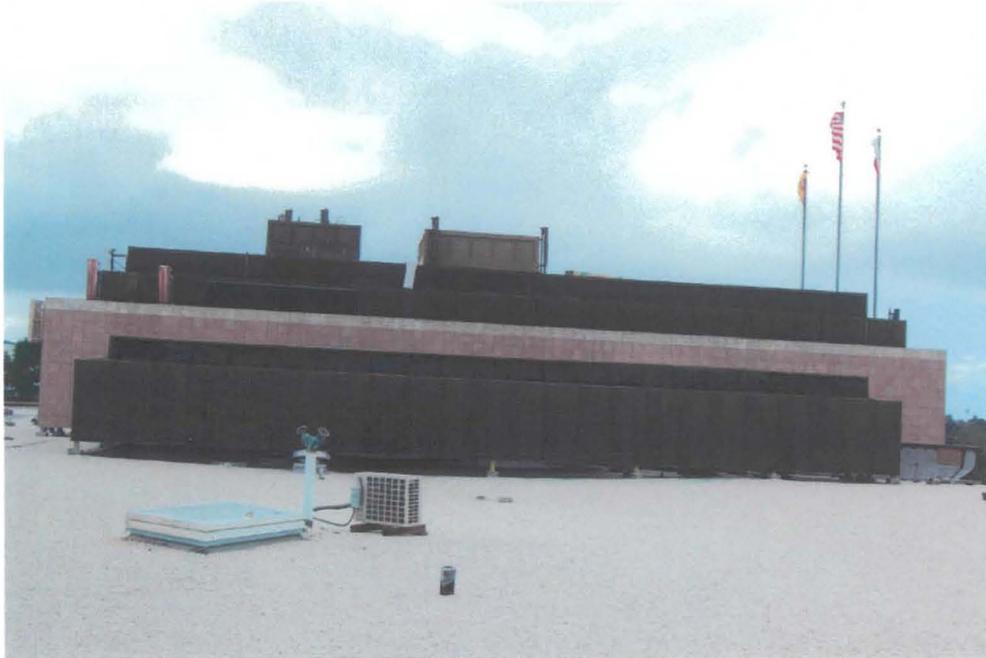
Prepared by:

### **PlanCom, Inc.**

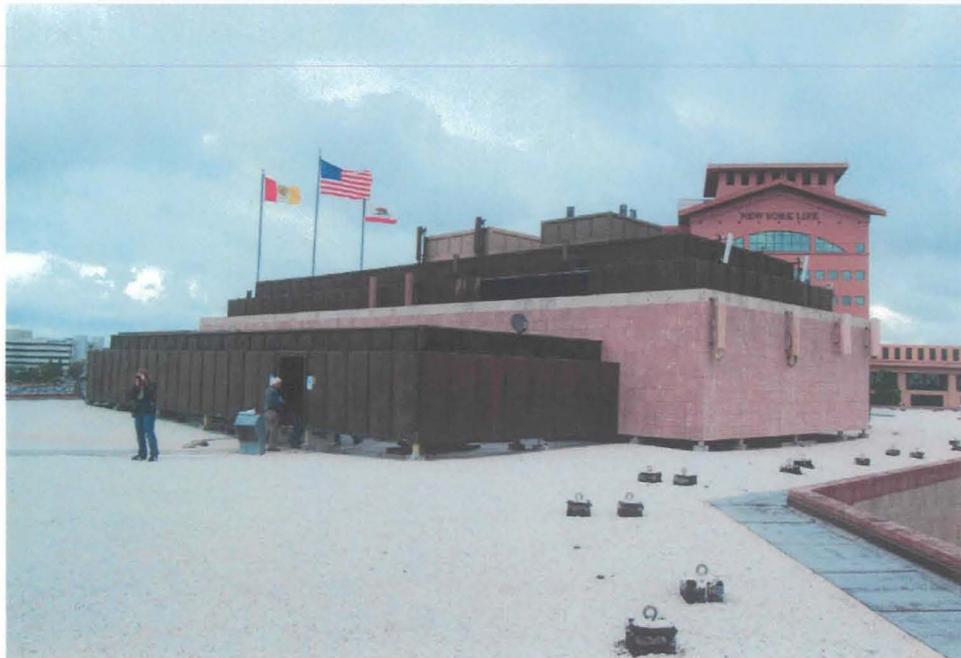
*Contractor Representatives for*  
**AT&T Wireless**

302 State Place  
Escondido, CA 92029  
Contact: Shelly Kilbourn, Planning Consultant  
(619) 208-4685

November 30, 2010



Looking at north elevation



Looking at southwest elevation



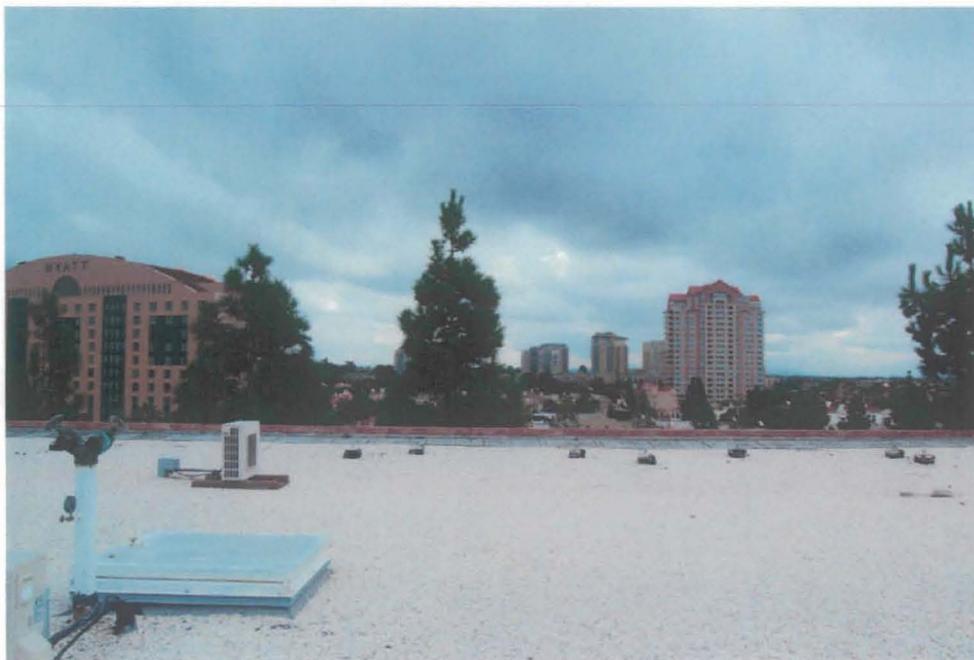
Looking northwest from site



Looking north from site



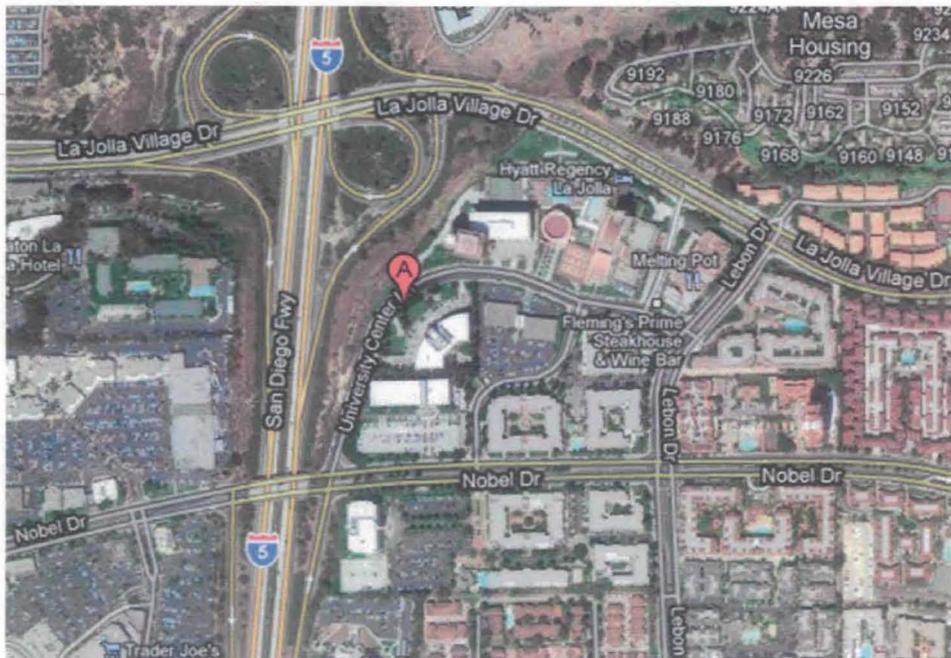
Looking south from site



Looking east from site



Looking west from site



Aerial Photo of site

**UNIVERSITY COMMUNITY PLANNING GROUP**  
University Town Center – Forum Hall  
Executive Committee Monthly Meeting – Tuesday, February 8, 2011  
Minutes (Final)

Directors present: Janay Kruger (Chair), Kris Kopensky (Secretary), Milt Phegley (Membership Secretary), Linda Colley, Charley Herzfeld, Nan Madden, Mark Young, Deryl Adderson, Jr., Sam L. Greening, Pat Wilson, Harry Walker, Doug Williamson, Marilyn Dupree, Petr Krysl, Alice Tana, George Lattimer, and Juan H. Lias.

Directors absent: Peter Burch, William Geckeler, Sherry Jones, and UCSD Student Representative

1. **Call Meeting to Order** – Janay Kruger (Chair) at 6:03 PM.
2. **Pledge of Allegiance.**
3. **Agenda Adoption** – Doug Williamson requested removal of "Chairs Letter/meetings" from the agenda as he felt it should be added as an information item to the March meeting to allow an open discussion of the issue.  
**Motion:** motion to approve with additions by Linda Colley seconded by Marilyn Dupree,  
**Vote: Unanimous**
4. **Approval of January Minutes** – Charley Herzfeld pointed out that there was a conflict in that the minutes showed his abstention from the November Minutes approval however it also noted him as recommending the motion to approve, the correction is that Linda Colley recommended approval of the November minutes.  
**Motion:** motion to approve with additions by Linda Colley, seconded by Marilyn Dupree  
**Vote: Unanimous**
5. **Announcements** – Janay Kruger (chair)
  - a. The Chair stated that in the last year she had written 3 letters and made 3 presentations on behalf of the UCPG.
  - b. The CPC meeting on Jan. 25 had two issues that were discussed - the 7th Update to the Land Dev. Code and Councilwoman Sherri Lightner attended to discuss her goals for the LUH. She has 37 items that she is going to prepare in a matrix.
  - c. AT&T has applied for a wireless cell tower at Scripps Hospital.
  - d. The City of San Diego approved the SCR for the Hilton Torrey Pines to upgrade their landscaping.
  - e. UCSD has an EIR out for public review for the University House Rehabilitation project. The due date for comments is 3/31/11
6. **SDPD Al Alvarez – Community Update**, absent.
7. **Reports-**
  - a. **Membership - Milt Phegley** (Membership secretary), –
    - a. Forms on hand to sign up as UCPG general member.
    - b. List on hand to document meeting attendance.
    - c. This evening is deadline to register for membership or candidacy to vote for March election. Both registrations must be turned in, faxed, or post marked by February 8, 2011.
  - b. **UCSD – Milt Phegley**, no updates.
  - c. **Councilperson Sherri Lightner Office** – Jesse Mays
    - a. SDPD Northern Division has new Police Captain Al Guaderrama.
    - b. Sherri joined Mayor Sanders for 2010 crime statistics presentation, crime rate last year lowest since 1963, 5% drop from 2009 to 2010.
    - c. UCSD has requested to review fire coverage analysis; Sherri plans to sit down with UCSD to discuss results.
    - d. UCSD and city to partner on restoration of Scripps lifeguard tower.

- e. The City redistricting process is ongoing, meetings are held the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of each month.
- f. On behalf of SDGE, they are planning pole replacements in Rose Canyon.
- g. Regarding coastal rail trail, based on meeting and community comments, plan to look at overall needs of University City to determine the best route for the coastal rail trail.
- d. **Supervisor Ron Roberts Office** – absent.
- e. **Assemblyman Nathan Fletcher** – Sterling McHale
  - a. Continue to work on the State budget which currently has a \$25B (plus) shortfall.
  - b. Continue to work on legislation covering a variety of issues and topics.
  - c. Will be a member on the Assembly's newly created Select Committee Homelessness.
  - d. As part of our work on Homelessness, our office participated in the Jan. 28<sup>th</sup> Homeless Point-In-Time Count.
  - e. We will be hosting a community coffee in University City this Weekend at the Library at 4155 Governor Drive, beginning at 10:30 a.m. Please come and bring your friends.
- f. **53<sup>rd</sup> District, Susan Davis** – Daniel Hazard.
  - a. Committee assignments; Armed Services, Emerging Threats and Capabilities, Education, and Workforce. For more information see Davis Dispatch (attached)
  - b. Voted against healthcare reform repeal.
  - c. New community office located at 2700 Adams, suite 102.
- g. **50<sup>th</sup> District** – absent.
- h. **MCAS Miramar** - Juan H. Lias
  - a. Increased amount of activity this week as MCAS is hosting aircraft for celebration of centennial of Naval Aviation. Activity to take place from 10:00 AM to sunset on February 12, 2011.
- i. **Planning Department** – Present
  - a. Available for questions.

**8. Public Comment**

- a. Kathy Keehan with SD Bicycle Coalition, requesting to place Coastal Rail Trail project on future UCPG Agenda.

**9. Candidate Presentations**

- a. 5 of 6 seats have a candidate:
  - a. Res1 – Peter Burch not running for reelection, Jana Fort running and spoke.
  - b. Res2- Janay Kruger running and spoke.
  - c. Res3- Marilyn Dupree running and spoke.
  - d. Bus1- Mark Young not running for reelection, John Basler Running and spoke.
  - e. Bus2- Doug Williamson running and spoke.
- b. Harry Walker submitted declaration of candidacy for Res2 representation.

**10. Information Item: I-805 & La Jolla Village Drive Interchange** – Mark Koll, Project Manager, City of San Diego

- a. Review of attached map.
- b. Construction to start 2/22/11, anticipated 12 month project.
- c. Widening Westbound Bridge and removing cloverleaves.

**11. Information Item: Widening of I-805**– Ron Careat, Project Manager, Caltrans

- a. Attached plan depicts widening plans as well as additions of direct access HOV lanes.
- b. 5 phase project, phase I is the only funded phase currently which will add 1 HOV lane.
- c. Total project scheduled through 2020.

- d. Community and Directors expressed concern and frustration that there was a lack of community outreach. Caltrans reviewed community outreach that did take place.
- e. Caltrans agreed to meet to discuss further with UCPG reps and friends of Rose Canyon.

**12. Action Item: La Jolla Commons PTS216243** – Paul Twardowski, VP Hines and Shawn Tobias, project manager Hines

- a. Recap of proposed project discussed at January meeting.
- b. Hines currently working on use permit however will be back in April/May to with Landscape and Architectural plans.
- c. Comments from George Lattimer.
- d. Conversation as to why requesting a substantial conformance revision versus a plan amendment.
- e. Rules of SCR with mixed used discussed, Dan Monroe confirmed that the project does fall into SCR rules as no residential use is added and there are no significant environmental impacts.

**Motion:** Recommend approval by George Lattimer, seconded by Doug Williamson.

**Vote: Unanimous**

**13. Action Item: ATT University Center Lane Existing Facility Modification** – Shelly Kilbourn, Plancom Inc.

- a. Existing cellular location, plan to change out 4' to 8' antennas.
- b. Antennas will remain mostly hidden with a few inches of visibility.
- c. Plan attached, building is located at 8899 University Center Lane, not Scripps Hospital as stated on the plans.

**Motion:** Recommend approval by George Lattimer, seconded by Linda Colley.

**Vote: Unanimous**

**14. Action Item" UCPG Membership Classes and Qualifications, Harry Walker's Qualification** – Milt Phegley, Membership Chair

- a. Review of Memo attached from Milt Phegley to Executive Committee dated 2/8/11.
- b. Comments from Harry Walker
- c. From Milt Phegley, to be an eligible business community member an individual shall be affiliated with the community as stated on page 3 in Article III Section 2 from the current bylaws that "(3) local business person, who is a local business or not-for-profit owner, operator or designee at a non-residential real property address in the community planning area" and further, that "business members must submit a copy of a current City Business Tax or County Property Tax Certificate along with the Membership Application". Although Harry Walker presented his business license at the meeting to the Membership Secretary, the address was at his residential address.
- d. From Pat Wilson: From the current bylaws, page 4, Section 4: "A member of the UCPG must retain eligibility during the entire term of service". And, from Section 5: "A member of the UCPG found to be out of compliance with the provisions of Council Policy 600-024 or the planning groups adopted bylaws risks loss of indemnification [legal protection and representation] . . .". Also, from Page 13, Section 5: Eligibility to serve from the Council Policy 600-24 Administrative Guidelines, April 2010: "Section 5 states that a planning group member must retain eligibility during their entire term of service. A Planning Group member becomes ineligible when he or she no longer meets the eligibility requirements found in Article III, Section 3 (i.e. property owner, resident, business person) ...". Further: "Although the Council Policy states a planning group 'may' be removed upon determination of ineligibility, it is the planning group's duty to vote to remove the member who has become eligible
- e. Executive committee discussion

**Motion:** Motion to remove Harry Walker based on eligibility requirements based on current bylaws by Pat Wilson, seconded by Linda Colley.

**Vote: 12 for, 1 against, motion passed.**

**15. Action Item: UCPG Membership Classes and Qualifications, Alice Tana's Qualification**

- a. Review of eligibility
- b. Alice's tax certificate shows a business address which is located at an executive suite location.
- c. Discussion and review of bylaws as it pertains to the use of executive offices as business address.

**Motion:** Motion to accept Alice Tana's business membership as it qualifies based on eligibility requirements of current bylaws by Doug Williamson, seconded by Deryl Adderson.

**Vote: 12 for, 1 against, motion passed.**

**16. Ad Hoc Committees**

- a. No updates.

**17. Adjourn – 9:46 PM**

Submitted by:

Kristopher J. Kopensky, Secretary  
University Community Planning Group



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

The City of San Diego

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other

**Project Title** **Project No. For City Use Only**  
 AT&T Scripps Hospital Cell Site at University Pacific Center

**Project Address:**  
 8899 University Center Lane, San Diego, CA 92122

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

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

**Additional pages attached**  Yes  No

**Name of Individual (type or print):**  
 GEM University Pacific, LLC c/o CBRE  
 Owner  Tenant/Lessee  Redevelopment Agency  
**Street Address:**  
 4365 Executive Drive, Suite 1600  
**City/State/Zip:**  
 San Diego, CA 92122  
**Phone No:** (858) 646-4729 **Fax No:** (858) 546-3985  
**Signature:** *Mabel Burre* **Date:** 1/27/11

**Name of Individual (type or print):**  
 Owner  Tenant/Lessee  Redevelopment Agency  
**Street Address:**  
**City/State/Zip:**  
**Phone No:** **Fax No:**  
**Signature:** **Date:**

**Name of Individual (type or print):**  
 Owner  Tenant/Lessee  Redevelopment Agency  
**Street Address:**  
**City/State/Zip:**  
**Phone No:** **Fax No:**  
**Signature:** **Date:**

**Name of Individual (type or print):**  
 Owner  Tenant/Lessee  Redevelopment Agency  
**Street Address:**  
**City/State/Zip:**  
**Phone No:** **Fax No:**  
**Signature:** **Date:**

Project Title:

Project No. (For City Use Only)

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

Corporation  Limited Liability -or-  General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

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

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:





THE CITY OF SAN DIEGO

DATE OF NOTICE: May 9, 2011

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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**DATE OF HEARING:** June 2, 2011  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
202 C Street, San Diego, California 92101

**PROJECT TYPE:** PLANNED DEVELOPMENT PERMIT  
PROCESS LEVEL 4  
**PROJECT NUMBER:** 226653  
**PROJECT NAME:** AT&T MOBILITY Scripps Hospital LTE  
**APPLICANT:** Shelly Kilbourn

**COMMUNITY PLAN AREA:** UNIVERSITY  
**COUNCIL DISTRICT:** District 5

**CITY PROJECT MANAGER:** SIMON TSE, Development Project Manager  
**PHONE NUMBER:** (619) 687-5984

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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 to modify an existing Wireless Communication Facility (WCF) located at 8899 University Center Lane, in the CO-1-2 zone within the University community plan. As part of the modification, AT&T's rooftop mounted antennas will be fully concealed behind Fiberglass Reinforced Panel (FRP) screen, painted and textured to match. The equipment associated with this project is located inside the existing building, not visible to the public.

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. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) 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 April 15, 2011 and the opportunity to appeal that determination ended May 2, 2011.

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 Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No. 24001347

**AT&T Mobility Scripps Hospital LTE**  
**PROJECT CHRONOLOGY**  
 PTS #226653 INT #24001347

Date	Action	Description	City Review	Applicant Response
<b>12.6.2010</b>	<b>First Submittal</b>	<b>Project Deemed Complete</b>		
1.3.2011	First Assessment Letter		<b>28 days</b>	
1.19.2011	Second Submittal			<b>16 days</b>
2.22.2011	Second Assessment Letter		<b>34 days</b>	
3.2.2011	Third Submittal			<b>8 days</b>
4.14.2011	All issues resolved		<b>42 days</b>	
6.9.2011	Scheduled for Planning Commission		<b>56 days</b>	
<b>Total Staff Time:</b>		Including City Holidays and Furlough	<b>160 days</b>	
<b>Total Applicant Time:</b>		Including City Holidays and Furlough		<b>24 days</b>
<b>Total Project Running Time:</b>		From Deemed Complete to PC Hearing	<b>184 days</b>	