THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 25, 2017 REPORT NO. PC-17-041

HEARING DATE: June 1, 2017

SUBJECT: AT&T RUFFNER, Process Four Decision

PROJECT NUMBER: 522120

OWNER/APPLICANT: GTE MOBILENET/AT&T MOBILITY

SUMMARY:

Issue: Should the Planning Commission approve a new permit for a Wireless Communication Facility (WCF) located at 7480 Convoy Court in the Kearny Mesa Community Planning Area?

Staff Recommendation: APPROVE Planned Development Permit (PDP) No. 1956452.

Community Planning Group Recommendation: On March 15, 2017 the Kearny Mesa Community Planning Group voted 10-0-0 to approve the project with no conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from CEQA per Article 19, Section 15301 (Existing Facilities) of the CEQA State Guidelines (Attachment 8). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on April 10, 2017, and the opportunity to appeal that determination ended April 24, 2017.

Fiscal Impact Statement: Costs to review this project are paid for by application fees.

BACKGROUND

AT&T Ruffner is an application for a new permit for an existing, expired WCF at 7480 Convoy Court. It is located in the IL-2-1 zone, which provides for light industrial and office uses with limited commercial. The project is also within the Kearny Mesa Community Plan, which designates the site for industrial and business parks. Surrounding uses in all directions are light industrial in nature.

The existing lattice tower was first permitted in 1994. It was re-permitted in 2006 as a Conditional Use Permit with a ten-year term. This permit expired on November 22, 2016. The current project

application was deemed complete prior to that date.

Council Policy 600-43 assigns preference levels to WCFs in different land use categories. This project, a WCF on an industrially-zoned property, is in the Preference 1 category. Generally, Preference 1 locations are permitted as a Process One Limited Use and do not come before the Planning Commission. However, this project requires a Planned Development Permit (PDP) per SDMC 126.0602(b)(1) for deviations to the WCF Regulations (SDMC 141.0420) to allow a lattice tower, which does not conform to the WCF Guidelines. This PDP requires a Process Four Planning Commission decision.

DISCUSSION

Proposed Project:

The project consists of nine 8-foot panel antennas and three 6-foot panel antennas to remain on an existing 80' 6" lattice tower. Also to remain are 24 Remote Radio Units (RRUs) at the antenna level, six surge suppressors, six Tower-Mounted Amplifiers, and other existing equipment which is located inside the adjacent building. To enhance the appearance of the project, two 6-foot diameter microwave dishes will be removed from the tower, the number of cables on the tower will be reduced to reduce visual impacts, and landscaping will be enhanced with the addition of five Brisbane Box trees to be planted around the property.

The light industrial site is located away from major streets and commercial areas. The building is owned by AT&T and is used for operations, storage and parking. There are only industrial uses within 500 feet. The project site and surrounding neighborhood have a community plan designation of Industrial/Business Park and are zoned Industrial. The area is characterized by recreational vehicle sales lots, fleet storage, outdoor storage, industrial supply businesses, and concrete tilt-up buildings on large lots with large parking areas. Commercial uses are located approximately 600 feet to the south along Clairemont Mesa Boulevard. The Hickman Youth Athletic Fields are located approximately 1,600 feet to the northwest. The project site is well screened from these areas by intervening buildings and mature landscaping.

WCF Regulations and Planned Development Permit Considerations:

The WCF Regulations are designed to require wireless carriers to update their sites as development patterns change and technology advances. This is achieved by issuing permits in 10-year increments in order to provide the City with the opportunity to review projects under current regulations and consider technological advances in design. Prior to the adoption of the WCF regulations, lattice towers were allowed in the City of San Diego; however, the current WCF Regulations require that applicants "*use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions*."

In support of this requirement, the WCF Guidelines no longer allow for lattice towers. Therefore, a deviation from the WCF Regulations is necessary to allow an existing lattice tower to remain with a

new permit, a PDP. The PDP process is intended to assure that the deviation would be preferable to what would be achieved by strict conformance with the regulations. It is staff's position that the project achieves this intent by allowing a structure to remain in its existing visual context instead of requiring a new structure. Kearny Mesa is primarily zoned industrial, which is an appropriate location WCF uses. There are multiple existing lattice towers in the area. This permit requires additional landscaping, removes two satellite dishes, and improves the visual impacts by reducing the cables. The permit will require the tower to be painted as well.

The lattice tower was first built in 1995, and the surrounding development pattern has not changed since. The tower has been permitted twice under the existing Kearny Mesa Community Plan and industrial zoning; it is a deviation because the WCF Regulations have changed. The existing tower is taller than any nearby structure, but this impact is quickly mitigated with distance, because the tower blends in to the surrounding area despite its height. Existing buildings and landscaping help to frame and screen the view from surrounding public rights of way and adjacent properties.

To comply with the current WCF regulations without deviations, the tower must be replaced with an integrated structure or replaced with a new structure similar in height to the buildings in the area, which would require AT&T to add more sites to make up for the coverage lost by the height reduction. AT&T requires the tower at its existing height and location to effectively maintain existing levels of service because it has built its network around this site.

While it may be possible to alter or rebuild the structure to screen or camouflage this facility, the resulting obelisk, clock tower, faux tree, or other structure would still be eighty feet tall and out of scale and character with the surrounding area. Existing buildings and landscaping already serve to screen the tower to the extent feasible. It is staff's opinion that structural alteration of this tower would provide no benefit at this industrial location.

This site is important to AT&T's network. Coverage maps show that this installation is integral to service along State Route 52 to the north, as well as Clairemont Mesa Boulevard to the south, all while remaining screened from view to these areas by trees, buildings, and distance. A deviation to allow the lattice tower to remain would preclude the placement of multiple, replacement sites in the surrounding area, or the construction of a new tower element that would be of limited utility at this location.

Although lattice towers generally represent an undesirable visual element, it is staff's opinion that the lattice tower has minimal visual impact due to its specific location. The existing tower is central to an industrial area and minimally visible from outside that area. Its visual effects are localized, reduce quickly with distance because of landscaping and building placement, do not affect major public rights of way or commercial areas, would not be effectively reduced by structural alteration, and are balanced by the fact that to replace this site may require multiple alternative sites. The benefit of concealing this facility is minimal at this location. The project proposes additional landscaping and removal of disruptive elements on the tower to reduce the visual impact of the existing structure. It is staff's opinion that allowing this lattice tower to remain is preferable to what would be achieved by strict conformance with the WCF regulations.

Community Plan Analysis:

The Kearny Mesa Community Plan does not contemplate WCFs; however, it does recommend that "*Extensive landscaping should be encouraged in yard areas that abut freeways, prime arterials, and other streets to buffer building tenants and pedestrians from traffic and to present aesthetically pleasing views along transportation corridors*." This project provides additional trees along Convoy Court and Copley Park Drive in support of this recommendation.

In addition, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The proposed tower and the surrounding neighborhood were developed prior to adoption of the Urban Design Element. Although the tower is visible, it is framed by trees and/or buildings in all directions. Exposed elements such as this tower are an expected component of industrial areas, especially in Kearny Mesa, where lattice towers are prevalent. Additional landscaping is proposed along street frontages to further soften the project appearance. When taken into the visual context of the surrounding area, the tower blends in to the extent feasible. The site placement, surrounding development, existing and proposed landscaping, and general neighborhood characteristics make this centrally-located, industrial site a superior alternative to locating several smaller facilities in and around the community.

Therefore, this project meets the intent of UD-A.15, as well as the objectives of the Community Plan and General Plan. Should the surrounding industrial context change, the permit's limited term will provide the City the opportunity to address impacts in the future.

Conclusion:

The project complies with the development regulations of the IL-2-1 zone. Other than the requested deviation, it will comply with the WCF Regulations (SDMC 141.0420). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Planned Development Permit (PDP) 1956452 (Attachment 6).

ALTERNATIVES

1. Approve Planned Development Permit (PDP) 1956452, with modifications.

2. Deny Planned Development Permit (PDP) 1956452 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,

Elyse W. Lowe
Deputy Director
Development Services Department

Travis Cleveland
Development Project Manager
Development Services Department

LOWE/TAC

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. Coverage Maps
8. Environmental Exemption
9. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure
12. Photosimulations
13. Project Plans

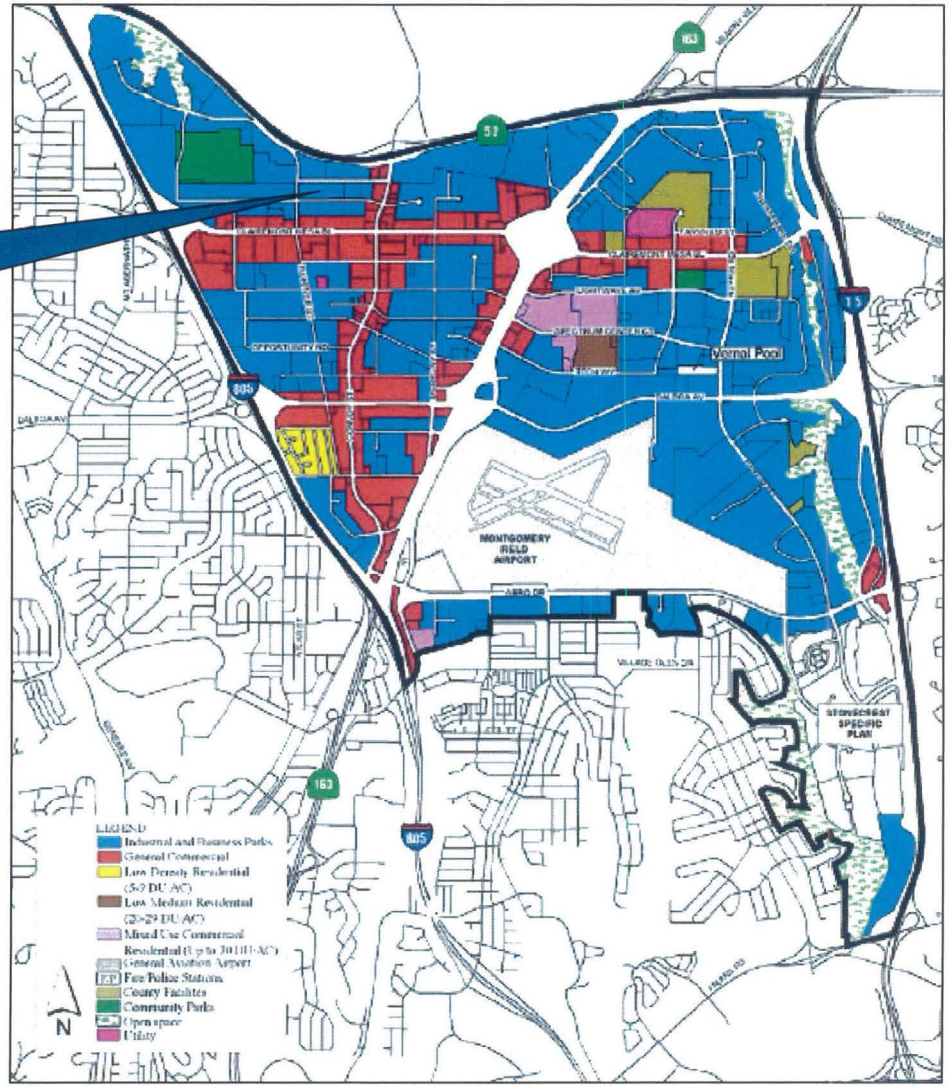
Aerial Photo

AT&T Ruffner, Project Number 522120
7480 Convoy Court

ATTACHMENT 1

Community Plan

Project Site



AT&T Ruffner, Project Number 522120
7480 Convoy Court

ATTACHMENT 2

North

Project Location Map

AT&T Ruffner, Project Number 522120
7480 Convoy Court

ATTACHMENT 3

PROJECT DATA SHEET

PROJECT NAME:	AT&T Ruffner
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of nine (9) 8-foot panel antennas and three (3) 6-foot panel antennas to remain on an existing 80' 6" lattice tower. Also to remain are 24 Remote Radio Units (RRUs) at the antenna level, six (6) surge suppressors, six (6) Tower-Mounted Amplifiers (TMAs), and existing equipment which is located inside the adjacent building. To enhance the appearance of the project, two 6-foot diameter microwave dishes will be removed from the tower, the number of cables on the tower will be reduced, and five (5) Brisbane Box trees will be planted at locations around the property.
COMMUNITY PLAN AREA:	Kearny Mesa
DISCRETIONARY ACTIONS:	Planned Development Permit (PDP)
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial/Business Park

ZONING INFORMATION:

ZONE: IL-2-1
HEIGHT LIMIT: None
LOT SIZE: 1.16 acres

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Industrial/Business Park, IL-2-1	Recreational Vehicle Sales and Fleet Storage
SOUTH:	Industrial/Business Park, IL-2-1	Light Industrial/Office
EAST:	Industrial/Business Park, IL-2-1	Light Industrial/Office
WEST:	Industrial/Business Park, IL-2-1	Light Industrial/Office

DEVIATION REQUESTED:	The project proposes a lattice tower, which is not allowed by the Wireless Communication Facility Ordinance (SDMC 141.0420).
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 15, 2017 the Kearny Mesa Community Planning Group voted 10-0-0 to approve the project with no conditions.

The City of
SAN DIEGO
Development Services Department
Project Management Division

April 27, 2017

Len Jensen
Sequoia Deployment Services
Agent representing Verizon Wireless
22471 Aspan Street, Suite 290
Lake Forest, CA 92630

Sent via e-mail only to: len.jensen@sequoia-ds.com

Dear Len:

Subject: Verizon – 52 and Genesee Completeness Review
Project No. 439737; Internal Order No. 24006126
Located at: 5763 Lodi Street

The Development Services Department [DSD] has conducted a Completeness Review of the above-referenced telecom project.

Enclosed you will find a Cycle Issues Report, which contains comments from staff representing various disciplines and outside agencies. Please resubmit your project application with the information and the revisions requested in the enclosed Cycle Issues Report as soon as possible to facilitate the most efficient processing of your project. Once the project application is resubmitted with the requested information and revisions, and any required additional deposit is paid, your project will be "Deemed Complete" for purposes of compliance with the Permit Streamlining Act (California Government Code sections 65920-65964) and for purposes of compliance with the FCC "Shot Clock" Ruling (FCC 09-99, Nov. 18, 2009). Please review Information Bulletin 536 for updated submittal information: https://www.sandiego.gov/sites/default/files/dsdib536.pdf. Ensuring that your project addresses each of the submittal requirements will facilitate the processing of your project.

If additional requirements arise during the subsequent review of your project, DSD will identify the issues and the reasons for the additional requirements. If you resubmit your project but fail to provide the information or make the revisions requested in the enclosed or subsequent Cycle Issues Reports, DSD will continue to process the project; however, the project may be recommended for denial, if the remaining issues cannot be satisfactorily resolved or the appropriate findings for approval cannot be made.

To avoid the closure of your application file and further code enforcement action, you must resubmit your project with the information and revisions requested in the enclosed Cycle Issues Report **on or before May 30, 2017**. This site is currently not in compliance with the Municipal Code and **FAILURE TO SUBSTANTIVELY ADDRESS ISSUES WILL RESULT IN CODE ENFORCEMENT ACTION.** When you are ready to resubmit your project, please call (619) 446-5300 to make an appointment for a "Discretionary Submittal." Submittals may also be done on a walk-in basis, however, you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center at 1222 First Avenue, San Diego, CA 92101. Please note that during the time it takes for you to resubmit your project application, your application will be tolled for purposes of the time periods specified in the FCC Shot Clock Ruling and the Permit Streamlining Act.

At your appointment, please provide the plans, information, revisions, and/or other documentation requested in the enclosed Cycle Issues Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, and/or any modifications to the project scope. I may be reached by phone at (619) 446-5407 or via e-mail at tcleveland@sandiego.gov.

Sincerely,

Travis Cleveland
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements

cc: File

Reviewer Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **549344** **Title:** Rohn Residence Conversion

Project Mgr: Romero, Alberto (619) 446-5184 ARRomero@sandiego.gov

Review Information

Cycle Type:	4 BDR-Planning (OTC)	**Submitted:**	Deemed Complete on 04/27/2017	
Reviewing Discipline:	BDR-Planning	**Cycle Distributed:**		
Reviewer:	**Borjeson, Steve**	**Assigned:**	04/27/2017	
	(619) 446-5174	**Started:**	04/27/2017	
	Sborjeson@sandiego.gov	**Review Due:**	04/28/2017	
Hours of Review:	0.50	**Completed:**	04/27/2017	**COMPLETED ON TIME**
Next Review Method:	BDR-Planning (OTC)	**Closed:**	04/27/2017	

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
. We request a 2nd complete submittal for BDR-Planning on this project as: BDR-Planning (OTC).
. The reviewer has requested more documents be submitted.
. Your project still has 1 outstanding review issues with BDR-Planning (all of which are new).
. The reviewer has not signed off 1 job.
. Last month BDR-Planning performed 528 reviews, 91.5% were on-time, and 91.5% were on projects at less than < 3 complete submittals.

OTC First Review

Parking

Cleared?	Issue Num	Issue Text
☐	1	Adding a 6th Bedroom (garage conversion) in a Parking Impact Overlay Zone (coastal/beach). One additional parking space (3 total) is required. (New Issue)

For questions regarding the 'BDR-Planning' review, please call Steve Borjeson at (619) 446-5174. Project Nbr: 549344 / Cycle: 4

Remaining Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

4/27/17 8:01 am

L64A-003A-2

Project Information

Project Nbr: 439737 **Title:** Verizon 52 & Genesee
Project Mgr: Cleveland, Travis (619) 446-5407 TCleveland@sandiego.gov

Review Information

Cycle Type:	4 Completeness Review-Telecom	**Submitted:**	03/17/2017	Deemed Complete on 03/17/2017
Reviewing Discipline:	LDR-Environmental	**Cycle Distributed:**	03/17/2017	
Reviewer:	**Mc Pherson, Anna**	**Assigned:**	03/21/2017	
	(619) 446-5276	**Started:**	04/03/2017	
	amcpherson@sandiego.gov	**Review Due:**	04/11/2017	
Hours of Review:	0.50	**Completed:**	04/04/2017	**COMPLETED ON TIME**
Next Review Method:	Completeness Review-Telecom	**Closed:**	04/27/2017	

. The review due date was changed to 04/11/2017 from 04/20/2017 per agreement with customer.
. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
. We request a 3rd complete submittal for LDR-Environmental on this project as: Completeness Review-Telecom.
. The reviewer has requested more documents be submitted.
. Your project still has 6 outstanding review issues with LDR-Environmental (1 of which are new issues).
. Last month LDR-Environmental performed 98 reviews, 83.7% were on-time, and 36.7% were on projects at less than < 3 complete submittals.

September 2015 Review

Cleared?	Issue Num	Issue Text
☐	1	The proposed project is to replace and relocate 6 antennas, install 8 RRUs, 4 surge suppressors, and replace battery equipment at a previously entitled (permit expired) Wireless Communications Facility. The previous entitlement, Conditional Use Permit (CUP) 19358/Site Development Permit (SDP) 19359/PTS 8535 expired on April 14, 2014. (From Cycle 3)
☐	2	The proposed project is located at 5763 Lodi Street and is designated for residential use by the Clairemont Mesa Community plan. It is subject to the RS-1-7 zone, the Airport Land Use Compatibility Overlay Zone, and the FAA Part 77 Noticing Area. The project is not located within but it is immediately adjacent to the MHPA. Google maps indicate that there may be sensitive vegetation on site. (From Cycle 3)
☐	3	The project previously permitted on site (expired as of 2014) was the subject of Mitigated Negative Declaration No. 8545. Project implementation required mitigation for Land Use Adjacency (MSCP) and Biological Resources (Coastal California Gnatcatcher). (From Cycle 3)
☐	4	Based upon LDR-Planning and Landscape comments, it appears that the project will require signifcant modifications. Please submit a Biological Letter Report prepared pursuant to the City Biology Guidelines to address the potential fo rimpacts to biological resources. (From Cycle 3)

Determination

Cleared?	Issue Num	Issue Text
☐	6	EAS is unable to make a determination until a revised project and requested information, technical reports, and site plan revisions are submitted and approved. (From Cycle 3)

March 2017 Review

Cleared?	Issue Num	Issue Text
☐	7	Applicant has failed to address the majority of issues raised by EAS, Telecom Review, and Landscape. EAS remains unable to make an environmental determination until all issues are resolved. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Anna Mc Pherson at (619) 446-5276. Project Nbr: 439737 / Cycle: 4

Review Information

Cycle Type:	4 Completeness Review-Telecom	**Submitted:**	03/17/2017	Deemed Complete on 03/17/2017
Reviewing Discipline:	LDR-Landscaping	**Cycle Distributed:**	03/17/2017	
Reviewer:	**Kohakura, Vanessa**	**Assigned:**	03/20/2017	
	(619) 446-5120	**Started:**	03/29/2017	
	Vkohakura@sandiego.gov	**Review Due:**	03/30/2017	
Hours of Review:	1.25	**Completed:**	03/29/2017	**COMPLETED ON TIME**
Next Review Method:	Completeness Review-Telecom	**Closed:**	04/27/2017	

. The review due date was changed to 04/11/2017 from 04/20/2017 per agreement with customer.
. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
. We request a 3rd complete submittal for LDR-Landscaping on this project as: Completeness Review-Telecom.
. The reviewer has requested more documents be submitted.
. Your project still has 7 outstanding review issues with LDR-Landscaping (4 of which are new issues).
. Last month LDR-Landscaping performed 55 reviews, 89.1% were on-time, and 27.7% were on projects at less than < 3 complete submittals.

1st Review Cycle 3 08/26/15

Cleared?	Issue Num	Issue Text
☐	5	Brush Management Zones - Provide a brush management plan showing zones one and two. Standard Brush Management Zones are a 35' Zone One extending out from the face of the structure towards the native naturalized vegetation. Zone Two extends beyond Zone One into the native naturalized vegetation for 65'. Please see redline comments on the previously approved Building Permit Site Plan (sht. A-1.1) for adjusted Brush Management Zones. A copy has been given to the Project Manager for pick-up.
☐	6	(From Cycle 3) Structures and Hardscape [142.0412(g)2 & (h)2] - Indicate graphically and with notes all structures and hardscape within Zone One. Non-combustible or one hour fire-rated structures may be permitted within Zone One subject to department approval. No structures are allowed within Zone Two.
☐	7	(From Cycle 3) Brush Management Plant Materials & Legend - Within each zone, show the proposed plant massing and the existing plant masses to remain along with locations of existing and/or proposed trees, demonstrating that they meet the zone criteria. Provide a legend with images of the existing plant material and/or proposed plant material for each zone, including botanical name, common name and container size. Identify the native/naturalized plant communities adjacent to the brush management area.

2nd Review (Cycle 4) 3/29/17

Cleared?	Issue Num	Issue Text
☐	10	(From Cycle 3) It appears the Zone One and Zone Two boundary lines were provided on the Site Plan. However, based on existing site conditions, Zone One shall extend up to the existing chain-link fence and Zone Two will extend from the chain-link fence out toward the native vegetation. Although the standard zones are 35 ft. and 65 ft., widths may vary based on existing site conditions. Total zone width shall not exceed 100 ft. For every one foot increase in Zone One (past 35 ft.), please reduce Zone Two by 1.5 ft.
☐	11	(continued below...) (New Issue) Where Zone One does not extend to 35 ft., expand Zone Two by a foot for every foot reduction in Zone One. However, if other preexisting conditions (sensitive vegetation, etc) helped determine the boundaries as shown on the Site Plan (sht. A-0), please clarify/provide this information with the next review cycle.
☐	12	(New Issue) Existing Deck (shts. A-0 and LS-2): Is the existing deck proposed to be removed? Sheet LS-2 identifies an existing wooden deck, but the wooden deck is not shown on the Site Plan (sht. A-0). Please clarify.
☐	13	(New Issue) Please address all uncleared issues from previous cycle. (New Issue)

Review Information

Cycle Type:	4 Completeness Review-Telecom	**Submitted:**	03/17/2017	Deemed Complete on 03/17/2017
Reviewing Discipline:	LDR-Engineering Review	**Cycle Distributed:**	03/17/2017	
Reviewer:	**Huynh, Khanh**	**Assigned:**	03/17/2017	
	(619) 446-5299	**Started:**	03/22/2017	
	KHuynh@sandiego.gov	**Review Due:**	03/30/2017	
Hours of Review:	1.00	**Completed:**	03/24/2017	**COMPLETED ON TIME**
Next Review Method:	Completeness Review-Telecom	**Closed:**	04/27/2017	

. The review due date was changed to 04/11/2017 from 04/20/2017 per agreement with customer.
. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
. We request a 3rd complete submittal for LDR-Engineering Review on this project as: Completeness Review-Telecom.
. The reviewer has requested more documents be submitted.
. Your project still has 5 outstanding review issues with LDR-Engineering Review (5 of which are new issues).
. Last month LDR-Engineering Review performed 86 reviews, 91.9% were on-time, and 35.9% were on projects at less than < 3 complete submittals.

1St Review issues

No outstanding Issues

2nd Review issues

Cleared?	Issue Num	Issue Text
☐	10	The Lessee needs to sign this certificate on the site plan. (New Issue)
☐	11	Revise the Grading Information table, to include export amount, even if the amount is zero. (New Issue)
☐	12	Revise the Storm Water Requirements Appliclability Checklist, DS-560 form. The correct answer for Part A, item No.2 is "Yes, WPCP" is required, since there will be ground disturbance for the project. (New Issue)
☐	13	Revise the DS-560 form, to check Part A, item No.4, 3rd box, WPCP is required. (New Issue)
☐	14	Revise the DS-560 form, to check Part F, item 2. Project is a Standard Development Project. (New Issue)

Review Information

Cycle Type:	4 Completeness Review-Telecom	**Submitted:**	03/17/2017	Deemed Complete on 03/17/2017
Reviewing Discipline:	Telecom (WCF) Review	**Cycle Distributed:**	03/17/2017	
Reviewer:	**Cleveland, Travis**	**Assigned:**	03/17/2017	
	(619) 446-5407	**Started:**	03/30/2017	
	TCleveland@sandiego.gov	**Review Due:**	03/30/2017	
Hours of Review:	4.00	**Completed:**	03/30/2017	**COMPLETED ON TIME**
Next Review Method:	Completeness Review-Telecom	**Closed:**	04/27/2017	

. The review due date was changed to 04/11/2017 from 04/20/2017 per agreement with customer.
. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Change In Project Scope.
. We request a 3rd complete submittal for Telecom (WCF) Review on this project as: Completeness Review-Telecom.
. The reviewer has requested more documents be submitted.
. Your project still has 15 outstanding review issues with Telecom (WCF) Review (5 of which are new issues).
. Last month Telecom (WCF) Review performed 85 reviews, 87.1% were on-time, and 83.5% were on projects at less than < 3 complete submittals.

Completeness Review 08/2015

Project Information and Scope

No outstanding Issues

Previous Entitlement

Cleared?	Issue Num	Issue Text
☐	5	Please remove all references to an existing facility from all submitted documentation and resubmit. (From Cycle 3)
☐	6	Please change all plan sheets where existing equipment is referenced to remove all references to existing improvements and submit plans showing everything as proposed. (From Cycle 3)
☐	7	For the purposes of environmental review per the California Environmental Quality Act (CEQA), LDR-Planning/Telecom defers to LDR-Environmental. Although the site should not be considered existing per the Municipal Code, the existing conditions for CEQA review may be determined differently. Refer to LDR-Environmental comments for more information. (From Cycle 3)

Site Plan and Photo Simulation

Cleared?	Issue Num	Issue Text
☐	8	Fences located in required side yards and required rear yards are permitted up to 9 feet in height. Any portion of the fence above 6 feet in height shall be an open fence. The proposed fence 6' 10" solid fence does not comply with this provision. Please revise or justify. (From Cycle 3)
☐	9	The submitted RF report identifies the need for barriers with signage. These barriers appear to be shown on the site plan as EME Barriers. Please describe this EME barrier and its dimensions, show colors and materials of the proposed structure, and please accurately show it in photo simulations and in all elevations. Please provide a detail of the EME barrier on a sheet of the plans. (From Cycle 3)

ESL Regulations

Cleared?	Issue Num	Issue Text
☐	10	The proposed development encroaches beyond the existing chain link fence and the existing development area. As such, it cannot be considered for an exemption from the Environmentally Sensitive Lands Regulations per SDMC 143.0110(c)(2)(E)(2). (From Cycle 3)
☐	11	All development occurring on premises containing sensitive biological resources is subject to a site-specific impact analysis conducted by a qualified Biologist, in accordance with the Biology Guidelines in the Land Development Manual. The impact analysis shall evaluate impacts to sensitive biological resources and CEQA sensitive species. The analysis shall determine the corresponding mitigation, where appropriate, and the requirements for protection and management. (From Cycle 3)
☐	12	Per SDMC 143.0113 and 143.0141(a), please provide a biology report pursuant to the City's Biology Guidelines that addresses the proposed project and delineates the location of biological resources on the property. (From Cycle 3)
☐	13	Please demonstrate compliance with SDMC 143.0142, Development Regulations for Steep Hillsides. (From Cycle 3)

Next Steps

Cleared?	Issue Num	Issue Text

Cleared?	Issue Num	Issue Text
☐	15	Plan-MSCP (MHPA) and Fire will be added to future review cycles. (From Cycle 3)

2017-03-30

Cleared?	Issue Num	Issue Text
☐	16	Most previous comments remain unaddressed. The applicant was cautioned against an incomplete submittal as an attempt to postpone code enforcement action. Code enforcement action will proceed on this site unless and until all staff issues are addressed. (New Issue)
☐	17	Please provide close up simulations of the east and west sides of the gazebo. (New Issue)
☐	18	On all sheets, show "expired WCF to be demolished". This should be on site plan, site plan detail (please create this sheet, zoomed in on the facility), and elevations. (New Issue)
☐	19	Please show structure height using a plumb-line diagram as shown in SDMC 113.0270 (New Issue)
☐	20	A new submittal will be required within 30 days of your receipt of this project's assessment letter. (New Issue)

Submittal Requirements

THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

L64A-001

Project Information

Project Nbr: 439737 **Title:** Verizon 52 & Genesee
Project Mgr: Cleveland, Travis (619)446-5407 TCleveland@sandiego.gov

Review Cycle Information

Review Cycle: 5 Completeness Review-Telecom **Opened:** 04/27/2017 7:52 am **Submitted:**
Due: **Closed:**

Required Documents:

Package Type	Pkg Qty	Document Type	Qty Needed
Storm Water	1	Storm Water Req. Applicability Checklist (DS-560)	1
Project File	1	Grant Deed-Proof of Ownership	0
Development Plans	4	Site Development Plans	4
Project File	1	Deposit Account/Financially Resp. Party (DS-3242)	0
Photo Simulations	3	Photo Simulations	3
Biology Study/Report	1	Biology Study/Report	1
Project File	1	General Application (DS-3032)	0

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
PLANNED DEVELOPMENT PERMIT NO. 1956452
AT&T RUFFNER
PROJECT NO. 522120

WHEREAS, GTE MOBILENET, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit, Planned Development Permit No. 1956452, on portions of a 1.16-acre site;

WHEREAS, the project site is located at 7480 Convoy Court, in the IL-2-1 zone within the Kearny Mesa Community Plan Area;

WHEREAS, the project site is legally described as:

PARCEL 1 OF PARCEL MAP 3954, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 22, 1975 AS FILE PAGE 75-190735, BEING A DIVISION OF LOT 14 OF KEARNY MESA INDUSTRIAL PARK UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO 6241, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 29, 1968.

WHEREAS, on June 1, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1956452, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 10, 2017, 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;

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 June 1, 2017.

FINDINGS:

Planned Development Permit Approval - Section §126.0604(a)

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

The Kearny Mesa Community Plan does not contemplate Wireless Communication Facilities (WCFs); however, it does recommend that "Extensive landscaping should be encouraged in yard areas that abut freeways, prime arterials, and other streets to buffer building tenants and

pedestrians from traffic and to present aesthetically pleasing views along transportation corridors." This project provides additional trees along Convoy Court and Copley Park Drive in support of this recommendation.

In addition, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The tower is framed by trees and/or buildings in all directions. Exposed elements such as this tower are an expected component of industrial areas, especially in Kearny Mesa, where lattice towers are prevalent. Additional landscaping is proposed along street frontages to further soften the project appearance. When taken into the visual context of the surrounding area, the tower blends in to the extent feasible. The site placement, surrounding development, existing and proposed landscaping, and general neighborhood characteristics make this centrally-located, industrial site a superior alternative to locating several smaller facilities in and around the community. Therefore, the site fulfills the requirements of UD-A.15.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the Kearny Mesa Community Plan and City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 7480 Convoy Court in the Kearny Mesa Community Planning Area. It consists of nine (9) 8-foot panel antennas and three (3) 6-foot panel antennas to remain on an existing 80' 6" lattice tower. Also to remain are 24 Remote Radio Units (RRUs) at the antenna level, six (6) surge suppressors, six (6) Tower-Mounted Amplifiers (TMAs), and existing equipment which is located inside the adjacent building. To enhance the appearance of the project, two 6-foot diameter microwave dishes will be removed from the tower, the number of cables on the tower will be reduced, and five (5) Brisbane Box trees will be planted at locations around the property.

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

The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of

the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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 site is located within the IL-2-1 zone of the Kearny Mesa Community Plan. The project meets all applicable requirements of this zone. The WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. Although the existing lattice tower is integrated into the site to the extent feasible, the WCF Regulations do not permit unscreened facilities such as lattice towers. The project is seeking a Planned Development Permit pursuant to SDMC 126.0602(b)(1) to deviate from the WCF Regulations.

To comply with the WCF Regulations without deviations, the tower must be replaced with an integrated structure or replaced with a new structure similar in height to the buildings in the area, which would require AT&T to add more sites to make up for the coverage lost by the height reduction. The applicant requires the tower at its existing height and location to effectively maintain existing levels of service because it has built its network around this site. While it may be possible to alter or rebuild the structure to screen or camouflage this facility, the resulting obelisk, clock tower, faux tree, or other structure would still be eighty feet tall and out of scale and character with the surrounding area. Existing buildings and landscaping already serve to screen the tower to the extent feasible. It is staff's opinion that structural alteration of this tower would provide no benefit at this industrial location.

The purpose of a PDP (SDMC 126.0601) is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The project achieves this purpose and intent by allowing a structure to remain in its existing visual context instead of requiring a new structure. The surrounding area is primarily planned and zoned for industrial land uses. Exposed elements such as this lattice tower are an expected component of industrial areas, especially in Kearny Mesa, where lattice towers are prevalent.

DRAFT

This project provides additional landscaping, removes two satellite dishes, and improves cable management. The permit will require the tower to be painted as well.

The lattice tower has minimal visual impact due to its specific location. The existing tower is central to an industrial area and minimally visible from outside that area. Its visual effects are localized, reduce quickly with distance because of landscaping and building placement, do not affect major public rights of way or commercial areas, would not be effectively reduced by structural alteration, and are balanced by the fact that to replace this site may require multiple alternative sites. The benefit of concealing this facility is minimal at this location. The project proposes additional landscaping and removal of disruptive elements on the tower to reduce the visual impact of the existing structure. Allowing this lattice tower to remain is preferable to what would be achieved by strict conformance with the WCF regulations.

Because the project meets the requirements of the IL-2-1 zone, and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply 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. 1956452 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. 1956452, a copy of which is attached hereto and made a part hereof.

DRAFT

_____

Travis Cleveland
Development Project Manager
Development Services

Adopted on: June 1, 2017

IO#: 11003679

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 11003679

PLANNED DEVELOPMENT PERMIT NO. 1956452
AT&T RUFFNER
PROJECT NO. 522120
PLANNING COMMISSION

This Planned Development Permit No. 1956452 is granted by the Planning Commission of the City of San Diego to GTE MOBILENET, Owner, and AT&T MOBILITY, Permittee, Pursuant to San Diego Municipal Code [SDMC] sections 126.0203 and 141.0420.

The 1.16-acre site is located at 7480 Convoy Court, in the IL-2-1 zone within the Kearny Mesa Community Plan Area. The project site is legally described as:

> PARCEL 1 OF PARCEL MAP 3954, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 22, 1975 AS FILE PAGE 75-190735, BEING A DIVISION OF LOT 14 OF KEARNY MESA INDUSTRIAL PARK UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO 6241, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 29, 1968.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 1, 2017, on file in the Development Services Department.

The project shall include:

a. An 80.5-foot-tall lattice tower supporting 12 panel antennas, nine (9) with a maximum size of 96.5" x 11.9" x 7.1" and three (3) with a maximum size of 79.7" x 15.4" x 11.7";

b. 24 Remote Radio Units (RRUs) at the antenna level, six (6) surge suppressors, six (6) Tower-Mounted Amplifiers (TMAs), and existing equipment which is located inside the adjacent building;

c. The removal of two six-foot diameter microwave dish antennas from the tower;

d. The removal of six cables currently installed on the tower, and implementation of cable management to minimize visibility;

e. Deviation to Land Development Code (LDC) Section 141.0420 to allow a lattice tower where lattice towers are not permitted by the Wireless Communication Facility (WCF) Regulations;

f. Landscaping (five Brisbane Box trees, irrigation and landscape-related improvements);

g. 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.

h. Every aspect of this project is considered an element of concealment, including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

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 June 16, 2020.

2. This Planned Development Permit (PDP) and corresponding use of this site **shall expire on June 15, 2027**. 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 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 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 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 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 Permittee is informed that to secure these permits, substantial building modifications and/or 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 Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

PLANNING/DESIGN REQUIREMENTS:

14. A Building Permit is required for the proposed work on the tower.

15. The tower must be painted a dark gray or black color to the satisfaction of the Development Services Department.

16. All exposed equipment, including (but not limited to) antennas, cables, Remote Radio Units, Tower-Mounted Amplifiers, surge suppressors, fasteners, brackets and supports shall be painted to match the tower to the satisfaction of the Development Services Department, Telecom (WCF) Review section.

17. Construction plans must include a detailed cable management plan to the satisfaction of the Development Services Department.

18. The completed project must have the same appearance as the approved photo simulations, to the satisfaction of the Development Services Department in order to receive a final inspection clearance.

19. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

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

21. All facilities and related equipment shall be maintained in good working order and free from trash, debris, and 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, with the exception of graffiti, which shall be removed within 72 hours.

22. The 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, which requires the removal and the restoration of this site to its original condition.

23. The photo simulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

24. Permittee shall not cause or allow any tower-mounted equipment to be different sizes (length, width, or height) than as shown on Exhibit "A" or the approved construction plans.

25. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval. Minor variations in site configuration may be considered under the Substantial Conformance Review process, except that deviation from the approved photosimulations will not receive final inspection approval unless approved by the Planning Commission.

26. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

27. All current and future 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.

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

29. Maintenance of the site and adherence to these conditions is the responsibility of the Permittee. Failure to adhere to any of the conditions herein will result in penalties, including (but not limited to) code enforcement action and permit revocation.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary 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) 446-5407 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.

APPROVED by the Planning Commission of the City of San Diego on June 1, 2017 by Resolution No. XXXX-PC.

Permit Type/PTS Approval No.: PDP 1956452
Date of Approval: June 1, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____

Travis Cleveland
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.

GTE MOBILENET
Owner

By _____
NAME:
TITLE:

AT&T MOBILITY
Permittee

By _____
NAME:
TITLE:

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

San Diego
SD0382/CAL00382 Design Analysis

November 9, 2016

Jorge Melchor

ATTACHMENT 4

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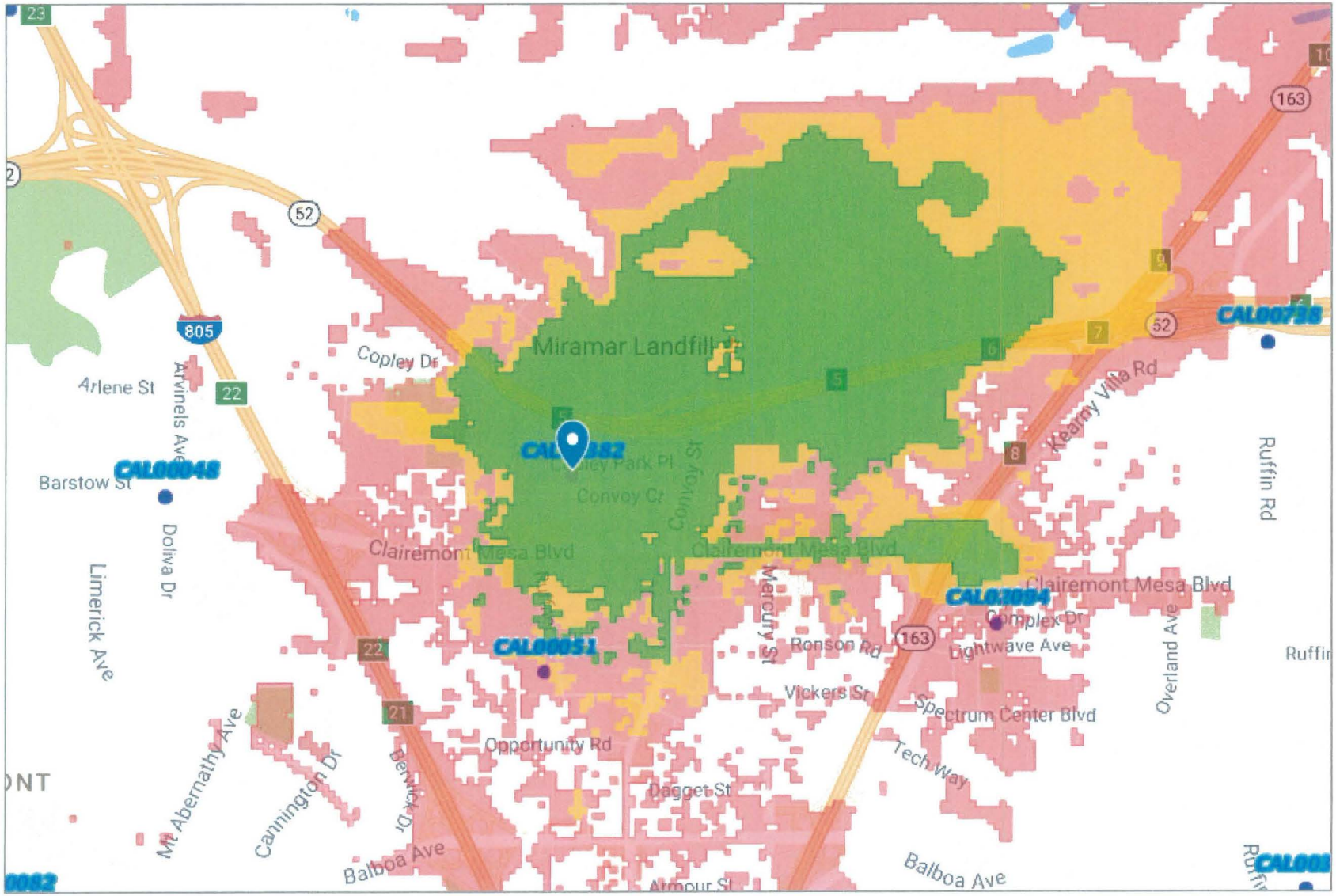
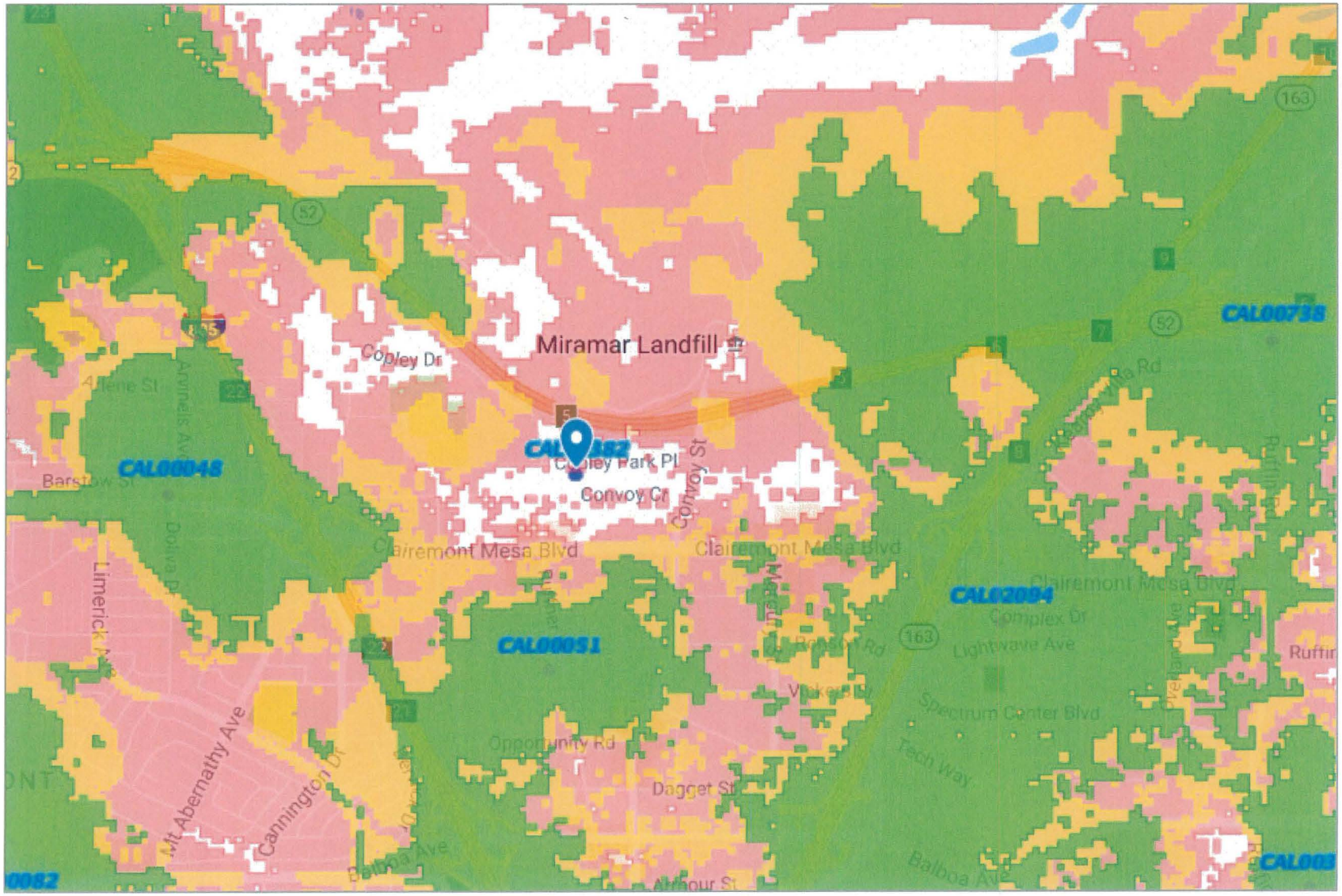
AT&T Proprietary (Internal Use Only) Not for use or disclosure outside the AT&T companies except under written agreement.

CAL00382 Coverage



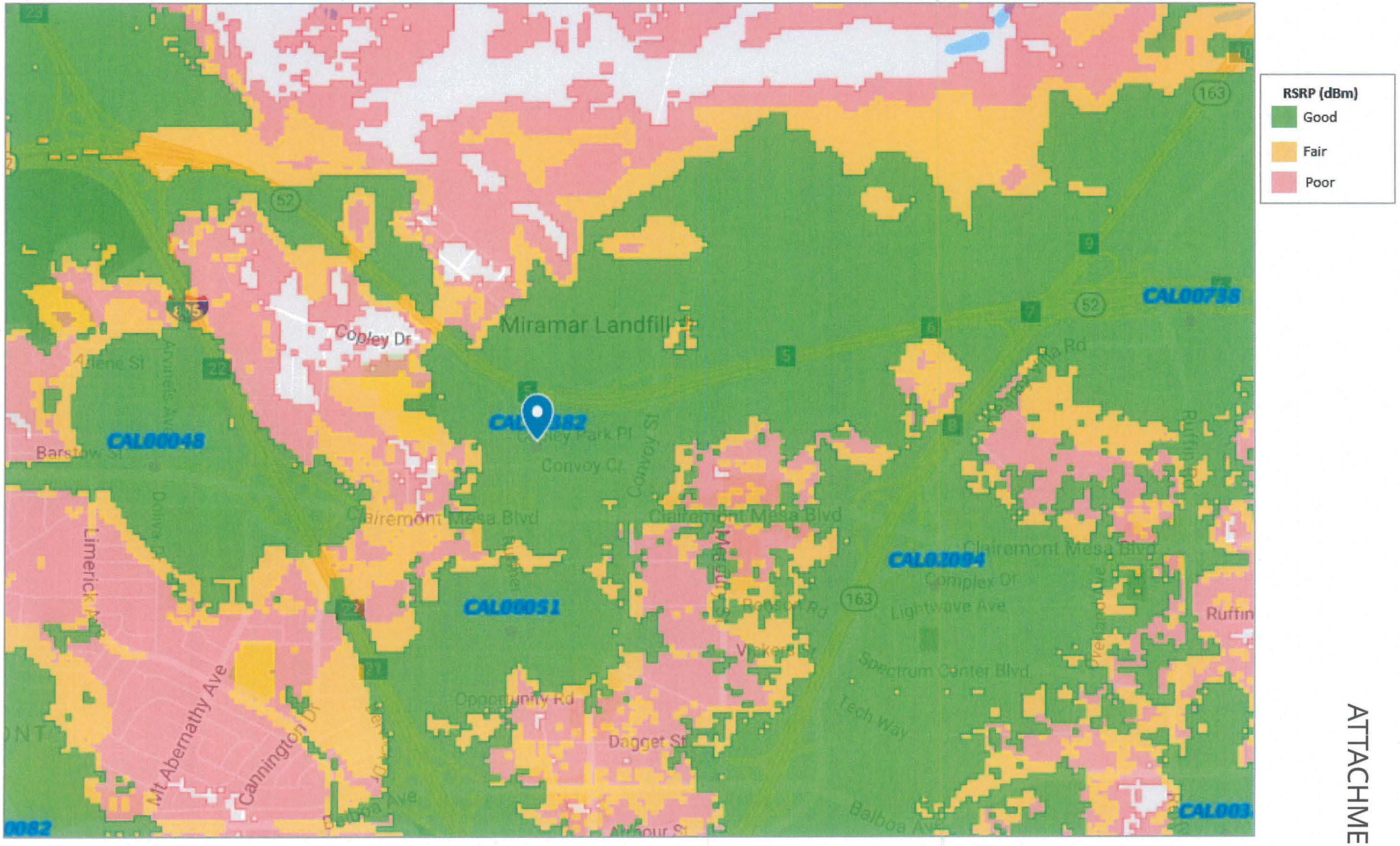
ATTACHMENT 7

Coverage Without CAL00382



ATTACHMENT 7

Coverage With CAL00382



ATTACHMENT 7

ATTACHMENT 8

NOTICE OF EXEMPTION

(Check one or both)

TO: __X__ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

_____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Project Name: AT&T Ruffner

Project No.: 522120

Project Location-Specific: The project is located at 7480 Convoy Court, San Diego, CA 92111.

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Neighborhood Use Permit (NUP) and a Planned Development Permit (PDP) for an existing wireless communication facility (WCF) consisting of 12 panel antennas, 24 remote radio units (RRUs) and associated components mounted to an existing 80-foot tall, lattice tower, and an equipment room in an existing building on the project site. The project also proposes new landscaping. The project site is designated for industrial use; it is zoned IL-2-1, and it is located in the Kearny Mesa Community Plan area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jamo Stephenson
DePratti, Inc.
432 First Street
San Diego, CA 92101
619 729-4565

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: CEQA Section 15301 (Existing Facilities)

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, an NUP and a PDP for an existing WCF, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson, AICP

Telephone: (619) 446-5276

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

/Senior Planner

Signature/Title

April 24, 2017

Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

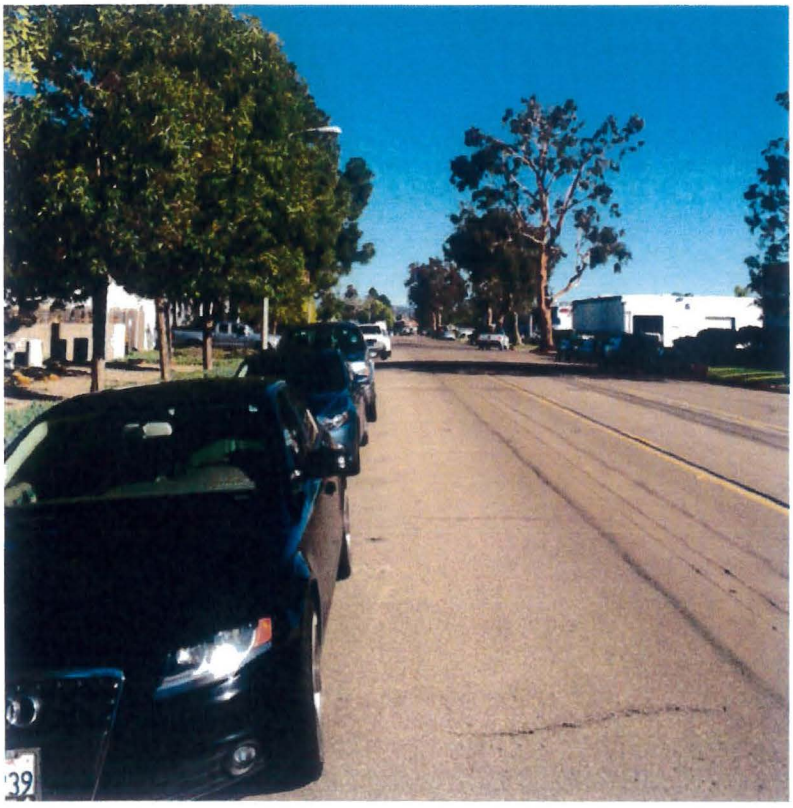
Date Received for Filing with County Clerk or OPR:

AT&T
SD0382 Ruffner
Photo Survey
Key Map

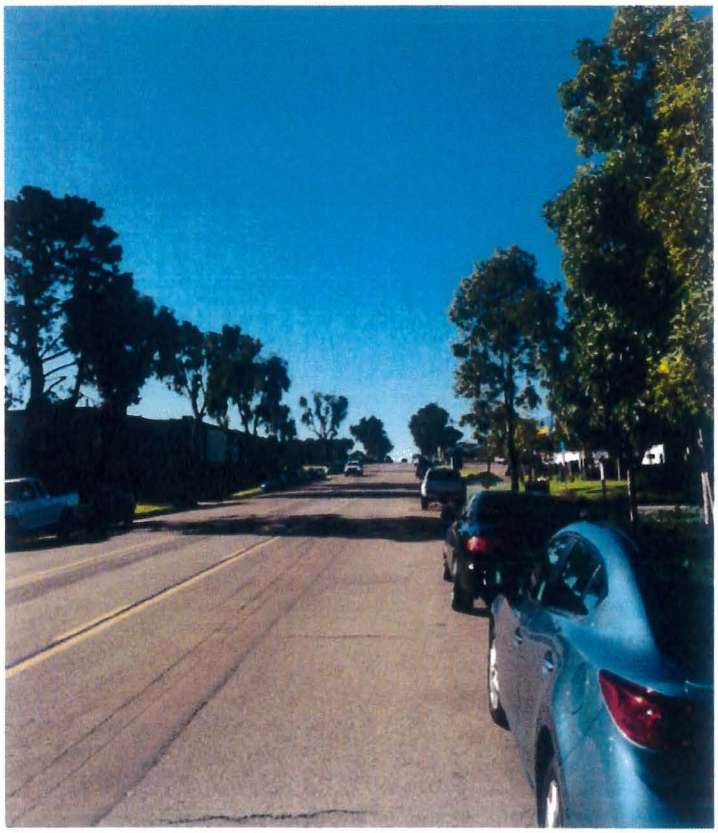
1. View of North Elevation of site.
2. View of South Elevation of site.

3. View of East Elevation of site.
4. View of West Elevation of site.

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



7. View looking South from site.
8. View looking West from site.



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name:	Project Number:	Distribution Date:
AT&T SD0382 Ruffner	PTS#522120	03/16/2017

Project Scope/Location: 7480 Convoy Court, San Diego

AT&T would like to maintain their planning approval for a 80'6" lattice tower, consisting of 12 panel antennas, 24RRUs, 16 TMAs and other associated equipment.
AT&T proposes to plant 5 24" Brisbane Box trees, remove 2 6' MW dishes, 6 co-ax lines and unused MW lines

Applicant Name:	Applicant Phone Number:
Jamo Stephenson	619 729 4565

Project Manager:	Phone #:	E-mail Address:
Travis Cleveland	619 446 5407	TCleveland@sandiego.gov

Committee Recommendations (To be completed for Initial Review):

	Members Yes	Members No	Members Abstain
☒ Vote to Approve	10	0	0
☐ Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
☐ Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
☐ Vote to Deny	Members Yes	Members No	Members Abstain

☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) ☐ Continued

CONDITIONS: NONE

NAME: JEFFREY SALLEN	TITLE: CHAIR
SIGNATURE:	DATE: 3.17.17

Attach Additional Pages If Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name:	Project Number:	Distribution Date:
AT&T SD0382 Ruffner	PTS#522120	01/16/2017

Project Scope/Location: 7480 Convoy Court, San Diego

AT&T would like to maintain their planning approval for a 80'6" lattice tower, consisting of 12 panel antennas, 24RRUs, 16 TMAs and other associated equipment.
AT&T proposes to plant 5 24" Brisbane Box trees, remove 2 6' MW dishes, 6 co-ax lines and unused MW lines

Applicant Name:		Applicant Phone Number:
Jamo Stephenson		619 729 4565
Project Manager:	**Phone #:**	**E-mail Address:**
Travis Cleveland	619 446 5407	TCleveland@sandiego.gov

Project Issues (To be completed by Community Planning Committee for initial review):

Attach Additional Pages If Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

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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

SD0382 Ruffner

Project No. *For City Use Only*

Project Address:

7480 Convoy Court, San Diego, CA 92111

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: SD0382 Ruffner	Project No. (For City Use Only)

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):

☒ Owner ☐ Tenant/Lessee GTE Mobilenet

Street Address: c/o AT&T Mobility, 7337 Trade Street, 3East, Room 3684

City/State/Zip: San Diego, CA 92121-4202

Phone No: Fax No:

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

Title (type or print): Manager of Real Estate and Construction

Signature : Date: 04/07/2016

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

AERIAL MAP

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EXISTING

PROPOSED (NEW TREES AT TIME OF PLANTING)

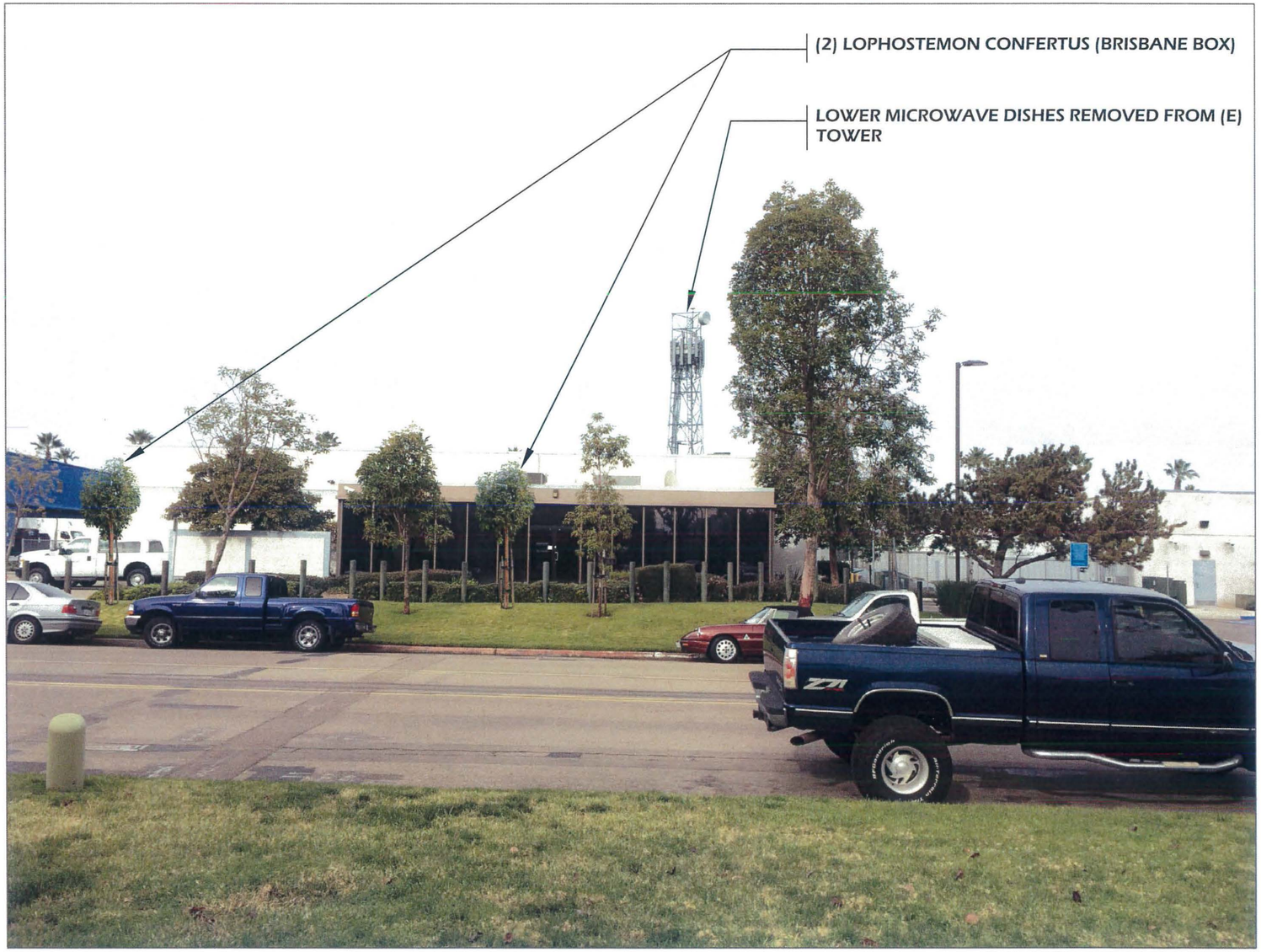

PHOTO PROVIDED BY: DEPRATTI, INC.

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T 949.475.1000 | 949.475.1001 F

at&t

RUFFNER
SD0382
7480 CONVOY COURT
SAN DIEGO, CA 92111

VIEW	SHEET
A	1 / 7

AERIAL MAP

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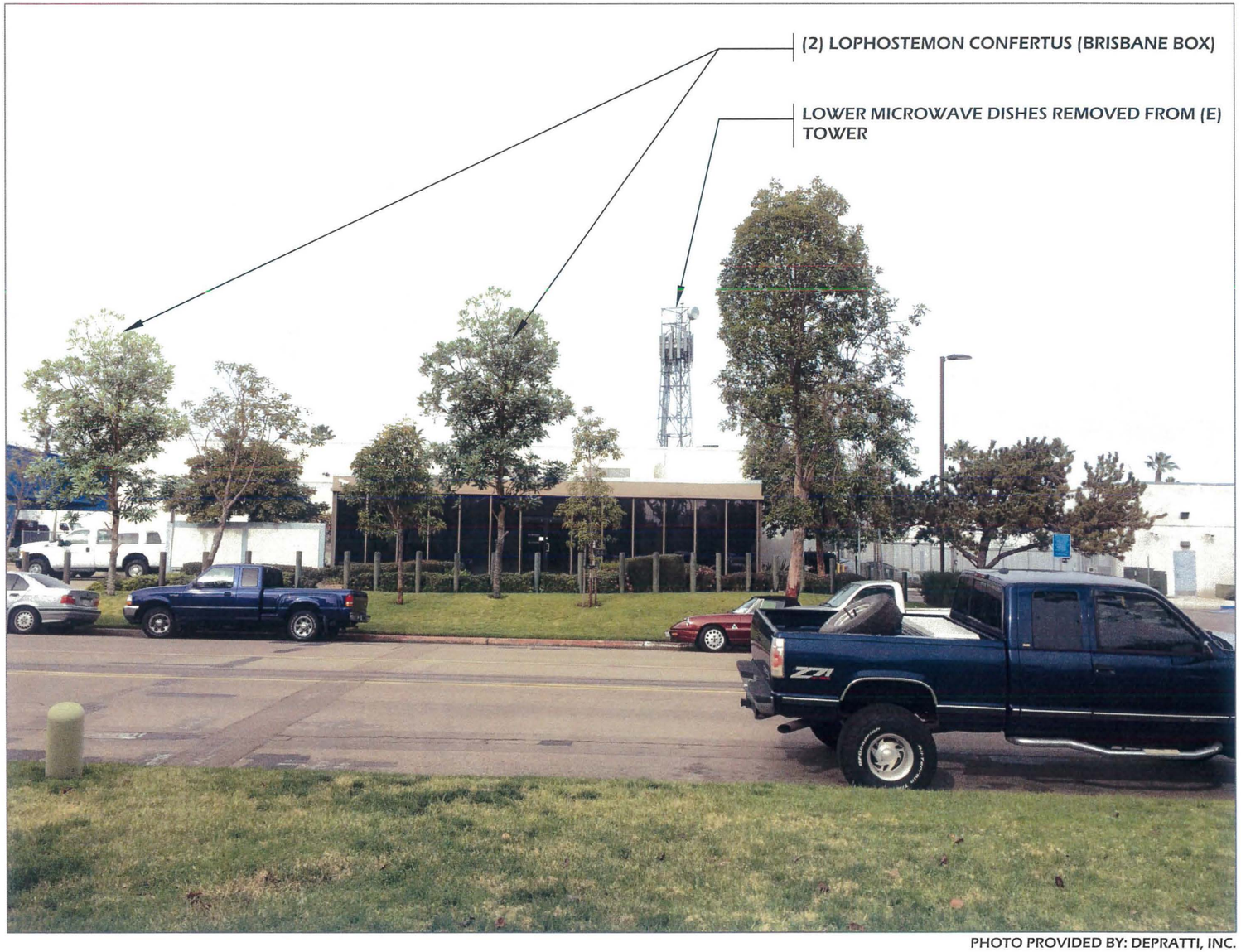
EXISTING

PROPOSED (NEW TREES AT 5-YR PERIOD)



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AERIAL MAP

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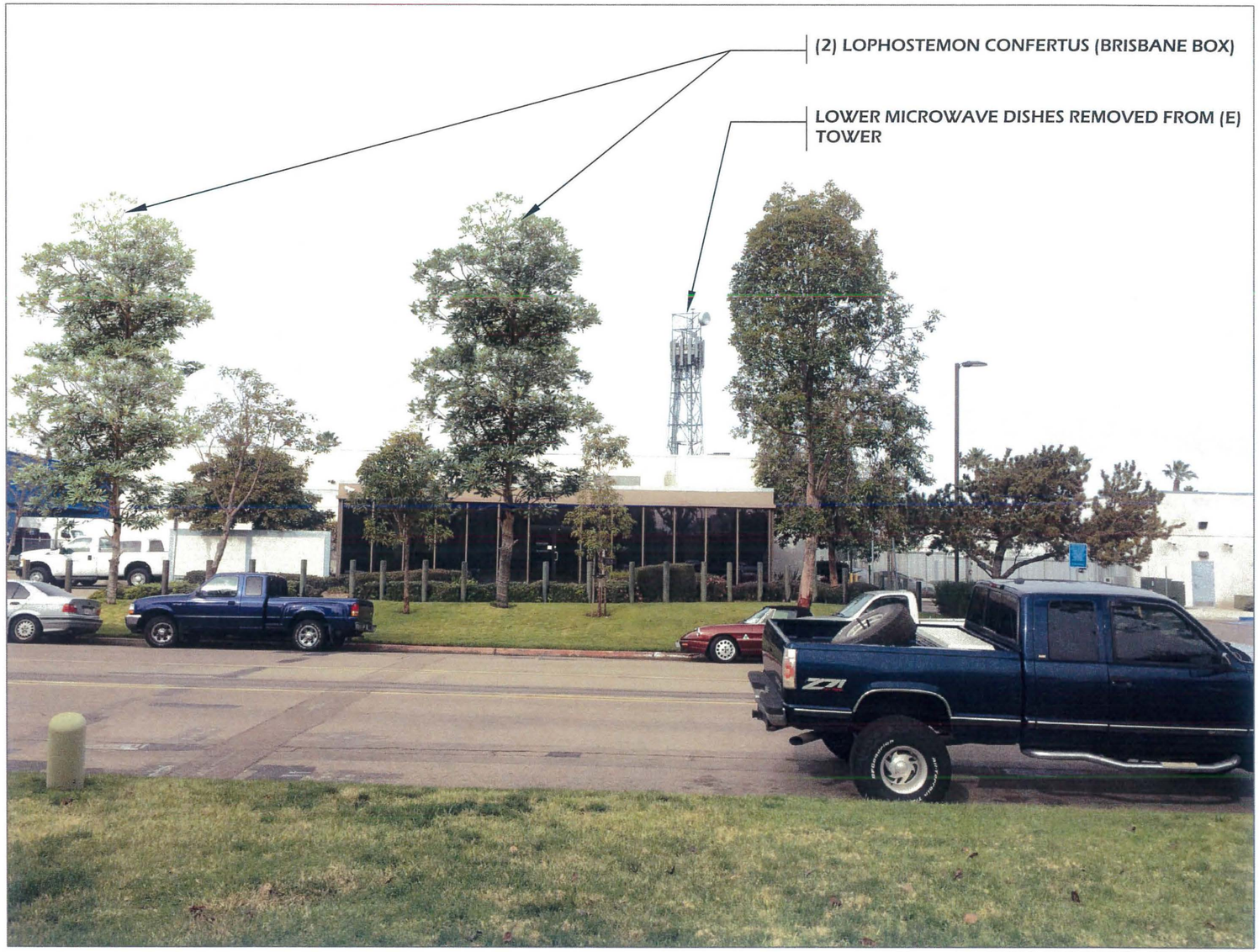
EXISTING

PROPOSED (NEW TREES AT MATURE HEIGHT)



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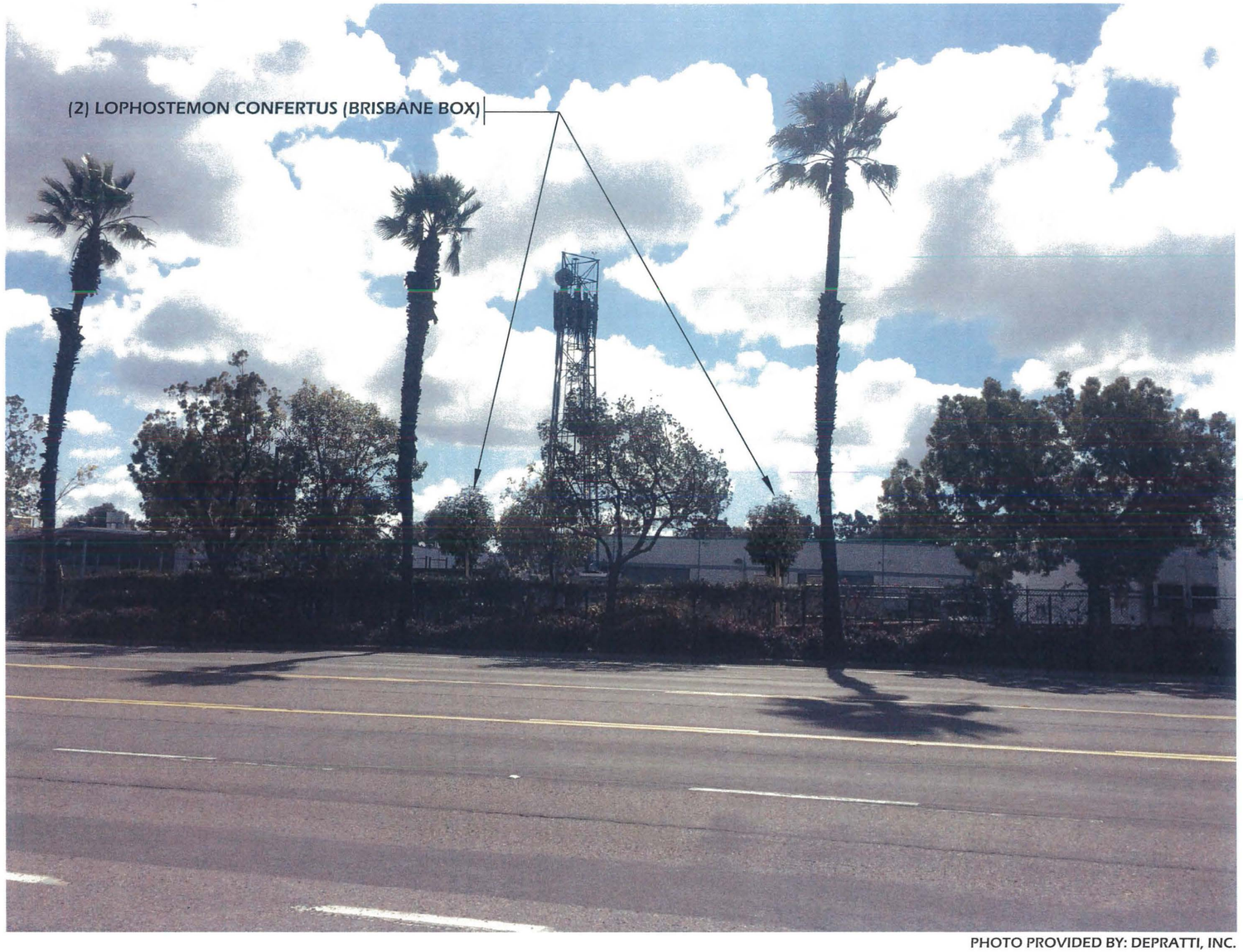
PROPOSED (NEW TREES AT TIME OF PLANTING)



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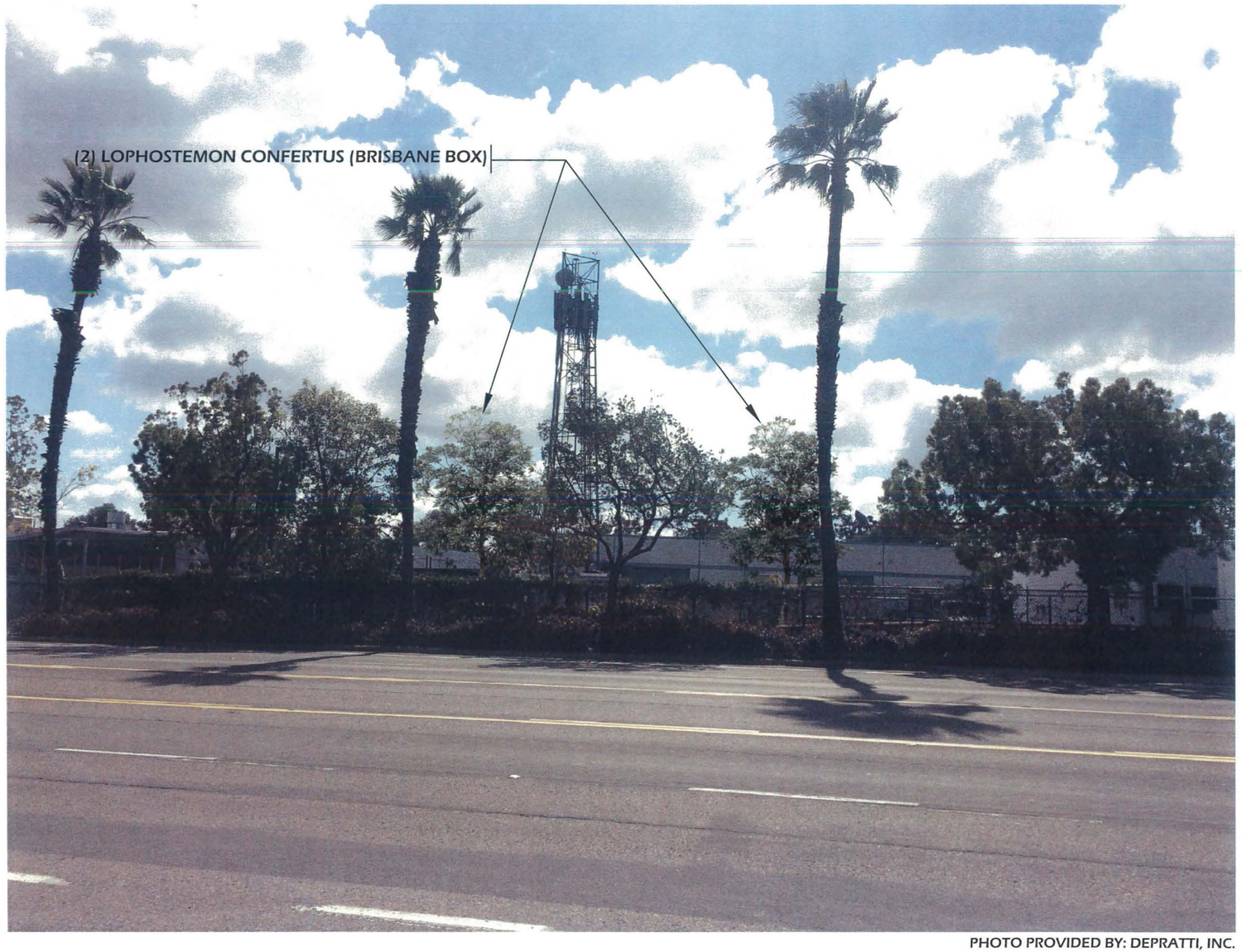
PROPOSED (NEW TREES AT 5-YR PERIOD)



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C	7 / 7

ATTACHMENT 13

"I, JOHNOAH D. YU, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT

at&t

APPROVAL	DATE	SIGNATURE
P.M. :		
C.M. :		
S.A.C. :		