



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 2, 2015 **REPORT NO.** PC-15-039

ATTENTION: Planning Commission, Agenda of April 9, 2015

SUBJECT: T-Mobile – Mira Mesa Storage
PROJECT NO. 374200. PROCESS FOUR.

**OWNER/
APPLICANT:** MIRA MESA SELF STORAGE, LLC/
T-MOBILE WEST CORPORATION

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 7044 Flanders Drive, within the Mira Mesa community plan area?

Staff Recommendation: APPROVE Planned Development Permit No. 1447632.

Community Planning Group Recommendation: The Mira Mesa Community Planning Group voted to recommend approval of this project 16-0-0 at their January 20, 2015 meeting (Attachment 12).

Environmental Review: This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15301 (Existing Facilities) and 15303 (New Construction). The environmental exemption determination was made on March 6 2015 and the opportunity to appeal this determination ended March 20, 2015 (Attachment 7).

Fiscal Impact Statement: T-Mobile West Corporation is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

T-Mobile Mira Mesa Storage is an application for a Planned Development Permit (PDP), Process Four, for a Wireless Communication Facility (WCF). The project is located at 7044 Flanders

Drive. The project is located in the IL-2-1 zone, within the Mira Mesa community plan area. The site is surrounded by commercial uses to the north, office park/industrial uses to the south and west, and multi-unit residential uses to the east (Attachments 1, 2, 3, and 4). WCFs are permitted in industrial zones as a Limited Use, Process 1 approval. This project deviates from the IL-2-1 zone side setback development regulations, which is permitted with the processing of a PDP, Process Four.

This WCF consists of an 80-foot tall faux pine tree (“monopine”) supporting 12 panel antennas and a 200 square-foot equipment enclosure. The WCF is existing and was originally approved under project number 7078 (approval number 114001), which was issued June 2, 2004, and expired June 2, 2014. The current application is for a new permit to continue operating a WCF at this location. This application is subject to the current Land Development Code regulations.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in an industrial zone, the WCF is located in one of the most preferred locations.

WCFs are required to “use all reasonable means to conceal or minimize the visual impact of the WCF through integration...” Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. With this project, antennas are mounted to a monopine. By utilizing a camouflage technique, the WCF blends in with the surrounding landscape and provides wireless service in a way that is not intrusive. While the height of the monopine at 80-feet tall is significant, it is set back from the public right-of-way by approximately 100 feet. This setback allows existing and proposed live trees the opportunity to screen, soften, and integrate views of the monopine as seen from the public right-of-way. The actual height appears lower, due to the setback from the public right-of-way and landscape buffer.

Deviation:

The monopine is located within the 10-foot IL-2-1 zone side setback, on the north side of the property. The north property line abuts a commercial shopping center development. The setback deviation is permitted with the processing of the corresponding PDP. The monopine is situated in a line of existing mature pine trees. As part of this new permit, the entire monopine will be re-branched, so that existing weather-worn and faded branches will be replaced with new branches, meeting today’s standards. The re-branching will allow the monopine to more effectively blend in with the existing row of pine trees. As viewed from the adjacent commercial shopping center, the re-branched tree along with the existing mature trees will blend in to the surroundings as a landscape backdrop to the shopping center buildings. Equipment associated with the antennas is located within an existing storage center building.

Community Plan Analysis:

While the Mira Mesa Community Plan does not specifically address WCFs, the City’s General

Plan addresses WCFs 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 antennas associated with this WCF are mounted to a monopine at the edge of an industrially-zoned property developed with a self-storage use. The monopine is situated near the property line of an existing commercially-zoned property developed with a shopping center. The monopine is positioned along a line of existing mature trees and faces the loading area of the shopping center. The monopine is spaced approximately 100-feet from the adjacent public right-of-way, which allows for a buffer of existing trees which improve the appearance of the monopine as seen from the adjacent public right-of-way. This WCF complies with the recommendations of the City's General Plan and is respectful of the neighborhood context.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of PDP No. 1447632.

ALTERNATIVES

1. Approve of PDP No. 1447632, with modifications.
2. Deny of PDP No. 1447632, 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

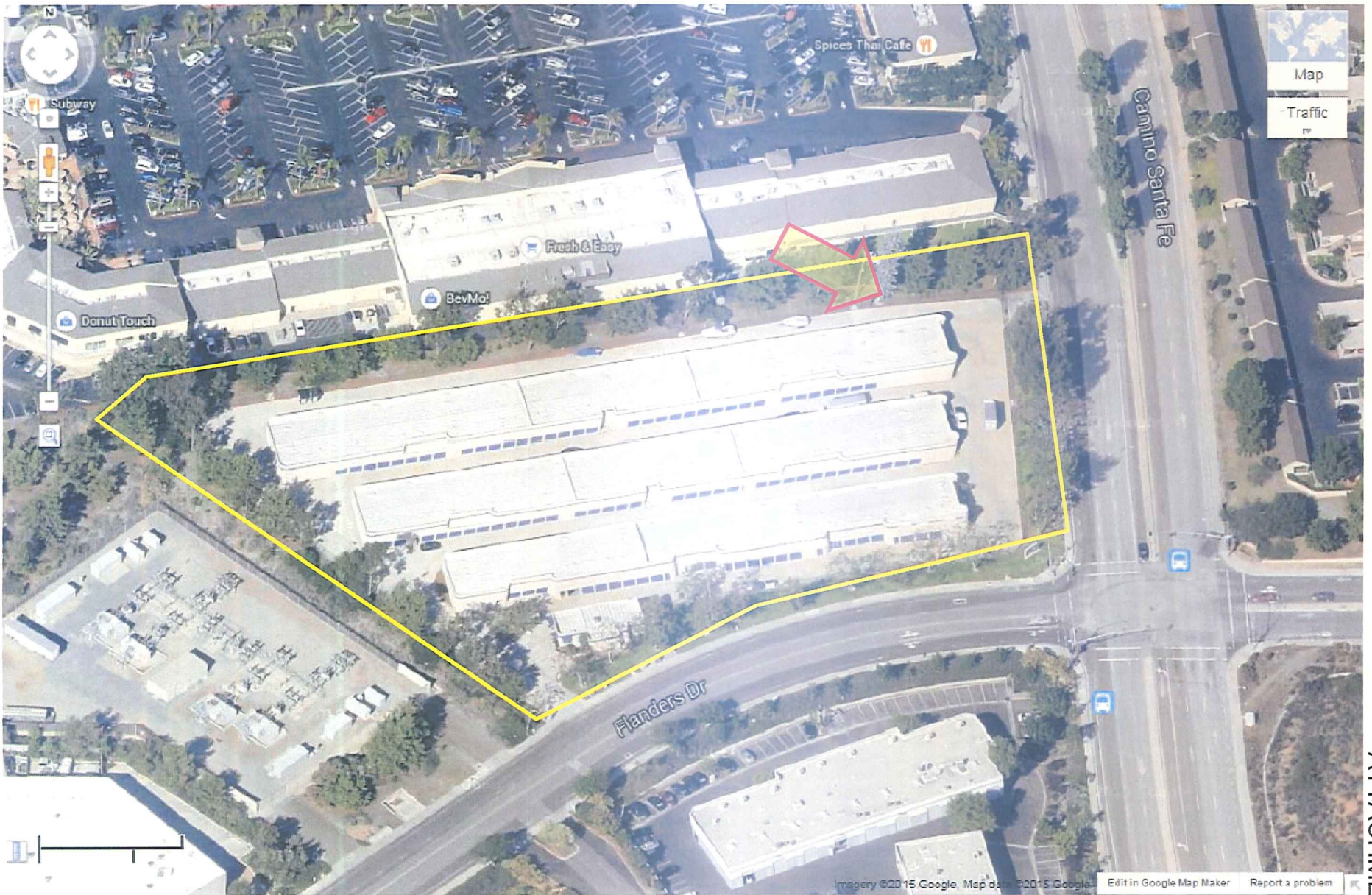


Alex Hempton, AICP
Development Project Manager
Development Services Department

VACCHI/AFH

Attachments:

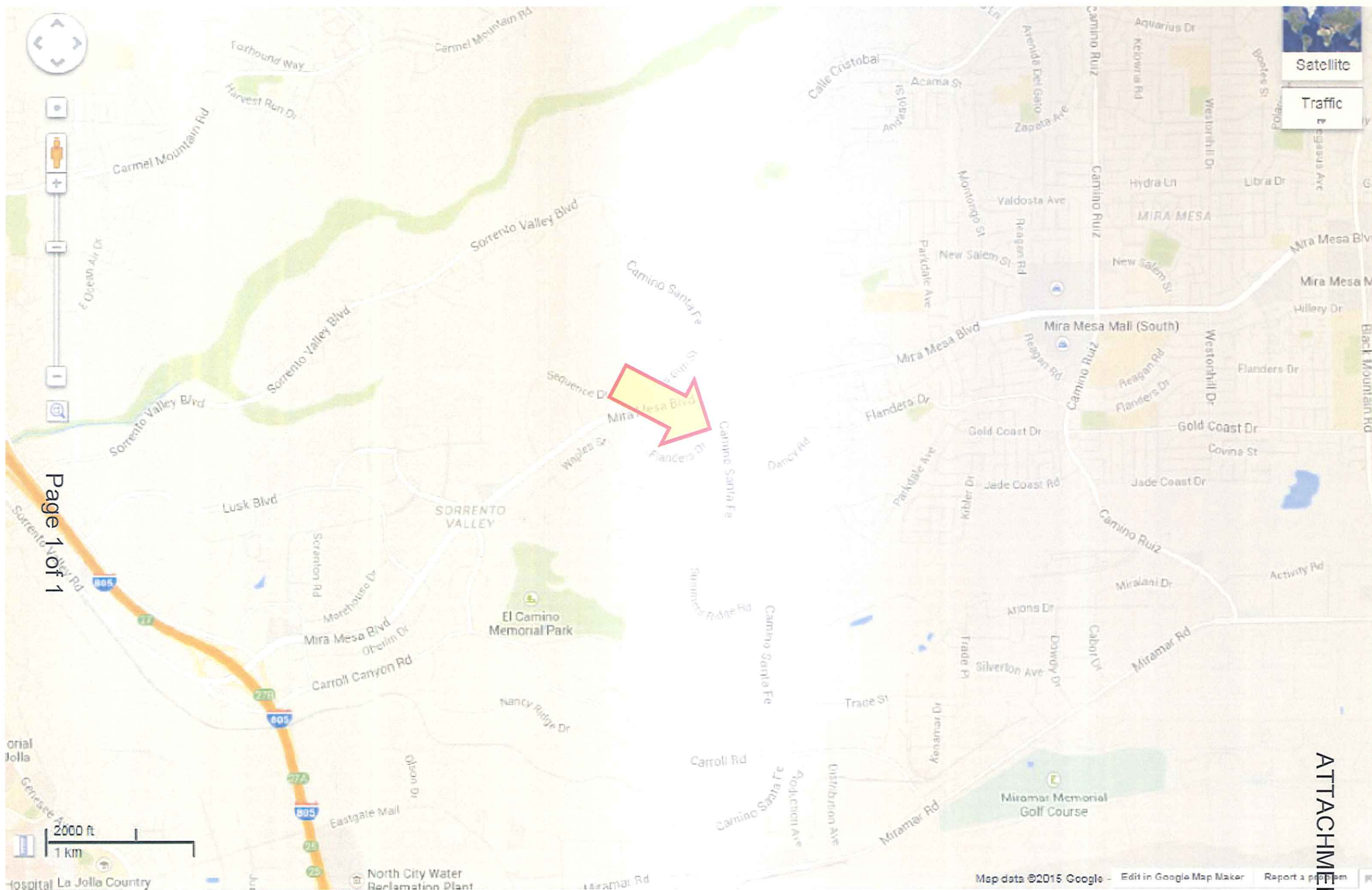
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of (Environmental) Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project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



Aerial Photo

T-Mobile – Mira Mesa Storage– Project Number 374200

7044 Flanders Drive



Project Location Map

T-Mobile – Mira Mesa Storage– Project Number 374200

7044 Flanders Drive

PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile – Mira Mesa Storage	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of antennas mounted to an 80-foot tall monopine tree with equipment located in a 200 sq. ft. lease area.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit (PDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="text-align: center;">ZONE: IL-2-1</p> <p style="text-align: center;">HEIGHT LIMIT: -</p> <p style="text-align: center;">FRONT SETBACK: 15'/20'</p> <p style="text-align: center;">STREET SIDE SETBACK: 15'/20'</p> <p style="text-align: center;">SIDE SETBACK: 10'</p> <p style="text-align: center;">REAR SETBACK: 0'/15'</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial, CC-1-3	Shopping Center
SOUTH:	Industrial, IL-2-1	Industrial/Office Park
EAST:	Residential, RM-1-1	Multi-Unit Residential
WEST:	Industrial, IL-2-1	Office Park/SDG&E Substation
DEVIATIONS OR VARIANCES REQUESTED:	The monopine encroaches into the IL-2-1 zone 10' required side setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Mira Mesa Community Planning Group voted 16-0-0 on January 20, 2015 to recommend approval of this project.	

PLANNED DEVELOPMENT PERMIT NO. 1447632
T-MOBILE – MIRA MESA STORAGE
PROJECT NO. 374200
PLANNING COMMISSION

WHEREAS, MIRA MESA SELF STORAGE, LLC, Owner, and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit No. 1447632);

WHEREAS, the site is located at 7044 Flanders Drive in the IL-2-1 zone of the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as: Lots 44 and 45 of Lusk Mira Mesa Business Park East 1 Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 11437, filed in the Office of the County Recorder of San Diego County, February 5, 1985;

WHEREAS, on March 6, 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 Sections 15301 (Existing Facilities) and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 9, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1447632 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, 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:

Planned Development Permit - Section 126.0604

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

While the Mira Mesa Community Plan does not specifically address WCFs, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are mounted to an 80-foot tall faux pine tree (“monopine”). Equipment associated with the antennas is located in a 200 square-foot equipment enclosure inside an existing self-storage building. The monopine is located near the north property line of the self-storage development and abuts a commercially zoned property developed

as a shopping center. The monopine is situated approximately 100 feet from the nearest public right-of-way. The space between the monopine and public right-of-way allows for the provision of existing and proposed trees, which soften, screen, and integrate the monopine with the surroundings.

The design of this WCF is integrated with the surroundings and respectful of the neighborhood context. The proposed WCF complies with the City's Land Development Code, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

This project consists of twelve (12) panel antennas mounted to an 80-foot tall monopine tree. Equipment associated with the antennas will be located in an equipment room, as part of the existing self-storage development. The project is located at 7044 Flanders Drive in the IL-2-1 zone of the Mira Mesa community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction). 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." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would 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.

WCFs are permitted in industrial zones with a Limited Use, Process 1 approval. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture,

landscape, and siting solutions.” Twelve panel antennas will be mounted to an 80-foot tall monopine tree. Equipment associated with the antennas will be located inside an existing self-storage building. By locating the antennas on a monopine tree, the WCF is able to effectively integrate with the trees and other landscape material at the edge of the self-storage center development. The height of the monopine, at 80-feet tall, is significant – however, the monopine is located approximately 100-feet from the nearest public right-of-way. This distance from the public right-of-way allows existing and proposed trees the opportunity to soften the apparent height of the monopine in order to create a less imposing appearance. The monopine is located near the property line of an existing adjacent commercial shopping center development. Aligned along an existing line of pine trees, the re-branched monopine will blend in with the backdrop of trees found behind the shopping center buildings. This design enables the provision of wireless service to the surrounding industrial, commercial, and residential uses in a way that is visually compatible and integrated with the surroundings, in compliance with the LDC requirements.

This project requests a deviation to the IL-2-1 zone 10-foot side yard setback. While the monopine trunk is located outside the setback, at 11 feet, 8 inches from the property line, some of the branches and antennas on the north side of the monopine encroach approximately 5 feet into the side setback. In this case, locating the monopine within the setback allows for a more desirable design than if the project complied with the strict application of the IL-2-1 zone setback development regulations. By locating in the setback, adjacent to another Preference One (Commercial) location for WCFs, the monopine is able to align with existing mature trees in an existing landscape buffer along the northern property line. Once the monopine is re-branched, the monopine will more effectively blend in with the existing live trees and contribute to the landscape backdrop behind the shopping center buildings. If located outside of the setback, the monopine would stand out as live trees are only provided around the perimeter of the property. The monopine is also positioned approximately 100 feet from the nearest public right-of-way, which allows for existing trees to screen views of the monopine as seen from the street.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PLANNED DEVELOPMENT PERMIT NO. 1447632 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1447632, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: April 9, 2015

Internal Order No. 24004770

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004770

PLANNED DEVELOPMENT PERMIT NO. 1447632
T-MOBILE – MIRA MESA STORAGE
PROJECT NO. 374200
PLANNING COMMISSION

This PLANNED DEVELOPMENT PERMIT (PDP) NO. 1447632 is granted by the PLANNING COMMISSION of the City of San Diego to MIRA MESA SELF STORAGE, LLC, Owner, and T-MOBILE WEST CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0602 . The project is located at 7044 Flanders Drive in the IL-2-1 zone of the Mira Mesa Community Plan. The project site is legally described as: Lots 44 and 45 of Lusk Mira Mesa Business Park East 1 Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 11437, filed in the Office of the County Recorder of San Diego County, February 5, 1985.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain 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. Twelve (12) panel antennas, with the following dimensions: 56.0" by 12.1" by 8.6" mounted to an 80-foot tall monopine tree;
- b. Equipment associated with the antennas is located in a 200 square foot equipment enclosure inside an existing self-storage building;
- c. The project deviates from the IL-2-1 zone 10-foot side yard setback, which is permitted with the processing of this PDP;

- 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 April 23, 2018.
2. **This PDP and corresponding use of this site shall expire on April 23, 2025.** 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 the Owner/Permittee 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.

LANDSCAPE REQUIREMENTS:

14. The Owner/Permittee shall be responsible for the maintenance of all existing landscape improvements shown on the approved plans and photosimulations, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

15. If any existing landscape improvements (including existing plantings, hardscape, landscape features, etc.) are damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

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

17. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

18. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.

19. Branches shall extend a minimum of 24-inches beyond the face of the proposed antennas to the satisfaction of the Development Services Department.

20. Starting branch height shall be no higher than 15-feet.

21. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

22. Radio-frequency transparent "socks" fully covering the front and back of the antennas (and any other components) shall be installed.

23. The applicant is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree

color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.

24. 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.

25. 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.

26. 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.

27. 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."

28. No overhead cabling is allowed for this project.

29. Exposed mounting apparatus shall be removed and shall not remain on the monopine absent antennas.

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

31. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

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

33. 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.

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

35. **Within 180 days of permit approval, or no later than October 6, 2015, whichever is earlier,** the Owner/Permittee shall replace all existing monopine branches with new branches and antenna socks, 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.
- 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 at 619-446-5349 to schedule an inspection of the completed 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 Planning Commission on April 9, 2015 and PC-XXXX.

Permit Type/PTS Approval No.: PDP No. 1447632

Date of Approval: 4/9/2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
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.

MIRA MESA SELF STORAGE, LLC
Owner

By _____
DANIEL C. PETERSON
MANAGER

T-MOBILE
Permittee

By _____
MICHAEL FULTON
SAN DIEGO MARKET MANAGER

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



THE CITY OF SAN DIEGO

Date of Notice: March 6, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24004770

PROJECT NAME/NUMBER: T-Mobile Mira Mesa Storage/Project No. 374200
COMMUNITY PLAN AREA: Mira Mesa
COUNCIL DISTRICT: 6
LOCATION: 7044 Flanders Drive, San Diego, CA 92121

PROJECT DESCRIPTION: PLANNED DEVELOPMENT PERMIT (PDP) to allow for modifications to an existing wireless communications facility (WCF). The site consists of six (6) panel antennas mounted on an existing 80-foot-tall monopine and a 200-square-foot equipment shelter. The modifications would include adding six (6) new panel antennas for a total of twelve (12) along with rebranching of the tree to provide additional screening of the antennas. The project site is zoned IL-2-1 and is within the Mira Mesa Community Plan area of Council District 1.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission (Process 4).

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities) and 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Staff.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Sections 15301 and 15303. Section 15301 allows for the operation, repair, leasing, or minor modifications of existing facilities. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

CITY CONTACT: Alex Hempton, Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
CONTACT INFORMATION: (619) 446-5349/ahempton@sandiego.gov

On March 6, 2015, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City of San Diego

ATTACHMENT 7

Planning Commission. If you have any questions about this determination, contact the Project Manager above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (by March 20a, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



SD06479

MIRA MESA SELF STORAGE

7044 FLANDERS DRIVE SAN DIEGO CA 92121

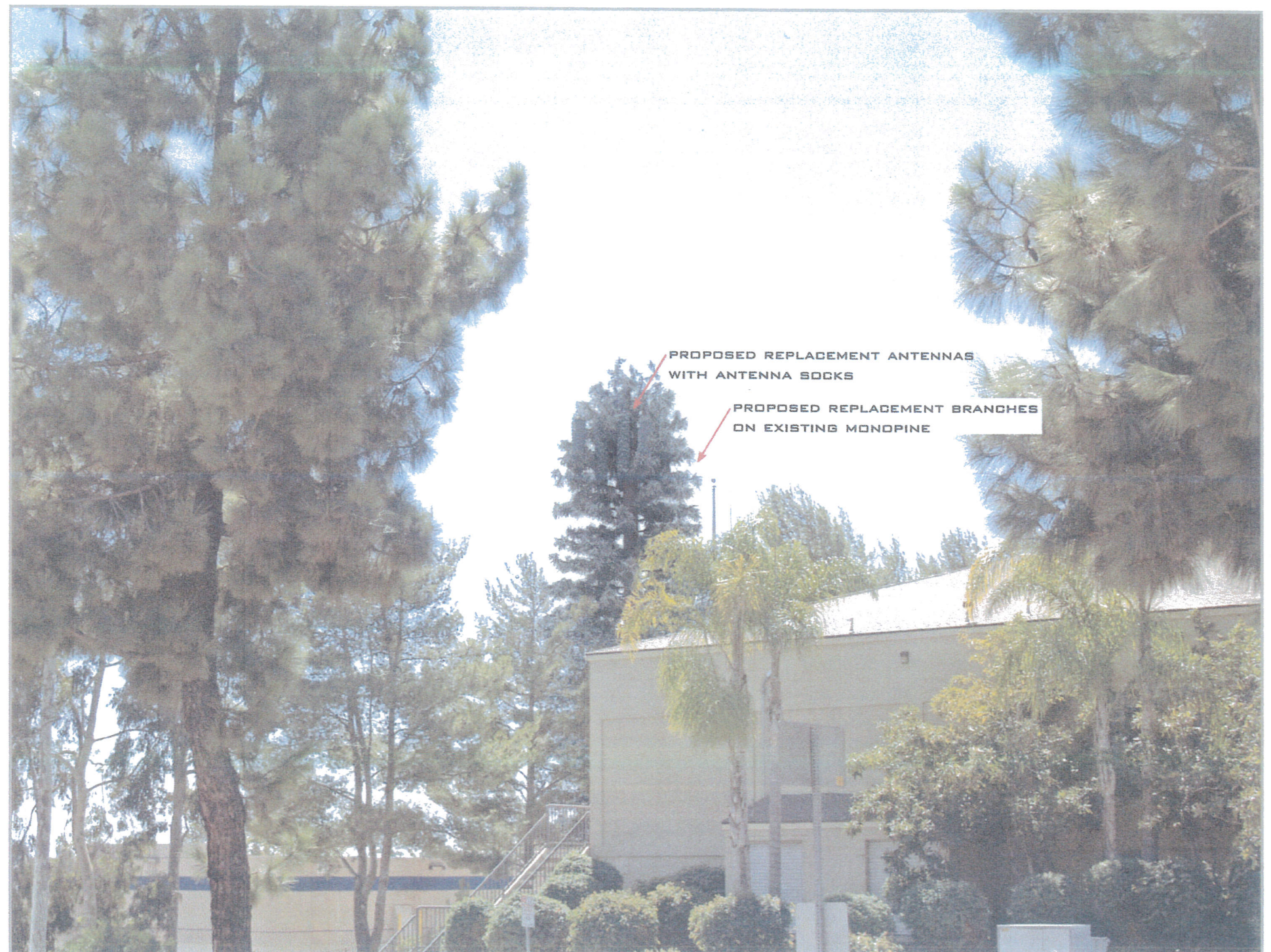


LOCATION

©2014 Google Maps



EXISTING



PROPOSED REPLACEMENT ANTENNAS
WITH ANTENNA SOCKS

PROPOSED REPLACEMENT BRANCHES
ON EXISTING MONOPINE

PROPOSED

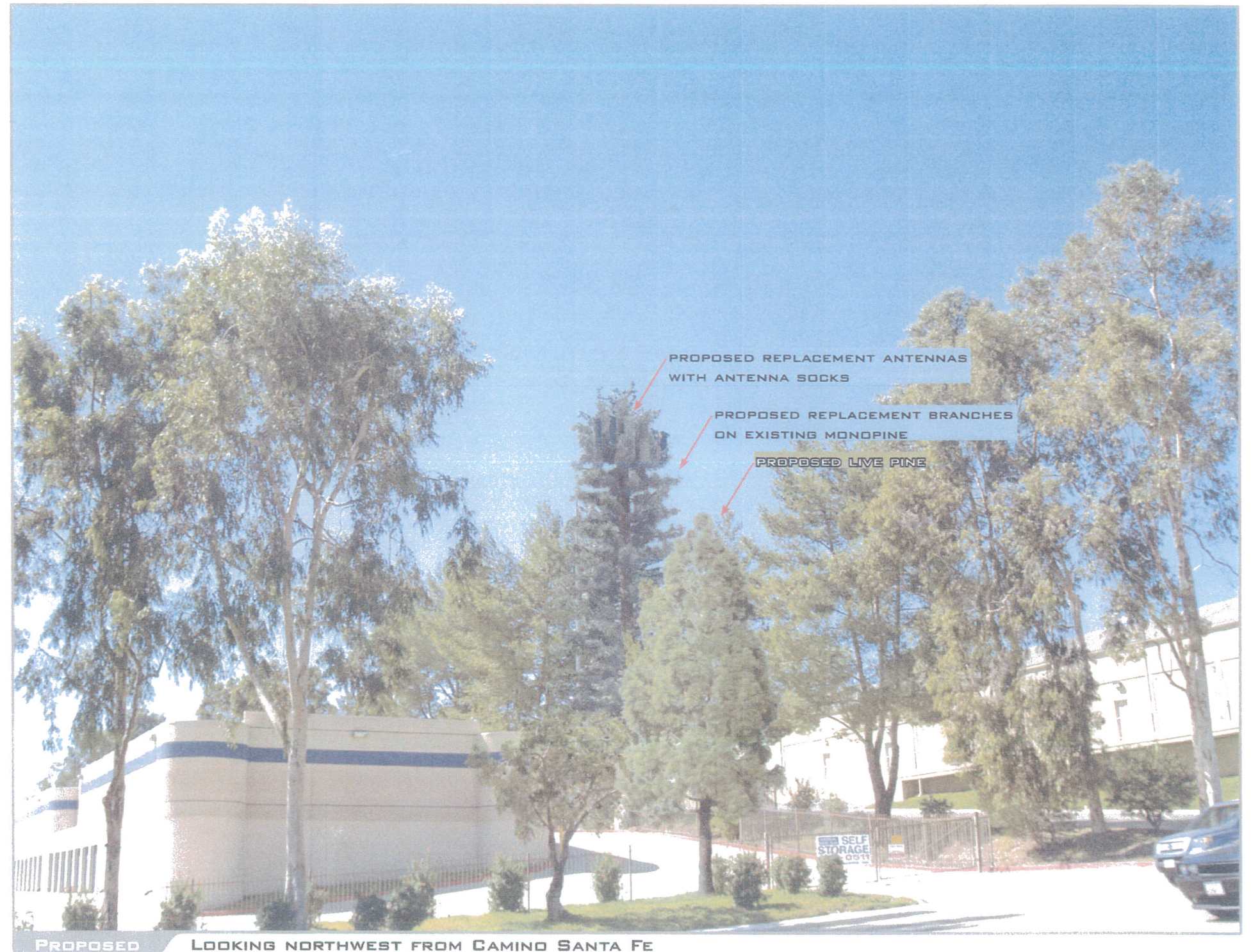
LOOKING SOUTHWEST FROM CAMINO SANTA FE



SD06479

MIRA MESA SELF STORAGE

7044 FLANDERS DRIVE SAN DIEGO CA 92121



**SD06479 – Mira Mesa Storage
7044 Flanders Drive, San Diego, CA 92121
TELECOM SITE JUSTIFICATION REPORT**

1. **Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.**

LOCATION AND TYPE

T-Mobile will continue the operation of an existing communications facility at 7044 Flanders Drive. The project consists of twelve panel antennas (3 arrays of 4 antennas each) mounted to an existing 80' faux monopine. All of the equipment is located in an existing equipment enclosure inside a storage unit. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T-Mobile system is 1950-1965 Megahertz. The receiving frequency is 1870-1885 Megahertz.

COVERAGE AND CAPACITY

The objective of this proposed site is to provide coverage and capacity within the residential and commercial areas to the northeast, southeast and southwest and also to connect the coverage gaps to the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

2. **Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee's network located within a 1 mile radius from proposed site.**

Please see refer to justification map and to coverage maps attached.

3. **A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.**

The objective of this proposed site is to provide coverage and capacity within the residential and commercial areas to the northeast, southeast and southwest and also to connect the coverage gaps to the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for

adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

4. **If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.**

There are no other carriers at this existing site, but it is an existing site therefore no additional selection process was completed.

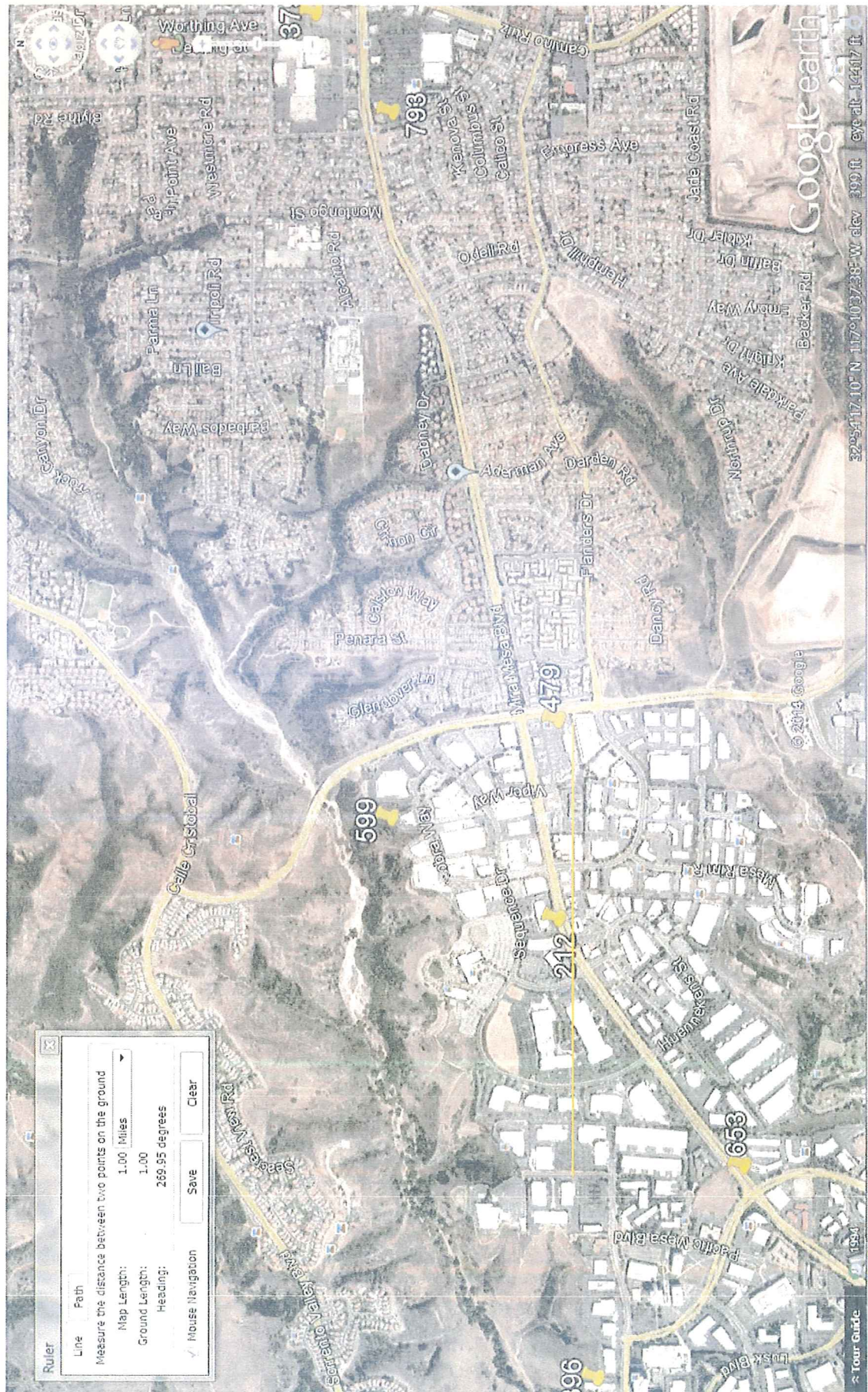
5. **Discuss Alternative Sites and why they were not selected.**

This site is located on industrial use surrounded by single and multi-family residential and commercial zones. The proposed site was initially selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. It is now selected again because it's an existing site where T-Mobile would like to continue operating. The surrounding properties on the east side of Camino Santa Fe are single and multi-family residential zones. The properties on the west side of Camino Santa Fe are commercial zones. The commercial zones to the south, of the existing site, the ground elevation drops and to the west and north there are many commercial building that would block the line of site coverage objective. Please refer to aerial and coverage maps provided.

6. **Noise Information for sites located near residential**

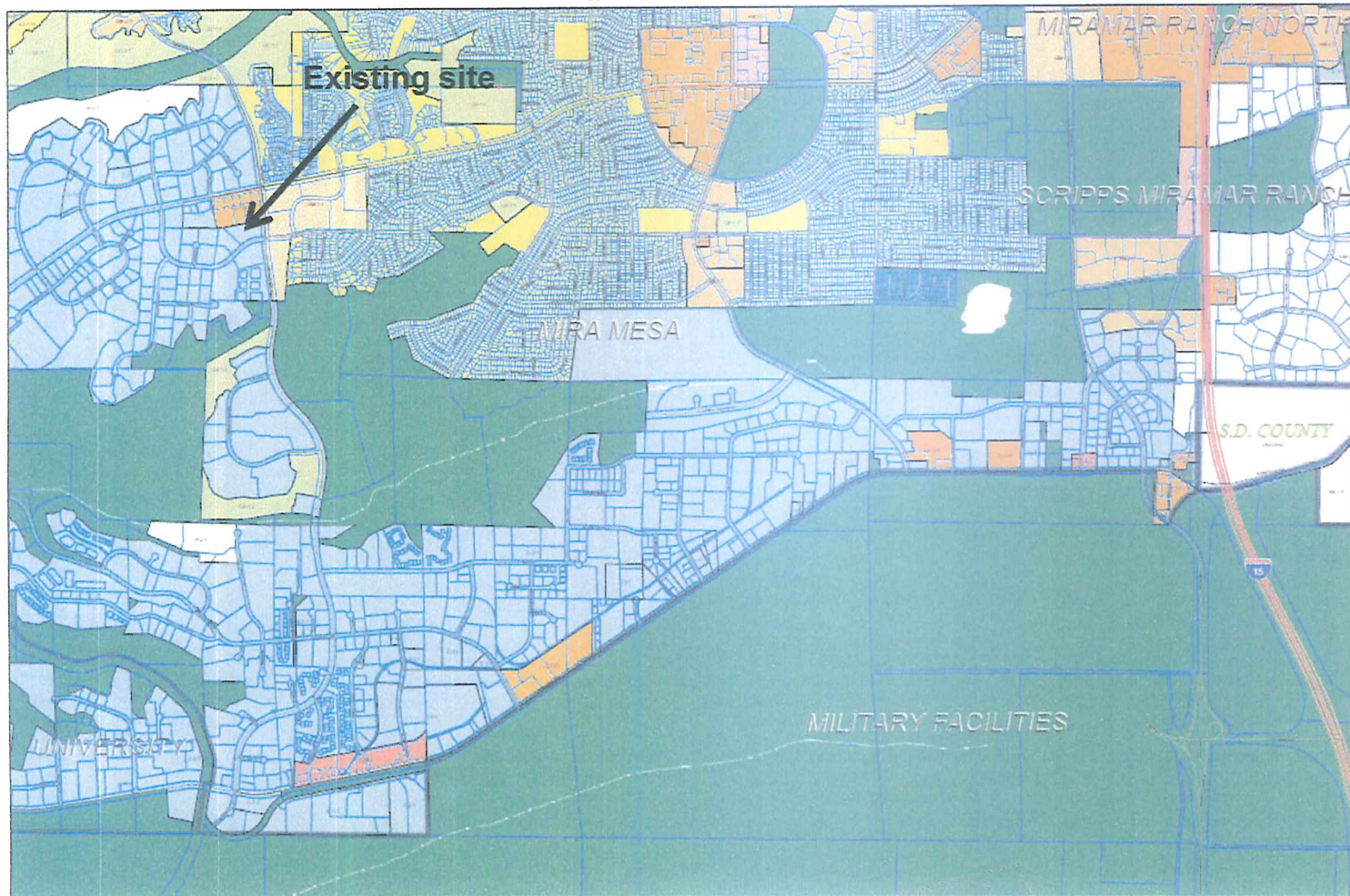
The existing equipment is located in a storage unit within the existing building. Therefore, no noise disturbance will be generated for residential neighbors.

Mira Mesa Storage (SD06479) Justification Maps



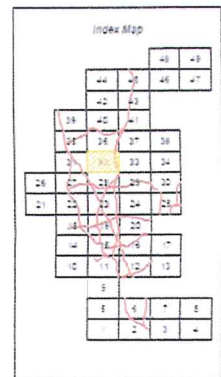
Mira Mesa Storage (SD06479) Justification Maps

Official Zoning Map



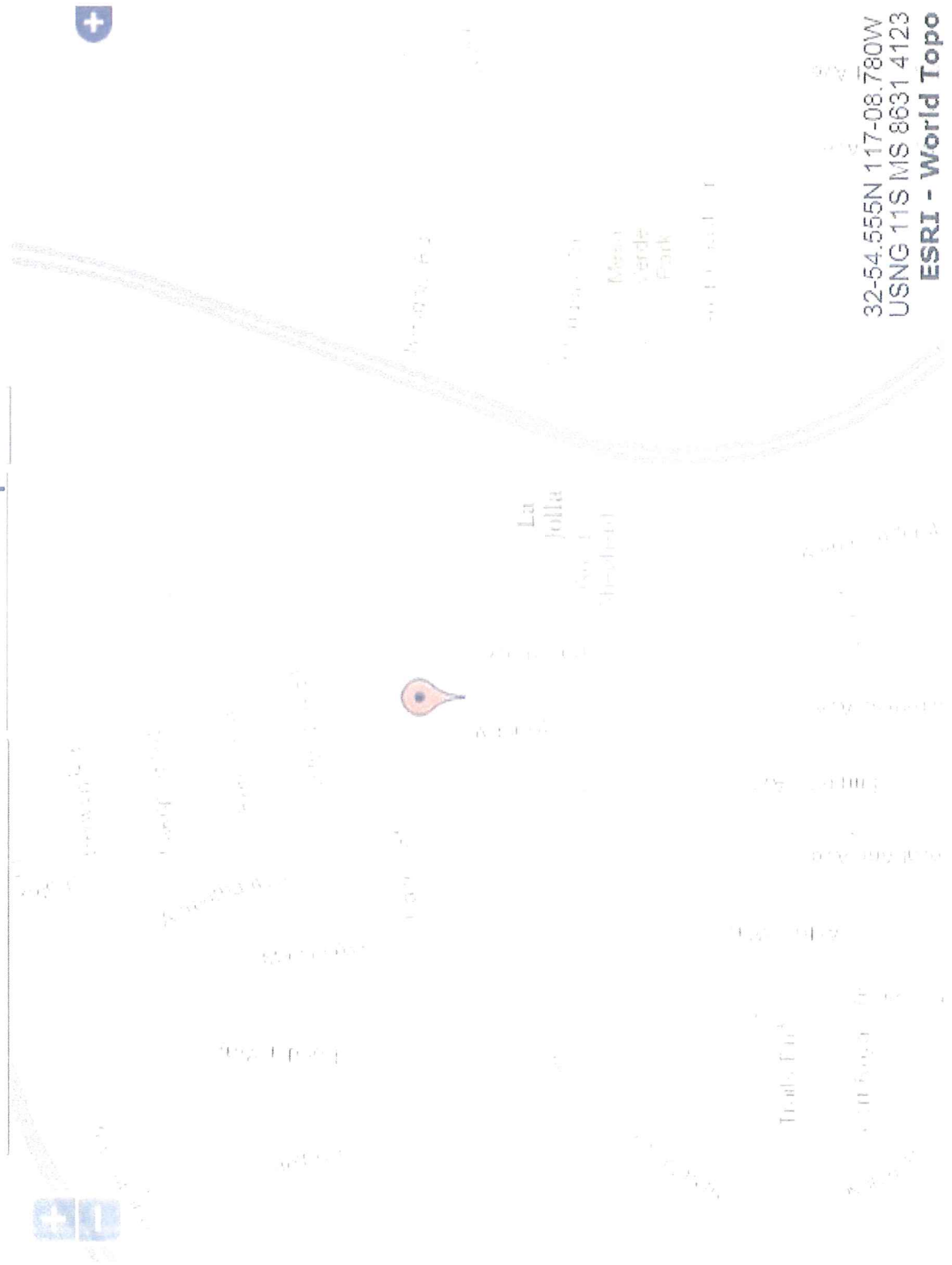
Legend

- City of San Diego Boundary
- Community Plan Areas
- Parcels
- zoning
- AR-1-1
- AR-1-2
- OD-1-1
- OD-1-2
- OD-1-3
- OD-1-4
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- OD-1-99
- OD-1-100
- UNZONED



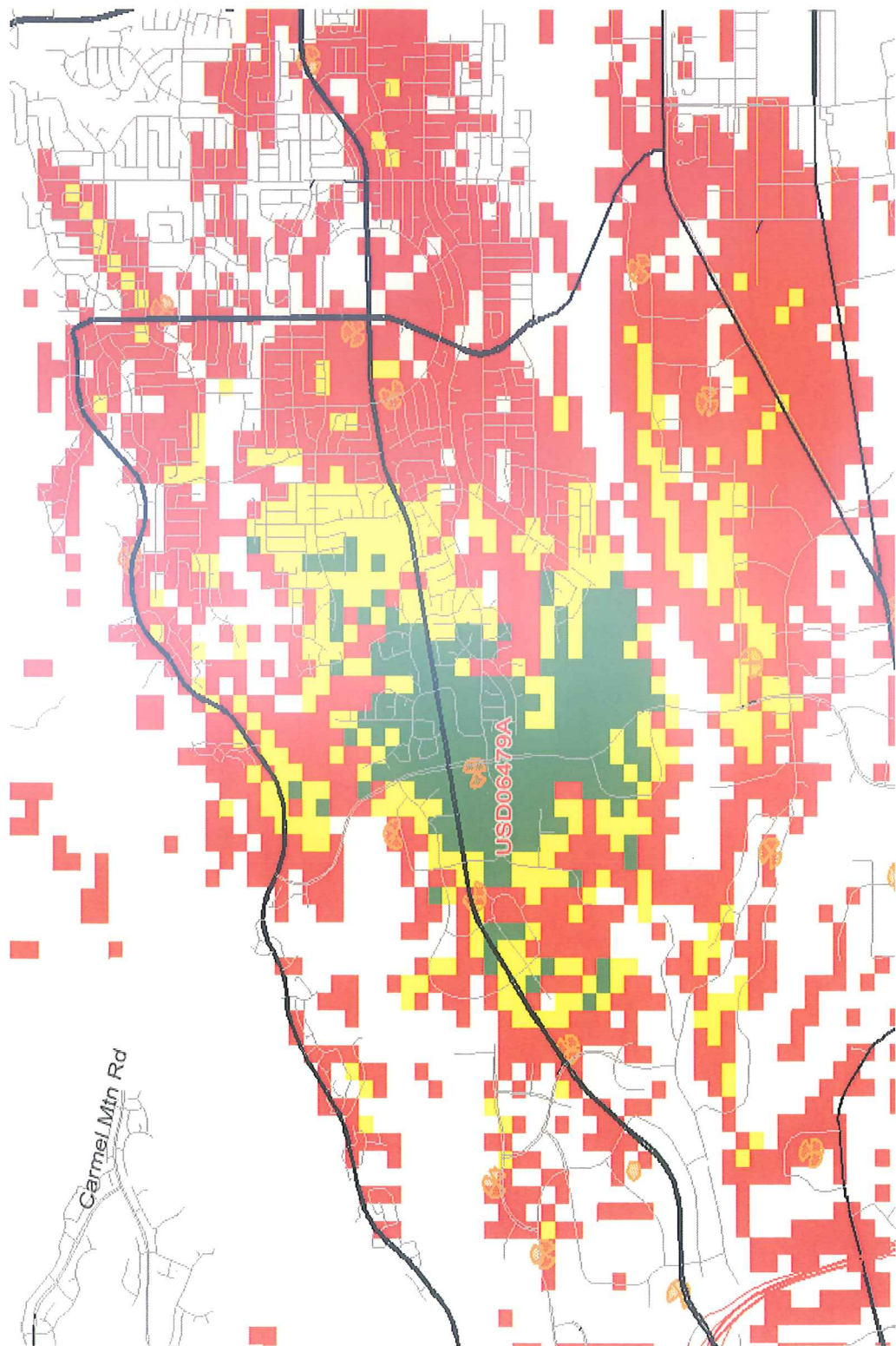
Mira Mesa Storage (SD06479)

Justification Maps





SD06479A Coverage

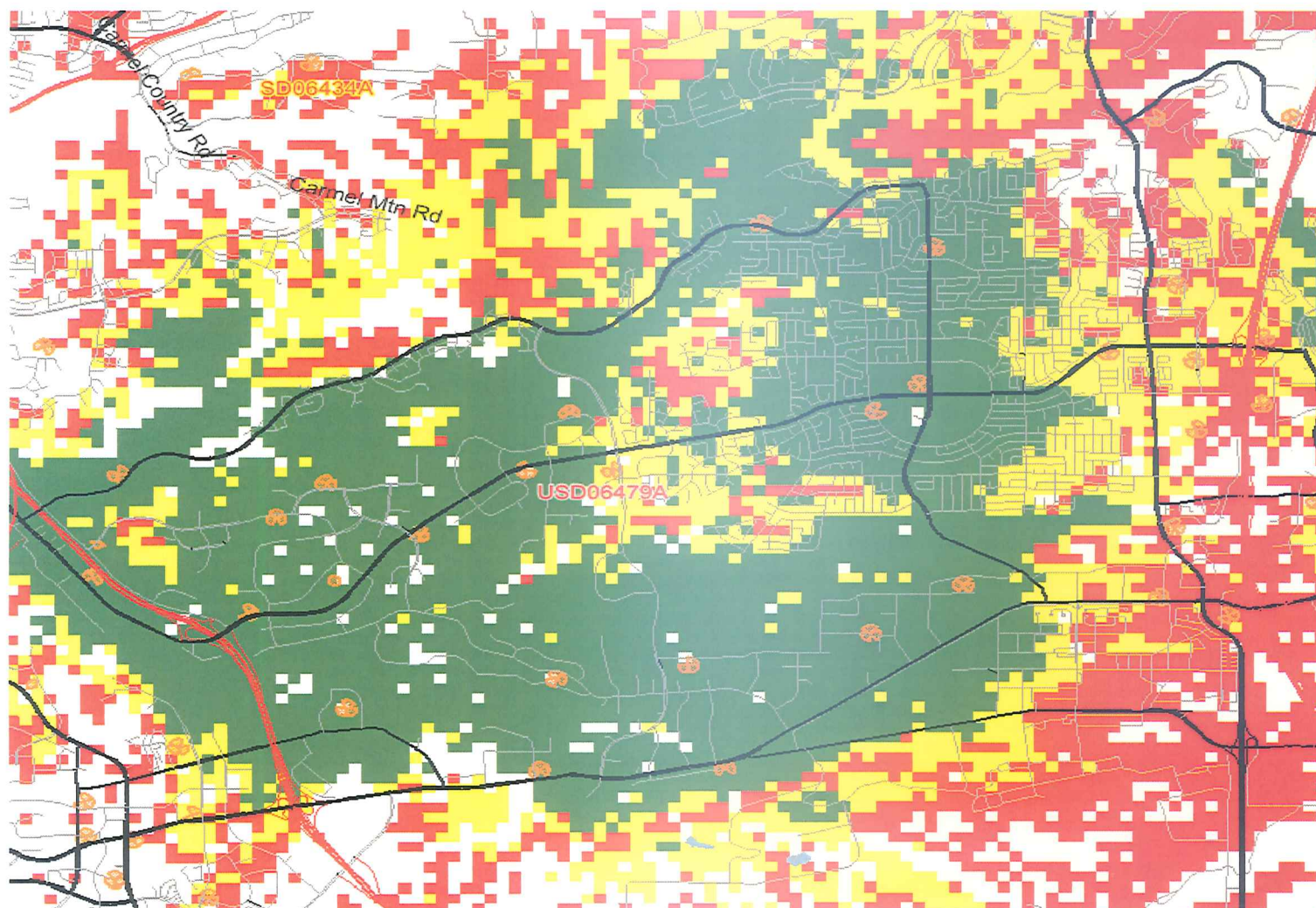


Excellent
Good
Poor
No coverage





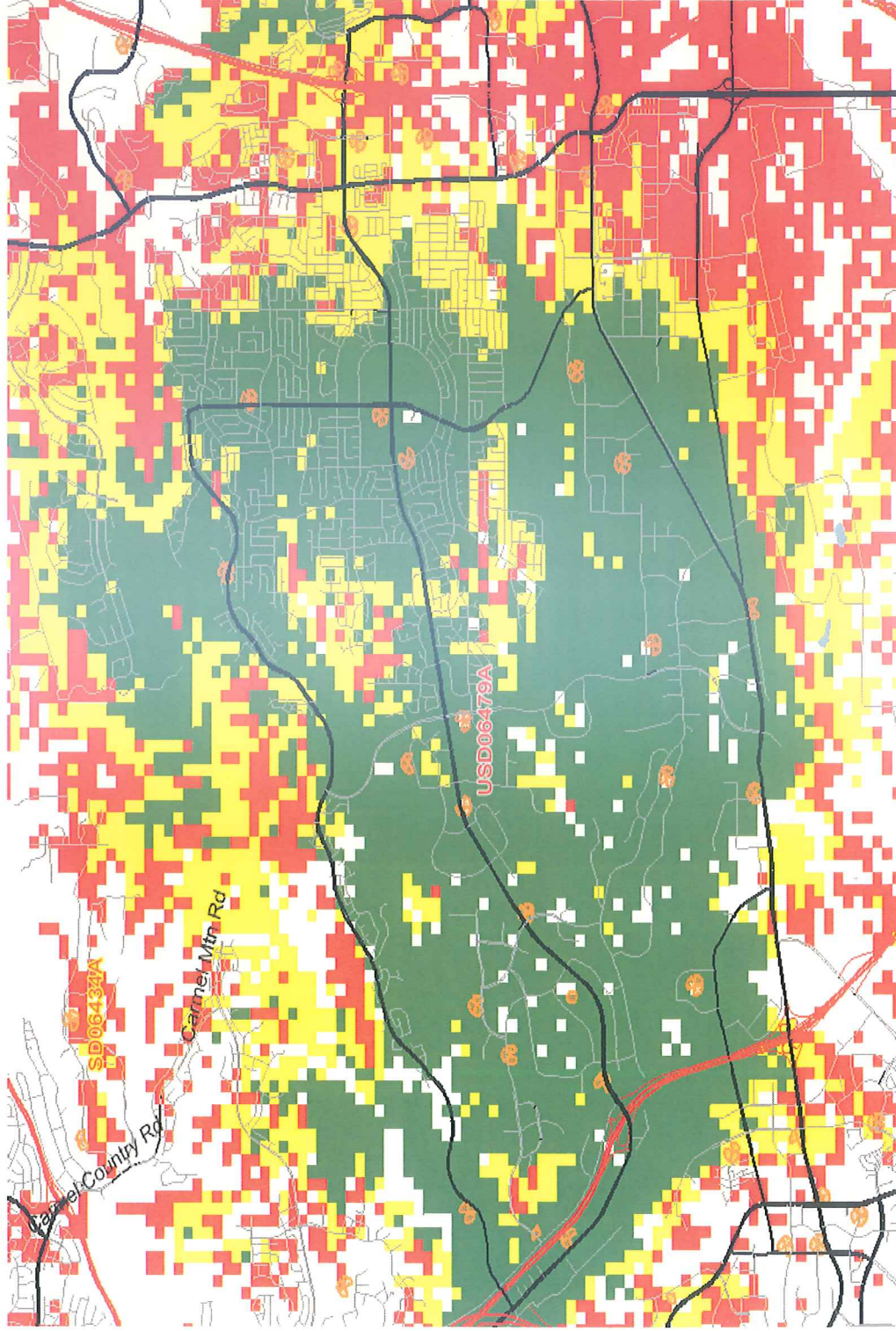
Existing On-Air sites coverage without SD06479A



- Excellent
- Good
- Poor
- No coverage

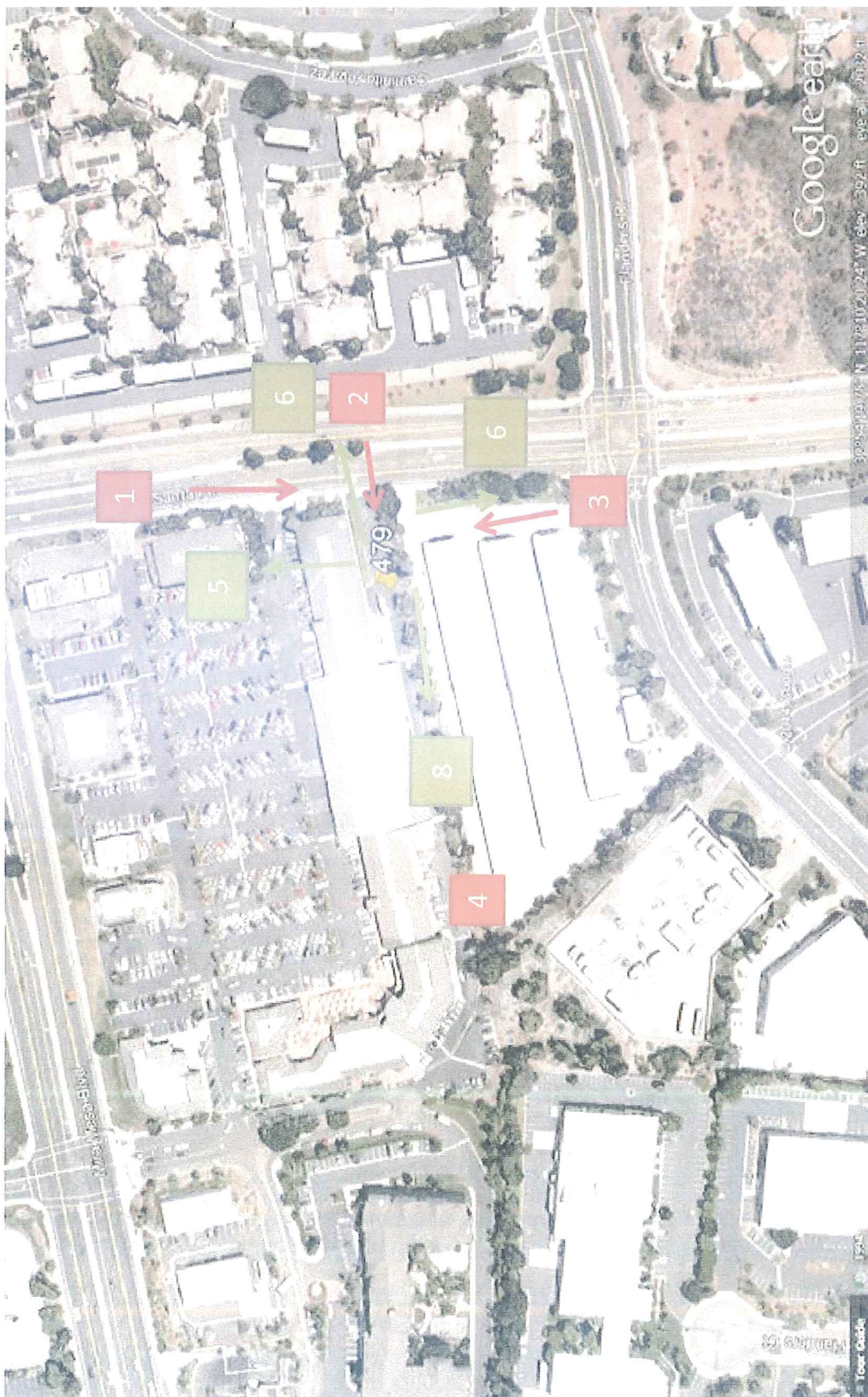


Existing On-Air sites coverage with SD06479A



Excellent
Good
Poor
No coverage



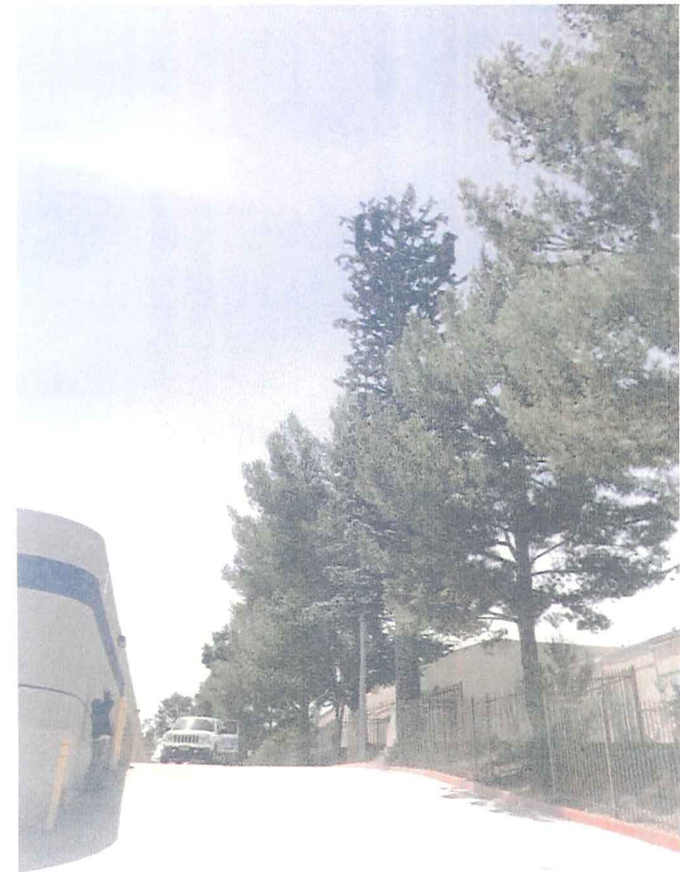


SD06479A Mira Mesa Storage – Photo Survey

1. View looking south @ North Elevation



2. View looking west @ East Elevation



SD06479A Mira Mesa Storage – Photo Survey

**3. View looking north @
South Elevation**



**4. View looking east @
West Elevation**

Not available.

SD06479A Mira Mesa Storage – Photo Survey

5. View looking North from Site 6. View looking East from Site



SD06479A Mira Mesa Storage – Photo Survey

7. View looking South from site



8. View looking West from Site.





SITE NUMBER: SD06479A - BU 827598
SITE NAME: MIRA MESA SELF STORAGE
SITE TYPE: MONOPINE

CITY: SAN DIEGO
COUNTY: SAN DIEGO
JURISDICTION: SAN DIEGO

SHEET INDEX

CONSULTING TEAM

ARCHITECTURAL / ENGINEERING:
TECHSAAE
11908 HAMDEN PLACE
SANTA FE SPRINGS, CA 90670
CONTACT: MICHAEL SHEWBRIIDGE
PHONE: (714) 396-3282

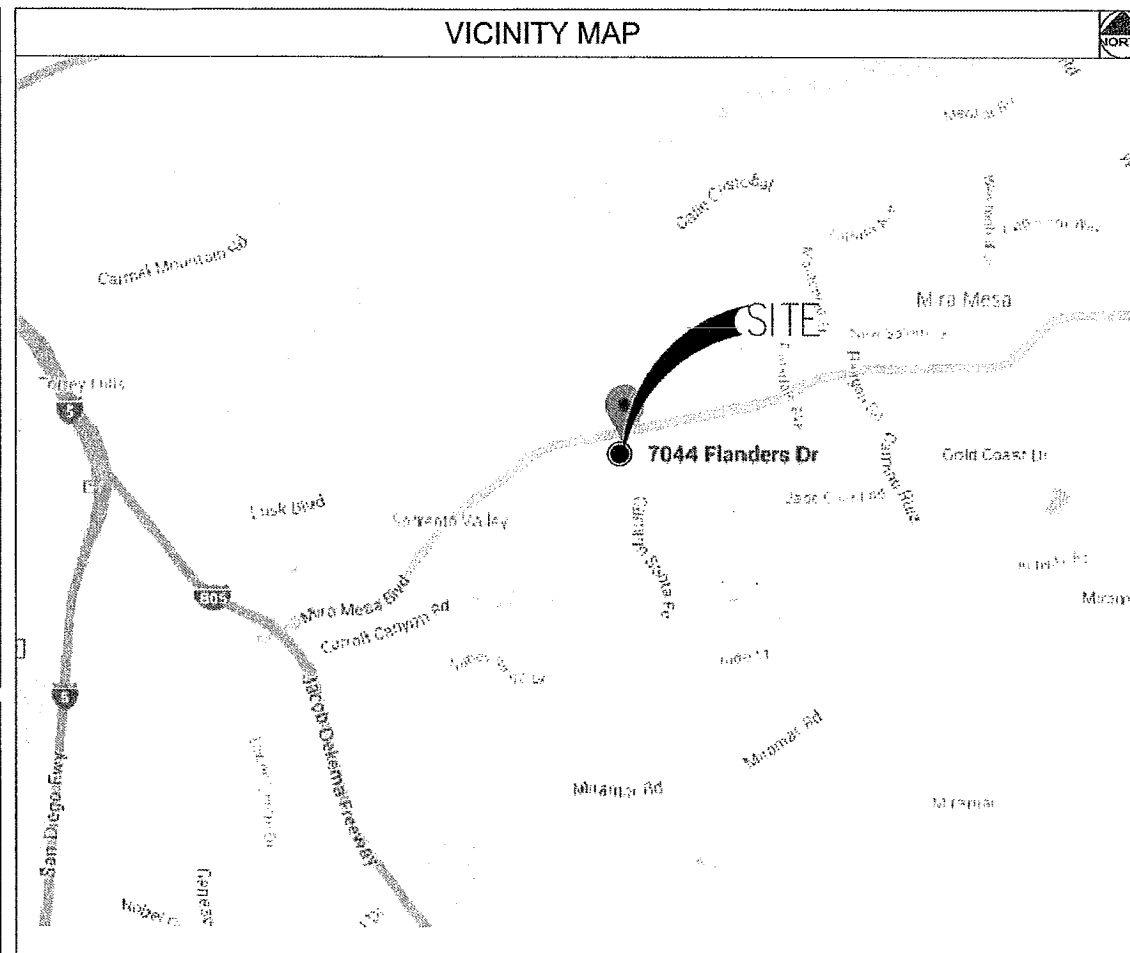
[illegible]

APPROVALS:

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

	<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
SR. RF ENGINEER			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

VICINITY MAP



DIRECTIONS TO SITE:

HEAD NORTH ON CORNER STONE CT TOWARD MAIN
TURN RIGHT ONTO MAIN
TURN LEFT ONTO GREENFIELD DR
TURN RIGHT MERGE ONTO I-8 W
TAKE THE STATE 67/MAGNOLIA AVE EXIT TOWARD DOWNTOWN
KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR
CA-67/SANTEJE/ALESODE AND MERGE ONTO CA-67N/STATE 67 N
TAKE THE PROTECT AVE EXIT
KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR CALIFORNIA 52W AND
MERGE ONTO CA-52W
TAKE THE EXIT ONTO I-805 N
TAKE THE MIRLA MESA BOULEVARD/VISTA SORRENTO PARKWAY EXIT
TURN RIGHT ONTO MIRLA MESA BLVD
TURN RIGHT ONTO FLANDERS DR
ARRIVE AT 7044 FLANDERS DR, SAN DIEGO, CA 92121

LATITUDE AND LONGITUDE

LAT: 32.765675 N
LONG: -117.161392 W

POWER AND TELCO UTILITY CONTACTS:

<u>POWER:</u>	<u>TELCO:</u>
COMPANY: SDG&E	COMPANY: AT&T

APPLICABLE CODES:

- | | |
|--|------------------------------|
| 1. CALIFORNIA ADMINISTRATIVE CODE
(INCL. TITLES 24 & 25) 2013 | 6. TIA/EIA-222G |
| 2. CALIFORNIA BUILDING CODE 2013 | 7. LOCAL BUILDING CODES |
| 3. CALIFORNIA ELECTRICAL CODE 2013 | 8. CITY / COUNTY ORDINANCES |
| 4. CALIFORNIA MECHANICAL CODE 2013 | 9. CALIFORNIA FIRE CODE 2013 |
| 5. CALIFORNIA PLUMBING CODE 2013 | EDITION |

PROJECT INFORMATION:

SD06479A

SD-479-01
MIRA MESA
SELF STORAGE
7044 FLANDERS DRIVE
SAN DIEGO, CA 92121

CURRENT ISSUE DATE: 3

08-12-2014

ISSUED FOR: 3

CUP RENEWAL

REV.: _____ DATE: _____ DESCRIPTION: _____ BY: _____

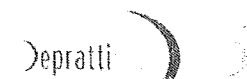
A	8/12/2014	PLANNING CORRECTIONS	BA
B	5/12/2014	CUP RENEWAL	JN

PLANS PREPARED BY:



TECHSAAE
11908 HAMDEN PLACE
SANTA FE SPRINGS, CA. 90670
949-251-1177

CONSULTANT:



Debra DePratti Gardiner
DePratti Incorporated
(619) 726-8110

DRAWN BY: _____ CHK: _____ APV: _____

JM	RU	RU
----	----	----

LICENSURE:3

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: _____ REVISION: _____

T-1

1

SD06479A



222 EAST CARILLO STREET, SUITE 107
SANTA BARBARA, CA 93101

PROJECT INFORMATION:

SD06479A
SD-479-01
MIRA MESA
SELF STORAGE
7044 FLANDERS DRIVE
SAN DIEGO, CA 92121

CURRENT ISSUE DATE:

08-12-2014

ISSUED FOR:

CUP RENEWAL

REV. DATE DESCRIPTION BY

1	8/12/2014	PLANNING CORRECTIONS	BAK
0	5/12/2014	CUP RENEWAL	JM

PLANS PREPARED BY:



TECHSAAE
11908 HAMDEN PLACE
SANTA FE SPRINGS, CA 90670
949-251-1177

CONSULTANT:



Debra DePratti Gardner
DePratti Incorporated
(619) 726-8110

DRAWN BY: CHK: APV:

JM	RU	RU
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LICENSURE:

SHEET TITLE:

SITE PLAN

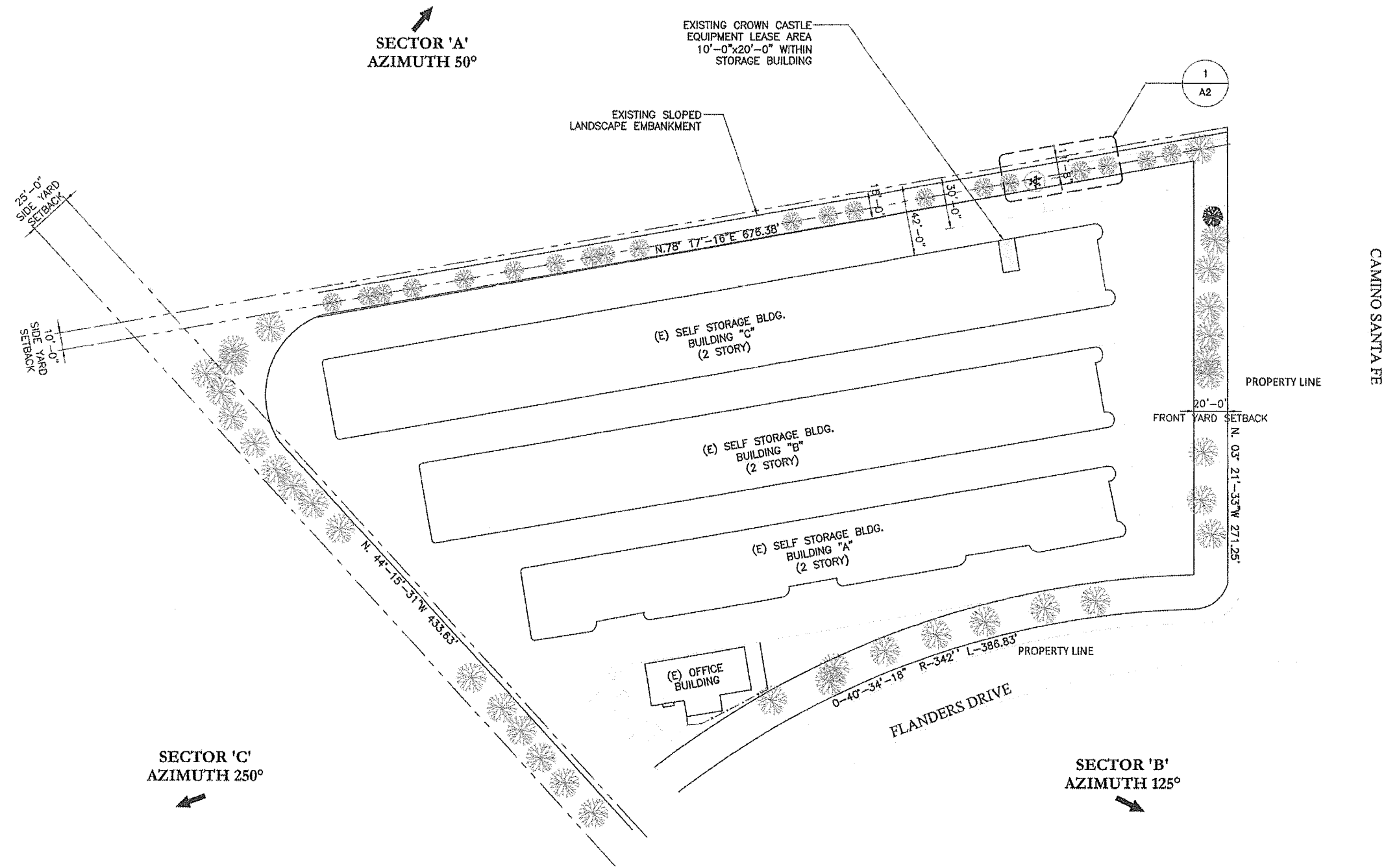
SHEET NUMBER: REVISION:

A-1

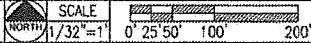
1

SD06479A

ENGINEERING NOTE:
THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.



SITE PLAN



1

SD06479A

SD-479-01
MIRA MESA
SELF STORAGE
7044 FLANDERS DRIVE
SAN DIEGO, CA 92121

08-12-2014

CUP RENEWAL

①	8/12/2014	PLANNING CORRECTIONS	BAL
②	5/12/2014	CUP RENEWAL	JM



TECHSAAE
11908 HAMDEN PLACE
SANTA FE SPRINGS, CA. 90670
949-251-1177

Depratti

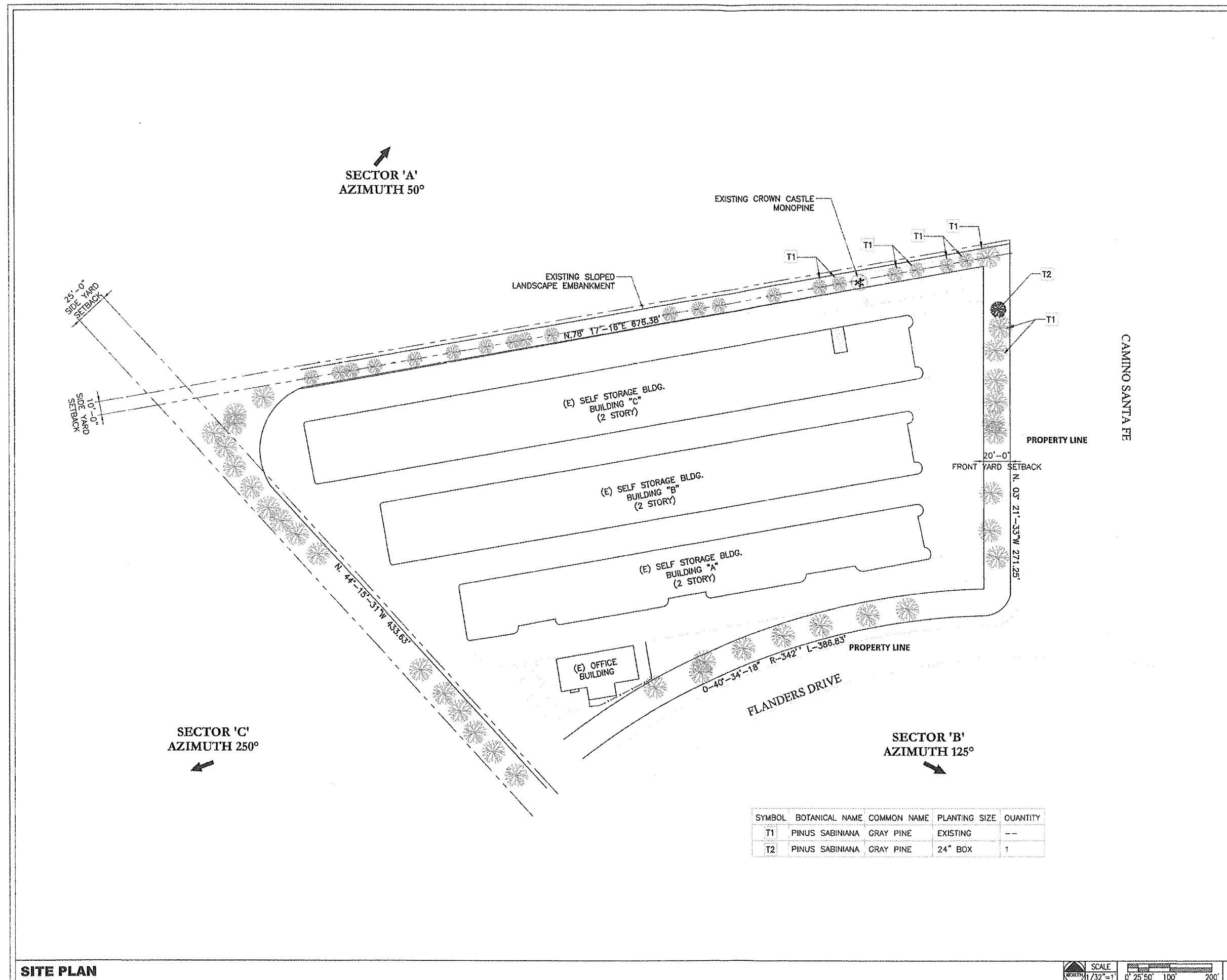
Debra DePratti Gardner
DePratti Incorporated
(619) 724-9110

JM	RU	RU
----	----	----

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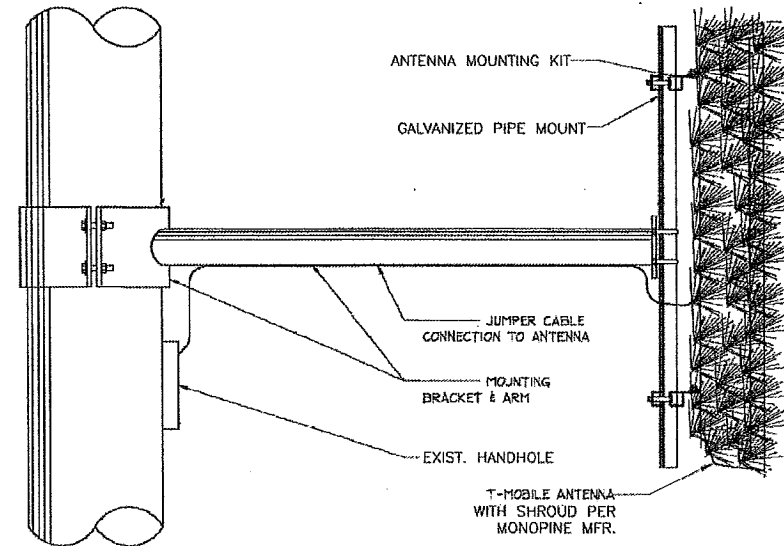
LANDSCAPE DEVELOPMENT PLAN

<div style="text-align: center; font-size: 2em; font-weight: bold;">A-1.1</div>	1
	SD06479A



NOTE:

ALL EXPOSED CABLE BRACKETS
AND SUPPORTS SHALL BE
PAINTED TO MATCH FAUX
MONOPINE NEEDLES & BRANCHES



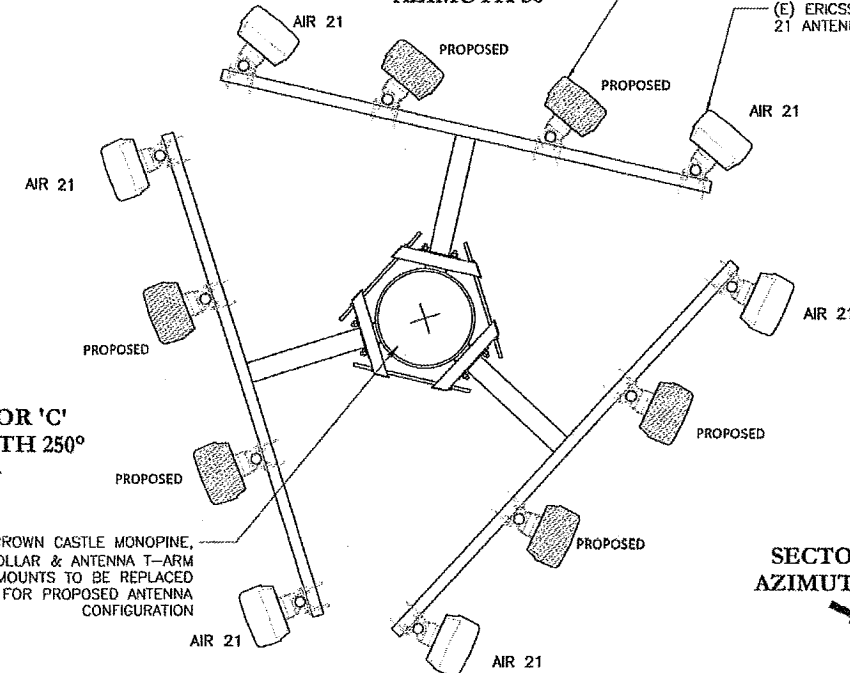
SECTOR 'C'
AZIMUTH 250°

(E) 80'-0" CROWN CASTLE MONOPINE,
(E) POLE COLLAR & ANTENNA T-ARM
& PIPE MOUNTS TO BE REPLACED
AS REQUIRED FOR PROPOSED ANTENNA
CONFIGURATION

SECTOR 'A'
AZIMUTH 50°

PROPOSED ANTENNA
AS INDICATED PER SHADE,
TYP.

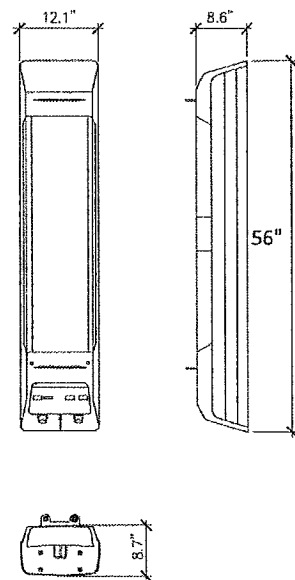
(E) ERICSSON AIR
21 ANTENNA, TYP.



SECTOR 'B'
AZIMUTH 125°

TYPICAL PANEL ANTENNA SHROUD (SOCK)

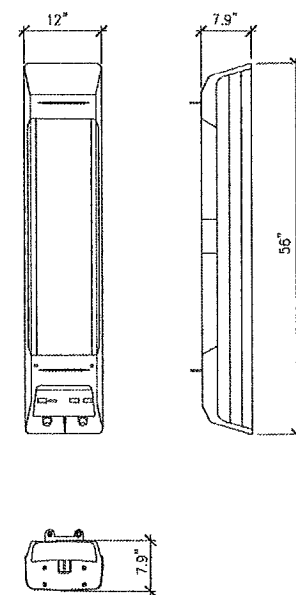
6' FT. PANEL ANTENNA
AIR 21 B4A/B12P-B5P, 6' FT (KRC 118 048/1)



- DIMENSIONS (H X W X D): 56" X 12.1" X 8.6"
- WEIGHT: 126 LBS PLUS MOUNTING BRACKETS AT 5 LBS.

PROPOSED ERICSSON AIR21 ANTENNA

5



- DIMENSIONS (H X W X D): 56" X 12" X 7.9"
- WEIGHT: 91 LBS. PLUS MOUNTING BRACKETS AT 5 LBS.

EXISTING ERICSSON AIR 21 ANTENNA

3

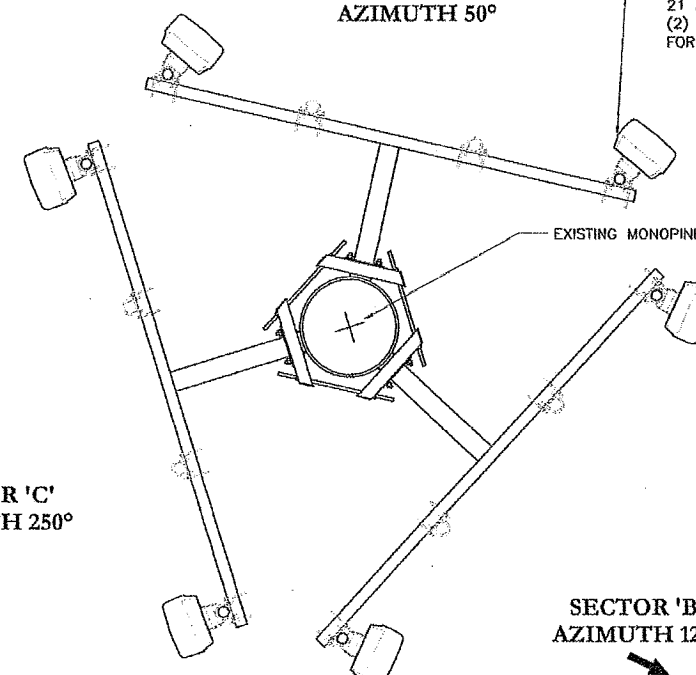
PROPOSED ANTENNA PLAN

2

SECTOR 'C'
AZIMUTH 250°

SECTOR 'A'
AZIMUTH 50°

(2) ERICSSON AIR
21 ANTENNAS
(2) PER SECTOR
FOR (3) SECTORS



SECTOR 'B'
AZIMUTH 125°



222 EAST GARIBO STREET, SUITE 107
SANTA BARBARA, CA 93101

PROJECT INFORMATION:

SD06479A

SD-479-01
MIRA MESA
SELF STORAGE
7044 FLANDERS DRIVE
SAN DIEGO, CA 92121

CURRENT ISSUE DATE:

08-12-2014

ISSUED FOR:

CUP RENEWAL

REV.: DATE: DESCRIPTION: BY:

1	8/12/2014	PLANNING CORRECTIONS	BAK
0	8/12/2014	CUP RENEWAL	JM

PLANS PREPARED BY:



TECHSAAE
11908 HAMDEN PLACE
SANTA FE SPRINGS, CA. 90670
949-251-1177

CONSULTANT:



Dan Depratti-Gardner
Depratti Incorporated
(619) 726-6110

DRAWN BY:

CHK:

APV:

JM

RU

RU

LICENSURE:

SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

REVISION:

A-4

1

SD06479A

Hempton, Alexander

From: John Horst [mmcpvg.chair@gmail.com]
Sent: Wednesday, January 21, 2015 5:22 PM
To: aregan@deprattiinc.com; Hempton, Alexander
Cc: 'Debra DePratti Gardner'
Subject: RE: 374200 - T-Mobile Mira Mesa Storage, 1st Review (SD06479)

Alex...

I can confirm this. We promoted it to an action item and recommend approval by a unanimous vote.

John Horst
Chairman, Mira Mesa Community Planning Group
(858) 429-5759 x4

Mira Mesa: Excellence in Education | Richness in Culture | Innovation in Industry

From: Anne W. Regan [mailto:aregan@deprattiinc.com]
Sent: Wednesday, January 21, 2015 2:25 PM
To: 'Hempton, Alexander'
Cc: 'Debra DePratti Gardner'; John Horst
Subject: RE: 374200 - T-Mobile Mira Mesa Storage, 1st Review (SD06479)

Alex,

I presented this project to the Mira Mesa Planning Group last night and it was approved 16/0/0.

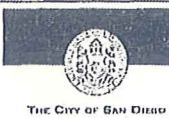
Please let me know if you have any questions.

Thank you,

Anne W. Regan
DePratti Incorporated
Senior Leasing and Zoning Manager
Mobile: (858) 602-6522 | Fax: (858) 536-1005
aregan@deprattiinc.com



From: Hempton, Alexander [mailto:AHempton@sandiego.gov]
Sent: Friday, January 16, 2015 4:57 PM
To: 'aregan@deprattiinc.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

Project No. For City Use Only

T-Mobile Mira Mesa Storage

Project Address:

7044 Flanders Drive, San Diego, CA 92121

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: T-Mobile Mira Mesa Storage	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? _____ 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): MIRA MESA SELF STORAGE L L C <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 10531 SORRENTO VALLEY RD # A City/State/Zip: San Diego, CA 92121 Phone No: _____ Fax No: _____ (6199217907) Name of Corporate Officer/Partner (type or print): DANIEL C PETERSON Title (type or print): MANAGER Signature : _____ Date: 11/19/14	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:

T-Mobile Board



Timotheus Höttges

Chairman of the Board



W. Michael Barnes



Srikant M. Datar



Bruno Jacobfeuerborn



Thorsten Langheim



Kelvin R. Westbrook



Project Chronology

T-Mobile – Mira Mesa Storage – Project No. 374200

Date	Action	Description	City Review Time	Applicant Response Time
12/4/2014	First Submittal	Project Deemed Complete		
1/16/2015	First Assessment Letter		43	
1/28/2015	Second Submittal			12
3/3/2015	All issues resolved		34	
4/9/2015	Public Hearing – Planning Commission		37	
TOTAL STAFF TIME			114	
TOTAL APPLICANT TIME				12
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	126 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 25, 2015

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	April 9, 2015
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	PLANNED DEVELOPMENT PERMIT, PROCESS FOUR
PROJECT NUMBER:	374200
PROJECT NAME:	<u>T-MOBILE – MIRA MESA STORAGE</u>
APPLICANT:	Anne Regan, DePratti, Inc., agents representing T-Mobile
COMMUNITY PLAN AREA:	Mira Mesa
COUNCIL DISTRICT:	District 6
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@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 approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of an existing 80-foot tall faux pine tree ("monopine"), supporting panel antennas, with equipment located inside an existing adjacent building. The project is located at 7044 Flanders Drive on property developed with Mira Mesa Self Storage.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 business days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be

limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on March 6, 2015 and the opportunity to appeal that determination ended March 20, 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: 24004770

Revised 11-17-14