



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 19, 2015 REPORT NO. PC-15-013

ATTENTION: Planning Commission, Agenda of February 26, 2015

SUBJECT: AMERICAN TOWER – 5252 BALBOA - PROJECT NO. 282841.
PROCESS 5

OWNER/
APPLICANT: SFT Bal-Gen, LLC
American Tower Corporation

SUMMARY

Issue(s): Should the Planning Commission recommend approval to the City Council of a wireless communication facility located at 5252 Balboa Avenue in the Clairemont Mesa Community Planning area?

Staff Recommendation(s): Recommend that City Council **Approve** Planned Development Permit (PDP) No. 1413165/Site Development Permit (SDP) No. 1413167.

Community Planning Group Recommendation: On June 17, 2014, the Clairemont Community Planning Group voted 10-0-0 to recommend approval of the American Tower – 5252 Balboa project with no conditions (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 8, 2015 and the opportunity to appeal that determination ended **January 23, 2015** (Attachment 10).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid for by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

This project is a multi-carrier design solution for an existing roof top Wireless Communication Facility (WCF) located on a 10-story commercial office building at 5252 Balboa Avenue in the Clairemont Mesa Community Plan area (Attachment 3). The building currently supports a variety of façade and roof mounted antennas, which American Tower is proposing to remove and then restore the building façade back to its original condition. The project will include adding Fiberglass Panel (FRP) screens to the roof top and relocating antennas for Sprint, AT&T and Cricket (Attachment 6). AT&T's equipment will also be located on the roof top behind screens and the remaining wireless equipment will be located in an existing 10th floor equipment room.

The WCF regulations (Land Development Code Section 141.0420) permit WCF in commercial zones as a Limited Use pursuant to compliance with the WCF regulations and the development regulations of the underlying zone. The project site is zoned CC-1-3 and is designated Commercial in the community plan (Attachment 2). It is also located within the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ), which limits buildings to 30-feet in height. The overall height of the building is approximately 124-feet. It was constructed prior to the adoption of the CHLOZ in 1989. The FRP screens will not exceed the overall height of the penthouses and mechanical enclosures existing on the rooftop, however, an exception to the CMHLOZ requires a Site Development Permit. Additionally, the CC-1-3 zone has a 45-foot height limit, prompting the need for a Planned Development for the deviation.

Surrounding uses include commercial to the west and east, multi-unit residential to the south and the County Sheriff's Crime Lab to the north (Attachment 1).

DISCUSSION

Project Description:

The original CUP for this project was approved by the City Council in 2002 and it permitted up to 76 antennas for different technologies and carriers. The permit expired in 2012 and American Tower Corporation has worked over the past two years to determine which carriers would remain on the building and designing screens that would work with the existing rooftop appurtenances that would also allow future carriers to locate behind the new screens. As part of this project, American Tower will be removing existing façade mounted panel antennas and roof mounted omni-directional antennas in an effort to upgrade the appearance of the building. Currently, this project includes rooftop locations for Sprint, AT&T and Cricket (Attachment 15). Any future antennas proposed on this building will be subject to a Substantial Conformance Review and be required to submit an updated cumulative Radio Frequency Compliance report.

General Plan:

The Clairemont Mesa Community Plan is silent on wireless communication facilities; however, the City of San Diego's General Plan addresses Wireless Facilities in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a. Conceal wireless facilities in existing structures when possible, otherwise use

- camouflage and screening techniques to hide or blend them into the surrounding area.
- b. Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
 - c. Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The proposed upgrade includes two components: removal of all the façade mounted panel antennas and the roof top mounted omni-directional antennas; and the installation of roof top FRP screens to conceal new antennas (Attachment 6). This project complies with the recommendations in the General Plan to conceal WCF and by architecturally integrating the screens into the building, views are greatly enhanced and therefore respectful to the neighborhood context.

Project-Related Issues:

The overall height of the existing building is approximately 124-feet. The CC-1-3 zone limits height to 45-feet and the CMHLOZ further limits height to 30-feet. The building is previously conforming, having been constructed prior to the adoption of the CMHLOZ. The existing American Tower CUP is expired and this project is considered a new project to be reviewed under the current Wireless Communication Facility regulations (LDC Section 141.0420).

Exceptions to the CMHLOZ that would allow heights above 30-feet require approval of the City Council. In this case, the overall height of the building is not being increased, but rooftop screens are being added that are similar in height to the existing penthouses and mechanical enclosures on the rooftop. The removal of façade mounted and defunct omni antennas from the building and relocation of antennas behind the new FRP screens will present a clean exterior and views of the building will be improved significantly (Attachment 6 and 15). Due to the location of the building, approximately 4.7-miles from Mission Bay, no public views to Mission Bay or the Pacific Ocean will be further impacted by the addition of the rooftop FRP screens.

Conclusion:

With the exception of the CC-1-3 zone height limit of 45-feet and the CMHLOZ, which limits structures in the community to 30-feet, the project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the General Plan. The resulting project will actually have a lower profile with the elimination of the omni-directional antennas and concealing the antennas behind FRP screening will significantly improve the appearance of the building. Staff has provided draft findings to support approval of the project (Attachment 8), and draft conditions of approval (Attachment 9). Staff is recommending that the Planning Commission recommend approval to the City Council of the project as proposed.

ALTERNATIVES:

1. Recommend **Approval** of Planned Development Permit 1413165 and Site Development Permit No. 1413167, **with modifications**.

2. Recommend **Denial** of Planned Development Permit No. 1413165 and Site Development Permit No. 1413167, if the **Planning Commission** makes written findings based on **substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Karen Lynch
Project Manager
Development Services Department

VACCHI/KAL

Attachments:

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

Rev 01-06/11 hmd



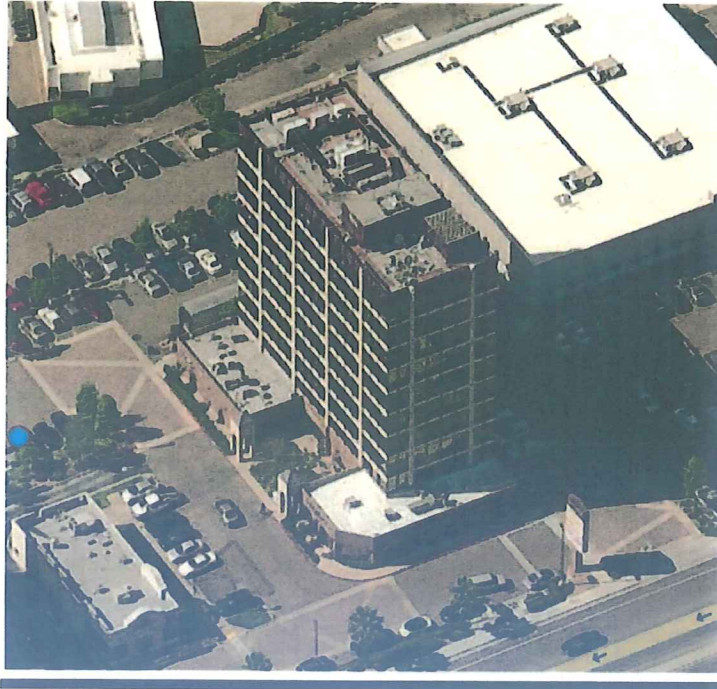
Aerial Photo

ATC- 5252 BALBOA PROJECT NUMBER 282841

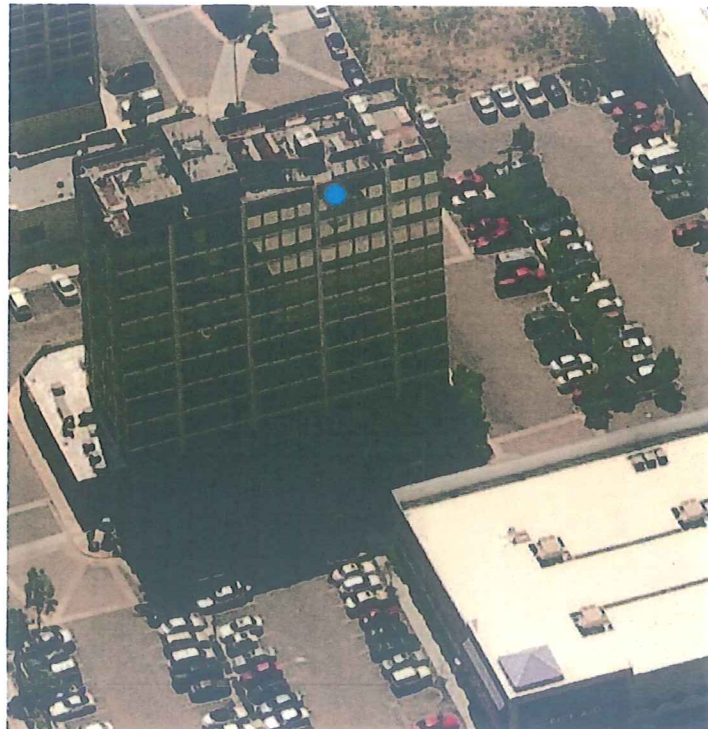
5252 BALBOA AVENUE



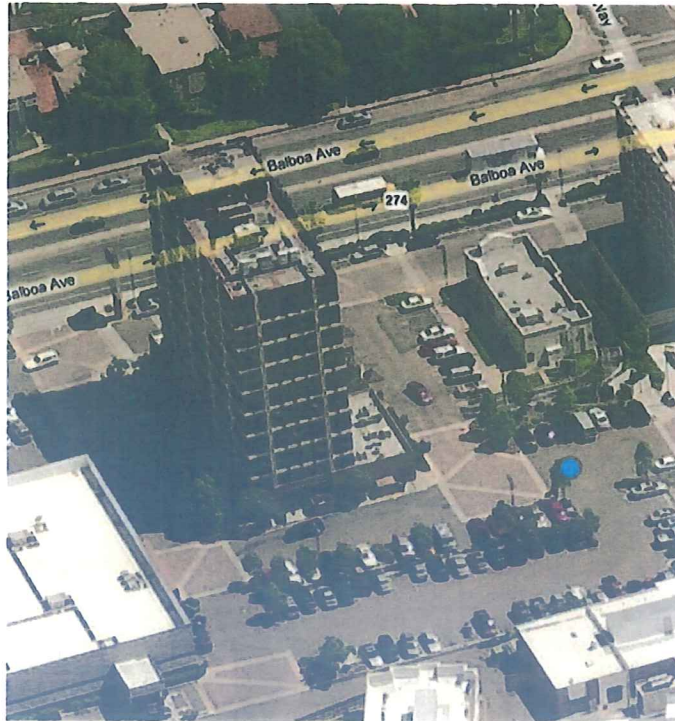
LOOKING NORTHEAST (BIRDS EYE VIEW)



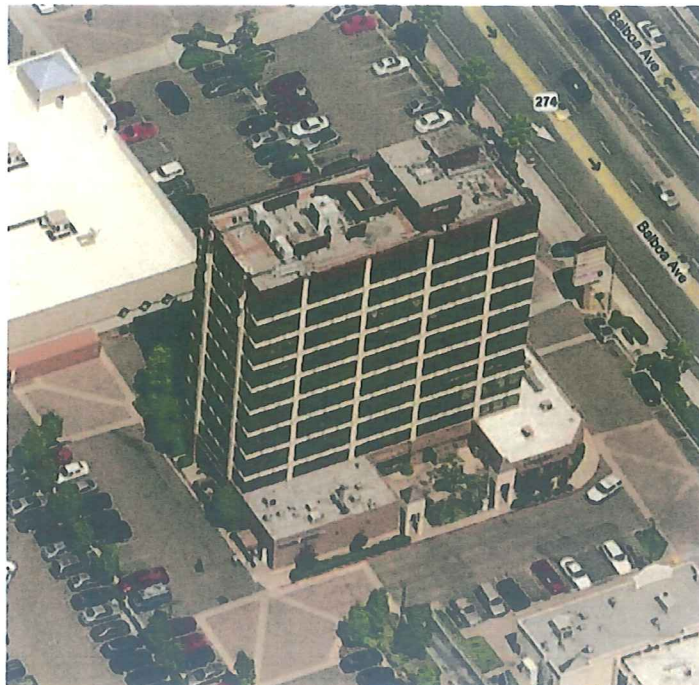
LOOKING NORTHWEST (BIRDS EYE VIEW)



LOOKING SOUTHWEST (BIRDS EYE VIEW)



LOOKING SOUTHEAST (BIRDS EYE VIEW)



VIEW OF FACILITY FROM STREET – LOOKING SOUTHEAST



VIEW OF FACILITY FROM STREET – LOOKING NORTHEAST



CLOSE UP VIEWS OF FACILITY FROM ROOFTOP – PENTHOUSE





41018

BALBOA BUILDING

5252 BALBOA AVENUE SAN DIEGO CA 92117



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



41018 BALBOA BUILDING

5252 BALBOA AVENUE SAN DIEGO CA 92117



VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

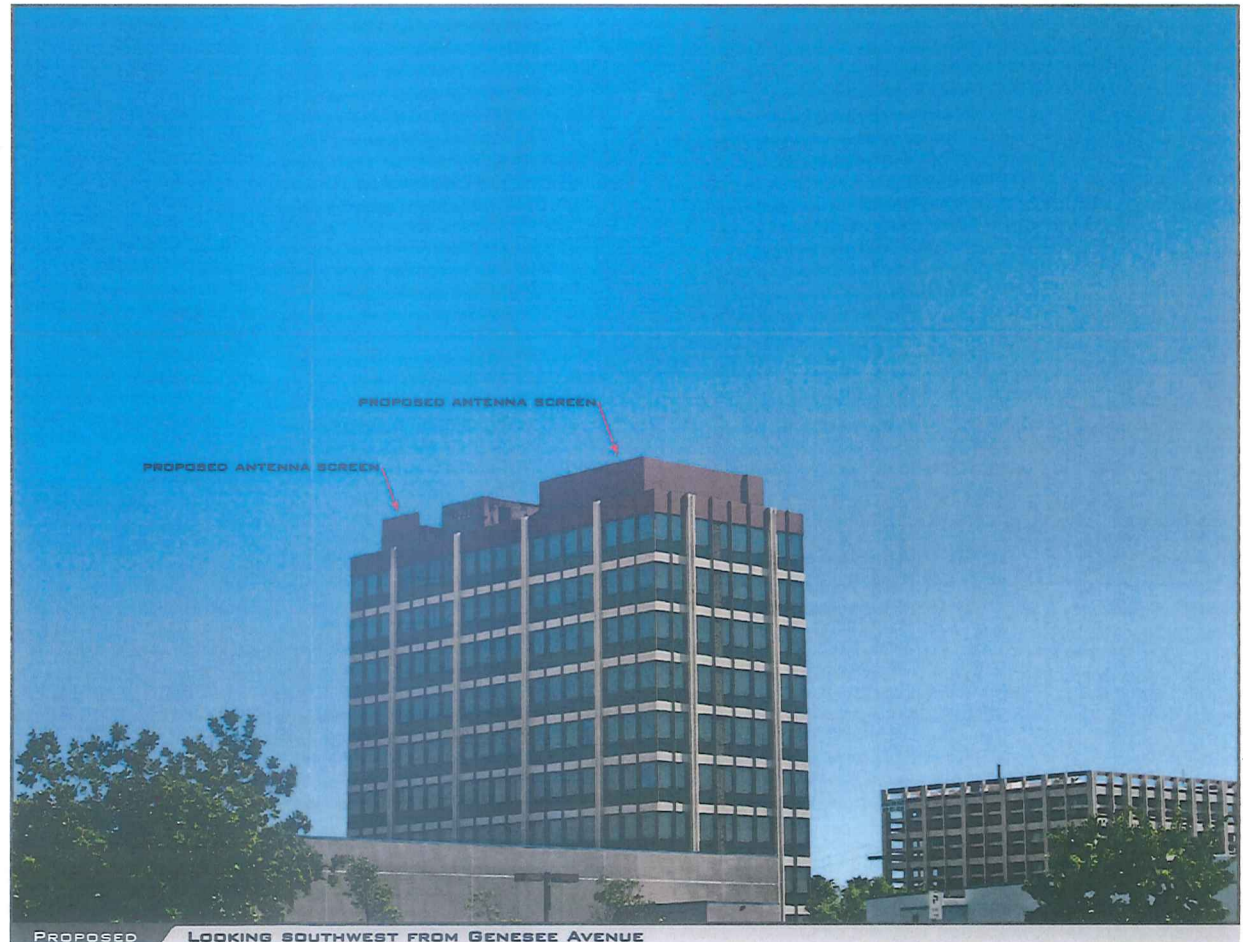


41018 BALBOA BUILDING

5252 BALBOA AVENUE SAN DIEGO CA 92117



VIEW 3



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

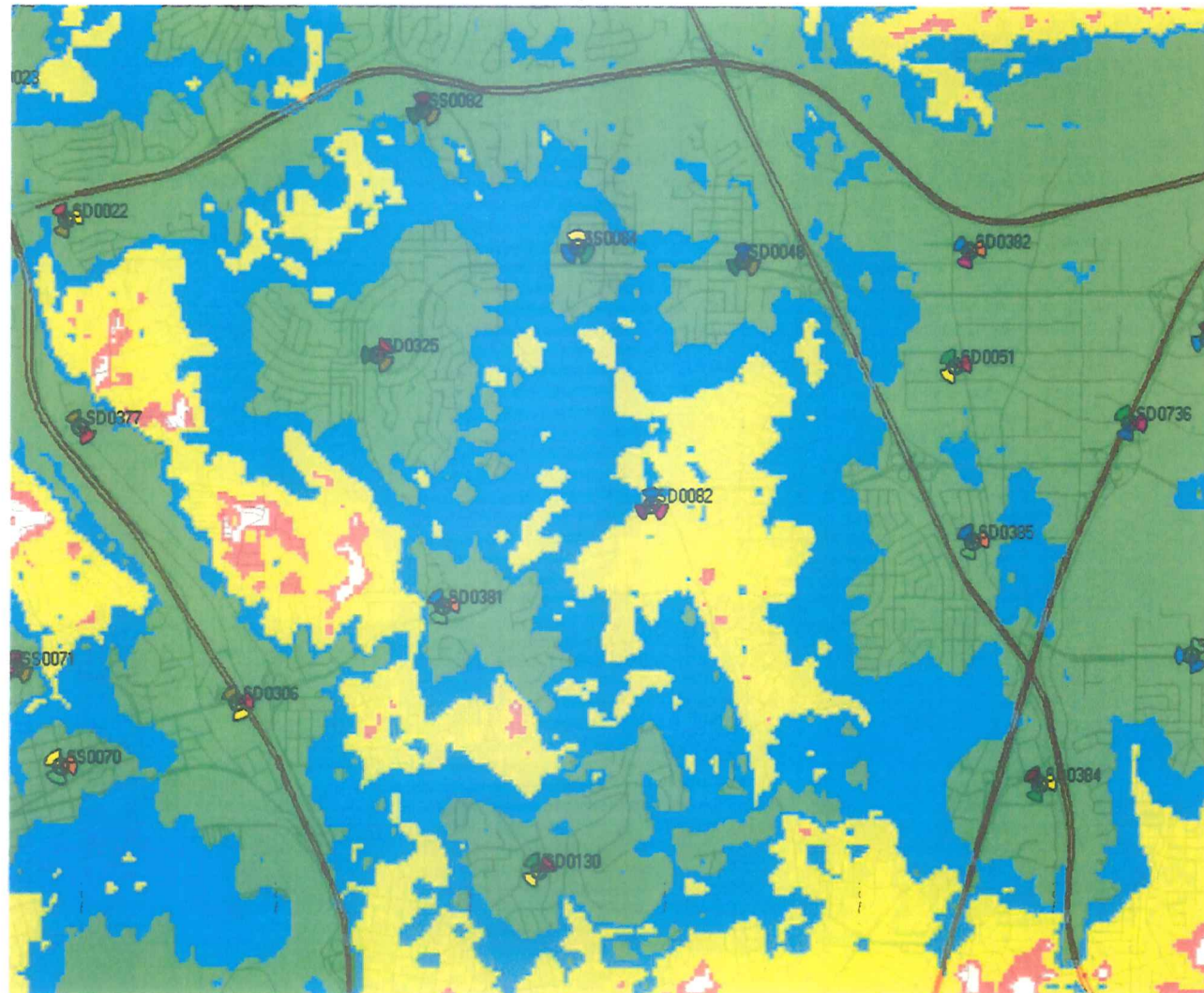
5252 Balboa Ave
San Diego, CA

Without Site SD0082



Coverage by Signal Level 1

- Best Signal Level (dBm) ≥ -74
- Best Signal Level (dBm) ≥ -82
- Best Signal Level (dBm) ≥ -92
- Best Signal Level (dBm) ≥ -104



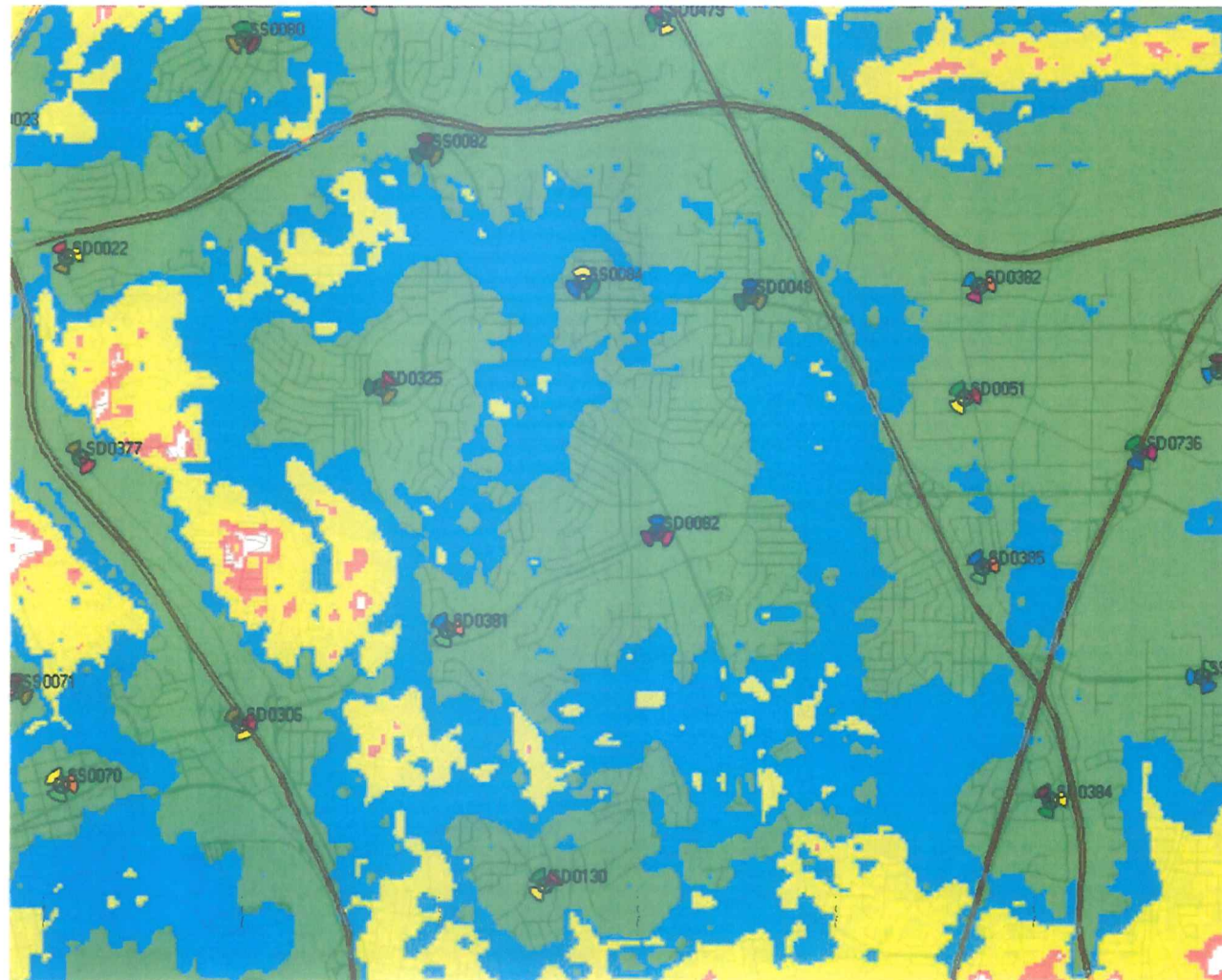
5252 Balboa Ave
San Diego, CA

With Site SD0082 Existing



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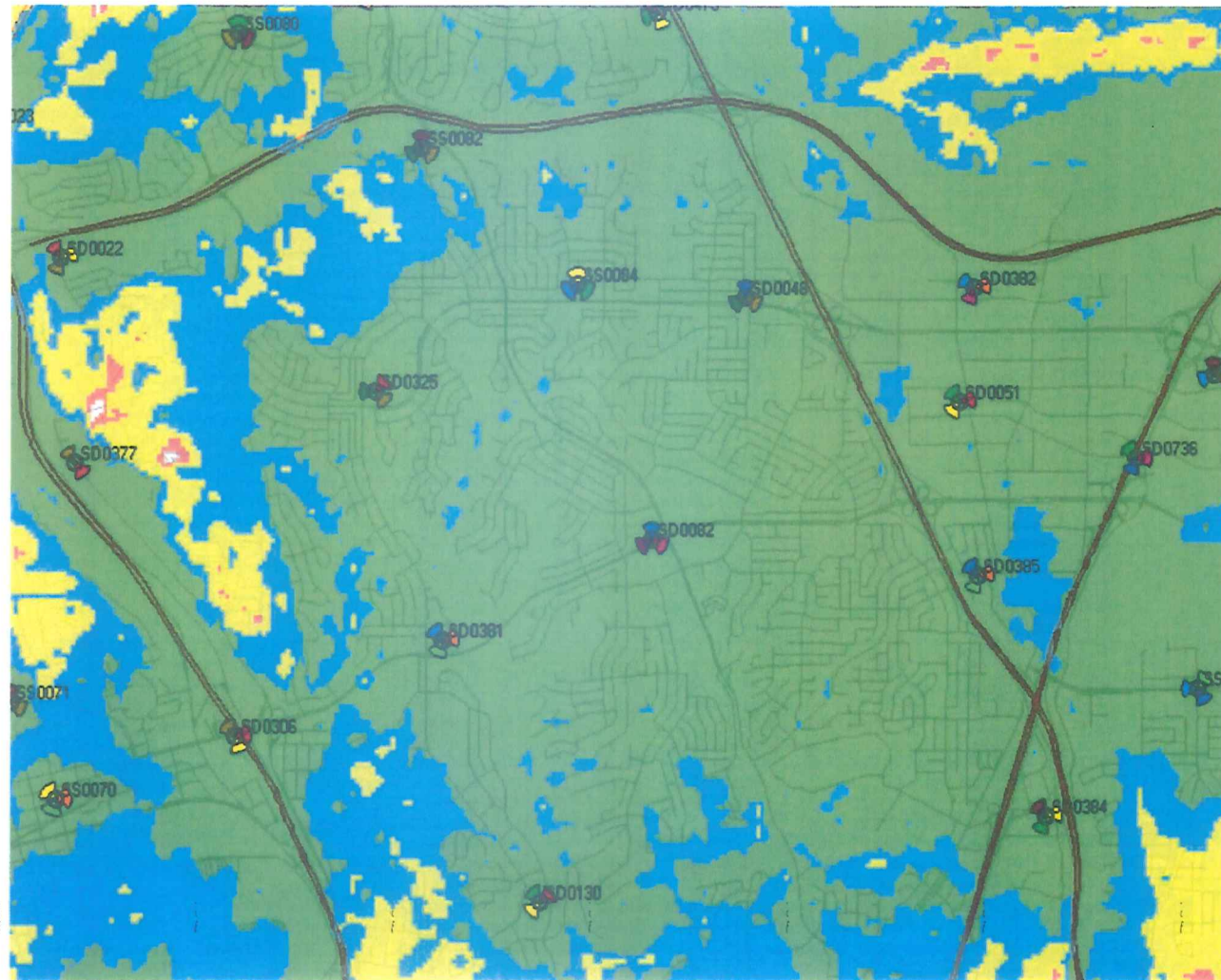
Coverage by Signal Level 1
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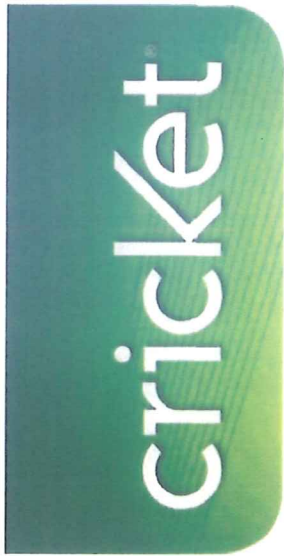
ATTACHMENT 7

5252 Balboa Ave
San Diego, CA

With Site SD0082 Proposed



Coverage by Signal Level 1
Best Signal Level (dBm) ≥ -74
Best Signal Level (dBm) ≥ -82
Best Signal Level (dBm) ≥ -92
Best Signal Level (dBm) ≥ -104

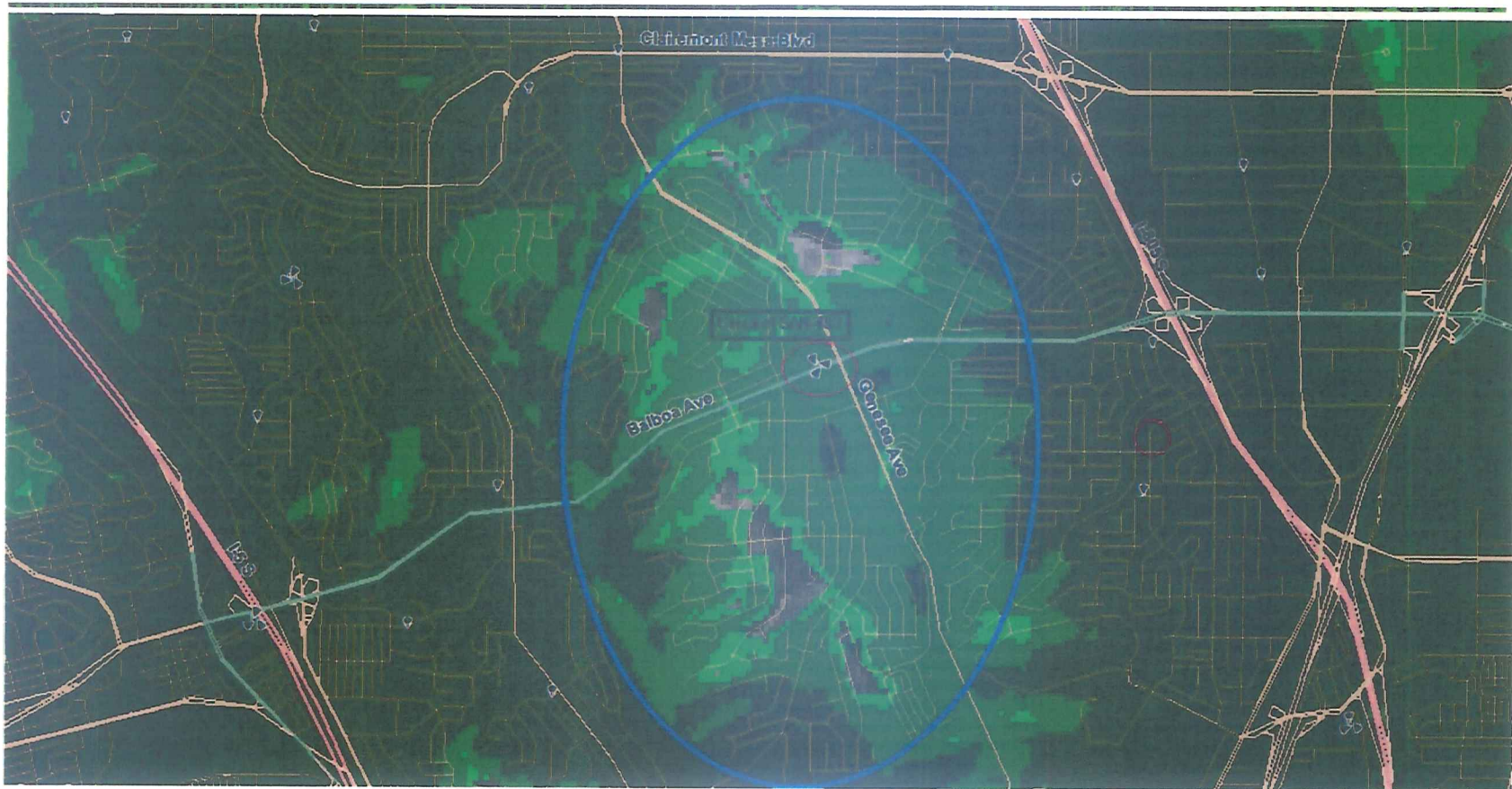


SAN-543
Balboa Genesee Professional Building



May 14, 2012

Cricket Coverage Without SAN-453



● In Building Coverage

● In Vehicle Coverage

● Outdoor Coverage

○ Coverage Intent

Cricket Coverage With SAN-453



● In Building Coverage

● In Vehicle Coverage

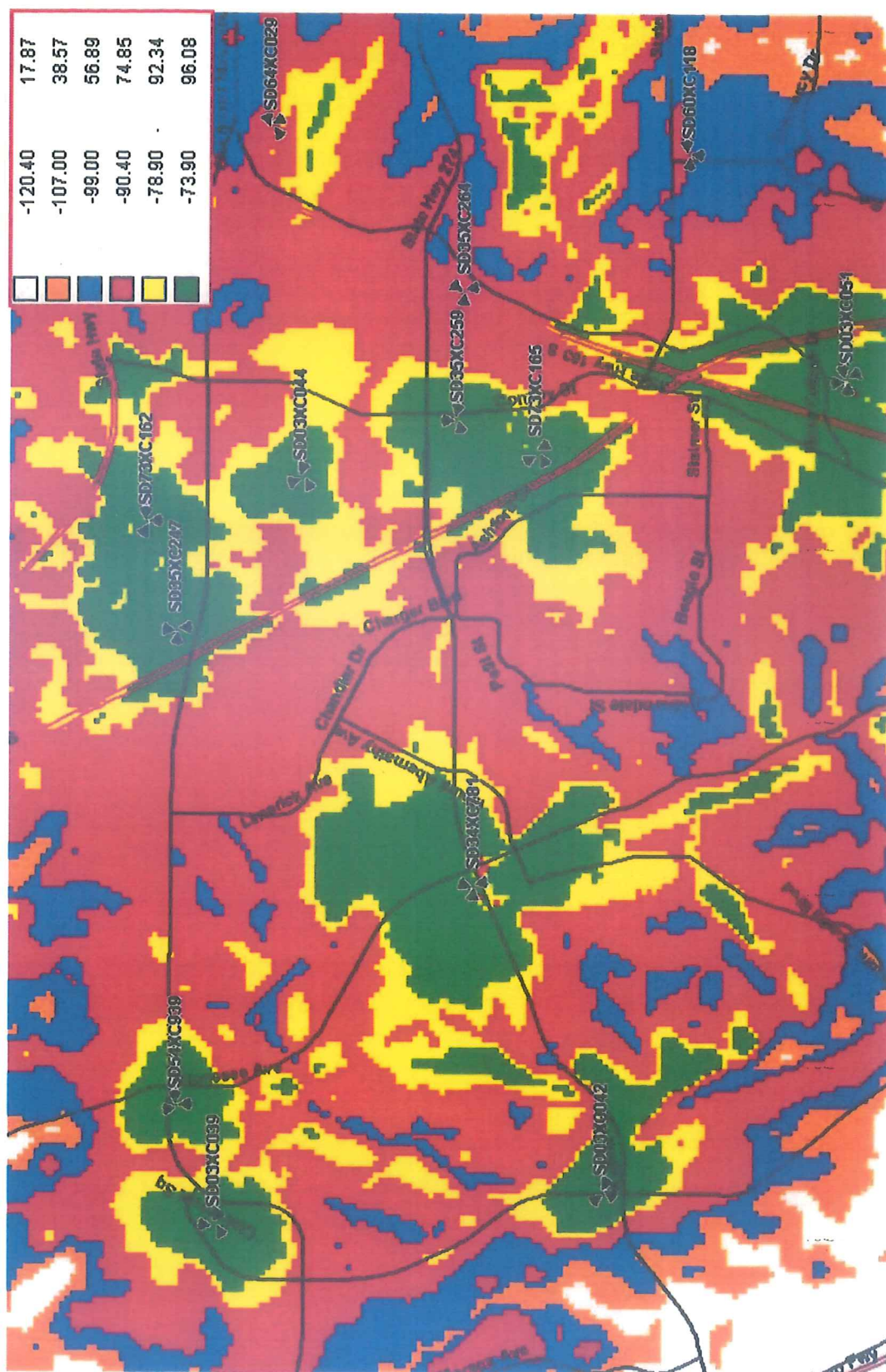
● Outdoor Coverage

○ Coverage Intent

cricket

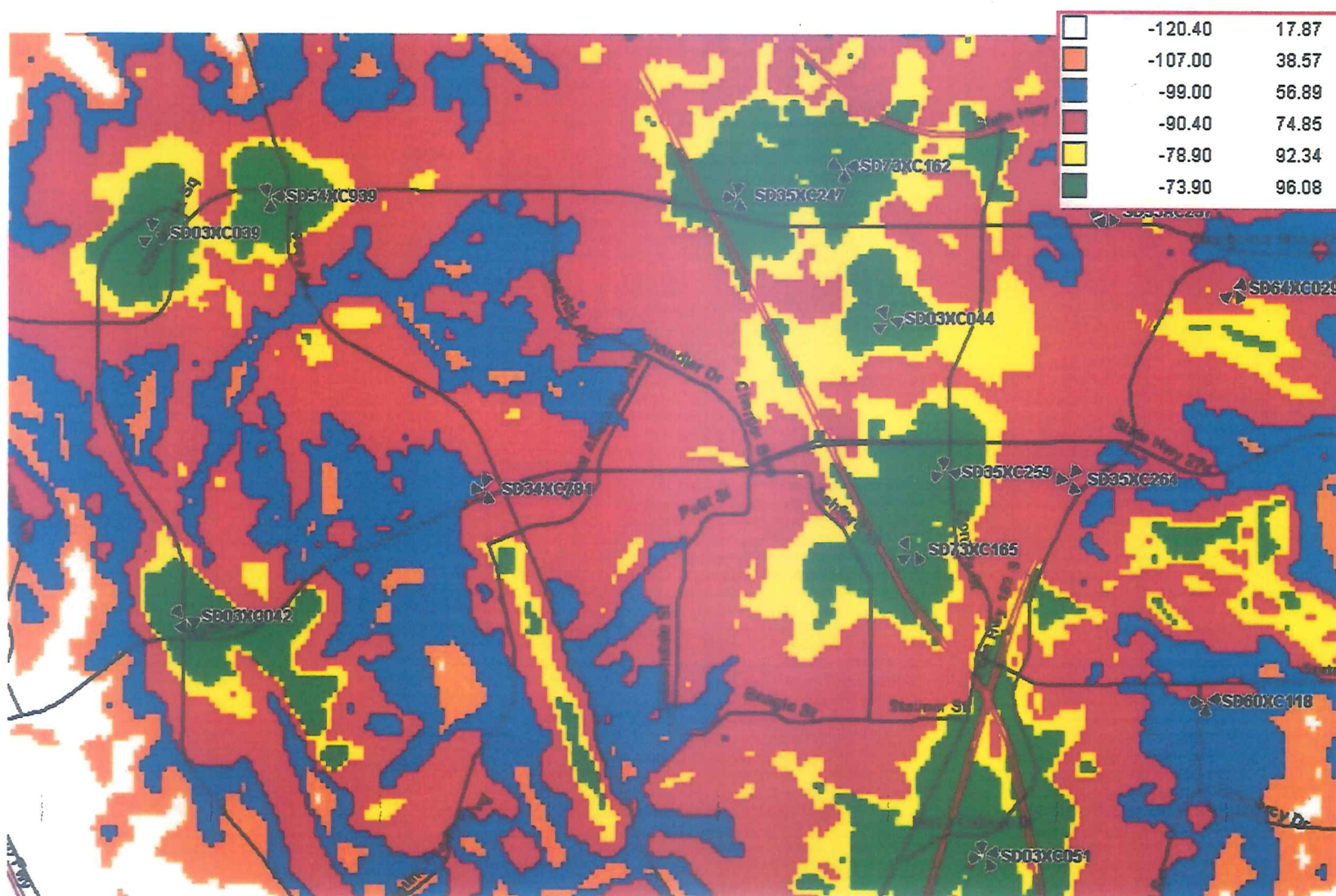
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Best EC Without SITE- SD34XC781 (Sprint)



RESOLUTION NUMBER R _____

DATE OF FINAL PASSAGE _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING
PLANNED DEVELOPMENT PERMIT NO. 1413165
SITE DEVELOPMENT PERMIT NO. 1413167
AMERICAN TOWER – 5252 BALBOA
PROJECT NO. 282841
DRAFT**

WHEREAS, SFT Bal-Gen, LLC, Owner/American Tower Corporation, Permittee, filed an application with the City of San Diego for a wireless communication facility consisting of removal of all existing antennas, construction new roof top Fiberglass Reinforced Panel screen walls and installation of a variety of antennas and equipment behind the screen walls, known as the American Tower- 5252 Balboa project, located at 5252 Balboa Avenue, and legally described as Lots 1 and 2 of Clairemont Towers, in the City of San Diego, State of California, according to the Map thereof No. 11432, filed in the Office of the County Recorder of San Diego County, January 31, 1985, in the Clairemont Mesa Community Plan area, in the CC-1-3 zone; and

WHEREAS, on February 26, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1413165/Site Development Permit No. 1413167, and pursuant to Resolution No. XXXXXX-PC voted to recommend approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of

individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 1413165/Site Development Permit No. 1413167:

Planned Development Permit - Section 126.0604

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

The Clairemont Mesa Community Plan does not address wireless communication facilities as a specific land use; however, the project site is designated as commercial and is located within the Commercial Core, which is the commercial area at the intersection of Balboa and Genesee Avenues. The Plan recommends that commercial uses within the Core be adequate to meet the existing and projected needs of the residential population in Clairemont Mesa. The proposed use does not displace commercial uses since it is located on the building rooftop. The Plan also discusses revitalization of the commercial area and while this project does not specifically revitalize the commercial building upon which it is located, it does provide a significant visual upgrade.

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. This project is an existing multi-carrier roof top installation that is highly visible to the community. American Tower Corporation is proposing to remove all of the existing antennas and install Fiberglass Reinforced Panel (FRP) screens around portions of the rooftop perimeter to conceal new antennas and equipment that are a part of this project. The appearance of the building will be significantly improved as a result of this project. An existing equipment room on the 10th floor will house the majority of the associated

equipment. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code Section 141.0420, Wireless Communication Facilities, as well as the City's General Plan. The proposed WCF will not adversely affect the Clairemont Mesa Community Plan nor the City's General Plan.

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

The project consists of the removal of existing façade and roof mounted antennas, installation of new rooftop Fiberglass Reinforced Panel (FRP) screens designed to integrate with the existing office tower and the installation of new antennas and equipment behind the screens. An existing equipment room on the 10th floor of the building will continue to be used for equipment associated with the current proposed antennas and any future antennas.

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

Additionally, the 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." An RF Compliance Report, prepared by SiteSafe concluded that the proposed project is compliant with FCC rules and regulations. A condition has been added to the permit to require updated cumulative Radio Frequency Electromagnetic Fields Exposure Reports for future Substantial Conformance Review projects, demonstrating that any proposed project will be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that 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; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The overall height of the existing building is approximately 124-feet. The building is previously conforming, having been constructed prior to the adoption of the 30-foot Clairemont Mesa Height Limit Overlay Zone (CMHLOZ). Over the years and through the evolution of antenna technology, the rooftop has supported a great number of antennas and associated equipment due to the height of the building. Not only were antennas located on racks on the rooftop, but they were also mounted sporadically around the exterior of the upper most portion of the building. The original Conditional Use Permit (CUP), approved by the City Council on May 21, 2002, included a ten year expiration, as is customary with these types of projects. American Tower is now proposing to remove all of the antennas on the building and relocate those associated with Sprint, AT&T and Cricket on to the rooftop behind new FRP screens. The screens will provide some connectivity to the existing mechanical penthouses and enclosures on the rooftop. The new project is a significant improvement over what currently exists on site because it removes all of the façade mounted antennas and would restore the building façade back to its original condition. Additionally, the outdated omni-directional antennas and associated equipment typically used by paging companies will be removed from the roof top. The FRP screens will be textured and painted to match the building and horizontal and vertical screed lines will be incorporated in the screen to help integrate it architecturally with the building. The addition of the FRP screens will not increase the overall height of the building since there are existing penthouses and mechanical enclosures that are approximately the same height as the proposed screen walls.

This project, if designed in strict conformance with the development regulations of the CC-1-3 zone or more restrictively, the CMHLOZ, would result in the installation of façade mounted antennas. Because the project is a multi-carrier proposal, this would result in many different sizes and types of antennas and components installed on all four facades of the building. This would result in an eyesore and would not conform to the Wireless Communication Facilities regulations. Allowing the proposed deviation will not increase the overall height of the building and in fact, the proposed screens will provide some connectivity to the existing penthouses and mechanical enclosures, which in addition to concealing antennas and equipment will significantly improve views of the building and result in a more desirable project.

Site Development Permit - Section 126.0504

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

The Clairemont Mesa Community Plan does not address wireless communication facilities as a specific land use; however, the project site is designated as commercial and is located within the Commercial Core, which is the commercial area at the intersection

of Balboa and Genesee Avenues. The Plan recommends that commercial uses within the Core be adequate to meet the existing and projected needs of the residential population in Clairemont Mesa. The proposed use does not displace commercial uses since it is located on the building rooftop. The Plan also discusses revitalization of the commercial area and while this project does not specifically revitalize the commercial building upon which it is located, it does provide a significant visual upgrade.

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. This project is an existing multi-carrier roof top installation that is highly visible to the community. American Tower Corporation is proposing to remove all of the existing antennas and install Fiberglass Reinforced Panel (FRP) screens around portions of the rooftop perimeter to conceal new antennas and equipment that are a part of this project. The appearance of the building will be significantly improved as a result of this project. An existing equipment room on the 10th floor will house the majority of the associated equipment. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code Section 141.0420, Wireless Communication Facilities, as well as the City's General Plan. The proposed WCF will not adversely affect the Clairemont Mesa Community Plan nor the City's General Plan.

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

The project consists of the removal of existing façade and roof mounted antennas, installation of new rooftop Fiberglass Reinforced Panel (FRP) screens designed to integrate with the existing office tower and the installation of new antennas and equipment behind the screens. An existing equipment room on the 10th floor of the building will continue to be used for equipment associated with the current proposed antennas and any future antennas.

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

Additionally, the 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." An RF Compliance Report, prepared by SiteSafe concluded that the proposed project is compliant with FCC rules and regulations. A condition has been added to the permit to require updated cumulative Radio Frequency Electromagnetic Fields Exposure Reports for future Substantial Conformance Review projects, demonstrating that any proposed project will be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

The overall height of the existing building is approximately 124-feet. The building is previously conforming, having been constructed prior to the adoption of the 30-foot Clairemont Mesa Height Limit Overlay Zone (CMHLOZ). Over the years and through the evolution of antenna technology, the rooftop has supported a great number of antennas and associated equipment due to the height of the building being the tallest in the vicinity. Not only were antennas located on racks on the rooftop, but they were also mounted sporadically around the exterior of the upper most portion of the building. The original Conditional Use Permit (CUP), approved by the City Council on May 21, 2002, included a ten year expiration, as is customary with these types of projects. American Tower is now proposing to remove all of the antennas on the building and relocate those associated with Sprint, AT&T and Cricket on to the rooftop behind new FRP screens. The screens will provide some connectivity to the existing mechanical penthouses and enclosures on the rooftop. The new project is a significant improvement over what currently exists on site because it removes all of the façade mounted antennas and would restore the building façade back to its original condition. Additionally, the outdated omni-directional antennas and associated equipment typically used by paging companies will be removed from the roof top. The FRP screens will be textured and painted to match the building and horizontal and vertical screed lines will be incorporated in the screen to help integrate it architecturally with the building. The addition of the FRP screens will not increase the overall height of the building since there are existing penthouses and mechanical enclosures that are approximately the same height as the proposed screen walls.

The height limit in the CC-1-3 zone is 45-feet. The 10-story office building is located at the busy intersection of Genesee and Balboa Avenues and is previously conforming at 124-feet in height. Allowing the proposed deviation will not increase the overall height of the building and in fact, the proposed screens will provide some connectivity to the

existing penthouses and mechanical enclosures, which in addition to concealing antennas and equipment will significantly improve views of the building.

Clairemont Mesa Height Limit Overlay Zone – Section 126.0504

- 1. The granting of an exception will not significantly interfere with public views from western Clairemont Mesa to Mission Bay and the Pacific Ocean within the surrounding area; and**

The project site is situated on a mesa located near the intersection of Balboa and Genesee Avenues, approximately 4.7-miles from Mission Bay. The building is a 10-story office building, approximately 124-feet tall and was constructed prior to the adoption of the Clairemont Mesa Height Limit Overlay Zone in 1989. Because of the height of the building, it has served as an antenna platform over the years for many different types of antennas and technologies. This project proposes new FRP screen walls which will provide some connection between existing penthouses and mechanical enclosures and screen all of the antennas and equipment that will be located on the rooftop. Removal of existing façade mounted antennas on the upper most portion of the building and relocating the three remaining carriers' antennas (Sprint, AT&T and Cricket) to the rooftop behind screens is one component of the project. The other is to remove all of the numerous omni-directional antennas that are randomly located on the rooftop, some of which are 20-feet tall. The overall height of the building will not be increased and furthermore, the building is located far enough away from Mission Bay that it does not currently interfere with views.

- 2. The granting of an exception is appropriate because there are existing structures over 30 feet in height and the proposed development will be compatible with surrounding one, two, or three-story structures; or the granting of an exception is appropriate because there are topographic constraints peculiar to the land; or the granting of the exception is needed to permit roofline and facade variations, accents, tower elements, and other similar elements and the elements will not increase the floor area of the structure.**

The project is proposed on a previously conforming 10-story office building that is approximately 124-feet in height. The building was constructed prior to the adoption of the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ) in 1989. The majority of the existing development does not exceed 30-feet in the Community Core area, but there are two other buildings above 30-feet, both which adequately screen their rooftop equipment. Due to the height of this building, it has served as a platform for antennas over the years, which has resulted in a disorganized clutter of wireless communication components. American Tower is proposing to remove all of the existing antennas and install FRP screens on the rooftop that will conceal antennas for Sprint, AT&T, Cricket and future carriers. Therefore, granting an exception to the CMHLOZ is appropriate because the overall height of the building will not be increased as the FRP screens will be similar in height to the existing penthouses and mechanical enclosures already existing on

ATTACHMENT 8

the rooftop. Additionally, with the upgrade, the building will be compatible with the other buildings in the Community Core area, which adequately screen existing rooftop equipment.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Planned Development Permit No. 1413165/Site Development Permit No. 1413167 is granted to SFT Bal-Gen, LLC, Owner/American Tower Corporation, Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

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

WHEN RECORDED MAIL TO
CITY CLERK

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002723

PLANNED DEVELOPMENT PERMIT (PDP) NO. 1413165
SITE DEVELOPMENT PERMIT (SDP) NO. 1413167
AMERICAN TOWER – 5252 BALBOA
PROJECT NO. 282841
CITY COUNCIL
DRAFT

This PDP No. 1413165/SDP No. 1413167 is granted by the **City Council** of the City of San Diego to SFT Bal-Gen, LLC, Owner, and American Tower Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 14, Article 3, Divisions 3 and 4. The 3.1-acre site is located at 5252 Balboa Avenue in the CC-1-3 zone of the Clairemont Mesa Community Plan. The project site is legally described as: Lots 1 and 2 of Clairemont Towers, in the City of San Diego, State of California, according to the Map thereof No. 11432, filed in the Office of the County Recorder of San Diego County, January 31, 1985.

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

The project shall include:

- a. Installation of a 12-foot, 4-inch tall (overall height) Fiberglass Reinforced Panel (FRP) roof top screen which will conceal a variety of antennas and equipment, as follows:
 1. Sprint – 12 panel antennas measuring (four at 48" x 7.1" x 8.1"; eight at 72" x 11.8" x 7"), 12 Remote Radio Heads and 6 RFS Combiners;
 2. AT&T – 12 panel antennas measuring 72" x 11.9" x 7.1", 24 Remote Radio Units and four roof top equipment cabinets;
 3. Cricket – 3 panel antennas measuring 54.5" x 6.8" x 3.5";
 4. An equipment room located on the 10th floor.

- b. Removal of all existing façade mounted and omni-directional antennas;
- c. The FRP screen additions will not exceed the overall existing height of the building of 124-feet, where the CC-1-3 zone allows a maximum building height of 45-feet and the Clairemont Height Limit Overlay Zone allows a maximum height of 30-feet;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by XXXXXX.
2. This PDP/SDP and corresponding use of this site shall expire on XXXXXX. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize American Tower or its successor to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to

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

ENGINEERING REQUIREMENTS:

14. 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's Storm Water Standards.

15. 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's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

16. Any future antennas proposed for this site, will be required to obtain approval through the Substantial Conformance Review process. Additional antennas may be added to the roof top behind the FRP screens and may not exceed the height of the screen walls.

17. Applications for Substantial Conformance Review must include an updated cumulative Radio Frequency Compliance Report demonstrating compliance with Federal Communications Commission standards.

18. Existing and/or proposed equipment on the roof top may not exceed the height of the screen wall.

19. 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.

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

ATTACHMENT 9

21. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
22. 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."
23. No overhead cabling is allowed for this project.
24. The approved antenna dimensions are illustrated on the Exhibit "A" dated XXXXXX. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of an updated cumulative Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.
25. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
26. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
27. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
28. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

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.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below to schedule an inspection of the completed

ATTACHMENT 9

WCF. Please request the telecom inspection at least five working days ahead of the requested 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 City Council of the City of San Diego on XXXXXX by Resolution No. XXXXXX.

ATTACHMENT 9

Planned Development Permit No. 1413167 Site Development Permit No. 1413167

Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
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.

SFT Bal-Gen, LLC
Owner

By _____
NAME:
TITLE:

American Tower Corporation
Permittee

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

ATTACHMENT 10

(Check one or both)

TO: ☒ 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.: 282841

PROJECT TITLE: ATC-5252 Balboa-WCF

PROJECT LOCATION-SPECIFIC: The project site is located at 5252 Balboa Avenue, San Diego CA within the Clairemont Mesa Community Plan area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit (PDP)/Site Development Permit (SDP) which would allow the upgrade to an existing wireless communication facility (WCF) consisting of new roof top screens to conceal existing and proposed antennas. The existing and proposed equipment is either located within the building or on the rooftop behind the new screens.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Jamie Hall 207 East Broadway Ave., No. 201 Long Beach, CA 90802 (310) 982-1760

EXEMPT STATUS:

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

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the operation and permitting of existing facilities. Since the project would make modifications to an existing WCF without increasing capacity the exemption is appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFF SZYMANSKI

TELEPHONE: (619) 446-5324

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


SIGNATURE/TITLE

January 8, 2015
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Clairemont Community Planning Group
--

Minutes of the Meeting of
June 17, 2014
North Clairemont Friendship Center

P Jeff Barfield-Chair	P Jack Carpenter	A Travis Jaedtke	A Jacob Welhouse
P Fiona Theseira –Vice Chair	P Keith Hartz	A Billy Paul	P Scott Wentworth
A Delana Hardacre-Secretary	P Debra Howell	P Michael Puente	
P Susan Mournian-Treasurer	P Steve Innis	P Margie Schmidt	

P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Meeting was called to order at 6:34 p.m. by Chair Jeff Barfield. Roll call was taken and a quorum present.

Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 3-minute time limit per speaker.

Public:

Paul Van Den Brooke expressed concerns about condos being built on Morena Blvd. Chair Barfield explained that the planning group had addressed draft study and its components at previous meeting. He also acknowledged that there is a great community interest in this issue and its outcome.

Jeff Johnson questioned the funding mechanism attached to Sandag and expressed concerns about adequate water supply if density increases along Morena Blvd.

Cliff Smith believes plan for Bay Park community necessary.

Paul Drone wants to know if any development will go above 30 feet current height limit?

Harry Backer asked how many serving on planning group live in Bay Park. He believes that any vote on draft study should be unanimous.

Erin Cullen wants information shared through Clairemont new sources and Clairemont Town Council so most community members possible are informed.

Committee Members:

Jack Carpenter stated that the community has spoken on height control. Indicated increased population predicted. Need to move forward.

Margie reminded all about Farmers Market at Clairemont Lutheran Church, 4271 Clairemont Mesa Blvd. 3-7 pm Tuesdays.

Item 3. Modifications to the Agenda – Requires 2/3 approval.

Chair Barfield wishes to add Item 304 which would address Notice of Application by Baci's Restaurant for Process 2 Neighborhood Use Permit to convert present Renzulli's Jewelry store to become part of existing restaurant with 728 additional square feet at 1955 Morena Blvd. Chair explained that he was not given Notice of

Application by Planning Department in time to put this item on agenda and only heard about matter from community members. Chair's understanding is that this matter is time sensitive.

Vote: 9-1-0 Modification approved Opposed – Michael Puente

Item 4. Approval of Minutes

Motion to approve minutes for May 20, 2104 by Margie Schmidt, second by Debra Howell.

Vote: 8-0-2 Approved Abstain – Fiona Theseira, Jack Carpenter

Item 5. Council Representative Reports

District 2 Council Report (Steve Hadley, Community Liaison, SRHadley@sandiego.gov)

Mr. Hadley will make himself available after meeting to answer questions and address concerns. Councilmember Harris has created an email notification list if anyone wants to be included. Council voted on Oversized Vehicle Ordinance today. Second reading will be July 1 for final approval. Citations will be issued starting August 17 for non compliance. Warnings will be issued from August 1- 16. Notification signs are being posted city wide. This is a two year pilot program for the entire city. The ordinance did not involve the Coastal Commission. Additional SDPD being hired to implement ordinance. Particulars of ordinance should be available soon.

District 6 Council Report (Ernie Navarro and Shirley Owen, Community Liaison, enavarro@sandiego.gov, sowen@sandiego.gov)

Ernie said the budget passed for 2015. More Code Compliance officers/ SDPS personnel will be hired. Library hours have increased. Kumeyaay campground at Mission Trails Regional Park has reopened.

Item 6. Information Items

None

Item 7. Workshop Items

None

Item 8. Potential Action Items

301. Conditional Use Permit for Wireless Communication Facility, 5252 Balboa Ave. (Jamie Hall, Channel Law Group) Conditional use Permit Application to authorize existing wireless communication facility (WCF) that includes removal for portions of existing facilities and installation of new.

Jamie Hall explained that a RF transparent screen will be installed. Antennas will be behind screen. Dead antennas will be removed.

Motion made by Scott Wentworth to approve, second by Margie Schmidt.

Vote: 10-0-0

302. Consideration of CCPG Member Applications by Joseph Smith and Troy Terpening (Jeff Barfield, Chair) Joseph Smith and Troy Terpening have submitted applications and candidate statements for membership on the CCPC.

Two potential news members. Troy Terpening withdraws application at this time as he has not attended required number of meetings. Joseph Smith defers application until he can produce residency proof.

303. Move to Cadman Elementary School, 4370 Kamloop Ave. (Jeff Barfield, Chair) Several members Have requested the CCPC consider moving the current CCPG meeting location to Cadman Elementary, in the auditorium. The Chair and Secretary have communicated with the City and the school and obtained the go ahead.

Move to Cadman Elementary. Chair reports that insurance and city approval are in place. Principal of Cadman had indicated availability on our regular meeting day. Discussion by committee to include periodic parking issues at present location. Concerns by public about parking and lighting at Cadman.

Motion made by Susan Mournian to hold July monthly meeting at Cadman 7pm after Sandag presentation, second Fiona Theseira.

Vote: 10-0-0 Approved

Motion made by Steve Innis to make permanent move to Cadman, second by Margie Schmidt.

Vote: 4-6-0 Not Approved No – Jack Carpenter, Fiona Theseira, Jeff Barfield, Debra Howell, Michael Puente, Susan Mournian

304. Notice of Application by Baci's Restaurant (Jeff Barfield, Chair)

Jeff explained that Notice of Application is a Process 2 which can be an administrative decision unless there is an appeal. He read email by Lauren Rice who lives on Chicago Street. She is concerned about traffic and parking. Chair went on to explain that he felt there may have been noticing issues with this item.

Motion made by Susan Mournian to recommend approval of Project # 362564 with committee's concerns to be addressed about applicant meeting city parking standards, need for staff traffic evaluation for potential crosswalks and red curbing of street corners, and strong committee concerns for both safety and congestion in the immediate neighborhood, second by Fiona Theseira.

Vote: 9-1-0 Approved No – Debra Howell

Item 9. Reports to Group
Airports (Keith Hartz) - None

BACAC (Billy Paul) - None

Chair (Jeff Barfield)

Need for members to attend with regularity. Requirement is that no member misses 3 meetings in a row or 4 meeting within a term.

Meeting on July 15 @ Cadman will be preceded by a MidCoast Trolley workshop from 5-7m conducted by Sandag. It would be helpful to study pertinent documents.

Gas Station at Clairemont Drive and Balboa has closed its project application for the site. No address given for site but should be in previous minutes.

CPC Report (Jeff Barfield) - None

Development Services Department (Brian Schoenfisch) - None

Parking (Susan Mournian) - None

Project Review (Jack Carpenter) - None

Secretary (Delana Hardacre) - None

Town Council (Delana Hardacre) - None

Traffic & Transportation (Billy Paul) - None

Treasurer (Susan Mournian) - None

Vice Chair (Fiona Theseira) - None

Vision Committee - None

Additional Items: - None

Adjournment at 8:58 PM



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

Ownership Disclosure Statement

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

Project Title

Balboa Building CA (Site No. 41018)

Project No. For City Use Only

282841

Project Address:

5252 Balboa Avenue, San Diego, CA 92117

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Balboa Building CA (Site No. 41018)	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. 201004210091

☐ 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): <u>SFT Bal-Gen LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>5252 Balboa Avenue, Suite 303</u> City/State/Zip: <u>San Diego, CA 92117</u> Phone No: <u>858 277-1818</u> Fax No: Name of Corporate Officer/Partner (type or print): <u>Elliot H Scott</u> Title (type or print): <u>member</u> Signature:  Date: <u>2/8/2012</u>	Corporate/Partnership Name (type or print): <u>American Tower Corporation</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: <u>10 Presidential Way</u> City/State/Zip: <u>Woburn, MA 01801</u> Phone No: <u>866-586-9377</u> Fax No: Name of Corporate Officer/Partner (type or print): <u>James Kelly</u> Title (type or print): <u>Zoning Representative</u> Signature: Date:
---	---

Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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:
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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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:
--	--

Project Title: Balboa Site	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? CA
 Corporate Identification No. 201003410264
☐ 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): Bal-Gen Management, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <u>Management Company</u> Street Address: 5252 Balboa Avenue, Suite 303 City/State/Zip: San Diego, CA 92117 Phone No: _____ Fax No: _____ (858) 277-1818 Name of Corporate Officer/Partner (type or print): <u>Edwina U. Johnson</u> Title (type or print): <u>Owner</u> Signature : <u>[Signature]</u> Date: <u>11/17/11</u>	Corporate/Partnership Name (type or print): American Tower Corporation <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: 10 Presidential Way City/State/Zip: Woburn, MA 01801 Phone No: _____ Fax No: _____ (866) 586-9377 Name of Corporate Officer/Partner (type or print): <u>James Kelly</u> Title (type or print): <u>Zoning Representative</u> Signature : <u>[Signature]</u> Date: <u>12/21/11</u>
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____

Project Chronology
American Tower – 5252 Balboa
PTS No. 282841

Date	Action	Description	City Review Time	Applicant Response
5/23/12	Submittal for Completeness Check			
6/25/12	Completeness Review Assessment		33 days	
7/9/13	Second Submittal for Completeness Check			1 year, 24 days
9/5/13	Second Completeness Review		1 month, 17 days	
5/12/14	Third Submittal for Completeness Check			8 months, 7 days
6/12/14	Third Review	Deemed Complete	31 days	
11/7/14	First Full Submittal			4 months, 26 days
1/5/15	First Review		1 month, 29 days	
1/8/15	NORA posted		3 days	
2/26/15	Planning Commission Hearing		1 month, 18 days	
TOTAL STAFF TIME**			7 months 11 days	
TOTAL APPLICANT TIME**				2 years, 1 month, 27 days
TOTAL PROJECT RUNNING TIME**			2 years, 9 months, 3 days	

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 11, 2015

NOTICE OF PUBLIC HEARING PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: February 26, 2015
TIME OF HEARING: 9:00 AM
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California

PROJECT TYPE: PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT
PERMIT, EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA). PROCESS 5
282841

PROJECT NUMBER: 282841
PROJECT NAME: AMERICAN TOWER CORPORATION – 5252 BALBOA
APPLICANT: Jamie Hall, Channel Law Group, (310) 982-1760/
jamie.hall@channellawgroup.com

COMMUNITY PLAN AREA: Clairemont Mesa

COUNCIL DISTRICT: 6

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

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of a Wireless Communication Facility (WCF) consisting of new roof top screens to conceal existing and proposed antennas on the roof top of the building located at 5252 Balboa Avenue. Existing and proposed equipment is either located within the building or on the rooftop behind the new screens. The site is zoned CC-1-3 and is located within the Clairemont Mesa Height Limitation Overlay Zone. The decision to approve, conditionally approve, modify or deny the WCF will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

ATTACHMENT 14

This project was determined to be categorically exempt from the California Environmental Quality Act on January 8, 2015 and the opportunity to appeal that determination ended January 23, 2015.

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 business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24002723

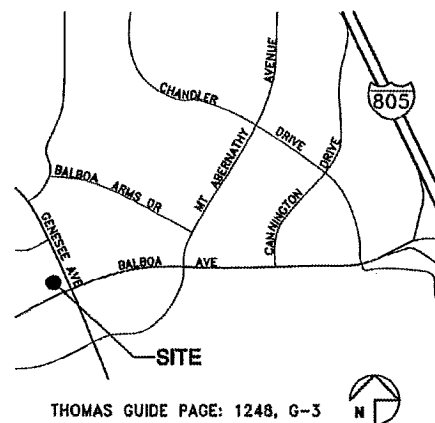
Revised 11-17-14 wjz



BALBOA BUILDING
5252 BALBOA AVENUE
SAN DIEGO, CA 92117

#41018

VICINITY MAP



THOMAS GUIDE PAGE: 1248, G-3

ADDRESS:
5252 BALBOA AVENUE
SAN DIEGO, CA 92117

COORDINATES (NAD 83):

LATITUDE: 32.81911700 NORTH
LONGITUDE: 117.18328300 WEST

ACCESSIBILITY DISCLAIMER

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

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE, INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

PLANNING:
JAMIE HALL
CHANNEL LAW GROUP
207 EAST BROADWAY #201
LONG BEACH, CA 90802
(310) 982-1760
(562) 394-1940 (FAX)

SURVEYOR:
CALVADA SURVEYING INC.
108 BUSINESS CENTER DRIVE
CORONA, CA 92880
(951) 280-9960
(951) 280-9746 (FAX)

APPLICANT: AMERICAN TOWER LP
ATTN: ZONING
10 PRESIDENTIAL WAY
WOBBURN, MA 01801
CONTACT: JIM KELLY
(562) 833-9803

APPLICANT: AT&T MOBILITY
5738 PACIFIC CENTER BOULEVARD
SAN DIEGO, CA 92121
(658) 642-3441

APPLICANT: SPRINT
5761 COPLEY DRIVE, SUITE 100
SAN DIEGO, CA 92111
CONTACT: STEPHEN DEMARS
PHONE: (619) 847-2275

TYPE OF PERMIT REQUIRED:
• PDP FOR EXCEEDING HEIGHT LIMIT
• SDP FOR EXCEEDING "CLAIREMONT" HEIGHT LIMIT

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

PROJECT SUMMARY

APPLICANTS' PRIMARY CONTACT:
CHANNEL LAW GROUP, LLP
207 EAST BROADWAY #201
LONG BEACH, CA 90802
SITE CONTACT: JAMIE HALL
(310) 982-1760

OWNER:
SFT BAL-GEN LLC
5252 BALBOA AVENUE SUITE 303
SAN DIEGO, CA 92117
SITE CONTACT: ELLIOT SCOTT
PHONE: (658) 277-1818

PROJECT DESCRIPTION:
CUP 40-0322-01 FOR AN EXISTING AMERICAN TOWER WIRELESS TELECOMMUNICATION FACILITY WHICH INCLUDES THE FOLLOWING:

- ONE TELECOMMUNICATION EQUIPMENT ROOM LOCATED ON THE TENTH FLOOR ON AN EXISTING OFFICE & PROFESSIONAL BUILDING WITH EQUIPMENT FOR THE FOLLOWING TELECOMMUNICATION CARRIERS:
 - SPRINT
 - CRICKET COMMUNICATIONS; PERMIT #309861, MARCH 2006
 - REMOVE EXISTING USA MOBILITY EQUIPMENT & ANTENNAS
 - FUTURE TELECOMMUNICATION CARRIERS

- AT&T MOBILITY ROOF TOP EQUIPMENT CABINETS ON A RAISED STEEL PLATFORM

- ROOF TOP PANEL ANTENNAS & OMNI ANTENNAS MOUNTED TO EXTERIOR WALL PARAPET, PENTHOUSE & ON ROOF ABOVE RF TRANSPARENT SCREENS, FOR THE FOLLOWING TELECOMMUNICATION CARRIERS:

1. REMOVE ALL TELECOMMUNICATIONS CARRIERS FACADE MOUNTED PANEL ANTENNAS MOUNTED TO EXTERIOR FACE OF BUILDING INCLUDING ALL MOUNTING BRACKETS, ANTENNA PIPES & CABLE
2. REMOVE ALL OMNI ANTENNAS MOUNTED TO THE ROOF TOP PENTHOUSE INCLUDING ALL MOUNTING BRACKETS, PIPES & CABLE
3. INSTALL NEW ROOF TOP SCREEN WALL CONSTRUCTION WITH BOTH RF TRANSPARENT PANELS & FIRE RATED STUCCO-LIKE WALL PANELS 205 LN. FT.

- SPRINT: REMOVE TWELVE PANEL ANTENNAS FACADE MOUNTED TO FACE OF EXTERIOR WALL. INSTALL (12) TWELVE NEW ANTENNAS & (12) TWELVE RRH UNITS & (6) SIX RFS COMBINERS BEHIND NEW ROOF TOP RF TRANSPARENT SCREEN WALL
- CRICKET: THREE PANEL ANTENNAS. TWO FACADE MOUNTED TO PENTHOUSE TO BE RELOCATED BEHIND PROPOSED RF SCREEN TO REMAIN & ONE ANTENNA RELOCATED BEHIND NEW RF TRANSPARENT SCREEN WALL. NOT PART OF THIS PERMIT APPLICATION

- AT&T MOBILITY: REMOVE TWELVE PANEL ANTENNAS FACADE MOUNTED TO FACE OF EXTERIOR WALL. INSTALL (12) NEW PANEL ANTENNAS & (24) RRH UNIT BEHIND NEW ROOF TOP RF TRANSPARENT SCREEN WALL
- USA MOBILITY: REMOVE ALL OMNI ANTENNAS MOUNTED TO PENTHOUSE

- FUTURE TELECOMMUNICATION CARRIERS: NONE AT THIS TIME

- REMOVE ALL ABANDONED ANTENNA PIPE MOUNTS, BRACKETS & OMNI ANTENNAS

- REMOVE AND REPLACE SOME EXISTING COAX CABLE TRAYS ON ROOF & MOUNTED TO BACKSIDE OF PARAPET

- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ROOF / ANTENNA DEMOLITION PLAN
A-2	ROOF PLAN
A-2.1	ENLARGED ROOF PLAN
A-2.2	ENLARGED ROOF PLAN
A-3	10TH FLOOR PLAN & ENLARGED EQUIPMENT ROOM PLAN
A-4	PROPOSED EXTERIOR ELEVATIONS
A-4.1	EXISTING EXTERIOR ELEVATIONS
A-5	ENLARGED EXTERIOR ELEVATIONS
A-6	ENLARGED EXTERIOR ELEVATIONS
D-1	DETAILS
D-2	DETAILS
C-1	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOTS 1 AND 2 CLAIREMONT TOWERS, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 11432 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 31, 1985.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

PROJECT SUMMARY CONT.

PROJECT ADDRESS: 5252 BALBOA AVENUE
SAN DIEGO, CA 92117
ASSESSORS PARCEL NUMBER: 361-661-1700
EXISTING ZONING: CC-1-3 COMMERCIAL
TOTAL SITE AREA: 135,527 SQ. FT.
3.1 ACRES
EXISTING EQUIPMENT ROOM: 706 SQ. FT.
PROJECT AREA:
BLDG. TYPE OF CONSTRUCTION: TYPE I, FR
(FULLY SPRINKLERED)
EXISTING OCCUPANCY: B
PROPOSED OCCUPANCY: B

NOTE:
THERE ARE CURRENTLY FOUR EXISTING TELECOMMUNICATIONS FACILITIES ON THE SITE. (AT&T, SPRINT, USA MOBILITY & CRICKET)

BOOTH & SUAREZ

ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR



10 PRESIDENTIAL WAY
WOBBURN, MA 01801

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

BALBOA BUILDING

PROJECT NUMBER

#41018

5252 BALBOA AVENUE
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

02/01/12	ZD REVIEW (cl)
05/21/12	100% ZD (job)
12/14/12	REVISED ZD (job)
	(CITY COMMENTS)
06/17/13	REVISED ZD #2 (cl)
06/24/13	REVISED ZD #3 (nc)
07/16/13	REVISED ZD #4 (ol)
04/10/14	REVISED ZD #5 (oo)
10/17/14	REVISED ZD #6 (nb)
	(CITY COMMENTS)
	(SPRINT & AT&T MOD.)

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

PROJECTS\AmericanTower\11175

T-1



AMERICANTOWER
CORPORATION

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

BALBOA BUILDING

#41018

DRAWING DATES

DRAWING DATES

02/01/12	ZD REVIEW (cl)
05/21/12	100% ZD (job)
12/14/12	REVISED ZD (lab)
	(CITY COMMENTS)
06/17/13	REVISED ZD #2 (cl)
06/24/13	REVISED ZD #3 (no)
07/16/13	REVISED ZD #4 (cl)
04/10/14	REVISED ZD #5 (aa)
10/17/14	REVISED ZD #6 (nb)
	(CITY COMMENTS)
	(SPRINT & AT&T MOD.)

SITE PLAN

PROJECTS\AmericanTower\11175

A-0

I / we the undersigned, as lessee of a portion of the property described as

5252 BALBOA AVENUE, SAN DIEGO, CA 92117
(Address or legal description)

understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I certify in the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

We will maintain the above Standard Permanent BMP's for the duration of the lease.

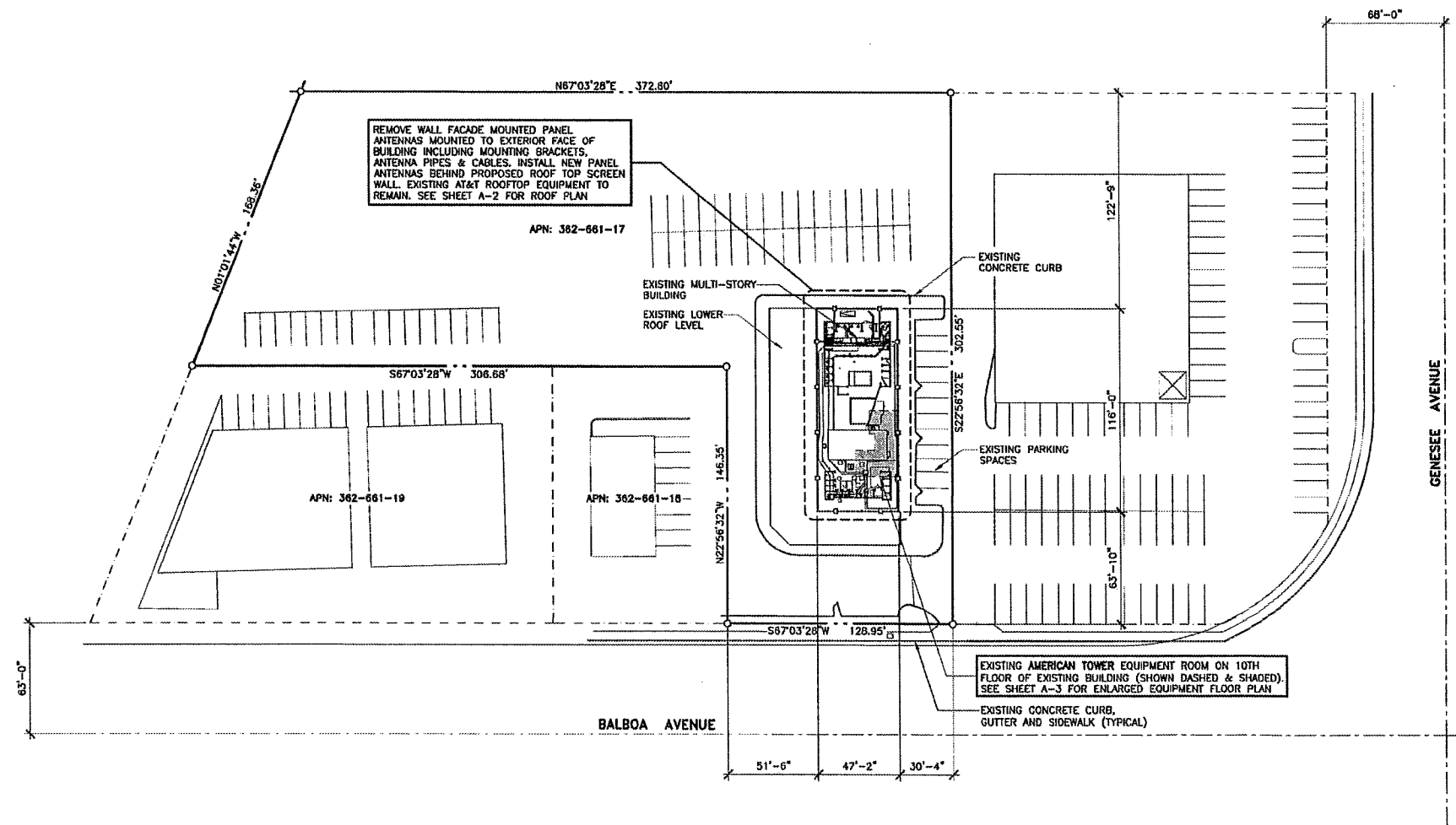
Lessor JAMES KELLY Company Name AMERICAN TOWER
(print name)

Letter *[Signature]* Date 7/27/2010
(signature)

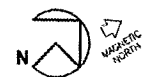
CITY ENGINEERING NOTES:

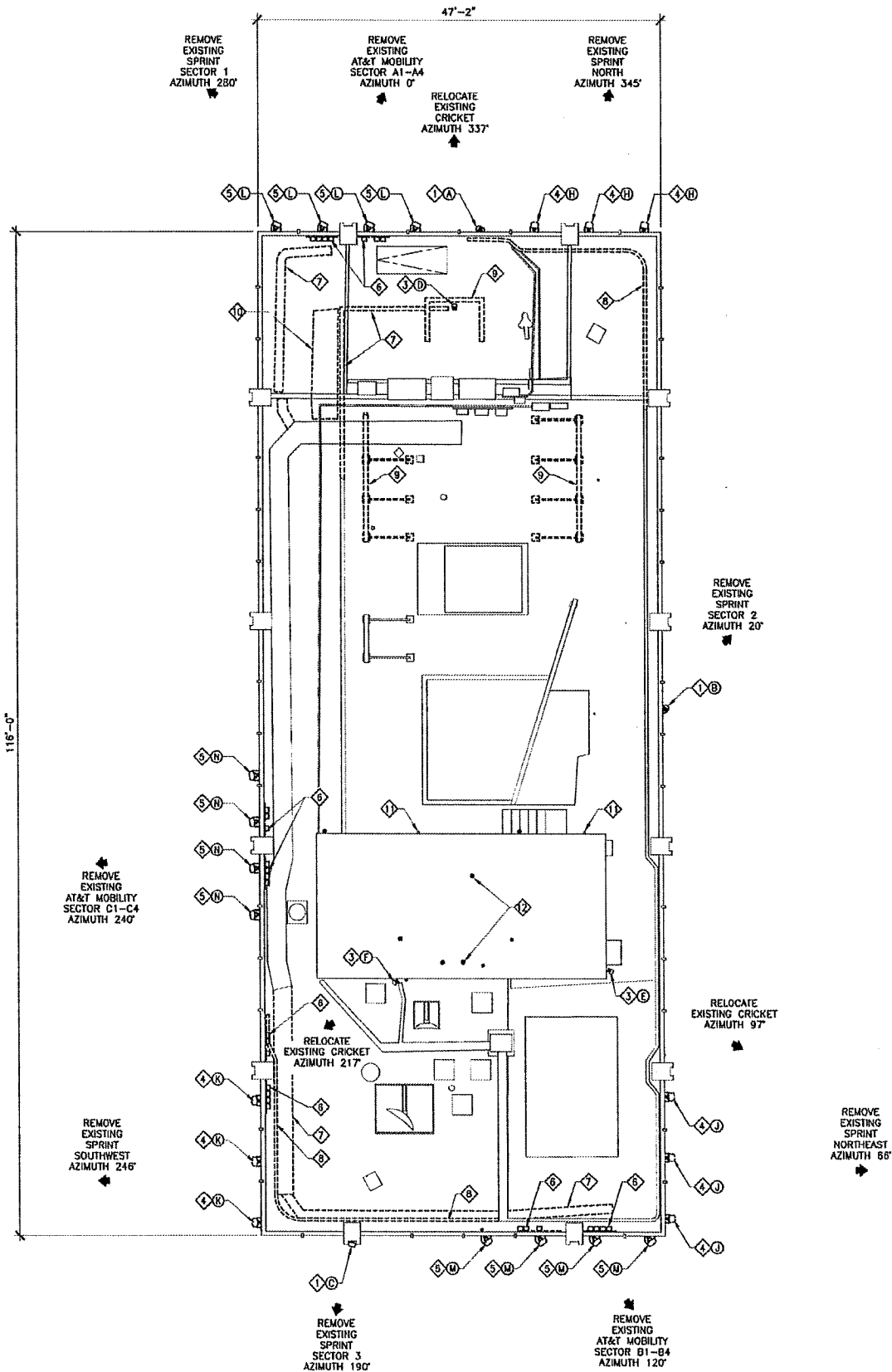
1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT. FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS IS ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
4. THIS PROJECT PROPOSED NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
5. 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 REQUIREMENTS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. 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'S STORM WATER STANDARDS.

EASEMENTS:
NO EASEMENTS ARE SHOWN WHICH REFLECTS PRELIMINARY
RECORDS RESEARCH OF RECORDED PARCEL MAPS.
EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT



SITE PLAN





ROOF DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



EXISTING ANTENNA SCHEDULES

EXISTING PANEL ANTENNA SCHEDULE						
SYMBOL	CARRIER	SECTOR	DIRECTION	AZIMUTH	ANTENNA MODEL	# OF CABLES
(A)	SPRINT	1	WEST	280°	REMOVE EXISTING PANEL ANTENNA	(1)
(B)	SPRINT	2	NORTH	20°	REMOVE EXISTING PANEL ANTENNA	(1)
(C)	SPRINT	3	SOUTH	170°	REMOVE EXISTING PANEL ANTENNA	(1)
(D)	CRICKET	1	NORTH	337°	RELOCATE EXISTING PANEL ANTENNA	(2)
(E)	CRICKET	2	EAST	97°	EXISTING PANEL ANTENNA TO REMAIN	(2)
(F)	CRICKET	3	SOUTHWEST	217°	EXISTING PANEL ANTENNA TO REMAIN	(2)
(G)	SPRINT		NORTH	345°	REMOVE EXISTING PANEL ANTENNA	-
(H)	SPRINT		NORTH	345°	REMOVE EXISTING PANEL ANTENNA	-
(I)	SPRINT		NORTH	345°	REMOVE EXISTING PANEL ANTENNA	-
(J)	SPRINT		NORTHEAST	66°	REMOVE EXISTING PANEL ANTENNA	-
(K)	SPRINT		NORTHEAST	66°	REMOVE EXISTING PANEL ANTENNA	-
(L)	SPRINT		NORTHEAST	66°	REMOVE EXISTING PANEL ANTENNA	-
(M)	SPRINT		SOUTHWEST	246°	REMOVE EXISTING PANEL ANTENNA	-
(N)	SPRINT		SOUTHWEST	246°	REMOVE EXISTING PANEL ANTENNA	-
(O)	SPRINT		SOUTHWEST	246°	REMOVE EXISTING PANEL ANTENNA	-
(P)	AT&T MOBILITY	A1	NORTH	0°	REMOVE EXISTING PANEL ANTENNA	-
(Q)	AT&T MOBILITY	A2	NORTH	0°	REMOVE EXISTING PANEL ANTENNA	-
(R)	AT&T MOBILITY	A3	NORTH	0°	REMOVE EXISTING PANEL ANTENNA	-
(S)	AT&T MOBILITY	A4	NORTH	0°	REMOVE EXISTING PANEL ANTENNA	-
(T)	AT&T MOBILITY	B1	SOUTHEAST	120°	REMOVE EXISTING PANEL ANTENNA	-
(U)	AT&T MOBILITY	B2	SOUTHEAST	120°	REMOVE EXISTING PANEL ANTENNA	-
(V)	AT&T MOBILITY	B3	SOUTHEAST	120°	REMOVE EXISTING PANEL ANTENNA	-
(W)	AT&T MOBILITY	B4	SOUTHEAST	120°	REMOVE EXISTING PANEL ANTENNA	-
(X)	AT&T MOBILITY	C1	SOUTHWEST	240°	REMOVE EXISTING PANEL ANTENNA	-
(Y)	AT&T MOBILITY	C2	SOUTHWEST	240°	REMOVE EXISTING PANEL ANTENNA	-
(Z)	AT&T MOBILITY	C3	SOUTHWEST	240°	REMOVE EXISTING PANEL ANTENNA	-
(AA)	AT&T MOBILITY	C4	SOUTHWEST	240°	REMOVE EXISTING PANEL ANTENNA	-

NOTES:
(1) SPRINT ANTENNAS (2) CRICKET ANTENNAS
(3) SPRINT ANTENNAS (4) AT&T MOBILITY ANTENNAS
(5) ANTENNAS SHOWN FOR REFERENCES ONLY. NOT PART OF THIS LAND USE APPROVAL

OMNI ANTENNA SCHEDULE			
SYMBOL	CARRIER	DIRECTION	ANTENNA MODEL
(P)	USA MOBILITY	NORTH FACE OF PENTHOUSE	REMOVE EXISTING OMNI ANTENNA
(Q)	USA MOBILITY	NORTH FACE OF PENTHOUSE	REMOVE EXISTING OMNI ANTENNA
(R)	USA MOBILITY	TOP OF PENTHOUSE	REMOVE EXISTING OMNI ANTENNA
(S)	USA MOBILITY	TOP OF PENTHOUSE	REMOVE EXISTING OMNI ANTENNA
(T)	USA MOBILITY	TOP OF PENTHOUSE	REMOVE EXISTING OMNI ANTENNA
(U)	USA MOBILITY	TOP OF PENTHOUSE	REMOVE EXISTING OMNI ANTENNA

- KEYED NOTES:
- 1 REMOVE EXISTING FACADE MOUNTED SPRINT ANTENNA INCLUDING MOUNTING BRACKET, ANTENNA PIPES & CABLES
 - 2 NOT USED
 - 3 EXISTING CRICKET COMMUNICATIONS ANTENNA TO BE RELOCATED BEHIND PROPOSED R.F. SCREEN WALL. SEE SHEET A-2 FOR ROOF PLAN
 - 4 REMOVE EXISTING FACADE MOUNTED SPRINT ANTENNAS INCLUDING MOUNTING BRACKET, ANTENNA PIPES & CABLES
 - 5 REMOVE EXISTING FACADE MOUNTED AT&T MOBILITY ANTENNA INCLUDING MOUNTING BRACKET, ANTENNA PIPES & CABLES
 - 6 REMOVE EXISTING TMA & RRU UNITS MOUNTED TO BACKSIDE OF PARAPET
 - 7 REMOVE EXISTING COAXIAL CABLE TRAY ON ROOF (SHOWN DASHED)
 - 8 REMOVE EXISTING COAX CABLE TRAY MOUNTED TO BACK SIDE OF PARAPET WALL (SHOWN DASHED)
 - 9 REMOVE EXISTING RF TRANSPARENT SCREEN
 - 10 REMOVE EXISTING WOOD BRIDGE (SHOWN DASHED)
 - 11 REMOVE ABANDONED PIPE (TYP. OF 2)
 - 12 REMOVE ALL PENTHOUSE OMNI ANTENNAS, MOUNTING BRACKETS & CABLES

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE SUITE D9
CARLSBAD, CA 92008 (760) 434-6474

PREPARED FOR
AMERICANTOWER CORPORATION
10 PRESIDENTIAL WAY
WOBBURN, MA 01801

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
BALBOA BUILDING
PROJECT NUMBER
#41018
5252 BALBOA AVENUE
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES
02/01/12 ZD REVIEW (al)
05/21/12 100% ZD (lab)
12/14/12 REVISED ZD (lab)
(CITY COMMENTS)
06/17/13 REVISED ZD #2 (al)
06/24/13 REVISED ZD #3 (no)
07/16/13 REVISED ZD #4 (al)
04/10/14 REVISED ZD #5 (no)
10/17/14 REVISED ZD #6 (nb)
(CITY COMMENTS)
(SPRINT & AT&T MOD.)

SHEET TITLE
ROOF DEMOLITION PLAN

PROJECTS\AmericanTower\11175

PROPOSED ANTENNA SCHEDULES

PROPOSED PANEL ANTENNA SCHEDULE							
SYMBOL	CARRIER	SECTOR	DIRECTION	AZIMUTH	ANTENNA MODEL	# OF CABLES	NOTES
A	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	① ④ & ⑤
	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③ ④ & ⑤
	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③ ④ & ⑤
	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③ ④ & ⑤
B	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③ ④ & ⑤
	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③ ④ & ⑤
	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③ ④ & ⑤
	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③ ④ & ⑤
C	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ & ④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ & ④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ & ④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ & ④
E	CRICKET	1	NORTH	337°	ANDREW - UNWDP-06516-XDH (RELOCATED)	-	① & ②
F	CRICKET	2	EAST	97°	ANDREW - UNWDP-06516-XDH (NO CHANGE)	-	① & ②
H	CRICKET	3	SOUTHWEST	217°	ANDREW - UNWDP-06516-XDH (NO CHANGE)	-	① & ②
J	AT&T MOBILITY	A1	NORTH	0°	SBNH1-10658	-	③ & ⑥
	AT&T MOBILITY	A2	NORTH	0°	SBNH1-10658	-	③ & ⑥
	AT&T MOBILITY	A3	NORTH	0°	SBNH1-10658	-	③ & ⑥
	AT&T MOBILITY	A4	NORTH	0°	SBNH1-10658	-	③ & ⑥
K	AT&T MOBILITY	B1	SOUTHEAST	120°	SBNH1-10658	-	③ & ⑥
	AT&T MOBILITY	B2	SOUTHEAST	120°	SBNH1-10658	-	③ & ⑥
	AT&T MOBILITY	B3	SOUTHEAST	120°	SBNH1-10658	-	③ & ⑥
	AT&T MOBILITY	B4	SOUTHEAST	120°	SBNH1-10658	-	③ & ⑥
L	AT&T MOBILITY	C1	SOUTHWEST	240°	SBNH1-10658	-	③ & ⑥
	AT&T MOBILITY	C2	SOUTHWEST	240°	SBNH1-10658	-	③ & ⑥
	AT&T MOBILITY	C3	SOUTHWEST	240°	SBNH1-10658	-	③ & ⑥
	AT&T MOBILITY	C4	SOUTHWEST	240°	SBNH1-10658	-	③ & ⑥

⑥ ① & ② NOT USED

NOTES:

- REMOVE AND RELOCATE ANTENNAS AS REQUIRED
- ANTENNAS SHOWN FOR REFERENCES ONLY. NOT PART OF THIS LAND USE APPROVAL
- PROPOSED ANTENNAS
- PROPOSED RRH UNITS (1 PER ANTENNA)
- PROPOSED COMBINER (TOTAL OF 6) MOUNTED BEHIND ANTENNA ON PIPE MOUNT
- PROPOSED RRU UNITS (8 PER SECTOR)

KEYED NOTES:

- PROPOSED SPRINT ANTENNA MOUNTED BEHIND PROPOSED R.F. TRANSPARENT SCREEN WALL
- REMOVE & RELOCATE CRICKET WIRELESS ANTENNA. RE-ROUTE COAX CABLE. (TYPICAL OF 3)
- RELOCATE EXISTING CRICKET COMMUNICATIONS ANTENNA BEHIND PROPOSED R.F. SCREEN WALL. NOT PART OF THIS LAND USE APPROVAL
- PROPOSED AT&T MOBILITY ANTENNA TO BE MOUNTED BEHIND PROPOSED R.F. SCREEN WALL
- EXISTING PROPERTY OWNER ROOFTOP SATELLITE DISH MOUNTED ON A STEEL SKID. RELOCATE AS REQUIRED (MUST BE BEHIND RF SCREEN).
- EXISTING MECHANICAL SCREEN TO REMAIN
- EXISTING FACADE MOUNTED (CRICKET) GPS ANTENNA TO REMAIN
- EXISTING GPS ANTENNA MOUNTED ON EXISTING PENTHOUSE ROOF TO REMAIN (SPRINT)
- EXISTING AT&T MOBILITY EQUIPMENT CABINETS MOUNTED ON A RAISED STEEL PLATFORM
- EXISTING PENTHOUSE
- EXISTING COAXIAL CABLE TRAY ON ROOF TO REMAIN
- PROPOSED COAXIAL CABLE TRAY ON ROOF (SHOWN SHADED)
- EXISTING SPRINT COAX CABLE TRAY MOUNTED TO BACK SIDE OF PARAPET WALL TO REMAIN
- EXISTING COAXIAL CABLE HATCH
- EXISTING ROOFTOP ACCESS HATCH
- EXISTING ROOFTOP AC UNIT
- PROPOSED RRU & RRH UNITS MOUNTED TO PROPOSED ANTENNA MOUNTING PIPE
- EXISTING ROOF PAD
- EXISTING STAIRS AND RAILING
- EXISTING STEEL BEAM
- EXISTING ELECTRICAL CONDUIT
- EXISTING FIRE SPRINKLER STAND PIPE AND VALVES
- PROPOSED STEEL FRAMED BRIDGE WITH GUARDRAIL ON ONE SIDE
- PROPOSED SCREEN WALL SUPPORT BRACES (TYPICAL)
- EXISTING COLUMN
- EXISTING PARAPET OF EXTERIOR WALL
- EXISTING BUILT-UP ROOF MEMBRANE
- EXISTING MECHANICAL EQUIPMENT
- PROPOSED DOUBLE ACCESS DOORS AT NEW SCREEN WALL
- PROPOSED R.F. TRANSPARENT SCREEN WALL (SHOWN SHADED)
- PROPOSED STUCCO-LIKE SCREEN WALL (1 HR FIRE RATED ASSEMBLY)
- REMOVE EXISTING MECHANICAL SCREEN
- INSTALL AUTOMATIC CLOSER ON ALL PENTHOUSE EXTERIOR DOORS
- PROPOSED ACCESS DOOR AT NEW SCREEN WALL
- EXISTING MECHANICAL SCREEN WALL TO BE RESURFACED TO MATCH PROPOSED SCREEN WALL

MATERIAL SPECIFICATION

FIBERGLASS PANELS, TUBES, PLATES, BOLTS, STUDS & NUTS. THESE PRODUCTS ARE MANUFACTURED BY HI TECH COMPOSITE STRUCTURES, INC. (SCREENS & COLUMNS) 1206 SE LAKE RD, SUITE 700 REDMOND, OR 97758

THIS PRODUCT IS APPROVED BY: THE CITY OF LOS ANGELES, RESEARCH REPORT, RR 25520

CLASS OF PLASTICS SHALL BE CC1
MAX. FLAME SPREAD RATING OF 25

MATERIAL SPECIFICATION (FIBERGLASS)

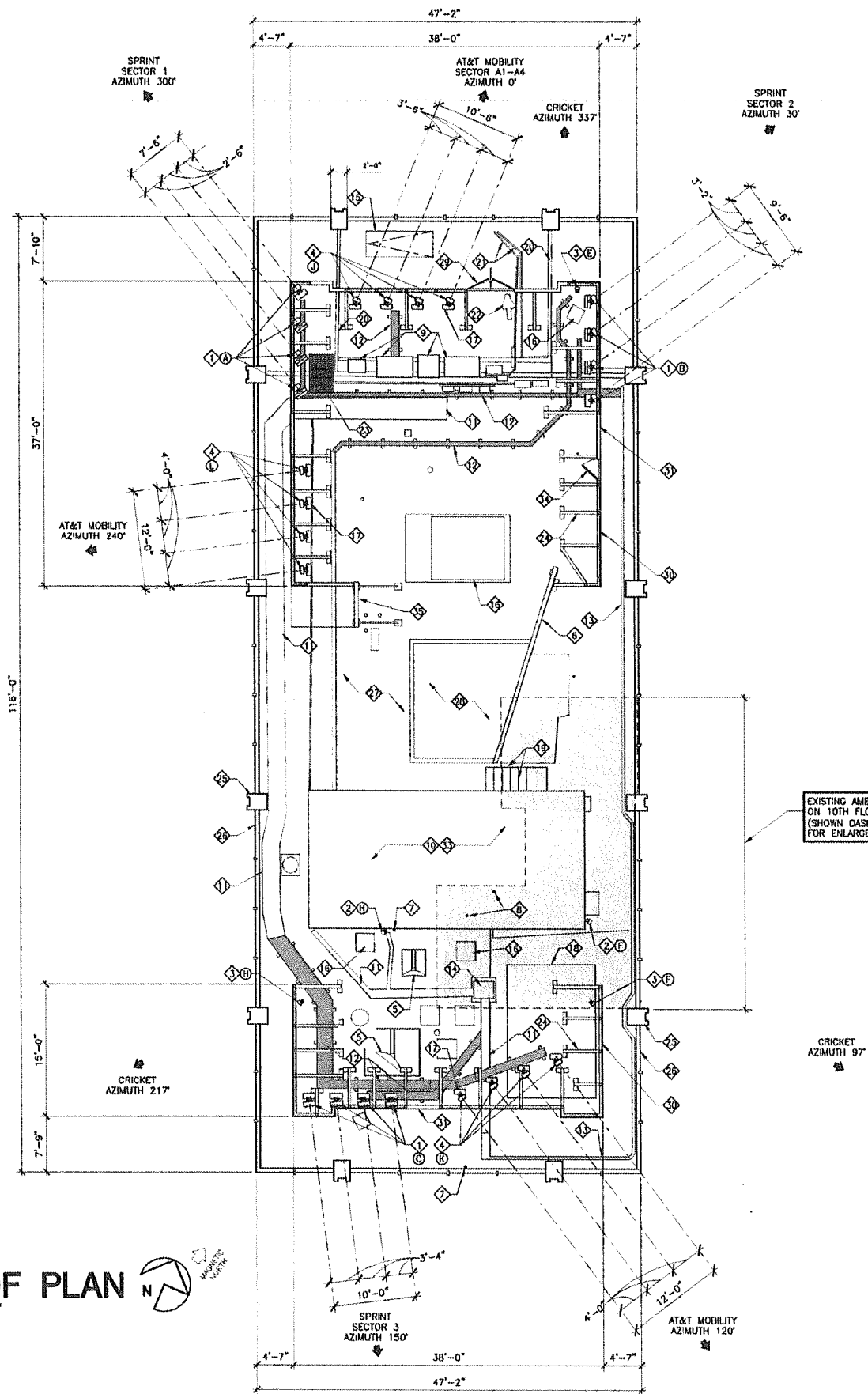
STRUCTURAL SHAPES: FRP PULTRUDED STRUCTURAL SHAPES
STRUCTURAL PLATES: FIBERPLATE MOLDED FRP PLATE
STRUCTURAL BOLTS: 1/2" FRP THREADED ROD FIBER-REINFORCED THERMOPLASTIC NUT

NOTE:

PRIOR TO FABRICATION, THE FIBERGLASS MANUFACTURER SHALL VERIFY DIMENSIONS IN FIELD. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL.

ROOF PLAN

SCALE: 1/8" = 1'-0"



BOOTH & SUAREZ
ARCHITECTURE INCORPORATED

325 CALISBAO VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

AMERICAN TOWER CORPORATION
10 PRESIDENTIAL WAY
WOBBURN, MA 01801

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

BALBOA BUILDING

PROJECT NUMBER

#41018

5252 BALBOA AVENUE
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

02/01/12 ZD REVIEW (cl)
05/21/12 100% ZD (job)
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(CITY COMMENTS)
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(CITY COMMENTS)
(SPRINT & AT&T MOO.)

SHEET TITLE

ROOF PLAN

PROJECTS\AmericanTower\11175

A-2

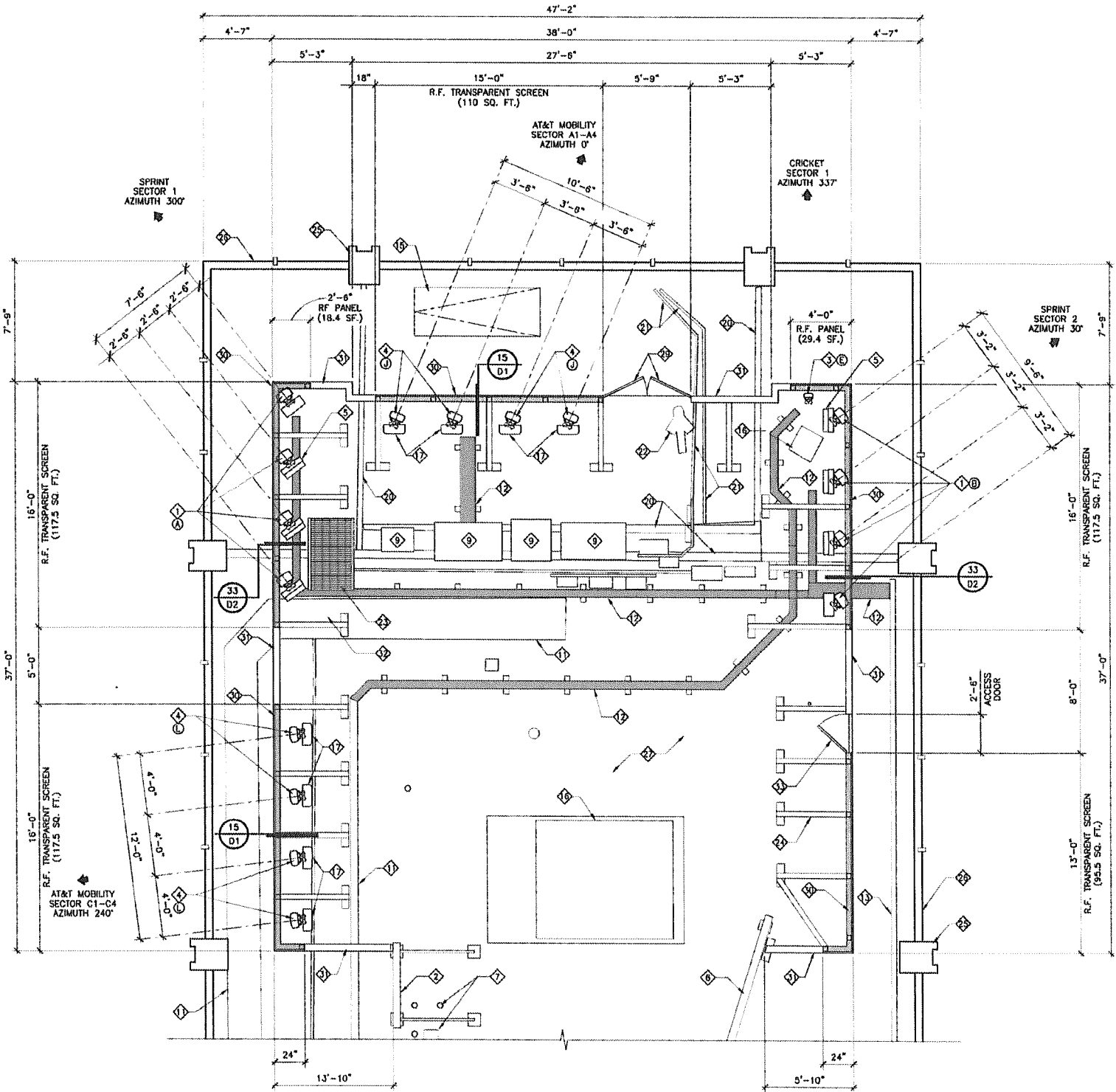
PROPOSED ANTENNA SCHEDULES

PROPOSED PANEL ANTENNA SCHEDULE							
SYMBOL	CARRIER	SECTOR	DIRECTION	AZIMUTH	ANTENNA MODEL	# OF CABLES	NOTES
A	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③④⑤
	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③④⑤
	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③④⑤
	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③④⑤
B	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③④⑤
	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③④⑤
	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③④⑤
	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③④⑤
C	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-IR-SP	-	③④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-IR-SP	-	③④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-IR-SP	-	③④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-IR-SP	-	③④
D	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-IR-SP	-	③④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-IR-SP	-	③④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-IR-SP	-	③④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-IR-SP	-	③④
E	CRICKET	1	NORTH	337°	ANDREW - UNWDP-06516-XDH (RELOCATED)	-	①②
	CRICKET	2	EAST	97°	ANDREW - UNWDP-06516-XDH (NO CHANGE)	-	①②
	CRICKET	3	SOUTHWEST	217°	ANDREW - UNWDP-06516-XDH (NO CHANGE)	-	①②
	CRICKET	3	SOUTHWEST	217°	ANDREW - UNWDP-06516-XDH (NO CHANGE)	-	①②
J	AT&T MOBILITY	A1	NORTH	0°	SBNH-10658	-	③④⑤
	AT&T MOBILITY	A2	NORTH	0°	SBNH-10658	-	③④⑤
	AT&T MOBILITY	A3	NORTH	0°	SBNH-10658	-	③④⑤
	AT&T MOBILITY	A4	NORTH	0°	SBNH-10658	-	③④⑤
K	AT&T MOBILITY	B1	SOUTHEAST	120°	SBNH-10658	-	③④⑤
	AT&T MOBILITY	B2	SOUTHEAST	120°	SBNH-10658	-	③④⑤
	AT&T MOBILITY	B3	SOUTHEAST	120°	SBNH-10658	-	③④⑤
	AT&T MOBILITY	B4	SOUTHEAST	120°	SBNH-10658	-	③④⑤
L	AT&T MOBILITY	C1	SOUTHWEST	240°	SBNH-10658	-	③④⑤
	AT&T MOBILITY	C2	SOUTHWEST	240°	SBNH-10658	-	③④⑤
	AT&T MOBILITY	C3	SOUTHWEST	240°	SBNH-10658	-	③④⑤
	AT&T MOBILITY	C4	SOUTHWEST	240°	SBNH-10658	-	③④⑤

- ③④⑤ NOT USED
- NOTES:
- ① REMOVE AND RELOCATE ANTENNAS AS REQUIRED
 - ② ANTENNAS SHOWN FOR REFERENCES ONLY. NOT PART OF THIS LAND USE APPROVAL
 - ③ PROPOSED ANTENNAS
 - ④ PROPOSED RRH UNITS (1 PER ANTENNA)
 - ⑤ PROPOSED COMBINER (TOTAL OF 6) MOUNTED BEHIND ANTENNA ON PIPE MOUNT
 - ⑥ PROPOSED RRU UNITS (6 PER SECTOR)

KEYED NOTES:

- ① PROPOSED SPRINT ANTENNA MOUNTED BEHIND PROPOSED R.F. TRANSPARENT SCREEN WALL
- ② EXISTING MECHANICAL SCREEN WALL TO BE RESURFACED TO MATCH PROPOSED SCREEN WALL
- ③ RELOCATE EXISTING CRICKET COMMUNICATIONS ANTENNA BEHIND PROPOSED R.F. SCREEN WALL. NOT PART OF THIS LAND USE APPROVAL
- ④ PROPOSED AT&T MOBILITY ANTENNA TO BE MOUNTED BEHIND PROPOSED R.F. SCREEN WALL
- ⑤ PROPOSED SPRINT COMBINER (9" HIGH x 18.1" WIDE x 4.2" DEEP) MOUNTED BEHIND ANTENNAS ON PIPE MOUNT
- ⑥ REMOVE EXISTING MECHANICAL SCREEN (SHOWN DASHED)
- ⑦ EXISTING ROOFTOP MECHANICAL EQUIPMENT
- ⑧ NOT USED
- ⑨ EXISTING AT&T MOBILITY EQUIPMENT CABINETS MOUNTED ON A RAISED STEEL PLATFORM
- ⑩ NOT USED
- ⑪ EXISTING COAXIAL CABLE TRAY ON ROOF TO REMAIN
- ⑫ PROPOSED COAXIAL CABLE TRAY ON ROOF (SHOWN SHADED)
- ⑬ EXISTING COAX CABLE TRAY MOUNTED TO BACK SIDE OF PARAPET WALL TO REMAIN
- ⑭ NOT USED
- ⑮ EXISTING ROOFTOP ACCESS HATCH
- ⑯ EXISTING ROOFTOP AC UNIT
- ⑰ PROPOSED RRU & RRH UNITS MOUNTED TO PROPOSED ANTENNA MOUNTING PIPE
- ⑱ NOT USED
- ⑲ NOT USED
- ⑳ EXISTING STEEL BEAM
- ㉑ EXISTING ELECTRICAL CONDUIT
- ㉒ EXISTING FIRE SPRINKLER STAND PIPE AND VALVES
- ㉓ PROPOSED STEEL FRAMED BRIDGE WITH GUARDRAIL ON ONE SIDE
- ㉔ PROPOSED SCREEN WALL SUPPORT BRACES (TYPICAL)
- ㉕ EXISTING COLUMN
- ㉖ EXISTING PARAPET OF EXTERIOR WALL
- ㉗ EXISTING BUILT-UP ROOF MEMBRANE
- ㉘ NOT USED
- ㉙ PROPOSED DOUBLE ACCESS DOORS AT NEW SCREEN WALL
- ㉚ PROPOSED R.F. TRANSPARENT SCREEN WALL (SHOWN SHADED)
- ㉛ PROPOSED STUCCO-LIKE SCREEN WALL
- ㉜ RE-ROUTE TRAY AS REQUIRED AT NEW BRACE
- ㉝ PROPOSED ACCESS DOOR AT NEW SCREEN WALL



SEE SHEET A-2.2

ENLARGED ROOF PLAN

SCALE: 1/4" = 1'-0"



Booth & Suarez
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395 CARLSBAD VILLAGE DRIVE SUITE D7
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
AMERICANTOWER CORPORATION
10 PRESIDENTIAL WAY
WOBBURN, MA 01801

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
BALBOA BUILDING

PROJECT NUMBER
#41018

5252 BALBOA AVENUE
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

02/01/12	ZD REVIEW (cl)
05/21/12	100% ZD (job)
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	(CITY COMMENTS)
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06/24/13	REVISED ZD #3 (no)
07/16/13	REVISED ZD #4 (cl)
04/10/14	REVISED ZD #5 (ao)
10/17/14	REVISED ZD #6 (nb)
	(CITY COMMENTS)
	(SPRINT & AT&T MOO.)

SHEET TITLE
ENLARGED ROOF PLAN

PROJECTS\AmericanTower\11175

A-2.1

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE SUITE 02
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
AMERICANTOWER CORPORATION
10 PRESIDENTIAL WAY
WOBURN, MA 01801

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CONSTRUCTION _____ DATE _____
SITE ACQUISITION _____ DATE _____
OWNER APPROVAL _____ DATE _____

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SAN DIEGO, CA 92117
SAN DIEGO COUNTY

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(CITY COMMENTS)
(SPRINT & AT&T MOD.)

SHEET TITLE

ENLARGED ROOF PLAN

PROJECTS\AmericanTower\11175

A-2.2

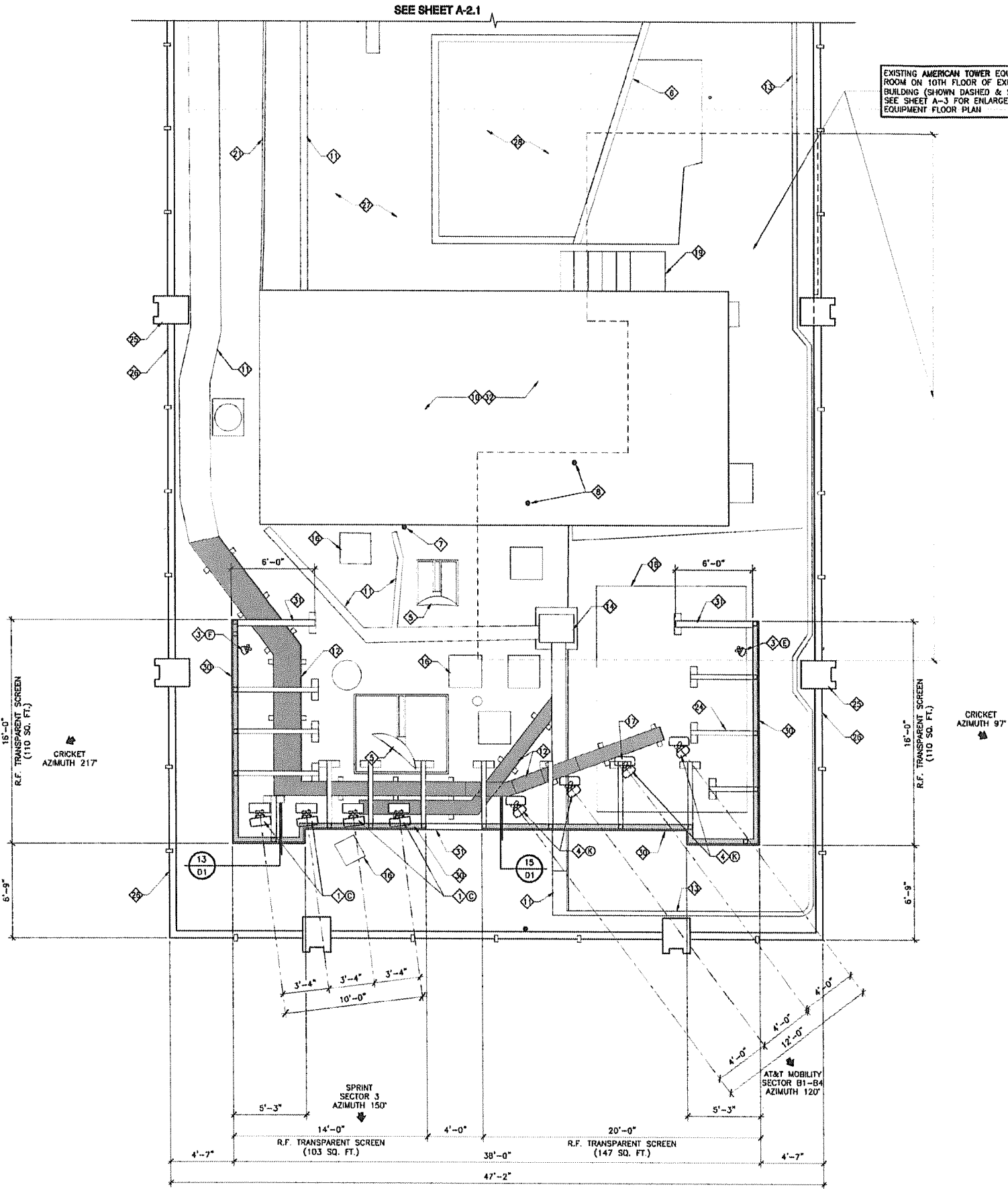
PROPOSED ANTENNA SCHEDULES

PROPOSED PANEL ANTENNA SCHEDULE							
SYMBOL	CARRIER	SECTOR	DIRECTION	AZIMUTH	ANTENNA MODEL	# OF CABLES	NOTES
A	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③ ④ ⑤
	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③ ④ ⑤
	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③ ④ ⑤
	SPRINT	1	WEST	300°	RFD - APXVSP18-C	-	③ ④ ⑤
B	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③ ④ ⑤
	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③ ④ ⑤
	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③ ④ ⑤
	SPRINT	2	NORTH	30°	RFD - APXVSP18-C	-	③ ④ ⑤
C	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ ④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ ④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ ④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ ④
D	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ ④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ ④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ ④
	SPRINT	3	SOUTH	150°	KMW - ET-X-TU-42-15-37-18-R-SP	-	③ ④
E	CRICKET	1	NORTH	337°	ANDREW - UMWOP-06516-XDH (RELOCATED)	-	① ②
F	CRICKET	2	EAST	97°	ANDREW - UMWOP-06516-XDH (NO CHANGE)	-	① ②
G	CRICKET	3	SOUTHWEST	217°	ANDREW - UMWOP-06516-XDH (NO CHANGE)	-	① ②
J	AT&T MOBILITY	A1	NORTH	0°	SBHHI-1065B	-	③ ④ ⑤
	AT&T MOBILITY	A2	NORTH	0°	SBHHI-1065B	-	③ ④ ⑤
	AT&T MOBILITY	A3	NORTH	0°	SBHHI-1065B	-	③ ④ ⑤
	AT&T MOBILITY	A4	NORTH	0°	SBHHI-1065B	-	③ ④ ⑤
K	AT&T MOBILITY	B1	SOUTHEAST	120°	SBHHI-1065B	-	③ ④ ⑤
	AT&T MOBILITY	B2	SOUTHEAST	120°	SBHHI-1065B	-	③ ④ ⑤
	AT&T MOBILITY	B3	SOUTHEAST	120°	SBHHI-1065B	-	③ ④ ⑤
	AT&T MOBILITY	B4	SOUTHEAST	120°	SBHHI-1065B	-	③ ④ ⑤
L	AT&T MOBILITY	C1	SOUTHWEST	240°	SBHHI-1065B	-	③ ④ ⑤
	AT&T MOBILITY	C2	SOUTHWEST	240°	SBHHI-1065B	-	③ ④ ⑤
	AT&T MOBILITY	C3	SOUTHWEST	240°	SBHHI-1065B	-	③ ④ ⑤
	AT&T MOBILITY	C4	SOUTHWEST	240°	SBHHI-1065B	-	③ ④ ⑤

- ⑥ ① & ② NOT USED
- NOTES:
- ① REMOVE AND RELOCATE ANTENNAS AS REQUIRED
 - ② ANTENNAS SHOWN FOR REFERENCES ONLY. NOT PART OF THIS LAND USE APPROVAL
 - ③ PROPOSED ANTENNAS
 - ④ PROPOSED RRH UNITS (1 PER ANTENNA)
 - ⑤ PROPOSED COMBINER (TOTAL OF 6) MOUNTED BEHIND ANTENNA ON PIPE MOUNT
 - ⑥ PROPOSED RRU UNITS (8 PER SECTOR)

KEYED NOTES:

- ① PROPOSED SPRINT ANTENNA MOUNTED BEHIND PROPOSED R.F. TRANSPARENT SCREEN WALL
- ② NOT USED
- ③ RELOCATE EXISTING CRICKET COMMUNICATIONS ANTENNA BEHIND PROPOSED R.F. SCREEN WALL. NOT PART OF THIS LAND USE APPROVAL
- ④ PROPOSED AT&T MOBILITY ANTENNA TO BE MOUNTED BEHIND PROPOSED R.F. SCREEN WALL
- ⑤ EXISTING PROPERTY OWNER ROOFTOP SATELLITE DISH MOUNTED ON A STEEL SKID
- ⑥ EXISTING MECHANICAL SCREEN WALL TO REMAIN
- ⑦ EXISTING FACADE MOUNTED GPS ANTENNA
- ⑧ EXISTING GPS ANTENNA MOUNTED ON EXISTING PENTHOUSE ROOF
- ⑨ NOT USED
- ⑩ EXISTING PENTHOUSE
- ⑪ EXISTING COAXIAL CABLE TRAY ON ROOF TO REMAIN
- ⑫ PROPOSED COAXIAL CABLE TRAY ON ROOF (SHOWN SHADED)
- ⑬ EXISTING COAX CABLE TRAY MOUNTED TO BACK SIDE OF PARAPET WALL TO REMAIN
- ⑭ EXISTING COAXIAL CABLE HATCH
- ⑮ NOT USED
- ⑯ EXISTING ROOFTOP AC UNIT
- ⑰ PROPOSED RRU & RRH UNITS MOUNTED TO PROPOSED ANTENNA MOUNTING PIPE
- ⑱ EXISTING ROOF PAD
- ⑲ EXISTING STAIRS AND RAILING
- ⑳ NOT USED
- ㉑ EXISTING ELECTRICAL CONDUIT
- ㉒ NOT USED
- ㉓ NOT USED
- ㉔ PROPOSED SCREEN WALL SUPPORT BRACES (TYPICAL)
- ㉕ EXISTING COLUMN
- ㉖ EXISTING PARAPET OF EXTERIOR WALL
- ㉗ EXISTING BUILT-UP ROOF MEMBRANE
- ㉘ EXISTING MECHANICAL EQUIPMENT
- ㉙ NOT USED
- ㉚ PROPOSED R.F. TRANSPARENT SCREEN WALL (SHOWN SHADED)
- ㉛ PROPOSED STUCCO-LIKE SCREEN WALL
- ㉜ INSTALL AUTOMATIC CLOSER ON ALL PENTHOUSE EXTERIOR DOORS



ENLARGED ROOF PLAN

SCALE: 1/4" = 1'-0"



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395 CALSBAD VILLAGE DRIVE, SUITE D2
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PREPARED FOR
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10 PRESIDENTIAL WAY
WOBURN, MA 01801

APPROVALS	
R.F.	DATE
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PROJECT NAME
BALBOA BUILDING

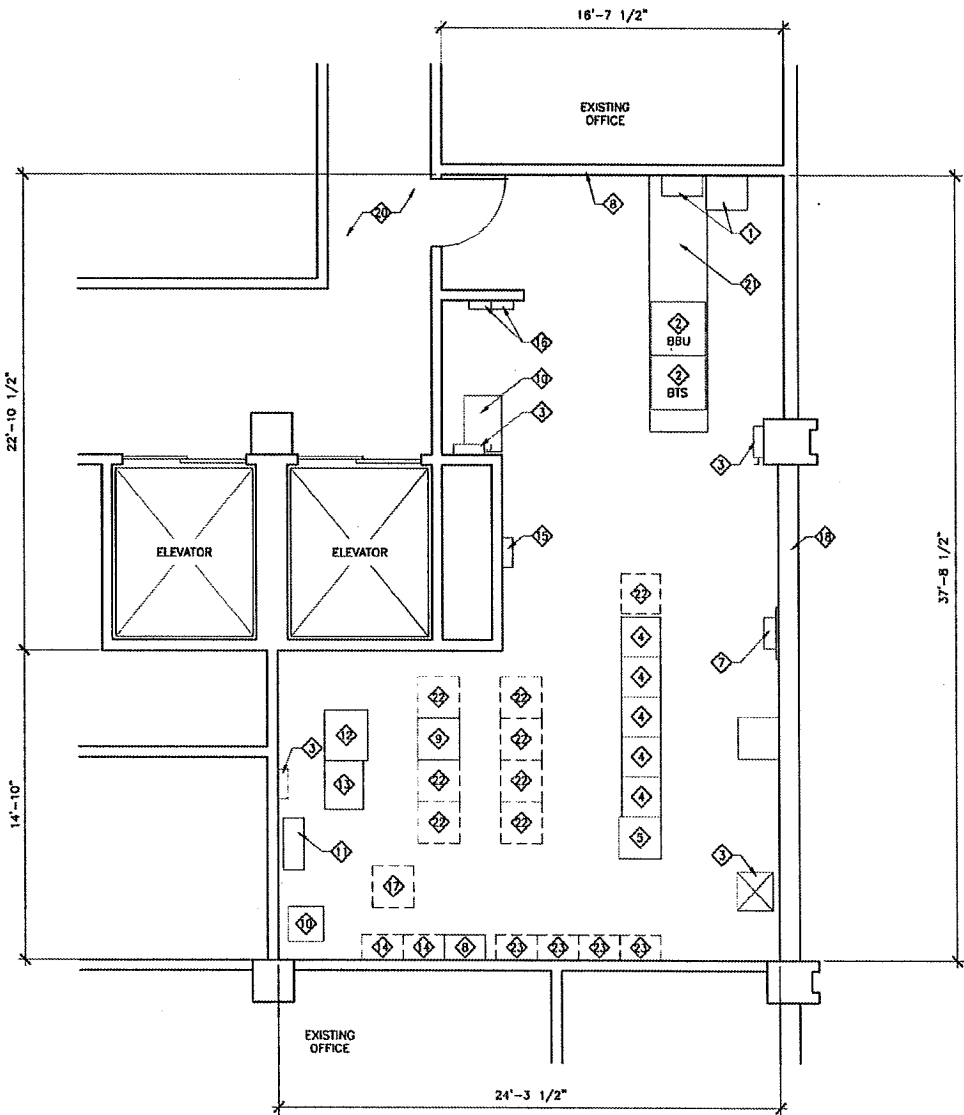
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SAN DIEGO COUNTY

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	(CITY COMMENTS)
	(SPRINT & AT&T MOD.)

SHEET TITLE
**10TH FLOOR PLAN
&
ENLARGED EQUIPMENT
ROOM PLAN**

PROJECTS\AmericanTower\11175

A-3

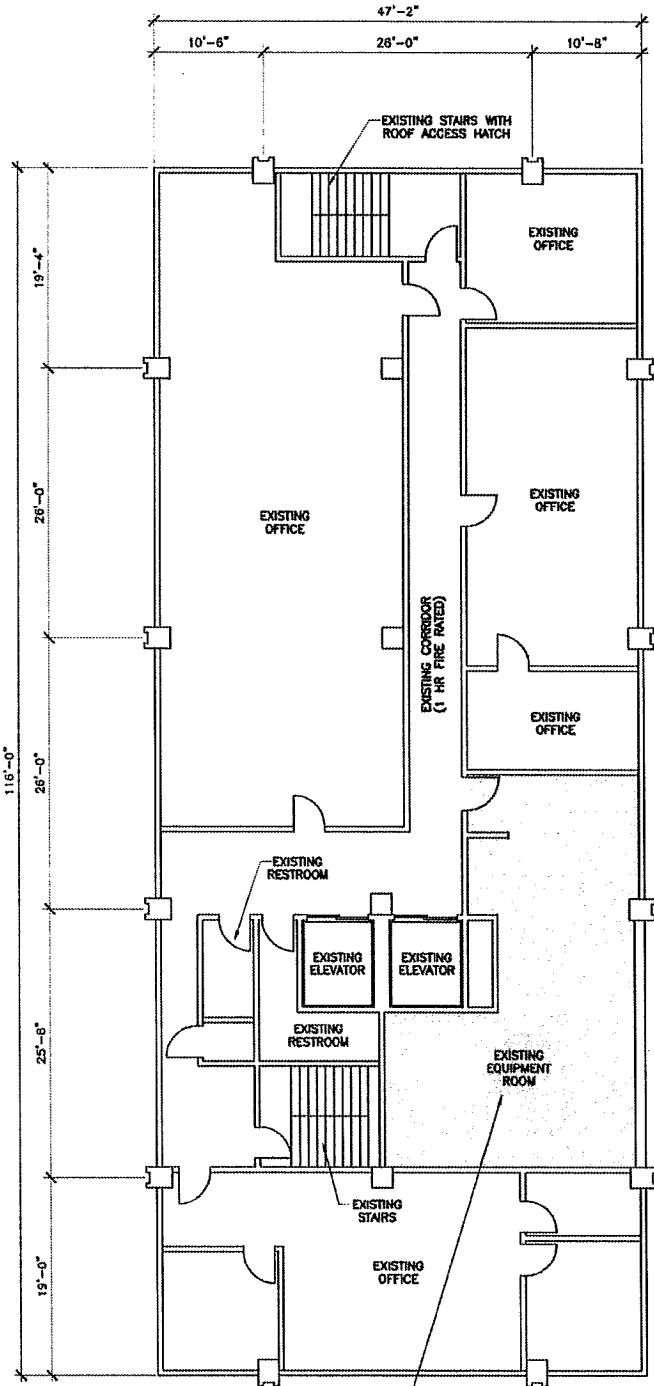


ENLARGED EQUIPMENT ROOM PLAN
SCALE: 1/4" = 1'-0"



KEYED NOTES:

- 1 EXISTING SPRINT WALL MOUNTED TELCO & ELECTRICAL CABINETS
- 2 EXISTING SPRINT EQUIPMENT CABINETS (RETROFIT)
- 3 EXISTING FUSED DISCONNECT SWITCH
- 4 EXISTING SPRINT EQUIPMENT IDEN NETWORK EQUIPMENT
- 5 EXISTING SPRINT BATTERY RACK
- 6 EXISTING MECHANICAL UNIT
- 7 EXISTING SPRINT ELECTRICAL PANEL
- 8 REMOVE EXISTING USA MOBILITY EQUIPMENT RACK
- 9 REMOVE EXISTING USA MOBILITY BATTERY RACK
- 10 EXISTING ELECTRICAL TRANSFORMER
- 11 EXISTING PTC CABINET
- 12 EXISTING CRICKET COMMUNICATIONS EQUIPMENT RACK
- 13 EXISTING CRICKET COMMUNICATIONS BATTERY RACK
- 14 EXISTING EMPTY EQUIPMENT RACK (SHOWN DASHED)
- 15 EXISTING ELECTRICAL PANEL
- 16 EXISTING ELECTRICAL PANEL & MANUAL TRANSFER SWITCH
- 17 EXISTING ROOF HATCH ABOVE (SHOWN DASHED). FIELD VERIFY
- 18 EXISTING EXTERIOR BUILDING WALL
- 19 EXISTING INTERIOR WALL (TYPICAL)
- 20 EXISTING CORRIDOR
- 21 EXISTING PLATFORM
- 22 FUTURE EQUIPMENT CABINET AREA
- 23 FUTURE EQUIPMENT RACKS



EXISTING EQUIPMENT CABINETS ON EXISTING CONCRETE FLOOR OF 10TH FLOOR EQUIPMENT ROOM IN EXISTING BUILDING. SEE THIS SHEET FOR ENLARGED EQUIPMENT ROOM PLAN

10TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



Booth & Suarez
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE SUITE 00
CARLSBAD CA 92008 (760) 434-6474

PREPARED FOR
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10 PRESIDENTIAL WAY
WOBBURN, MA 01801

APPROVALS	
R.F.	DATE
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BALBOA BUILDING

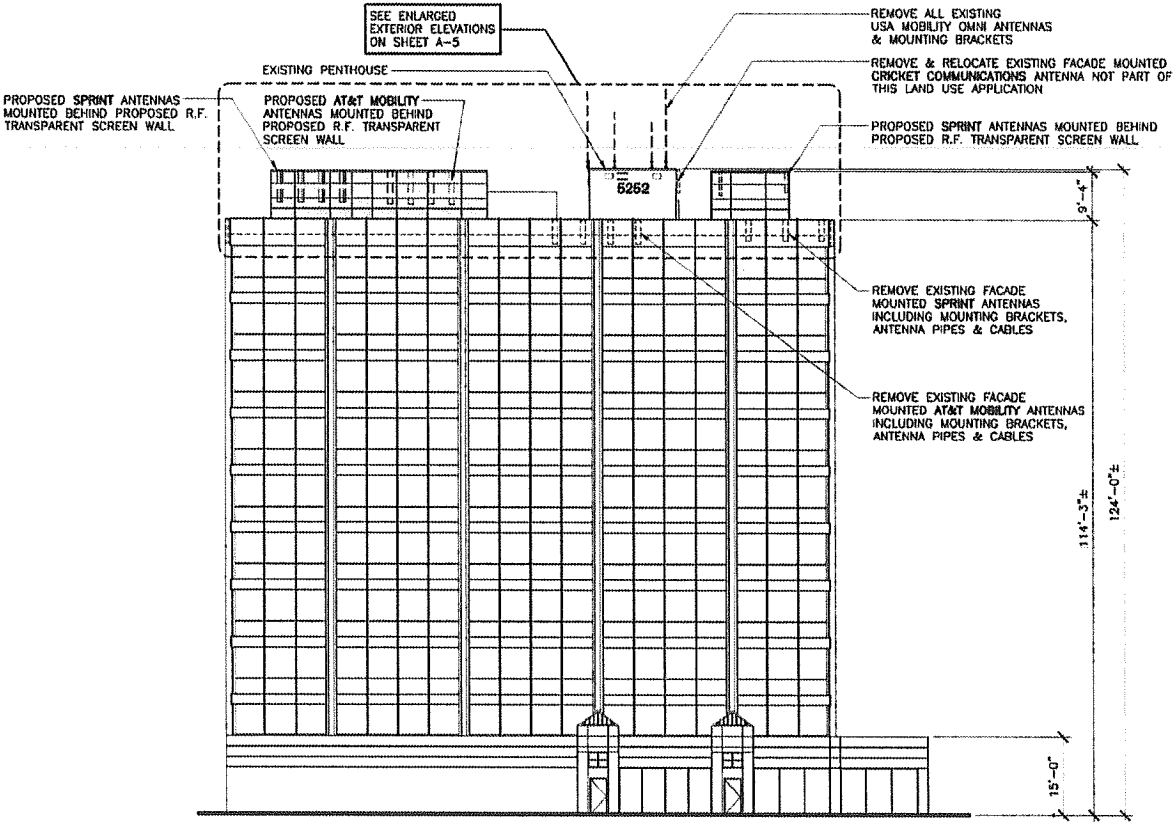
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05/21/12	100% ZD (lab)
12/14/12	REVISED ZD (lab)
	(CITY COMMENTS)
06/17/13	REVISED ZD #2 (al)
06/24/13	REVISED ZD #3 (no)
07/16/13	REVISED ZD #4 (cl)
04/10/14	REVISED ZD #5 (oo)
10/17/14	REVISED ZD #6 (nb)
	(CITY COMMENTS)
	(SPRINT & AT&T MOD.)

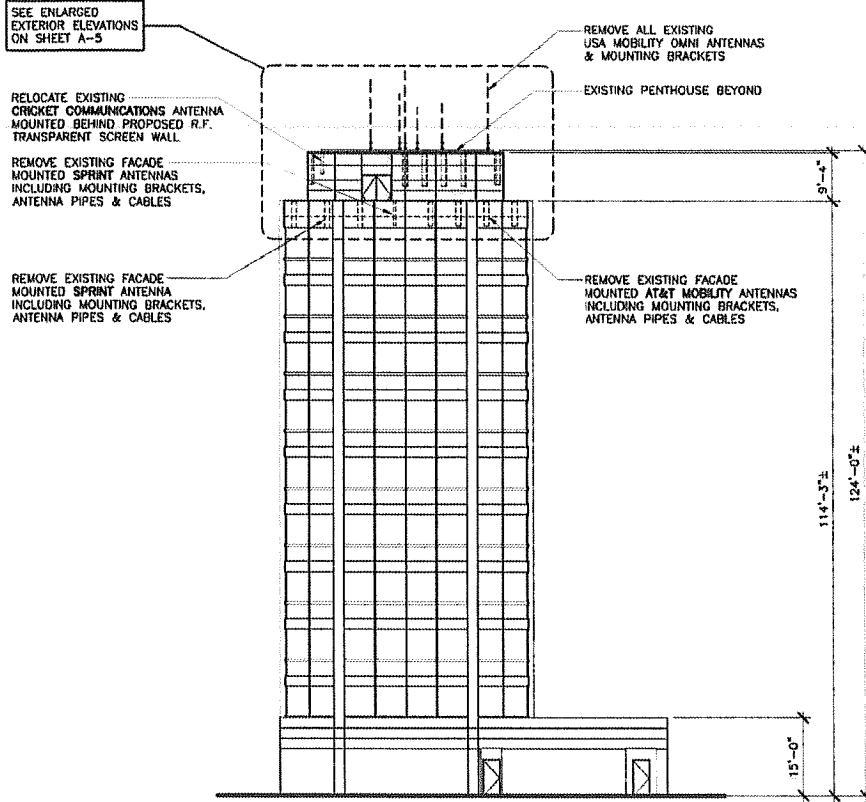
SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

PROJECTS\AmericanTower\11175

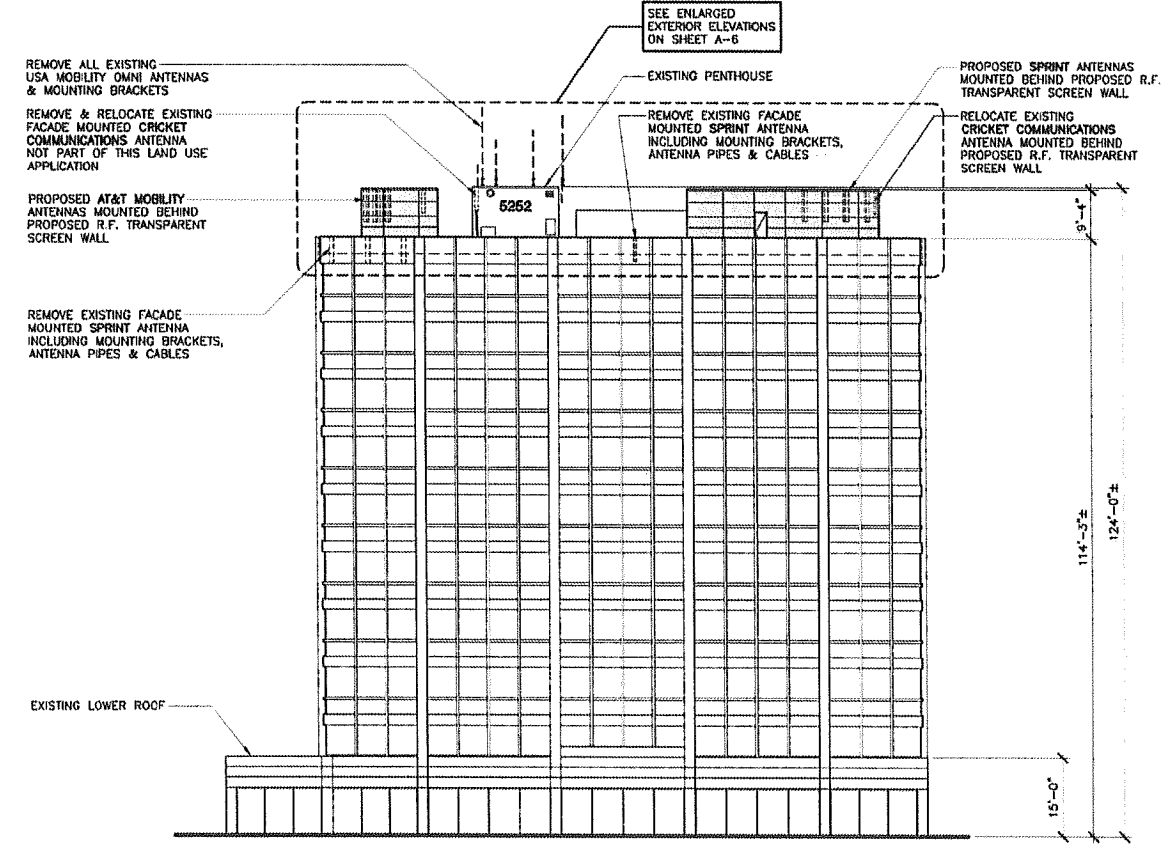
A-4



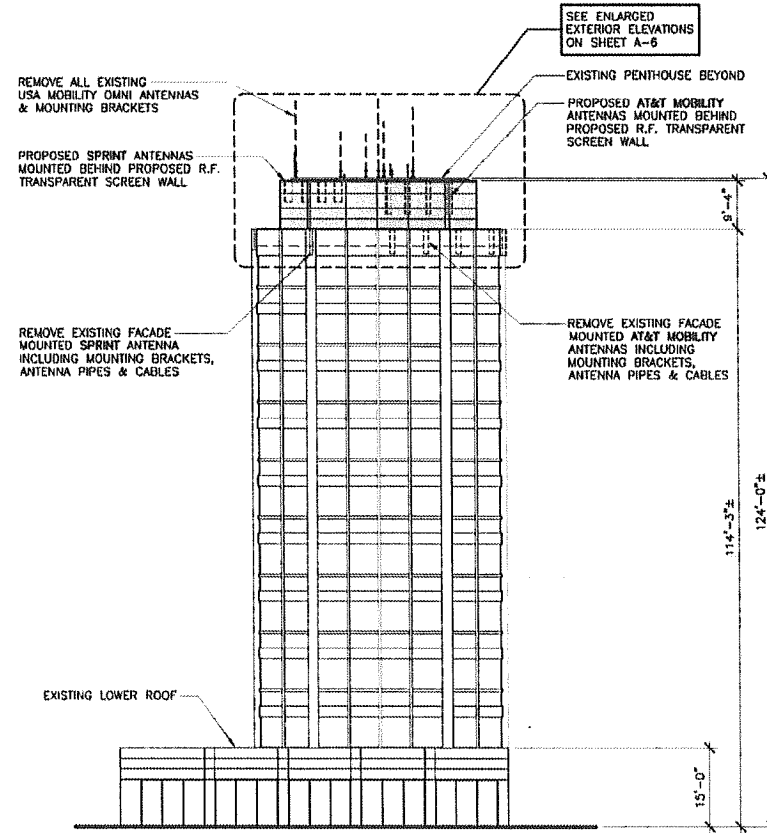
WEST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

Booth & Suarez
ARCHITECTURE INCORPORATED

325 CARLSBAD VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



10 PRESIDENTIAL WAY
WOBURN, MA 01801

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

BALBOA BUILDING

PROJECT NUMBER

#41018

5252 BALBOA AVENUE
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

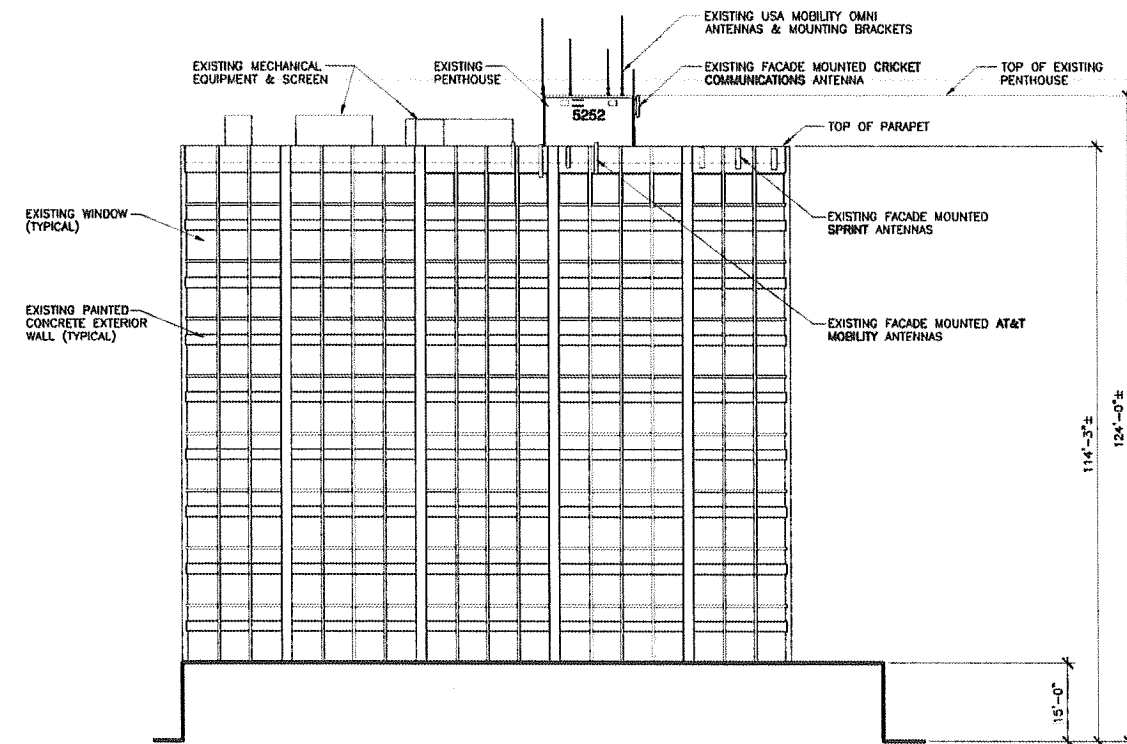
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10/17/14 REVISED ZD #6 (nb)
(CITY COMMENTS)
(SPRINT & AT&T MOD.)

SHEET TITLE

**EXISTING
EXTERIOR ELEVATIONS**

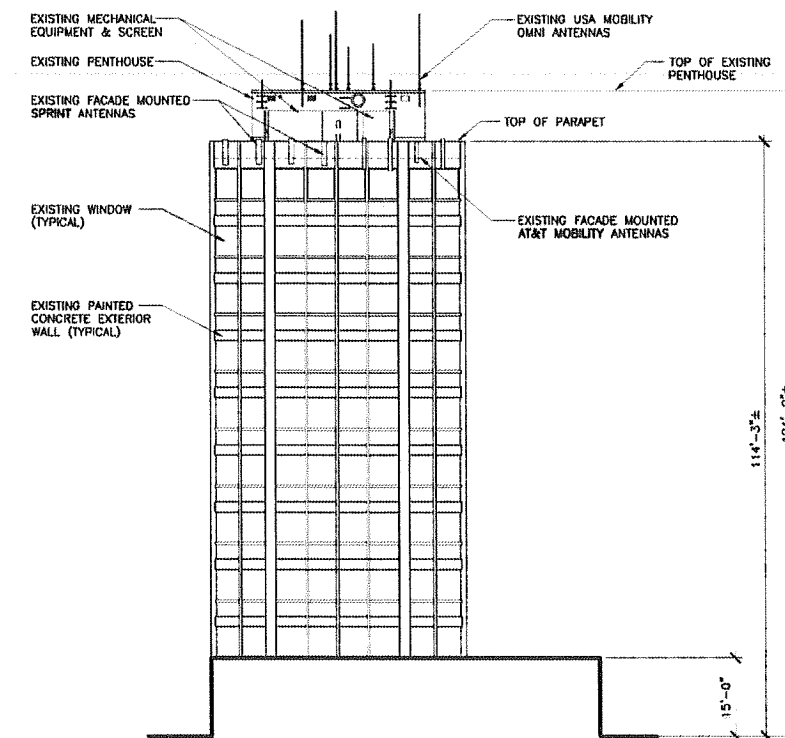
PROJECTS\AmericanTower\11175

A-4.1



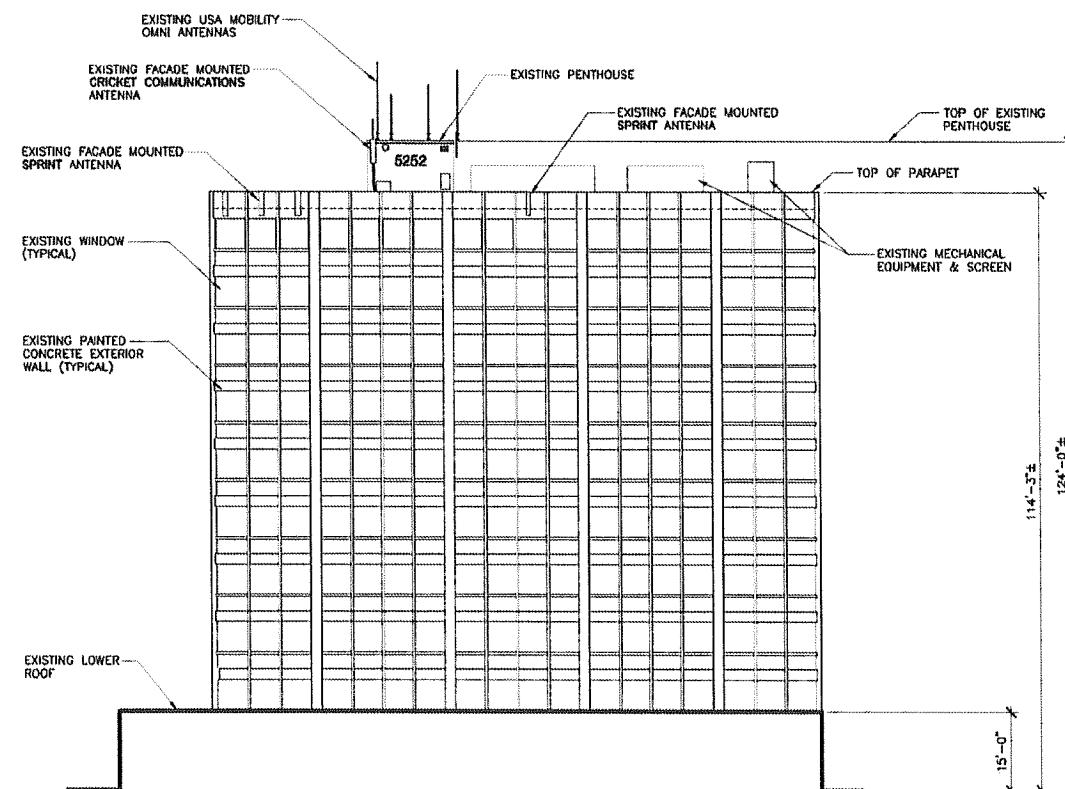
WEST ELEVATION

SCALE: 1/16" = 1'-0"



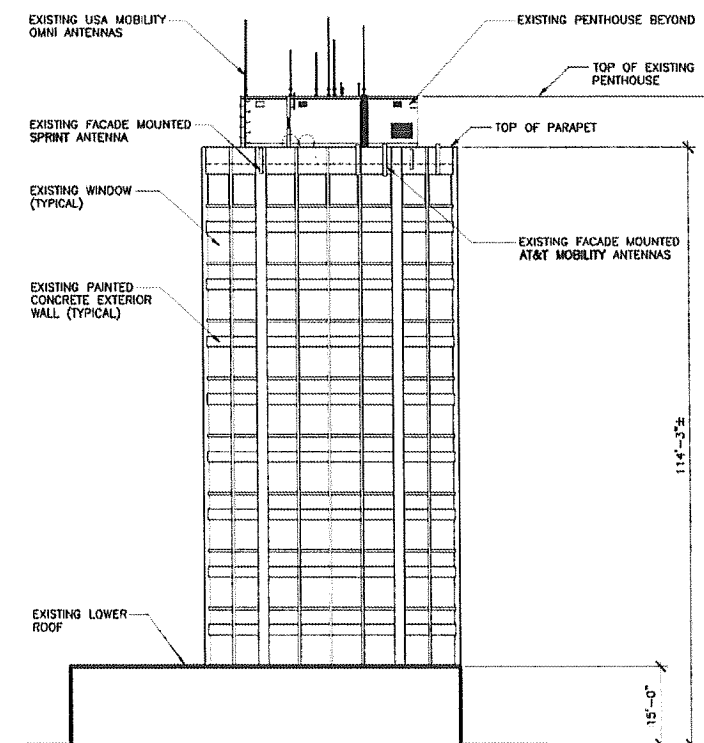
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED

195 CARLSBAD VILLAGE DRIVE SUITE 09
CARLSBAD, CA 92008 (760) 434-8474



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10 PRESIDENTIAL WAY
WOBBURN, MA 01801

APPROVALS

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5252 BALBOA AVENUE
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SAN DIEGO COUNTY

DRAWING DATES

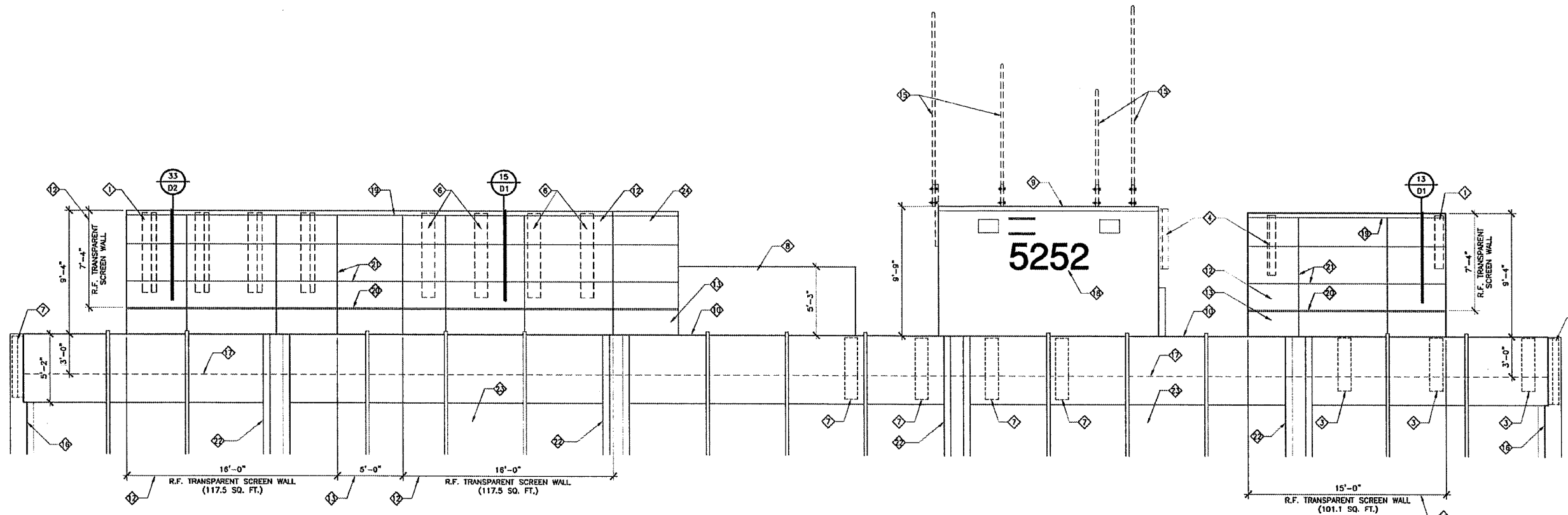
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05/21/12	100% ZD (job)
12/14/12	REVISED ZD (lab)
	(CITY COMMENTS)
06/17/13	REVISED ZD #2 (cl)
06/24/13	REVISED ZD #3 (nc)
07/18/13	REVISED ZD #4 (cl)
04/10/14	REVISED ZD #5 (no)
10/17/14	REVISED ZD #6 (no)
	(CITY COMMENTS)
	(SPRINT & AT&T MOD.)

SHEET TITLE

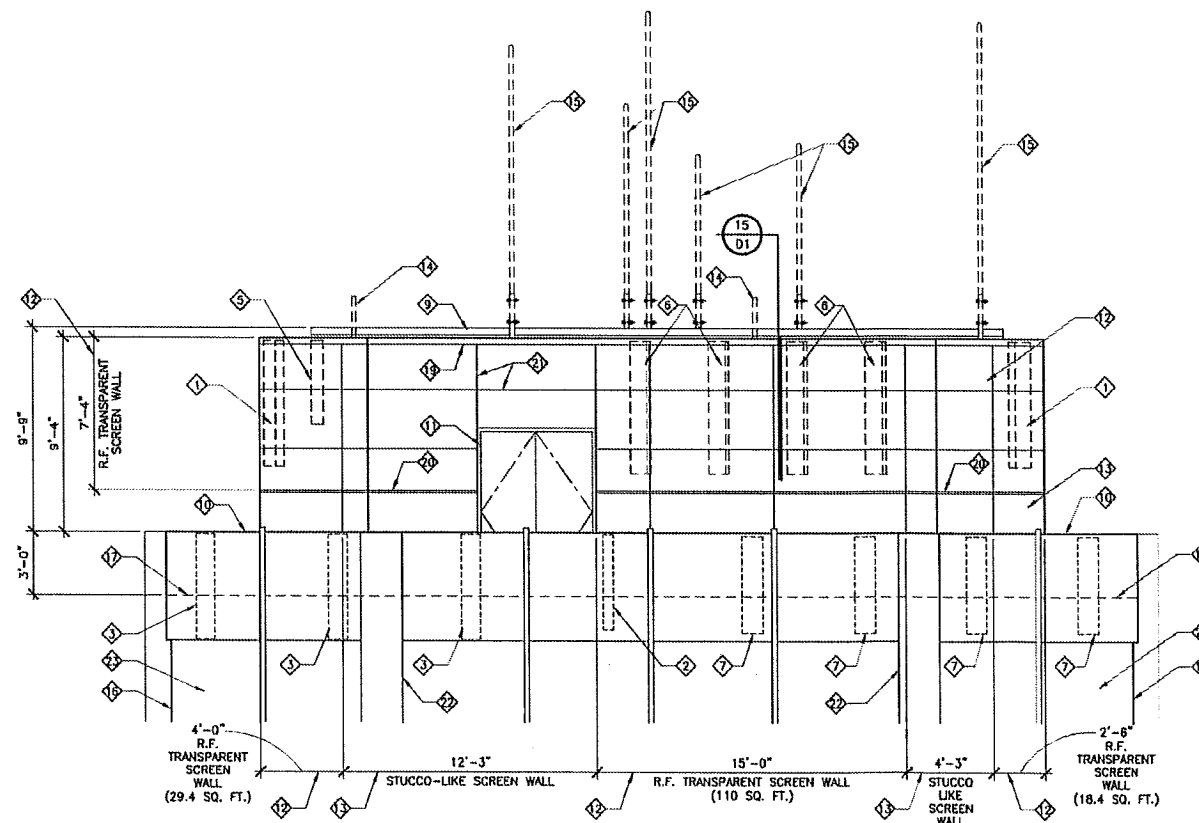
**ENLARGED EXTERIOR
ELEVATIONS**

PROJECTS\AmericanTower\11175

A-5



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES:

- 1 PROPOSED SPRINT ANTENNA MOUNTED BEHIND PROPOSED R.F. TRANSPARENT SCREEN WALL
- 2 REMOVE EXISTING FACADE MOUNTED SPRINT ANTENNAS INCLUDING MOUNTING BRACKETS, ANTENNA PIPES & CABLES
- 3 REMOVE EXISTING FACADE MOUNTED NEXTEL ANTENNAS INCLUDING MOUNTING BRACKETS, ANTENNA PIPES & CABLES
- 4 REMOVE & RELOCATE EXISTING FACADE MOUNTED CRICKET COMMUNICATIONS ANTENNA BEHIND RF SCREEN. NOT PART OF THIS LAND USE APPLICATION.
- 5 RELOCATE EXISTING CRICKET COMMUNICATIONS ANTENNA BEHIND PROPOSED R.F. SCREEN WALL. NOT PART OF THIS LAND USE APPROVAL.
- 6 PROPOSED AT&T MOBILITY ANTENNA TO BE MOUNTED BEHIND PROPOSED R.F. SCREEN WALL
- 7 REMOVE EXISTING FACADE MOUNTED AT&T MOBILITY ANTENNAS INCLUDING MOUNTING BRACKETS, ANTENNA PIPES & CABLES
- 8 EXISTING MECHANICAL SCREEN TO REMAIN
- 9 EXISTING PENTHOUSE
- 10 EXISTING PARAPET OF EXTERIOR WALL
- 11 PROPOSED DOUBLE ACCESS DOORS AT NEW SCREEN WALL
- 12 PROPOSED R.F. TRANSPARENT SCREEN WALL (SHOWN SHADED)
- 13 PROPOSED STUCCO-LIKE SCREEN WALL (1 HR FIRE RATED)
- 14 REMOVE ABANDONED PIPE (TYP. OF 2)
- 15 REMOVE ALL PENTHOUSE OMNI ANTENNAS, MOUNTING BRACKETS & CABLES
- 16 EXISTING EXTERIOR BUILDING WALL
- 17 EXISTING ROOF LINE BEYOND PARAPET (SHOWN DASHED)
- 18 EXISTING ADDRESS SIGN
- 19 4" DECORATIVE R.F. TRANSPARENT WALL CAP
- 20 PROPOSED SCREED JOINT
- 21 PROPOSED HORIZONTAL AND VERTICAL PAINTED DECORATIVE LINE 1" WIDE MINIMUM
- 22 EXISTING COLUMN
- 23 EXISTING WINDOW
- 24 EXISTING MECHANICAL SCREEN WALL TO BE RESURFACED TO MATCH PROPOSED SCREEN WALL

Booth & Suarez
ARCHITECTURE INCORPORATED

325 CARLSBAD VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



10 PRESIDENTIAL WAY
WOBURN, MA 01801

APPROVALS

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CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

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SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

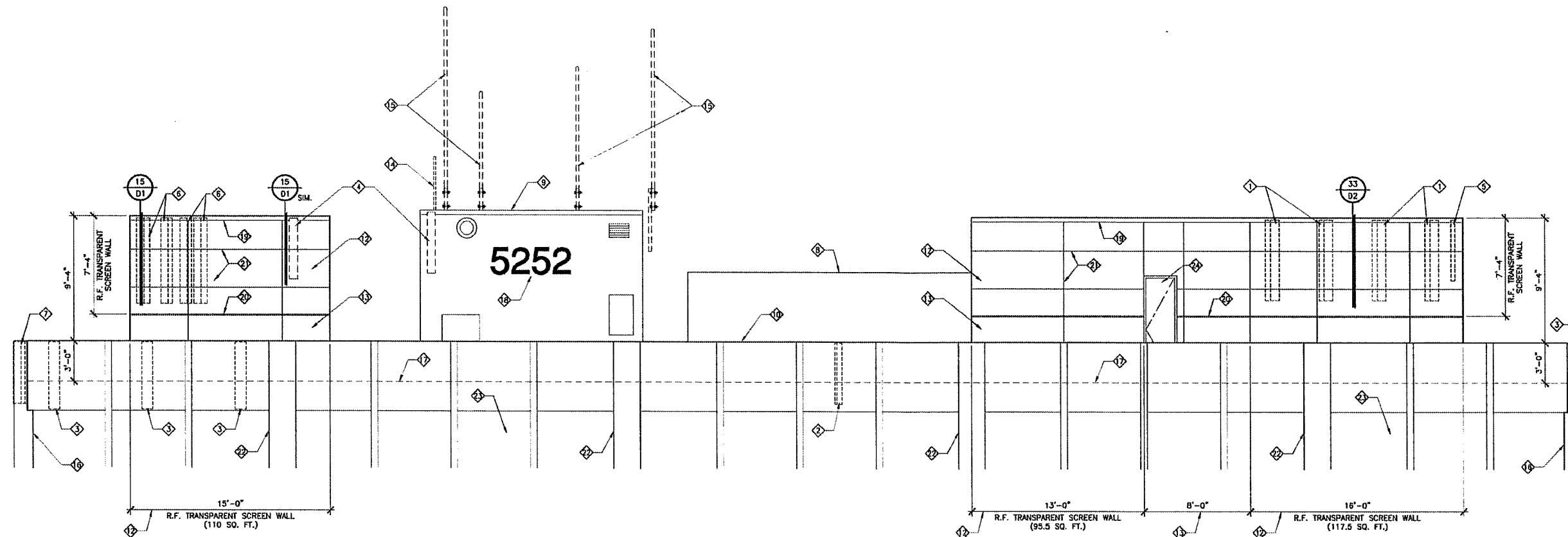
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05/21/12	100% ZD (job)
12/14/12	REVISED ZD (job)
	(CITY COMMENTS)
08/17/13	REVISED ZD #2 (el)
08/24/13	REVISED ZD #3 (no)
07/16/13	REVISED ZD #4 (el)
04/10/14	REVISED ZD #5 (no)
10/17/14	REVISED ZD #6 (nb)
	(CITY COMMENTS)
	(SPRINT & AT&T MOD.)

SHEET TITLE

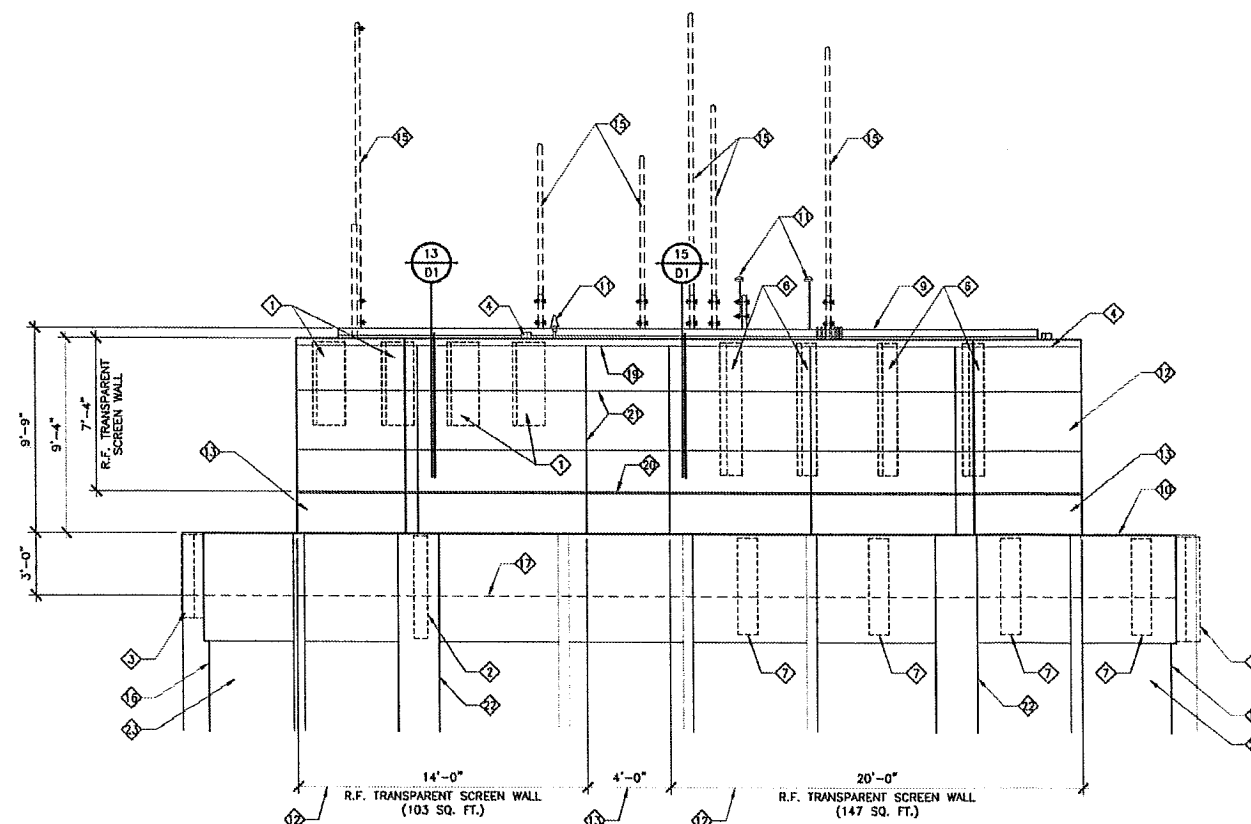
**ENLARGED EXTERIOR
ELEVATIONS**

PROJECTS\AmericanTower\11175

A-6



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES:

- 1 PROPOSED SPRINT ANTENNA MOUNTED BEHIND PROPOSED R.F. TRANSPARENT SCREEN WALL
- 2 REMOVE EXISTING FACADE MOUNTED SPRINT ANTENNAS INCLUDING MOUNTING BRACKETS, ANTENNA PIPES & CABLES
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- 4 REMOVE & RELOCATE EXISTING FACADE MOUNTED CRICKET COMMUNICATIONS ANTENNA BEHIND RF SCREEN. NOT PART OF THIS LAND USE APPLICATION.
- 5 RELOCATE EXISTING CRICKET COMMUNICATIONS ANTENNA BEHIND PROPOSED R.F. SCREEN WALL. NOT PART OF THIS LAND USE APPROVAL
- 6 PROPOSED AT&T MOBILITY ANTENNA TO BE MOUNTED BEHIND PROPOSED R.F. SCREEN WALL
- 7 REMOVE EXISTING FACADE MOUNTED AT&T MOBILITY ANTENNAS INCLUDING MOUNTING BRACKETS, ANTENNA PIPES & CABLES
- 8 EXISTING MECHANICAL SCREEN TO REMAIN
- 9 EXISTING PENTHOUSE
- 10 EXISTING PARAPET OF EXTERIOR WALL
- 11 EXISTING GPS ANTENNAS TO REMAIN
- 12 PROPOSED R.F. TRANSPARENT SCREEN WALL (SHOWN SHADED)
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- 16 EXISTING EXTERIOR BUILDING WALL
- 17 EXISTING ROOF LINE BEYOND PARAPET (SHOWN DASHED)
- 18 EXISTING ADDRESS SIGN
- 19 4" DECORATIVE R.F. TRANSPARENT WALL CAP
- 20 PROPOSED SCREED JOINT
- 21 PROPOSED HORIZONTAL AND VERTICAL PAINTED DECORATIVE LINE 1" WIDE MINIMUM
- 22 EXISTING COLUMN
- 23 EXISTING WINDOW
- 24 PROPOSED ACCESS DOOR AT NEW SCREEN WALL

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
AMERICANTOWER CORPORATION
10 PRESIDENTIAL WAY
WOBURN, MA 01801

APPROVALS

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5252 BALBOA AVENUE
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

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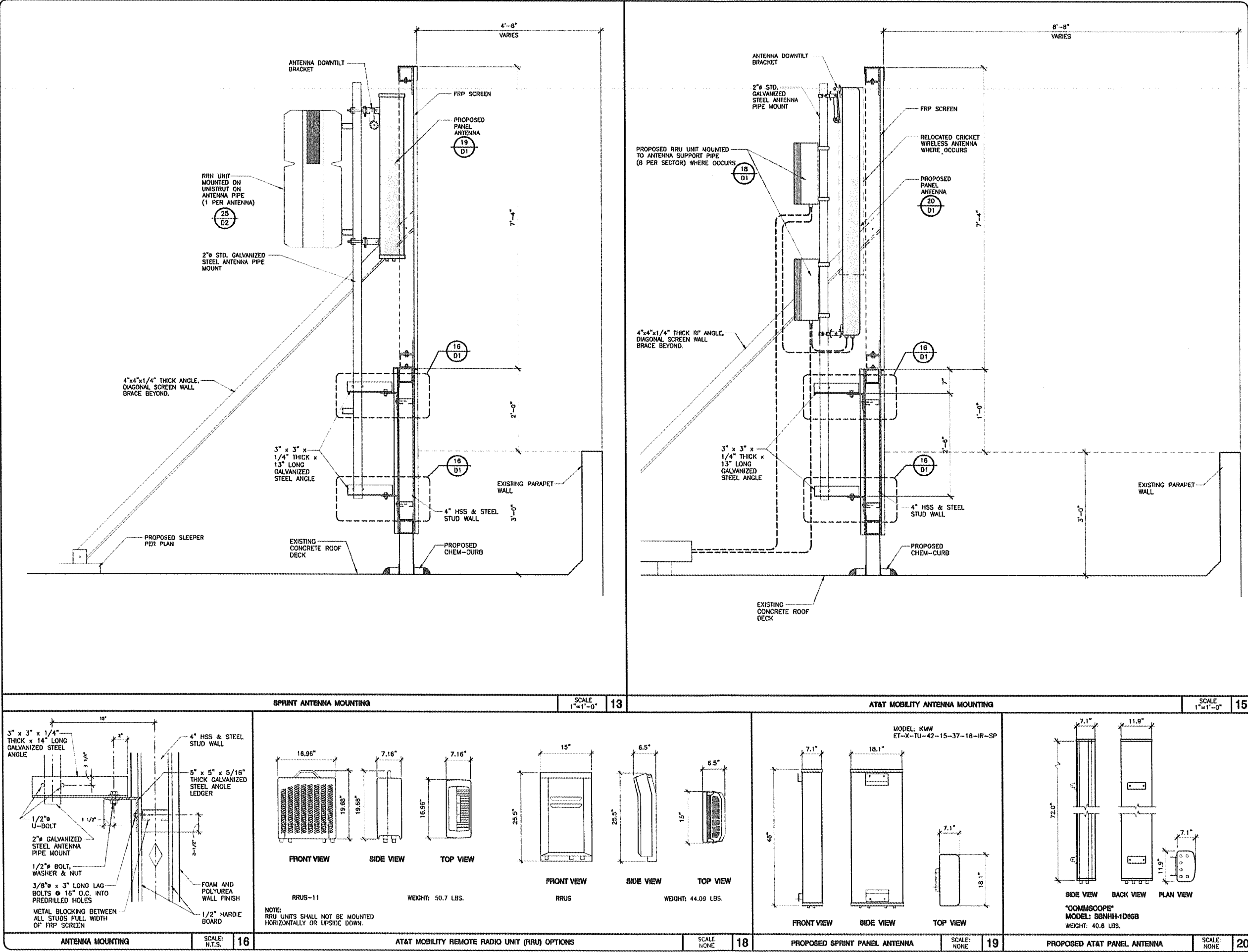
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	(CITY COMMENTS)
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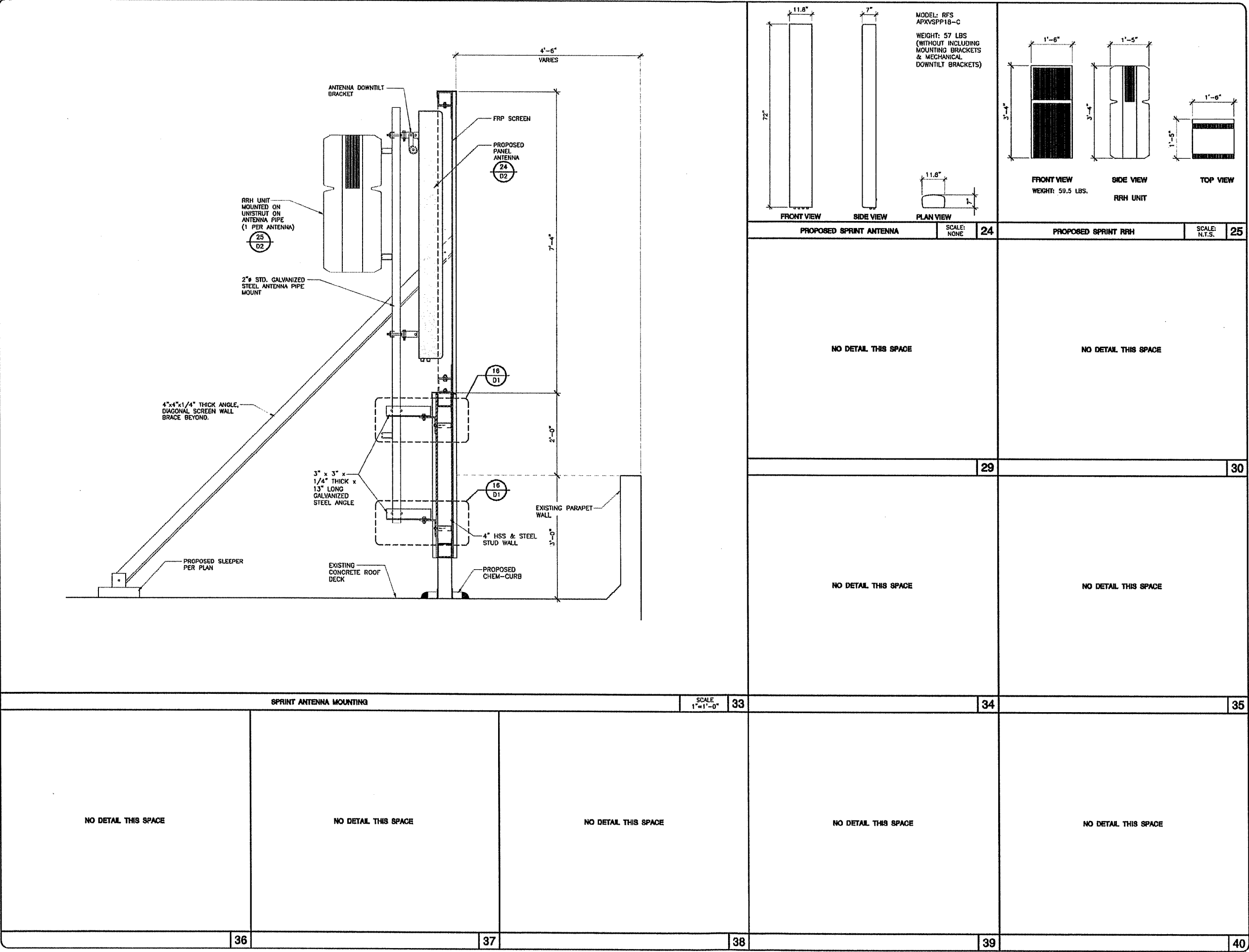
SHEET TITLE

DETAILS

PROJECTS\AmericanTower\11175

D-1





PREPARED FOR

AMERICANTOWER CORPORATION

10 PRESIDENTIAL WAY
WOBURN, MA 01801

APPROVALS

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07/16/13	REVISED ZD #4 (al)
04/10/14	REVISED ZD #5 (so)
10/17/14	REVISED ZD #6 (nb)
	(CITY COMMENTS)
	(SPRINT & AT&T MOD.)

SHEET TITLE

DETAILS

PROJECTS\AmericanTower\11175

BOOTH & SUAREZ
ARCHITECTURE PLANNING

WILLIAM H. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4631, CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



10 PRESIDENTIAL WAY
WOBURN, MA 01801

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5252 BALBOA AVENUE
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

02/01/12 TOPOGRAPHIC SURVEY

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT

PREPARED BY:
ORDER NO.:
DATE:

Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 18116, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON SEPTEMBER 18, 1998 AS FILE NO. 1998-0396726 OF OFFICIAL RECORDS.

Assessor's Parcel No.

361-661-17-00

Easements

NOT AVAILABLE

Geographic Coordinates at Center of Sectors

1983 DATUM: LATITUDE 32°49'10.05"N LONGITUDE 117°10'59.49"W

ELEVATION = 366.1 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Date of Survey

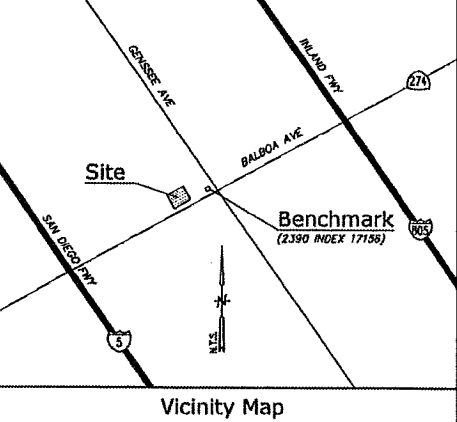
SEPTEMBER 14, 2011

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

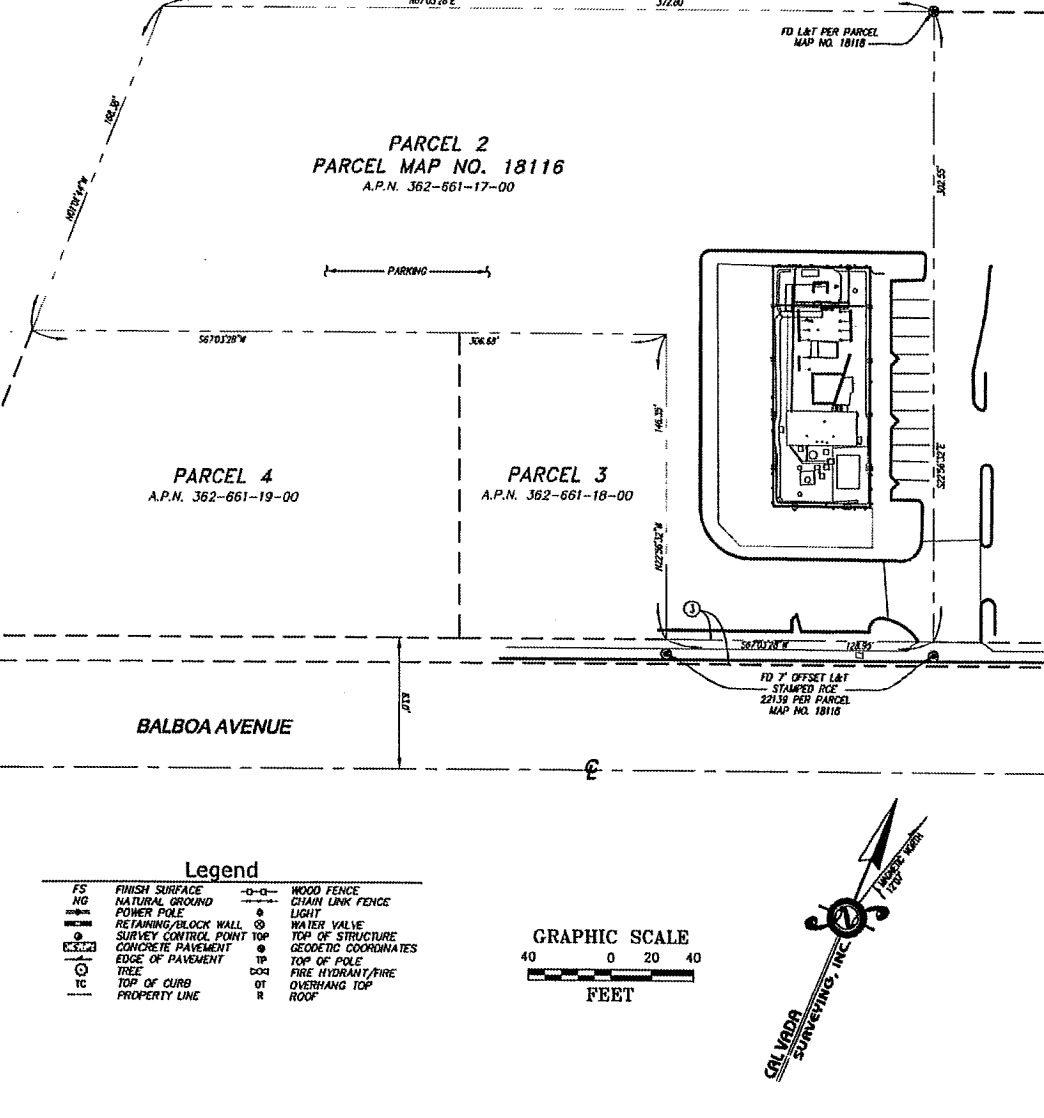
Bench Mark

THE CITY OF SAN DIEGO BENCH MARK LOCATED ON THE SOUTHWEST CORNER OF BALBOA AVENUE AND ALFAN DR (2390 INDEX 17156), ELEVATION = 358.27 FEET (NGVD 29).



Boundary Detail

SCALE: 1"=40'



Roof Detail

SCALE: 1"=10'

