



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 2, 2015 REPORT NO. PC-15-038

ATTENTION: Planning Commission, Agenda of April 9, 2015

SUBJECT: AT&T MOBILITY SCRIPPS
PROJECT NO. 387497, PROCESS FOUR

OWNER/
APPLICANT: GEM UNIVERSITY PACIFIC, LLC
AT&T MOBILITY

SUMMARY

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

Staff Recommendation(s): APPROVE Planned Development Permit No. 1426944.

Community Planning Group Recommendation: On January 13, 2015, the University Community Planning Group voted 16-0-1 to recommend approval of this project (Attachment 11).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 13, 2015, and the opportunity to appeal that determination ended February 27, 2015 (Attachment 7).

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project is located on an existing commercial building with multiple rooftop Wireless Communication Facilities including Sprint Nextel, T-Mobile, and AT&T Mobility. AT&T Mobility obtained this WCF from GTE in the late 1990s. The WCF was originally approved under Permit No. 91-0303-10 for a total of twelve antennas facade mounted on the parapet with the associated equipment housed inside an interior space on January 22, 1992. This site has been selected as a candidate to be part of AT&T's 4G LTE (Long Term Evolution) upgrade. The improvements will allow AT&T to distribute improved data quality as well as voice reliability to the surrounding area (Attachment 14). The proposed modification requires a permit amendment, resulting in a new Planned Development Permit application to be reviewed under the current City regulations.

DISCUSSION

Project Description: The proposed AT&T modification includes a total of twelve (12) replacement Long Term Evolution (LTE) antennas. A total of eight (8) antennas will operate inside an existing cupola. The height of this existing cupola will be extended to fully conceal the replacement LTE antennas from the public right-of-way. Portions of this cupola will be replaced with Fiberglass Reinforced Panel (FRP) material to allow the antennas to operate without any potential interference. The FRP screening will be painted and designed to match the existing cupola and will result in minimum visual impact (Attachment 9). Additionally, AT&T will also be extending an existing rooftop parapet to fully conceal the remaining four (4) antennas behind FRP panels, also designed to match the existing parapet. As a result of these modifications, all three (3) sectors of antennas will be fully concealed from the public right-of-way. The equipment associated with this modification will occur inside the existing building, again not visible to the public.

Wireless Communication Facility(WCF) Regulation: The project is located within the CO-1-2 zone with a 60-ft height limitation. The overall height of the building including the cupola modification would be at 82-feet, thus exceeding the maximum height allowed in the CO-1-2 zone, thus requiring a Planned Development Permit (PDP) for the proposed deviation. After thoroughly reviewing this project, staff has determined that this WCF has been designed to comply with City of San Diego Municipal Code.

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

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

General Plan: The General Plan, Section UD-A.15, states that WCF should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The AT&T Mobility WCF design consists of twelve antennas fully concealed behind FRP screens. As illustrated on the photosimulation, the design of the extended rooftop cupola and parapet is consistent with other similar rooftop elements. The associated equipment is located inside the existing building. The rooftop cupola and parapet would blend in with other similar structures and would be minimally visible.

Conclusion: The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations from the CO-I-2 zone and the Wireless Communication Facilities regulations Section 141.0420 except for the requested height deviation. The project as proposed, is requesting a height deviation to exceed the 60-foot height limit. This deviation can be supported by staff as a result of the creative design employed by the applicant. With the fully stealth design, neither the antennas, nor the equipment will be visible. Therefore, staff supports the University Planning Group's recommendation to support the proposed AT&T Mobility project. In conclusion, Staff recommends that the Planning Commission approve Planned Development Permit No. 1426944.

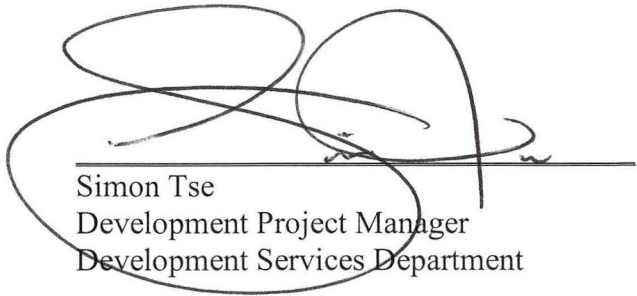
ALTERNATIVE

1. **Approve** Planned Development Permit No. 1426944, **with modifications.**
2. **Deny** Planned Development Permit No. 1426944, **if the Planning Commission makes written 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

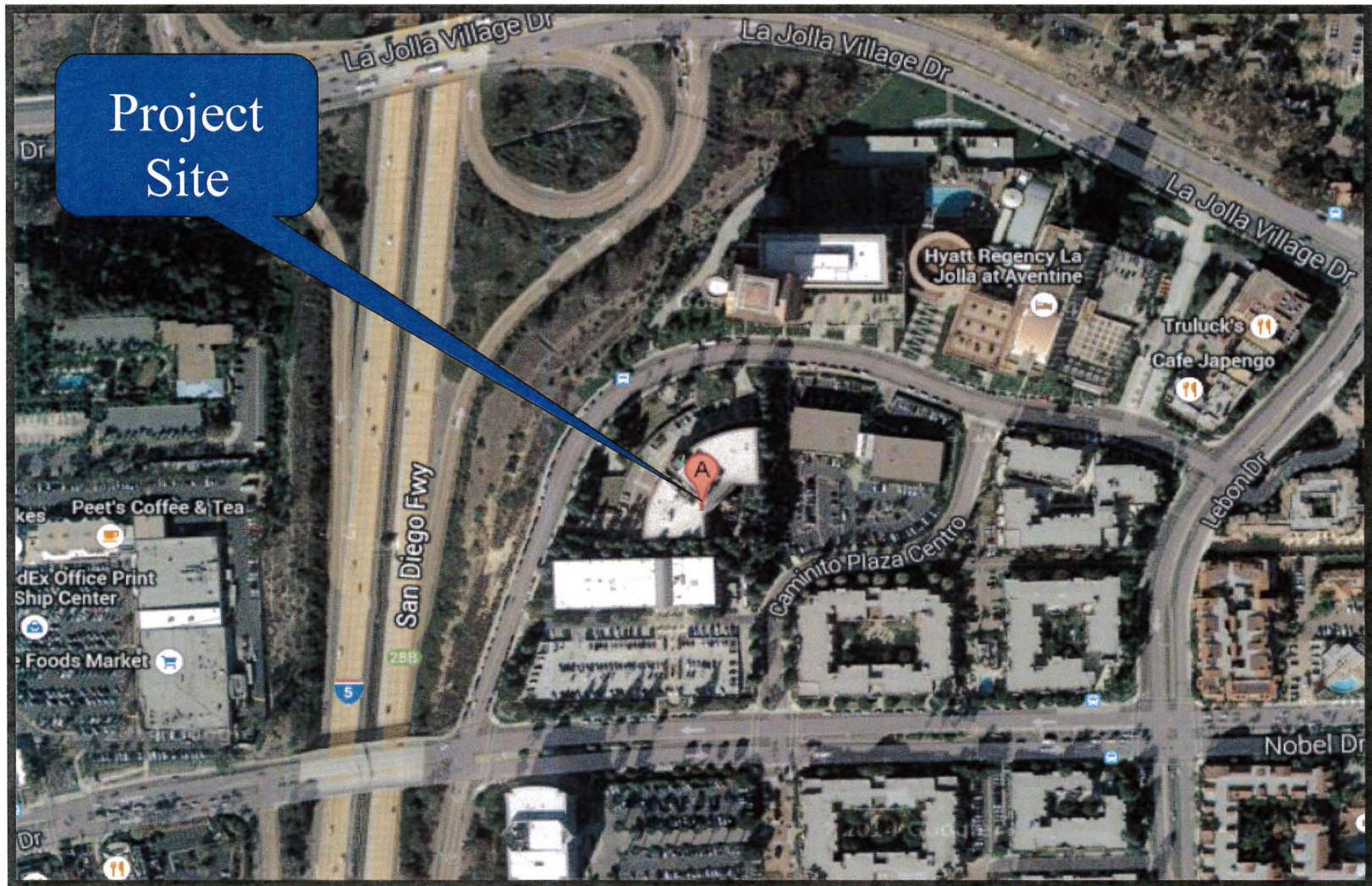


Simon Tse
Development Project Manager
Development Services Department

Attachments:

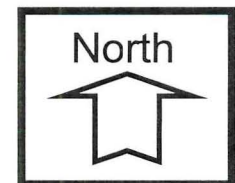
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions

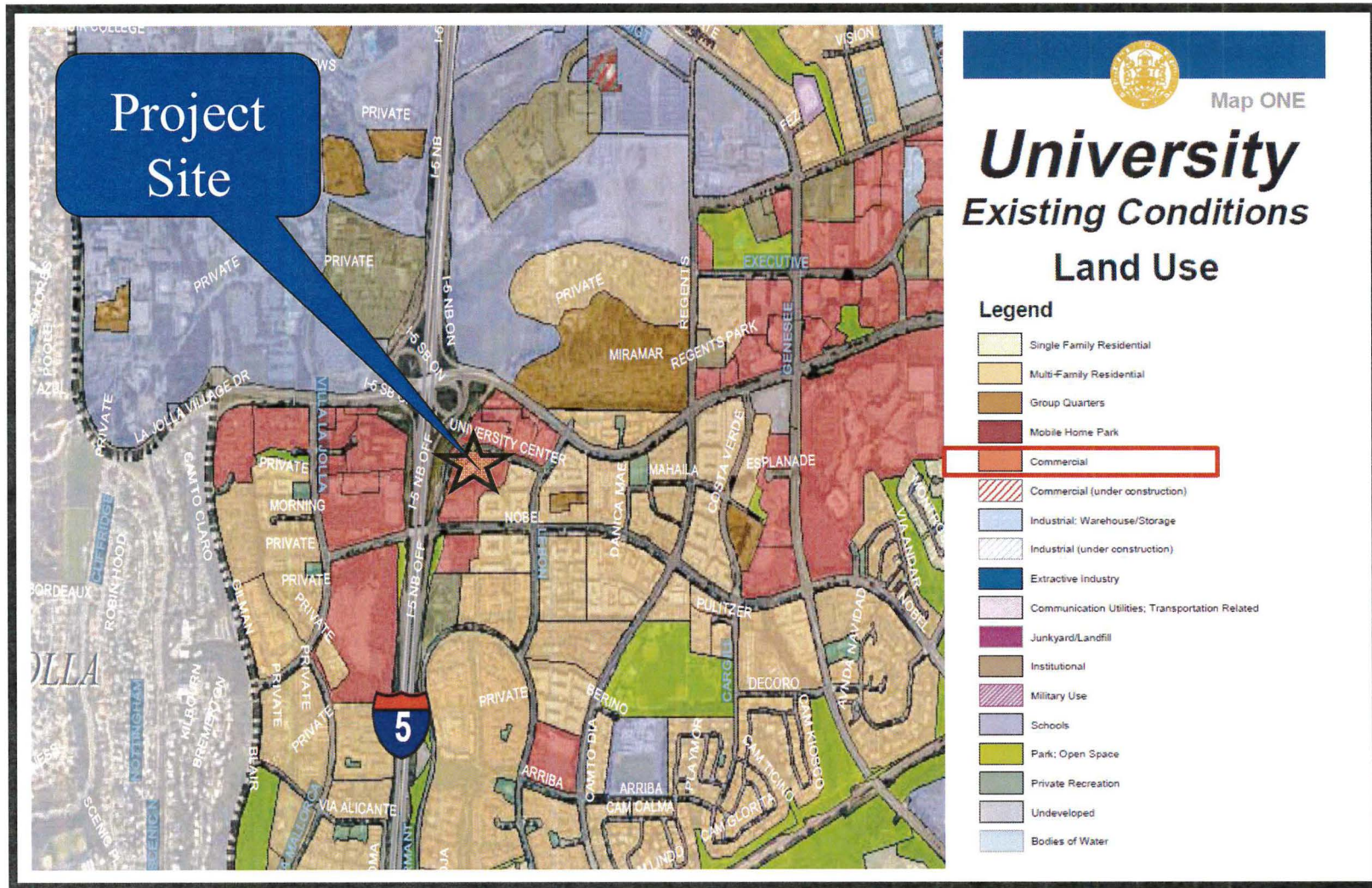
7. Environmental Exemption
8. Project Site Plan(s)
9. Project Photosimulation
10. Project Photo Survey
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Technical Analysis



Aerial Map (University)

AT&T Mobility Scripps - Project No. 387497
8899 University Center Lane, San Diego, CA 92122



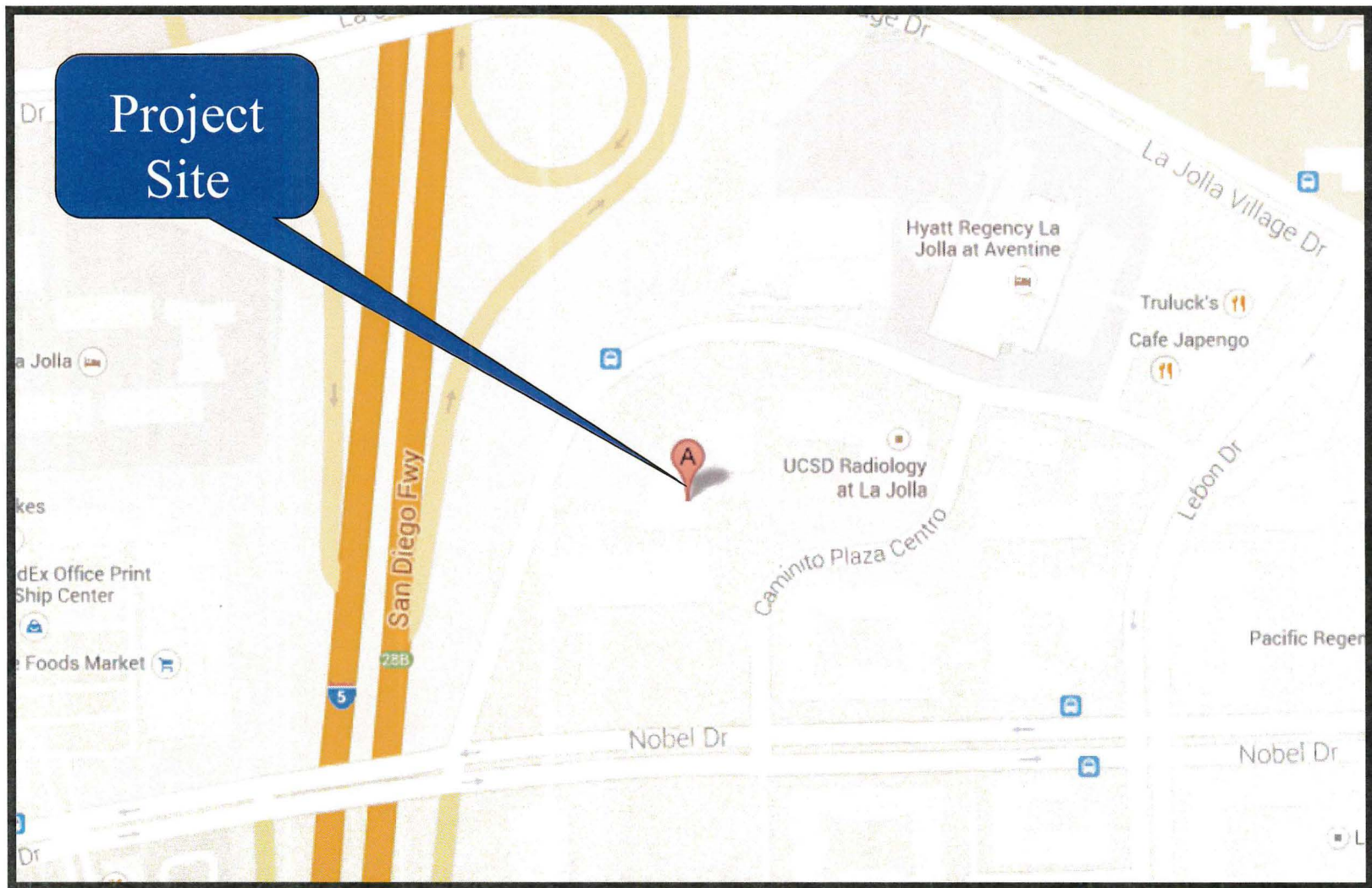


Community Land Use Map (University)

AT&T Mobility Scripps - Project No. 387497

8899 University Center Lane, San Diego, CA 92122





Location Map (University)

AT&T Mobility Scripps - Project No. 387497

8899 University Center Lane, San Diego, CA 92122



PROJECT DATA SHEET

PROJECT NAME:	AT&T Mobility Scripps	
PROJECT DESCRIPTION:	A modification of an existing Wireless Communication Facility consisting of twelve antennas concealed behind the modified cupola and parapet using Fiberglass Reinforced Panel materials, painted and textured to match the existing building. The equipment associated with this project is located inside the building, not visible to the public. The project requires a Planned Development Permit, Process 4, Planning Commission hearing to exceed the 60-ft height limitation.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>(CO-1-2) ZONING INFORMATION:</u>		
Height Limit:	60-feet	Proposed: 82-feet (Currently 81-feet)
Front Setback:	10-feet	No change
Side Setback:	10-feet	No change
Rear Setback:	10-feet	No change
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	CO-1-2	Commercial Building
SOUTH:	CO-1-2	Commercial Building
EAST:	CO-1-2	Commercial Building
WEST:	CO-1-2	Interstate 5
DEVIATIONS OR VARIANCES REQUESTED:	The project proposes to exceed to the 60-foot height limit.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 13, 2015, the University Community Planning Group voted 16-0-1 to recommend approval of this project (Attachment 11).	

**PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
PLANNED DEVELOPMENT PERMIT NO. 1426944
AT&T MOBILITY SCRIPPS
PTS NO. 387497**

WHEREAS, **GEM UNIVERSITY PACIFIC, LLC**, Owner, and **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) consisting of eight antennas concealed inside a modify cupola and four antennas located behind the parapet wall utilizing Fiberglass Reinforced Panel (FRP) screening for a total of twelve replacement panel antennas. The equipment associated with this project is concealed inside the building, not visible to the public as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1426944;

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

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

WHEREAS, on April 9, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1426944 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

WHEREAS, on February 13, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated April 9, 2015.

FINDINGS:

Findings for all Planned Development Permits

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

The University Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The site is designated for commercial use in the University Community

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

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

The project consists of twelve replacement antennas concealed behind a parapet and a cupola using Fiberglass Reinforced Panel materials, painted and textured to match the existing building. As a result of this modification, the existing AT&T coverage and capacity will improve for the current and future subscribers. Additionally, the project will result in a complete stealth design, concealing the existing exposed AT&T antennas from public views. The equipment associated with this project will continue to operate inside the existing building, not visible to the public.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) on February 13, 2015. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvements plans will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing, and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." AT&T Mobility submitted an RF Report, which concluded that the project complies with the FCC's RF Standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

3. The proposed development will comply with the regulations of the Land Development Code including any 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 project consists of twelve replacement antennas concealed behind a parapet and a cupola using Fiberglass Reinforced Panel materials, painted and textured to match the existing building. As a result of this modification, the existing AT&T coverage and capacity will improve for current and

future subscribers. Additionally, the project will result in a complete stealth design, concealing the existing exposed AT&T antennas from public views. The equipment associated with this project will continue to operate inside the existing building, not visible to the public.

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

The proposed cupola and parapet modification would fully conceal all twelve AT&T panel antennas minimizing all visual impacts to and from the facility. This unique and creative concealment design, allows AT&T Mobility to further improve their voice and data coverage to the surrounding area. To comply with the height requirement for the CO-1-2 zone, potential solutions would include façade mounted antennas and/or locating other structures at or below 60 feet, which could present visual issues.

AT&T is proposing this design to achieve a stealth appearance and to preserve a bulk and scale design that is appropriate for this building. This WCF design would fully conceal the existing exposed antennas inside both the cupola and parapet structures and would be a more desirable design as opposed to façade mounted antennas. Such installation is discouraged when a design such as the one AT&T Mobility is proposing, can be accomplished to fully conceal the antennas without increasing visual impacts to the site. Therefore, the deviation to exceed the maximum allowable height of 60-feet would result in a completely concealed project, and a more desirable project than would be achieved if designed in strict conformance with the development regulations of the CO-1-2 zone and Municipal Code Section 141.0420.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1426944 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 1426944 copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: April 9, 2015

SAP No: 24005093

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

WHEN RECORDED MAIL TO

**PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005093

**PLANNED DEVELOPMENT PERMIT NO. 1426944
AT&T MOBILITY SCRIPPS PTS 387497
PLANNING COMMISSION**

This Planned Development Permit No. 1426944 is granted by the Planning Commission of the City of San Diego to **GEM UNIVERSITY PACIFIC, LLC**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 6 and Chapter 12 and LDC 141.0420 of the Wireless Communication Facilities regulations. The site is located at 8899 University Center Lane in the CO-1-2 zone of the University Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 13999, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on October 29, 1985.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 9, 2015, on file in the Development Services Department.

The project shall include:

- a. A Modification to an existing Wireless Communication Facility (WCF) consisting of eight antennas concealed inside a modified cupola and four antennas located inside the parapet wall behind Fiberglass Reinforced Panel (FRP) screening for a total of twelve replacement panel antennas. The equipment associated with this project is concealed inside the building, not visible to the public; and
- b. Installation of twenty-four Remote Radio Units and five Surge Suppressors located with the antennas in the cupola and behind the parapet wall; and

- c. 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 **April 23, 2018**.
2. The Owner/Permittee shall notify the City prior to the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

12. The project complies with the Wireless Communication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to the condition(s) set forth in this permit unless the site is removed and restored to its

original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

13. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

14. 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.

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

16. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans.

17. No overhead cabling is allowed for this project.

18. The Owner/Permittee shall have antennas located on the WCF up to the sizes shown on the stamped approved plans as listed here. If the antennas are smaller than the approved size (length, width, or height), the antennas must be completely concealed behind the approved fiberglass reinforced panel screens. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency radiation in accordance with the Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies, which are regulated by the Federal Government.

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

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

21. All equipment, including transformers, emergency generators and air conditioners belonging to AT&T Mobility shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

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

23. 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 cupola/parapet. All FRP shall be painted and textured to match the existing cupola/parapet feature to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Please note that an Administrative Planning Hold will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-687-5984 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on **April 9, 2015** by **Resolution Number XXXX-PC.**

Planned Development Permit No. 1426944
Date of Approval: April 9, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

GEM UNIVERSITY PACIFIC, LLC
Owner

By _____
NAME
TITLE

AT&T MOBILITY
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

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

PROJECT NO.: 387487 PROJECT TITLE: AT&T SCRIPPS
 PROJECT LOCATION-SPECIFIC: 8899 UNIVERSITY CENTER LANE, SAN DIEGO, CA 92122
 PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT (PDP) for modifications to an existing Wireless Communication Facility (WCF). The project proposes the following: remove twelve (12) existing antennas; install twelve (12) new antennas behind new concealment screens; installation of twenty-four (24) new RRUs; five (5) DC surge suppressors; and new power and fiber lines. The project would also install new equipment racks within an existing WCF shelter area located on the roof of the building. The project is in the CO-1-2 zone within the University Community Planning Area of Council District 1, and requires the PDP to exceed the 60-foot height limit.

NAME OF PUBLIC AGENCY APPROVING PROJECT: CITY OF SAN DIEGO

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: JOANN STODDARD, MITCHELL J. ARCHITECTURE, 4883 RONSON CT. #N, SAN DIEGO, CA 92111; 858-650-3130.

EXEMPT STATUS: (CHECK ONE)

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

REASONS WHY PROJECT IS EXEMPT: Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. BLAKE

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

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

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



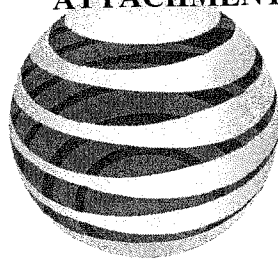
 MARTHA BLAKE/ SENIOR PLANNER

 FEBRUARY 13, 2015
 DATE

CHECK ONE:

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

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



at&t

SD0447

SCRIPPS HOSPITAL (GEM CENTER) LTE WCS

8899 UNIVERSITY CENTER LANE
SAN DIEGO, CA 92122

ENGINEERING

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA TITLE 24
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
TIA-222-G CODE

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

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

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

- REMOVE (9) (E) PANEL ANTENNAS
- REMOVE (E) FRP ANTENNA SCREENING
- INSTALL (12) (N) 4-7" HEXPORT ANTENNAS
- INSTALL (24) (N) RRUS
- INSTALL (5) (N) DC SURGE SUPPRESSOR
- INSTALL (N) FRP SCREENING
- INSTALL (N) DC POWER & FIBER LINES
- INSTALL (N) 24" RACK INSIDE SHELTER

SITE INFORMATION

PROPERTY OWNER: GEM UNIVERSITY PACIFIC, LLC
ADDRESS: 10815 RANCHO BERNARDO ROAD
SITE NAME: SCRIPPS HOSPITAL
SITE ADDRESS: 8899 UNIVERSITY CENTER LANE
SAN DIEGO, CA 92122
SITE CONTACT: TOM BENKUSKY
(619) 988 3004
COUNTY: SAN DIEGO
LATITUDE (NAD 83): 32° 52' 9.983" N
32.86944
LONGITUDE (NAD 83): 117° 13' 36.011" W
-117.22667
GROUND ELEVATION: 349' AMSL
ANTENNA TIP HEIGHT: 82' AGL
ZONING JURISDICTION: CITY OF SAN DIEGO
ZONING: CO-1-2
OVERLAY ZONING DESIGNATION: "BELOW 360FT, IT'S PART 77"
EXISTING GTE PERMIT#: 91030310, DATED 02/14/92
PARCEL #: 345-190-13-00
OCCUPANCY GROUP: B
CONSTRUCTION TYPE: V-B
OTHER WIRELESS FACILITIES: T-MOBILE, SPRINT, CLEARWIRE
POWER COMPANY: SDG&E
TELEPHONE COMPANY: AT&T
RF ENGINEER: VIJAYA KOLLI
(312) 375-1761
LEASING AGENT: JEFFREY GOLDMAN
(619) 808-0858
ZONING AGENT: NATHAN PLOUNT
(858) 650-3130 x39
CONSTRUCTION MANAGER: RYAN UHL
(619) 956-6845

LEGAL DESCRIPTION

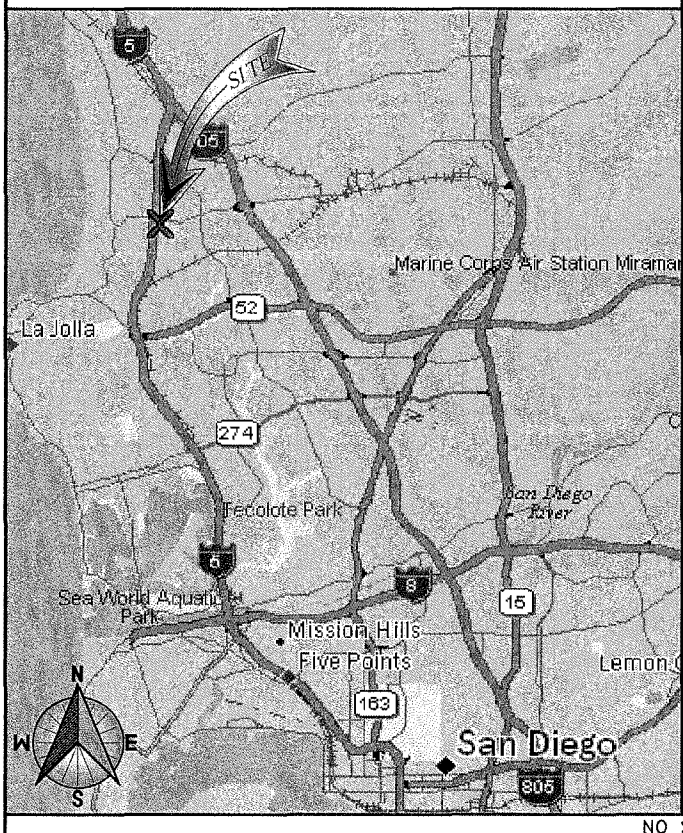
PARCEL 1 OF PARCEL MAP NO. 13999 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO.

CONTACT INFORMATION

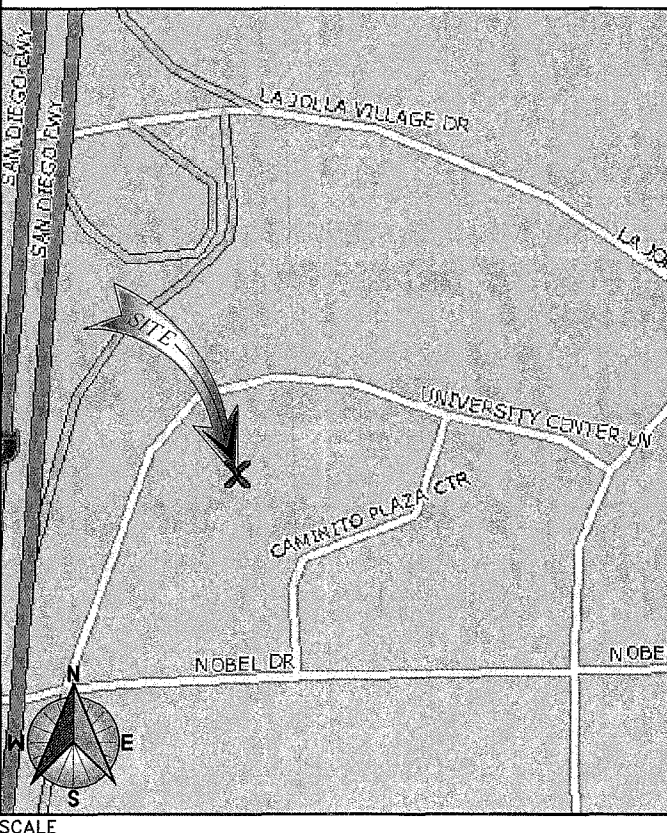
ENGINEER: BLACK & VEATCH CORPORATION
10089 WILLOW CREEK RD, SUITE 350
SAN DIEGO, CA 92131
CONTACT: JOSEPH PALMA
(619) 341-9479

LOCATION MAPS

VICINITY MAP



LOCAL MAP



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

HEAD SOUTHWEST ON PACIFIC CENTER BOULEVARD TOWARD MCKELLAR CT; GO 0.2 MI. TURN LEFT AT LUSK BOULEVARD; GO 0.6 MI. TAKE THE 3RD RIGHT ONTO MIRA MESA BOULEVARD; GO 0.8 MI. CONTINUE ONTO SORRENTO VALLEY ROAD; GO 0.1 MI. TAKE RAMP ONTO I-805 SOUTH; GO 1.1 MI. TAKE EXIT 25B FOR MIRAMAR ROAD; GO 0.2 MI. TAKE EXIT 25 TO MERGE ONTO LA JOLLA VILLAGE DRIVE; GO 1.6 MI. TURN LEFT AT LEBON DRIVE; GO 0.1 MI. TAKE THE FIRST RIGHT ONTO UNIVERSITY CENTER LANE; GO 0.2 MI. SITE IS ON THE LEFT.

APPROVALS

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

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

RF INFORMATION

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

DRAWING INDEX

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

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

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



UNDERGROUND
SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811

48 HOURS BEFORE YOU DIG



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

**BLACK & VEATCH**

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

PROJECT NO: 122082

DRAWN BY: DJ

CHECKED BY: JG

REV	DATE	DESCRIPTION
2	01/23/15	ZONING COMMENTS
1	10/29/14	ZONING COMMENTS
0	08/29/14	100% ZONING
A	07/21/14	ISSUED FOR REVIEW

ENGINEER OF RECORD

MAGED SAMIR G. HENEIN
CA NO. 80188
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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

SD0447 SCRIPPS HOSPITAL
(GEM CENTER)
8899 UNIVERSITY CENTER LANE
SAN DIEGO, CA 92122
LTE WCS

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

NOTES:

1. I, MAGED SAMIR G. HENEIN, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.
2. THE EXISTING WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
3. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
4. THIS IS A MODIFICATION OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT. THE PROPOSED CONDUITS ARE ABOVE GRADE.
5. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

LESSEE'S CERTIFICATE STANDARD WIRELESS FACILITY PROJECT FOR POST CONSTRUCTION BMP'S

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS
8899 UNIVERSITY CENTER LANE, SAN DIEGO, CA 92122
(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" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

SEDIMENTS
NUTRIENTS
TRASH AND DEBRIS
OXYGEN DEMANDING SUBSTANCE
OIL AND GREASE
BACTERIA AND 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 TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM;
- * PRESERVE EXISTING NATIVE TREES AND SHRUBS;
- * PROTECT ALL SLOPES FROM EROSION.

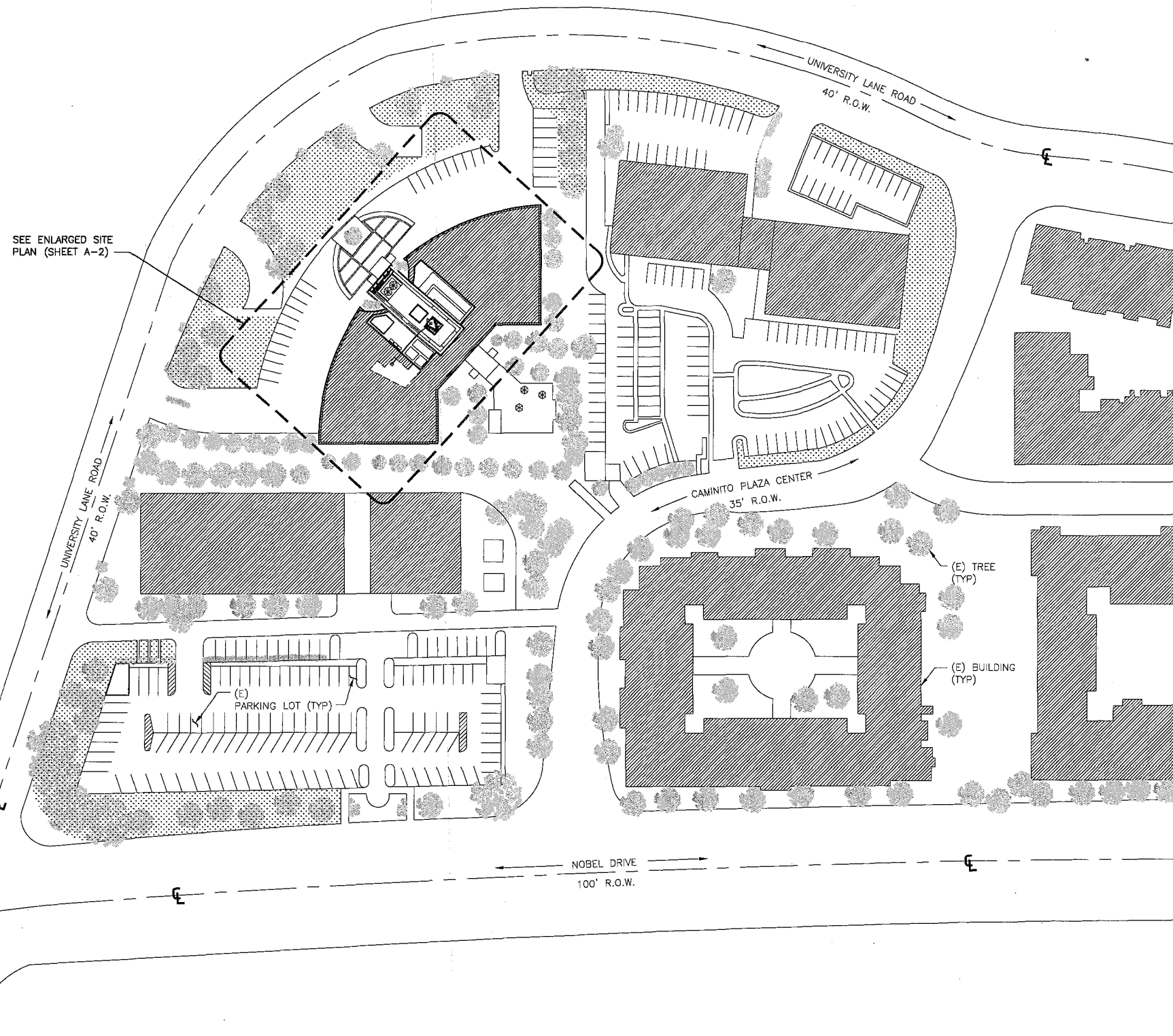
ADDITIONALLY, I/WE WILL:

- * MINIMIZE THE USE OF PESTICIDES;
- * USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN, INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS AS NEEDED.

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S FOR THE DURATION OF THE LEASE.

LESSEE KEVIN C BECKER COMPANY NAME AT&T MOBILITY
(PRINT NAME)
LESSEE ILC BC DATE _____
(SIGNATURE)

ATTACHMENT 8



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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

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

REV	DATE	DESCRIPTION
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1	10/29/14	ZONING COMMENTS
0	08/20/14	100% ZONING
A	07/21/14	ISSUED FOR REVIEW

ENGINEER OF RECORD

MAGED SAMIR G. HENEIN
CA NO. 80188
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

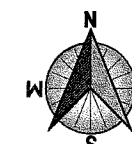
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(GEM CENTER)
8899 UNIVERSITY CENTER LANE
SAN DIEGO, CA 92122
LTE WCS

SHEET TITLE
SITE PLAN

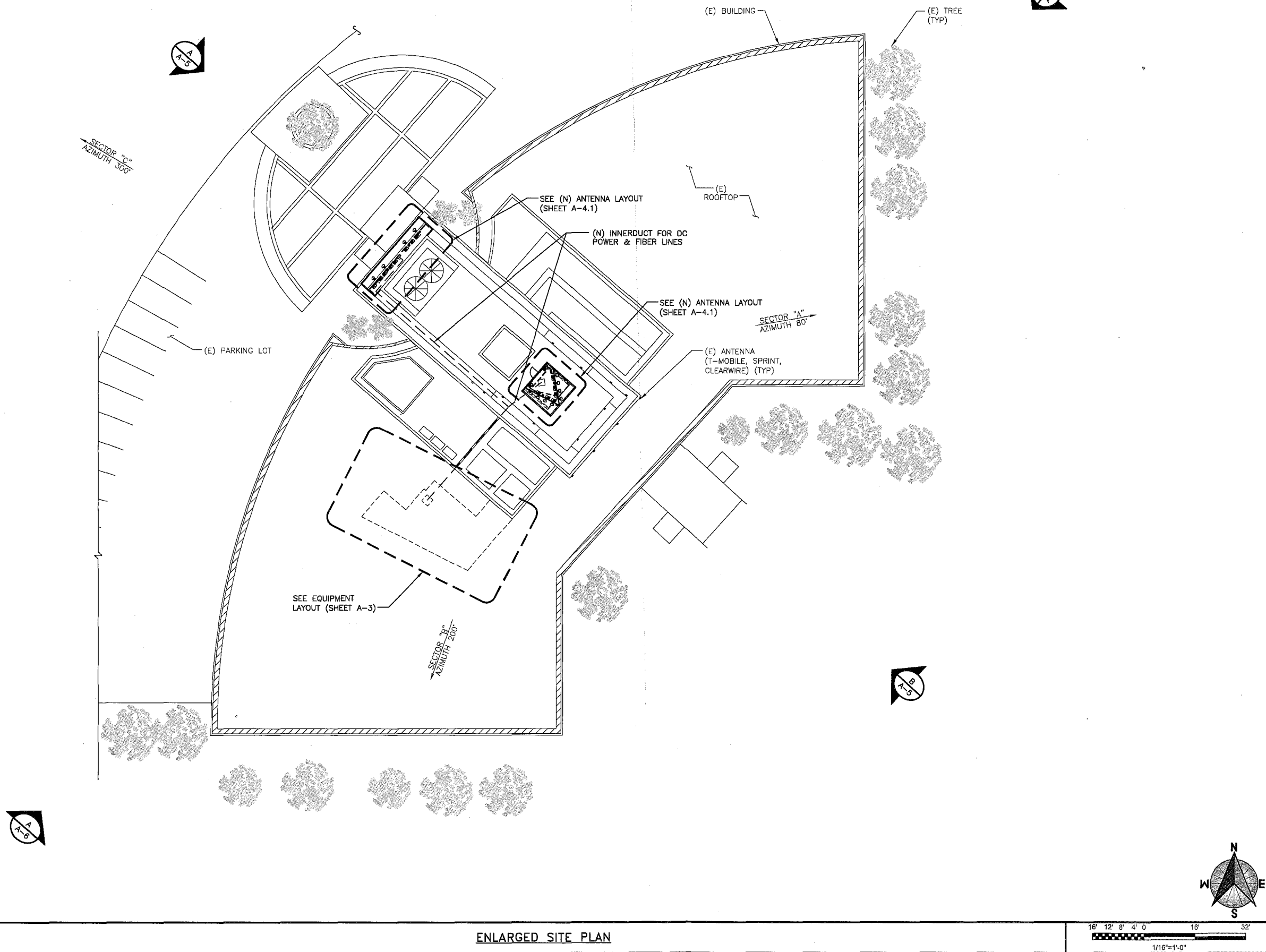
SHEET NUMBER
A-1

SITE PLAN



60' 30' 0' 60' 120'
1"=60'

ATTACHMENT 8



ENLARGED SITE PLAN



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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

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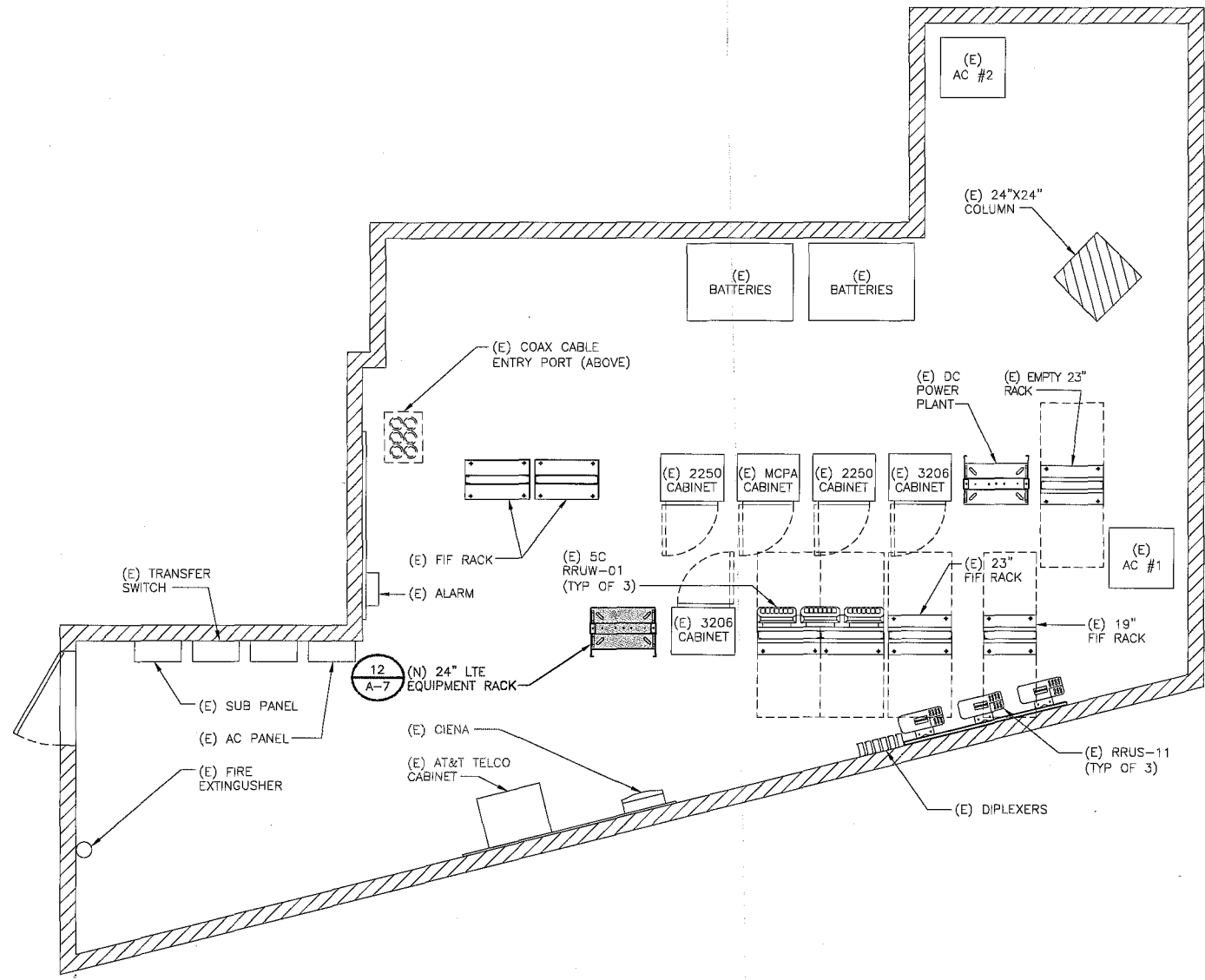
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SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

ATTACHMENT 8





at&t

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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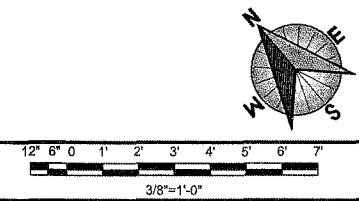
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SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
A-3

EQUIPMENT LAYOUT



ATTACHMENT 8

		EXISTING ANTENNA SCHEDULE															
SECTOR			ANTENNA					TMA		SURGE SUPPRESSOR		RRU		TRANSMISSION LINE			
	POS.	STATUS	MODEL NO.	SIZE	AZIMUTH	TIP HT	#	MODEL NO.	#	MODEL NO.	#	MODEL NO.	**DC	*FIBER	COAX	LENGTH +/-	
A	1	REMOVE	742264	4'-4"	80	82'-4"	2	KRY 112 75/1							6	7/8"	90'
	2	REMOVE	800 10764 K	4'-7"			1	TTAW-07BP111-001									
	3	REMOVE	742264	4'-4"			2	KRY 112 75/1									
	4																
B	1	REMOVE	742264	4'-4"	200	82'-4"	2	KRY 112 75/1							6	7/8"	90'
	2	REMOVE	800 10764 K	4'-7"			1	TTAW-07BP111-001									
	3	REMOVE	742264	4'-4"			2	KRY 112 75/1									
	4																
C	1	REMOVE	742264	4'-4"	300	82'-4"	2	KRY 112 75/1						*	6	1-5/8"	161'
	2																
	3	REMOVE	800 10764 K	4'-7"			1	TTAW-07BP111-001									
	4	REMOVE	742264	4'-4"			2	KRY 112 75/1									
TOTALS	9 ANTENNAS						15 TMA's		0 SURGE SUPPRESSORS		0 RRU's		0 DC POWER				
													0 FIBER				



5738 PACIFIC CENTER BLVD
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BLACK & VEATCH

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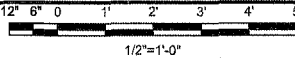
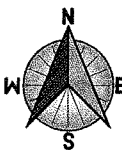
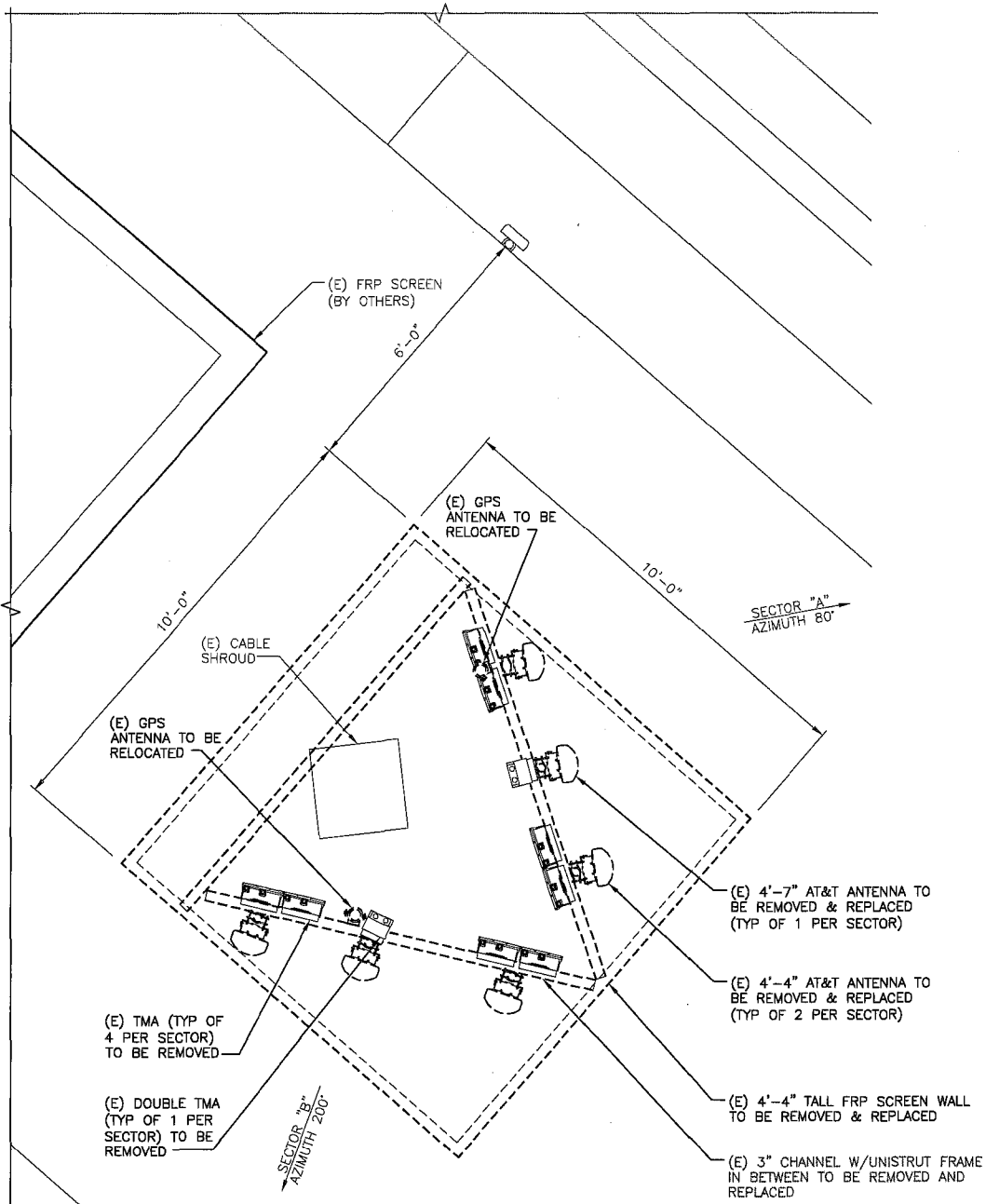
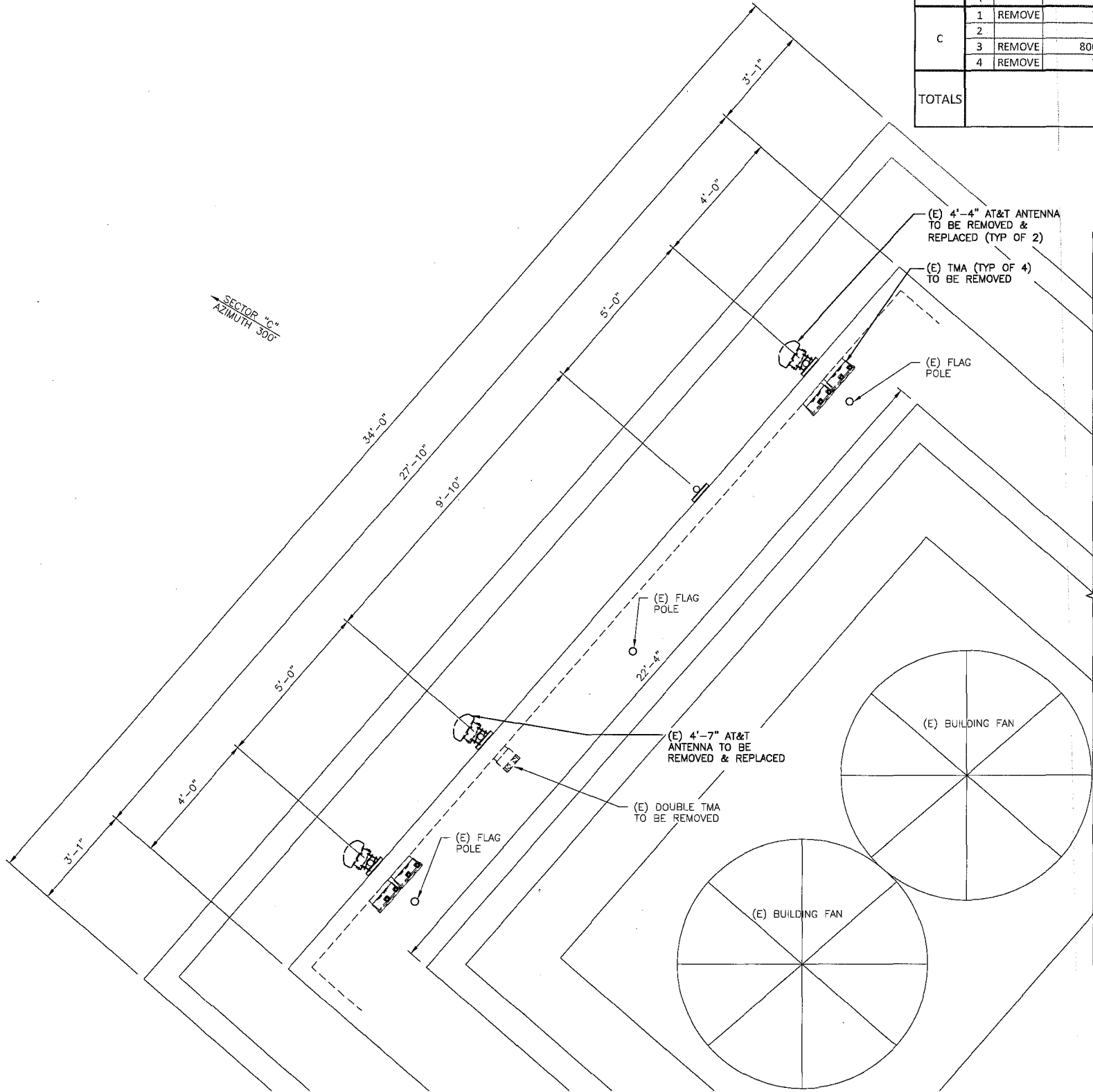
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LTE WCS

SHEET TITLE
ANTENNA LAYOUT
(EXISTING)

SHEET NUMBER

A-4

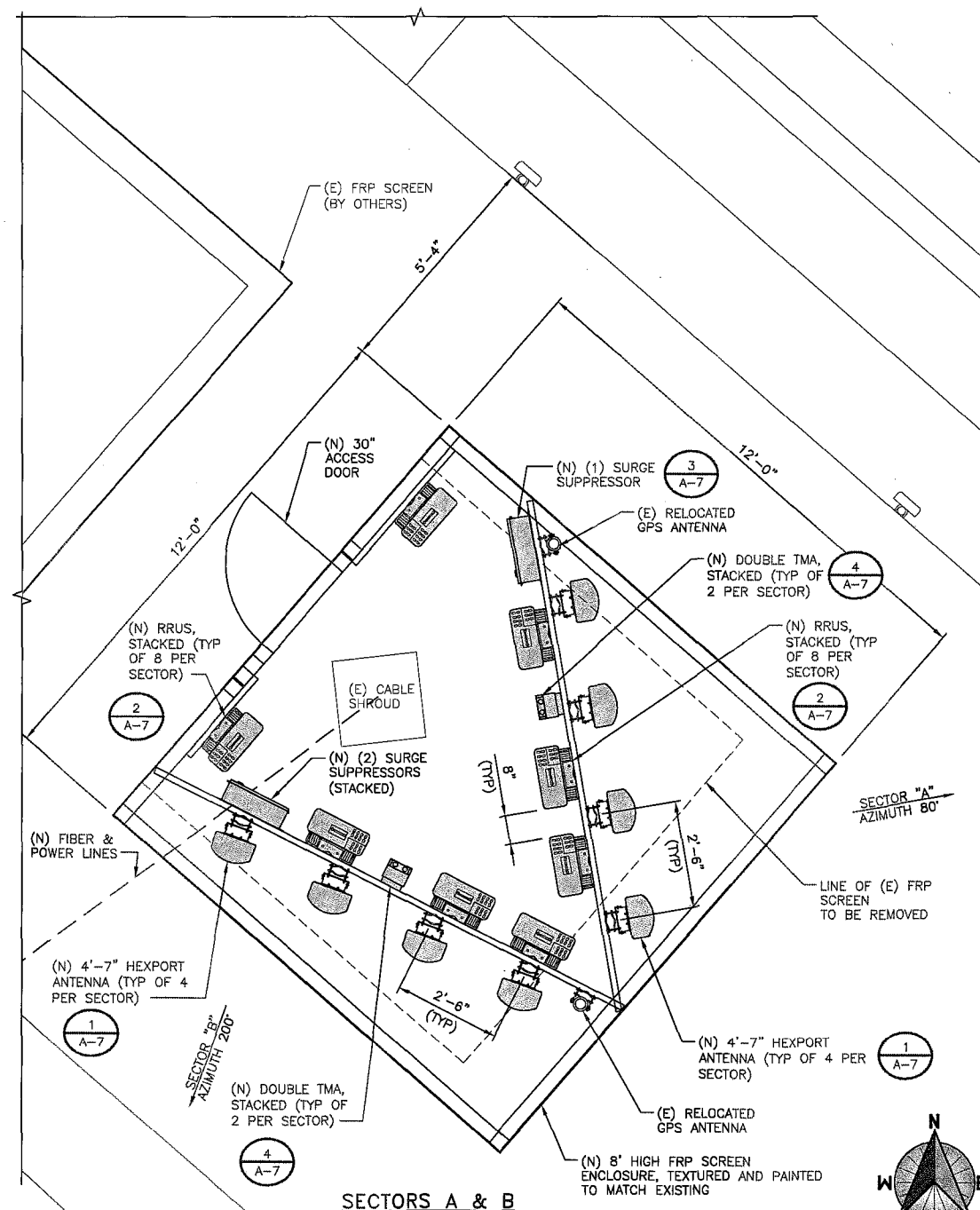


(E) ANTENNA LAYOUT

1. NEW FRP SCREENS TO BE PAINTED AND TEXTURED TO MATCH THE EXISTING BUILDING DESIGN.

		FINAL ANTENNA SCHEDULE															
SECTOR	ANTENNA					TMA		SURGE SUPPRESSOR		RRU		TRANSMISSION LINE					
	POS.	STATUS	MODEL NO.	SIZE	AZIMUTH	TIP HT	#	MODEL NO.	#	MODEL NO.	#	MODEL NO.	**DC	*FIBER	COAX	LENGTH +/-	
A	1	NEW	SBNHH-1D65A OR EQUAL	4'-7"	80	81'-6"			3	DC SURGE SUPPRESSOR	8	RRUS	6	2	6	7/8"	90'
	2	NEW	SBNHH-1D65A OR EQUAL	4'-7"			2	DOUBLE TMA									
	3	NEW	SBNHH-1D65A OR EQUAL	4'-7"													
	4	NEW	SBNHH-1D65A OR EQUAL	4'-7"													
B	1	NEW	SBNHH-1D65A OR EQUAL	4'-7"	200	81'-6"			2	DC SURGE SUPPRESSOR	8	RRUS	6	2	6	7/8"	90'
	2	NEW	SBNHH-1D65A OR EQUAL	4'-7"			2	DOUBLE TMA									
	3	NEW	SBNHH-1D65A OR EQUAL	4'-7"													
	4	NEW	SBNHH-1D65A OR EQUAL	4'-7"													
C	1	NEW	SBNHH-1D65A OR EQUAL	4'-7"	300	73'-6"			2	DC SURGE SUPPRESSOR	8	RRUS	3	1	6	1-5/8"	161'
	2	NEW	SBNHH-1D65A OR EQUAL	4'-7"			2	DOUBLE TMA									
	3	NEW	SBNHH-1D65A OR EQUAL	4'-7"													
	4	NEW	SBNHH-1D65A OR EQUAL	4'-7"													
TOTALS	12 ANTENNAS					6 TMA's		5 SURGE SUPPRESSORS		24 RRU's		9 DC POWER					
												3 FIBER					

*FIBER TRUNK CABLES HAVE MULTIPLE FIBER PAIRS WITHIN EACH CABLE ASSEMBLY, CAPABLE OF SENDING DATA TO SIX, 12, or 18 RRU's.



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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CHECKED BY: JG

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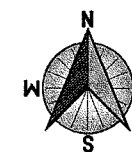
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LTE WCS

SHEET TITLE
ANTENNA LAYOUT
(NEW)

SHEET NUMBER

A-4.1



12" 6" 0 1' 2' 3' 4'

$1\frac{1}{2}" = 1'-0"$

(N) ANTENNA LAYOUT

ATTACHMENT 8

(E) RELOCATED GPS ANTENNA (TYP OF 2) BELOW (N) FRP SCREEN ENCLOSURE

(E) BUILDING TOP @ 74'-0" AGL

(N) AT&T SECTOR C ANTENNA, TIP @ 73'-6" AGL

(N) AT&T SECTOR C ANTENNA, CENTER @ 71'-3 1/2" AGL

(N) AT&T SECTOR C ANTENNA, BOTTOM @ 68'-11" AGL

(E) FLAG POLE

(N) AT&T FRP SCREEN ENCLOSURE, TEXTURED AND PAINTED TO MATCH EXISTING (BEYOND)

(E) ANTENNA FRP SCREENING ENCLOSURE (BY T-MOBILE, SPRINT, CLEARWIRE)

(N) 4'-7" AT&T HEXPORT ANTENNA MOUNTED BEHIND (N) FRP SCREEN (TYP OF 4 PER SECTOR)

(N) AT&T FRP SCREEN, TEXTURE & PAINT TO MATCH EXISTING

(E) ANTENNA (T-MOBILE, SPRINT, CLEARWIRE) (TYP)

(E) BUILDING



REF. GRADE @ 0'-0" AGL

NORTH ELEVATION

16' 12' 8' 4' 0' 16' 32'
1/16"=1'-0"

A

(N) AT&T FRP ANTENNA SCREEN TOP @ 82'-0" AGL

(N) AT&T SECTORS B & A ANTENNA, TIP @ 81'-6" AGL

(N) AT&T SECTORS B & A ANTENNA, CENTER @ 79' 2-1/2" AGL

(N) AT&T SECTORS B & A ANTENNA, BOTTOM @ 76'-11" AGL

(E) BUILDING TOP @ 74'-0" AGL

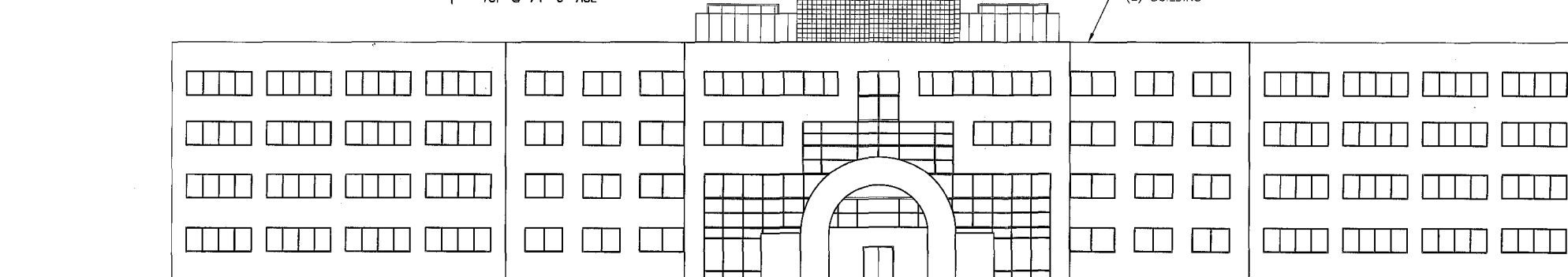
(E) RELOCATED GPS ANTENNA (TYP OF 2) BELOW (N) FRP SCREEN ENCLOSURE

(N) 4'-7" AT&T HEXPORT ANTENNA (TYP OF 4 PER SECTOR)

(N) AT&T FRP SCREEN ENCLOSURE, TEXTURE & PAINT TO MATCH EXISTING

(E) ANTENNA (T-MOBILE, SPRINT, CLEARWIRE) (TYP)

(E) BUILDING



REF. GRADE @ 0'-0" AGL

SOUTH ELEVATION

16' 12' 8' 4' 0' 16' 32'
1/16"=1'-0"

B



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



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ENGINEER OF RECORD

MAGED SAMIR G. HENEIN
CA NO. 80188
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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

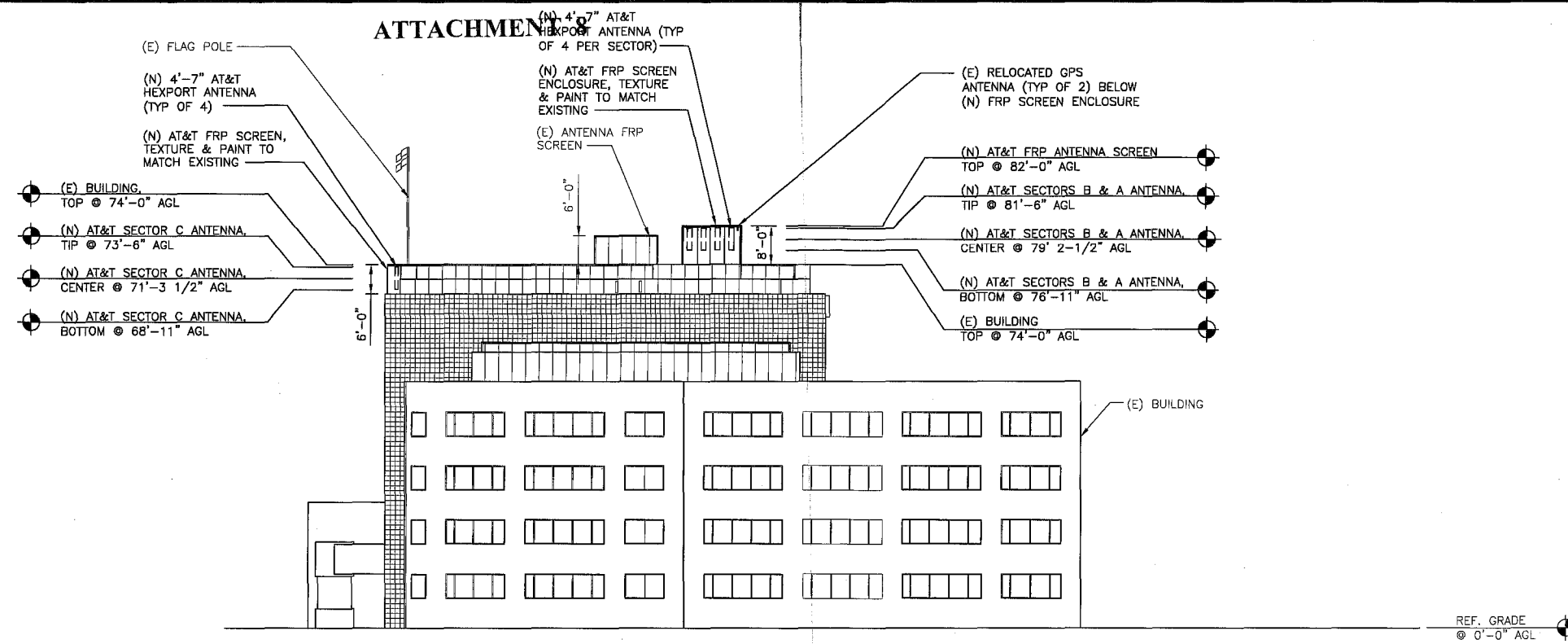
SD0447 SCRIPPS HOSPITAL
(GEM CENTER)
8899 UNIVERSITY CENTER LANE
SAN DIEGO, CA 92122
LTE WCS

SHEET TITLE

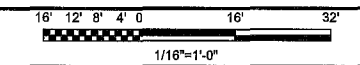
ELEVATIONS

SHEET NUMBER

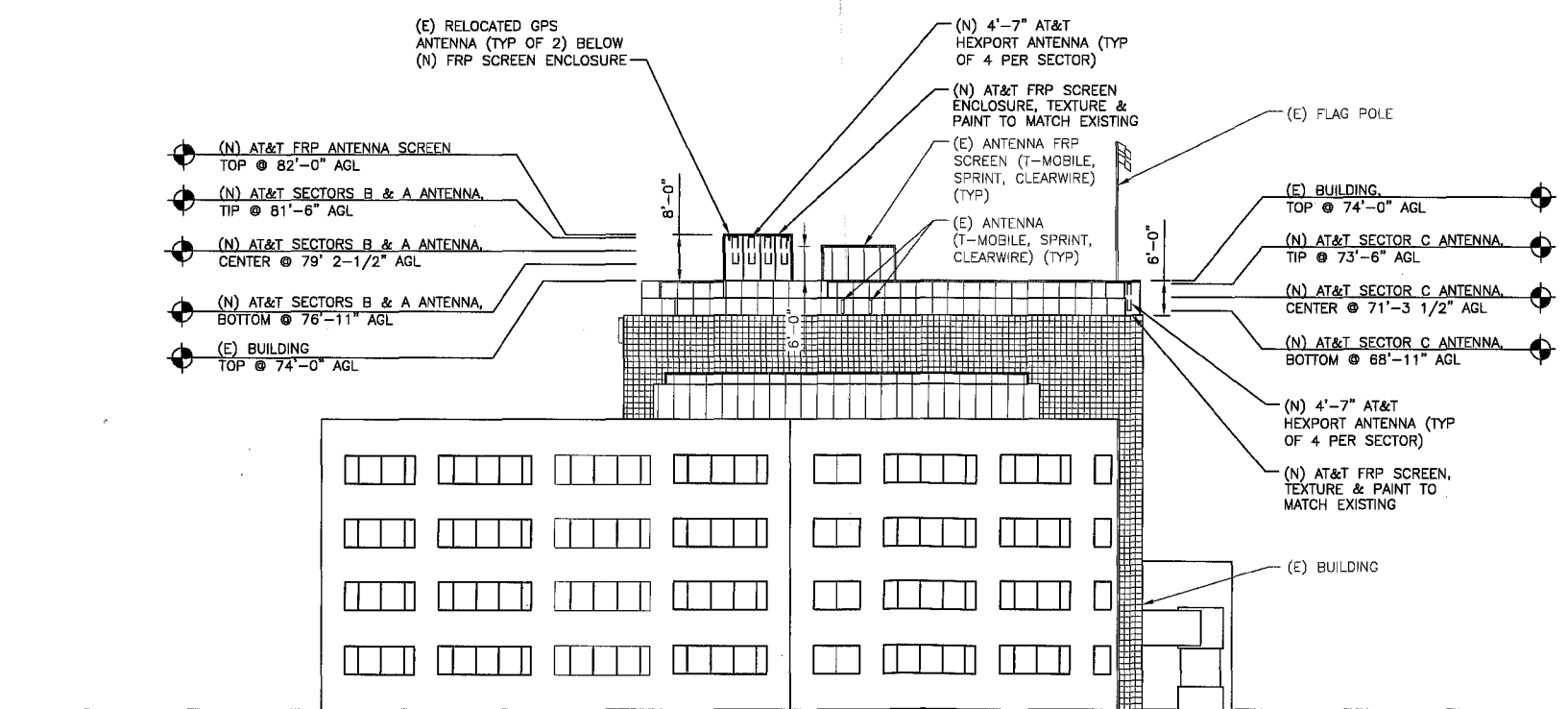
A-5



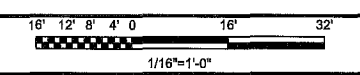
WEST ELEVATION




A



EAST ELEVATION



B



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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

PROJECT NO:		122082
DRAWN BY:		DJ
CHECKED BY:		JG
2	01/23/15	ZONING COMMENTS
1	10/29/14	ZONING COMMENTS
0	08/20/14	100% ZONING
A	07/21/14	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

ENGINEER OF RECORD

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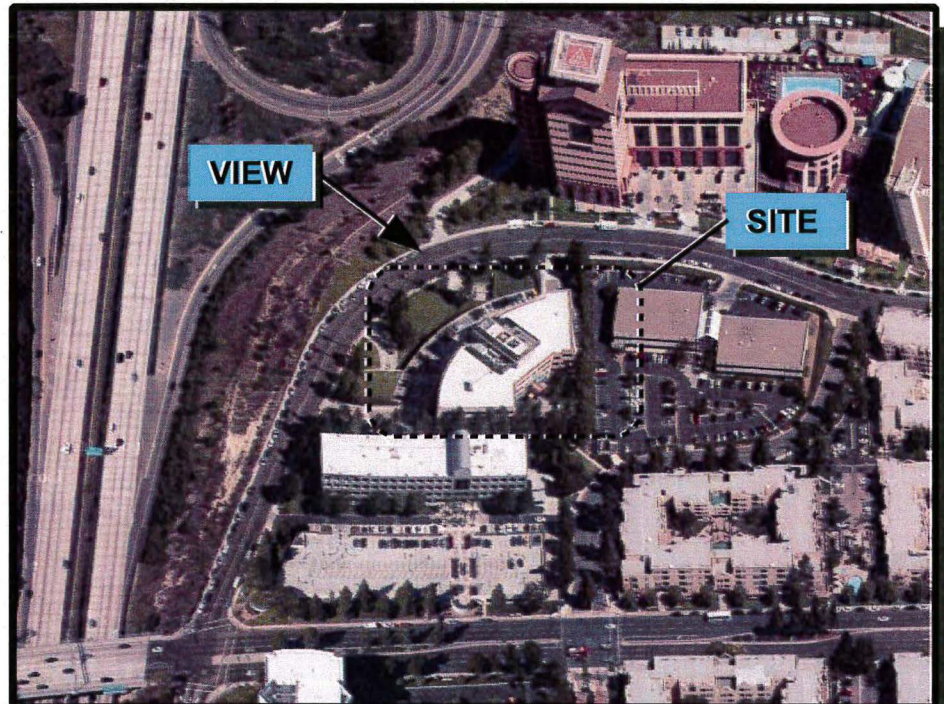
SD0447 SCRIPPS HOSPITAL
(GEM CENTER)
8899 UNIVERSITY CENTER LANE
SAN DIEGO, CA 92122
LTE WCS

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-6

SCRIPPS (GEM CENTER) LTE WCS

AT&T SITE ID #SD0447



AT&T PROPOSES TO MODIFY EXISTING ANTENNA INSTALLATION. (3) ANTENNAS PER SECTOR, (9) ANTENNAS TOTAL TO BE REMOVE & REPLACED WITH (4) ANTENNAS PER SECTOR, (12) ANTENNAS & MOUNTED BEHIND PROPOSED CONCEALMENT SCREEN TO MATCH EXISTING BUILDING.

LOCATION

8899 UNIVERSITY CENTER
LANE, SAN DIEGO, CA 92122



EXISTING



PROPOSED

NORTH VIEW

SCRIPPS (GEM CENTER) LTE WCS

AT&T SITE ID #SD0447

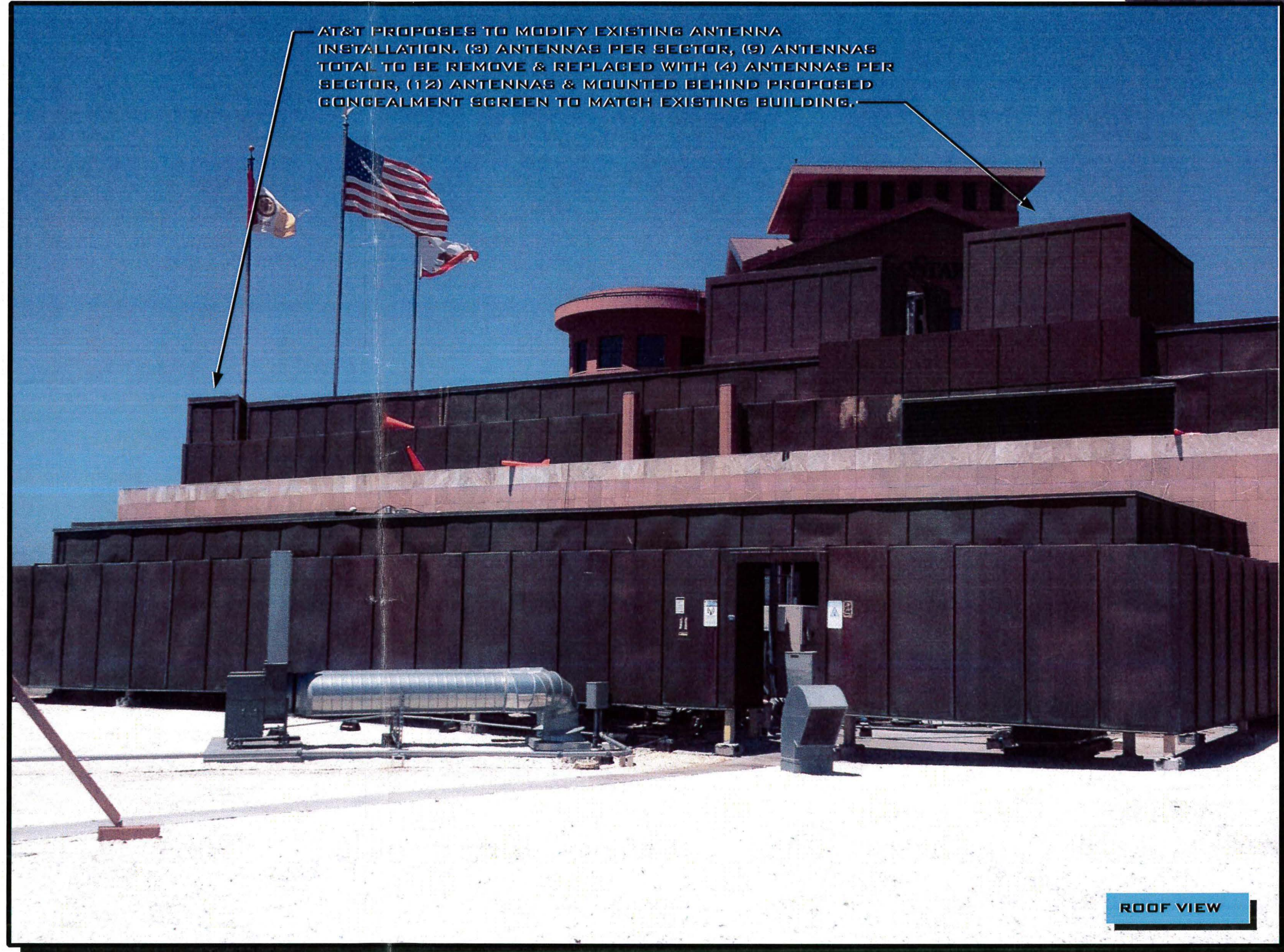


LOCATION

8899 UNIVERSITY CENTER
LANE, SAN DIEGO, CA 92122



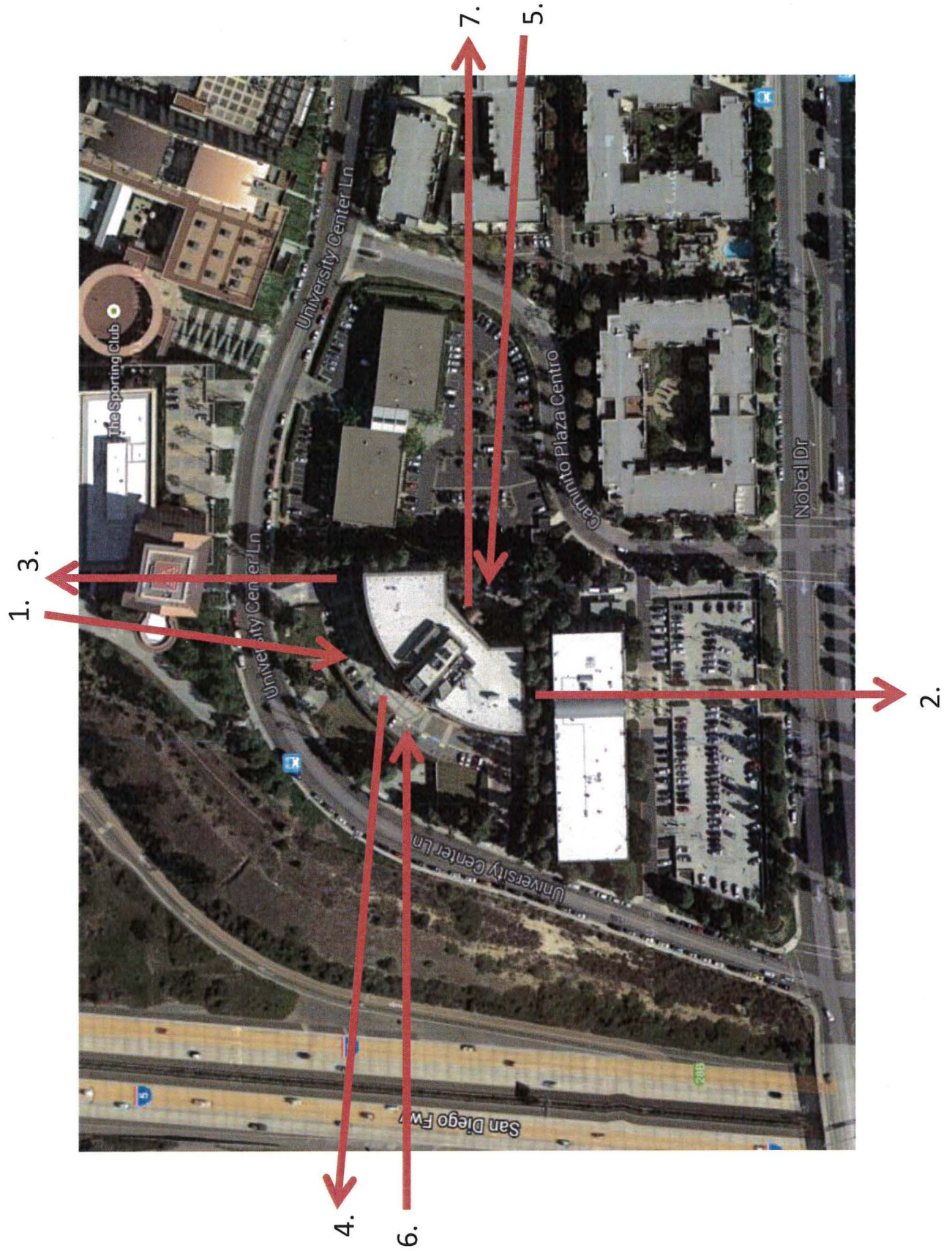
EXISTING



PROPOSED

ROOF VIEW

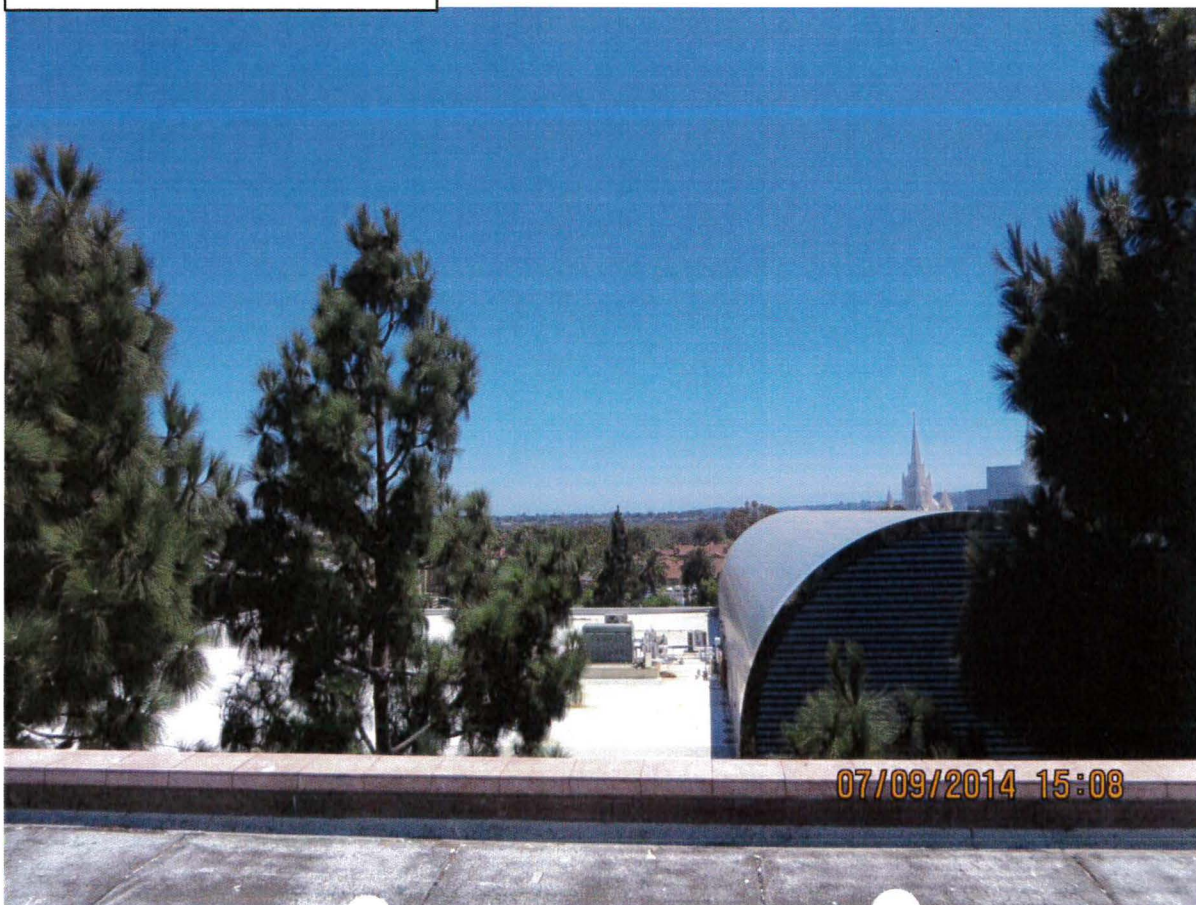
SD0447 - Scripps Photographic Survey - Key Map



1. Toward Site Looking South



2. From Site looking South



3. From Site Looking North



4. From Site Looking West



5. Towards Site Looking West



6. Towards Site Looking East



7. From Site looking East



Tse, Simon

From: Janay Kruger [janay_kruger@msn.com]
Sent: Wednesday, January 14, 2015 12:49 PM
To: Bodie C Campagna
Cc: Tse, Simon; nathan.plount@mitchellj.com
Subject: Re: PTS 387497 AT&T Mobility Scripps (WCS) LTE - University City CPG Meeting

On January 13, 2015, the University City Community planning group unanimously approved the changes with the University Lane project. We had one correction, the name is incorrect. It is not Scripps Hospital site. The vote was 16-0-1 (the chair only votes in case of a tie). We have 2 non-voting members. Total attendance 19.

Janay Kruger
Chair, UCPG

Sent from my iPhone

On Jan 14, 2015, at 12:38 PM, "Bodie C Campagna" <bodie.campagna@mitchellj.com> wrote:

Hi Janay,

Thank you so much for allowing me to present our project at the CPG meeting last night. Can you confirm that our project received unanimous approval per the vote of the board members? I have also addressed the name of the building with Simon, who I am copying on this email, for his assistance with that matter.

Thanks again for your time and consideration.

Best regards,

Bodie Campagna | Vice President / CFO | Mitchell J Architecture, Inc.

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



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

Ownership Disclosure Statement

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

Project Title

AT&T Site SD0447 LTE

Project No. For City Use Only

387497

Project Address:

8899 University Center Lane, San Diego, CA

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:	Project No. (For City Use Only)
----------------	---------------------------------

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): <u>GEM UNIVERSITY PACIFIC, LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <u>16870 WEST BERNARD DRIVE #400</u> Street Address: <u>SAN DIEGO, CA 92127</u> City/State/Zip: <u>858 434-1129</u> Phone No: _____ Fax No: _____ <u>TIMOTHY P. LUTHEK</u> Name of Corporate Officer/Partner (type or print): <u>VICE PRESIDENT</u> Title (type or print): <u>Timothy P. Luth</u> <u>7/1/14</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: _____	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: _____

AT&T Mobility Scripps
PROJECT CHRONOLOGY
PTS #387497 INT #24005093

Date	Action	Description	City Review	Applicant Response
09.08.2014	First Submittal	Project Deemed Complete		
10.09.2014	First Assessment Letter		31 days	
11.26.2014	Second Submittal			48 days
01.12.2015	Second Assessment Letter		47 days	
01.29.2015	Third Submittal			17 days
02.27.2015	All issues resolved		29 days	
04.09.2015	Scheduled for Planning Commission		41 days	
Total Staff Time:		Including City Holidays and Furlough	148 days	
Total Applicant Time:		Including City Holidays and Furlough		65 days
Total Project Running Time:		From Deemed Complete to PC Hearing	213 days	



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

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

RE: **Site Justification Report**
AT&T Site SD0447 San Diego Scripps
APN: 345-190-13

The existing AT&T wireless communication facility located at 8899 University Center Lane, San Diego, CA 92122 (the "Subject Property") is needed for the following reasons:

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

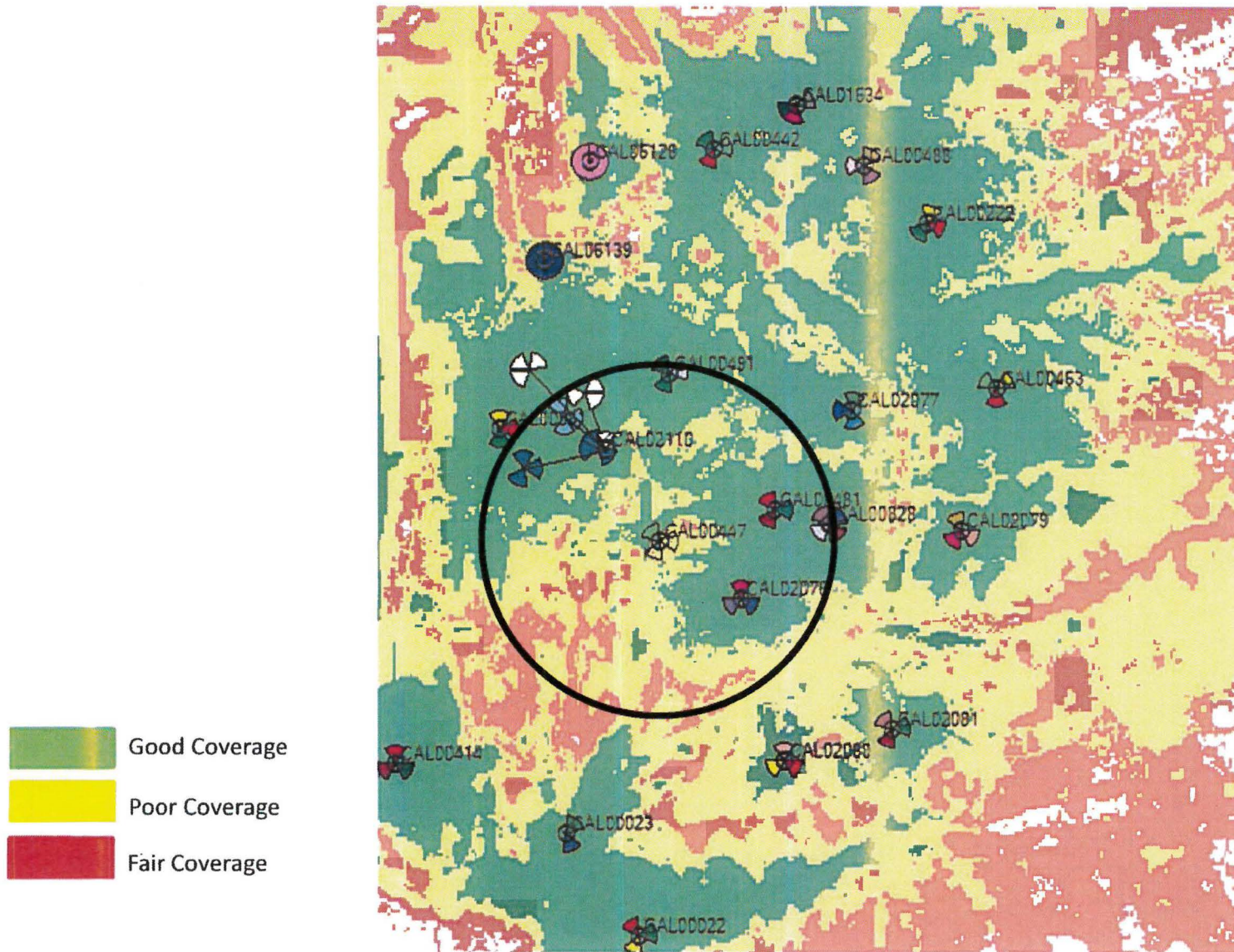
The visual impact to the surrounding community is minimized because the equipment is located on the roof of the existing structure. There are also additional carriers' equipment shelters in the same area as the AT&T shelter. All antennas are currently painted to match the exterior of the building. FRP screening that is painted to match the existing building will be utilized for architectural integration of the antennas into the building's façade.

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

Sincerely,

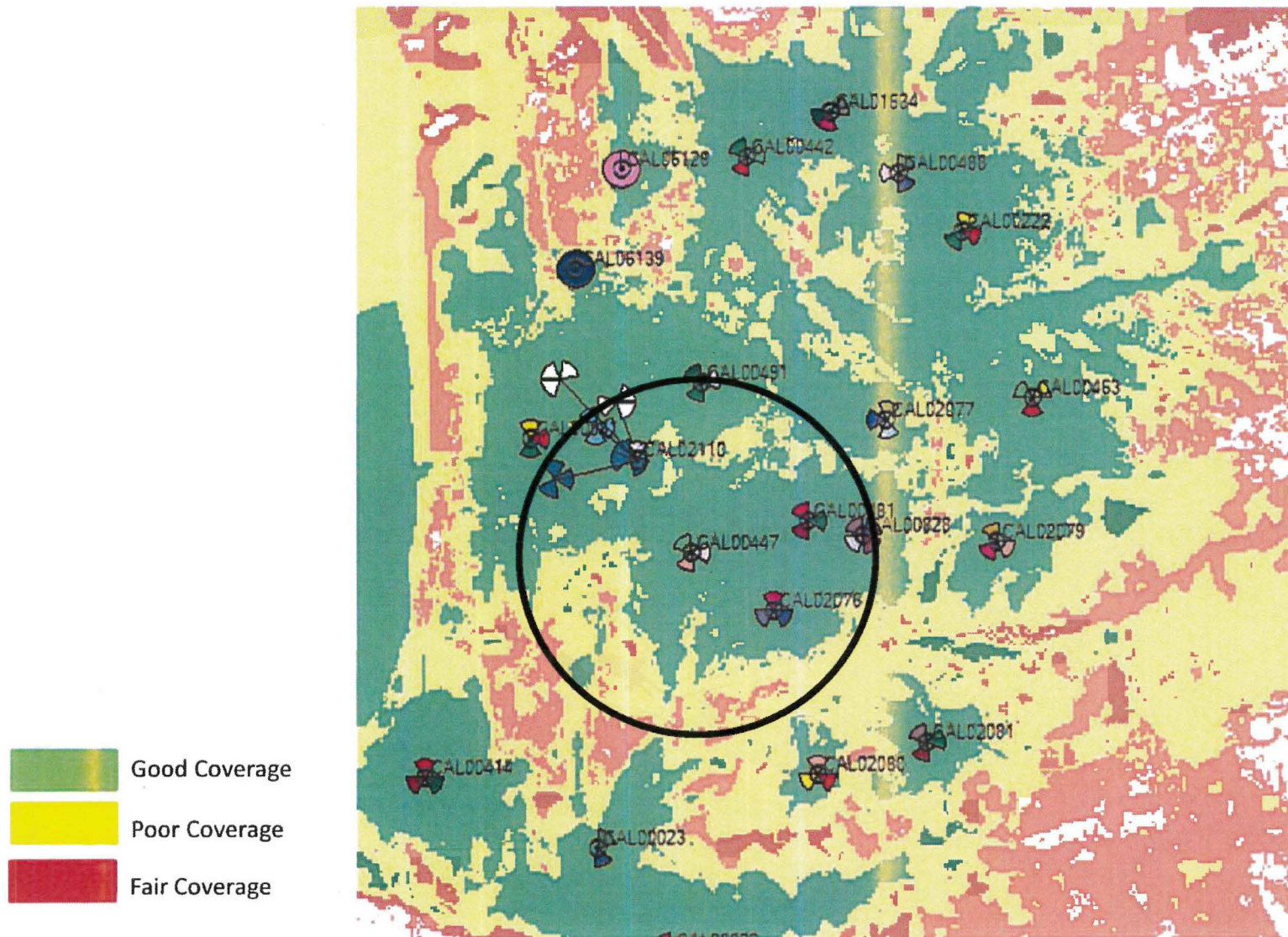
Jo Ann Stoddard

AT&T SD0447 Scripps, Justification Map - 1 Mile Radius - Pre



Black&Veatch, 1of2 - 9-5-14

AT&T SD0447 Scripps, Justification Map - 1 Mile Radius - Post



Black&Veatch, 2of2 - 9-5-14