

WCF's are permitted in agricultural zones with a non-residential use, where the antennas are located less than 100' from the property line of a residential use, day care, elementary school, or middle school, with the processing of a Process 3 CUP.

The existing facility was originally permitted by approval number 95-0350-99 which was issued September 20, 1996. The current application is for a new permit to continue operation of the wireless facility with some changes to the antennas. This application is subject to the current regulations in effect, including applicable zoning regulations, the Wireless Communication Facility Regulations (LDC section 141.0420), and the City's General Plan.

WCF's are required to use the smallest, least visually intrusive antennas, components, and other necessary equipment. Applicants are required to use all reasonable means to conceal or minimize the visual impacts of WCF's through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

In this particular case, the antennas are façade mounted to an existing telephone switch/utility building, with equipment associated with the antennas located at the rear of the building. The antennas will receive screening elements painted and textured to match adjacent building surfaces. The equipment will not be visible from the public right-of-way. (Attachments 10)

The City's General Plan addresses Wireless Facilities in Policy UD-A.15. The visual impact of WCFs should be minimized by concealing WCFs in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations by effectively integrating the antennas on the existing structure and locating the equipment in a way where it is not visible from the public right-of-way. This allows the WCF to be integrated with the property, and respectful of the neighborhood context.

Based on the proposed design, the project complies with the WCF Regulations of the Land Development Code (LDC 141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP. Therefore, Staff recommends approval of CUP No. 1115107.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1115107, with modifications.
2. Deny Conditional Use Permit No. 1115107, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Photo Simulation
11. Photo Survey
12. Site Justification
13. Coverage Maps
14. Hearing Officer Hearing Public Notice
15. Project Plans

Aerial Photo

Page 1 of 1

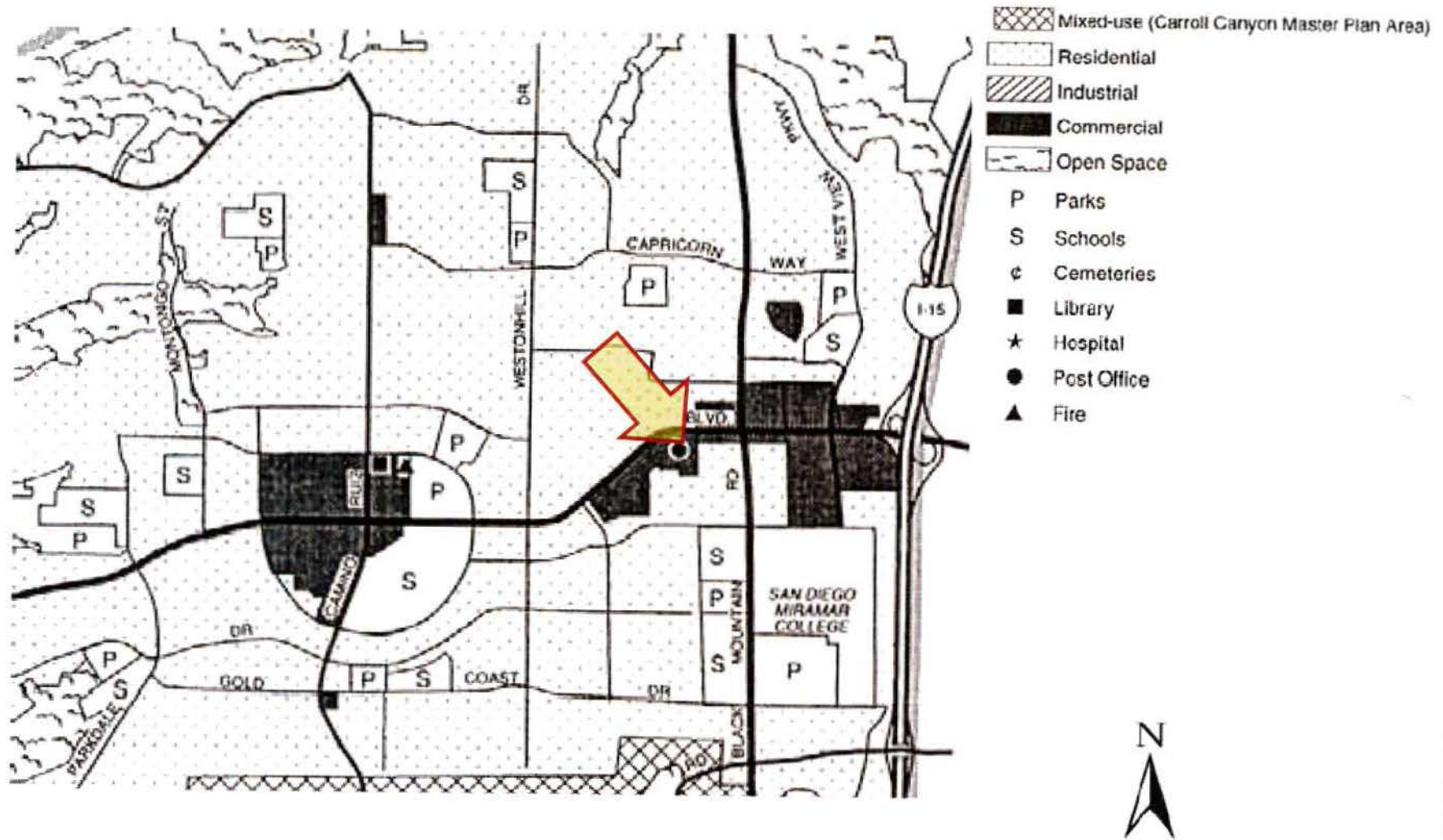


T-Mobile – Pac Bell Mira Mesa, Project No. 290914
9059 Mira Mesa Boulevard

ATTACHMENT 1

Community Plan Land Use Map

Page 1 of 1



T-Mobile – Pac Bell Mira Mesa, Project No. 290914
 9059 Mira Mesa Boulevard

Identified as
 Commercial

ATTACHMENT 2



Project Location Map

T-Mobile – Pac Bell Mira Mesa, Project Number 290914

PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile – Pac Bell Mira Mesa	
PROJECT DESCRIPTION:	Conditional Use Permit (CUP), Process 3, for panel antennas façade mounted to an existing building with equipment located adjacent to the building.	
COMMUNITY PLAN:	Mira Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: AR-1-2 HEIGHT LIMIT: 30' FRONT SETBACK: 25' SIDE SETBACK: 20' STREETSIDE SETBACK: - REAR SETBACK: 25'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, AR-1-2	Residential/Institutional
SOUTH:	Commercial/Residential, AR-1-2	Institutional
EAST:	Residential, AR-1-2	Institutional/Education
WEST:	Commercial, AR-1-2	Institutional
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Mira Mesa Community Planning Group voted to recommend approval of this project 17-0-1 at the 11/19/2012 meeting.	

**HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 1115107
T-MOBILE – PAC BELL MIRA MESA, PROJECT NO. 290914**

WHEREAS, PACIFIC BELL TELEPHONE COMPANY, Owner, and T-MOBILE WEST LLC, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1115107);

WHEREAS, the project site is located at 9059 Mira Mesa Boulevard in the AR-1-2 zone of the Mira Mesa Community Plan Area;

WHEREAS, the project site is legally described as a portion of Section 31, Township 14 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, according to United States Government Survey, Approved November 19, 1880;

WHEREAS, on May 15, 2013, the Hearing Officer of the City of San Diego considered CONDITIONAL USE PERMIT NO. 1115107, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 7, 2013, 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 Guidelines Sections 15301 (Existing Facilities); 15302 (Replacement/Reconstruction); and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated May 15, 2013.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

While the Mira Mesa Community Plan does not specifically address WCF's, the City's General Plan, in Policy UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. This project proposes to façade mount panel antennas on an existing building. The antennas will receive screening treatments, painted and textured to help them blend in with the building. Equipment cabinets associated with the antennas are located at a rear of the building, in an enclosure, not visible from the public right-of-way. Based on the design of this WCF, the project will not adversely affect the applicable land use plan.

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

The Telecommunications Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To ensure that the FCC standards are being met, a condition has been added to the permit that requires that the applicant submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks and will not be detrimental to the public health, safety, and welfare within matters of the City’s jurisdiction.

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

The WCF Design Requirements state that the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the antennas are façade mounted to an existing building, with screening painted and textured to match adjacent building surfaces. Equipment associated with the antennas is located at the rear of the building, in an enclosure, not visible from the public right-of-way. WCFs are permitted in agricultural zones with a non-residential use, where the antennas are less than 100’ from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit, Process 3. In this case, the project complies with the regulations of the Land Development Code, based on the design of the WCF, and no deviations are requested.

4. The proposed use is appropriate at the proposed location.

WCF are permitted in agricultural zones, with a non-residential use, where the antennas are located less than 100’ from the property line of a residential use, day care, elementary school, or middle school, with a Process 3 Conditional Use Permit. Council Policy 600-43 and the WCF regulations, LDC 141.0420, allow WCF in commercial and industrial zones with a lower process level than a residential zone with a residential use. Locating a WCF in a commercial or industrial zone is more preferable than locating a WCF in a residential zone with a residential use. In this case, the WCF is proposed in an agricultural zone, with a non-residential use. If the antennas were located more than 100’ from the property line of a residential use, the WCF would be permitted with a Process 2 Neighborhood Use Permit. Since the antennas are located less than 100’ from the property line of a residential use, day care, elementary school, or middle school, a Process 3 Conditional Use Permit is required. The antennas are façade mounted to the existing building with screening painted and textured to match adjacent building surfaces and equipment associated with the antennas is located in an enclosure at the rear of the building. The existing building is an institutional/utility-type use, functioning as a telephone switch building. The proposed use is appropriate at the proposed location based on the design and existing building use.

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CONDITIONAL USE PERMIT NO. 1115107 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1115107, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: May 15, 2013

Internal Order No. 24003100

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003100

CONDITIONAL USE PERMIT NO. 1115107
T-MOBILE – PAC BELL MIRA MESA, PROJECT NO. 290914
HEARING OFFICER

This CONDITIONAL USE PERMIT (CUP) No. 1115107 is granted by the HEARING OFFICER of the City of San Diego to PACIFIC BELL TELEPHONE COMPANY, Owner, and T-MOBILE WEST, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0301. The site is located at 9059 Mira Mesa Boulevard in the AR-1-2 zone of the Mira Mesa community plan area. The project site is legally described as: a Portion of Section 31, Township 14 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, according to United States Government Survey, Approved November 19, 1880.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 15, 2013, on file in the Development Services Department.

The project shall include:

- a. Six (6) panel antennas (three sectors of two antennas each, with the following dimensions: 56.0" by 7.9" by 12.0"), façade mounted to an existing building, with a 210-square foot equipment enclosure located on the side of the building;
- b. This Structure is for the primary purpose of providing landline telecommunication services, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 30, 2016.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on May 30, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize T-Mobile (or subsequent Permittee) to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
15. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
16. The WCF shall conform to the Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
17. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
18. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
19. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of

the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 15, 2013 and HO-XXXX.

DRAFT

Permit Type/PTS Approval No.: CUP No. 1115107
Date of Approval: 5/15/13

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

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

PACIFIC BELL TELEPHONE CO.
Owner

By _____
Neil Boyer
Director of Network

T-MOBILE WEST, LLC
Permittee

By _____
Kirt Babcock
Network Manager

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



THE CITY OF SAN DIEGO

Date of Notice: March 7, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24003100

PROJECT NAME/NUMBER: T-Mobile Pac Bell MM/Project No. 290914

COMMUNITY PLAN AREA: Mira Mesa

COUNCIL DISTRICT: 6

LOCATION: 9059 Mira Mesa Boulevard, San Diego, CA 92126

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT (CUP) for a Wireless Communication Facility (WCF) to replace six (6) panel antennas with six (6) new antennas. As with the existing antennas, the new antennas would be façade-mounted to an existing building, with new skirting proposed to provide additional screening of the antennas. Existing equipment would continue to be located within an existing equipment enclosure located adjacent to the building. The project is located in the AR-1-2 zone of Council District 6.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer (Process 3).

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities); 15302 (Replacement/Reconstruction); and 15303 (New Construction).

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

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Sections 15301, 15302, and 15303. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. Section 15302 allows for the replacement of existing facilities where the new facility will be located on the same site as the structure replaced and will have substantially the same capacity as the facility replaced. Section 15303 allows for the construction and location of limited numbers of new, small facilities. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

CITY CONTACT: Alex Hempton, Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5349

On March 7, 2013, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City of San Diego Planning Commission. If you have any questions about this determination, contact the Project Manager above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business days from the date of the posting of this Notice. Applications to appeal CEQA determinations made by the Planning Commission from a Process Two or Three Appeal under SDMC section 112.0506 must be filed in the Office of the City Clerk within 10 business days from the date of the Planning Commission's decision. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

Mira Mesa Community Planning Group

Meeting Minutes

Vulcan Materials Conference Room, 7220 Trade Street, San Diego CA 92121

20 November 2012

Attendance: Bari Vaz; Pat O'Donohoe; Jori Tulkki; Joe Frichtel; Bob Mixon; John Horst; Mike Linton; Jeff Stevens; Craig Radke; Matt Woods; Joe Punsalan; Bruce Brown; Tom Derr; Ted Brengel; James Ludwick; Eileen Magno; Phil Lisotta; Marvin Miles.

1. Adopt Draft Agenda: John Horst requested 5 (a) be taken up as the first item of business to accommodate John Stokes' (SDUSD) schedule. Motion to approve agenda with this modification was made/seconded by Joe Frichtel/Bruce Brown. Motion carried 17/0/0.
2. Approval of Minutes – October Meeting. Minutes were circulated ahead of the meeting to all members via email. The Chair made available an opportunity to request correction. No corrections were requested. The Chair declared the minutes approved by unanimous consent.
3. New Business
 - a. December Meeting and Calendar: One issue will need to be heard in December. Cell towers at Wangenheim will be a major issue of concern for the community. Instead of going dark, we will meet December 17th.
 - b. Fire Station 44 Hydrogen Peroxide Storage and Feed System. Allan Navarro, Project Manager for Public Utilities Department. A feed tank for hydrogen peroxide injection into the sewer line is needed to address sewer odors in the immediate neighborhood of Fire Station 44 and “downstream” sewer lines to the south along Miramar Rd. Motion to recommend approval made/seconded by Jeff Stevens/Ted Brengel. Further discussion noted seven other similar pumps throughout the city operate without issue. Motion carried 18/0/0. (Marvin Miles joined at this point.)
 - c. T-Mobile Pac Bell Antenna Façade: 9059 Mira Mesa Blvd. Anne Regan presenting for T-Mobile. The CUP for these antennae is coming up for expiration. As part of the renewal, T-Mobile wants to upgrade the old antennae to newer, larger antennae. The new antennae will be located at the same place and installed under the same circumstances. Motion to recommend approval made/seconded by Ted Brengel/Tom Derr. Motion carried 17/0/1.
4. Staff Reports
 - a. MCAS Miramar: Emergency landing occurred November 6th. NASNI was fogged in and thus unavailable. No other information to report. Took

questions on the F35 and Miramar basing. Community may see some F35s flying in and out of Miramar as they are based in Tuscon.

- b. I-15 Corridor Public Affairs: No information.
- c. Council District 5: No information.
- d. Council District 6: Kenny Nakama - no major issues to report. City departments are in flux. Kenny will officially be taking the position in December. As a result redistricting, Mira Mesa is now in Council District 6, and will be represented by Lori Zapf for at least the next 2 years.
- e. Office of Nathan Fletcher: No information.
- f. Office of Duncan Hunter: No information.
- g. Office of Brian Bilbray: No information.
- h. Office of Christine Kehoe: No information.
- i. Office of Pam Slater Price: No information.
- j. Office of Ron Roberts: No information.

5. Old Business

- a. Salk Update. (This matter was taken up as the first order of business.) SDUSD received the Incidental Take Permit on 10/22/2012. The district is now waiting on a couple things from Army Corp of Engineers, but does not believe this will be a problem. SDUSD reports that they will be essentially done with environmental review process by the end of the year. The district is also working with City on an MOU regarding mitigation land and it looks like it will wrap this up by Jan/Feb 2013, subsequently putting the project up to bid. They are also working with the Salk family on design of a plaque to work into construction drawings, and all plans for the dedication ceremonies. The project is on schedule to start construction in July 2013.
- b. CPC/CIP - Pat O'Donohoe: No update to report. Because of our FBA, Mira Mesa does not normally have input into CIP budget process.
- c. COMPACT - Pat O'Donohoe: No information.
- d. FBA Committee - Bruce Brown: Meetings will likely start in February.
- e. Park & Recreation GDPs for Mira Mesa Parks: Information item was presented at Recreation Council. Minor opposition appears possible. There

appears to be general support for making Mesa Verde an active park.

- f. Mira Mesa Community Park FBA project Phase 1 – Bruce Brown: Project manager has been assigned. City will be re-hiring the original architect. Recreation Council had major project presentation. Little League is well engaged in the process. Construction may take 12-24 months. Balance in FBA is \$12.7M.
- g. Canyonlands Proposed Dedication: Kenny updated the group on City Staff review of the particular parcels being considered for dedication.

6. Public Comment and Announcement

a. Non-agenda public comment:

- i. Crystal Crawford from YGreen Energy Fund presented the formation of Energy efficiency financing districts. There will be a workshop on 12/7, 8-9am at the SDG&E Energy Innovation Center located at 4760 Clairmont Mesa Blvd. San Diego CA 92117.

b. Announcements:

- i. Jori Tulkki will be resigning from the Planning Group. The GenProbe seat will be coming available.
- ii. Phil Lisotta: Qualcomm met with City traffic on the intersection at the train tracks along Sorrento Valley Rd. The City will look at adjusting traffic signals to improve the evening commute access to I-5. Qualcomm will be putting in right turn lane in the area in late 2013 to improve traffic flow.

CalTrans/SANDAG held an event at UTC where the 805/Carrol Canyon Rd. work was discussed. The staging area at Governor Drive is up. HOV lanes are being built from 805/Carrol Canyon DAR to SR 52.
- iii. Tom Derr announced that request was received to put up "Welcome to Mira Mesa" signs at various intersections on the perimeter of the community. The City will fund the signs.

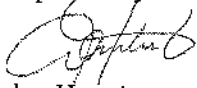
7. Reports

- a. Report of Chair: Speed limit change Top Gun at Flanders to Camino Sante Fe will be reduced from 35mph to 30mph within 30 days. The Chair received an email from a resident complaining about the mural at Casa Mira View.

- b. Transportation Subcommittee: Center still under construction. No information.
- c. Stone Creek Subcommittee: Meetings should resume first of the year per Mike Linton.
- d. AT&T Ice House Subcommittee: No information.
- e. CPC: October meeting was fairly quiet. Pat O'Donohoe made a presentation on the 45 year historical review threshold. Mira Mesa is coming up on this threshold. Land Development Code update will come onto the agenda at the Planning Commission. General Plan is up for amendment.
- f. Los Penasquitos Canyon Citizen's Advisory Committee: Pam Stevens reported on meeting Thursday 11/15. Election and organizational representations will be renewed. June 1, 2013.

Motion to adjourn made/seconded by Joe Frichtel/Ted Brengel. Motion carried unanimously.

Respectfully submitted,


John Horst
Secretary, Mira Mesa Community Planning Group



AT&T Towers
 Rooftop Program Office
 2600 Camino Ramon, #3E300C
 San Ramon, CA 94583

LETTER OF AUTHORIZATION

To: The City of San Diego

APPLICATION FOR ZONING/USE/BUILDING PERMIT

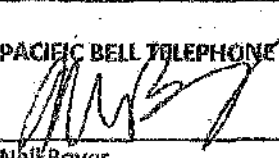
Pacific Bell Telephone Company ("Pacific"), as property representative of the below-described property, does hereby appoint T-Mobile West Corporation ("T-Mobile"), as agent for the purpose of consummating any application necessary to ensure T-Mobile's ability to use and/or construct improvements to the property licensed to them for the purpose of constructing a communications site. Pacific and T-Mobile both understand that the application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

T-Mobile understands and acknowledges that any construction of improvements is subject to the full execution of a license agreement with Pacific, and that any action on the part of T-Mobile to proceed with any applications with governmental agencies is at T-Mobile's sole risk and liability. T-Mobile shall protect, defend, indemnify and hold Pacific and its parent, affiliates and its and their directors, officers, employees, successors and assigns free and harmless from and against any and all injury, damage, loss, liability, lien, penalty, claim or expense ("Liabilities") including without limitation, attorneys' fees, expert witness fees and legal costs suffered by reason of any claim, cause of action, suit or judgment, Liabilities as a result of injury to or death of any person, of damage to or loss or destruction of any property, violation of any laws affecting or concerning any properties owned by Pacific, claims for personal injury, emotional distress, infringement of any patent, trademark, copyright, trade secret or other legally protected proprietary right, which arises out of, is occasioned by or in any way attributable to the acts or omissions of T-Mobile, its agents or contractors in connection with this Letter of Authorization, except to the extent caused by the active negligence or willful misconduct of Pacific, its agents or contractors.

Property Location: 9059 Mira Mesa Blvd
San Diego CA 92126

Assessor's Parcel Number: 318-09-42-00

Signature of Property Owner: PACIFIC BELL TELEPHONE COMPANY

By: 
 Neil Boyer

Title: Director - Network

Date: 7/12/12

T-Mobile Senior Leadership Team

John Legere
President and CEO

Jim Alling
Chief Operations Officer

David R. Carey
Executive Vice President, Corporate Services

Peter Ewens
Chief Strategy Officer

Alexander Andrew "Draw" Kelton
Executive Vice President, Business to Business (B2B)

Dave Miller
Chief Legal Officer and General Counsel

Michael Morgan
Chief Financial Officer

Larry Myers
Chief People Officer

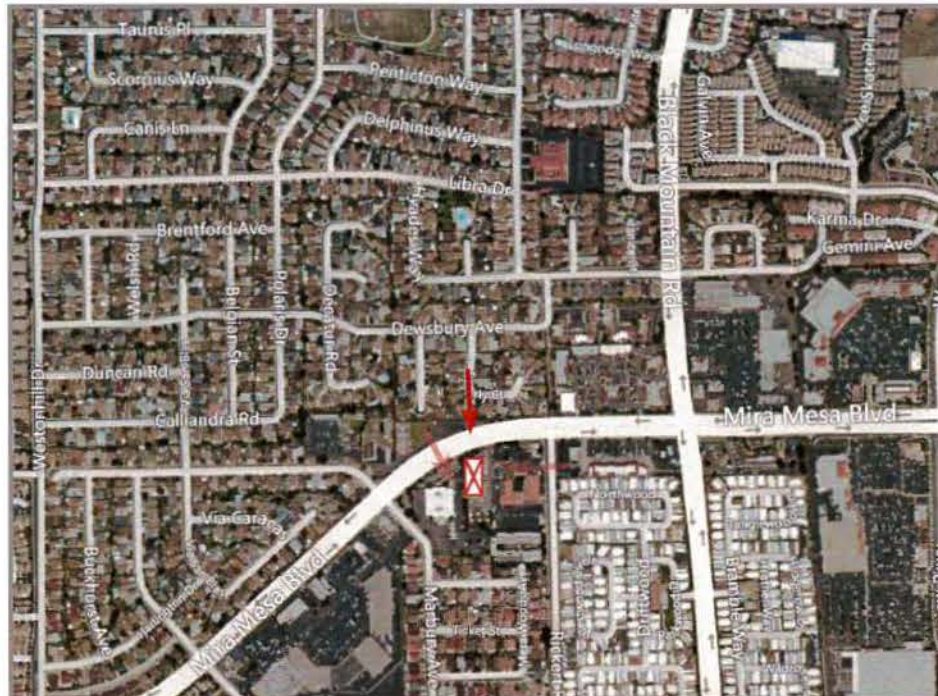
Neville Ray
Chief Technology Officer

Andrew Sherrard
Acting Chief Marketing Officer

SD0621A

PAC BELL BUILDING

9059 MIRA MESA BOULEVARD SAN DIEGO CA 92126



LOCATION

©2012 Google Maps



EXISTING



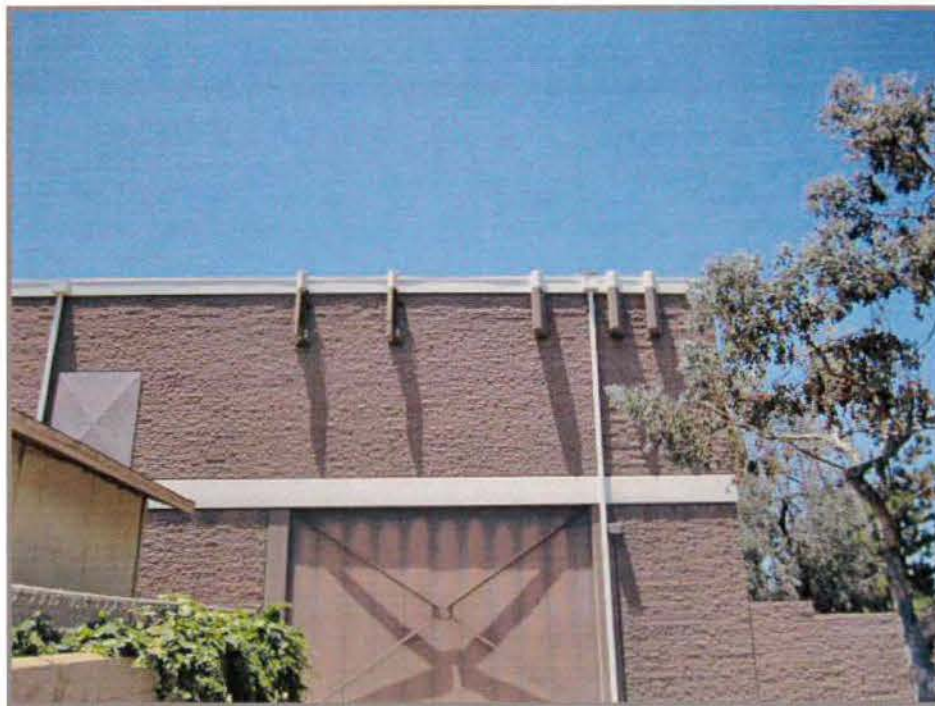
PROPOSED

LOOKING SOUTH

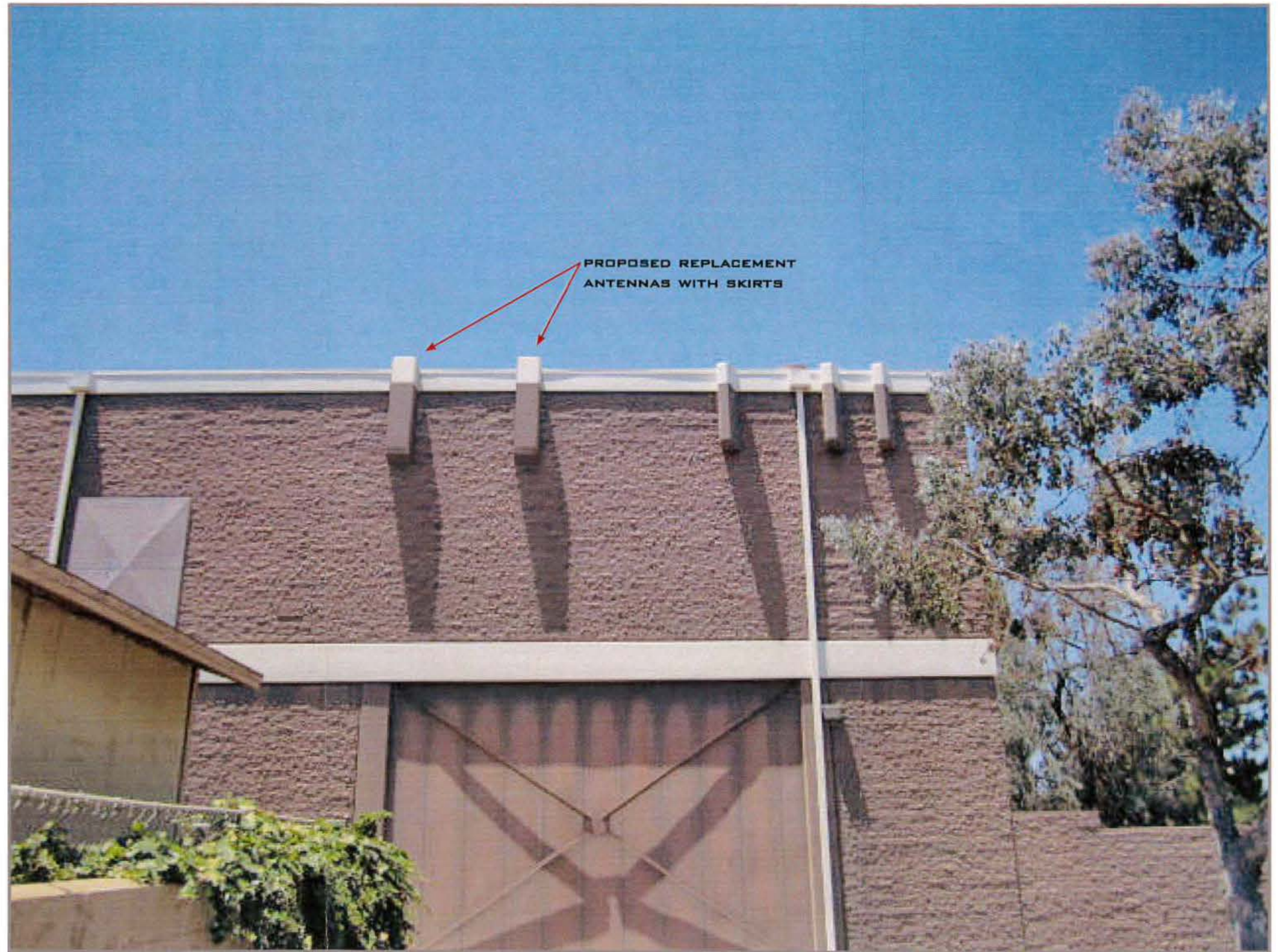


LOCATION

©2012 Google Maps



EXISTING



PROPOSED

LOOKING WEST

SD06211 Pac Bell Bldg
Photo Survey

Photo Survey
Key Map



SD06211 Photo Survey



1. View looking south at North Elevation .
2. View looking west at East Elevation .



SD06211 Photo Survey



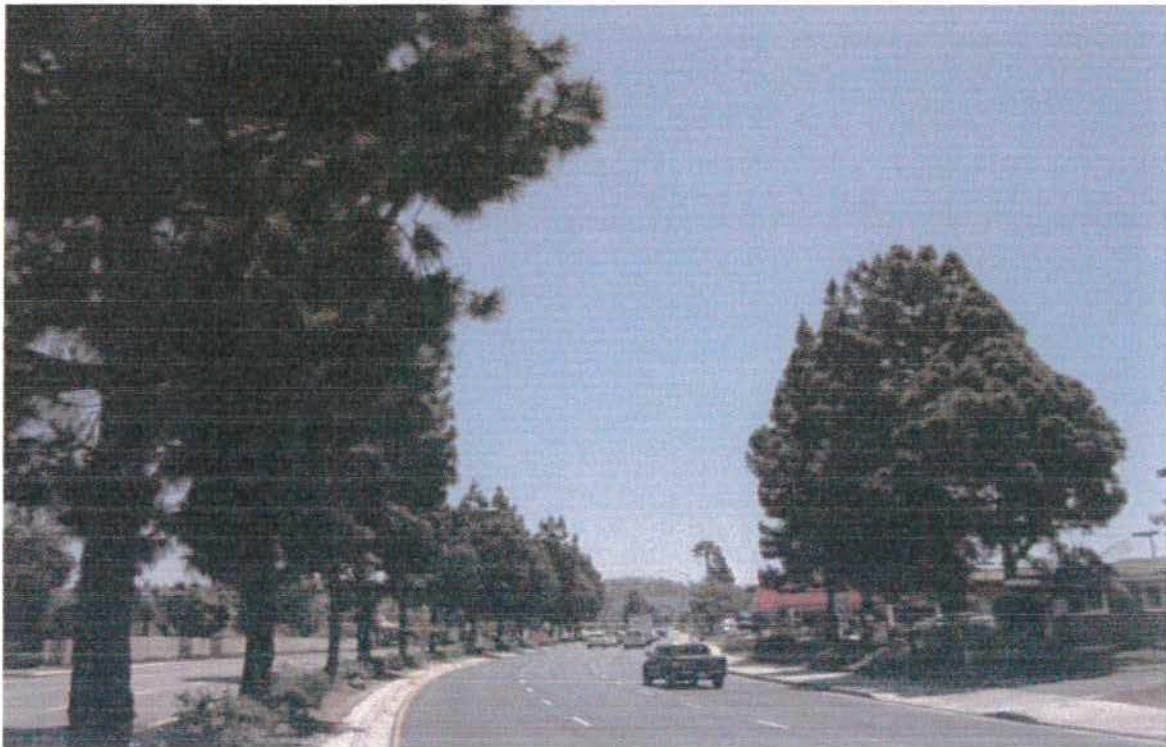
3. View looking north at South Elevation .
4. View looking east at West Elevation.



SD06211 Photo Survey



- 5. View looking north from site.
- 6. View looking east from site.



SD06211 Photo Survey



- 7. View looking south from site.
- 8. View looking west from site.



**SD06211 – Pacific Bell Building
9059 Mira Mesa Boulevard
TELECOM SITE JUSTIFICATION REPORT**

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

LOCATION AND TYPE

T-Mobile will continue the operation of an existing communications facility at 9059 Mira Mesa Blvd. The project consists of six panel antennas (3 arrays of 2 antennas each) façade mounted to an existing building. The existing antennas will have side skirts added for screening. All of the equipment is located behind a CMU wall enclosure on the east side of the building. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T-Mobile system is 1900 Megahertz and 1700/2100 Megahertz. The receiving frequency is 1900 Megahertz and 1700/2100 Megahertz.

COVERAGE AND CAPACITY

The objective of the existing site is to continue T-Mobile coverage within the residential and commercial area to the north, east and west of Mira Mesa Boulevard and the surrounding community.

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

----- Please see refer to the attached coverage maps. -----

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

The objective of the existing site is to continue T-Mobile coverage within the residential and commercial area to the north, east and west of Mira Mesa Boulevard and the surrounding community.

SD06211 Pacific Bell Building
Telecom Site Justification

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

This is an existing T-Mobile site being submitted for a permit renewal. No additions are proposed for this site only swapping out the antennas.

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

This is an existing T-Mobile site being submitted for a permit renewal. No additions are proposed for this site only swapping out the antennas. In addition, the majority of structures to the north and south are residential, this is a collocation site with Sprint and T-Mobile as tenants and all other commercial structures surrounding the existing site did not meet T-Mobiles coverage objective.

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

The existing equipment is located in an equipment room on the west side of the building. Therefore, no noise disturbance will be generated for residential neighbors.



SD06211 Coverage Map

Page 1 of 5

RF Team San Diego Market
Sep 12, 2012

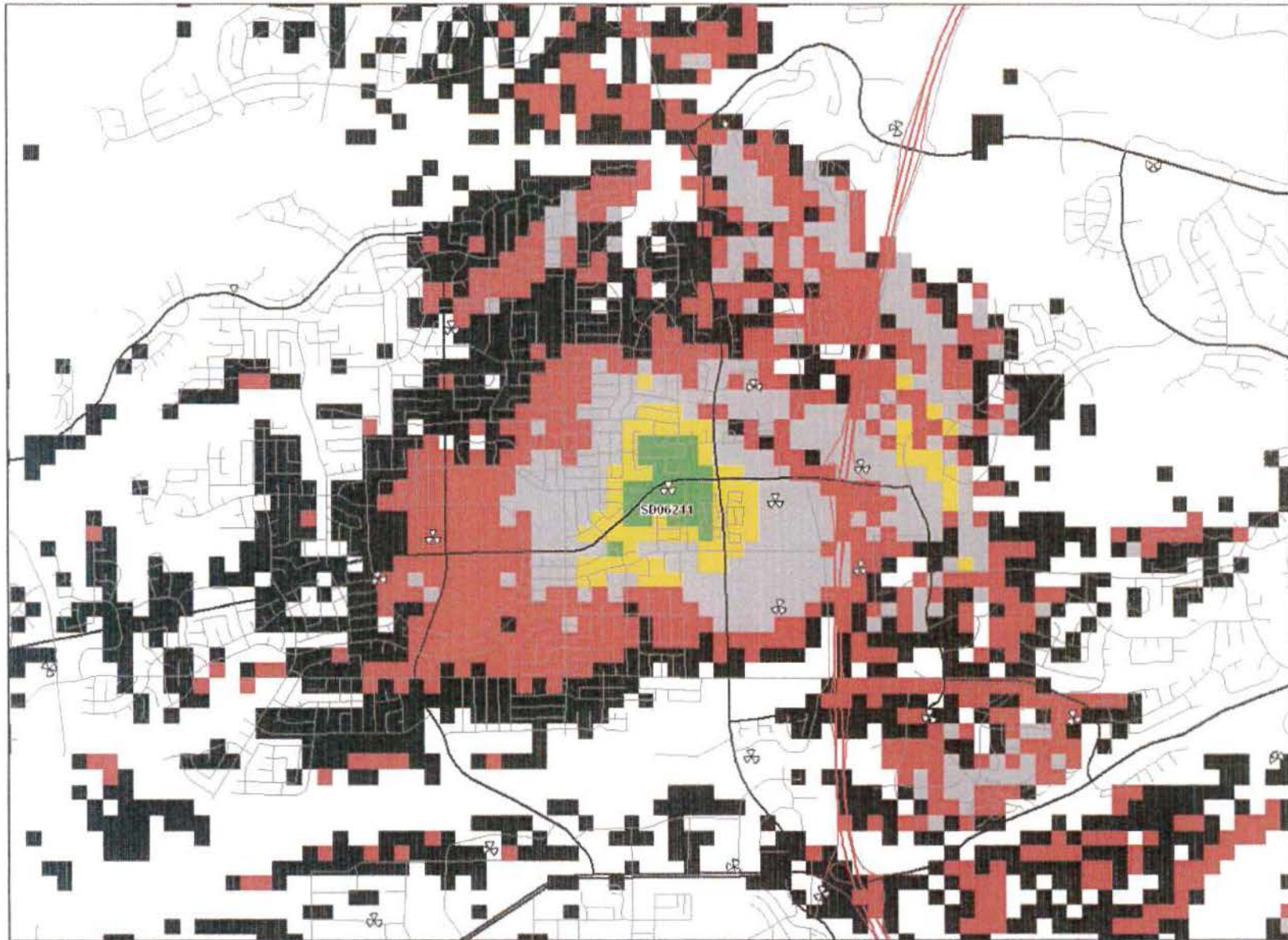


Contents:

Plots:

- SD06211 coverage
- SD06211 On-Air neighbor sites coverage
- SD06211 with On-Air neighbor sites coverage

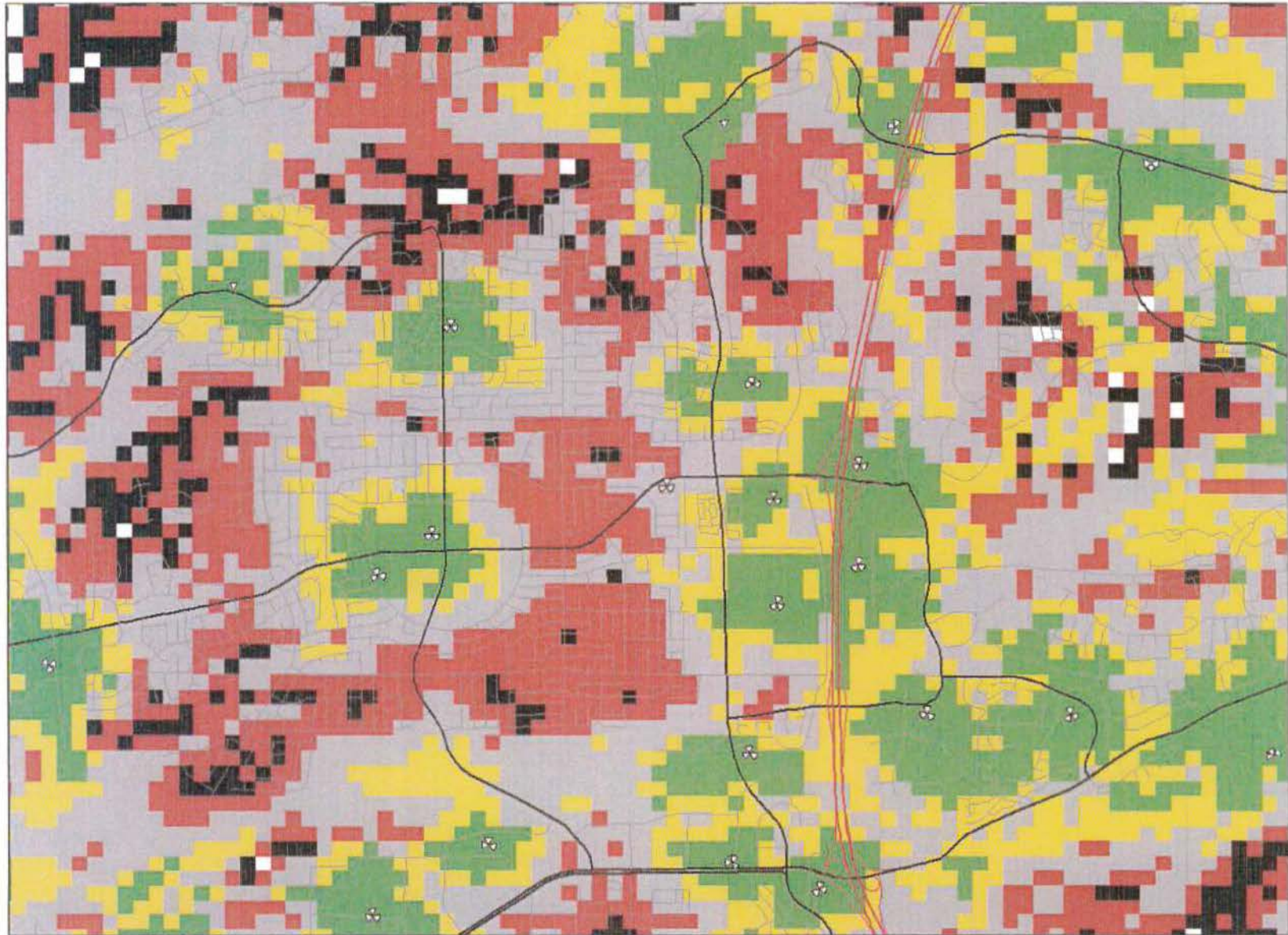




Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |

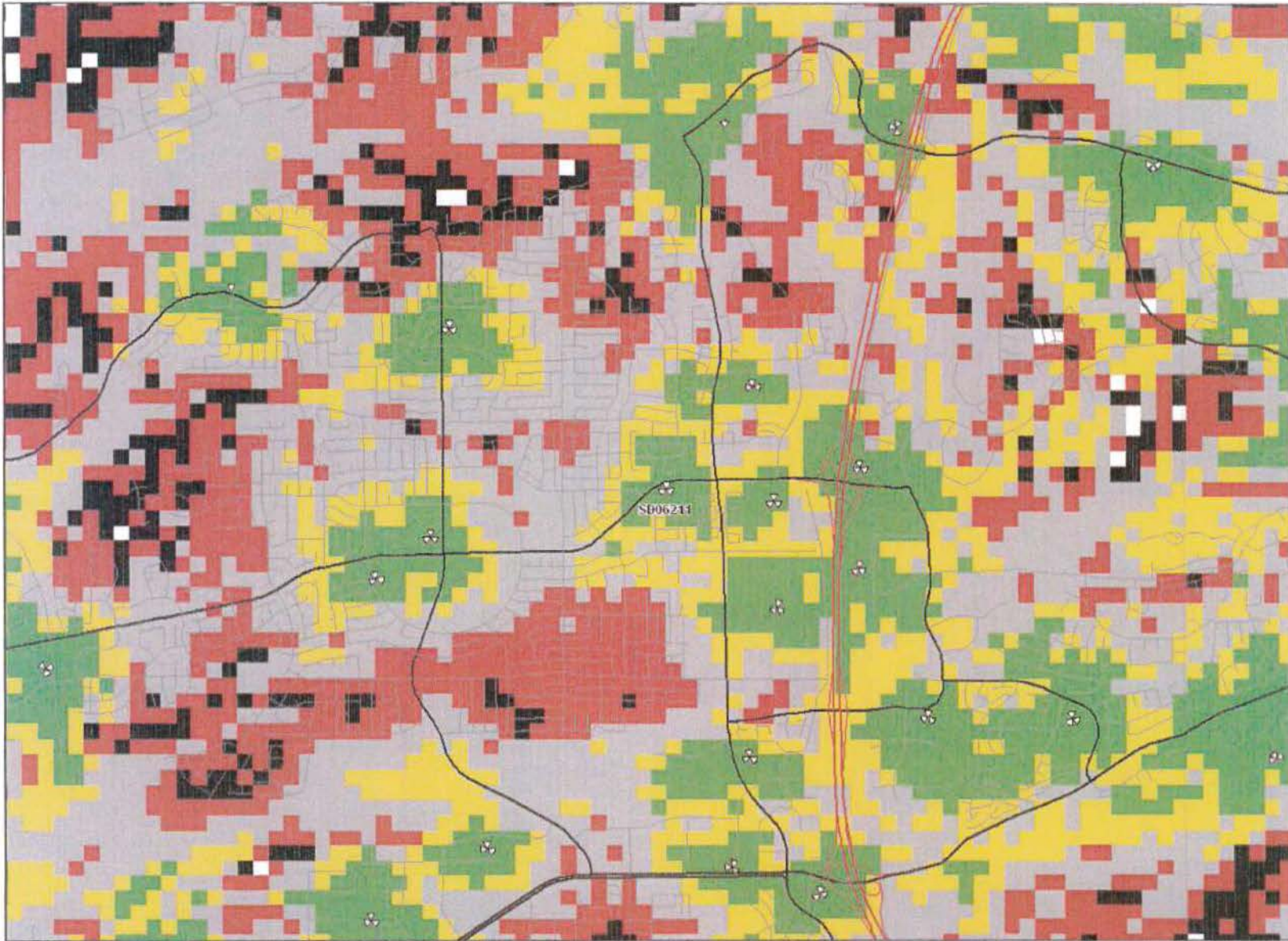




Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |





Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |





THE CITY OF SAN DIEGO

DATE OF NOTICE: May 1, 2013

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	May 15, 2013
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT, PROCESS 3
PROJECT NO:	<u>290914</u>
PROJECT NAME:	<u>T-MOBILE – PAC BELL MIRA MESA</u>
APPLICANT:	ANNE REGAN, DEPRATTI, INC., AGENTS REPRESENTING T-MOBILE WEST, LLC
COMMUNITY PLAN AREA:	Mira Mesa
COUNCIL DISTRICT:	District 6
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of six (6) panel antennas façade mounted to the side of an existing building, with equipment located in an enclosure on a side of the building. The project is located at 9059 Mira Mesa Boulevard.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on 3/7/2013 and the opportunity to appeal that determination ended 3/21/2013.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003100

Revised 04/08/10 IIRD



PROJECT INFORMATION:
PACIFIC BELL BUILDING
 SD06211A
 9059 MIRA MESA BLVD.
 SAN DIEGO, CA. 92126

CURRENT ISSUE DATE:
01-14-13

ISSUED FOR:

REV.	DATE	DESCRIPTION	BY
△	01-14-13	COMMENTS	RU
△	10-17-12	COMMENTS	RU
△	10-05-12	COMMENTS	RU
△	09-14-12	COMMENTS	RU
△	09-06-12	COMMENTS	RU
△	08-28-12	100% CDs	RU
△	07-05-12	100% CDs	RU
△	07-03-12	90% CDs FOR REVIEW	RU

PLANS PREPARED BY:
MSA
 Architecture & Planning, Inc.
 3194-C Airport Loop Drive
 Costa Mesa, CA 92626
 949.251.1177 fax 949.251.0120
 Costa Mesa San Diego San Francisco
 www.msa-ap.com

CONSULTANT:

 Debra DePratt Gardner
 DePratt Incorporated
 (619) 726-8110

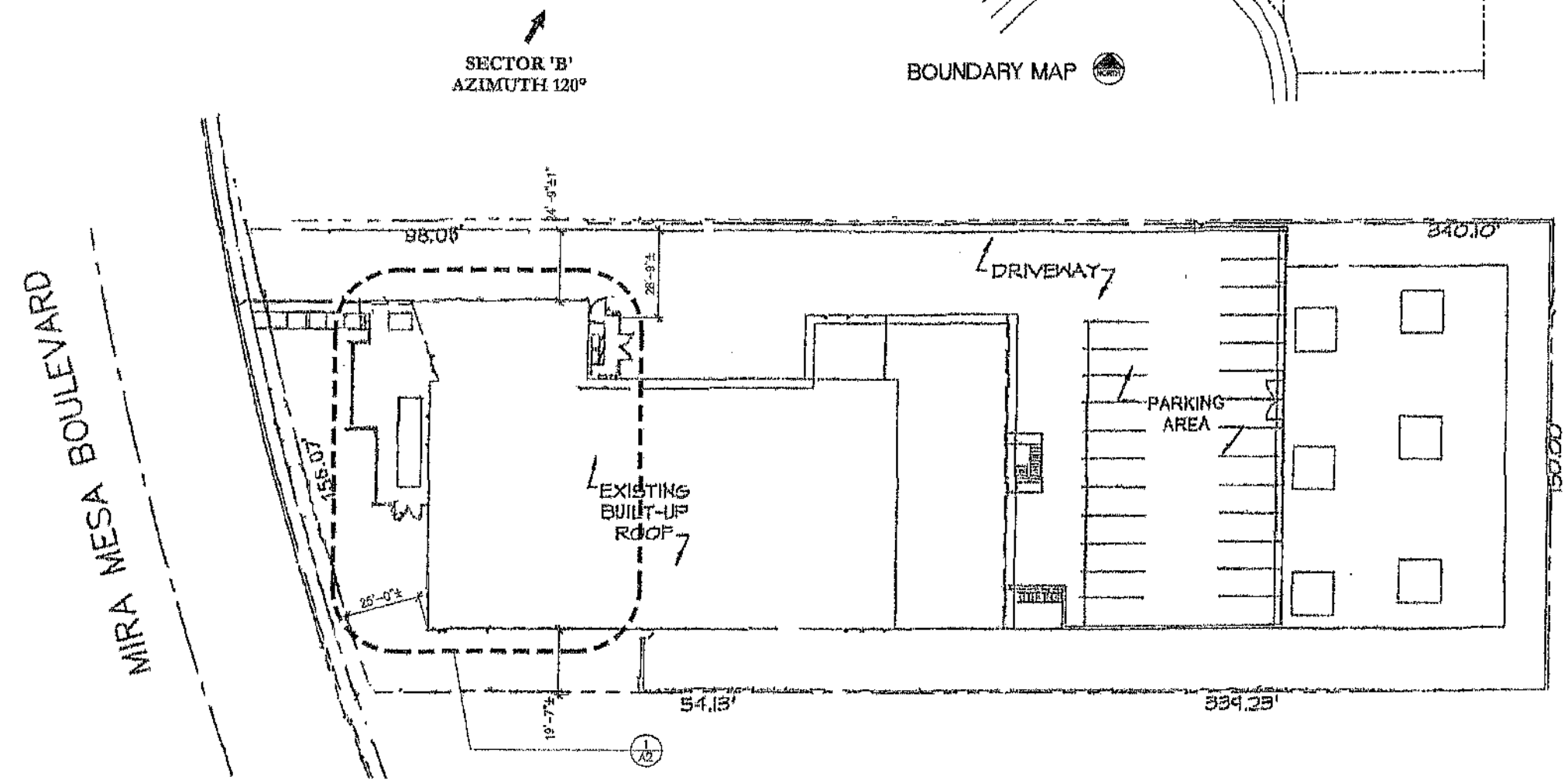
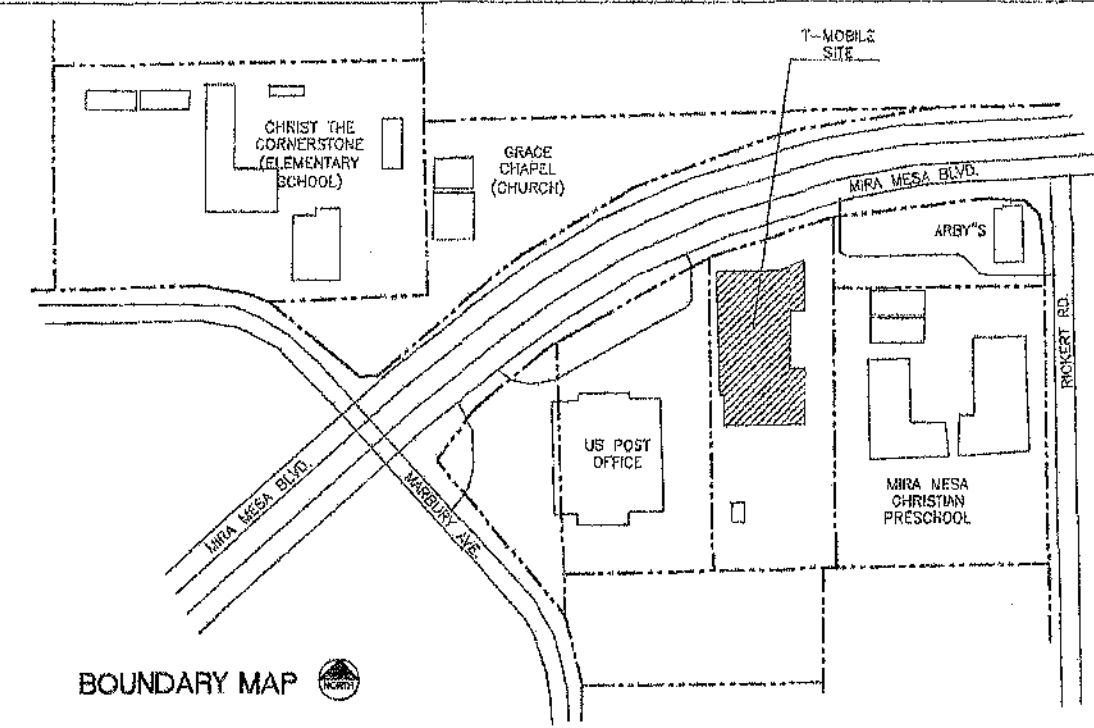
DRAWN BY: GSP
 CHK: MJS
 APV: MJS

LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **A1**
 REVISION: **8**
 SD06211A

- NOTES:
- 1) THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW & THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 - 2) NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - 3) THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY & NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 - 4) THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT OF WAY.



Jan 14, 2013 - 6:54am - culper P:\I-MOBILE\I-MOBILE ACTIVE\SAN DIEGO, I-MOBILE DE PRATTI, MODERNIZATION PROJECT\SD06211A - PD.dwg

SITE PLAN



T-Mobile
Stick TogetherSM

10500 VISTA SORRENTO PARK, SUITE 208
SAN DIEGO, CALIFORNIA 92121

PROJECT INFORMATION:
PACIFIC BELL BUILDING
SD06211A
9059 MIRA MESA BLVD.
SAN DIEGO, CA. 92126

CURRENT ISSUE DATE:
01-14-13

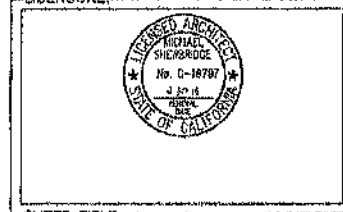
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6	10-05-12	COMMENTS	RU
5	09-14-12	COMMENTS	RU
4	09-08-12	COMMENTS	RU
3	08-28-12	100% CDs	RU
2	07-05-12	100% CDs	RU
1	07-03-12	90% CDs FOR REVIEW	RU

PLANS PREPARED BY:
MSA
Architecture & Planning, Inc.
3194-G1 Airport Loop Drive
Costa Mesa, CA 92626
949.251.1177 fax 949.251.1100
Costa Mesa San Diego San Francisco
www.msa-up.com

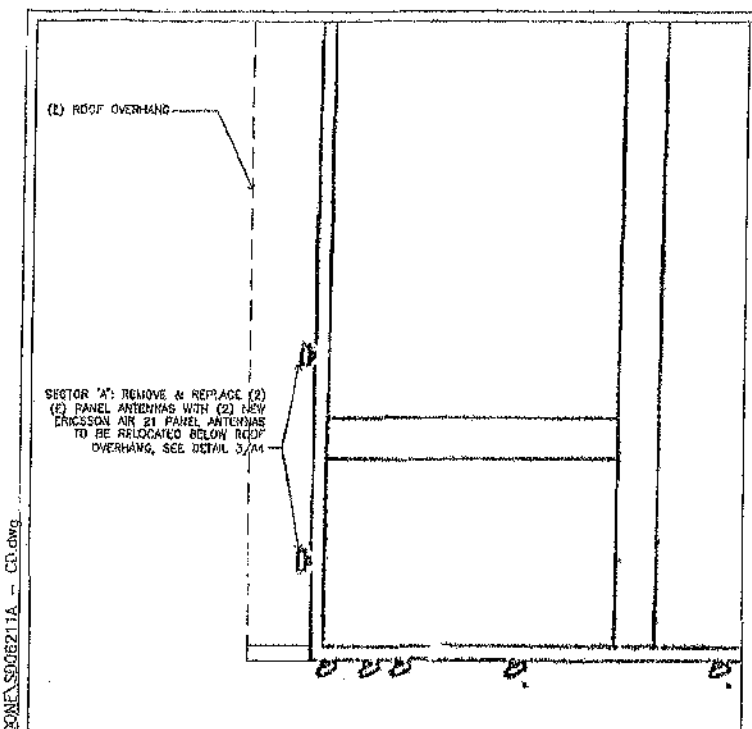
CONSULTANT:
DePratt
Debra DePratt Gardner
DePratt Incorporated
(619) 728-8110

DRAWN BY: CSP CHK: MJS APV: MJS

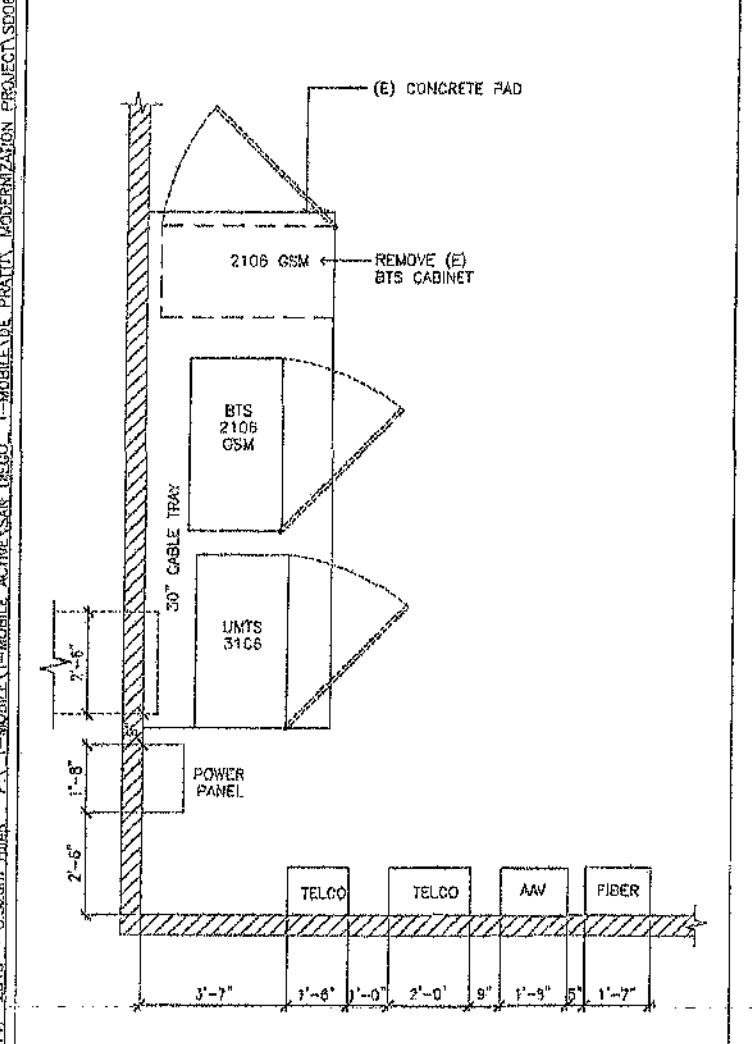


SHEET TITLE:
PARTIAL ROOF PLAN AND EQUIPMENT PLAN

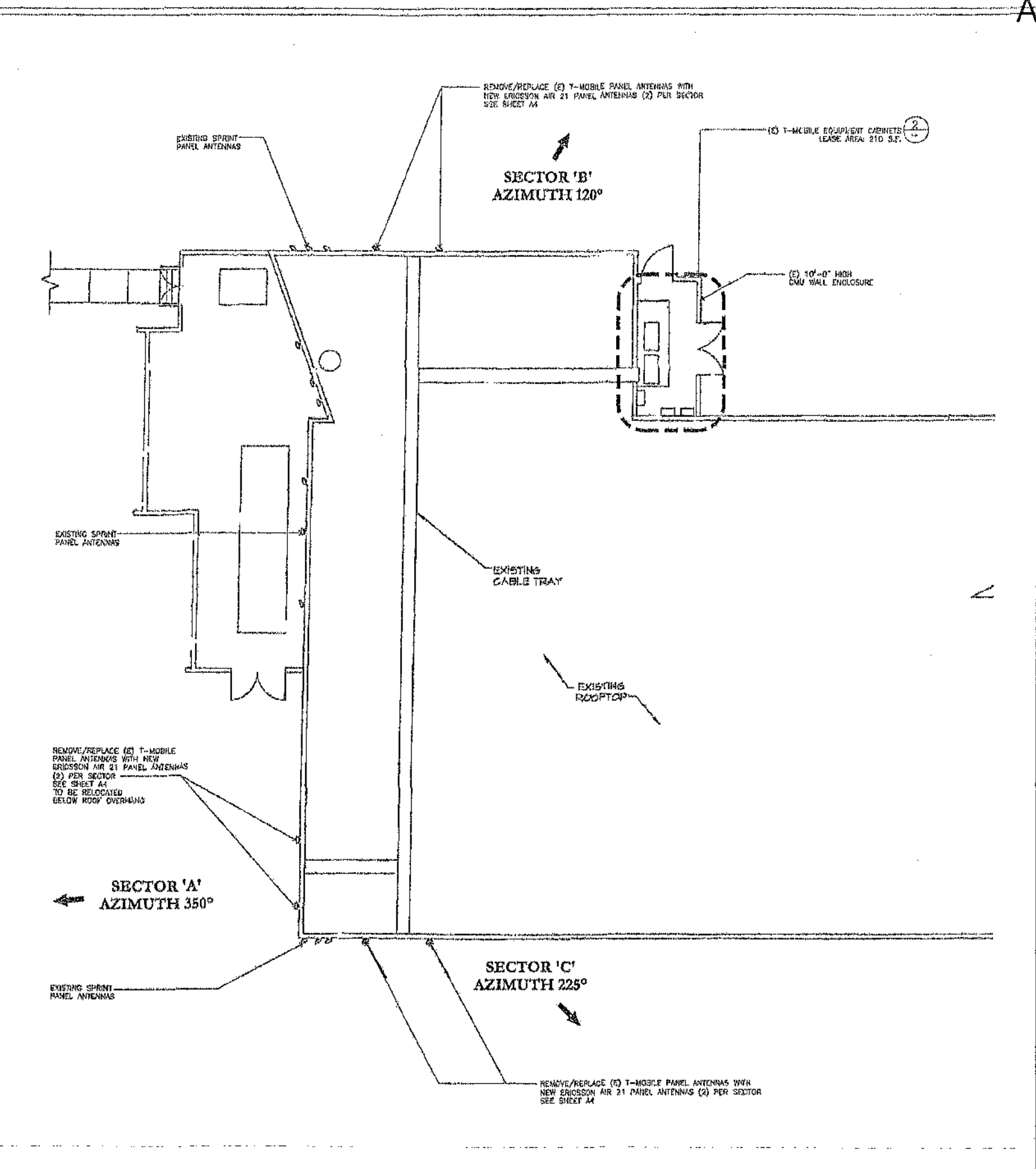
SHEET NUMBER: **A2** REVISION: **8**
SD06211A



ENLARGED ROOF PLAN SCALE 1/8"=1' 3



BTS EQUIPMENT PLAN SCALE 1/8"=1' 2



PARTIAL ROOF PLAN- EQUIPMENT AND ANTENNA PLANS SCALE 1/8"=1' 1

JOB 14 - 2013 - B-32000-0100 - P.A. T-MOBILE T-MOBILE ACTIVE SAN DIEGO, T-MOBILE DE PRATTI MODERNIZATION PROJECT SD06211A - CD.dwg

T-Mobile
Stick Together®

10509 VISTA SOBREPUNTO PRIVY, SUITE 205
SAN DIEGO, CALIFORNIA 92121

PROJECT INFORMATION:

**PACIFIC BELL
BUILDING
SD06211A**

9059 MIRA MESA BLVD,
SAN DIEGO, CA 92128

CURRENT ISSUE DATE:

01-14-13

ISSUED FOR:

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
8	01-14-13	COMMENTS	RU
7	10-17-12	COMMENTS	RU
6	10-05-12	COMMENTS	RU
5	08-14-12	COMMENTS	RU
4	08-06-12	COMMENTS	RU
3	08-28-12	100% CDs	RU
2	07-05-12	100% CDs	RU
1	07-03-12	90% CDs FOR REVIEW	RU

PLANS PREPARED BY:

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2124-G1 Airport Loop Drive
Costa Mesa, CA 92626
949.261.1177 fax 949.251.1120
Costa Mesa San Diego San Francisco
www.msa-arp.com

CONSULTANT:

Debra DePratt Gardner
DePratt Incorporated
(619) 728-8110

DRAWN BY: CHK: APV:

CSP MJS MJS

LICENSURE:



SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

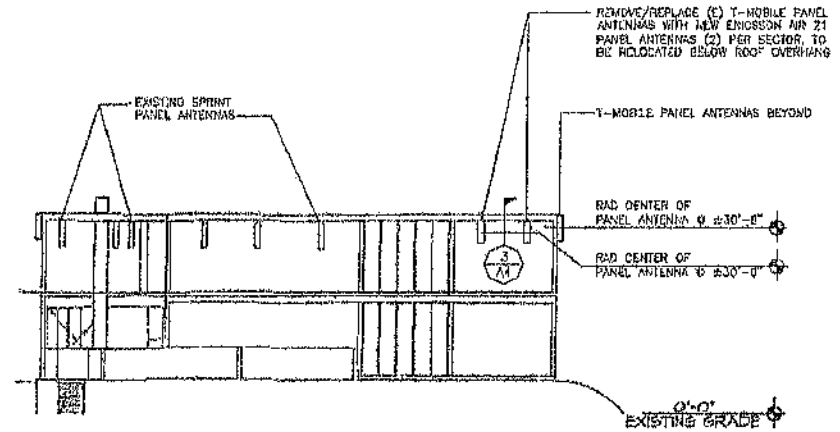
A3

REVISION:

8

SD06211A

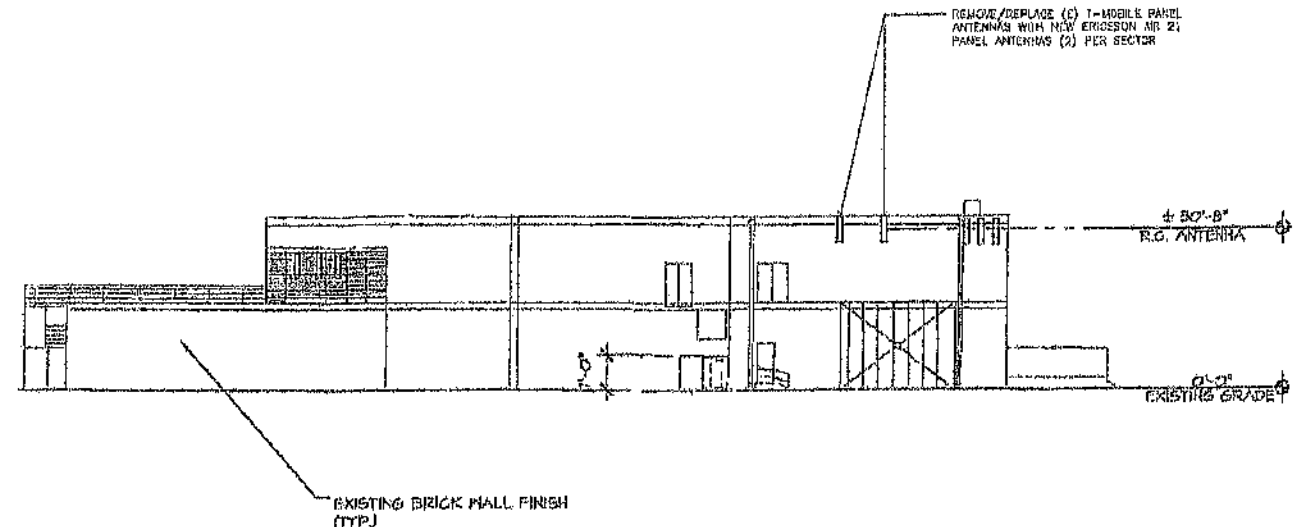
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NORTH ELEVATION

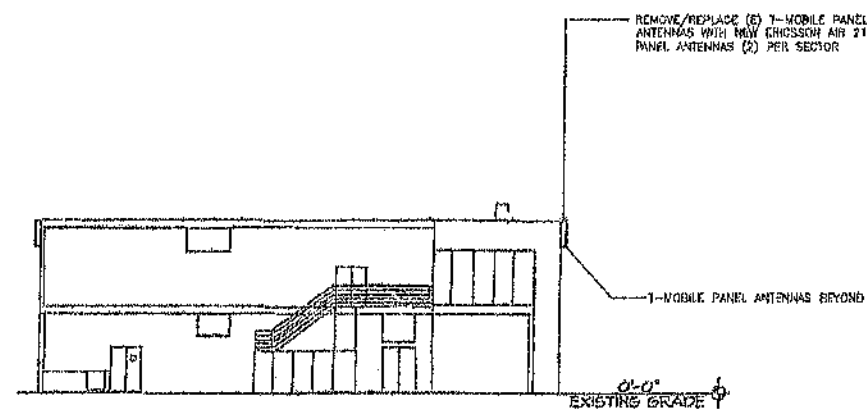
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4 EAST ELEVATION



SCALE 1/16"=1' 0" 2' 6" 14' 30'

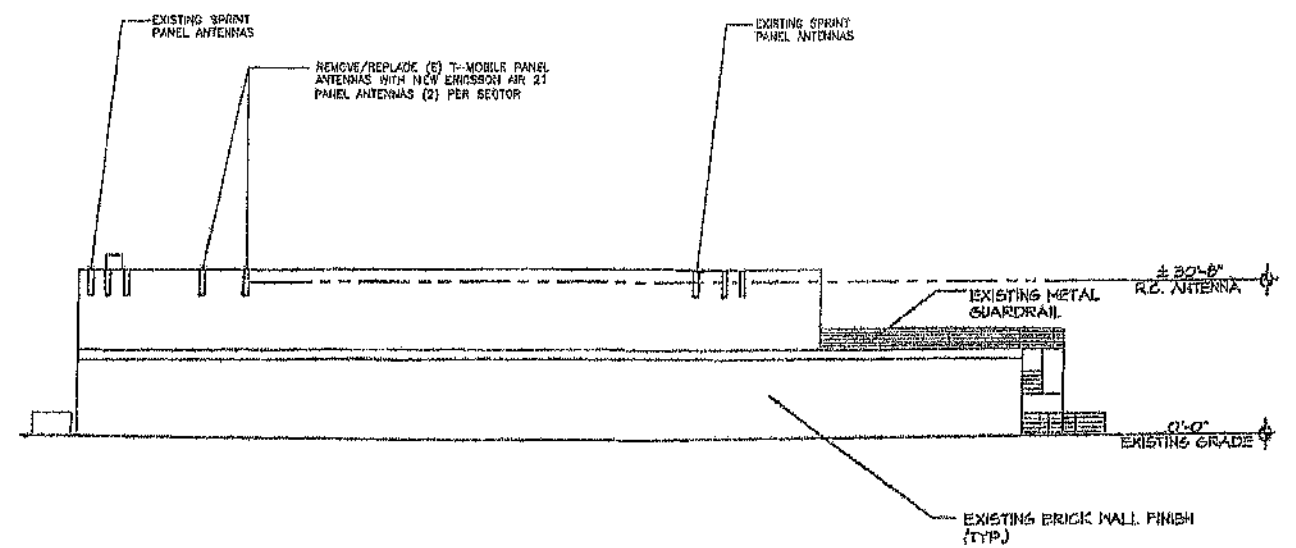
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SOUTH ELEVATION

SCALE 1/16"=1' 0" 2' 6" 14' 30'

3 WEST ELEVATION



SCALE 1/16"=1' 0" 2' 6" 14' 30'

1

T-Mobile
Stick Together®

10500 VISTA BONNETTO PKWY, SUITE 205
SAN DIEGO, CALIFORNIA 92121

PROJECT INFORMATION:
PACIFIC BELL
BUILDING
SD06211A
9059 MIRA MESA BLVD.
SAN DIEGO, CA 92126

CURRENT ISSUE DATE:
01-14-13


ISSUED FOR:

REV.	DATE	DESCRIPTION	BY
△	01-14-13	COMMENTS	RJ
△	10-17-12	COMMENTS	RJ
△	10-05-12	COMMENTS	RJ
△	08-14-12	COMMENTS	RJ
△	08-08-12	COMMENTS	RJ
△	08-28-12	100% CDs	RJ
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△	07-03-12	90% CDs FOR REVIEW	RJ

PLANS PREPARED BY:
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Architecture & Planning, Inc.
3194-G1 Alipod Loop Drive
Costa Mesa, CA 92626
949-251-1477 fax 949-281-1130
Costa Mesa San Diego San Francisco
www.msa-arp.com

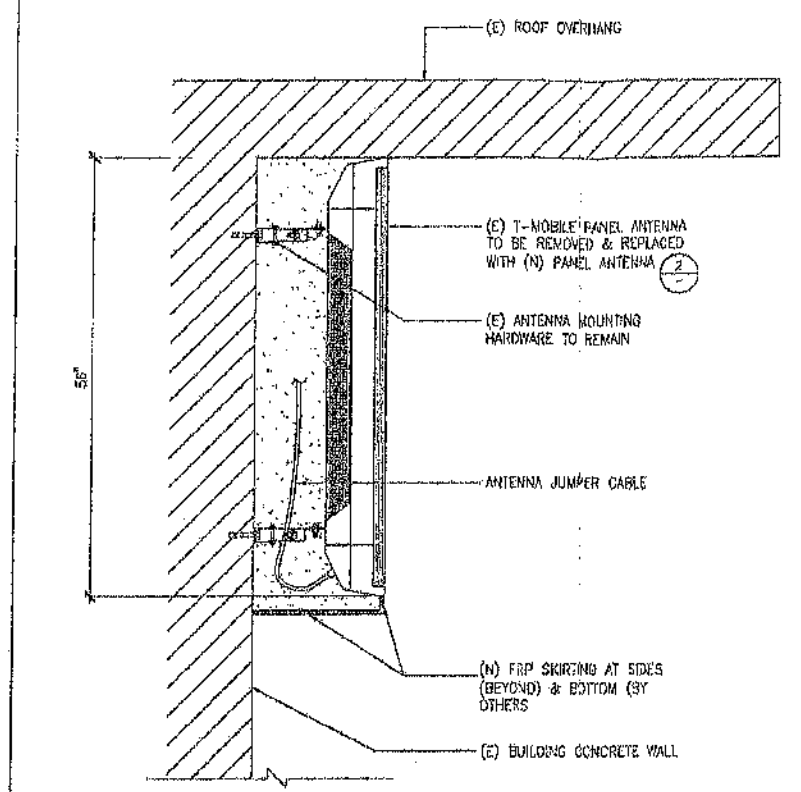
CONSULTANT:
Depratt
Debra DePratt Gardner
DePratt Incorporated
(619) 726-8110

DRAWN BY: GSP
CHK. BY: MJS
APP. BY: MJS

LICENSURE:


SHEET TITLE:
DETAILS

SHEET NUMBER: **A4**
REVISION: **8**
SD06211A



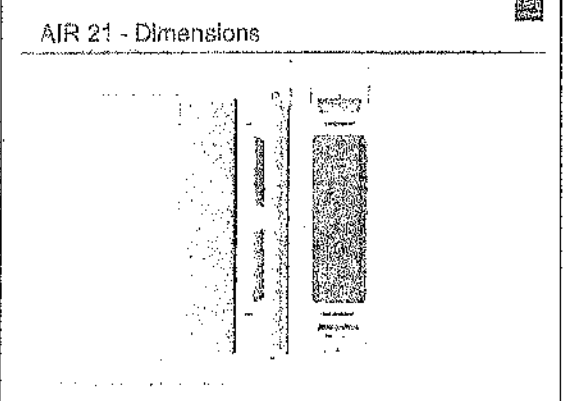
AIR 21 - Key Data

Radio
- Frequency: 800 MHz
- Power: 100mW

Antenna
- Dimensions: 10.2" x 11.2" x 0.7"
- Weight: 1.2 lbs
- Mounting: 1/4" x 1/4" x 1/4" screws

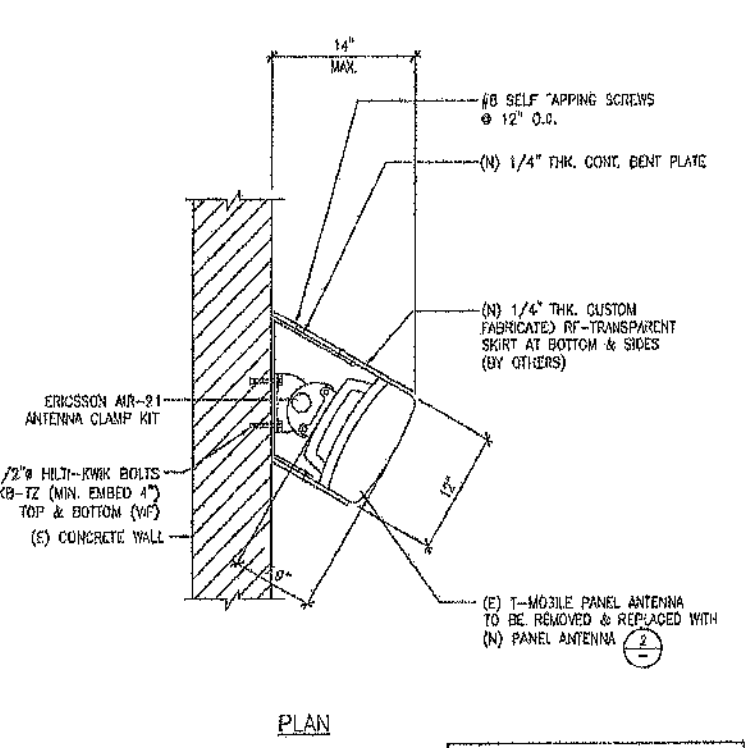
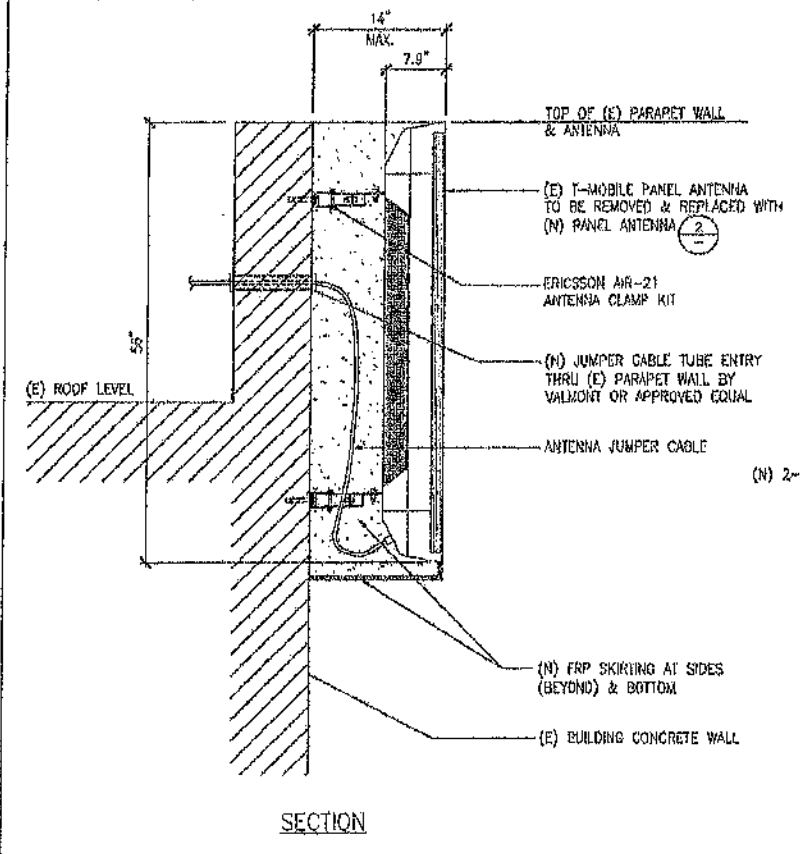
Mounting
- Material: Aluminum
- Dimensions: 10.2" x 11.2" x 0.7"
- Weight: 1.2 lbs
- Mounting: 1/4" x 1/4" x 1/4" screws

Physical Characteristics and Dimensions
- Dimensions: 10.2" x 11.2" x 0.7"
- Weight: 1.2 lbs
- Mounting: 1/4" x 1/4" x 1/4" screws



SECTOR 'A' ANTENNA BELOW ROOF OVERHANG

3 ERICSSON AIR21 PANEL ANTENNA SPECS



NOTE:
NEW ANTENNAS AND SKIRTINGS SHALL BE PAINTED & TEXTURED TO MATCH COLOR OF EXISTING BUILDING

NEW PANEL ANTENNA WITH SKIRTINGS DETAIL

1

Jan 14, 2013 - 9:20am - P:\T-Mobile\T-Mobile Active\San Diego - Modernization\PROJECT\SD06211_DONE\SD06211A - CE.dwg