



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: September 27, 2018 REPORT NO. PC-18-057  
HEARING DATE: October 4, 2018  
SUBJECT: T-MOBILE VILLAS ON THE HILL. Process Four Decision  
PROJECT NUMBER: [495046](#)  
OWNER/APPLICANT: Villas on the Hill Homeowners Association/T-Mobile West LLC

### SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility at 2849 E Street in the Greater Golden Hill Community Planning area?

Staff Recommendation: **Approve** Conditional Use Permit No. 2157662.

Community Planning Group Recommendation: On July 12, 2017, the Greater Golden Hill Planning Committee voted to support the T-Mobile Villas on the Hill project (7-yes, 2-no, and 3-abstentions) with no conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The [environmental exemption](#) determination for this project was made on June 15, 2017, and the opportunity to appeal that determination ended June 29, 2017.

Fiscal Impact Statement: None.

Code Enforcement Impact: None.

### BACKGROUND

This Wireless Communication Facility (WCF) is located at 2849 E Street in the RM-2-5 zone of the Greater Golden Hill Community Planning area where the site is designated for residential use ([Residential – Low](#)). T-Mobile's WCF was originally approved on March 19, 1996 by the City Council as part of the initial Pacific Bell Mobile Services (PBMS) launch into the San Diego market. Over time, corporate names have changed (Pacific Bell Mobile Services to Cingular) and in 2002, T-Mobile bought out the original Cingular network transferring ownership to T-Mobile West LLC. As part of the

original approval, the City continues to impose a ten-year term condition on all WCFs to allow for future review of the facility to determine whether technology had advanced enough to eliminate components of the facility or eliminate the facility altogether. This facility remains essential to T-Mobile as it is considered part of the backbone of the original network. The WCFs regulations have changed over the years; however, the key requirement to architecturally integrate a facility into a building or the environment remains to be the purpose and intent of the regulations. Staff has reviewed the existing facility and has determined that the faux chimneys above the three-story condominium building have been well maintained over the years and the appearance of the chimneys on a residential building blends well and complies with the [WCF Regulations Land Development Code Section 141.0420](#), the [City's General Plan for Wireless Facilities](#) and the [WCF Design Guidelines](#).

## DISCUSSION

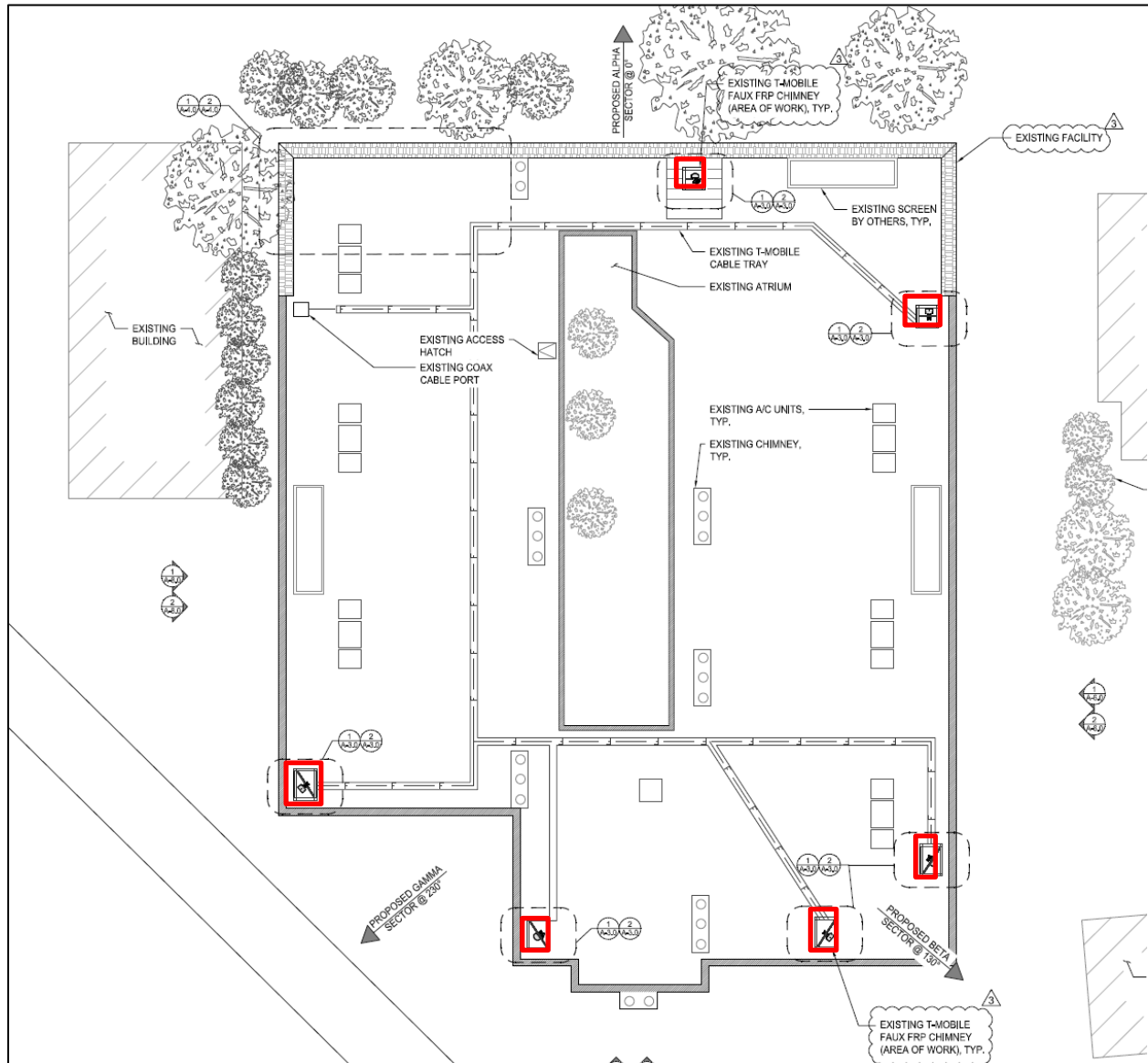
### Project Description:

The project consists of six panel antennas concealed inside six separate rooftop Fiberglass Reinforced Panel (FRP) boxes designed to appear like chimneys, painted and textured to match the appearance of the building's architecture.



The WCF equipment consists of four above ground cabinets and a combination of power and telco wall mounted boxes, all located inside the garage. As part of this application, T-Mobile is proposing

to replace all six existing antennas to support the current technology and to install three new remote radio units adjacent to the equipment cabinets. Visually, the proposed scope of work will not result in an increased visual impact and will continue to preserve the existing concealment elements.



### Community Plan Analysis:

The Greater Golden Hill Community Plan relies on the City's General Plan for design and placement locations for all wireless facilities. Consistent with the Urban Design Element Section UD-A.15, the T-Mobile WCF is camouflaged and screened behind FRP screen boxes designed to replicate rooftop chimneys. This design continues to be aesthetically pleasing and well maintained. The equipment associated with this WCF is located inside the garage with minimal visual impacts.

Council Policy 600-43:

According to [Council Policy 600-43](#), the location is the least preferred location and is classified a Preference 4 level Location. Since the site is surrounded by residential uses, no other lower preference level sites were identified. Based on staff research, the nearest commercial site east of the Martin Luther King Jr Freeway State Route 94 is located on Broadway and 30<sup>th</sup> Street. T-Mobile's position is that their current site already serves an established coverage area. Furthermore, a new location (which may or may not be a lower preference location) would require extensive site acquisition. Instead, T-Mobile would rather focus on the improvements in coverage and a design that effectively integrates with the character of the building with minimal visual impacts.

Furthermore, the coverage improvements because of this upgrade will reach Beech Street which is currently identified as poor coverage. Coverage improvements will also be established just south of the site near the Granthill Neighborhood Park. Capacity improvements will also be established to both the existing and expanded coverage area which includes portions of the Martin Luther King Jr Freeway State Route 94. This will allow more users to utilize the network while preserving the voice and data performance.

Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the RM-2-5 zone and the [LDC regulations Section 141.0420](#). The antennas associated with this design will be concealed behind fiberglass reinforced panel screens, designed to appear as rooftop chimneys, painted and textured to match the building surface. Staff recommends approval of the proposed T-Mobile Villas on the Hill project and the findings of approval are located in Attachment 5 of this report.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2157662, with modifications.
2. Deny Conditional Use Permit No. 2157662, 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,



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PJ FitzGerald  
Assistant Deputy Director  
Development Services Department



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Simon Tse  
Development Project Manager  
Development Services Department

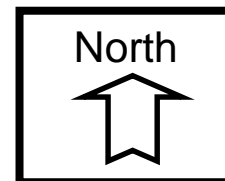
Attachments:

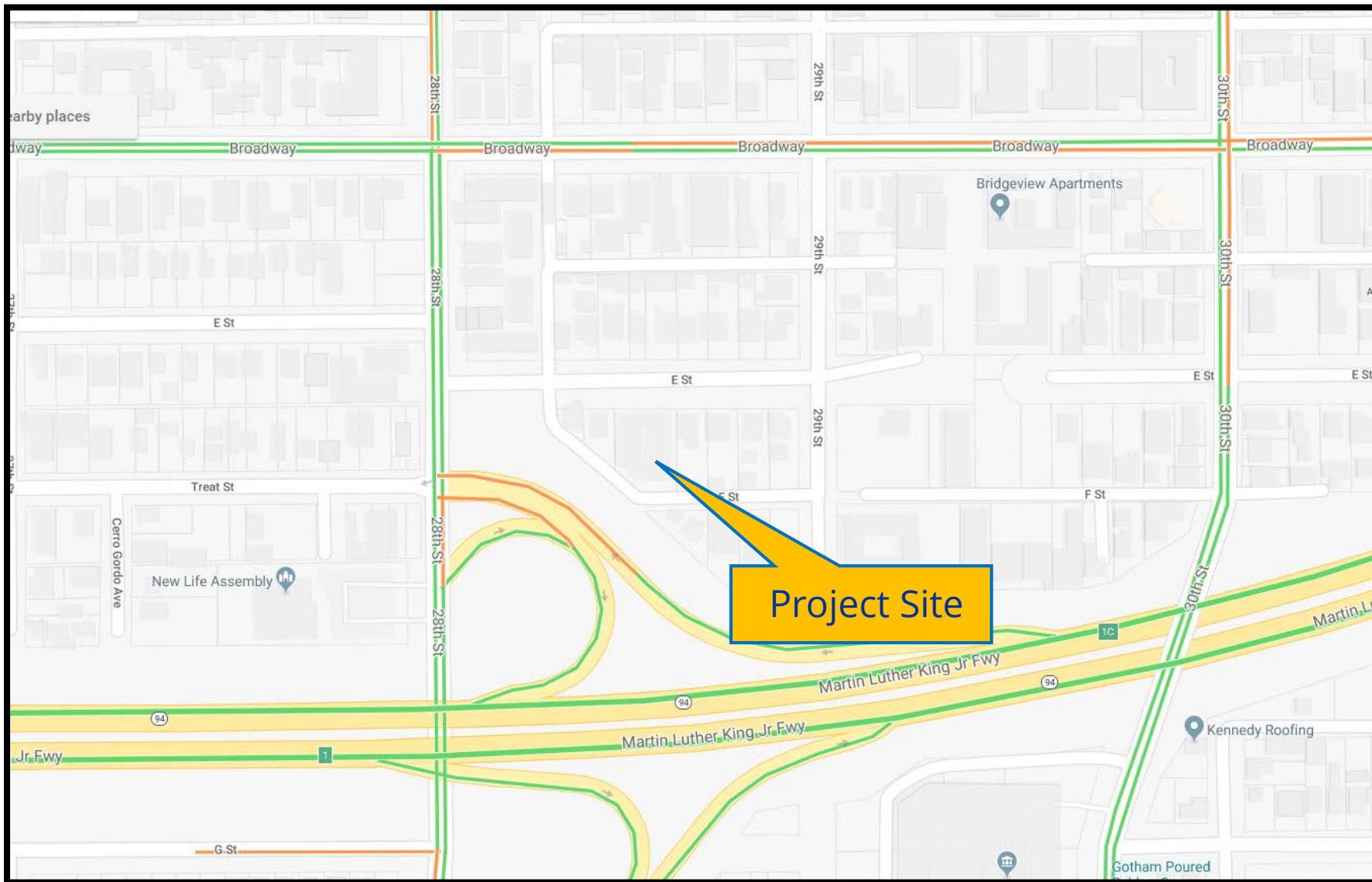
1. Aerial Photographs
2. Project Location Map
3. Community Plan
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Photo Survey
12. Site Justification



## Aerial Photo

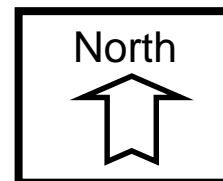
T-Mobile Villas on the Hill - 2849 E Street  
PROJECT NO. 495046

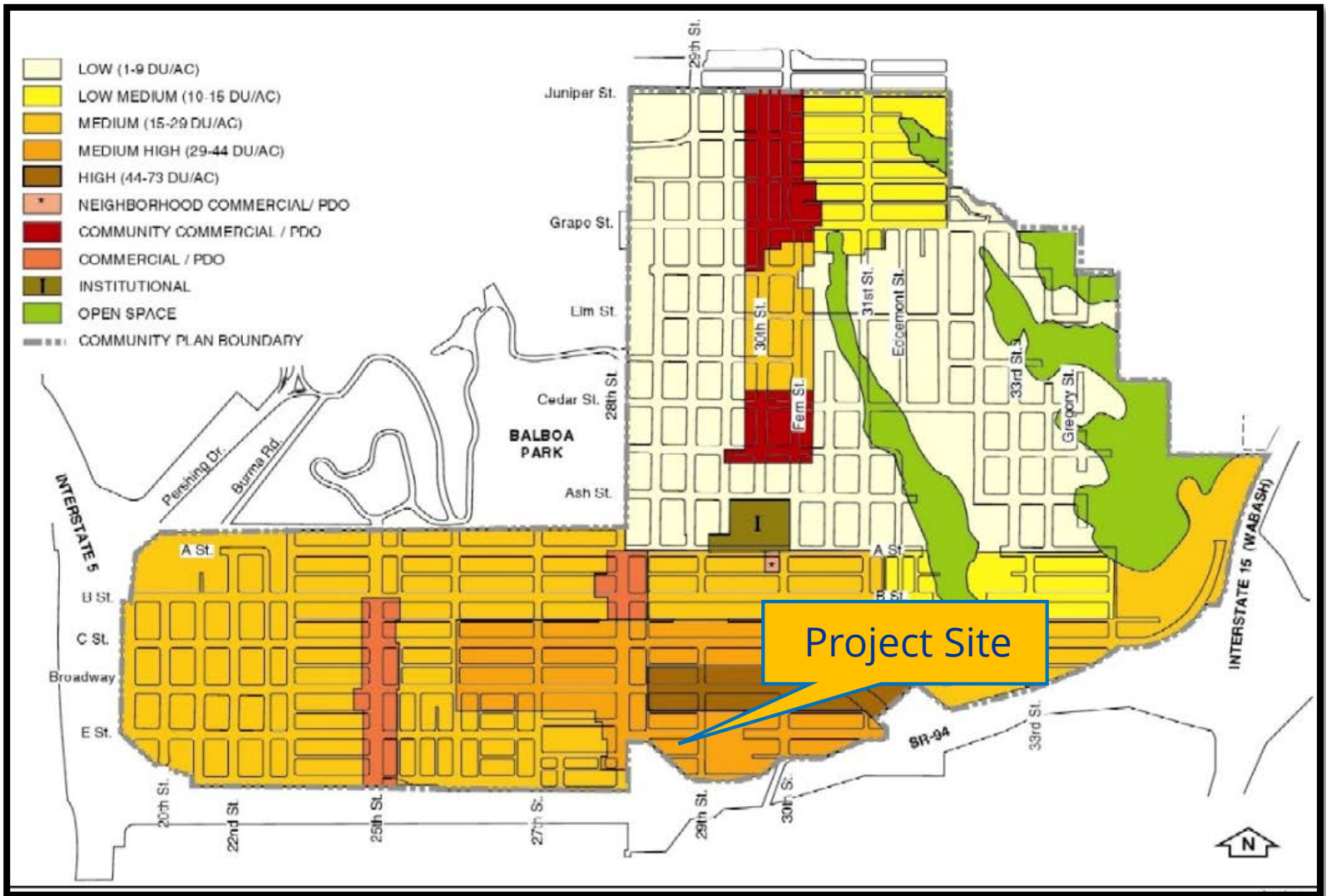




## Project Location Map

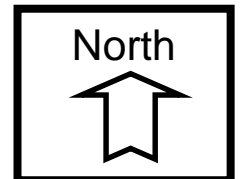
T-Mobile Villas on the Hill/ 2849 E Street  
PROJECT NO. 495046





## Land Use Map

T-Mobile Villas on the Hill - 2849 E Street  
PROJECT NO. 495046



PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	T-Mobile Villas on the Hill	
<b>PROJECT DESCRIPTION:</b>	Greater Golden Hill – Process Four: Conditional Use Permit to allow the continued operation of a Wireless Communication Facility in a residential zone. Project will replace three antennas, install three new Remote Radio Units (RRUs), three new Tower Mounted Amplifiers (TMAs), and associated equipment. Project is located at 2849 E Street in the Residential Multi-2-5 Zone, SDIA Review Area 1/60-65 decibel Community Noise Equivalent Level/Part 77, Council District 3.	
<b>COMMUNITY PLAN AREA:</b>	Greater Golden Hill Community Plan	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential	
<p style="text-align: center;"><b>ZONING INFORMATION:</b></p> <p style="text-align: center;"> <b>ZONE:</b> RM-2-5  <b>HEIGHT LIMIT:</b> 40-feet  <b>FRONT SETBACK:</b> 15-feet  <b>SIDE SETBACK:</b> 5-feet  <b>STREETSIDE SETBACK:</b> 10-feet  <b>REAR SETBACK:</b> 15-feet         </p>		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential/RM-2-5	Residential Use
<b>SOUTH:</b>	Residential/RM-2-5	Residential Use
<b>EAST:</b>	Residential/RM-2-5	Residential Use
<b>WEST:</b>	Residential/RM-2-5	Martin Luther King State Route 94
<b>DEVIATION REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On July 12, 2017, the Greater Golden Hill Planning Committee voted to support the T-Mobile Villas on the Hill project (7-yes, 2-no, and 3-abstentions) with no conditions.	

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2157662  
**T-MOBILE VILLAS ON THE HILL - PROJECT NO. 495046**

WHEREAS, VILLAS ON THE HILL HOMEOWNER ASSOCIATION, Owner, and T-MOBILE WEST LLC., Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility that support six antennas concealed inside rooftop chimneys with above ground equipment cabinets located inside the garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 495046); and

WHEREAS, the project site is located at 2849 E Street in the RM-2-5 zone of the Greater Golden Hill Planning area; and

WHEREAS, the project site is legally described as Lots 9 and 10 of Block 66 of E.W. Morse Subdivision of Pueblo Lot 1150 according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County; and

WHEREAS, on June 15, 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; and

WHEREAS, on October 4, 2018, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2157662 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, that it adopts the following findings with respect to Conditional Use Permit No. 2157662:

**A. Conditional Use Permit SDMC Section 126.0305**

**1. Findings for all Conditional Use Permits:**

**a. The proposed development will not adversely affect the applicable land use Plan.**

The Golden Hill Community Plan relies on the City's General Plan UD-A.15 for all Wireless Facilities. The General Plan requires all wireless facilities to minimize visual impacts by: 1) Concealing wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; 2) Design facilities to be aesthetically pleasing and respectful of the neighborhood context; 3) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults, or unobtrusive structures.

For this project, T-Mobile will continue to conceal their antennas inside rooftop chimneys designed to match the building's architecture. These rooftop chimneys have been well maintained and meet the intent of the General Plan by effectively camouflaging the panel antennas on the roof within a design that is commonly seen from public views. The equipment is located inside the garage, which is also minimally visible. The proposed modifications will not result in any additional visual impacts.

With the proposed enhancements, T-Mobile will provide sufficient strength to achieve consistent, sustainable, and reliable service to customers at a level for outdoor, in-vehicle, and in-building usage, with good voice and data quality during high demand periods. The proposed modifications will also provide additional system capacity to ensure that there is sufficient signal capacity to offset contraction of signal experienced when nearby sites become overloaded.

The project complies with the City's General Plan for Wireless Facilities and development regulations for the RM-2-5 zone and the Wireless Communication Facilities. Therefore, the proposed modification will not adversely affect the applicable Golden Hill Community Plan.

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

The project consists of six replacement panel antennas concealed inside six rooftop chimneys on top of an existing three-story condominium. The equipment associated with this project is located inside the garage with minimum visibility. The proposed modifications will not result in any additional visual impacts since the antennas and equipment are located away from public views.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the California Environmental Quality Act pursuant to Sections 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 15, 2017 and the opportunity to appeal that determination ended June 29, 2017.

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, including the requirement to obtain building permits which requires compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” T-Mobile submitted an Electro-Magnetic Emission Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project complies with all applicable development regulations including the RM-2-5 development regulations of the Land Development Code (LDC) and the City of San Diego Wireless Communication Facilities Section 141.0420. The proposed six replacement antennas will continue to be concealed inside rooftop chimneys, appropriately sized and placed on the three-story condominium to eliminate visual impacts. The design is consistent with LDC Sections 141.0420(g)(1) and 141.0420(g)(2). The equipment associated with this project will continue to operate inside the existing garage with limited visibility. The existing use of the property is a multi-family, multi-story condominium and as such, a Conditional Use Permit is required pursuant to LDC Section 141.0420(f)(2). There are no deviations from the development regulations, or variances requested with this application. Therefore, the project is in compliance with the applicable regulations of the LDC.

**d. The proposed use is appropriate at the proposed location.**

The project is proposed in a Preference 4 location as outlined in Council Policy 600-43. Council Policy 600-43 includes guidelines for placement of WCFs. The guidelines set forth four locational categories that corresponds to the process levels contained within the WCF Regulations, LDC Section 141.0420. These categories

establish a hierarchy from the most preferred located to the least preferred location. In this case, the project is an existing facility that was issued a ten-year expiration date. This condition allows the City to reassess the impacts, if any, and to determine if the facility could be redesigned or modified to address any future code requirements in place at the time of the application. The site as designed is consistent with the current regulations by concealing the panel antennas inside integrated rooftop chimneys.

While a Preference 4 location, the project will result in coverage and capacity improvements in the area. Furthermore, the site is surrounded by residential use and, no other lower preference level sites were identified. Coverage improvements because of this upgrade will reach Beech Street which is currently identified as poor. Improvements will also extend just south of the site near the Granthill Neighborhood Park as represented in the Coverage Map. Capacity improvements will also be established to both the existing and expanded coverage area which includes portions of the Martin Luther King Jr Freeway State Route 94. This will allow more users to utilize the network while preserving the voice and data performance.

This is a collocation site with AT&T, whose site is also located on the roof behind a screen wall design. The use of a WCF is appropriate at this location because the design is minimally visible and well-integrated with the existing three-story condominium while still providing the voice and data coverage to the surrounding Golden Hill Community.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 2157662 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. 2157662 a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: October 4, 2018

IO#: 12002110

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

**WHEN RECORDED MAIL TO**

**PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501**

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2157662  
**T-MOBILE VILLAS ON THE HILL PROJECT NO. 495046**  
PLANNING COMMISSION

This Conditional Use Permit No. 2157662 is granted by the Planning Commission of the City of San Diego to VILLAS ON THE HILL HOMEOWNERS ASSOCIATION, Owner, and T-MOBILE WEST LLC., Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 131.0401, and 141.0420. The site is located at 2849 E Street in the RM-2-5 zone of the Greater Golden Hill Planning area. The project site is legally described as Lots 9 and 10 of Block 66 of E.W. Morse Subdivision of Pueblo Lot 1150 according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to modify an existing Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 4, 2018, on file in the Development Services Department.

The project shall include:

- a. Modification to an existing Wireless Communication Facility supporting six panel antennas concealed inside six rooftop chimneys, painted and textured to match the surface of the building; and
- b. Installation of three new Tower Mounted Amplifiers (TMAs) for a total of six TMAs; and
- c. Installation of three new Remote Radio Units; and
- d. The equipment associated with this project will continue to operate inside the garage with minor internal equipment modifications as described in the "Exhibit A".

**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 **October 18, 2021**.

2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on **October 18, 2028**. 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.

3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department 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 WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.

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

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

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

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

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

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

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

**ENGINEERING REQUIREMENTS:**

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

15. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

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

17. This approval permits six (6) antennas with the following dimensions:

- a. Three 48" by 11.8" by 7.9"; and
- b. Three 56.6" by 12.9" by 8.7.

18. The approval permits four (4) above-ground mounted cabinets and three (3) wall mounted panel/boxes behind five (5) bollards within the garage.

19. The WCF shall conform to the approved construction plans.

20. Photo simulations shall be printed on the construction plans.

21. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

22. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed chimney.

23. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

24. 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, in which case, the removal and the restoration of this site to its original condition is required.

**INFORMATION ONLY:**

- A Telecom Inspection is required by the Development Services Department prior to construction permit completion.
- The City of San Diego reserves the right to rescind any approval made under Section 6409(a) or the Spectrum Act should any portion of Section 6409(a) or the Spectrum Act, of the FCC's

interpretation thereof, be deemed unconstitutional by a court of law, the FCC or any other competent authority.

- Per SDMC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any 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.
- 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 October 4, 2018 and [Approved Resolution Number \_\_\_\_\_].

**ATTACHMENT 6**

Conditional Use Permit No. 2157662  
October 4, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Simon Tse  
Development Project Manager

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

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**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.

**Villas on the Hill Homeowner Association**  
Owner

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

**T-Mobile West LLC.**  
Permittee

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

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

**NOTICE OF EXEMPTION**

(Check one or both)

TO: ☒ 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:** T-Mobile Villas on the Hill**Project No.:** 495046**Project Location-Specific:** The project is located at 2849 E Street, San Diego, CA 92101.**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The Project is a request for a Conditional Use Permit (CUP) to allow for the continued operation of a Wireless Communication Facility (WCF). The Project will remove six existing panel antennas and six Tower Mounted Amplifiers (TMAs) and install six new panel antennas, three Remote Radio Units (RRUs), three new Tower Mounted Amplifiers (TMAs), associated cables, upgrades to the equipment within existing cabinets, and upgrades to the power supply. The site is located at 2849 E Street within the Greater Golden Hill Community Plan Area. The project is designated for residential use and is currently zoned RM-2-5.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Dail Richard  
 SAC Wireless  
 5015 Shoreham Drive, Suite 150  
 San Diego, CA, 92122  
 (858) 200-6541

**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))
- ☒ Categorical Exemption: CEQA Section 15301 (Existing Facilities)

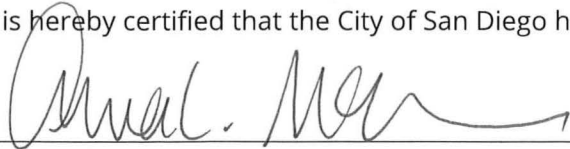
**Reasons why project is exempt:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a minor modification of 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

July 2, 2017

Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



SITE NUMBER: SD06004A  
SITE NAME: SD004  
ADDRESS: 2849 E STREET  
SAN DIEGO, CA 92101  
JURISDICTION: CITY OF SAN DIEGO  
PROJECT: L700-L1900/CUP



PROJECT INFORMATION	
SITE NAME:	SD004
SITE NUMBER:	SD06004A
SITE ADDRESS:	2849 E STREET SAN DIEGO, CA 92101
JURISDICTION:	CITY OF SAN DIEGO
COUNTY:	SAN DIEGO
LATITUDE:	32.71450305°N
LONGITUDE:	117.13269400°W
CONSTRUCTION TYPE:	V NON-RATED
A.P.N.:	539-582-13
ZONING CLASSIFICATION:	GH-1000, PDO
PROPOSED USE:	UNMANNED TELECOMMUNICATION FACILITY
PROPERTY OWNER:	VILLAS ON THE HILLS 2849 E STREET SAN DIEGO, CA 92101
T-MOBILE PROJECT MANAGER:	JOSEPH ROSE (858) 334-8112 joseph.rose41@T-Mobile.com
APPLICANT:	SAC WIRELESS ON BEHALF OF T-MOBILE DAIL RICHARD (858) 200-8541 dail.richard@sacw.com



DRAWING INDEX	
SHEET	DESCRIPTION
T-1.0	TITLE SHEET
A-1.0	OVERALL SITE PLAN
A-2.0	ENLARGED ROOF PLAN
A-3.0	EXISTING & PROPOSED ANTENNA PLANS & SCHEDULES
A-3.1	ANTENNA MOUNTING DETAIL
A-4.0	EXISTING & PROPOSED EQUIPMENT PLANS, MOUNTING DETAIL & EXISTING BATTERY CALCULATIONS
A-5.0	EXISTING & PROPOSED NORTH ELEVATIONS
A-6.0	EXISTING & PROPOSED EAST ELEVATIONS
A-7.0	EXISTING & PROPOSED SOUTH ELEVATIONS
A-8.0	EXISTING & PROPOSED WEST ELEVATIONS
A-8.0	EQUIPMENT DETAILS & SPECIFICATIONS
A-9.1	EQUIPMENT DETAILS & SPECIFICATIONS

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	05/03/16	90% CD's	FR
1	05/12/16	100% CD's	CA
2	03/10/17	RFDS UPDATE	JL
▲	04/12/17	CITY COMMENTS	CA

PROJECT TEAM	
ARCHITECT: SAC WIRELESS NESTOR POPOWYCH, A.I.A. 5015 SHOREHAM PLACE, STE 150 SAN DIEGO, CA 92122 CONTACT: DENNIS YOSHII PHONE: (619) 736-3768 X105 EMAIL: dennis.yoshii@sacw.com	CONSTRUCTION MANAGER: T-MOBILE USA KIRT BABCOCK 10509 VISTA SORRENTO PKWY STE 208 SAN DIEGO, CA 92121 PHONE: (858) 334-6139 EMAIL: kirt.babcock@T-Mobile.com
ENGINEER: SAC WIRELESS TAHZAY RAMIREZ, P.E. 5015 SHOREHAM PLACE, STE 150 SAN DIEGO, CA 92122 PHONE: (619) 736-3768 X114 EMAIL: tahzay.ramirez@sacw.com	RF ENGINEER: T-MOBILE USA MUSTAFA AJMAL 10509 VISTA SORRENTO PKWY STE 208 SAN DIEGO, CA 92121 PHONE: - EMAIL: mustafa.ajmal@T-Mobile.com
PLANNING/ZONING CONSULTANT: SAC WIRELESS DAIL RICHARD 5015 SHOREHAM PLACE, STE 150 SAN DIEGO, CA 92122 PHONE: (858) 200-8541 EMAIL: dail.richard@sacw.com	

SCOPE OF WORK	
T-MOBILE PROPOSES TO:	
• REMOVE (6) EXISTING PANEL ANTENNAS	• INSTALL (2) NEW DUS41 INSIDE EXISTING EQUIPMENT CABINET
• REMOVE (6) EXISTING DUAL AWS TMAs	• INSTALL (1) NEW XMU INSIDE EXISTING EQUIPMENT CABINET
• INSTALL (3) NEW L700 PANEL ANTENNAS	• INSTALL (2) LOOSE DC CABLES PER SECTOR
• INSTALL (3) NEW L1900 PANEL ANTENNAS	• INSTALL (4) FIBER CABLES PER SECTOR
• INSTALL (3) NEW L700 RADIOS (RRUS_B12)	• NO NEW BATTERIES
• INSTALL (3) NEW L700 TMAs	• PROJECT VALUATION: \$50,000
• REMOVE (1) EXISTING DUL20	

LEGAL DESCRIPTION
LOT 9 AND 10 OF BLOCK 86 OF E.W. MORE'S SUBDIVISION OF PUEBLO LOT 1150, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA

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

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SPECIAL NOTES	
1. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE CONSTRUCTION INSTALLATION GUIDE.	RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. EXISTING CONDITIONS WILL BE VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY.	4. THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 22"x34" SHEET SIZE & ARE NOT REDUCED IN SIZE.
3. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF	5. STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DRIVING DIRECTIONS	
DIRECTIONS FROM: 10509 VISTA SORRENTO PKWY, SAN DIEGO, CA 92121	6. TURN LEFT ONTO CARMEL MOUNTAIN RD
1. HEAD SOUTHEAST ON VISTA SORRENTO PKWY	7. USE THE LEFT 2 LANES TO TURN LEFT ONTO THE I-5 S RAMP
2. USE THE RIGHT 2 LANES TO TURN RIGHT TO MERGE ONTO I-805 N	8. MERGE ONTO I-5 LOCAL BYPASS S
3. USE THE RIGHT LANE TO TAKE THE CA-56 BYPASS E EXIT	9. MERGE THE LEFT 2 LANES TO MERGE ONTO I-5 S TOWARD DOWNTOWN
4. USE THE RIGHT LANE TO MERGE ONTO I-5 LOCAL BYPASS N	10. USE THE RIGHT 2 LANES TO TAKE EXIT 15 B FOR CA-94 E
5. TAKE EXIT 32 FOR CARMEL MOUNTAIN RD	11. CONTINUE ONTO CA-94 E
	12. TAKE EXIT 1 FOR 28TH ST
	13. TURN RIGHT ONTO 18TH ST
	14. TURN RIGHT ONTO E ST



Know what's below.  
Call before you dig.

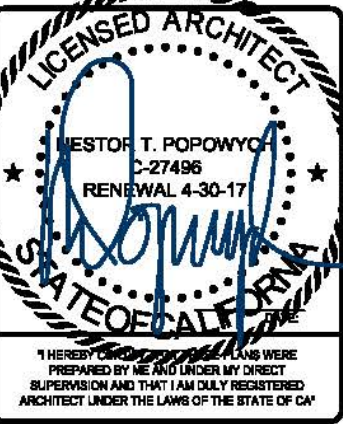
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT

TOLL FREE: 1-800-227-2600 OR  
www.digalert.org

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

CODE COMPLIANCE
• 2016 CALIFORNIA ENERGY CODE • 2016 CALIFORNIA BUILDING CODE • 2016 CALIFORNIA ELECTRICAL CODE • 2016 CALIFORNIA FIRE CODE • 2016 CALIFORNIA MECHANICAL CODE • 2016 CALIFORNIA PLUMBING CODE

APPROVALS	
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.	
T-MOBILE PROJECT MANAGER: _____	DATE: _____
T-MOBILE CONSTRUCTION MANAGER: _____	DATE: _____
T-MOBILE RF ENGINEER: _____	DATE: _____
SITE ACQUISITION: _____	DATE: _____
PROPERTY OWNER: _____	DATE: _____
ZONING: _____	DATE: _____

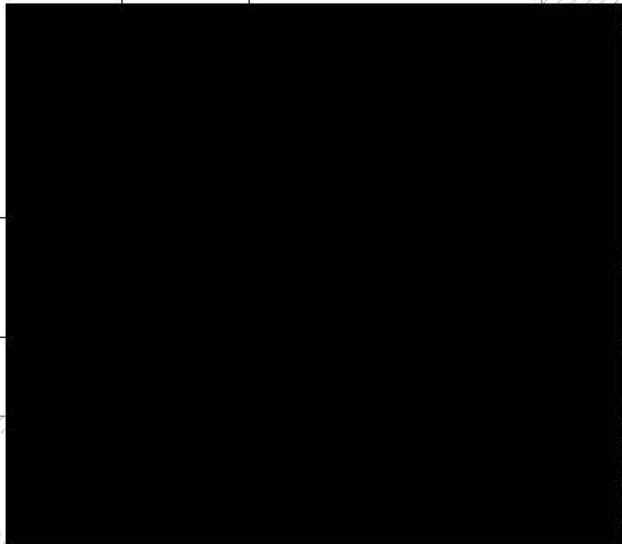


L700-L1900/CUP  
SD004  
SD06004A  
2849 E STREET  
SAN DIEGO, CA 92101

SHEET TITLE  
  
TITLE SHEET

SHEET NUMBER  
  
T-1.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



Lessee's Certificate  
Standard Wireless Facility Project  
for Post Construction BMPs

I/we the undersigned as Lessee(s) of the property described as  
2849 E Street San Diego, CA 92102  
(Address or legal description)

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

I/We certify to the best of my knowledge, pollutants anticipated by the proposed land use are as follows:

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

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

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

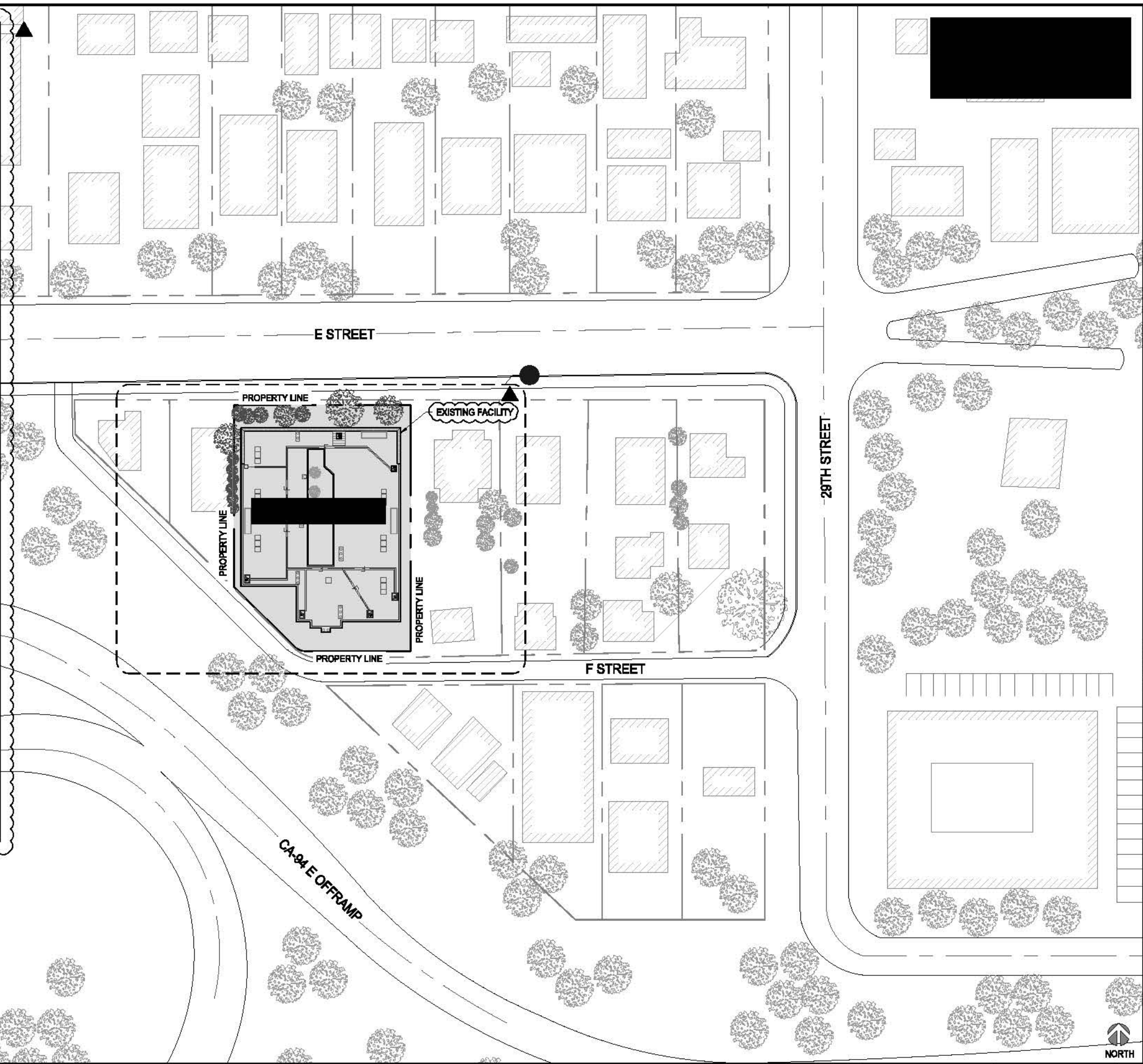
Additionally I/we will:

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

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee Joseph Rose Company Name T-Mobile  
(print name)

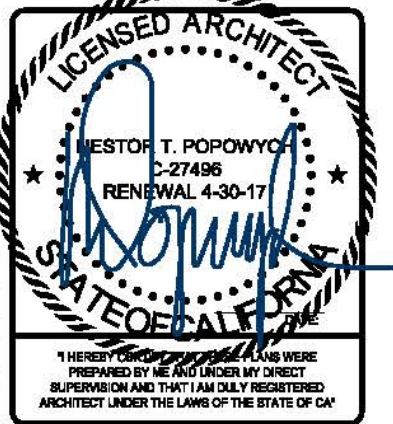
Lessee Joseph Rose Date 8/17/2016  
(signature)



**T-Mobile**  
10800 VISTA BORRETO Pkwy #200  
SAN DIEGO, CA 92121  
T-MOBILE.COM

**SAC**  
WIRELESS  
SAC AE DESIGN GROUP, INC.  
6016 SHOREHAM PLACE, SUITE 100  
SAN DIEGO, CA 92122  
WWW.MDCW.COM

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	05/03/16	90% CD's	FR
1	05/12/16	100% CD's	CA
2	03/10/17	RFDS UPDATE	JL
▲	04/12/17	CITY COMMENTS	CA



L700-L1800  
SD004  
SD08004A  
2849 E STREET  
SAN DIEGO, CA 92101

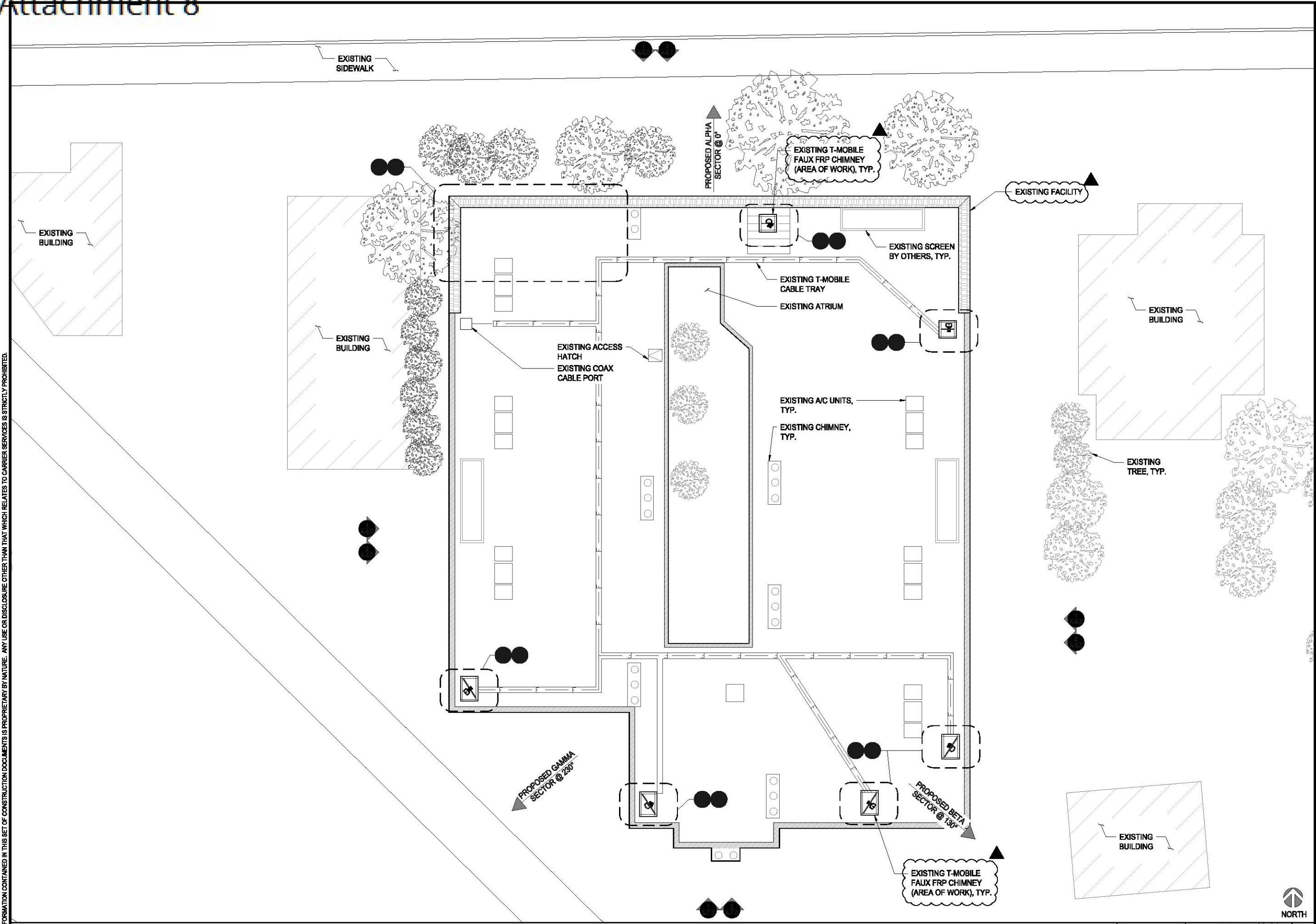
SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1.0

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**T-Mobile**  
10509 VISTA SORRENTO PKWY #200  
SAN DIEGO, CA 92121  
T-MOBILE.COM

**SAC**  
WIRELESS  
SAC AE DESIGN GROUP, INC.  
5015 SHOREHAM PLACE, SUITE 100  
SAN DIEGO, CA 92122  
WWW.SACW.COM



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2	03/10/17	RFDS UPDATE	JL
▲	04/12/17	CITY COMMENTS	CA

**LICENSED ARCHITECT**  
NESTOR T. POPOWYCH  
C-27496  
RENEWAL 4-30-17  
*[Signature]*  
STATE OF CALIFORNIA  
"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CA"

L700-L1900  
SD004  
SD08004A  
2849 E STREET  
SAN DIEGO, CA 92101

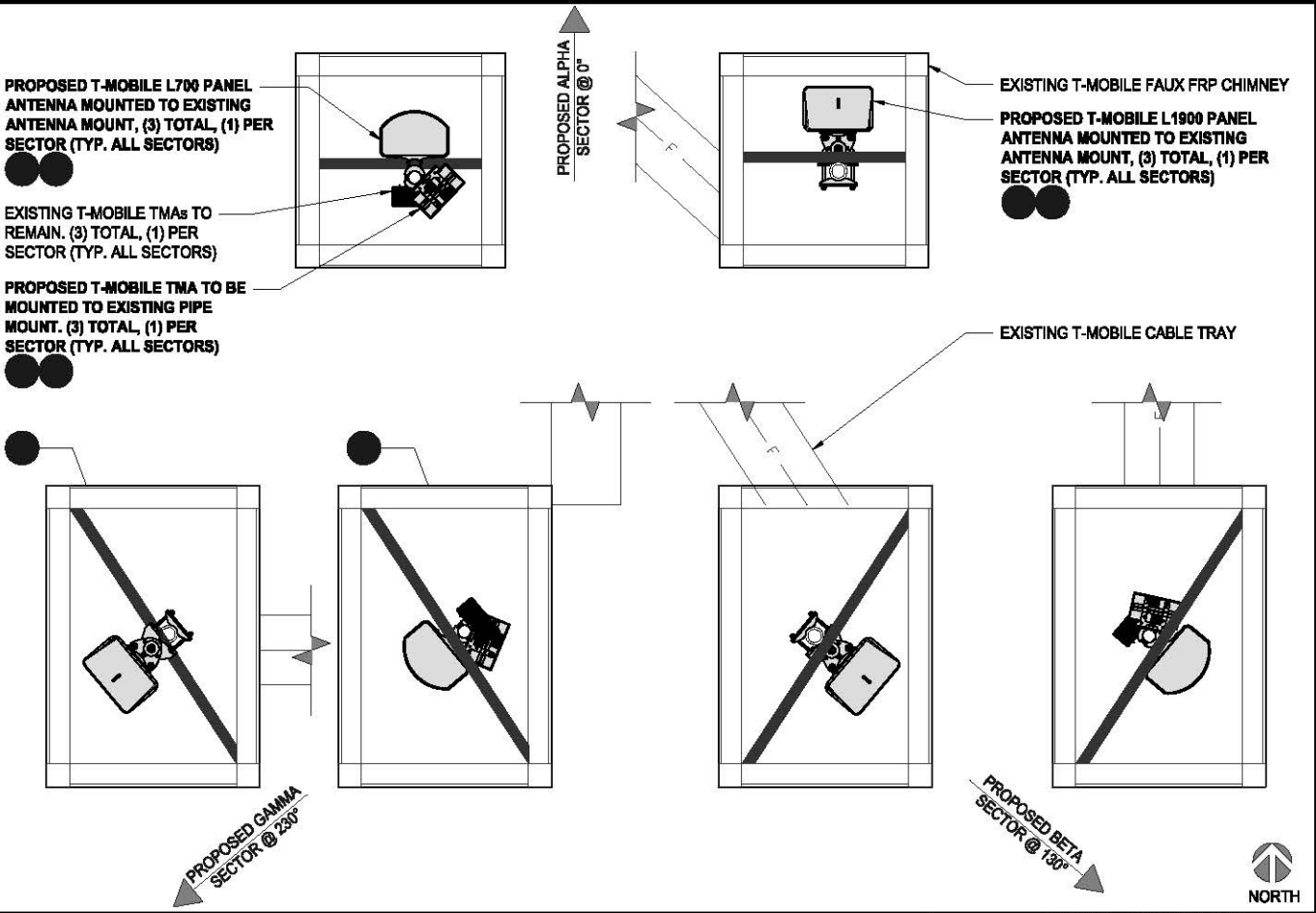
SHEET TITLE  
**ENLARGED ROOF PLAN**

SHEET NUMBER  
**A-2.0**

PROPOSED ANTENNA SCHEDULE										
SECTOR	AZIMUTH	RAD CENTER	TOP OF ANTENNA	GENERAL ANTENNA SIZE	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA/RADIO	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	0°	35'-0"	37'-0"	4'-0"	1	PROPOSED	APXVFW12-C-A20	(1) STYLE 1C (1) RRUS11 B12 (1) TWIN PCS	(2) 7/8" COAX (2) 7/8" COAX	140'-0"
				4'-0"	2	PROPOSED	KRD901146-1_B66A_B2A	N/A	(4) FIBER	16'-0"
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
BETA	130°	33'-0"	35'-0"	4'-0"	1	PROPOSED	APXVFW12-C-A20	(1) STYLE 1C (1) RRUS11 B12 (1) TWIN PCS	(2) 7/8" COAX (2) 7/8" COAX	217'-0"
				4'-0"	2	PROPOSED	KRD901146-1_B66A_B2A	N/A	(4) FIBER	16'-0"
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
GAMMA	230°	33'-0"	35'-0"	4'-0"	1	PROPOSED	APXVFW12-C-A20	(1) STYLE 1C (1) RRUS11 B12 (1) TWIN PCS	(2) 7/8" COAX (2) 7/8" COAX	177'-0"
				4'-0"	2	PROPOSED	KRD901146-1_B66A_B2A	N/A	(4) FIBER	16'-0"
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
DELTA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

EXISTING ANTENNA SCHEDULE										
ALPHA	0°	35'-0"	37'-0"	4'-0"	1	EXISTING	TMBXX-6516-R2M	(1) TWIN AWS (1) TWIN PCS	(2) 7/8" COAX (2) 7/8" COAX	140'-0"
				4'-0"	2	EXISTING	TMBX-6516-R2M	(1) TWIN AWS	(2) 7/8" COAX	140'-0"
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
BETA	130°	33'-0"	35'-0"	4'-0"	1	EXISTING	TMBX-6516-R2M	(1) TWIN AWS	(2) 1-5/8" COAX	217'-0"
				4'-0"	2	EXISTING	TMBX-6516-R2M	(1) TWIN PCS	(2) 1-5/8" COAX	217'-0"
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
GAMMA	230°	33'-0"	35'-0"	4'-0"	1	EXISTING	TMBX-6516-R2M	(1) TWIN AWS	(2) 1-5/8" COAX	177'-0"
				4'-0"	2	EXISTING	TMBX-6516-R2M	(1) TWIN PCS	(2) 1-5/8" COAX	177'-0"
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
DELTA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

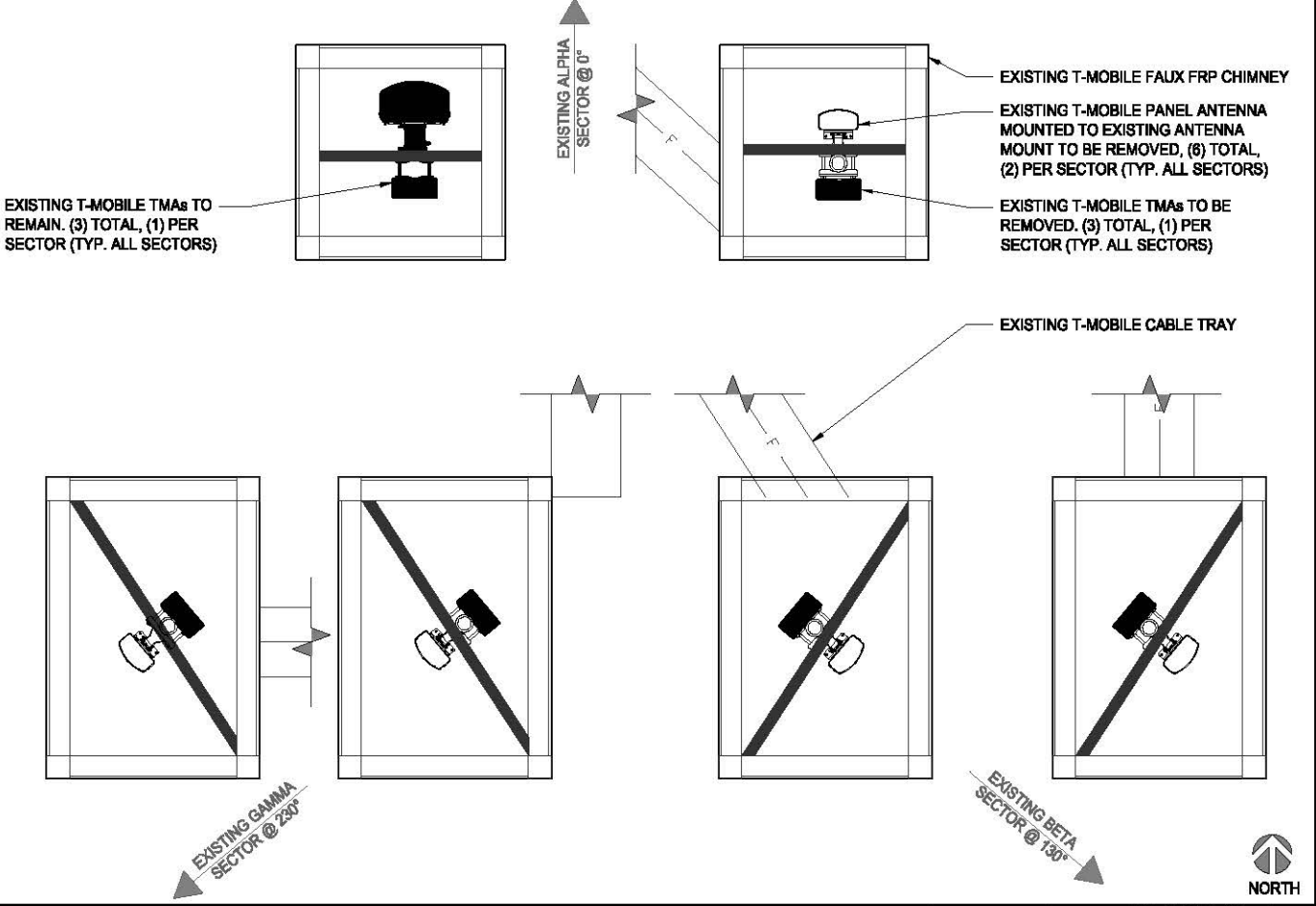
PROPOSED & EXISTING ANTENNA SCHEDULES								SCALE	4
								N.T.S.	



PROPOSED ANTENNA PLAN								0 3' 6" 1'	SCALE: 3/4"=1'-0" (22x34) (OR) 3/8"=1'-0" (11x17)	2
-----------------------	--	--	--	--	--	--	--	------------	--	---



NOT USED								SCALE	3
								N.T.S.	



EXISTING ANTENNA PLAN								0 3' 6" 1'	SCALE: 3/4"=1'-0" (22x34) (OR) 3/8"=1'-0" (11x17)	1
-----------------------	--	--	--	--	--	--	--	------------	--	---

10509 VISTA SORRENTO PKWY #200  
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T-MOBILE.COM

SAC AE DESIGN GROUP, INC.  
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www.sacw.com

REVISIONS			
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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CA

L700-L1900  
SD004  
SD08004A  
2849 E STREET  
SAN DIEGO, CA 92101

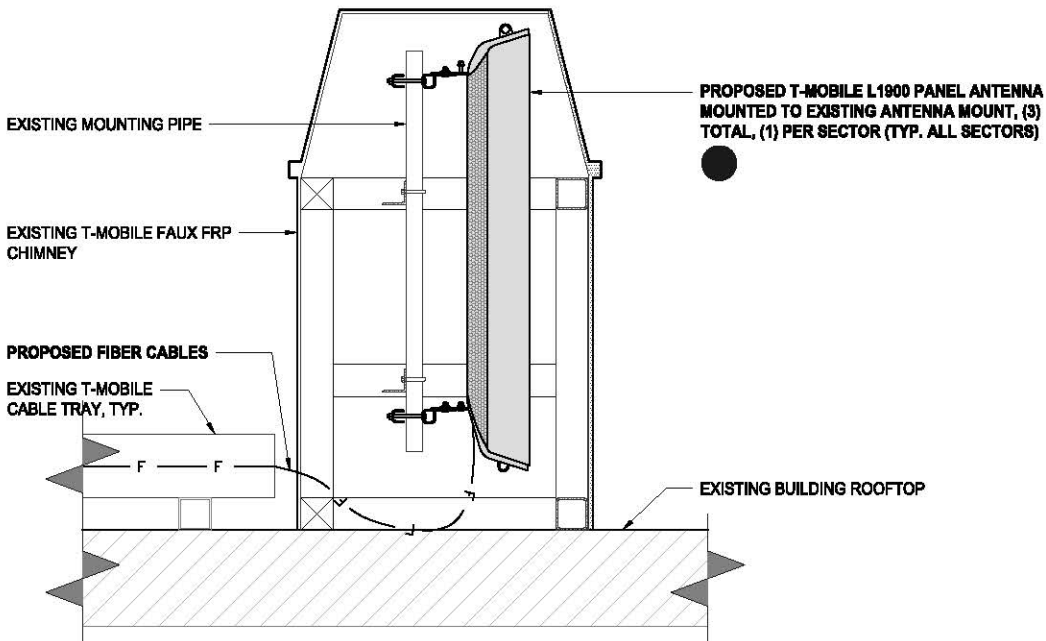
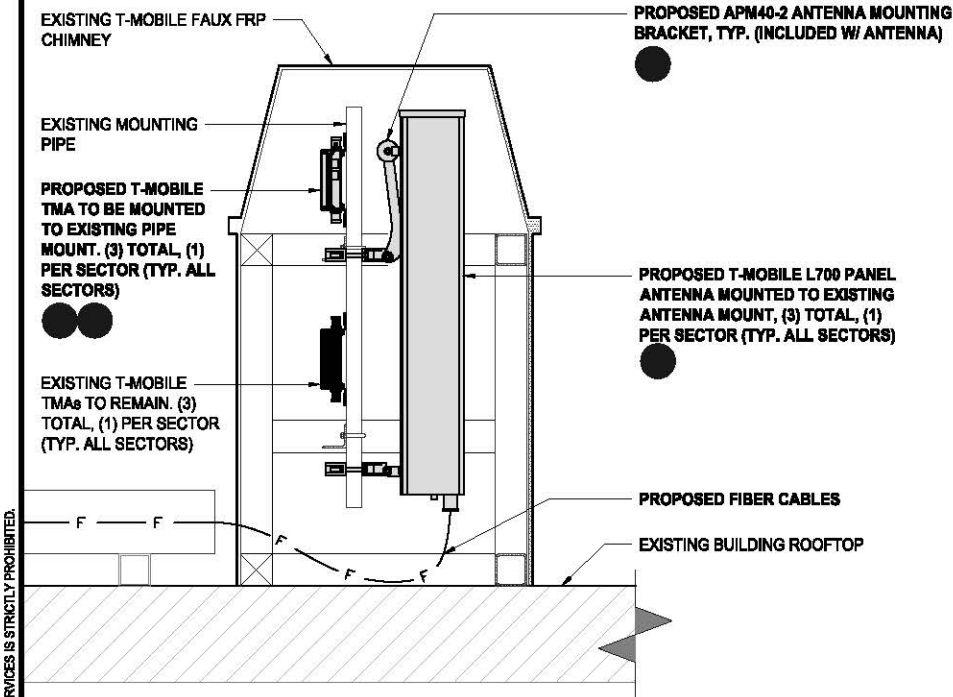
SHEET TITLE

EXISTING & PROPOSED  
ANTENNA PLANS &  
SCHEDULES

SHEET NUMBER

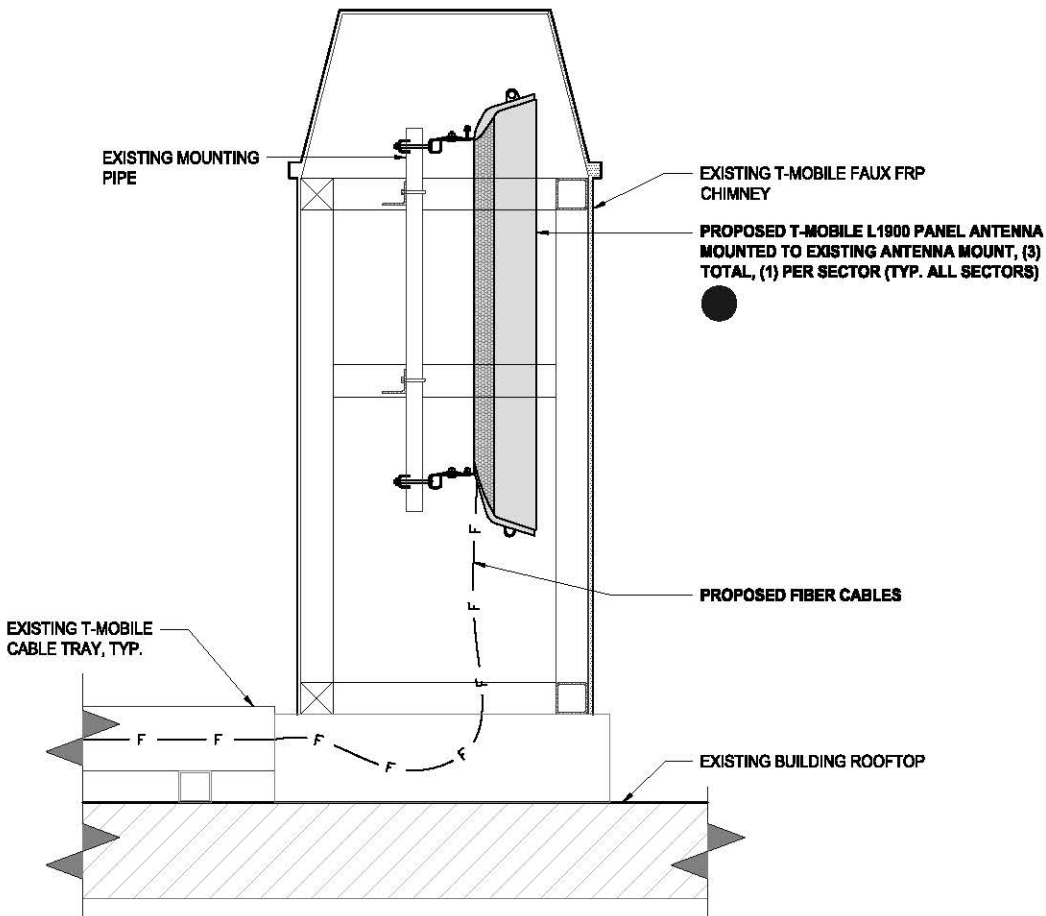
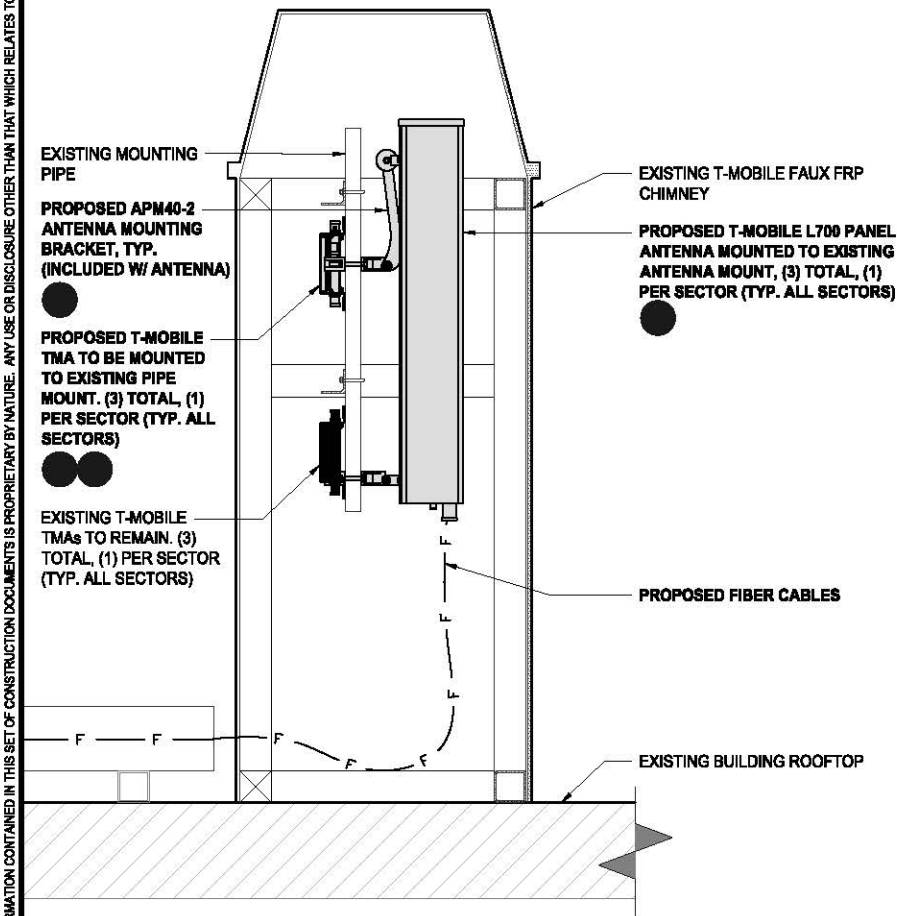
A-3.0

Attachment 8



BETA & GAMMA MOUNTING DETAIL

0 3' 6" 1' SCALE: 1"=1'-0" (22x34)  
(OR) 1/2"=1'-0" (11x17) 2

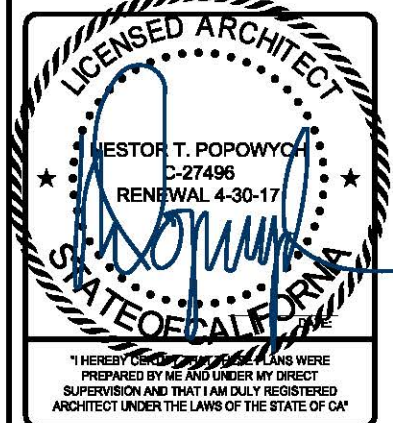


ALPHA MOUNTING DETAIL

0 3' 6" 1' SCALE: 1"=1'-0" (22x34)  
(OR) 1/2"=1'-0" (11x17) 1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
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L700-L1900  
SD004  
SD08004A  
2849 E STREET  
SAN DIEGO, CA 92101

SHEET TITLE  
**ANTENNA MOUNTING  
DETAIL**

SHEET NUMBER  
**A-3.1**

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Attachment 8

NOTE: NO NEW BATTERIES TO BE ADDED

EXISTING BATTERY SPECIFICATIONS

CABINET TYPE	BTS 3106
BATTERY MANUFACTURER	NORTHSTAR
MODEL NUMBER:	NSB100FT
ELECTROLYTE CONTENT PER BATTERY (IN GALLONS)	2.06
ELECTROLYTE HAZARD CLASSIFICATION PER '13 C.F.C. (8.7% SULFURIC ACID):	CORROSIVE
NUMBER OF BATTERIES INSTALLED	4
MAXIMUM NUMBER OF BATTERIES PER CABINET	4
TOTAL ELECTROLYTES CONTAINED IN CABINET #1	8.2
CABINET TYPE	BTS 2106
BATTERY MANUFACTURER	POWERSAFE
MODEL NUMBER:	SBS C11F
ELECTROLYTE CONTENT PER BATTERY (IN GALLONS)	2.06
ELECTROLYTE HAZARD CLASSIFICATION PER '13 C.F.C. (8.7% SULFURIC ACID):	CORROSIVE
NUMBER OF BATTERIES INSTALLED	4
MAXIMUM NUMBER OF BATTERIES PER CABINET	4
TOTAL ELECTROLYTES CONTAINED IN CABINET #2	8.2
TOTAL ELECTROLYTES CONTAINED ON SITE	16.48

8  
A-4.0

9  
A-8.0

EXISTING BATTERY CALCULATIONS

SCALE  
N.T.S.

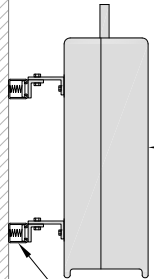
4

PROPOSED EQUIPMENT PLAN

0 6" 1' 2'

SCALE: 1/2"=1'-0" (22x34)  
(OR) 1/4"=1'-0" (11x17)

2



PROPOSED T-MOBILE L700 RADIOS (RRUS11 B12), (3) TOTAL, (1) PER SECTOR (TYP. ALL SECTORS) MOUNTED NEAR EQUIPMENT

6 7  
A-9.0 A-9.0

PROPOSED UNISTURTS BOLTED TO CMU WALL W/ 1/2"Ø HILTI KWIK STAINLESS STEEL ANCHOR BOLT, 2" MIN. EMBEDMENT

EXISTING CMU WALL

RADIO MOUNTING

0 2" 4" 8"

SCALE: 1-1/2"=1'-0" (22x34)  
(OR) 3/4"=1'-0" (11x17)

3

EXISTING EQUIPMENT PLAN

0 6" 1' 2'

SCALE: 1/2"=1'-0" (22x34)  
(OR) 1/4"=1'-0" (11x17)

1

PROPOSED T-MOBILE L700 RADIOS (RRUS11 B12), (3) TOTAL, (1) PER SECTOR (TYP. ALL SECTORS)

3 6  
A-4.0 A-8.0

EXISTING T-MOBILE TELCO BOX

EXISTING T-MOBILE POWER PANEL

EXISTING CIENNA BOX

EXISTING T-MOBILE DEMARC BOX

EXISTING T-MOBILE DURCELL CABINET

EXISTING BOLLARDS

EXISTING BTS 3106

PROPOSED XMU TO BE INSTALLED INSIDE EXISTING EQUIPMENT CABINET

1  
A-8.1



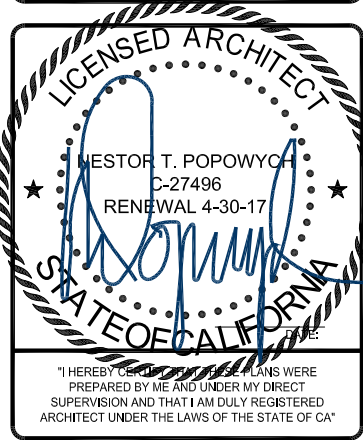
NORTH

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www.sacw.com

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	05/03/16	90% CD's	FR
1	05/12/16	100% CD's	CA
2	03/10/17	RFDS UPDATE	JL
△	04/12/17	CITY COMMENTS	CA



L700-L1900  
SD004  
SD06004A  
2849 E STREET  
SAN DIEGO, CA 92101

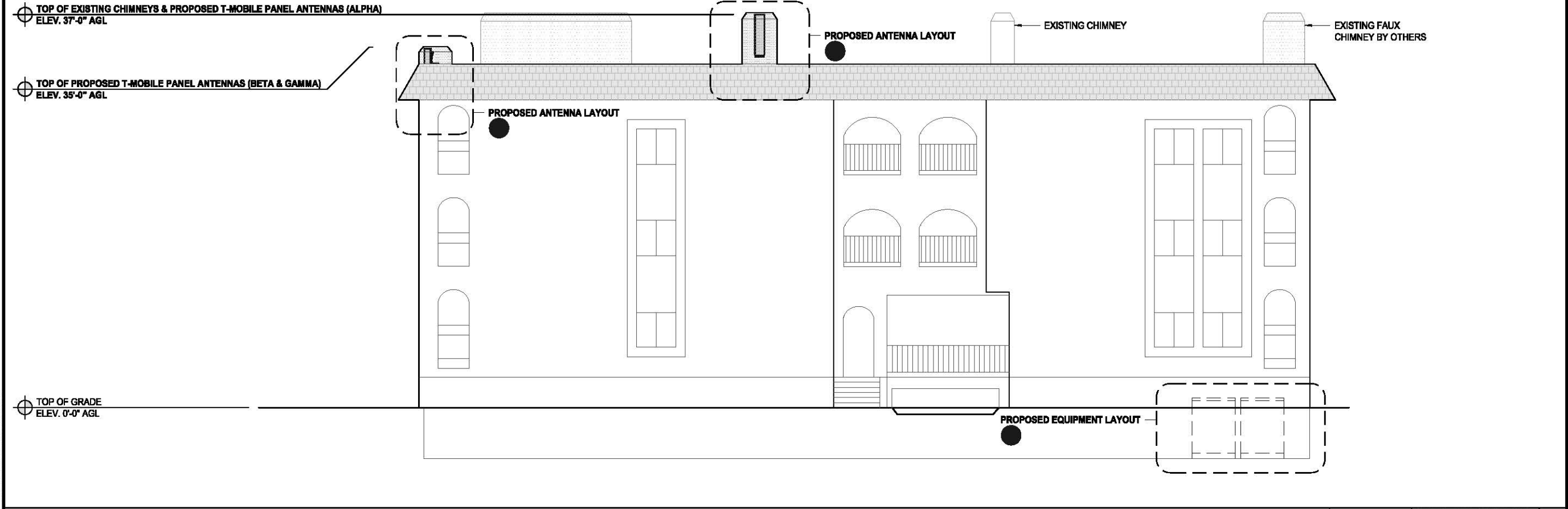
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EXISTING & PROPOSED  
EQUIPMENT PLANS,  
MOUNTING DETAIL & EXISTING  
BATTERY CALCULATIONS

SHEET NUMBER

A-4.0

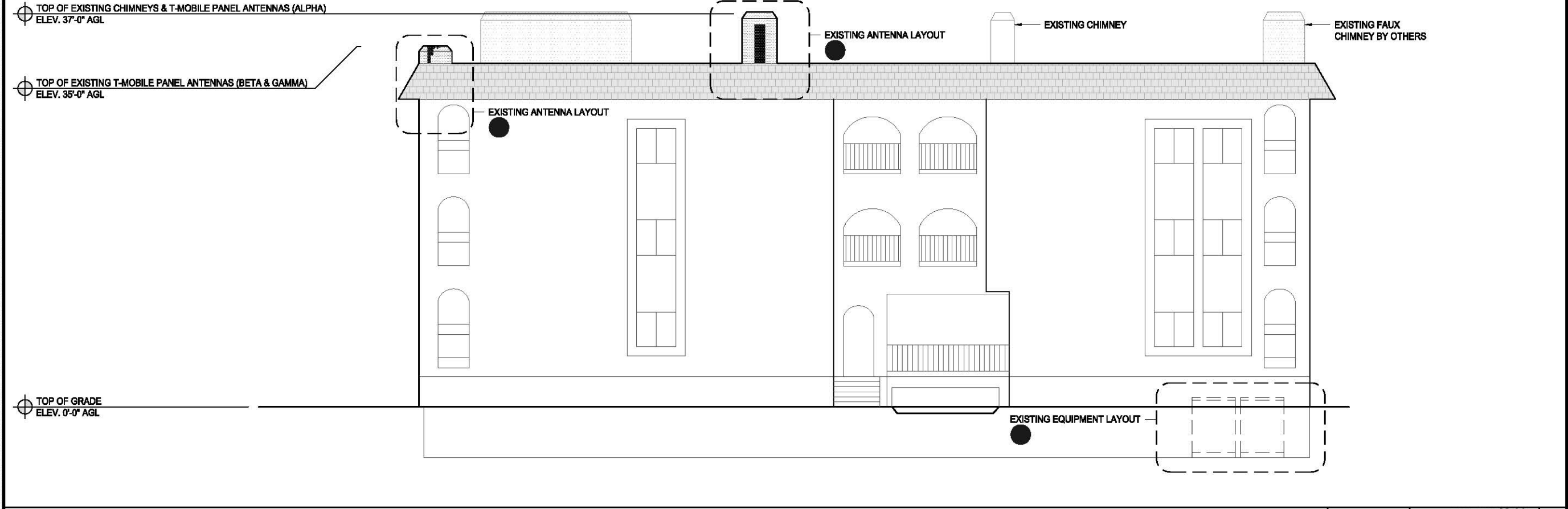
Attachment 8

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PROPOSED NORTH ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)  
(OR) 1/16"=1'-0" (11x17) 2



EXISTING NORTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)  
(OR) 3/32"=1'-0" (11x17) 1

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LICENSED ARCHITECT  
NESTOR T. POPOWYCH  
C-27496  
RENEWAL 4-30-17  
STATE OF CALIFORNIA  
"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CA"

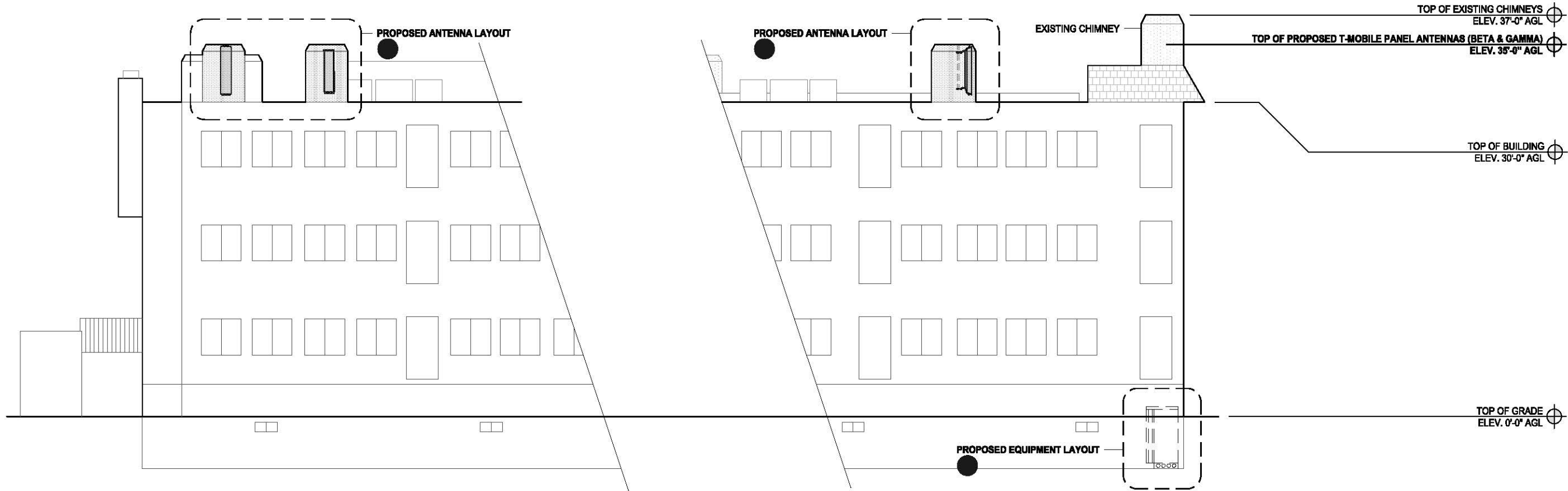
L700-L1900  
SD004  
SD08004A  
2849 E STREET  
SAN DIEGO, CA 92101

SHEET TITLE  
EXISTING & PROPOSED  
NORTH ELEVATIONS

SHEET NUMBER  
A-5.0

# Attachment 8

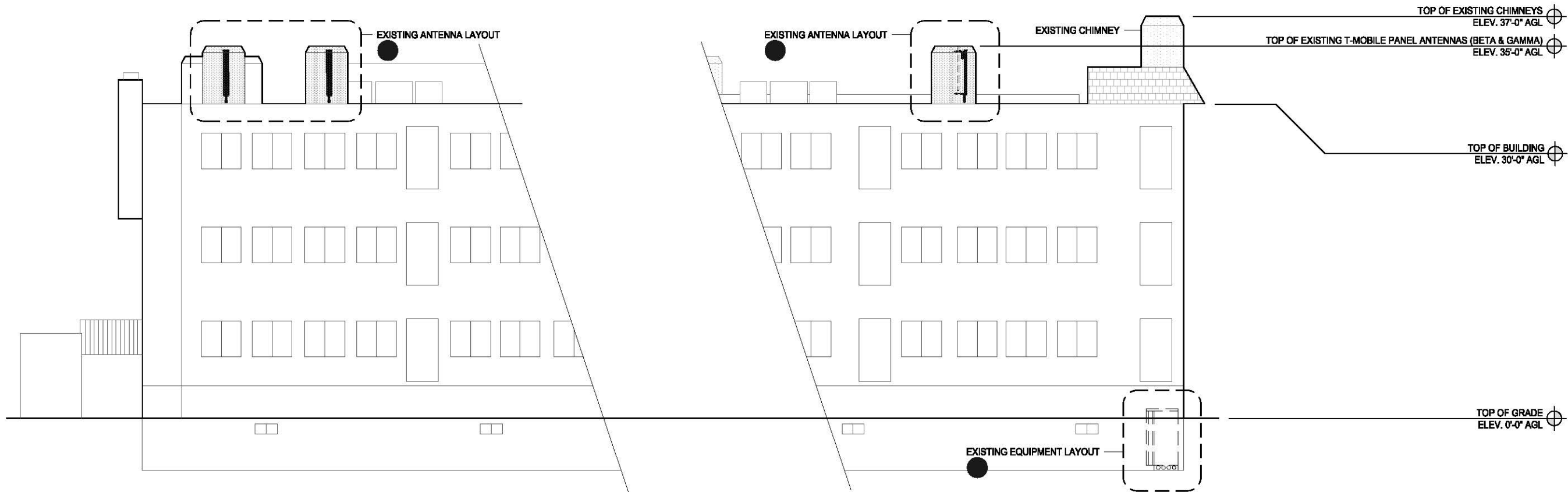
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PROPOSED EAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)  
(OR) 3/32"=1'-0" (11x17)

2



EXISTING EAST ELEVATION

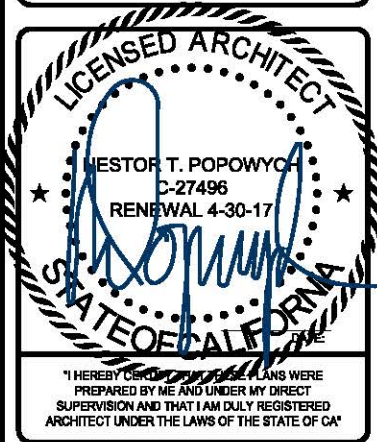
0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)  
(OR) 3/32"=1'-0" (11x17)

1

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SHEET TITLE  
**EXISTING & PROPOSED  
EAST ELEVATIONS**

SHEET NUMBER

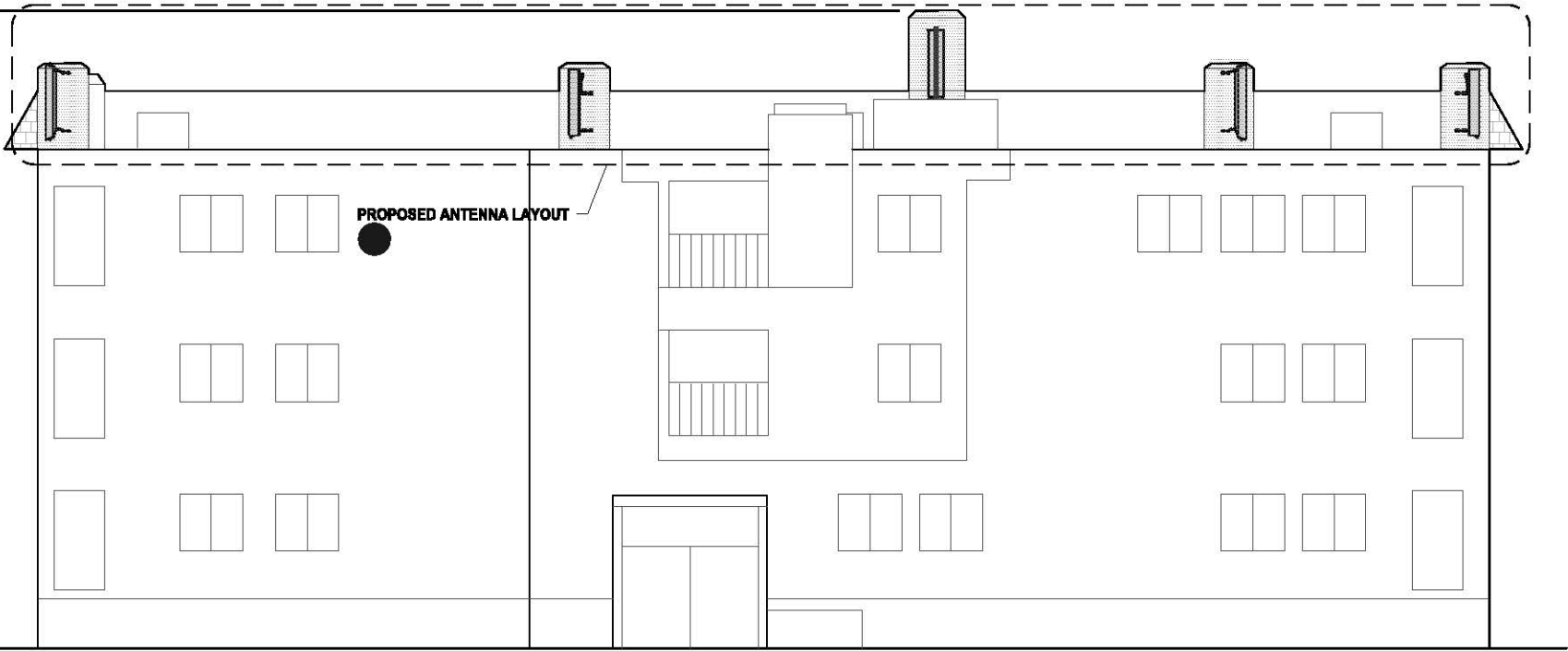
**A-6.0**

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TOP OF EXISTING CHIMNEYS & PROPOSED T-MOBILE PANEL ANTENNAS (ALPHA)  
ELEV. 37'-0" AGL

TOP OF PROPOSED T-MOBILE PANEL ANTENNAS (BETA & GAMMA)  
ELEV. 35'-0" AGL

TOP OF GRADE  
ELEV. 0'-0" AGL



PROPOSED SOUTH ELEVATION



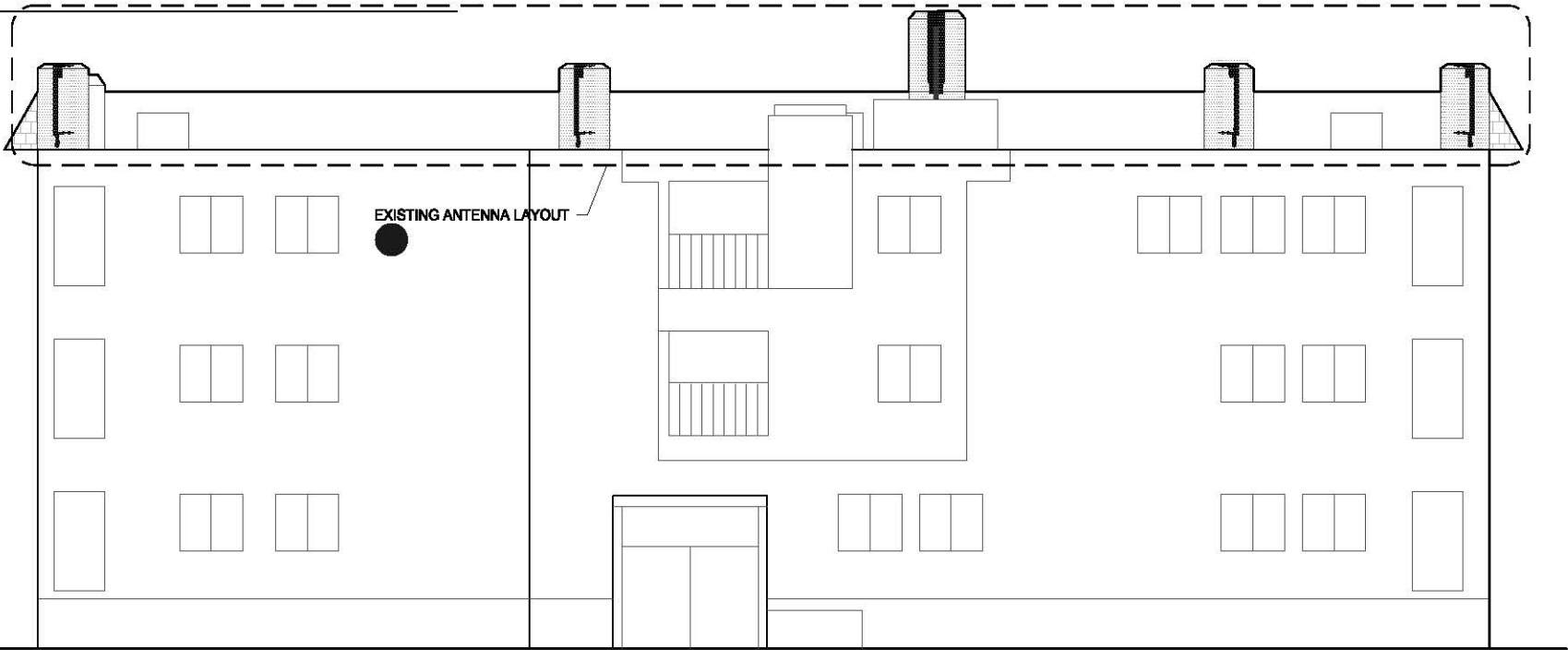
SCALE: 3/16"=1'-0" (22x34)  
(OR) 3/32"=1'-0" (11x17)

2

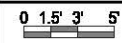
TOP OF EXISTING CHIMNEYS & T-MOBILE PANEL ANTENNAS (ALPHA)  
ELEV. 37'-0" AGL

TOP OF EXISTING T-MOBILE PANEL ANTENNAS (BETA & GAMMA)  
ELEV. 35'-0" AGL

TOP OF GRADE  
ELEV. 0'-0" AGL



EXISTING SOUTH ELEVATION



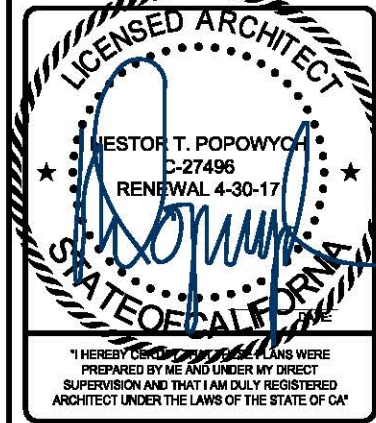
SCALE: 3/16"=1'-0" (22x34)  
(OR) 3/32"=1'-0" (11x17)

1

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▲	04/12/17	CITY COMMENTS	CA



I HEREBY CERTIFY THAT THESE PLANS WERE  
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SUPERVISION AND THAT I AM DULY REGISTERED  
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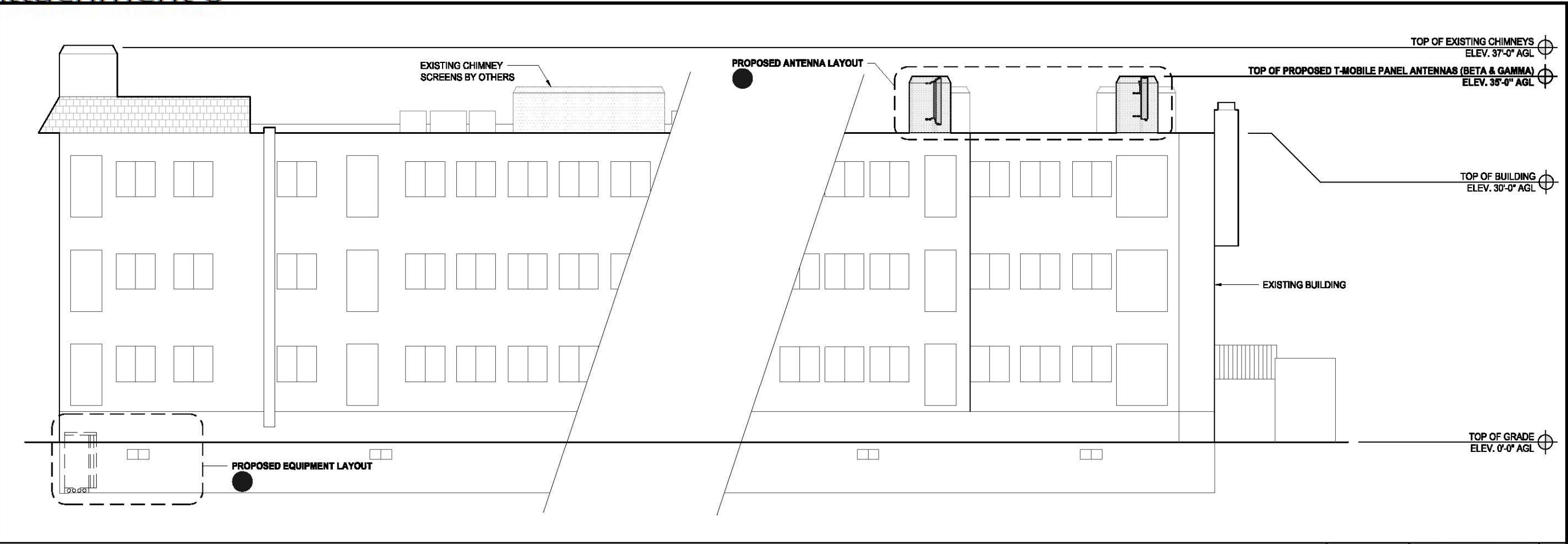
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SHEET TITLE  
  
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SHEET NUMBER

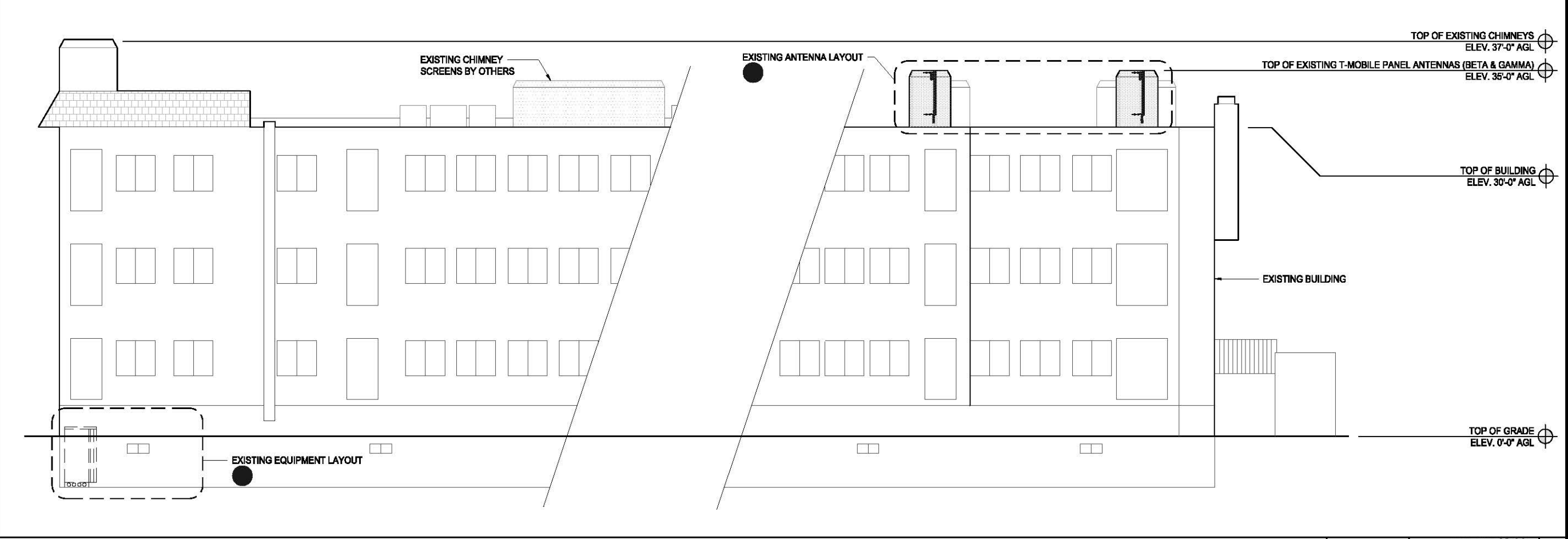
A-7.0

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PROPOSED WEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)  
(OR) 3/32"=1'-0" (11x17) 2



EXISTING WEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)  
(OR) 3/32"=1'-0" (11x17) 1

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**LICENSED ARCHITECT**  
NESTOR T. POPOWYCH  
C-27496  
RENEWAL 4-30-17  
STATE OF CALIFORNIA  
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SHEET TITLE  
**EXISTING & PROPOSED  
WEST ELEVATIONS**

SHEET NUMBER  
**A-8.0**

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<div><div>MANUFACTURER: MODEL: 8 HOUR CAPACITY TO 1.75VPC @ 20°C (68°F): FLOAT VOLTAGE: NOMINAL VOLTAGE: IMPEDANCE (1kHz): CONDUCTANCE: SHORT CIRCUIT CURRENT: MAXIMUM CHARGE CURRENT: WEIGHT: HEIGHT: WIDTH: DEPTH: TERMINAL:</div><div>ENERSYS POWERSAFE SBS C11F 91Ah 2.28V 12V 3.7 - 2,300 A NO LIMIT 61.8Lbs. 10.1 in. 4.13 in. 16.4 in. 2 THREADED M6-M</div></div>			<div><div>MANUFACTURER: MODEL: FREQUENCY RANGE: IMPEDANCE: AZIMUTH BW: ELEVATION BW: GAIN, dBi: POLARIZATION: VSWR: PORT-TO-PORT ISOLATION: ELECTRICAL TILT RANGE: ELECTRICAL DOWNTILT: MAX. INPUT POWER: LIGHTNING PROTECTION: GAIN VARIATION: ELECTRICAL TILT ACC.: AZIMUTH HPBW: MECHANICAL NET WEIGHT: DIMENSION (LxWxD): COLOR: MOUNTING: HARDWARE MATERIAL:</div><div>ERICSSON RRUS-11 1710 - 2155 MHz 50 OHMS 64.5° ± 8° 7.2° ± 1.2° 17.5 ± 0.8 ±45° 1.35:1 / 16.5 &gt;30 dB 2° - 10° ± 0.9° 250 WATTS DC GROUND 1.3 dB &lt;0.55° 11.5° 50 LBS (INCLUDING MOUNTING BRACKET) 19.7x17x7.2" WHITE STANDARD MOUNTING BRACKET HOT DIP GALVANIZED</div></div> <div><div>PLAN VIEW</div><div>FRONT VIEW</div><div>SIDE VIEW</div></div>			<div><div>MANUFACTURER: MODEL: BAND 2 (1850-1910/1930-1980): BAND 4 (1710-1755/2110-2155): BAND 66A (1710-1780/2110-2180): PA OUTPUT POWER: DOWNLINK EIRP: INST. BANDWIDTH: CAPACITY: MULTI-RAT CAPABILITY: OPTICAL CPRI: DC POWER: AC POWER (OPTIONAL): OPERATING TEMP. RANGE: SOLAR RADIATION: RELATIVE HUMIDITY: ABSOLUTE HUMIDITY: MAX. TEMP. CHANGE: ELECTRICAL TILT: BORE-SIGHT ANTENNA GAIN: NOMINAL BEAM-WIDTH AZ: NOMINAL BEAM-WIDTH ELEV: MECHANICAL WEIGHT: SIZE (HxWxD): WIND LOAD:</div><div>ERICSSON AIR 32, DUALBAND(B2a/B66Aa) ACTIVE FREQUENCY BAND SUBSET OF BAND 66A (AWS1+3) ACTIVE FREQUENCY BAND 2 X (4 X 30)W 4 X 62.5 dBm B2: 40 MHz (W,L) B2: 20 MHz (G) B66A: 70MHz (W,L) 6 GSM (B2 ONLY) 6 WCDMA PER ACTIVE FREQ. BAND 2 X 20MHz LTE PER BAND WCDMA &amp; GSM ON BOTH PAs (B2) WCDMA &amp; LTE ON BOTH PAs (B2 &amp; B4) GSM &amp; LTE (B2) 2 X 10 Gbps PER ACTIVE FREQ. BAND -48 VDC 3-WIRE OR 2-WIRE PSU-AC 08 -40 TO +55 °C ≤ 1,120 W/m² 5 TO 100% 0.26 TO 40g/m³ 1.0°C/min 2°-12°(B66A), 2° - 12° (B2) 18dBi (B66A), 17.5 dBi (B2) 65° (B66A), 63° (B2) 6° (B66A), 6° (B2) 132.2 LBS 56.8"x12.9"x8.7" 640 N / 300 N / 660</div></div> <div><div>SIDE VIEW</div><div>BACK VIEW</div><div>FRONT VIEW</div></div>		
BATTERY			RRUS11 B12			AIR 32 B2a/B66Aa ANTENNA		
<div><div>2"=1'-0" (22x34) 1"=1'-0" (11x17)</div><div>9</div></div>			<div><div>1"=1'-0" (22x34) 1/2"=1'-0" (11x17)</div><div>6</div></div>			<div><div>1"=1'-0" (22x34) 1/2"=1'-0" (11x17)</div><div>3</div></div>		
<div><div>MANUFACTURER: MODEL: 10 HOUR CAPACITY TO 1.80VPC @ 25°C (77°F): 8 HOUR CAPACITY TO 1.75VPC @ 25°C (77°F): 10 HOUR CAPACITY TO 1.80VPC @ 20°C (68°F): FLOAT VOLTAGE: NOMINAL VOLTAGE: IMPEDANCE (1kHz): CONDUCTANCE: SHORT CIRCUIT CURRENT: MAXIMUM CHARGE CURRENT: WEIGHT: HEIGHT: WIDTH: DEPTH: TERMINAL: TERMINAL TORQUE:</div><div>NORTHSTAR NSB 100FT BLUE 84Ah 83Ah 82Ah 12V 12V 3.7 1,288 S 3,500 A NO LIMIT 74Lbs. (34Kg) 11.3 in. 4.2 in. 15.6 in. FEMALE M8x1.25 8.0 Nm (71 in-lbs)</div></div> <div><div>DEGASSING PORT 2 PLCS</div><div>FLAME ARRESTOR PRESS FIT INTO VALVE COVER 2 PLCS</div></div> <div><div>PIPE MOUNT</div><div>WALL MOUNT</div></div>			<div><div>5/16" BOLTS THROUGH THE HOLES IN THE TMA BRACKETS: • USE (2) 3/8" LAG SCREWS PER UNISTRUT FOR WOOD STUDS WALL OR, • USE (2) 3/8" HILTI KWIK TZ STAINLESS STEEL ANCHORS W/ 2" EMBEDMENT FOR CONCRETE WALL</div></div> <div><div>PIPE MOUNT</div><div>WALL MOUNT</div></div>			<div><div>ANTENNA MOUNTING BRACKET</div><div>ANTENNA MOUNTING PIPE</div><div>ANTENNA</div></div> <div><div>ANTENNA MOUNTING BRACKET</div><div>ANTENNA MOUNTING PIPE</div><div>ANTENNA</div></div>		
BATTERY			TMA/DIPLEXER MOUNT			DB380 - ANTENNA MOUNTING BRACKET		
<div><div>2"=1'-0" (22x34) 1"=1'-0" (11x17)</div><div>8</div></div>			<div><div>1-1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)</div><div>5</div></div>			<div><div>1"=1'-0" (22x34) 1/2"=1'-0" (11x17)</div><div>2</div></div>		
<div><div>MANUFACTURER: MODEL: MECHANICAL CLAMP PROFILES: SUPPORT ARMS: FASTENERS: MOUNTING PIPE:</div><div>ERICSSON SXX 125 0247/1 SINGLE RRU WALL SUPPORT KIT ALUMINUM, NATURE ANODIZED ALUMINUM, NATURE ANODIZED ACID PROOF STAINLESS STEEL 1"-2-3/8", ORDER SEPARATELY</div></div> <div><div>REMOTE RADIO UNIT</div><div>MOUNT TO WALL OR UNISTRUT</div></div>			<div><div>MANUFACTURER: MODEL: BANDWIDTH: RECEIVING PASS BAND: TRANSMITTING PASS BAND: RX GAIN: INPUT IP3: TX MAX INPUT POWER: TX INSERTION LOSS: RX RETURN LOSS: TX RETURN LOSS: INPUT POWER: POWER CONSUMPTION: DIMENSIONS (WxHxD): WEIGHT: RF CONNECTORS: GROUND CONNECTORS: DC/ALARM: MOUNTING: RET CONNECTORS: TEMP. RANGE: MTBF: SEALING: LIGHTNING PROTECTION:</div><div>RFS STYLE 1C-ATM700LD-1A20 45 MHz 1710 - 1755 MHz 2110 - 2155 MHz 12± 1dB 16dBm 57 dBm 0.25 dB 22 dB 22 dB +12 - 32 VDC ~4.5 W 6.10"x9.93"x2.8" 11 LBS 7 - 16 DIM FEMALE M8 SUPERIMPOSED ON THE RF SIGNAL POLE OR WALL MOUNTING DIM CON. IEC 60130-9-ED.3.0 FEMALE -40°C TO +55°C 80 YEARS IP67 IEC 62305-1, IEC 61000-6</div></div> <div><div>AXO VIEW</div><div>FRONT VIEW</div><div>SIDE VIEW</div></div>			<div><div>MANUFACTURER: MODEL: FREQUENCY RANGE: HORIZONTAL BEAMWIDTH: VERTICAL BEAMWIDTH: BEAM TILT: VSWR, RETURN LOSS: INPUT POWER PER PORT: POLARIZATION: IMPEDANCE: ANTENNA TYPE: BAND: MECHANICAL LIGHTNING PROTECTION: RADIATOR MATERIAL: RADOME MATERIAL: RF CONNECTOR INTERFACE: RF CONNECTOR LOCATION: RF CONNECTOR QUANTITY: WIND LOADING MAX: WIND SPEED MAX: DIMENSIONS (DxLxW): NET WEIGHT: MOUNTING HARDWARE:</div><div>RFS APXVFW12-C-A20 868 - 808, 808-884, 1710-1850, 1850-1890, 1890-2170, 2305-2380 MHz 77°, 73°, 69°, 67°, 65°, 55° 21°, 17°, 10°, 9.2°, 8.9°, 8.4° 0° - 10° &lt;1.5:1 500 WATTS DUAL ±45° 50 OHM CROSS POLARIZED DUAL BAND DIRECT GROUND ALUMINUM ASA 7 - 18 LONG NECK FEMALE BOTTOM 4 340 N @ 77LBF 150 MPH 7.9"x48"x11.8" 40 LBS APM40-2</div></div> <div><div>AXO VIEW</div><div>FRONT VIEW</div><div>SIDE VIEW</div></div>		
WALL MOUNTED RADIO			ATM700LD-1A20			APXVFW12-C-A20 ANTENNA		
<div><div>1-1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)</div><div>7</div></div>			<div><div>2"=1'-0" (22x34) 1"=1'-0" (11x17)</div><div>4</div></div>			<div><div>1/2"=1'-0" (22x34) 1/4"=1'-0" (11x17)</div><div>1</div></div>		

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LICENSED ARCHITECT

NESTOR T. POPOWYC  
C-27496  
RENEWAL 4-30-17

STATE OF CALIFORNIA

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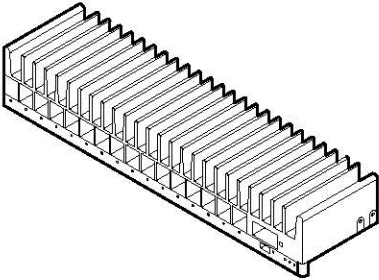
SHEET TITLE


EQUIPMENT DETAILS &  
SPECIFICATIONS

SHEET NUMBER


A-9.0

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NOT USED	#	NOT USED	#	NOT USED		
NOT USED	#	NOT USED	#	NOT USED		
				<div><div><div>MANUFACTURER:ERICSSON MODEL:XMU 03  WEIGHT:5 LBS. HEAT DISSIPATION:50 W (TYP.) 60W (MAX.) OPERATING TEMPERATURE RANGE:5 - 50°C</div><div><ul style="list-style-type: none"><li>MOUNTING IN STANDARD DU SLOTS, DU ADAPTERS AND RADIO SHELF.</li><li>MOUNTING IN 19" RACK OR IN TRANSMISSION COMPARTMENT BELOW AIR RESTRICTOR PLATE BY USE OF SUP 6601 V2.</li></ul></div></div><div><div><div>XMU 03</div><div>DUS</div><div>3 CPRIs (10 Gbps)</div><div>12 CPRIs (2.5 Gbps)</div><div>INTER-CONNECTION</div></div><div></div></div></div>		
NOT USED	#	NOT USED	#	XMU 03	N.T.S.	1




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SHEET TITLE

EQUIPMENT DETAILS & SPECIFICATIONS

SHEET NUMBER

A-9.1

Greater Golden Hill Planning Committee  
7-12-17  
**Golden Hill Community Recreation Center**  
[www.sandiego.gov/planning/community/cpg](http://www.sandiego.gov/planning/community/cpg)

Call to Order \*\*6:30pm

**Attendance:**

Name	Present	Absent
Ruchell Alvarez	x	
Cheryl Brierton	x	
Sabrina DiMinico	x	
David Swarens	x	
Andrew Zakarian	x	
Richard Baldwin		x
Melissa Serocki	x	
Victoria Curran	x	
Janice Davis		x
Susan Bugbee	x	
Joe Coneglio	x	
Oscar Medina	x	
Cristina Magana	x	
Kathy Vandenheuvel	x	
Saad Hirmez		x
Susanna Starcevic		x

**City Staff Present:**

Council Member Chris Ward – Councilmember District 3  
53rd Congressional District – Ashley Campbell 619) 280-5353, [Ashley.campbell@mail.house.gov](mailto:Ashley.campbell@mail.house.gov)  
Council District 3 – Tyler Renner 619) 236-6633 [trenner@sandiego.gov](mailto:trenner@sandiego.gov)  
City Planner –Bernard Turgeon 619) 533-6575 [bturgeon@sandiego.gov](mailto:bturgeon@sandiego.gov)

**Motion** by Brierton to approve 6/14 meeting minutes with the amendment that Susanna Starcevic also wants to the get the NORA; seconded by Christina Magana (9 –yes, 3 abstentions (DiMinico, Serocki, Swarens)

### **Governmental Reports**

- 1) Ashley Campbell – Rep Susan Davis has continued to fight on our behalf to maintain funding like EPA, Medicaid and Student Loan forgiveness) ; introduced bill – flexibility for military families gives families more time to transition when they have to move to another state; Teacher Health and Wellness Act; Voices for Veterans and Private Act; have also expanded East County office hours
- 2) Bernie Turgeon – said the study of the Golf Course Multi Modal path is complete and provided the following update:

Using Golden Hill Development Impact Fee funds, an engineering consultant was retained to conduct a feasibility study to evaluate various alternatives for multi-modal improvements to Golf Course Drive between 26<sup>th</sup> Street and 28<sup>th</sup> Street.

The study evaluated 3 alternatives with and without the rerouting of the roadway proposed by the Golf Course Clubhouse project. At this time, roadway rerouting is no longer being considered by that project. Drainage would be corrected by two new detention basins.

The roadway is a park road and is currently configured as a 2-lane street with pavement width ranging between 18 and 32 feet. A standard travel lane width is 11-12 feet, so portions of the roadway are not optimally configured. There are no sidewalks except for a portion fronting the recreation center; and there are no bike lanes.

Current traffic volumes are 4,141 ADT south of the clubhouse and 3,335 ADT to its east. A low volume street would typically have less than 2500 ADT.

Pedestrian and bicycle counts show volumes higher on weekends and a majority of users are pedestrians.

#### Alternative 1 – Multi-purpose Path

Two 11-foot travel lanes with a 14-foot wide multi-use path on the south and east sides of Golf Course Drive. Cost estimate: \$3 million

#### Alternative 2 – Class II Bike Lanes and Sidewalk

Two 11-foot travel lanes with adjacent 7-foot Class II bike lanes and a 5-foot sidewalk on the south and east sides of Golf Course Drive (consistent with East Mesa Precise Plan). Cost estimate: \$3.71 million

#### Alternative 3 – Bike Route with Sharrows and Sidewalk

Two 14-foot travel lanes with a 5-foot sidewalk on the south and east sides of Golf Course Drive. Cost estimate: \$2.79 million

The report is currently being revised to include a lower cost fourth alternative to reconfigure Golf Course Drive as a one-way street west to east with a multi-use path within the existing pavement. There is a similar proposal within Presidio Park. The final draft with the range of 4 options will be presented to the community when complete.

Brierton noted they've resurrected the one-way punitive proposal despite the traffic study which is unacceptable to the Community and recommended they replace it with her alternative low cost project which is to just do one-way street on the east side only with an incorporated multimodal path and leave the rest dirt and let the golf course use their money to pay for it when they don't like the dirt; Turgeon said Brierton's suggestion as a partial/phased approach is inconsistent with this report which considers only plans to complete the entire road. Vandenheuvel – noted it sounds like either way we have a funding issue because we don't have the money in the Developer Impact Fees (DIF) fund and we won't have any anytime soon. This is a project the community has wanted for a very long time and asked if Turgeon had any suggestions on who we can go to for alternative funding – e.g. Sandag? Bernie said that maybe Sandag or the Park funds could help since this is a Park project. Brierton suggested we re-raise this issue with the City Attorney because Jan Goldsmith was very conservative in saying we needed to prove that every person using this road was going to the Gold Course. Now that we have a new city attorney that is more progressive Brierton would like her to revisit this project especially since the Golf Course said they were willing to do the road in front of their portion; Magana asked how the GGHPC could officially oppose the 4<sup>th</sup> alternative – Turgeon recommended we put it on the agenda for a future meeting and make a motion. Brierton said the fact that they're suggesting west to east when the study showed the community uses it east to west demonstrates that they want it to benefit the golf course. If they want the Golf Course to benefit, the Golf Course should use their funds; Zakarian asked Turgeon to confirm what alternative 1 was. Turgeon said Alternative 1 would have a barrier and on the south side there would be a 14 foot area where they would construct a pedestrian/bike path (Alternative 1 is the only alternative with physical curb separation of bike path from autos)

#### **Chair, Vice Chair CPC reports**

1) Historic District Review irregular boundary 2) airport noise – agreement with FAA 2 year gap in quieter homes program; now restarting; 3) CPC accessory dwelling unit on 7/24; CIP program 4) Balboa Park Conservancy Tour – Swarens, Brierton, Curran, and Vandenheuvel attended; The Balboa Park Committee is motivated to return City Yard to park (40% Balboa Park, 60% Golden Hill) 5) Community Choice Aggregate feasibility study will be released tomorrow 6) Soccer City will be on our September Agenda both sides Goal San Diego and Public Land Public Vote; Vandenheuvel suggests moving Community Choice to October Agenda and Swarens agreed; Curran is there a time limit? Goes to council in January; Medina what is Soccer City going to do when the vote is not until 2018 but they want an endorsement.

#### **Non agenda public Comment**

Mike Gruby stated there was another pedestrian accident at Fern/Grape. Wants to suggest that we close Fern/Grape and then see how we can make it safe; Saad is in favor of closing the Street and he owns most of the property;

DiMinico there is a continual problem with parked RVs/boats/commercial vehicles/oversized vehicles on Elm and Cedar between Fern & 31<sup>st</sup> street. Neighbors have noted reported the continued problem to the SDPD non-emergency line as well as to Community Officer Kevin Vasquez yet the vehicles are not being ticketed.

Bill Robertson said he would like the issue of parking permits to be revisited in our neighborhoods. Recently the city changed the parking on 22<sup>nd</sup> between E street and F now only one car can get the through there. Coneglio that was by design because the city refused to put in traffic calming measures so the angled parking was the resolution

#### Action Items:

- 1) (Chris Ward's 3<sup>rd</sup> district council office) Comment and provide recommendation to council office & City regarding honorary Street Naming for Leon Williams  
Councilmember Ward first provided an update on what's been happening in his office – capital improvements, Park/Rec, Street improvements (1,000 miles in 3 years), Public Safety/Neighborhood Services Staying the course; Midyear the council can reallocate appropriated money and can reallocate money not being used without a veto from the Mayor and they can use savings for community programs; wants to design proposal for Qualcomm, homeless TOT for voters; wants continued input on pedestrian safety; streets; 30<sup>th</sup> street development project (the guild), traffic especially at 30<sup>th</sup> and Broadway and Fern/30th. Main reason he was here was to get support from the GGHPC for the Honorary street naming for Leon Williams. **Motion** by Brierton – GGHPC supports the honorary street name recognition of Leon Williams on E street pursuant to SD Municipal Code 125.1130; Vandenheuvel seconded (unanimous approval; 1 – abstention (Swarens); Ward asked for questions from the board/audience: Vandenheuvel asked the City Council maintain the owner/occupancy and 30 day minimum rental restrictions when they vote on the upcoming Companion Unit Regulations. Questions from community audience – Bill Robertson noted that he emailed Ward's office regarding 2 items – Rusk Blvd – many property owners have placed signs that say "do not park" on the south side is this legal? Ward said the signage is legal if it's on their property but not to enforce; undergrounding from several years ago has torn up streets in some areas and E street has a lot of unfinished utility work. Ward noted that Tyler Renner would look into this.
- 2) Acceptance of letter of resignation from GGHPC by Richard Baldwin, and setting election at our next regular meeting to fill remainder of the vacated term. **Motion** by Vandenheuvel to accept resignation and declare a vacancy; Brierton seconded motion and asked that Chair send a letter thanking Baldwin for his service – Vandenheuvel asked whether the board can vote on a candidate since there is only one vacancy. Alvarez asked what the remaining term is on Baldwin's seat. The seat is until March 2018. At the next GGHPC meeting, an appointment will be on the agenda since there is only one vacancy and in the meantime Swarens will announce to the community that there will be an appointment so that qualified candidates can attend the meeting and state their desire to be considered for appointment.
- 3) Brandon Costa from SAC Wireless T-Mobile project: Villas on the Hill - 2849 E Street. (City of San Diego DSD PTS: 495046) CUP/process four, for a wireless communication facility, total of nine panel antenna on roof, with associated equipment in the basement. This is a modification to an existing installation. T mobile wants to replace hardware to upgrade equipment and current CUP expired in March; Vandenheuval how long is permit? Costa replied it was for 10 years. Costa noted the City has started moving toward non-expiring for concealed equipment; Zacarian suggested we don't vote unless we have someone here from the condo association also that we don't have enough

information to know what's behind those chimneys; It was noted that the Condo board already approved the project. **Motion** by DiMinico to approve a 10 year conditional use permit for Villas on the Hill with the condition that there is no new visible construction; motion seconded by Coneglio; 7- yes 2- opposed 3 – abstentions (Swarens as Chair, Brierton in protest against federal government not allowing us to comment on potential health effects, Magana because she doesn't fully understand the impact)

4) CIP (Capital Improvement Projects) Prioritization.

Vandenheuvel provided the following CIP Prioritization Subcommittee Report

GGHCPC

Subcommittee Members:

Kathy Vandenheuvel (Chair)

David Swarens

Victoria Curran

Cristina Magana

Last Meeting Held: May 31, 2017 at 6:30 PM

No new subcommittee meeting last month. However, David Swarens and I attended a workshop for the CIP FY2019 Survey on June 27<sup>th</sup>, 2017 prior to the June CPC Meeting.

City Staff were available for questions regarding the survey and guidelines for potential projects.

We met with Gretchen Eichar, who is the main point of contact for the City for this CIP update process. Her contact information is as follows:

**Gretchen Eichar, AICP**

Associate Planner

City of San Diego

Public Works – Project Implementation

T (619) 533-4110

E-mail: GEichar@sandiego.gov

The process is a 5-yr CIP planning outlook for the City to help establish funding needs for City Capital Improvement Projects. The report is scheduled to come out in January 2018 and will cover the five year period starting with FY2019. All inputs are requested through the online survey tool which will compile the projects into a spreadsheet which will be provided first to the CPC for "approval".

The City representatives mentioned that there will be time for a QC check after the information is compiled but it was unclear when and how that is to take place given the tight timeframe. The City wants the draft list completed by the community planning groups by July. (Aside: CPC decided first week of August in case any planning group was not able to meet first week of July due to the holiday).

Some clarification was provided as to what type of projects would be acceptable. There seems to be some flexibility determined by how the project is presented. Ex. Building a dedicated bike lane is a capital improvement, however, a striped bike lanes to an existing street would not be a CIP project; but a street resurfacing project that added a striped bike lane would be.

Replacements are considered a capital improvement, in the example of street light replacements the emphasis would need to be on the lights needing to be replaced because their old not because we want prettier ones.

Also during our discussions with Gretchen she identified the *Fiscal Year 2018-2022 Five Year Capital Infrastructure Planning Outlook* and provided a link to the reference document on the City's website below:

<https://www.sandiego.gov/sites/default/files/cip-fy18-22-outlook-rpt-final.pdf>

**Motion** by Magana to approve the following revised, prioritized project list:

Projects that were desired to remain on the list as priorities include:

- 25<sup>th</sup> St Renaissance Project
- 26<sup>th</sup> Street Pedestrian Pathway
- Golf-Club Drive Pathway
- Acquire Parkland
- Central Operations Yard
- When standard street lights are replaced, replace with acorn lights

Projects to remain on the list as low priorities include:

- South Park Wayfinding System
- Build Pedestrian Bridge over Pershing Drive to the opposite side of Balboa Park

Projects to remove from the list due to ineligibility include:

- GGH Community Street Restoration (Deemed a maintenance project - not CIP)
- Decorate South Park Utility Boxes (Deemed a maintenance project – not CIP)
- Deck over highway 94 (Caltrans Project – Not CIP)

Additional Projects Discussed for Inclusion into FY '18 List

- Russ Boulevard and 28<sup>th</sup> Street Pedestrian & Bike Connection suggested by David Swarens
- 25<sup>th</sup> Street/Golden Hill Park (Part of Balboa Park): Enhance safety of biking and walking on paved roadway, suggested by Cristina Magna
- Add each of the 5 identified Pocket Park locations from Community Plan, suggested by Kathy Vandenheuvel
- Grape Street Closure, Community Space/Park on Grape between Fern and 30<sup>th</sup>, suggested by Michael Gruby
- Bike lane on Broadway from 25<sup>th</sup> to 19<sup>th</sup> Street, suggested by Judd Curran
- I-5 Broadway overpass Street Lights
- New acorn lights needed on F Street

Motion seconded by Serocki 10-yes, 0- opposed 1-abstention, 1 non-participating  
(\*Susan Bugbee had to leave early)

Meeting adjourned: 9:00pm

The GGHP will break in August- Next Meeting will be September 13, 2017



THE CITY OF SAN DIEGO

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

T-Mobile L700

Project No. For City Use Only

Project Address:

2849 E Street, San Diego, CA 92102

### 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:

<b>Project Title:</b> T-Mobile L700	<b>Project No. (For City Use Only)</b>
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

☒ Corporation  
 ☐ Limited Liability -or-  
 ☐ General) What State? CA  
 Corporate Identification No. C1342160  
☐ 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): Villas On The Hill Homeowners Association <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>600 Palm Ave #225</u> City/State/Zip: <u>Imperial Beach, CA 91932</u> Phone No:                      Fax No: Name of Corporate Officer/Partner (type or print): <u>Michael Bronfman</u> Title (type or print): <u>President</u> Signature : <u>[Signature]</u> Date: <u>2.7.17</u>	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:                      Fax No: Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature :                      Date:
Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:                      Fax No: Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature :                      Date:	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:                      Fax No: Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature :                      Date:
Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:                      Fax No: Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature :                      Date:	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:

**LETTER OF AUTHORIZATION**

TO: City of San Diego  
Development Services Department  
1222 First Avenue, MS 301  
San Diego, CA 92101-410

RE: Application for Zoning and Permitting

The undersigned authorized representative of Villas On The Hill Homeowners Association, owner of the Property ("Owner") described below does hereby appoint SAC, an authorized representative of T-Mobile West LLC, a Delaware limited liability company, as agent for the purpose of consummating any application necessary to ensure its ability to use and/or construct improvements to the Property leased or licensed for the purpose of construction a wireless communications facility. I understand that the application may be denied, modified or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Owner hereby authorizes the employees of the City of San Diego to enter upon the Property during normal business hours as necessary to inspect the Property for the purpose of processing this application.

Property located at: 2849 E Street, San Diego, CA 92102 ("Property")

Parcel Number: 539-582-13-00

Owner's Name: Villas On The Hill Homeowners Association

Signature (and title, if applicable) of Property Owner:

Name: Michael Braffman

Title: President

A handwritten signature in black ink, appearing to read 'Michael Braffman', is written over the title line.

Date Executed:

02/07/2017

Site Id: SD06004A

Site Name: SD004

# SAC Wireless Photo Survey

T-Mobile L700 Project

SD6004A SD004

2849 E Street, San Diego, CA 92102

# Index

Attachment 11

Page	Subject
3	Aerial View of Site
4	View of Site from North
5	View of Site from East
6	View of Site from South
7	View of Site from West
8	View from Site to North
9	View from Site to East
10	View from Site to South
11	View from Site to West
12	Equipment Cabinets

# Aerial View of Site



# View of Site from North

Attachment 11



# View of Site from East

Attachment 11



# View of Site from South

Attachment 11



# View of Site from West

Attachment 11



# View from Site to North

Attachment 11



# View from Site to East

Attachment 11



# View from Site to South

Attachment 11



# View from Site to West

Attachment 11



# Equipment Enclosure

Attachment 11





*City of San Diego*

## **PROJECT INFO & JUSTIFICATION**

### **APPLICATION FOR CONDITIONAL USE PERMIT PROCESS 4**

On behalf of T-Mobile, SAC Wireless is submitting an application to the City of San Diego for a Conditional Use Permit for an existing unmanned wireless communication facility in a residential zone. Please consider the following project information:

**Site Name** | T-Mobile Villas on the Hill  
**Address** | 2849 E street, San Diego, CA 92102  
**APN** | 539-582-13-00  
**Zoning** | GHPH-GH-1000  
**Use** | Residential

### **PROJECT REPRESENTATIVE & MAIN POINT OF CONTACT**

Dail Richard, Authorized Agent for T-Mobile  
 SAC Wireless  
 5015 Shoreham Drive  
 San Diego, CA 92122  
 858.200.6541  
[dail.richard@sacwc.com](mailto:dail.richard@sacwc.com)

The following is T-Mobile's (Applicant) justification for the existing site's location and why the permit should be approved for continued use.

### **PROJECT DESCRIPTION**

Conditional Use Permit 412114/PTS 100493 expired March 2017, therefore T-Mobile is proposing the following modifications to the existing, unmanned wireless telecommunication facility as part of the process four conditional use permit application required to obtain the necessary entitlements for the site's continued use. This project consists of replacing (6) existing antennas, removing (3) TMAs and installing (3) new TMAs, installing (3) new RRUs, and upgrading equipment components within existing equipment cabinets.

Rooftop equipment is screened by faux chimneys; equipment is located in a basement equipment room in the existing parking garage. No parking spaces are proposed to be removed or added for this proposed wireless project.

### **SITE JUSTIFICATION/ALTERNATIVE SITE ANALYSIS**

This location already serves as a previous city-approved wireless telecommunications facility for T-Mobile. Since the existing facility can meet the area's objective goals for T-Mobile, continuing to utilize this location is preferred.

Pursuing a new location would require extensive site acquisition and RF Engineering efforts in identifying,

contacting, and negotiating with different properties. In addition to the extensive amount of time it would take to identify, entitle, permit, and construct a new facility, the cost would represent an unnecessary burden for T-Mobile. And the relocation to a new property could result in the redundancy of equipment during and for a short time after construction, to ensure that members of the community could continue to utilize T-Mobile's wireless network without interruption. The lease termination and restoration of the existing site upon vacating would represent an additional unreasonable financial burden for T-Mobile. The site functions as a fully-concealed facility in its current location, and the relocation of this facility would not result in any meaningful impacts to the community.

**The current site location sits atop a small hill. The elevation in all directions has an immediate decrease of around 20 feet, which decreases more on the other side of the freeway. The surrounding properties on the north side of the freeway are residential. There are some non-residential properties on the south side of the freeway but they are smaller structures on a lower elevation. In order to make up for the loss in height, a wireless facility at one of these locations would require a new standalone tower, whose height would far exceed the height of any existing structures in the area. This would result in a facility that is less integrated in the overall aesthetics of the community. In addition, the relocation of an existing wireless facility, could have negative impacts on the overall performance of the network in the area, resulting in possible coverage gaps between sites. For these reasons, the existing site is preferred and no other properties are suitable candidates.**

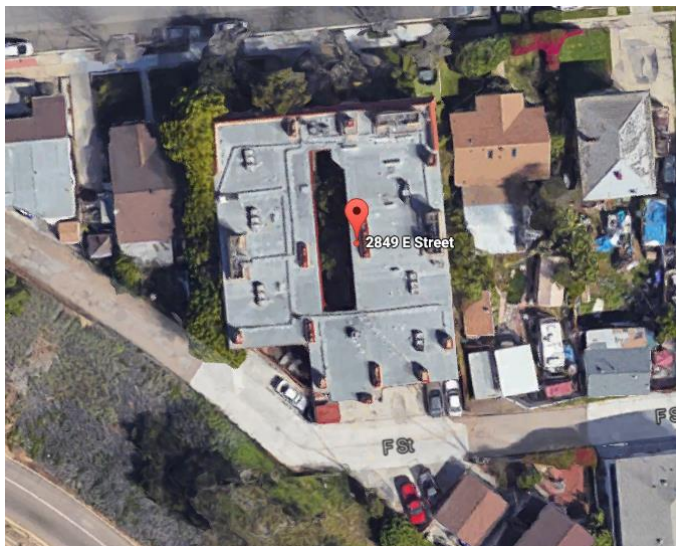
#### **MAINTENANCE & MONITORING**

The facility is unmanned and operates 24 hours a day, 7 days a week. The facility will not generate any traffic nor impact traffic circulation. The facility is connected to a central network operations center that monitors the facility's status. Routine maintenance will occur every four to six weeks to ensure that the equipment is operating within normal specifications. Should an emergency arise, maintenance crews will promptly visit the wireless site to correct the situation.

#### **HAZARDOUS MATERIALS**

This facility poses no environmental threat and does not emit any hazardous waste.

The existing facility provides an integral link in T-Mobile's network and is designed to meet the wireless coverage needs of the community. The site is a necessity to the general welfare and public safety of the community. The removal of this facility would result in a gap in network coverage for the area, as depicted on the provided coverage maps.



#### ***Surrounding Land Uses:***

- **North:** Residential
- **East:** Residential
- **South:** Residential
- **West:** Residential

## **PROJECT BENEFITS**

The proposed project will provide the following community benefits:

- Telephone, data transmission, paging, short message functions, and voicemail services and reliable services for emergency purposes.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Many homes are now “wireless only” homes, in the sense that the residents own wireless communications devices and no landline telephone.
- Enhanced emergency response communications for police, fire, paramedics and other emergency services.
  - Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites (over half of all 911 calls are made using mobile phones).

## **REGULATING AGENCIES**

T-Mobile’s telecommunications facility will operate at levels and are below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute and the Institute of Electrical and Electronics Engineers (IEEE). The proposed communications facility will operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI).

The retention of this facility will maintain T-Mobile’s Southern California wireless network by allowing its customers reliable access to T-Mobile’s nationwide network of services. Similar to the other existing service providers, each of T-Mobile’s Communications facility, or base station, will consist of transmitting and receiving antennas mounted on a communication tower or other suitable structure. This specific site is an integral part of the San Diego area’s wireless network. T-Mobile requests a favorable determination and approval.

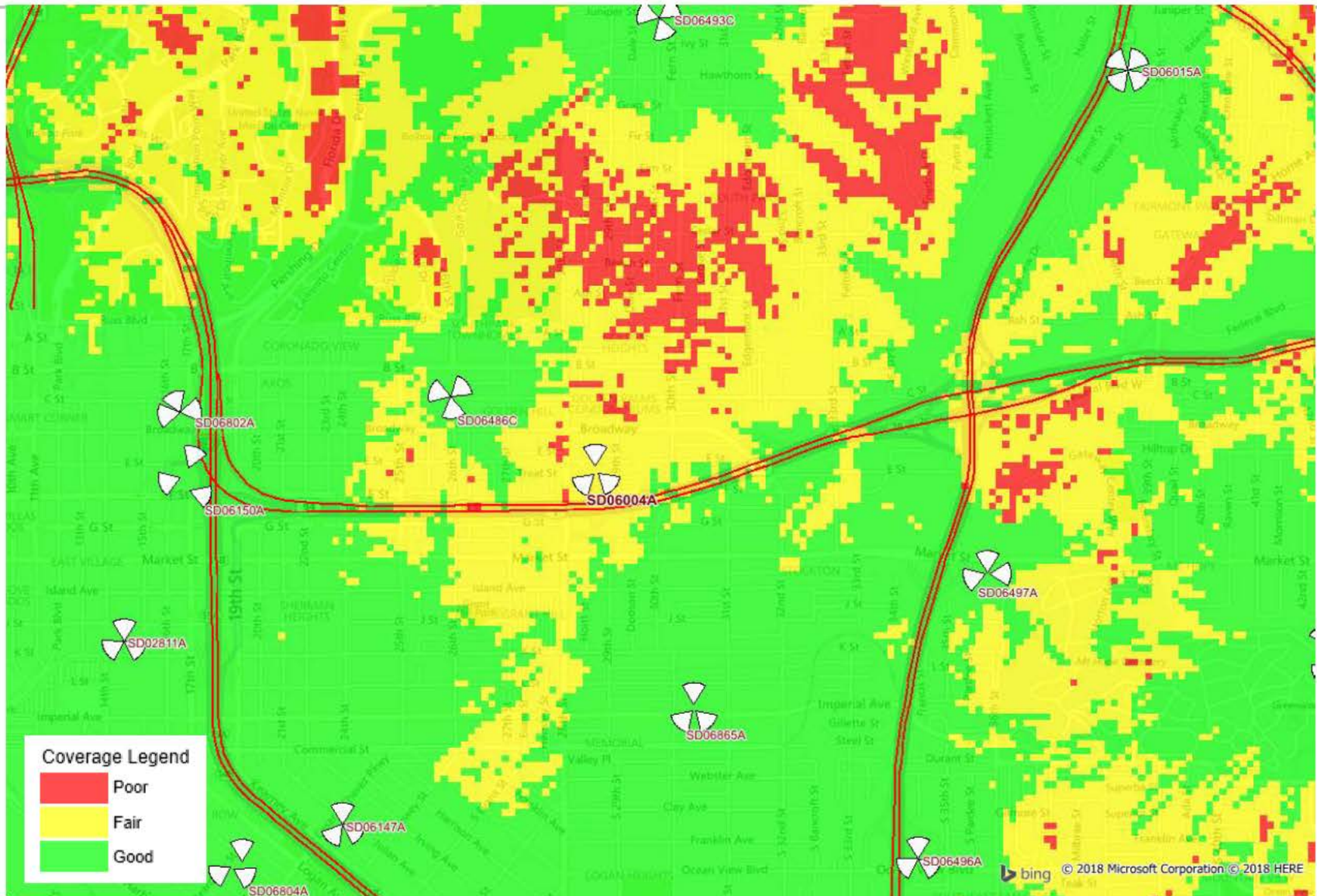
Please contact me if you have any questions regarding this project.

Thank you,

Dail Richard  
Authorized Agent for T-Mobile

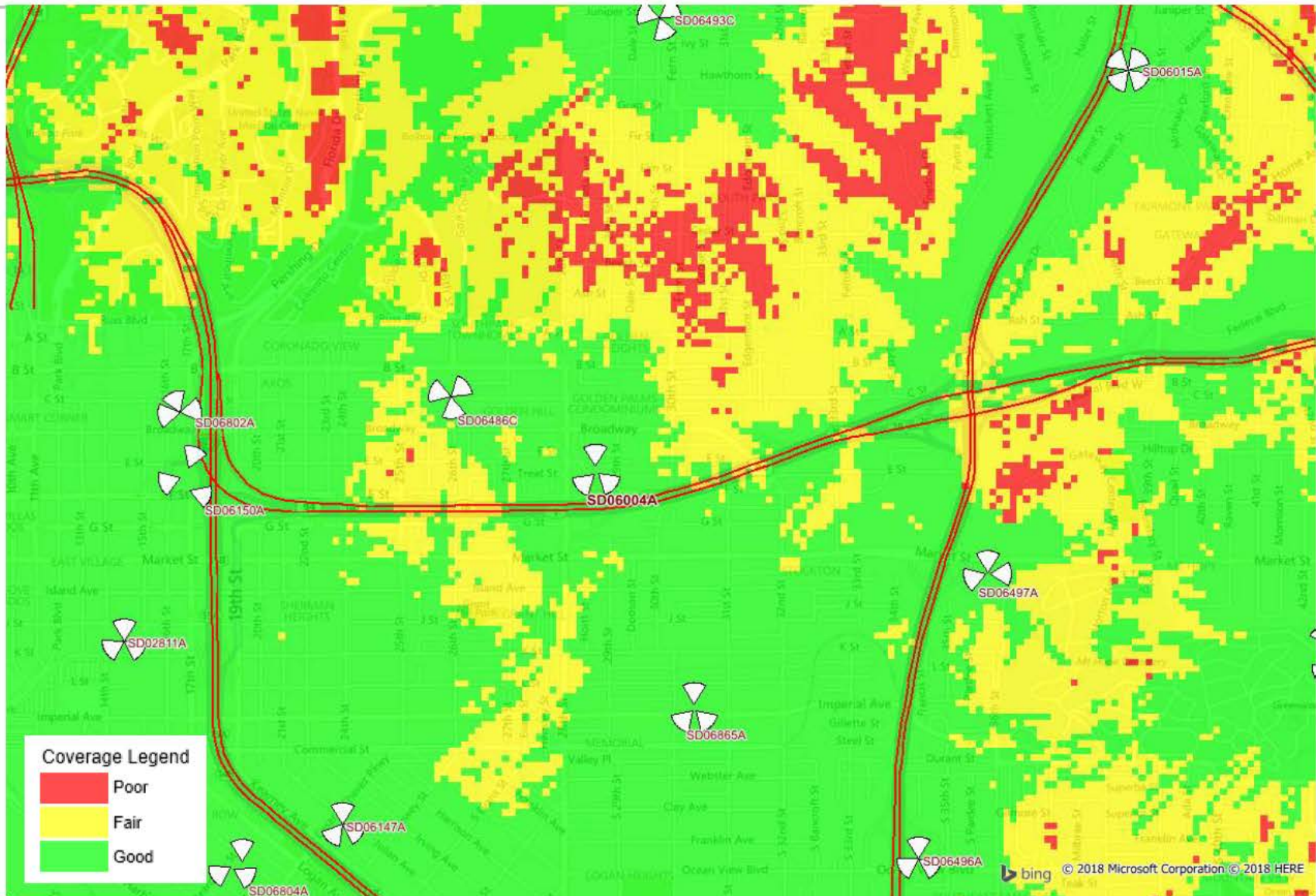
# Area Coverage without SD06004A

Attachment 12



# Area Coverage Before SD06004A L700/L1900 Upgrade

Attachment 12



# Area Coverage After SD06004A L700/L1900 Upgrade

Attachment 12

