



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 23, 2021 REPORT NO. PC-21-042

HEARING DATE: September 30, 2021

SUBJECT: AT&T KEARNY MESA. Process Four Decision

PROJECT NUMBER: [683090](#)

OWNER/APPLICANT: Sharp Health Care, Inc/ AT&T Mobility

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 8010 Frost Street within the Serra Mesa Planning area?

Staff Recommendations:

APPROVE Planned Development Permit No. 2573938.

Community Planning Group Recommendation: On August 19, 2021, the Serra Mesa Community Planning Group voted 7-0-0 to recommend approval of the project without conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made August 23, 2021 and the opportunity to appeal that determination ended September 7, 2021.

Fiscal Impact Statement: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a wireless communication facility and is not associated with residential development.

BACKGROUND

The project proposes the continued use of an AT&T Wireless Communication Facility (WCF) mounted on the roof of the Sharp Health Care medical facility located at 8010 Frost Street in the

CO-1-2 zone of the Serra Mesa Community Plan and designated Institutional. Land uses surrounding the project site include institutional to the south, east and west and residential to the north (Attachments 1, 2, and 3). AT&T Mobility obtained Planning Commission approval for Planned Development Permit (PDP) No. 923477 on December 11, 2010. The WCF consisted of twelve (12) antennas concealed inside a three-sided, six-foot tall screen wall located on top of the penthouse. The WCF also included an equipment room on the fifth floor. A ten-year expiration date was included as a condition of approval. On February 26, 2021, AT&T Mobility submitted a PDP application to modify this existing WCF to support Long Term Evolution (LTE) 4G technology. The project proposes to relocate the existing WCF from its current location and split it into two sectors to be located on the northwest and southeast corners of the roof. The current WCF is experiencing poor performance caused by Passive Intermodulation (PIM) issues. This occurs when the signal from the equipment is being muddled by another signal, typically due to metal objects reflecting the signal or a second signal feeding into the antenna. In this case the HVAC and other rooftop equipment installed subsequent to the installation of the WCF are causing interference and poor performance issues.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. The most preferred location for WCF's is in the Public Right-of-Way or within an industrial or commercial zone. If those are not available, a mixed-use area or area with a non-residential use is preferred. Residentially zoned property with a residential use is the least preferred location for WCF's. This site is considered a Preference 1 location due to the non-residential use of the building and its location within a commercial zone, which would be processed as a Limited Use, Process One .

San Diego Municipal Code Section [143.0402](#) requires a Process 4, PDP when a project includes deviations from the applicable zoning regulations. In this case, the CO-1-2 zone height limit is 60 feet, however, the overall height of the existing building (top of penthouse) is 96 feet, 2 inches. The new AT&T FRP enclosures are proposed to be 10 feet tall and reach a height of 92 feet, 7 inches above grade, which will not increase the overall height of the building because they would be 3 feet, 7 inches shorter than the top of the penthouse (96 feet, 2 inches). The removal of the existing AT&T FRP screens on top of the penthouse, currently 101', 9 inches above grade will subsequently result in the building reverting back to its overall height 96 feet, 2 inches. The project site was originally selected due to the zoning and land use and because it is situated at a higher elevation than surrounding areas, which provides a wider coverage area to the surrounding community.

DISCUSSION

Project Description:

The project proposes the continued operation of a WCF utilized by AT&T. The WCF will consist of 12 panel antennas and 20 Remote Radio Units (RRUs) installed in two separate Fiberglass Reinforced Panel (FRP) screen enclosures designed and painted to match the existing building. Each of the FRP enclosures will be located on the northwest and southeast corners of the roof of an existing medical building (Figures 1 and 2). The FRP enclosures will be completely concealed and replicate the design of the building. The associated equipment will continue to be located within the existing building on the fifth floor. The project complies with the [Wireless Communication Facility Guidelines](#) as a Complete Concealment Facility and as a result, the permit does not contain an expiration date. The

Owner/Permittee shall maintain the appearance of the approved facility to the condition set forth in the permit unless the WCF that is the subject of this Permit is removed and restored to its original condition.

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. A Radio Frequency Safety Survey Prediction Report dated December 21, 2020 from EBI Consulting, was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the project file.



Figure 1: Photosimulation of Proposed of FRP Enclosure (southeast corner)



Figure 2: Photosimulation of Proposed of FRP Enclosure (northwest corner)

Community Plan Analysis:

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

Pursuant to the San Diego Land Development Code 142.0420, WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Here, the WCF will be installed within two completely concealed FRP enclosures designed and painted to match the existing building. The WCF will be integrated into the existing architecture and will not pose any visual impacts.

Project-Related Issues:

Deviation- The project requests a deviation from the applicable development regulations as allowed with the approval of a PDP, provided that the findings in [SDMC Section 126.0605](#) can be supported. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
1. Building Height	SDMC Section 131.0531 and Table 131.05C	60 feet maximum height	92-feet, 7-inches

Justification - The existing WCF is located on top of the penthouse, adding 6 feet to the building height of 96 feet, 2 inches. Due to user demand and updated antenna technology, the antenna sectors are being split and moved to the corners of the building in order to provide better coverage. The current WCF is experiencing poor performance caused by the HVAC system and other rooftop equipment, installed subsequent to the construction of the WCF. This project proposes to remove the FRP enclosure and replace it with two 10-foot tall FRP enclosures on two corners of the building. The CO-1-2 zone allows a maximum height of 60 feet and although the building exceeds that height limit, the proposed AT&T WCF will result in a 92-foot, 7-inch height to the top of the enclosures.

Complying with the 60-foot height requirement for the CO-1-2 zone would require the antennas to be façade-mounted on the building and those types of installations are always discouraged when a design can be accomplished through full design concealment as AT&T is proposing with this project. The proposed design of the WCF, integrating the two sectors into completely concealed FRP enclosures that replicate the building design is an overall more preferable design solution. If the project did not require a PDP for the height deviation, the WCF would be permitted as a Process 1,

Limited Use. The project compiles with the intent of [SDMC Section 141.0420](#), Wireless Communication Facilities, the [WCF Design Guidelines](#), as well as the [City's General Plan](#).

The WCF at this location provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain existing levels of service to the area for AT&T customers. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided to the community and the predicted loss of coverage without the height deviation (Attachment 7). Although the underlying zone allows a maximum 60-foot height limit, the height of the building, its topographic location and non-residential use make this a prime location for WCFs. Elimination of this site would result in significant impacts to customers and essential emergency communication services.

The above deviation has been analyzed by City staff and determined to be consistent with the goals and recommendations of the General Plan, the Serra Mesa Community Plan, and the purpose and intent of the Wireless Communication Ordinance. The project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the height deviation, the proposed project will continue to provide wireless communication service to the surrounding area and essential emergency communications services.

Conclusion:

The proposed design effectively integrates with the architecture of the existing medical facility meeting the purpose and intent of the Wireless Communication Ordinance ([SDMC 141.0420](#)), the [Wireless Design Guidelines](#) and [Council Policy 600-43](#). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Conditional Use permit No. 2573938 (Attachment 6).

ALTERNATIVES

1. Approve Planned Development Permit No. 2573938 with modifications.
2. Deny Planned Development Permit No. 2573938 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,



Angela Colton
Deputy Director
Development Services Department

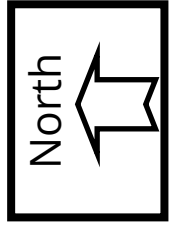


Ian Heacox
Development Project Manager
Development Services Department

TD/WJZ

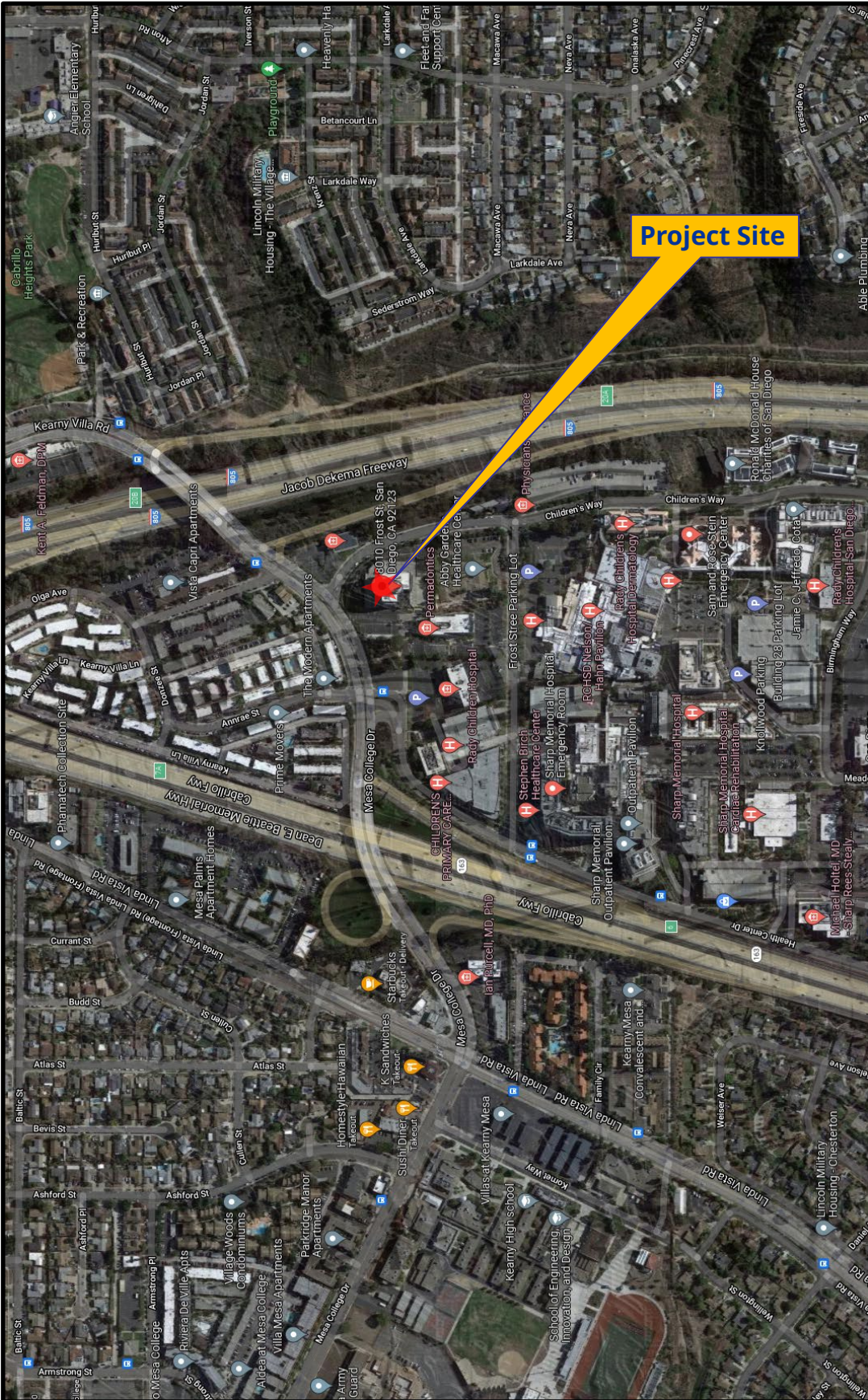
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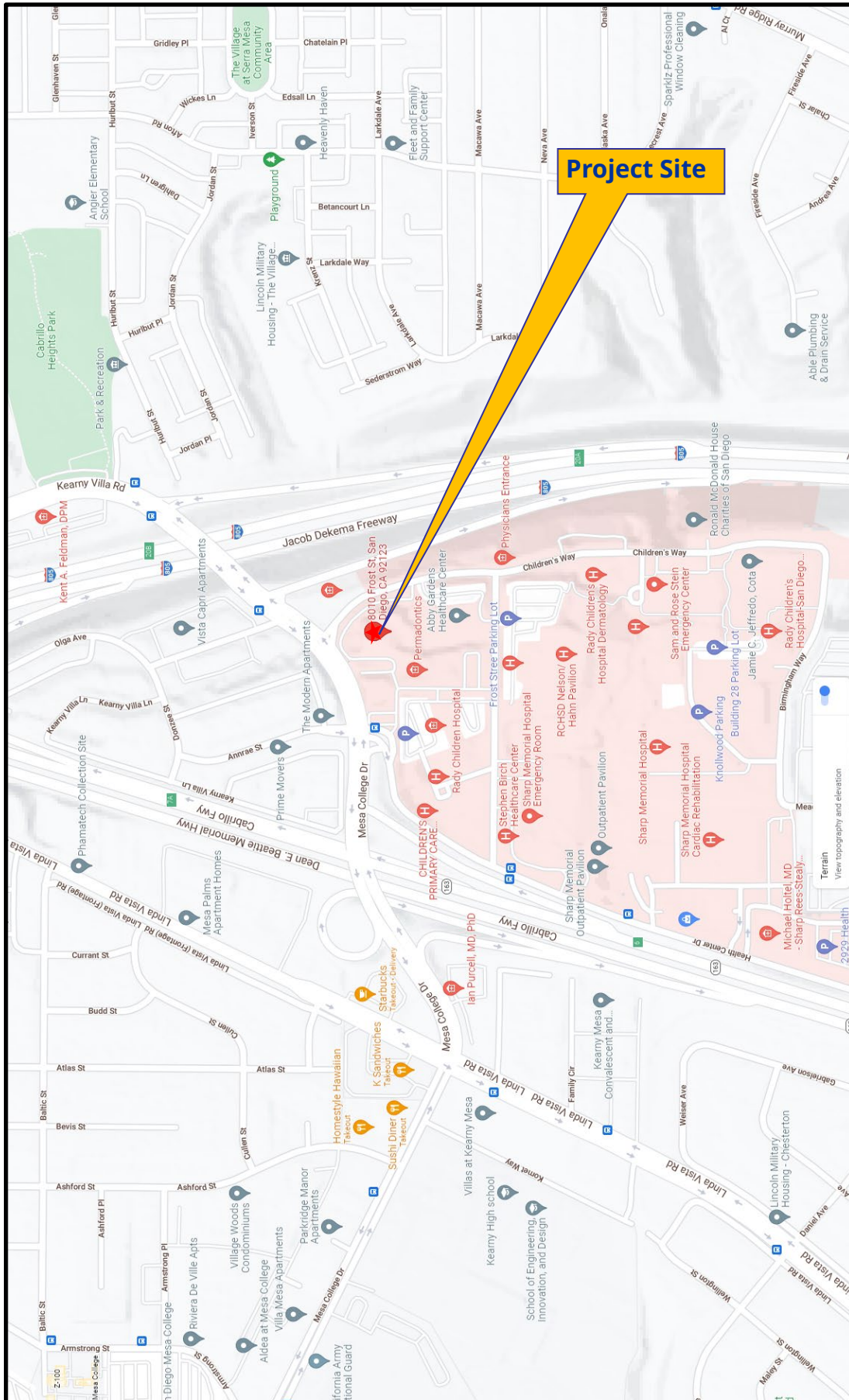
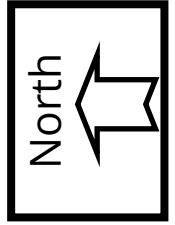
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Environmental Exemption
9. Ownership Disclosure Form
10. Community Planning Group Recommendation
11. Photo Survey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



Aerial Photograph

AT&T Kearny Mesa Project No. 683090
8010 Frost Street





Project Location Map

AT&T Kearny Mesa Project No. 683090

8010 Frost Street



PROJECT DATA SHEET		
PROJECT NAME:	AT&T Kearny Mesa	
PROJECT DESCRIPTION:	The continued operation of a WCF utilized by AT&T consisting of 12 panel antennas and 20 Remote Radio Units (RRUs) installed in two separate Fiberglass Reinforced Panel (FRP) screen enclosures designed and painted to match the existing building.	
COMMUNITY PLAN AREA:	Serra Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p>ZONE: CO-1-2</p> <p>HEIGHT LIMIT: 60 feet</p> <p>LOT SIZE: N/A</p> <p>FLOOR AREA RATIO: 1.5</p> <p>FRONT SETBACK: 10 feet</p> <p>SIDE SETBACK: 10 feet</p> <p>STREETSIDE SETBACK: 10 feet</p> <p>REAR SETBACK: 10 feet</p> <p>PARKING: N/A</p>		
	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RM-3-7	Residential
SOUTH:	Institutional; CO-1-2	Medical Facilities
EAST:	Institutional; CO-1-2	Medical Facilities
WEST:	Institutional; CO-1-2	Medical Facilities
DEVIATIONS OR VARIANCES REQUESTED (INCENTIVES):	Height Deviation: Zone allows 60-foot height, new FRP structures will be 10 feet each on top of an existing roof with a height of 82', 7"	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 19, 2021, the Serra Mesa Community Planning Group voted 7-0-0 to recommend approval of the project without conditions	

PLANNING COMMISSION
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 2573938
AT&T KEARNY MESA PROJECT NO. 683090

WHEREAS, Sharp Health Care, Inc, Owner, and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit to construct a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2573938);

WHEREAS, the project is located at 8010 Frost Street in the CO-1-2 zone of the Serra Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 2, as shown on Parcel Map No. 12649, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on April 1, 1983, as file No. 83-104273 of Official Records;

WHEREAS, on August 23, 2021 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 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 30, 2021, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2573938 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2573938:

A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

The project proposes a Wireless Communication Facility (WCF) consisting of 12 panel antennas and 20 Remote Radio Units (RRUs) installed in two separate Fiberglass Reinforced Panel (FRP) screen enclosures designed and painted to match the building on which they are proposed. The WCF is located on the rooftop of a Sharp Health Care medical facility located at 8010 Frost Street in the CO-1-2 zone of the Serra Mesa Community Plan.

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

Pursuant to the San Diego Municipal Code (SDMC) section 142.0420, WCFs are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Here, the WCF will be installed within two completely concealed FRP enclosures designed and painted to match the existing building, minimizing any visual impacts. The associated equipment enclosure will continue to be located on the fifth floor inside the building.

The WCF will replicate the design of the existing medical building and have the appearance of an equipment room or elevator machine room. As a result, the project complies with SDMC section 141.0420, the WCF Design Guidelines, as well as the City's General Plan. The proposed development would not adversely affect the Serra Mesa Community Plan or the City of San Diego General Plan.

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

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare to include but not limited to concealment requirements and electromagnetic fields controls. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The 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. A Radio Frequency Safety Survey Prediction Report dated December 21, 2020 from EBI Consulting, was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the project file. Therefore, the proposed development 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 proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The project proposes a Wireless Communication Facility (WCF) for AT&T consisting of 12 panel antennas and 20 Remote Radio Units (RRUs) installed in two separate Fiberglass Reinforced Panels (FRP) screen enclosures designed to match the existing structure. The WCF will be located on the rooftop of a Sharp Health Care medical facility located at 8010 Frost Street in the CO-1-2 zone of the Serra Mesa Community Plan. The project complies with the City of San Diego WCF Regulations (San Diego Municipal Code section 141.0420) and applicable development regulations of the CO-1-2 zone with the exception of height.

Deviations to the San Diego Municipal Code (SDMC) may be processed through a Planned Development Permit (PDP) in accordance with SDMC sections 126.0601 and 143.0401. The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The proposed WCF, consisting of two 10-foot-tall FRP enclosures, will result in an overall height of 92-feet, 7-inches where 60-feet is the maximum height limit for the CO-1-2 zone. The enclosures will be 3 feet, 7 inches shorter than the existing penthouse. The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. The new FRP enclosures will be painted, textured, and designed to replicate an equipment room or elevator machine room.

Currently there is an existing AT&T WCF on the site, approved December 15, 2011 with a 10-year expiration. The existing WCF enclosure is located on top of the existing penthouse adding six feet to the overall building height of 101 feet, 9 inches. Removal of the enclosure will reduce the building height back to 96 feet, 2 inches. AT&T has determined that due to user demand and updated antenna technology, the project requires dividing the antennas into two sectors and moving them to the corners of the building in order to provide optimal coverage. Additionally, the current location of the WCF is experiencing poor performance caused by Passive Intermodulation (PIM) issues caused by the HVAC and other rooftop equipment that had been installed subsequent to the facilities construction. To comply with the height requirement for the CO-1-2 zone, the antennas would have to be façade-mounted on the building exterior, which is discouraged when an architecturally integrated concealment design is available. The City's Wireless Communication Facility regulations, SDMC section 141.0420, allow WCFs in a commercial zone as a Process 1 Limited Use, but the height deviation requires a PDP.

A site justification analysis was prepared by AT&T demonstrating the need to maintain this WCF. Modifications to provide improved service for public and private wireless services are required in order to address the interference issues and coverage due to increased demand. This upgrade will provide greater service to the entire community by increasing network effectiveness in the area. Other sites were not sought out due to the fact the site is in a Preference 1 location (Commercial zone) as identified in Council Policy 600-43 and the fact relocating would cause a gap in coverage since all AT&T sites have been strategically placed to work along with nearby sites. Coverage maps demonstrate the existing coverage provided on the subject property and the predicted loss of coverage without the antenna upgrade. A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

Based on these factors, the design is consistent with the City's General Plan for wireless facilities, the WCF Ordinance (Ch. 14, Art 20, Div. 4) and the Wireless Communication Guidelines. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to SDMC section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

ATTACHMENT 5

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 Planned Development Permit No. 2573938 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. 2573938 a copy of which is attached hereto and made a part hereof.

Ian Heacox
Development Project Manager
Development Services

Adopted on: September 30, 2021

IO#: 11004545

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: 11004545 SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2573938
AT&T KEARNY MESA PROJECT NO. 683090
PLANNING COMMISSION

This Planned Development Permit No. 2573938 is granted by the Planning Commission of the City of San Diego to Sharp Health Care, Inc, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] section 142.0420, 126.0605, and 143.0402. The project is located at 8010 Frost Street in the CO-1-2 zone of the Serra Mesa Community Plan. The project site is legally described as Parcel 2, as shown on Parcel Map No. 12649, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on April 1, 1983, as file No. 83-104273 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 30, 2021, on file in the Development Services Department.

The project shall include:

- a. Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas and 20 Remote Radio Units (RRUs) completely concealed behind 10-foot-tall Fiberglass Reinforced Panels (FRP) screen enclosures on the northwest and southeast corners on the rooftop of an existing medical facility, painted and designed to match the existing building.
- b. The associated equipment is located inside the existing medical building on the fifth floor;
- c. A deviation to the maximum 60-foot height limit for a total height of 92 feet, 7 inches where the overall building height is 96 feet, 7 inches; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36- month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 14, 2024.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. The project complies with the Wireless Communication Facility Guidelines as a Complete Concealment Facility and as a result, the permit does not contain an expiration date. The Owner/Permittee shall maintain the appearance of the approved facility to the condition set forth in this permit unless the WCF that is the subject of this Permit is removed and restored to its original condition.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).

9. 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.

10. 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.

11. 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.

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

LANDSCAPE REQUIREMENTS:

13. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said

landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

14. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS

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

16. No overhead cabling is permitted.

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

18. Photo simulations shall be printed in color on the construction plans.

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

20. 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.

21. 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 screen walls.

22. 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.

23. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

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

25. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

26. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on September 30, 2021.

ATTACHMENT 6

Planned Development Permit No. 2573938
Date of Approval: September 30, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
Development Project Manager

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

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

AT&T Mobility
Permittee

By _____
NAME
TITLE

Sharp HealthCare
Owner

By _____
NAME
TITLE

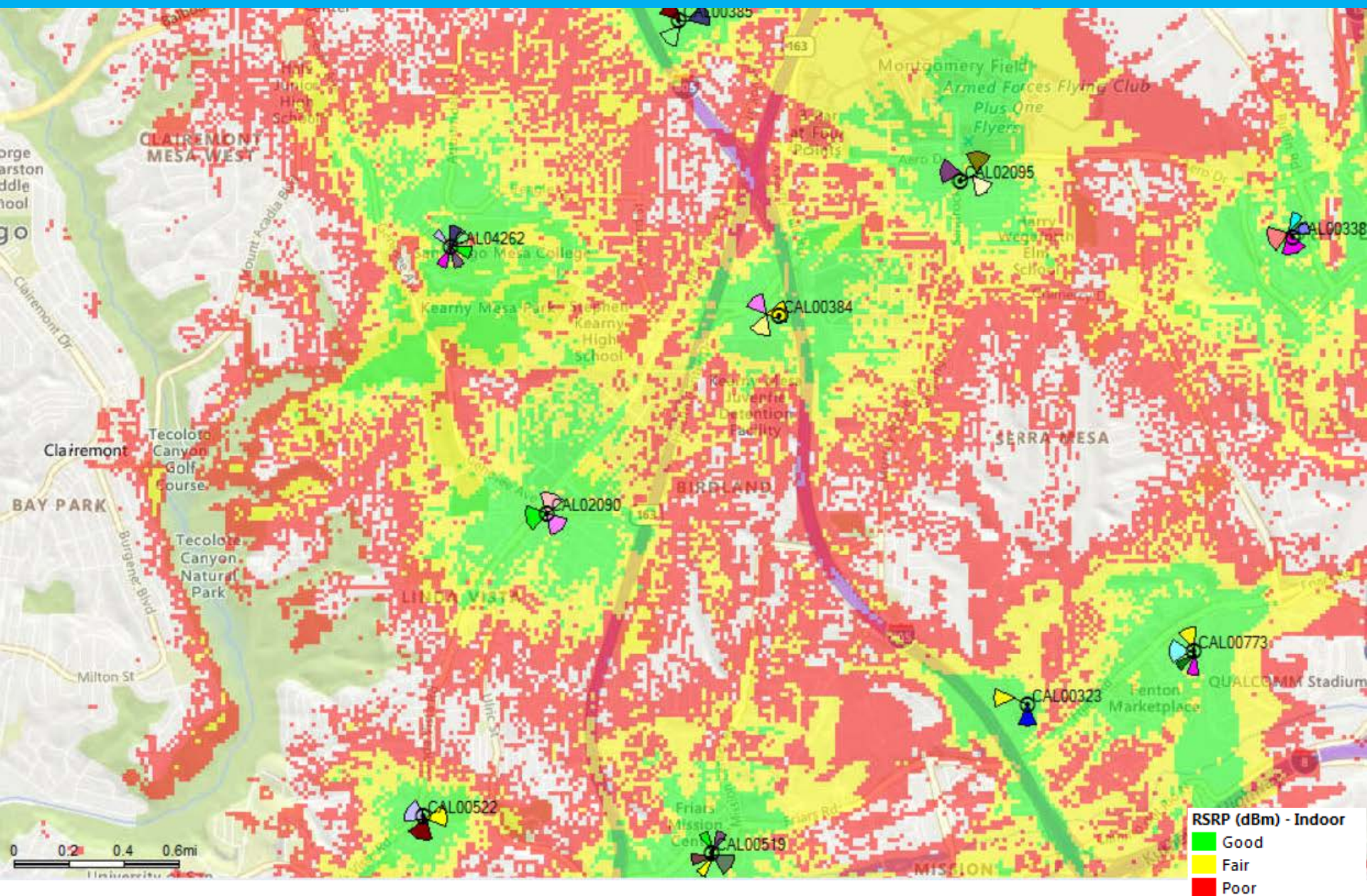
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

CAL00384 Coverage plots

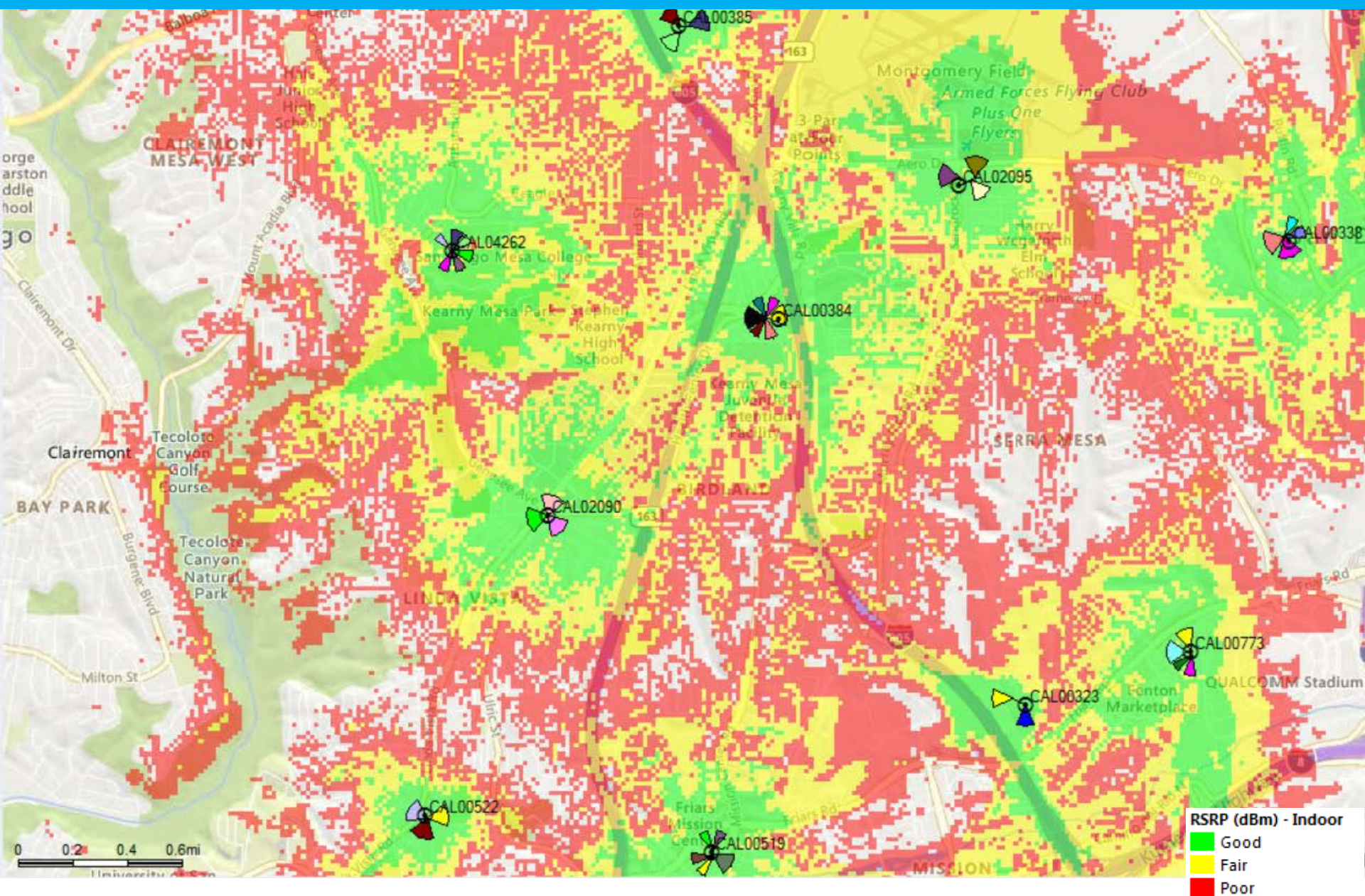
January 19, 2020



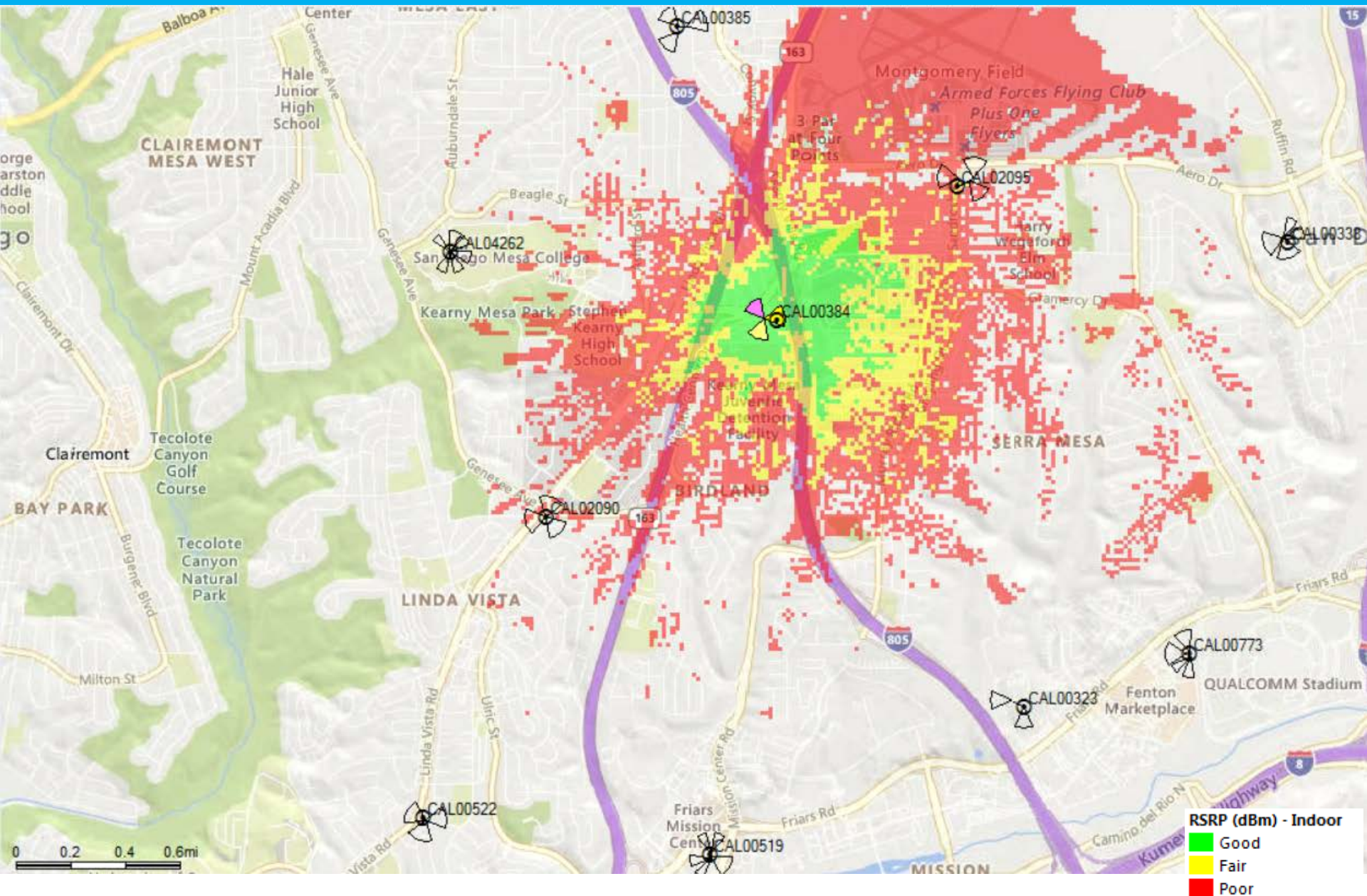
ATTACHMENT 7



ATTACHMENT 7

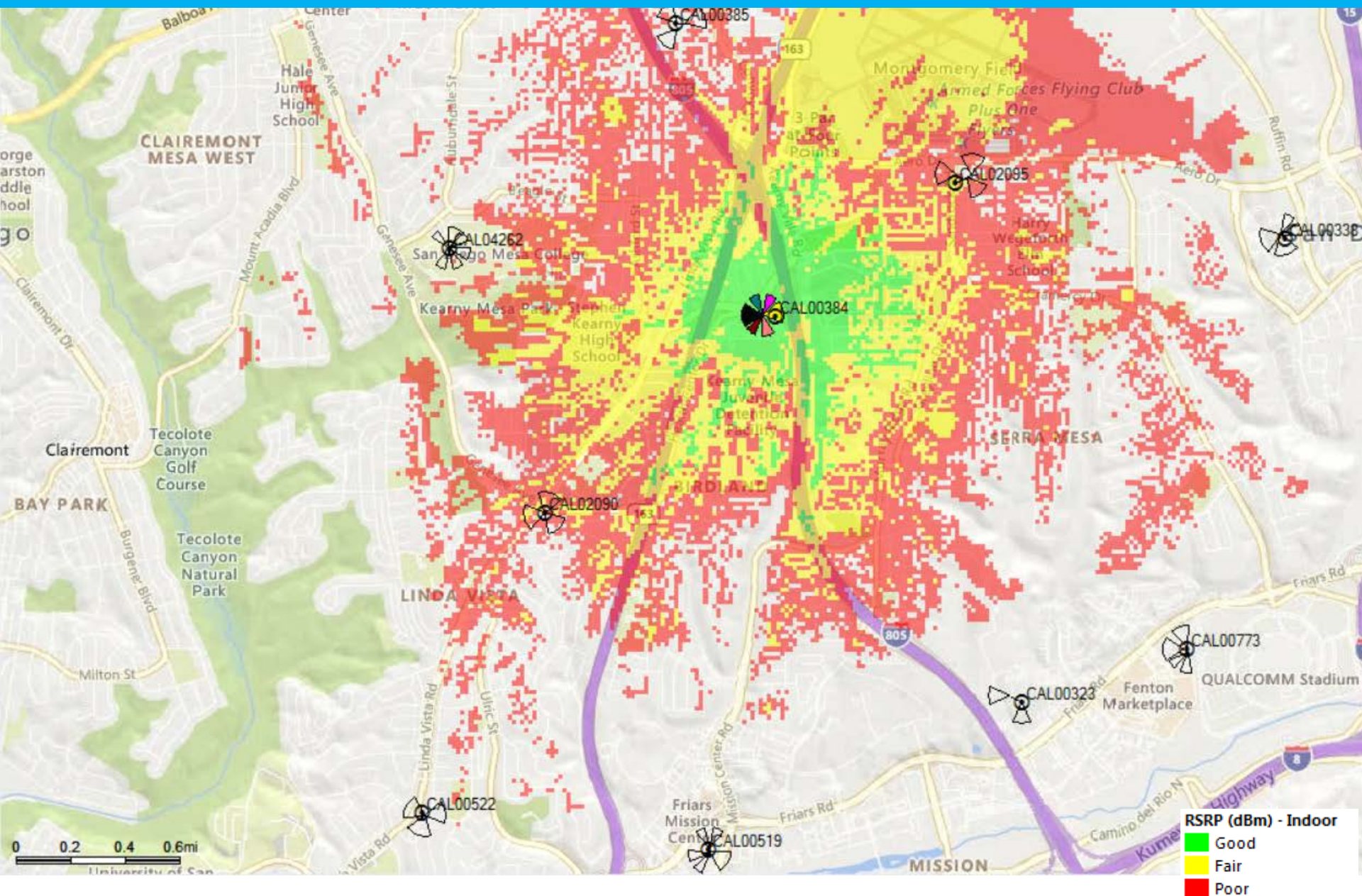


ATTACHMENT 7



Proposed CAL00384 Only

ATTACHMENT 7



NOTICE OF EXEMPTION**ATTACHMENT 8**

(Check one or both)

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

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

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

Project No.: 683090

Project Title: AT&T Kearny Mesa

PROJECT LOCATION-SPECIFIC: The project is located at 8010 Frost Street, San Diego, CA.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit and Neighborhood Development Permit for a Wireless Communication Facility (WCF) consisting of (12) panel antennas and 20 Remote Radio Units (RRUs) concealed behind two Fiberglass Reinforced Plastic (FRP) screen structures located on the northwest and southeast roof corners, painted and textured to match the existing building. The property is located at 8010 Frost Street in the CO-1-2 zone within the Serra Mesa Community Plan. The WCF is unmanned and technicians would visit the site only as required for routine maintenance and repairs.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sharp Healthcare- 8695 Spectrum Center Boulevard, San Diego CA 92123. (858) 499-4000.

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: 15303 (New Construction)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. Since the project would only construct one WCF within an existing developed site without substantially altering the facility it was determined that the exemption was appropriate, and the exceptions listed in CEQA Section 15300.2 would not apply.

ATTACHMENT 8

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

 /SENIOR PLANNER
SIGNATURE/TITLE

9/9/2021
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p> <p>Ownership Disclosure Statement</p>	<p>FORM DS-318 October 2017</p>
---	--	--

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

Project Title: _____ **Project No. For City Use Only:** _____

Project Address: _____

Specify Form of Ownership/Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: See letter of authorization Date: _____

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: Carie Thao Date: _____

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No



October 15, 2020

To:

Justin Causey, Land Use II
Md7, LLC
10590 W Ocean Air Drive, Suite 300
San Diego, CA 92130
(858)291-1869
jcausey@md7.com

From:

Sharp HealthCare
8695 Spectrum Center Boulevard
San Diego, CA 92123

Re: Owner authorization for land use and permit applications (for modification of existing cell site)

Site ID: 10086199

Site Address: 8010 Frost Street STE 505 and roof, San Diego, CA, 92123

Parcel ID: 427-081-18-00

Dear Sir:

We hereby certify that **Sharp HealthCare** is the legal owner of record of the above-noted property. We hereby authorize Md7, LLC, as agent for AT&T Mobility ("Agent"), at its sole cost and expense, to file for land use and building permit approvals for AT&T Mobility to make modifications to its existing cell site located at 8010 Frost Street STE 505 and roof, San Diego, CA 92123 ("Cell Site"). This consent is not intended to constitute approval of the design or construction of such modifications pursuant to the lease for the Cell Site or otherwise, but only to allow Agent to pursue its applications with the City of San Diego.

By: 

Name: Gregg Zoll

Title: VP, Facilities, Sharp HealthCare

Phone: (858) 499-4863

Zounes, WilliamJ.

To: Delilah Bruzee
Subject: RE: AT&T Modification - 8010 Frost Street - PTS-0683090 (SD0384)

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Hi Will,

I presented at the Serra Mesa CPG this evening for this project. All 7 members who were on the meeting voted in favor to approve the project. There was no opposition.

Thank you,

Delilah Bruzee
Land Use I



10590 W. Ocean Air Drive, Suite 300
San Diego, CA 92130
D (858) 799-0575
DBruzee@md7.com



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Workplaces – 2021**

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From: Justin Causey <jcausey@md7.com>
Sent: Friday, August 6, 2021 8:26 AM
To: Zounes, WilliamJ. <WZounes@sandiego.gov>
Subject: [EXTERNAL] FW: AT&T Modification - 8010 Frost Street - PTS-0683090 (SD0384)

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Hi Will,

We have been scheduled for the August 19th CPG meeting. Since they have already voted to approve and I expect nothing to change, Could we move to be set on the September PC hearing agenda?

Justin Causey



D (858) 291-1869
jcausey@md7.com

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From: Serra Mesa Planning Group <smpg@serramesa.org>
Sent: Friday, August 6, 2021 7:32 AM
To: Justin Causey <jcausey@md7.com>
Subject: Re: AT&T Modification - 8010 Frost Street - PTS-0683090 (SD0384)

August 19 7pm.

On Wed, Aug 4, 2021 at 3:14 PM Justin Causey <jcausey@md7.com> wrote:

Hi Cat,

I wanted to follow up here to see when the CPG meeting is set for.

Regards,

Justin Causey



D (858) 291-1869
jcausey@md7.com

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From: Justin Causey <jcausey@md7.com>
Sent: Tuesday, August 3, 2021 12:46 PM
To: Serra Mesa Planning Group <smpg@serramesa.org>
Subject: RE: AT&T Modification - 8010 Frost Street - PTS-0683090 (SD0384)

Hi Cat,

That is great news, thank you. What day is the meeting?

Justin Causey



D (858) 291-1869
jcausey@md7.com

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From: Serra Mesa Planning Group <smpg@serramesa.org>
Sent: Sunday, August 1, 2021 7:59 AM
To: Justin Causey <jcausey@md7.com>
Subject: Re: AT&T Modification - 8010 Frost Street - PTS-0683090 (SD0384)

Yes Justin.

I will send agenda when complete.

Cat

On Thu, Jul 29, 2021 at 11:17 AM Justin Causey <jcausey@md7.com> wrote:

Hi Cat,

I hope you have been well. Could you please confirm that we are on the action agenda for August?

Regards,

Justin Causey



D (858) 291-1869
jcausey@md7.com

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From: Justin Causey <jcausey@md7.com>
Sent: Friday, July 16, 2021 11:39 AM
To: Serra Mesa Planning Group <smpg@serramesa.org>; Zounes, WilliamJ. <WZounes@sandiego.gov>
Subject: RE: AT&T Modification - 8010 Frost Street - PTS-0683090 (SD0384)

Hi Cat and Will,

I wanted to recap last night's CPG meeting and go over next steps. Once again, I appreciate the opportunity to bring this project in front of the Serra Mesa Community and enjoyed our time together. This project seemed to be on the path to approval, but do to this project accidentally being put on the information agenda rather than the action agenda the board did not feel comfortable voting. This was identified as a mistake, but we will be on the action agenda on the August meeting.

Due to the warm response on the project and lack of objection to the design, could we move forward with scheduling the planning commission hearing? I fully expect a recommendation for approval from the Serra Mesa CPG. Additionally one of the board members lives near by and is on a nearby HOA board. She has not received any public notice and I wanted to get an update as to the status of those public notices.

I appreciate everyone's time and look forward to progressing this project forward!

Regards,

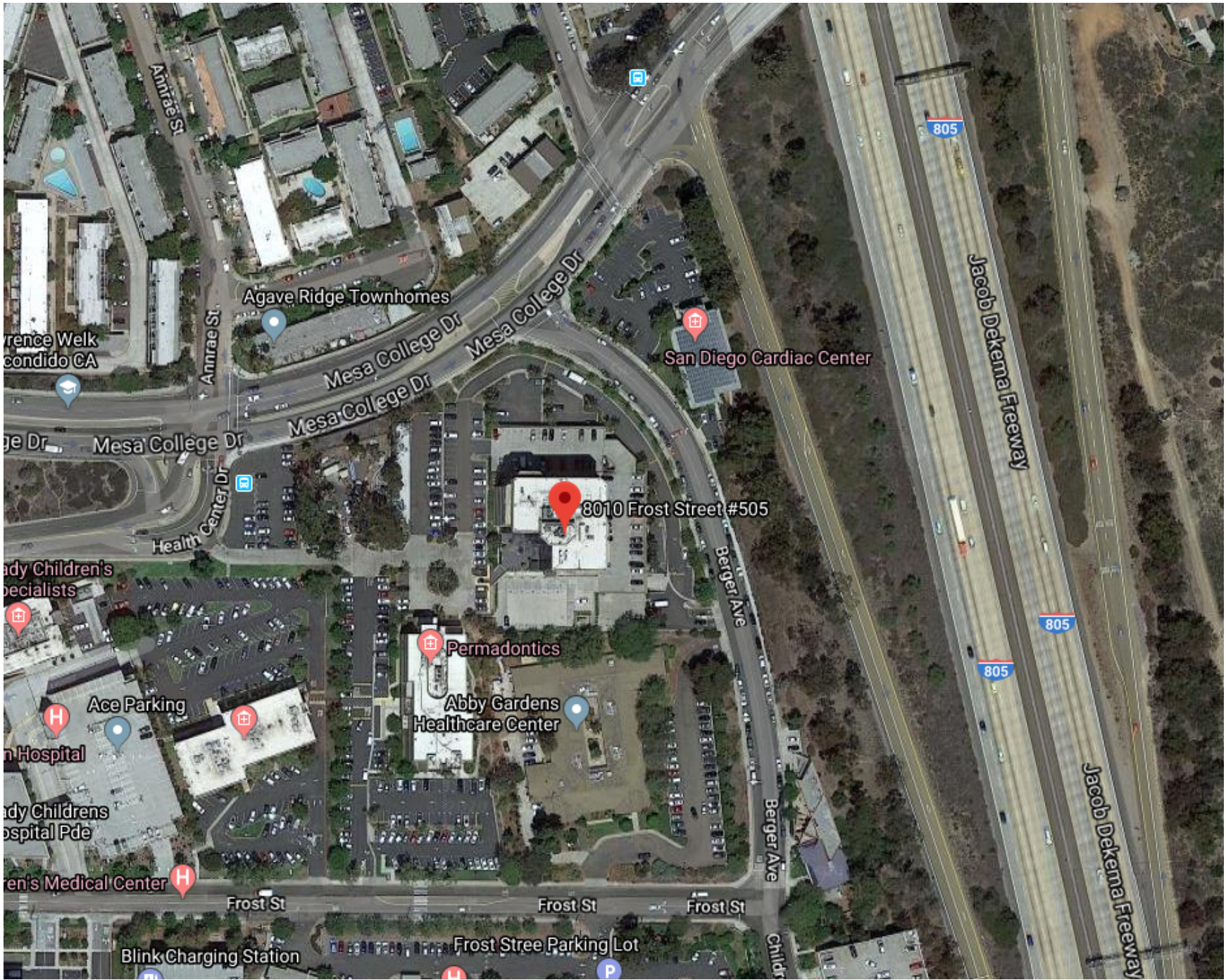
Justin Causey



D (858) 291-1869
jcausey@md7.com

ATTACHMENT 10

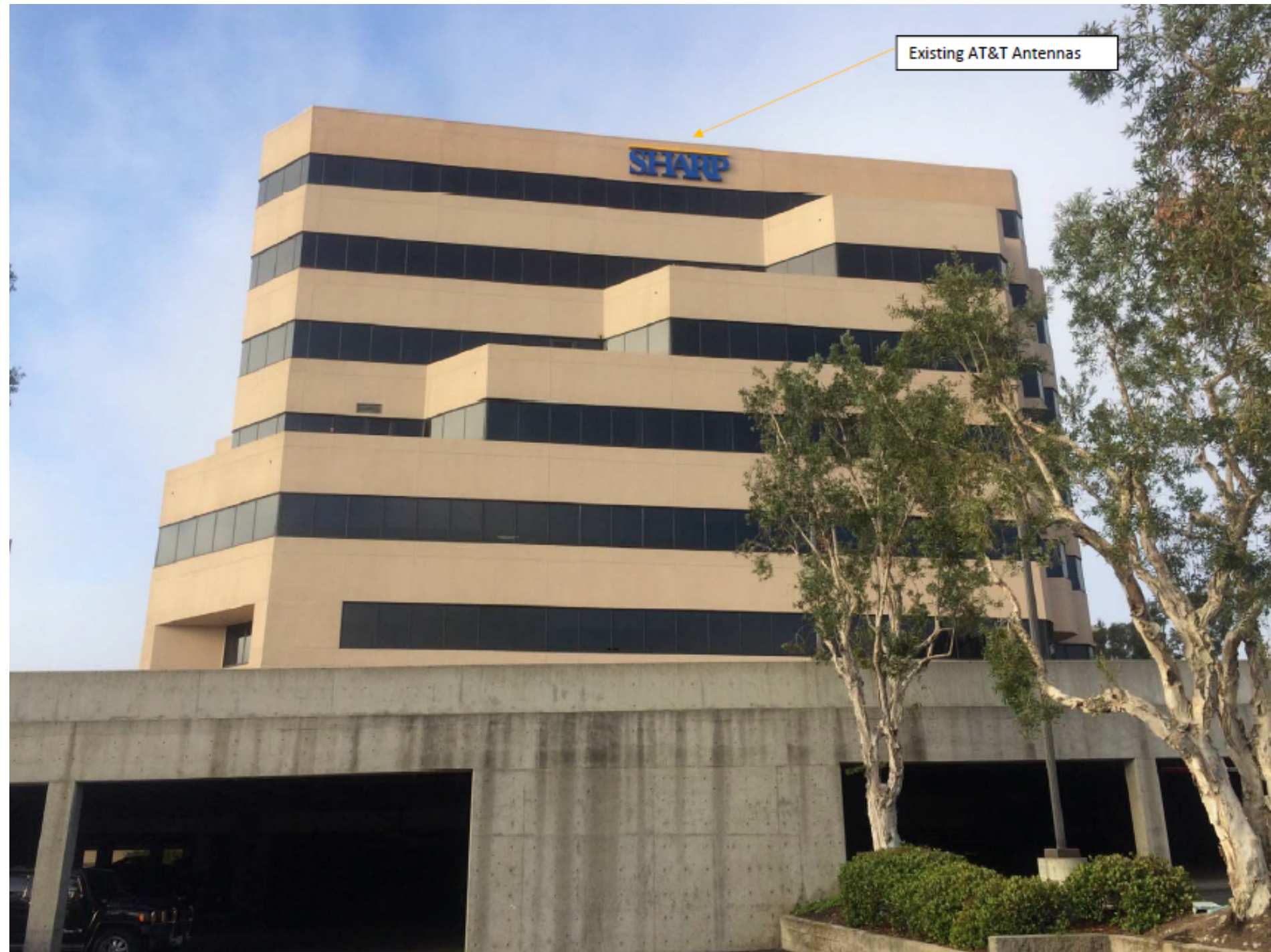
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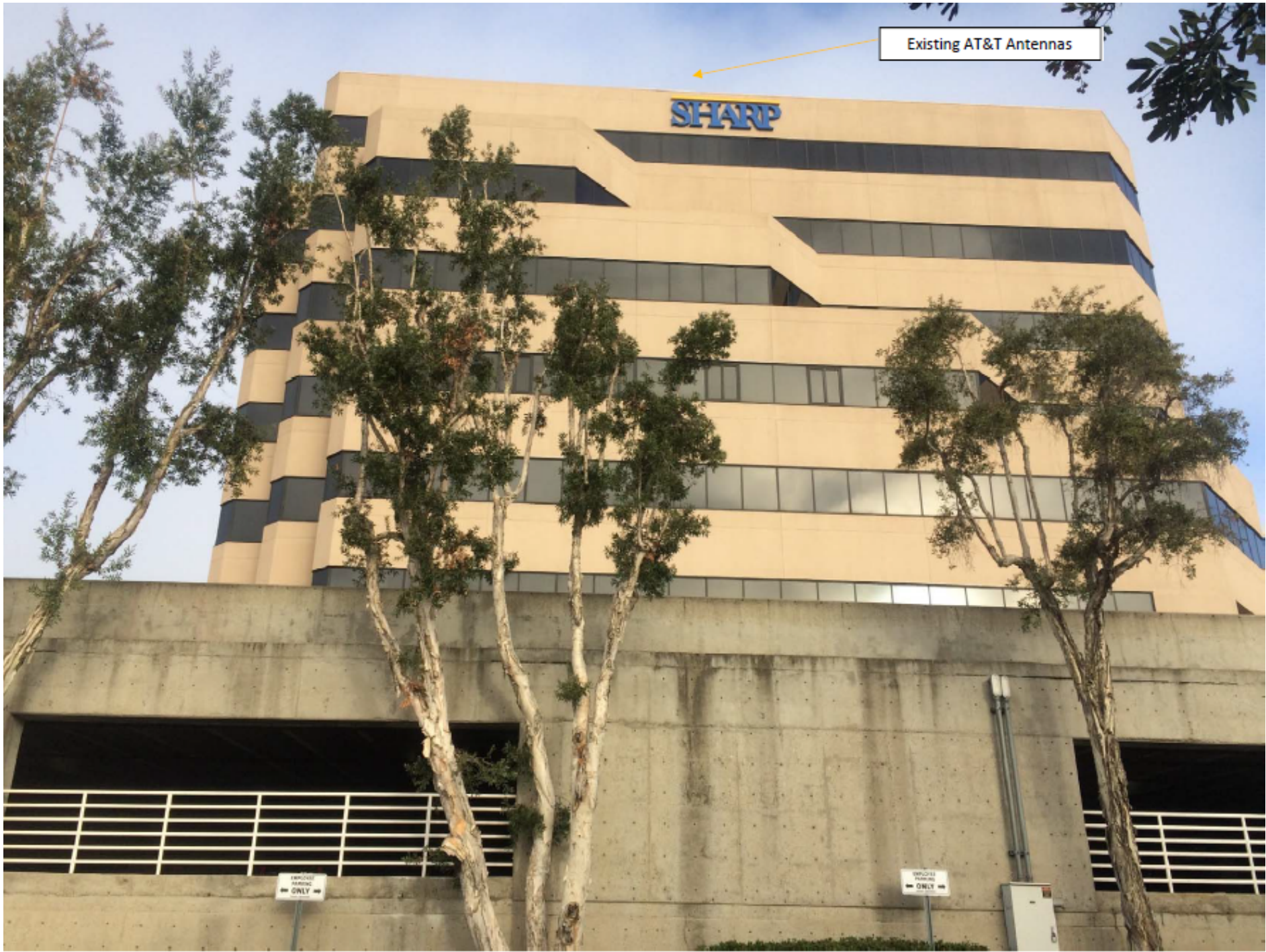




VIEW 1







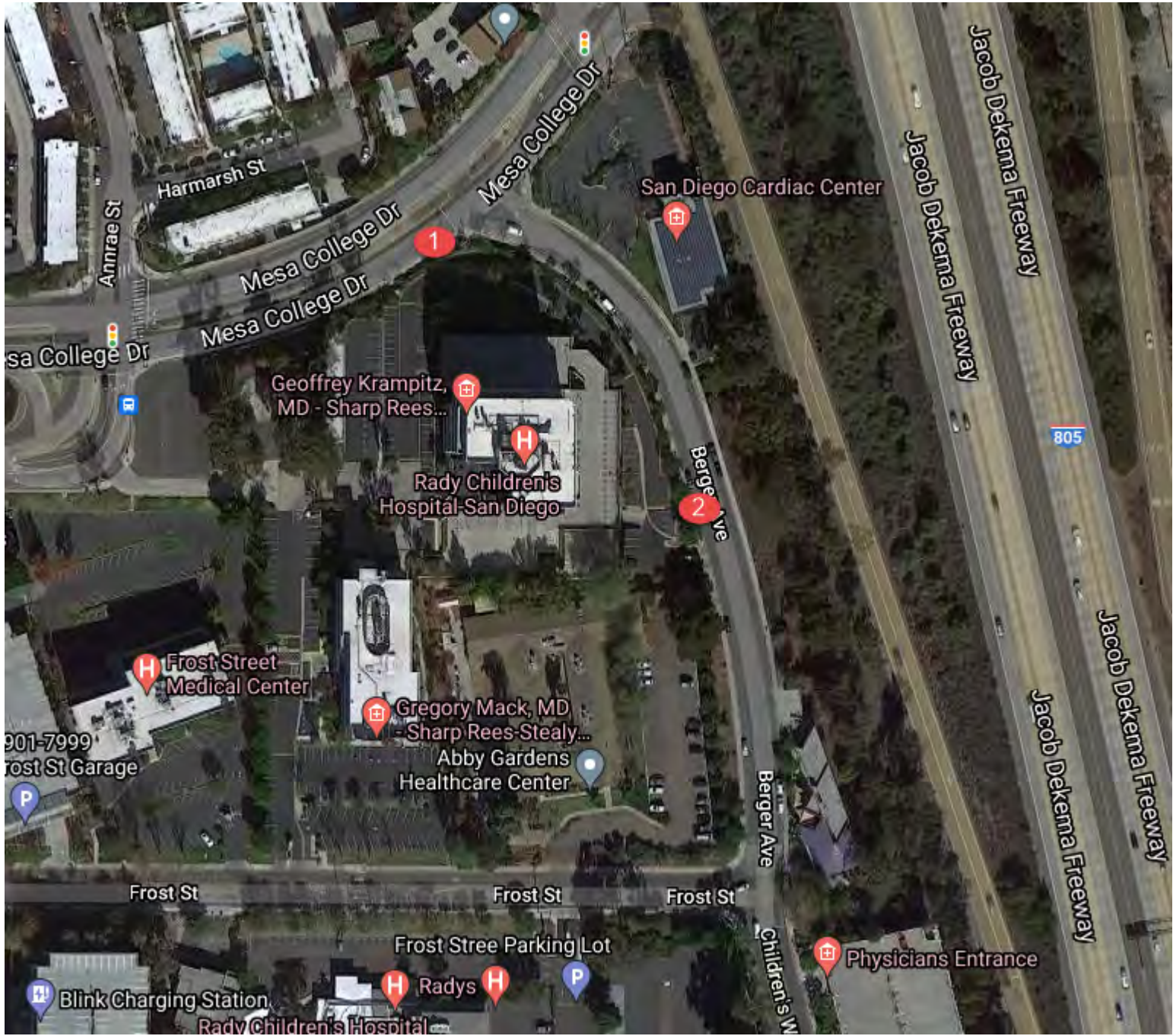
VIEW 4

SD0384- Kearney Mesa



8010 Frost Street STE 505, San Diego, CA 92123

Map



LOCATION

©2018 Google Maps

SD0384- Kearney Mesa



8010 Frost Street STE 505, San Diego, CA 92123

VIEW 1



EXISTING



PROPOSED

SD0384- Kearney Mesa



8010 Frost Street STE 505, San Diego, CA 92123

VIEW 2



EXISTING



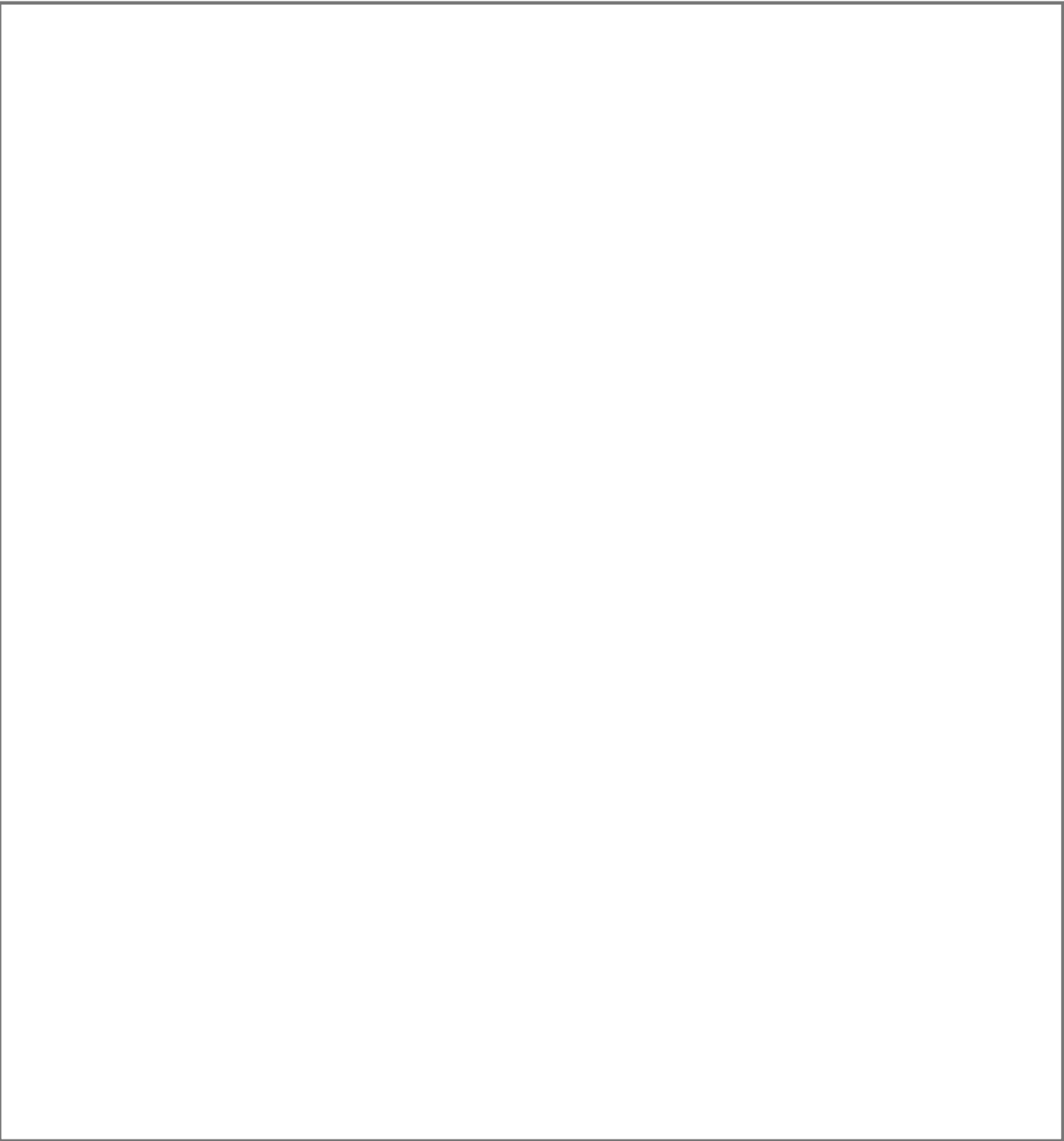
PROPOSED

SD0384- Kearney Mesa

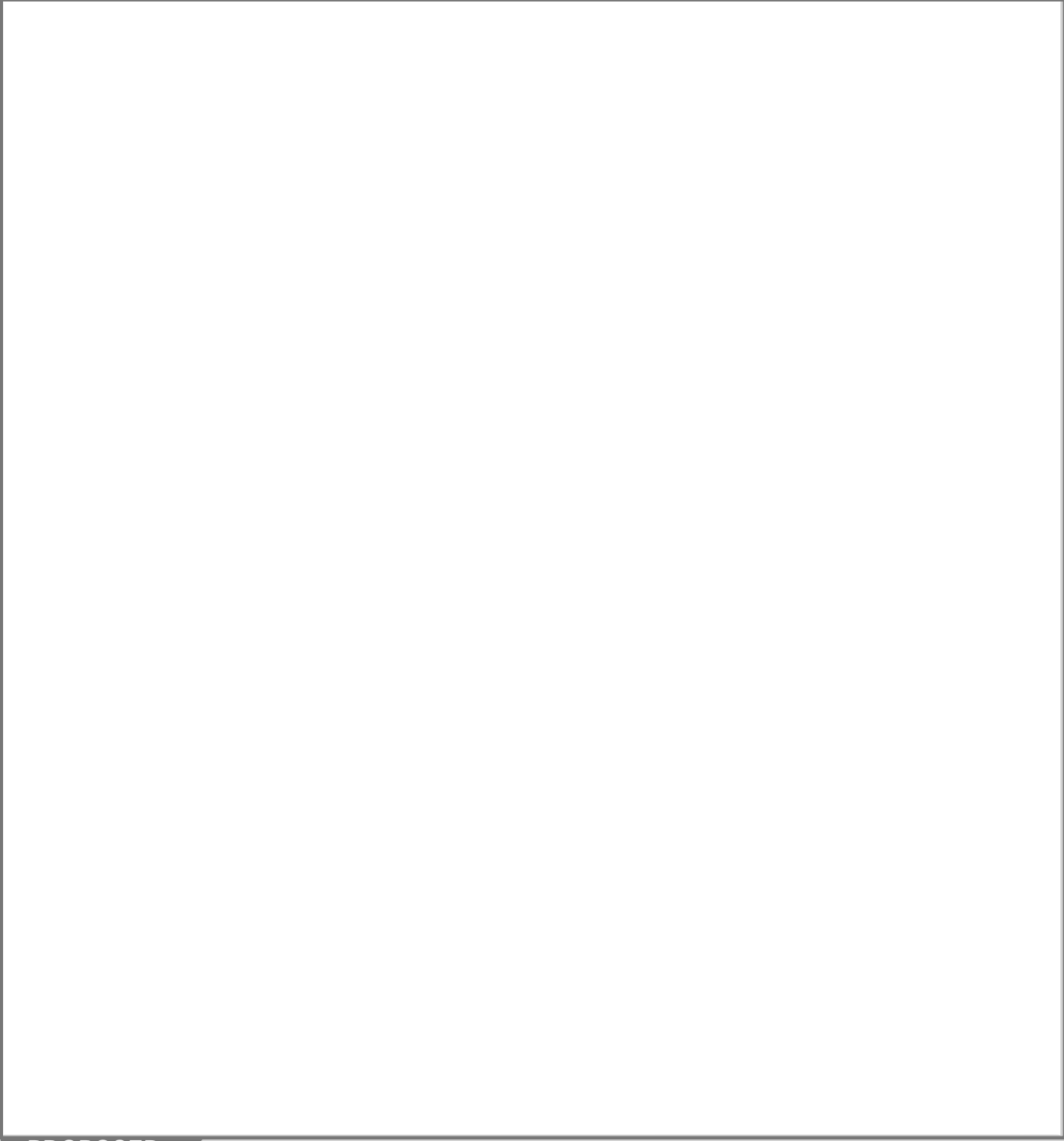


8010 Frost Street STE 505, San Diego, CA 92123

VIEW 3



EXISTING



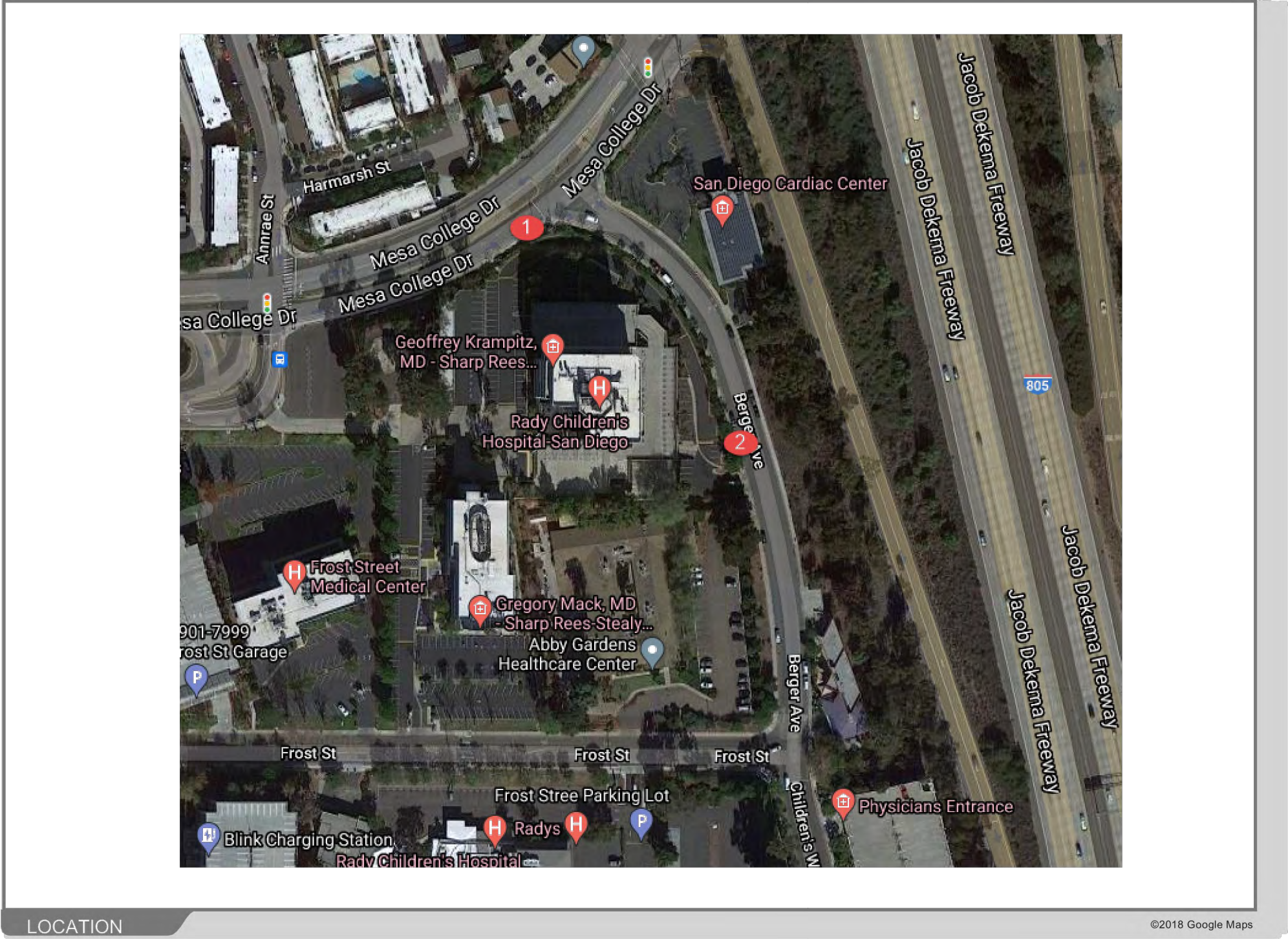
PROPOSED

SD0384- Kearney Mesa

8010 Frost Street STE 505, San Diego, CA 92123



Map



LOCATION

©2018 Google Maps

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

SD0384- Kearney Mesa

8010 Frost Street STE 505, San Diego, CA 92123



VIEW 1



EXISTING



PROPOSED

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

SD0384- Kearney Mesa

8010 Frost Street STE 505, San Diego, CA 92123



VIEW 2



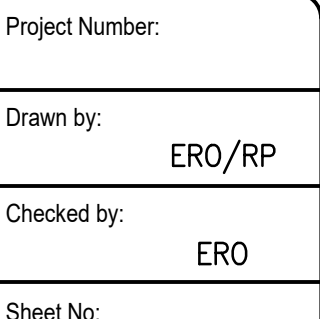
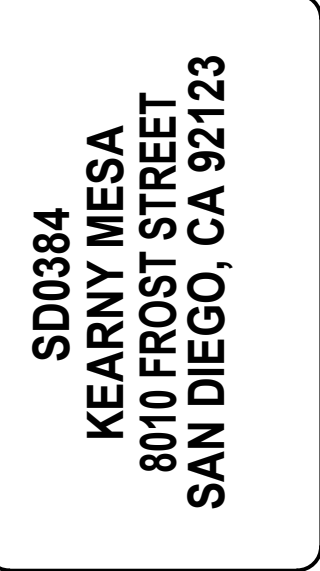
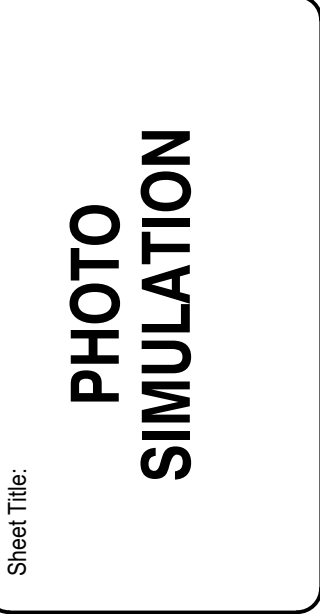
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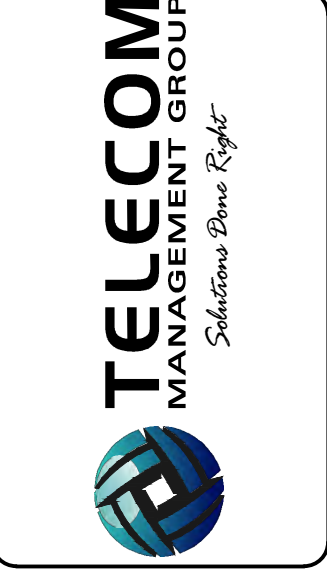
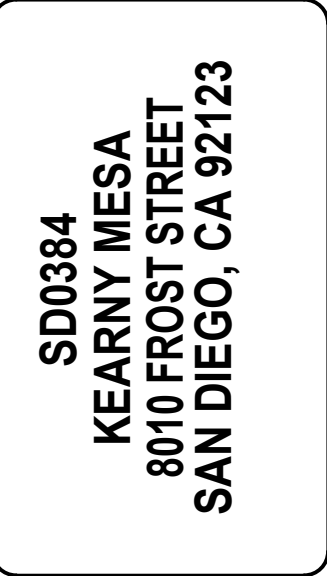
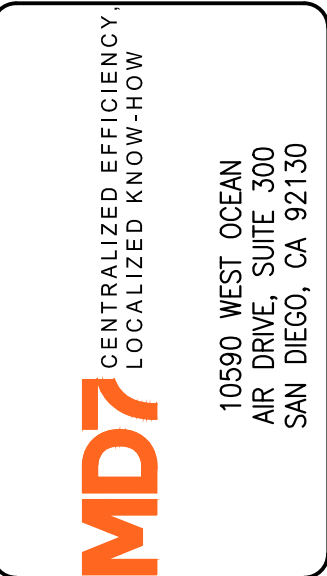
PROPOSED

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

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100% ZD	SAG COMMENT	05-07-21
100% ZD	PC COMMENTS	04-28-21
1	100% ZD	12-10-20
0	80% ZD	10-30-20
Rev.	Description	Date:

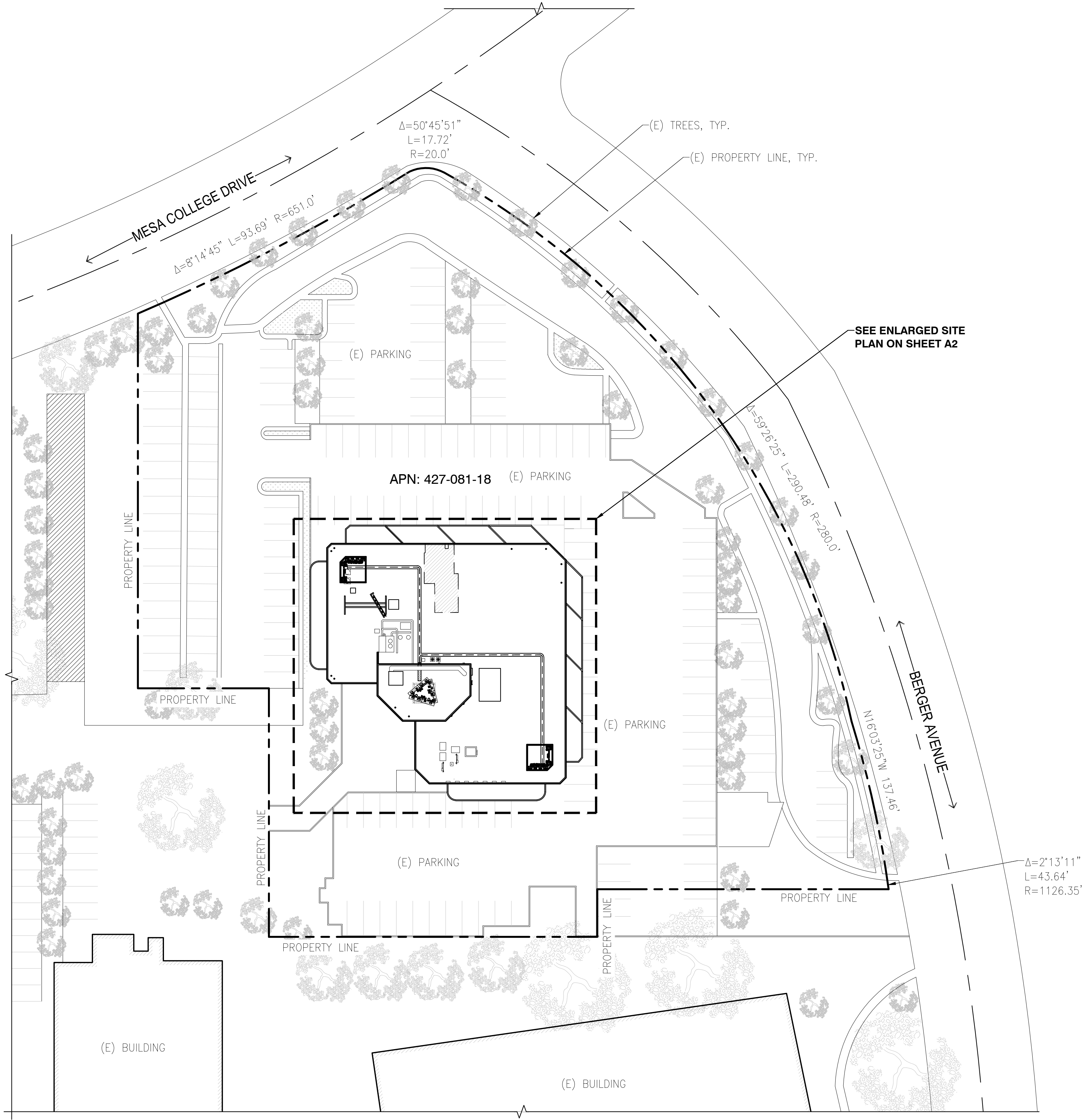
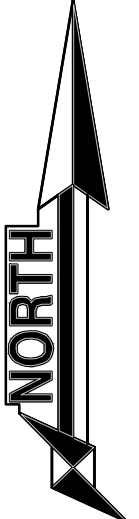


100% ZD	PC COMMENTS	07-07-21
100% ZD	SAG COMMENT	05-07-21
100% ZD	PC COMMENTS	04-28-21
1	100% ZD	12-10-20
0	80% ZD	10-30-20
Rev.	Description	Date:



Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No:

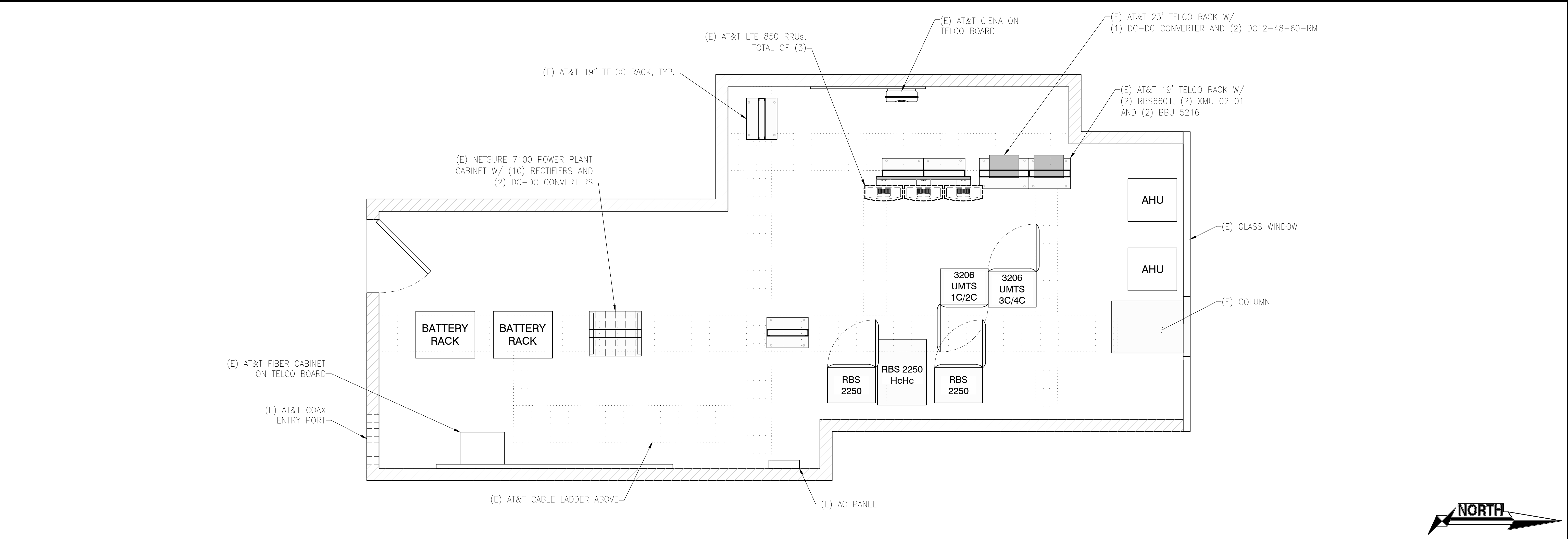
Z1



PROJECT NOTES:

- THIS IS A MODIFICATION OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT. THE PROPOSED CABLE ARE ABOVE GRADE.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

NOTE:
THE CELL SITE FACILITY IS AN EXISTING STRUCTURE.
THESE DRAWINGS HAVE BEEN CREATED FROM INFORMATION
GATHERED AT THE SITE, (E) AS-BUILTS PROVIDED BY AT&T
AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS,
LENGTHS, PROPERTY LINES AND CONDUIT RUNS.

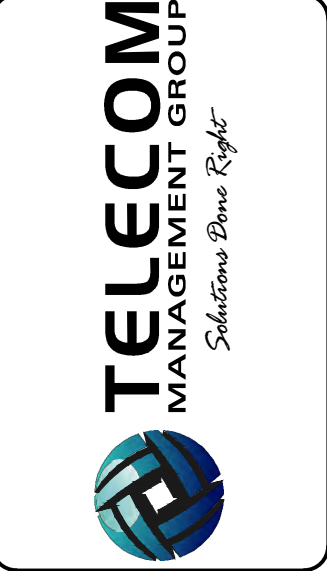
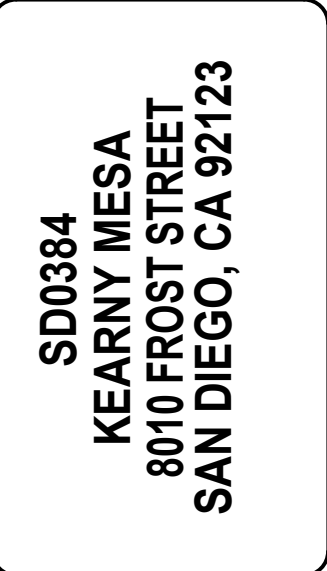
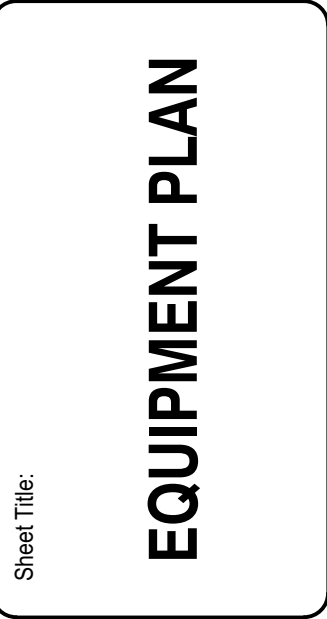
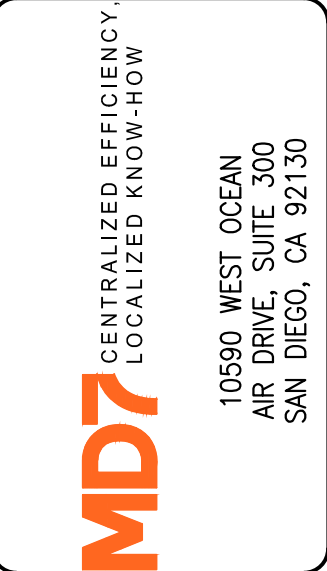


(E) ENLARGED EQUIPMENT PLAN 1/2" = 1'-0" 1



NOT USED 1/2" = 1'-0" 2

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100% ZD SAQ COMMENT	05-07-21
100% ZD PC COMMENTS	04-28-21
1 100% ZD	12-10-20
0 80% ZD	10-30-20
Rev.	Description Date:

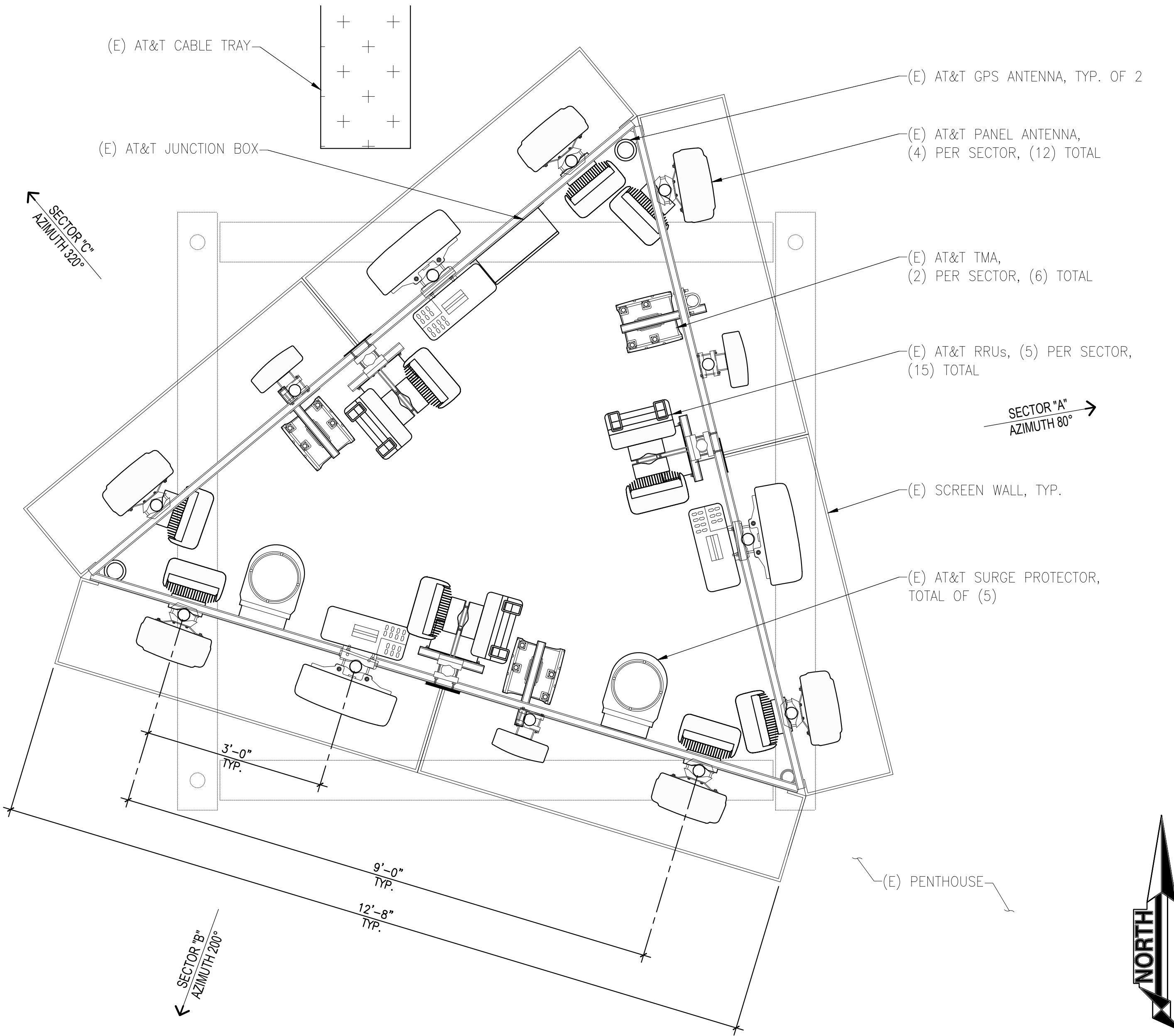


Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: Z3

EXISTING ANTENNA / RRU SCHEDULE								
Sector	Antenna Model	Az.	Tip Ht.	Rad Ctr.	Technology	RRU's / Qty.	TMA/Duplexer/ Filter	Transmission type / Length
Alpha	A1	80010864	80°	101'-6"	99'-3"	LTE 700 / LTE 1900	(1) RRU11 B12 (1) RRU32 B2	FIBER ±104'
	A2	800-10964K	80°	101'-6"	99'-3"	FNET / LTE AWS	(1) 4478 B14 (1) RRU32 B66A	FIBER ±104'
	A3	7750	80°	101'-6"	99'-3"	UMTS 850 / UMTS1900	-	(2) 7/8" COAX ±104'
	A4	80010864	80°	101'-6"	99'-3"	LTE 850 / LTE WCS	(1) *RRU12 B5 (1) RRU32 B30	FIBER (2) 7/8" COAX ±104'
Beta	B1	80010864	200°	101'-6"	99'-3"	LTE 700 / LTE 1900	(1) RRU11 B12 (1) RRU32 B2	FIBER ±104'
	B2	800-10964K	200°	101'-6"	99'-3"	FNET / LTE AWS	(1) 4478 B14 (1) RRU32 B66A	FIBER ±104'
	B3	7750	200°	101'-6"	99'-3"	UMTS 850 / UMTS1900	-	(2) 7/8" COAX ±104'
	B4	80010864	200°	101'-6"	99'-3"	LTE 850 / LTE WCS	(1) *RRU12 B5 (1) RRU32 B30	FIBER (2) 7/8" COAX ±104'
Gamma	C1	80010864	320°	101'-6"	99'-3"	LTE 700 / LTE 1900	(1) RRU11 B12 (1) RRU32 B2	FIBER ±104'
	C2	800-10964K	320°	101'-6"	99'-3"	FNET / LTE AWS	(1) 4478 B14 (1) RRU32 B66A	FIBER ±104'
	C3	7750	320°	101'-6"	99'-3"	UMTS 850 / UMTS1900	-	(2) 7/8" COAX ±104'
	C4	80010864	320°	101'-6"	99'-3"	LTE 850 / LTE WCS	(1) *RRU12 B5 (1) RRU32 B30	FIBER (2) 7/8" COAX ±104'

NOTE:

- (E) FRP STRUCTURE TO BE REMOVED AND LOCATION TO BE BROUGHT BACK TO ITS ORIGINAL CONDITION
- ALL EQUIPMENT WITHIN (E) SCREEN WALL WILL BE REMOVED



(E) ANTENNA PLAN

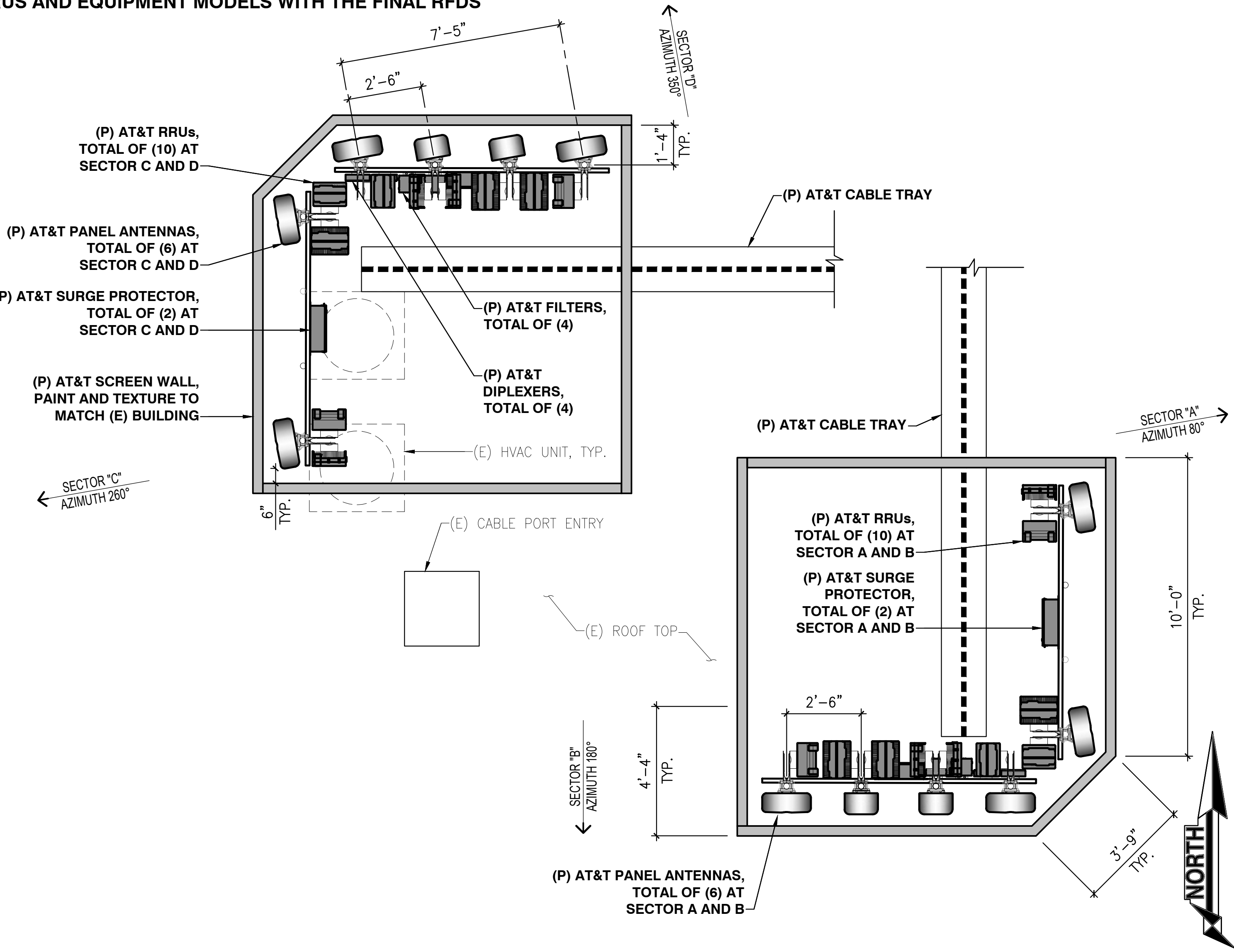
1/2" = 1'-0"

1

NEW ANTENNA / RRU SCHEDULE									
Sector		Antenna Model	Az.	Tip Ht.	Rad Ctr.	Technology	RRU's / Qty.	TMA/Duplexer/ Filter	Transmission type / Length
Alpha	A1	NNH4-65B-R6H4	80°	92'-7"	89'-7"	LTE 700 5G 850 LTE 1900 AWS	4449 B5/B12 (1) 8843 B2/B66A (1)	-	FIBER +/- 180'
	A2	-	80°	92'-7"	89'-7"	-	-	-	-
	A3	-	80°	92'-7"	89'-7"	-	-	-	-
	A4	NNH4-65B-R6H4	80°	92'-7"	89'-7"	FNET	4478 B14 (1) 4415 B30 (1)	-	FIBER +/- 180'
Beta	B1	NNH4-65B-R6H4	180°	92'-7"	89'-7"	FNET	4478 B14 (1)	-	FIBER +/- 180'
	B2	HBSA33R-KU6A	180°	92'-7"	89'-7"	LTE 1900 AWS	8843 B2/B66A (2)	-	FIBER +/- 180'
	B3	HBSA33R-KU6A	180°	92'-7"	89'-7"	LTE WCS	4415 B30 (2)	DBC0062F3V52-1 (2) SIMFQ-WCS-AMT-R40 (2)	FIBER +/- 180'
	B4	NNH4-65B-R6H4	180°	92'-7"	89'-7"	LTE 700 5G 850	4449 B5/B12 (1)	-	FIBER +/- 180'
Gamma	C1	NNH4-65B-R6H4	260°	92'-7"	89'-7"	LTE 700 5G 850 LTE 1900 AWS	4449 B5/B12 (1) 8843 B2/B66A (1)	-	FIBER +/- 145'
	C2	-	260°	92'-7"	89'-7"	-	-	-	-
	C3	-	260°	92'-7"	89'-7"	-	-	-	-
	C4	NNH4-65B-R6H4	260°	92'-7"	89'-7"	FNET	4478 B14 (1) 4415 B30 (1)	-	FIBER +/- 145'
Delta	D1	NNH4-65B-R6H4	350°	92'-7"	89'-7"	FNET	4478 B14 (1)	-	FIBER +/- 145'
	D2	HBSA33R-KU6A	350°	92'-7"	89'-7"	LTE 1900 AWS	8843 B2/B66A (2)	-	FIBER +/- 145'
	D3	HBSA33R-KU6A	350°	92'-7"	89'-7"	LTE WCS	4415 B30 (2)	DBC0062F3V52-1 (2) SIMFQ-WCS-AMT-R40 (2)	FIBER +/- 145'
	D4	NNH4-65B-R6H4	350°	92'-7"	89'-7"	LTE 700 5G 850	4449 B5/B12 (1)	-	FIBER +/- 145'

NOTE:




CONSTRUCTION TO CONFIRM AND VERIFY THE REQUIRED RRUS AND EQUIPMENT MODELS WITH THE FINAL RFDS

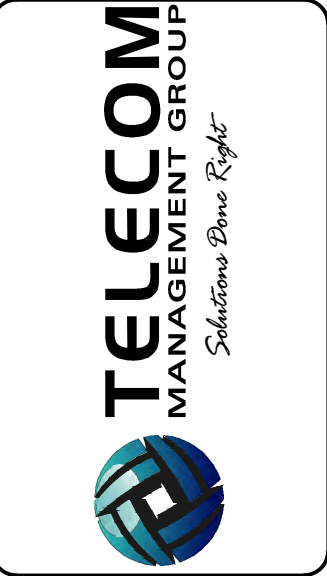
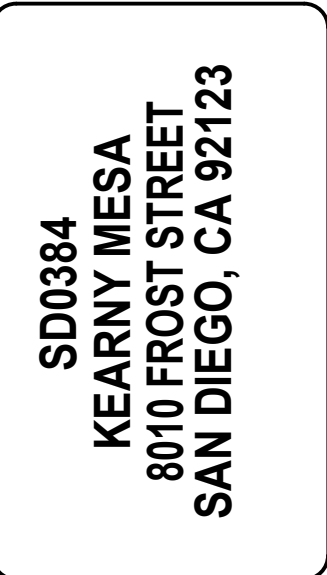
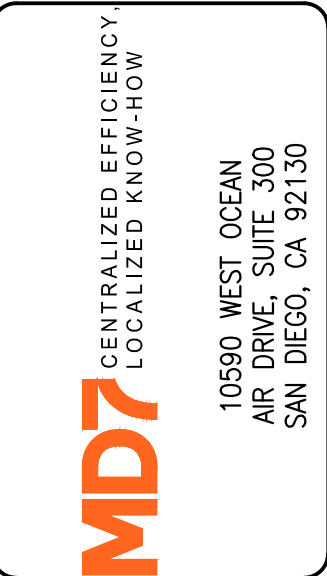


(P) ANTENNA PLAN

1/2" = 1'-0"

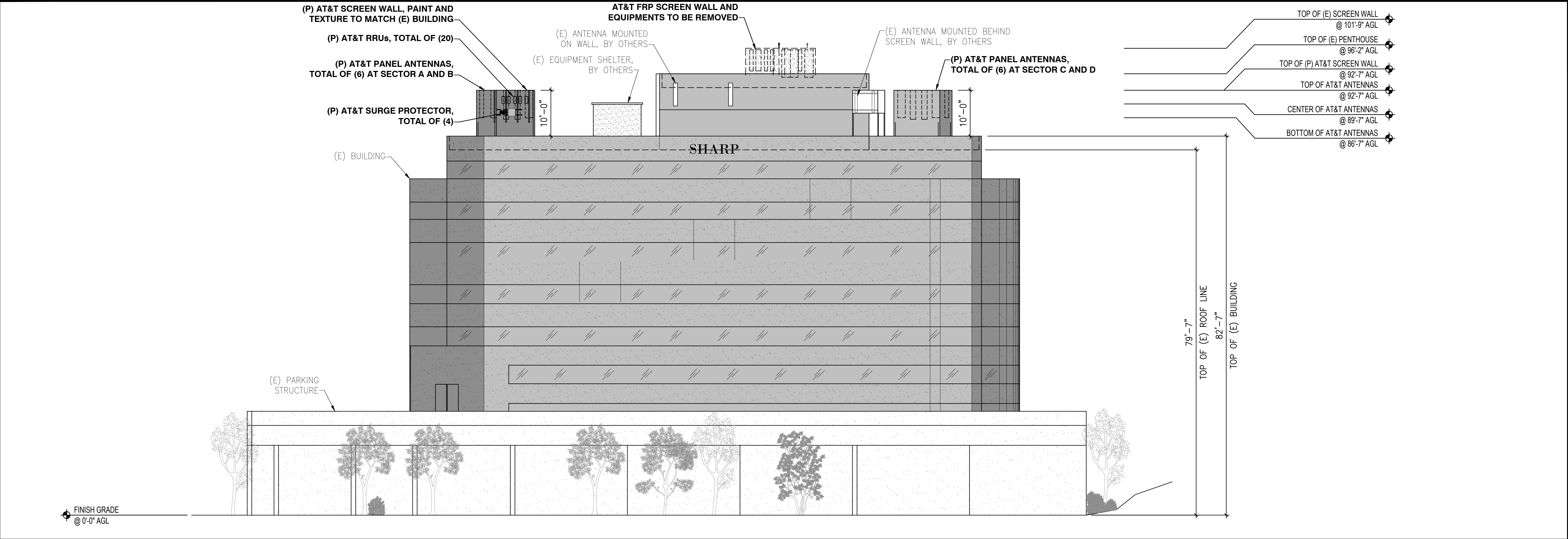
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	100% ZD PC COMMENTS	07-07-21
	100% ZD SAQ COMMENT	05-07-21
	100% ZD PC COMMENTS	04-28-21
1	100% ZD	12-10-20
0	80% ZD	10-30-20
Rev.	Description	Date:

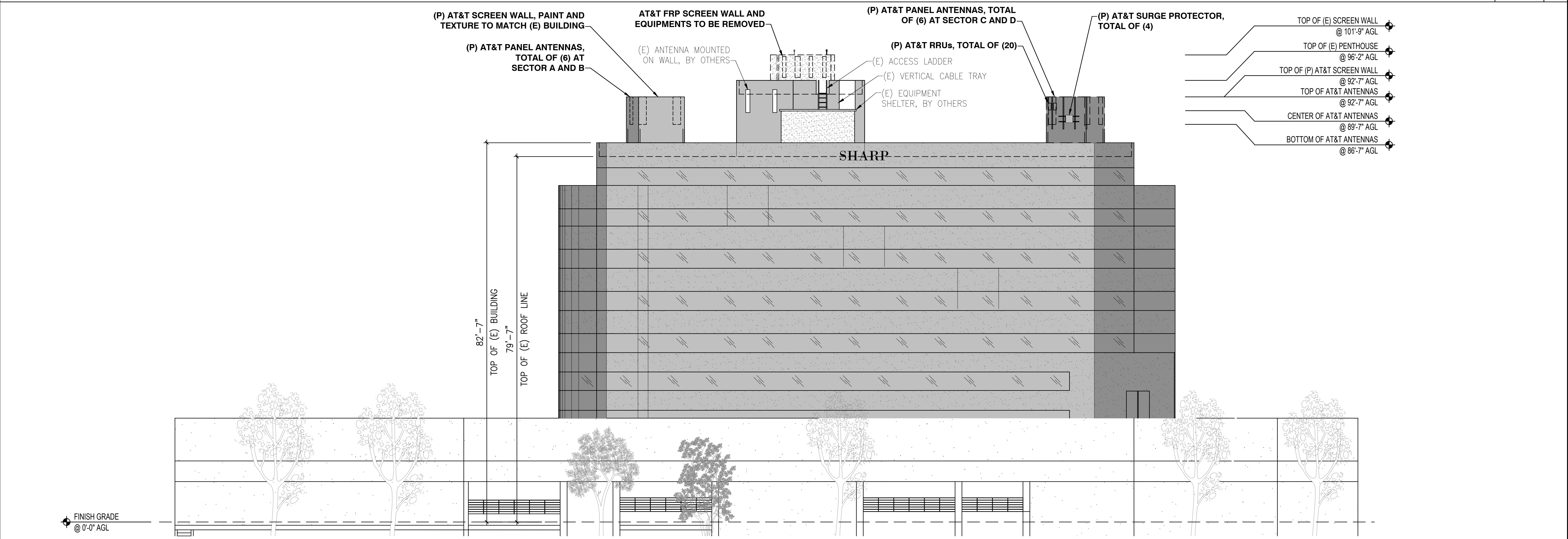


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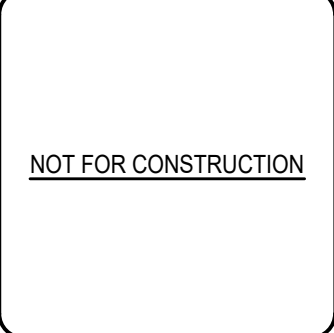
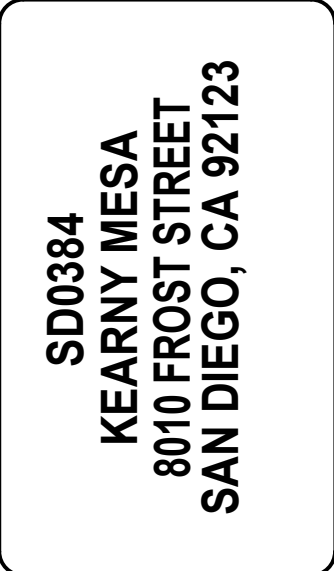


(P) NORTH ELEVATION 3/32" = 1'-0" 1



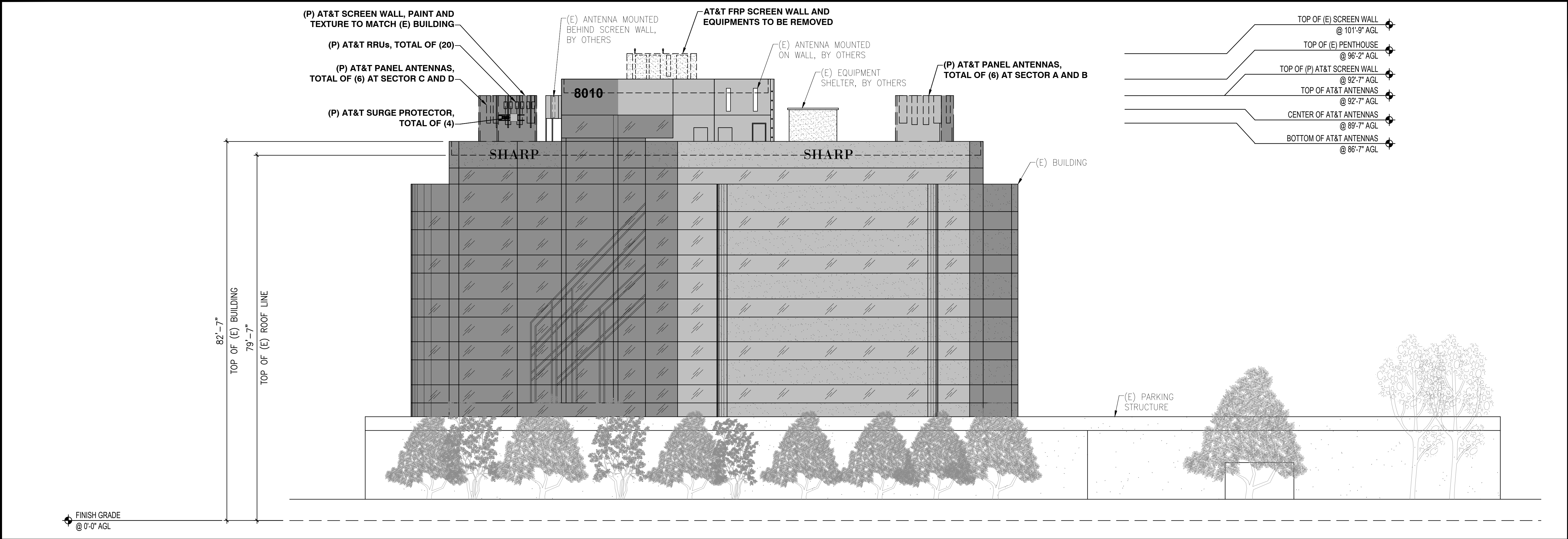
(P) EAST ELEVATION 3/32" = 1'-0" 2

100% 2D PC COMMENTS	07-07-21
100% 2D SAG COMMENT	05-07-21
100% 2D PC COMMENTS	04-28-21
1 100% 2D	12-10-20
0 80% 2D	10-30-20
Rev.	Description Date:

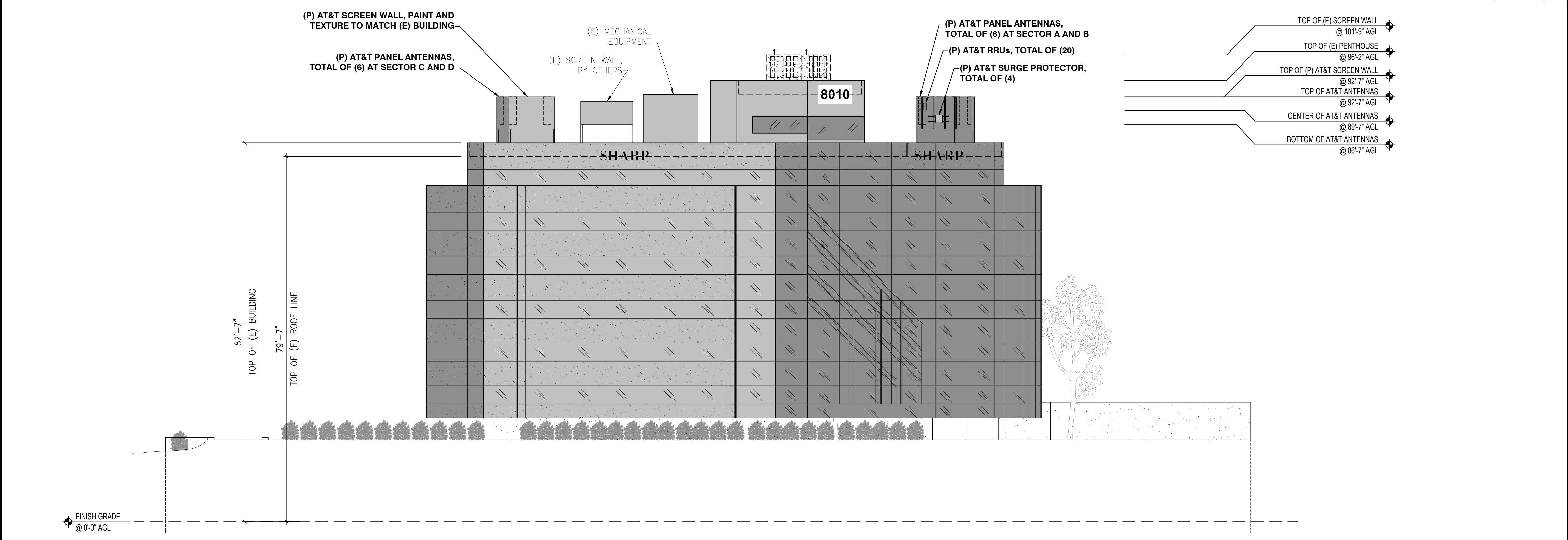


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Z5

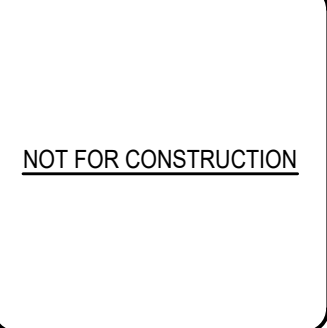
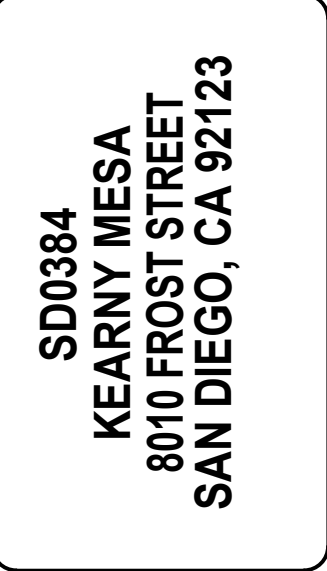


(P) SOUTH ELEVATION 3/32" = 1'-0" 1





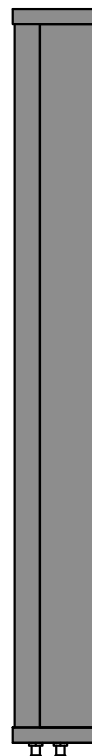
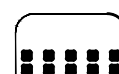


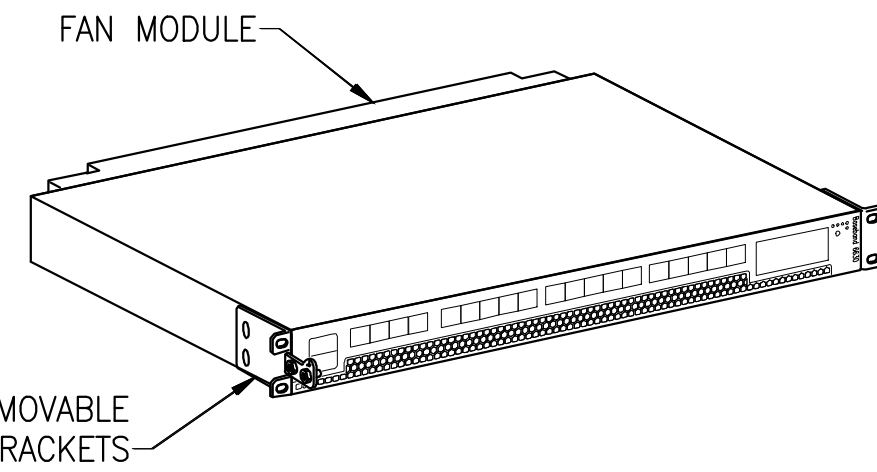
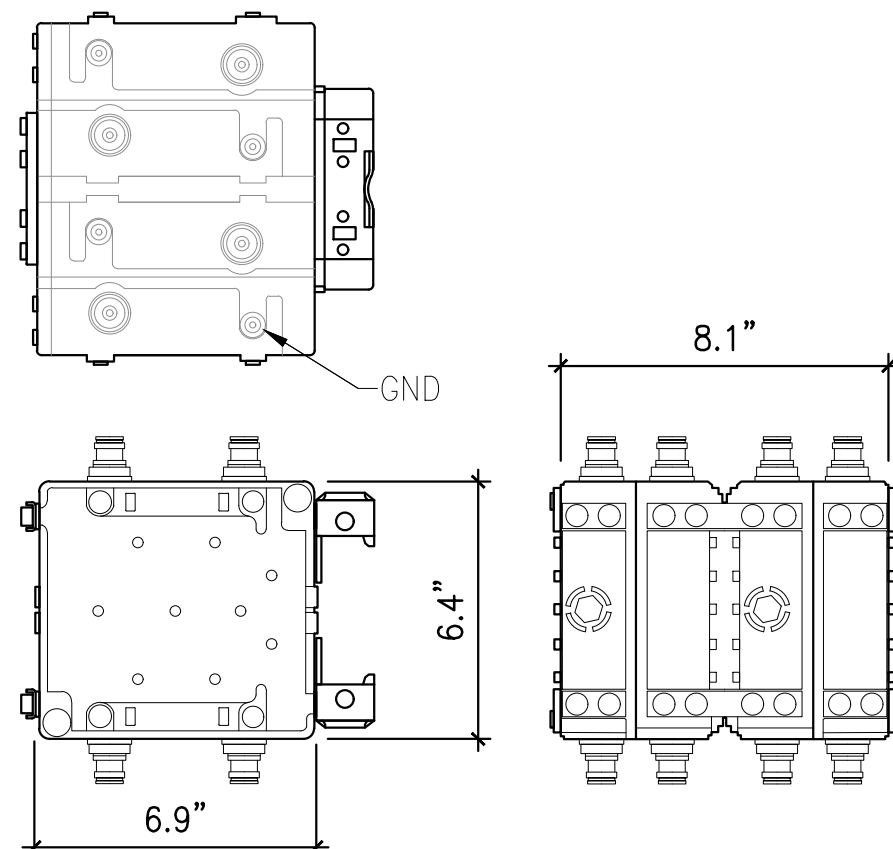
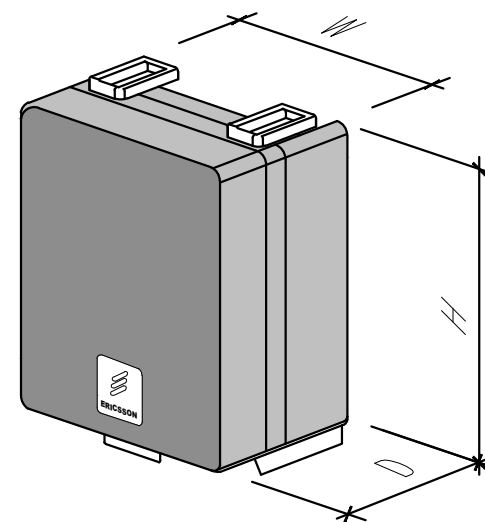
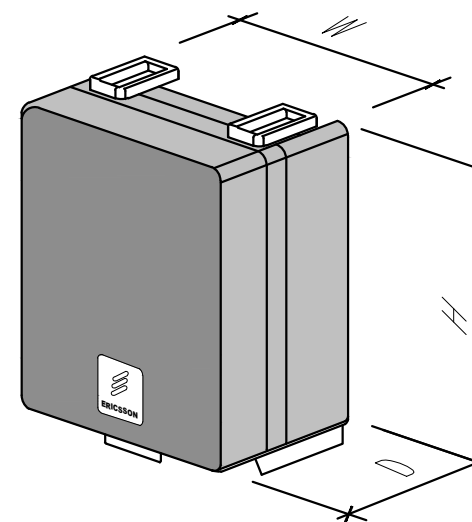
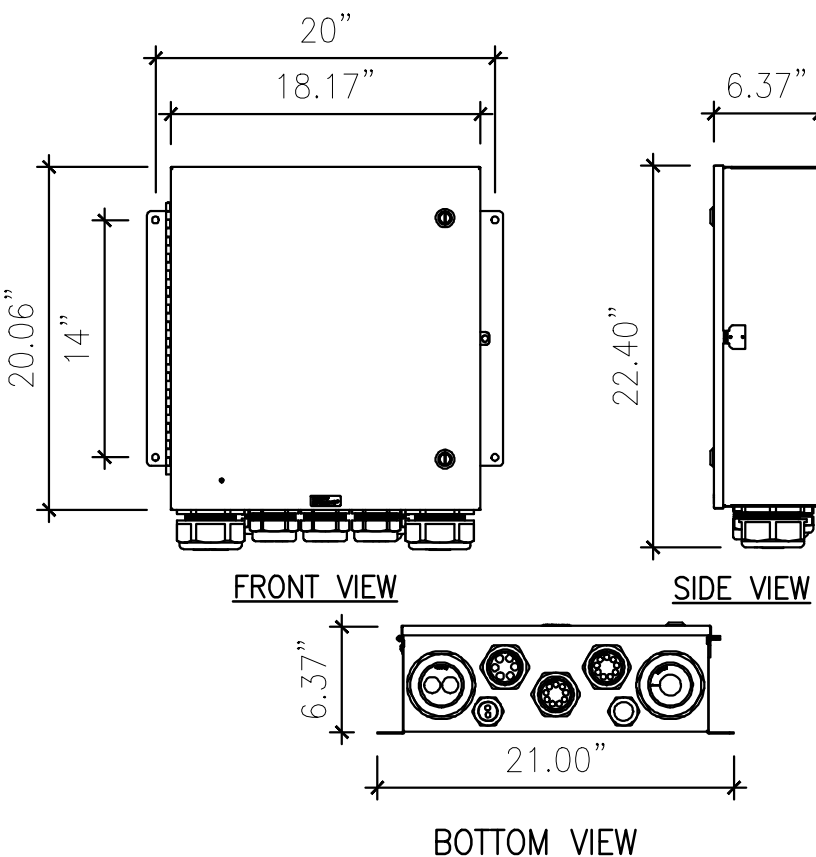
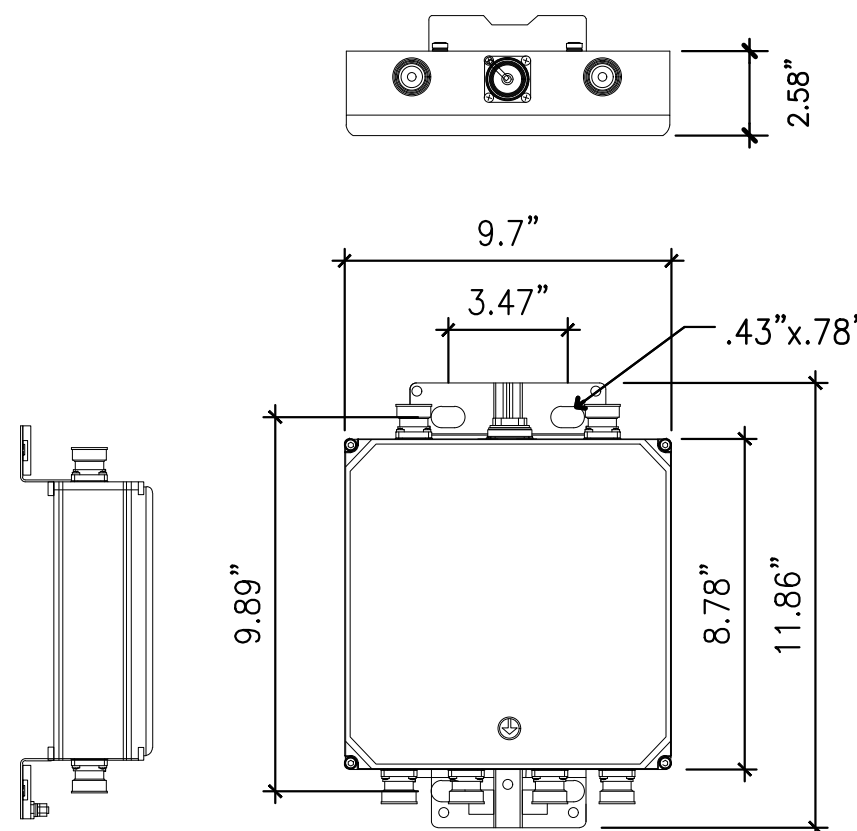
(P) WEST ELEVATION 3/32" = 1'-0" 2

100% 2D PC COMMENTS	07-07-21
100% 2D SAG COMMENT	05-07-21
100% 2D PC COMMENTS	04-28-21
1 100% 2D	12-10-20
0 80% 2D	10-30-20
Rev.	Description Date:

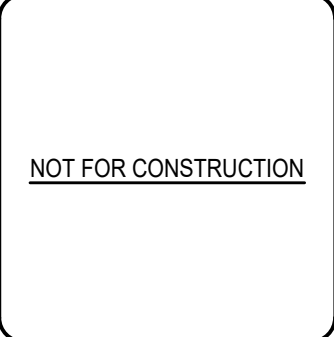
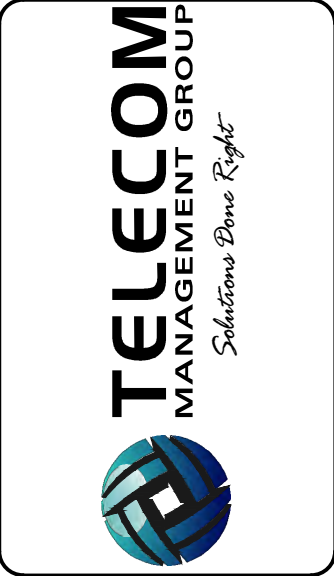
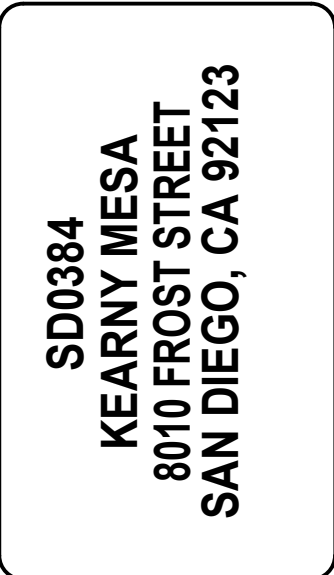
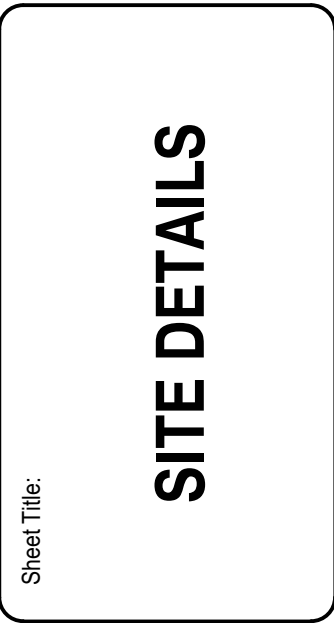


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<div>COMMScope NNH4-65B-R6H4</div> <div><div>DIMENSIONS, LxWxD:1828 x 498 x 197mm (72" x 19.6" x 7.8")</div><div>WT (W/O MOUNTING KIT):38.3 kg. (84.4 lbs)</div><div>RF CONNECTOR QTY, TOTAL:12 (4 LOW BAND, 8 HIGH BAND)</div></div> <div><div></div><div></div><div></div><div>PLANFRONTSIDE</div></div>			<div>CCI HBSA33R-KU6A</div> <div><div>DIMENSIONS, HxWxD:1932x340x216mm (76"x13.4"x8.5")</div><div>SURVIVAL WIND SPEED:>150 mph (> 241 kph)</div><div>FRONT WIND LOAD:1420 N @ 161 kph</div><div>SIDE WIND LOAD:995 N @ 161 kph</div><div>NET WEIGHT:27.5 kg. (60.6 lbs)</div><div>RET SYSTEM WT:5.0 lbs. (2.3 kg)</div><div>CONNECTOR:10 x 4.3–10 FEMALE LONG NECK</div></div> <div><div></div><div></div><div></div><div>PLANFRONTSIDE</div></div>			<div>ERICSSON BASEBAND 6630</div> <div><div>DIMENSIONS, WxDxH:19"x13.8"x1.75"</div><div>NOMINAL OPERATING VOLTAGE:–48 VDC</div><div>OPERATING VOLTAGE RANGE:–38 TO –58.5 VDC</div><div>OPERATING TEMPERATURE:0 TO +55°C</div><div>TOTAL WEIGHT:6.5 kg 14.3 lbs</div><div>BREAKER SIZE:30A</div></div> <div><div></div><div>NOTE: CONSTRUCTION TO REFER TO AT&T UPGRADE KIT GUIDELINES WHEN INSTALLING THE RBS 6630 IN THE OUTDOOR PURCELL CABINET FLX16</div></div>			<div>SIMFQ-WCS-AMT-R40</div> <div><div>COMPACT QUAD WCS IMF FOR AERONAUTICAL MOBILE</div><div>TELEMETRY BAND CO-LOCATION, 4.3-10</div><div><div>MODEL NUMBER:SIMFQ–WCS–AMT–R40</div><div>PART NUMBER:E14V00P19</div><div>DIMENSIONS, HxDxW:162 x 172 x 206 mm (6.3 x 6.7 x 8.1 in)</div></div><div><div>WEIGHT: W/ MNTG. HARDWARE8.2 kg (18 lbs)</div><div>FINISH:GRAY PAINT</div><div>CONNECTORS, RF:4.3–10 FEMALE</div></div><div><div></div></div></div>			NOT USED		
(P) ANTENNA SPECIFICATIONS	NTS	1	(P) ANTENNA SPECIFICATIONS	NTS	2	(P) BASEBAND 6630 SPECS	NTS	7	(N) FILTER SPECIFICATIONS	NTS	8	NOT USED		
<div>ERICSSON 4478</div> <div><div>B14</div><div>DIMENSIONS, WxDxH:13.4"x8.26"x18.1"</div><div>WEIGHT:59.4 lbs (27 Kg)</div><div>MAX WIND LOAD:⊙ 50M/SEC = 260N</div><div>BREAKER SIZE:25A</div></div> <div>ERICSSON 4415 B30</div> <div><div>DIMENSIONS, WxDxH:13.4"x5.9"x16.5"</div><div>WEIGHT:46 lbs (21 Kg)</div><div>MAX WIND LOAD:⊙ 50M/SEC = 260N</div><div>BREAKER SIZE:25A</div></div> <div></div>			<div>ERICSSON 4449</div> <div><div>B5, B12</div><div>DIMENSIONS, WxDxH:335x240x455mm 13.19"x9.44"x17.9"</div><div>WEIGHT:71 lbs (32 Kg) EXCL. HARDWARE</div><div>MAX WIND LOAD:⊙ 50M/SEC = 260N</div><div>BREAKER SIZE:2x25A, DC POWER CONSUMPTION=1440W</div></div> <div>ERICSSON 8843</div> <div><div>B2, B66A</div><div>DIMENSIONS, WxDxH:335x277x380mm 13.2"x10.9"x14.9"</div><div>WEIGHT:72 lbs (32.6 Kg) EXCL. HARDWARE</div><div>MAX WIND LOAD:⊙ 50M/SEC = 260N</div><div>BREAKER SIZE:2x30A, DC POWER CONSUMPTION=1520W</div></div> <div></div>			NOT USED			NOT USED					
(P) RRU SPECIFICATIONS	NTS	3	(P) RRU SPECIFICATIONS	NTS	4	NOT USED			NOT USED					
<div>RAYCAP DC9-48-60-18</div> <div><div>DIMENSIONS, WxDxH:461.39x509.52x161.71mm (18.17"x6.37"x20.06")</div><div>ENCLOSURE TYPE:NEMA 4X RATED</div><div>TOTAL WEIGHT:39.70 LBS [18.00 KG]</div></div> <div><div></div></div>			<div>KAEUS DBC0062F3V52-1</div> <div><div>TWIN DIPLEXER 1695-22000/2305-2600</div><div>DIMENSIONS, HxDxW:(9.7"x8.8"x2.6")</div><div>WEIGHT:13.2 lbs 6.2 kgs</div><div>MOUNTING:POLE/WALL BRACKET SUPPLIED WITH TWO METAL CLAMPS FOR 45–178 MM DIA. POLES</div></div> <div><div></div></div>			NOT USED			NOT USED					
(P) SURGE PROTECTOR SPECS	NTS	5	(N) DIPLEXER SPECIFICATIONS	NTS	6	NOT USED			NOT USED					

	100% ZD	PC COMMENTS	07-07-21
	100% ZD	SAG COMMENT	05-07-21
	100% ZD	PC COMMENTS	04-28-21
1	100% ZD		12-10-20
0	80% ZD		10-30-20
Rev.	Description	Date:	



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