



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: June 19, 2013 REPORT NO. HO-13-054

ATTENTION: Hearing Officer

SUBJECT: T-MOBILE HOUSE OF ICE
PTS PROJECT NO. 297769

LOCATION: 11048 Ice Skate Place, San Diego, CA 92126

APPLICANT: T-Mobile West LLC.

SUMMARY

Issue(s): Should the Hearing Officer approve a Conditional Use Permit (CUP) for a modification to an existing Wireless Communication Facility (WCF) at 11048 Ice Skate Place in the Mira Mesa Community Planning area?

Staff Recommendation(s) – APPROVE Conditional Use Permit No. 1083555.

Community Planning Group Recommendation - On April 15, 2013, the Mira Mesa Planning Board voted 12-0-1 to recommend approval of the T-Mobile San Diego House of Ice project (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement/Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 22, 2013, and the opportunity to appeal that determination ended March 11, 2013 (Attachment 7).

BACKGROUND

Project Description - The project site is currently occupied with an existing commercial use at 11048 Ice Skate Place (Attachment 2) in the Mira Mesa Community Planning area within the AR-1-1 zone. The site is being used as an ice skating rink and is surrounded by single family residences (Attachment 10). The Mira Mesa Community Plan Land Use Map currently identifies the parcel as private recreation.

There are three other wireless communication providers at this location (AT&T Mobility, Sprint Nextel, and Clearwire). Under the current application, T-Mobile is proposing to modify their existing WCF by concealing their replacement antennas behind Fiberglass Reinforced Panel (FRP) screening boxes, on the top of the 26-foot tall building, painted and textured to match. A total of three (3) FRP boxes will be installed and able to conceal up to twelve (12) antennas; However, as part of this project, only seven (7) of the twelve (12) antennas will be installed (Attachment 9). Additionally, T-Mobile will be replacing one equipment cabinet within the existing equipment enclosure at this time. The project requires an amendment to the previous approval resulting in a new permit application. The CUP application must comply with the current regulations in place. Under the current Municipal Code Regulation Section 141.0420(e)(2), a Conditional Use Permit is required for all Wireless Communication Facilities (WCF) within an Agricultural zone.

DISCUSSION

Wireless Communication Facility Regulation - The site is located within the AR-1-1 zone. The project as designed, complies with LDC Section 141.0420. The antennas are concealed behind FRP boxes, painted and textured to match the existing building. This design was recommended by the Mira Mesa Community Planning Group after multiple discussions with the applicant. In an effort to move forward with a universal design on this building, the Mira Mesa CPG requested the applicant to completely conceal each sector of antennas associated with this modification. It is anticipated that the other WCF providers on this building would be redesigned to match T-Mobile's proposal in the future. The equipment associated with this project will continue to operate inside a prefabricated equipment enclosure without any exterior changes.

General Plan - The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. Staff did request to have the carrier investigate a design to recess the antennas behind the existing building wall but was informed that such design cannot be achieved without affecting the integrity of the building for fire safety. Instead, the applicant worked with the Mira Mesa Community Planning Group on a universal design to conceal each carrier's antennas behind FRP boxes, painted and textured to match the existing building.

Community Plan Analysis - The project location has been designated for private recreation in the Mira Mesa Land Use Plan (Attachment 2). The Mira Mesa Community Plan does not contain specific policies on wireless communication facility development.

CONCLUSION:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes development regulations from the AR-1-1 zone and the Communication Antenna Regulations Section 141.0420. The proposed design was supported by the Mira Mesa Planning Board who

voted 12-0-1 to approve the project. The proposed modification is in compliance with Land Development Code Section 141.0420. The project complies with all applicable zoning requirements and has been determined to be consistent with the General Plan. Staff recommends that the Hearing Officer approve Conditional Use Permit No. 1083555.

ALTERNATIVE:

1. APPROVE Conditional Use Permit No. 1083555 with modifications.
2. DENY Conditional Use Permit No. 1083555 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Simon Tse, Development Project Manager

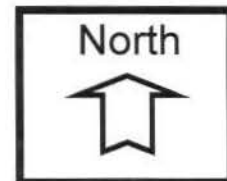
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Project Photosimulations
10. Photo Survey
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Notice of Hearing Officer
15. Justification Letter
16. Adjacent Land use Map
17. Coverage Maps



Aerial Photo

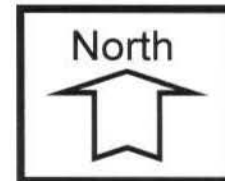
T-Mobile House of Ice Project No. 297769
11048 Ice Skate Place, San Diego, CA 92126





Community Land Use Map (Mira Mesa)

T-Mobile House of Ice Project No. 297769
 11048 Ice Skate Place, San Diego, CA 92126

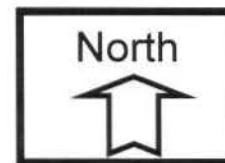


ATTACHMENT 2



Project Location Map

T-Mobile House of Ice Project No. 297769
 11048 Ice Skate Place, San Diego, CA 92126



PROJECT DATA SHEET

PROJECT NAME:	T-Mobile House of Ice	
PROJECT DESCRIPTION:	A modification to an existing wireless telecommunication facility. The modification consists of up to twelve antennas concealed inside three Fiberglass Reinforced Panel (FRP) boxes, painted and textured to match the existing building. One equipment cabinet would also be swapped out as part of this project inside the existing prefabricated equipment enclosure.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Private Recreation	
<u>ZONING INFORMATION:</u>		
	Zone:	AR-1-1
	Height Limit:	30 feet
	Front Setback:	25 feet
	Side Setback:	20 feet
	Rear Setback:	25 feet
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential RS-1-14	Residential Use
SOUTH:	Residential RM-1-3	Residential Use
EAST:	Residential RM-1-3	Residential Use
WEST:	Residential RS-1-14	Residential Use
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	This project was presented to the Mira Mesa Community Planning Group on April 15, 2010 and was unanimously approved 12-0-1	

HEARING OFFICER
RESOLUTION NO. HO-13-054
CONDITIONAL USE PERMIT NO. 1083555
T-MOBILE HOUSE OF ICE PROJECT NO. 297769

WHEREAS, ISKATE INC., Owner, and T-MOBILE WEST LLC., Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) to modify an existing Wireless Communication Facility (WCF) The modification consists of seven (7) replacement antennas concealed inside three (3) Fiberglass Reinforced Panel (FRP) screen boxes, painted and textured to match the existing building. Additionally, the project includes one replacement equipment cabinet inside the existing 160-square foot prefabricated equipment enclosure as described in and by reference to the approved Exhibits "A," on file in Development Services Department, and corresponding conditions of approval for the associated Conditional Use Permit No. 1083555;

WHEREAS, the project site is located at 11048 Ice Skate Place, San Diego, CA 92126 in the AR-1-1 zone of the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as that portion of Lot 1 of Ice Skating Area, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7424, filed in the Office of the County Recorder of San Diego County, September 8, 1972, which lies within the portion designated as "Not a Part" on Sheet 7 of Map thereof Map No. 9407 of Mesa Del Sol, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on June 19, 2013, the HEARING OFFICER of the City of San Diego considered Conditional Use Permit No. 1083555 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 22, 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 Guideline Section 15302 (Replacement/Reconstruction) 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 June 19, 2013.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The City of San Diego General Plan recommends that all WCFs minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or

unobtrusive structures. The proposed T-Mobile modification consists of seven (7) replacement antennas concealed inside three (3) FRP boxes not to exceed 18 inches in depth from the face of the building, and painted and textured to match the existing building. The proposed modification was a recommendation from the Mira Mesa Community Planning Group to establish a universal design for all the WCFs on the building. It is anticipated that the other WCF providers on this building would be redesigned to match T-Mobile's proposal in the future.

The Mira Mesa Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code (LDC), wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. Therefore, the proposed development would not adversely affect the Mira Mesa Community Plan or the City of San Diego General 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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. The Permittee submitted a Radio Frequency Study as part of the initial application concluding that the FCC standards are being met. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project complies with all applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facilities Regulations (Land Development Code Section 141.0420). This section of the code requires all wireless communication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The newly proposed FRP boxes would conceal the replacement antennas as recommended by the Mira Mesa Community Planning Group. These FRP boxes will also be painted and textured to match the existing building. Consistent with LDC Section 141.0420(g)(8), the FRP boxes would extend no more than 18-inches from the face of the wall. The associated equipment is located inside an existing 160-square foot prefabricated equipment enclosure. The property is within the AR-1-1 zone and as such, requires a Conditional Use Permit. There are no deviations from the development regulations or variances requested with this application. Therefore, the project is in full compliance with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. As designed, the project is located on a commercial property within the AR-1-1 zone. Per Municipal

Code Regulation 141.0420, a Wireless Communication Facility within an Agriculture zone requires a Conditional Use Permit. The search ring identifies residential properties surrounding the proposed commercial use. According to the coverage map provided by the applicant, this commercial property was able to cover a larger objective area. Additionally, the only viable Preference Level 1 and Preference Level 2 sites are Right-of-Way facilities in front of single family residences, resulting in multiple sites to meet the current coverage objective. Consistent with the regulations identified in Section 141.0420 and the Wireless Communication Facility Guidelines, the project camouflages the antennas from public views behind FRP screening boxes. These FRP boxes are painted and textured to match to appear as part of the original building design. This is a collocation site with three other WCFs and serves a large residential area. Thus, the proposed use is appropriate for this site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, CONDITIONAL USE PERMIT 1083555. 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. 1083555, a copy of which is attached hereto and made a part hereof.

Simon Tse - Project Manager
Development Services

Adopted on: June 19, 2013

Internal Order No. 24003295

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003295

CONDITIONAL USE PERMIT NO. 1083555
T-MOBILE HOUSE OF ICE PTS NO. 297769
HEARING OFFICER

This Conditional Use Permit No. 1083555 is granted by the Hearing Officer of the City of San Diego to ISkate Inc., Owner and T-Mobile West LLC., Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 3 and Section 141.0420. The site is located at 11048 Ice Skate Place, San Diego, CA 92126, in the AR-1-1 zone of the Mira Mesa Community Plan. The project site is legally described as that portion of Lot 1 of Ice Skating Area, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7424, filed in the Office of the County Recorder of San Diego County, September 8, 1972, which lies within the portion designated as "Not a Part" on Sheet 7 of Map thereof Map No. 9407 of Mesa Del Sol, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a modification to an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 19, 2013, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) for seven (7) replacement antennas concealed inside three (3) new Fiberglass Reinforced Panel (FRP) screening boxes, painted and textured to match the existing building. This permit supports up to a total of twelve (12) T-Mobile antennas. The equipment associated with this project shall continue to operate inside a prefabricated 160-square feet equipment enclosure as illustrated in the approved 'Exhibit A' dated June 19, 2013; and

- b. One replacement equipment cabinet inside the existing prefabricated equipment enclosure; and
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

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 July 4, 2013.
2. This approval and corresponding use of this site shall **expire on June 19, 2023**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the

City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

14. The approved antenna dimensions (56" by 12" by 7.9") are illustrated on the Exhibit "A" dated June 19, 2013. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.
15. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
16. Photosimulations for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with the approved Exhibit "A."
17. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
18. Antennas shall not exceed the height of any existing or proposed screen walls.
19. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building/adjacent building surfaces.
20. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
21. 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.

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

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.
- 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 Project Manager listed below at **(619) 687-5984** 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.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- 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 June 19, 2013 and Resolution No.

Conditional Use Permit No. 1083555
June 19, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.**

ISkate Inc.
Owner

By _____
NAME
TITLE

T-Mobile West LLC.
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

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

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

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

PROJECT NO.: 297769 PROJECT TITLE: T-Mobile House of Ice

PROJECT LOCATION-SPECIFIC: 11048 Ice Skate Place, San Diego, CA 92126

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP) for modifications to an existing Wireless Communications Facility (WCF). The modifications include the replacement of seven (7) existing antennas with the same number of new, LTE (Long Term Evolution) antennas. The antennas would be façade mounted, as the existing antennas are, with the addition of skirting to hide the antennas. The project would also replace one existing equipment cabinet with a new cabinet, located within an existing equipment enclosure. The project site is in the AR-1-1 Zone of the Mira Mesa Community Plan area and Council District 6.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Bernard Dunham, 7990 New Salem Street, San Diego, CA 92126; 619-944-9564.

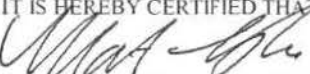
EXEMPT STATUS: (CHECK ONE)
 MINISTERIAL (SEC. 21080(b)(1); 15268);
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
 CATEGORICAL EXEMPTION: 15302 (Replacement/Reconstruction)

REASONS WHY PROJECT IS EXEMPT: 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. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Blake TELEPHONE: (619) 446-5375

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



MARTHA BLAKE/SENIOR PLANNER

FEBRUARY 22, 2013
DATE

CHECK ONE:
(X) SIGNED BY LEAD AGENCY DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:
() SIGNED BY APPLICANT

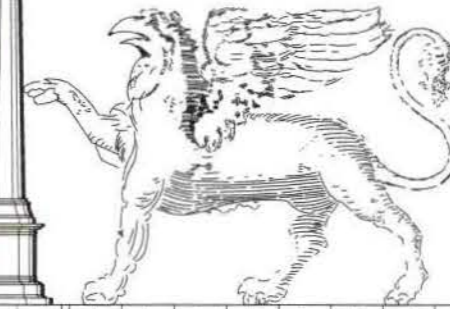
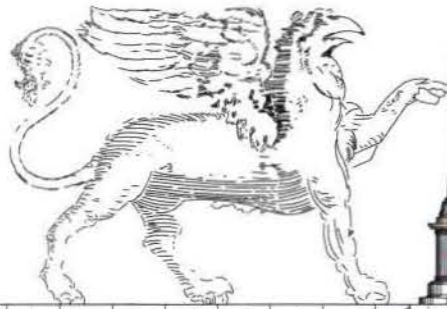
COPY

COPY



T-Mobile

SD06526A SAN DIEGO HOUSE OF ICE 11048 ICE SKATE PLACE, SAN DIEGO, CA 92126



No.	Revision / Issue	Date
A	ISSUED FOR REVIEW	07-26-12
B	CLIENT COMMENTS	08-01-12
C	CLIENT COMMENTS	09-19-12
D	PLANNING COMMENTS	10-29-12
E	PLANNING COMMENTS	03-12-13

Title Sheet, Project Information & Vicinity Map

MITCHELL J. ARCHITECTURE, INC.
 4885 RONSON COURT, SUITE N
 SAN DIEGO, CA 92111
 TEL: (658) 650-3140 / FAX: (658) 650-3140

T-Mobile
 10504 VISTA SORRENTO PARKWAY, SUITE 206
 SAN DIEGO, CA 92126
 architecture **Mitchell J.** architecture

LEGAL DESCRIPTION

PARCEL 1:
 THAT PORTION OF LOT 1 OF ICE SKATING ARENA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7224, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 8, 1972, WHICH LIES WITHIN THE PORTION DESIGNATED AS "NOT A PART" ON SHEET 7 OF MAP NO. 9407 OF MESA DEL SOL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

DIRECTIONS TO SITE

FROM SAN DIEGO T-MOBILE OFFICE
 DISTANCE: 6.48 MILES (10.45 KILOMETERS)
 TIME: 12 MINS
 1. HEAD TOWARD DIRECTORS PL ON VISTA SORRENTO PKY. 0.8 MI/1.3 KM
 2. TURN LEFT ONTO MIRA MESA BLVD. 5.2 MI/8.4 KM
 3. TURN LEFT ONTO BLACK MOUNTAIN RD. 0.2 MI/0.3 M
 4. TURN RIGHT ONTO GALVIN AVE. 0.2 MI/0.4 M
 5. TURN LEFT ONTO ICE SKATE PL. 296 FT/91 M
 6. ARRIVE AT 11048 ICE SKATE PL.

SOURCE: HTTP://MAPS.YAHOO.COM/



2010 Delorme (www.delorme.com) TOPO NORTH AMERICA

RF INITIALS:

DATE _____ DATE _____

ARCHITECT INITIALS:

DATE _____ DATE _____

SITE ACQUISITION INITIALS:

DATE _____ DATE _____

ZONING/PLANNING INITIALS:

DATE _____ DATE _____

CONSTRUCTION INITIALS:

DATE _____ DATE _____

LANDLORD INITIALS:

DATE _____ DATE _____

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT STATEMENT

I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.



SIGNED _____

LEGAL DESCRIPTION

DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

TITLE 24 COMPLIANCE

APPLICABLE CODES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
- 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
 - 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
 - 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
 - 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
 - 2010 CALIFORNIA FIRE CODE (CFC) / 2009 IFC
 - 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
 - 2008 BUILDING ENERGY EFFICIENCY STANDARDS

SITE NAME
SAN DIEGO HOUSE OF ICE
SITE NUMBER
SD06526A

SITE ADDRESS
11048 ICE SKATE PLACE
SAN DIEGO, CA 92126
OWNER
T-MOBILE INC.
2640 FIRST AVENUE
SAN DIEGO, CA 92105

APPLICANT
T-MOBILE
10504 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CA 92126

ASSESSOR'S PARCEL NUMBER:
318-013-05

CURRENT ZONING:
AR-1-1

(E) OCCUPANCY:
B

(E) TYPE OF CONSTRUCTION:
TYPE III IIR SPRINKLERED & TYPE V NON RATED

PROJECT DESCRIPTION:
T-MOBILE PROPOSES TO CONTINUE OPERATING AND MAINTAIN AN UNMANNED, DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY AT THIS SITE.
 • ENTITLEMENTS: (2) ANTENNAS, AND A PREFABRICATED EQUIPMENT SHELTER, (10'x4', 40 S.F.)
 • PROPOSE TO SHAP ONE 'BTS' CABINET MODEL R802206 W/ R806401 AT EXISTING T-MOBILE PREFABRICATED EQUIPMENT SHELTER, LOCATED OUTSIDE ON A CONCRETE SLAB.

• (E) T-MOBILE ANTENNAS (TOTAL 7), TO BE REPLACED WITH PROPOSED ERICSSON AIR21 ANTENNAS (TOTAL 7), REPLACEMENT ANTENNAS TO BE ENCLOSED BEHIND RF BOX SCREENS PAINTED TO MATCH EXISTING BUILDING.

TELECOMMUNICATION CARRIERS
SPRINT/NEXTEL AND AT&T ARE LOCATED ON SUBJECT PROPERTY

OWNER CONTACT
PHILIP LINDSEY
(619) 544-0948

ARCHITECTS & ENGINEERS

MITCHELL J. ARCHITECTURE
4885 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (658) 650-3140
FAX: (658) 650-3140

CONTACT: ART BROWN (PROJECT MANAGER)

APPLICANT REPRESENTATIVE

MITCHELL J. ARCHITECTURE
4885 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (658) 650-3140
FAX: (658) 650-3140

CONTACT: LYNEEA BARRETT (SITE ACQUISITION SPECIALIST)

APPLICANT CONTACT

T-MOBILE NEST CORP.
10504 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CA 92126
TEL: (658) 354-6158

OPERATING FREQUENCIES:

TX (GSM) - 1950 TO 1965 MHz
 RX (GSM) - 1870 TO 1895 MHz
 TX (WCDMA) - 2150 TO 2155 MHz
 RX (WCDMA) - 1750 TO 1755 MHz

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-401	EQUIPMENT & ANTENNA LAYOUT PLAN
D-501	ANTENNA DETAILS

MCMXCVII

APPLICABLE CODES

MCMXCVII

PROJECT SUMMARY

MCMXCVII

CONSULTANT TEAM

MCMXCVII

SHEET INDEX

G-001

ANTENNA SCHEDULE													
EXISTING ANTENNAS						PROPOSED REPLACEMENT ANTENNAS							
SECTOR	AZIMUTH DEG	AZIMUTH DEG	QTY	MODEL	DIMENSIONS LxWxH	HEIGHT	SECTOR	AZIMUTH DEG	QTY	MODEL	DIMENSIONS LxWxH	HEIGHT	COLOR
A	350	350	3	ANDREX T125X-434-R01	60.1"x6.4"x3.2'	11.2 lbs.	A	350	3	ERICSSON AIR21	56"x12"x7.4'	9' lbs.	ANTENNAS BEHIND RF BOX SCREEN
B	120	120	2	ANDREX T125X-434-R21	60.1"x6.4"x3.2'	11.2 lbs.	B	120	2	ERICSSON AIR21	56"x12"x7.4'	9' lbs.	ANTENNAS BEHIND RF BOX SCREEN
C	240	240	2	ANDREX T125X-434-R21	60.1"x6.4"x3.2'	11.2 lbs.	C	240	2	ERICSSON AIR21	56"x12"x7.4'	9' lbs.	ANTENNAS BEHIND RF BOX SCREEN

SETBACKS	
F:	25 FEET
S:	20 FEET
ES:	N/A
R:	25 FEET

THIS IS NOT A SITE SURVEY. ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

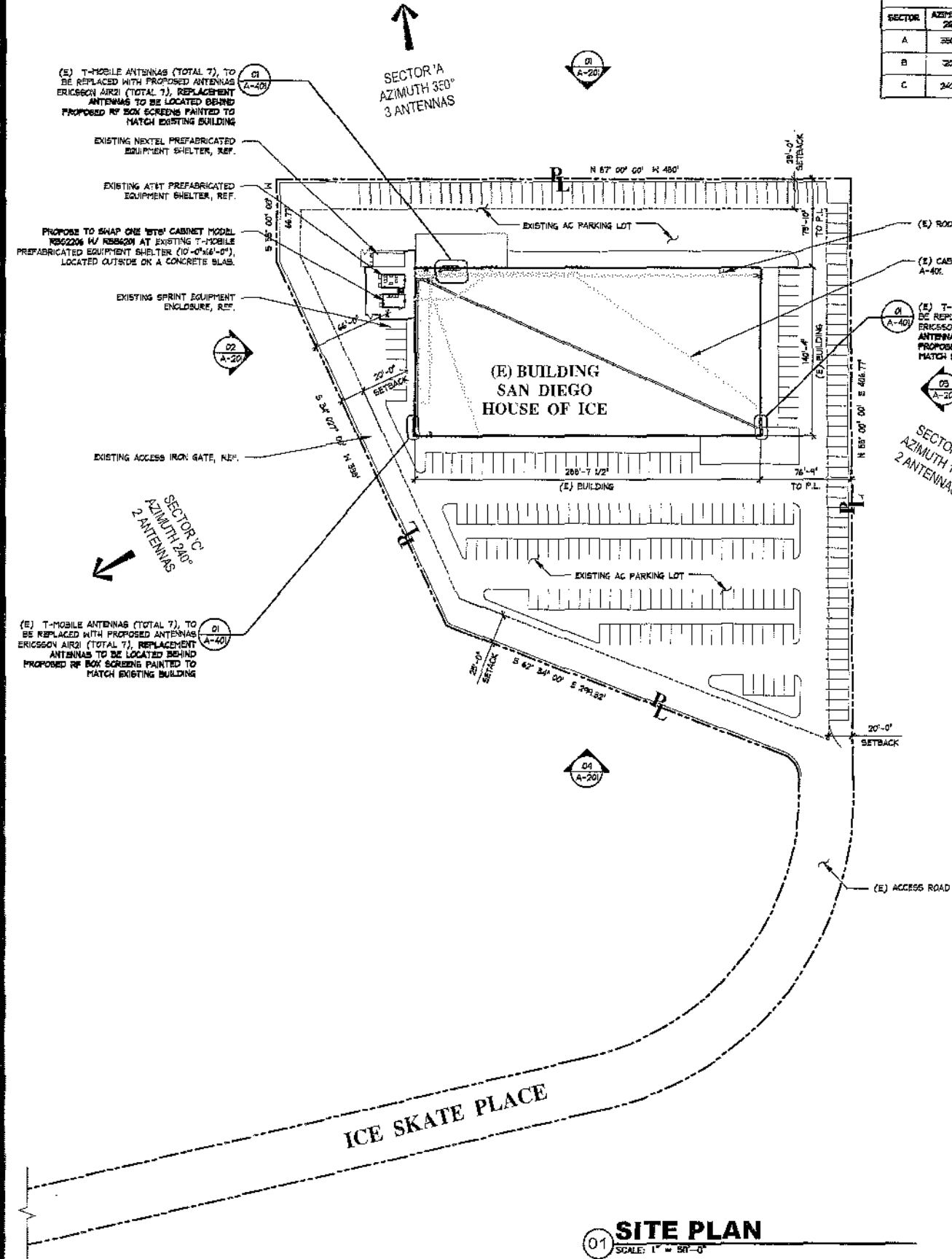
GENERAL NOTES

THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

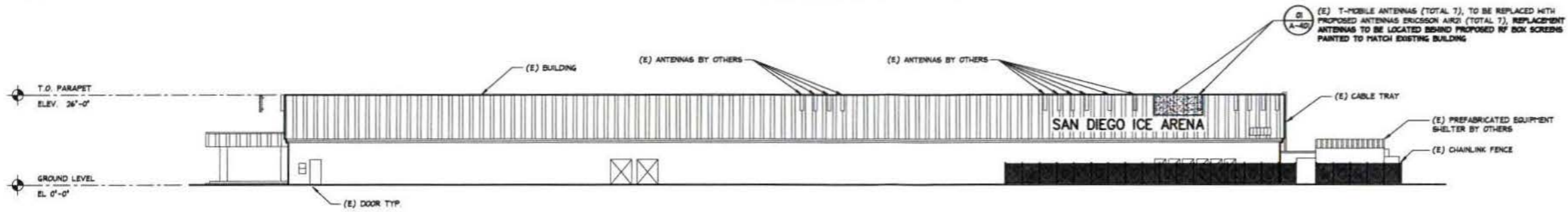


01 SITE PLAN
SCALE: 1" = 50'-0"

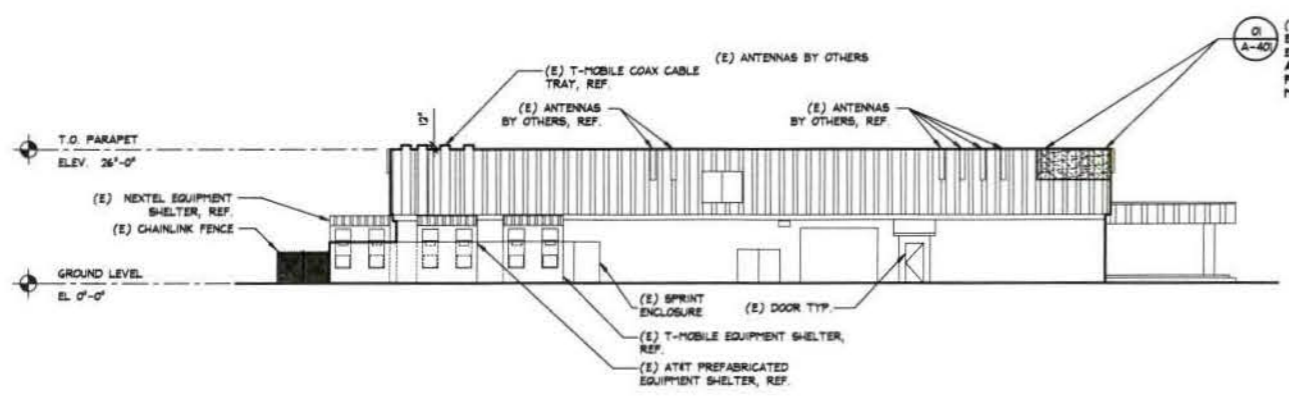
No.	Revision / Issue	Date
1	ISSUED FOR REVIEW	07-26-12
2	CLIENT COMMENTS	08-01-12
3	CLIENT COMMENTS	09-10-12
4	PLANNING COMMENTS	10-26-12
5	PLANNING COMMENTS	03-22-13

SITE PLAN & NOTES
 SAN DIEGO HOUSE OF ICE
 11048 ICE SKATE PLACE
 SAN DIEGO, CA 92126
 Mitchell J. Architecture
 11048 Ice Skate Place
 San Diego, CA 92126
 Tel: 619.594.1171
 Fax: 619.594.1172
 www.mitchellj.com

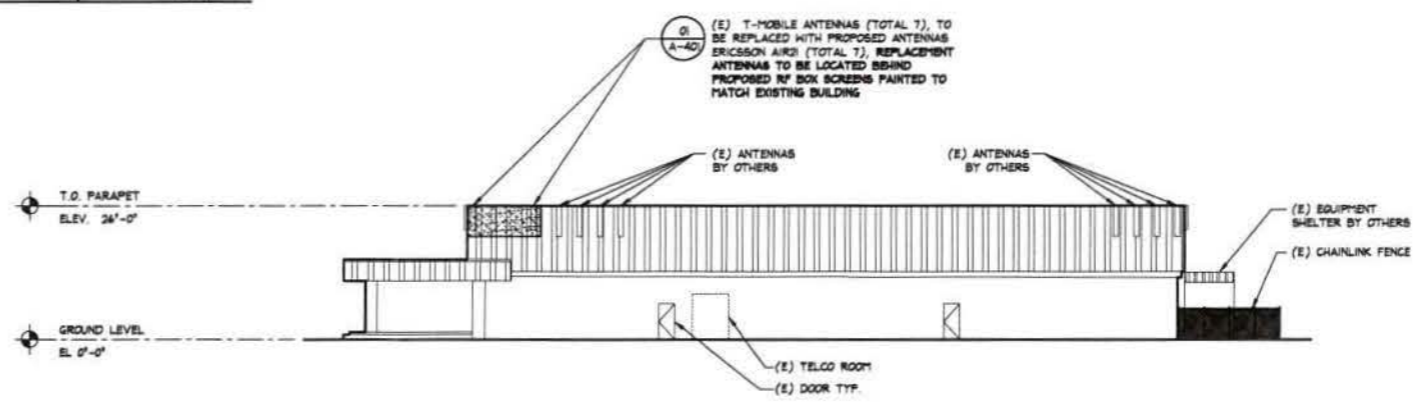
architecture Mitchell J architecture
 ARCHITECT
 MICHAEL J. MITCHELL
 No. C28355
 STATE OF CALIFORNIA
 AS SHOWN
 Mitchell J. Architecture
 A-101



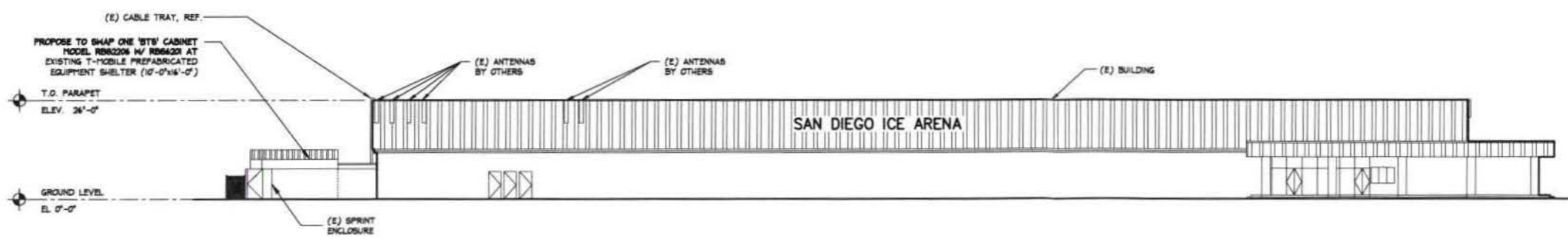
01 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



02 WEST ELEVATION
SCALE: 1/16" = 1'-0"



03 EAST ELEVATION
SCALE: 1/16" = 1'-0"



04 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

No.	Revision / Issue	Date
A	ISSUED FOR REVIEW	07-26-12
B	CLIENT COMMENTS	08-01-12
C	CLIENT COMMENTS	09-19-12
D	PLANNING COMMENTS	10-26-12
E	PLANNING COMMENTS	11-12-12

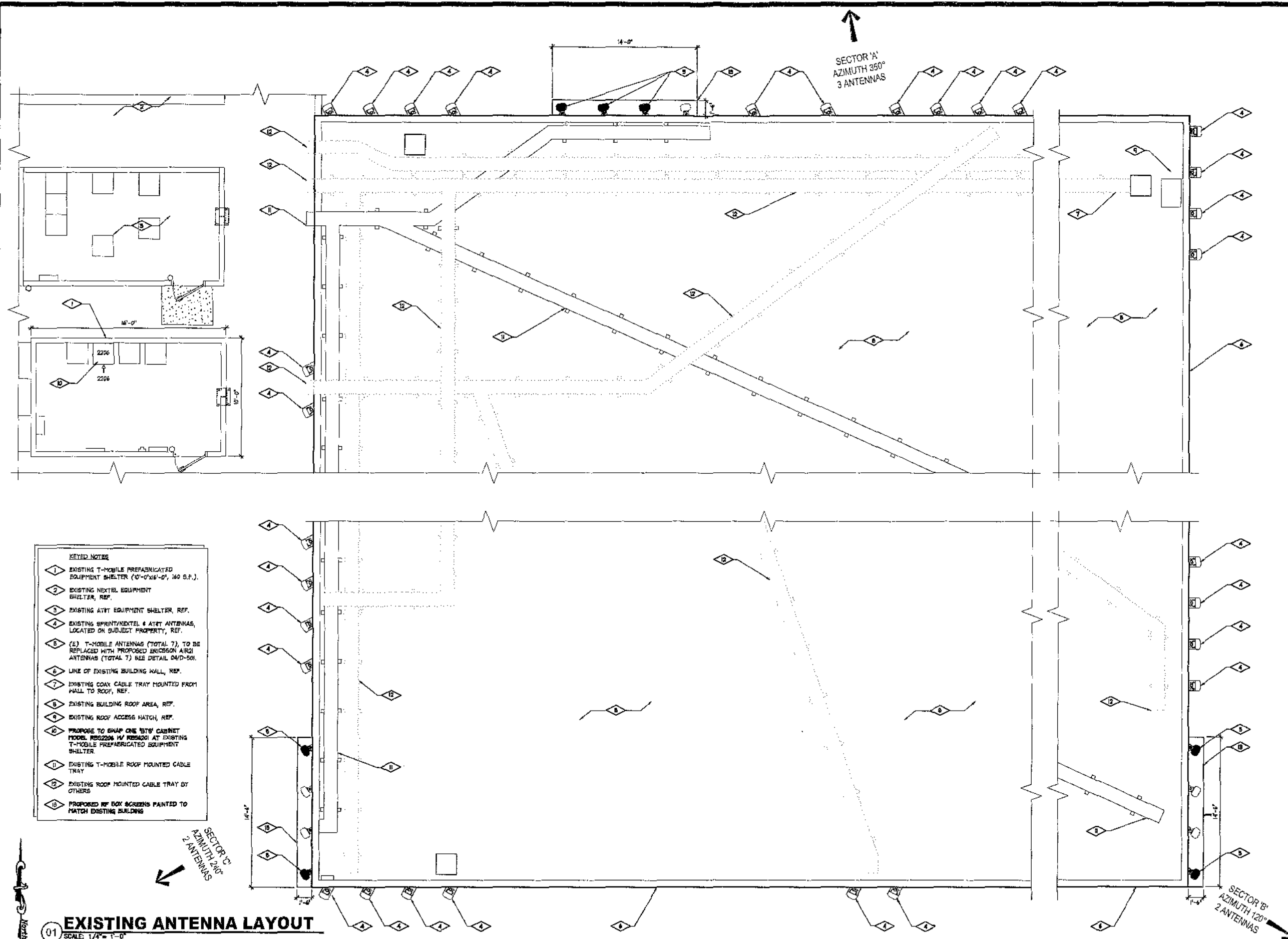
ENLARGED SITE PLAN
 MITCHELL J. ARCHITECTURE, INC.
 11048 VISTA SCORPIO DRIVE
 SAN DIEGO, CA 92126
 TEL: 619.441.1111 FAX: 619.441.1112
 WWW.MITCHELLJARCHITECTURE.COM
 LICENSED ARCHITECT
 No. C20335
 STATE OF CALIFORNIA
T-Mobile
 SAN DIEGO HOUSE OF ICE
 11048 VISTA SCORPIO PLACE
 SAN DIEGO, CA 92126
 architecture **Mitchell J** architecture



Design	
Draw	
Check By	JD
Check By	JD
Scale	AS SHOWN

Mitchell J. Architecture

A-201



- KEYED NOTES**
- 1 EXISTING T-MOBILE PREFABRICATED EQUIPMENT SHELTER (10'-0"x16'-0", 160 S.F.).
 - 2 EXISTING NEXTEL EQUIPMENT SHELTER, REF.
 - 3 EXISTING AVT EQUIPMENT SHELTER, REF.
 - 4 EXISTING SPRINT/NEXTEL & AT&T ANTENNAS, LOCATED ON SUBJECT PROPERTY, REF.
 - 5 (E) T-MOBILE ANTENNAS (TOTAL 7), TO BE REPLACED WITH PROPOSED ERICSSON AIR2 ANTENNAS (TOTAL 7) SEE DETAIL 04/D-501.
 - 6 LINE OF EXISTING BUILDING WALL, REF.
 - 7 EXISTING COAX CABLE TRAY MOUNTED FROM HALL TO ROOF, REF.
 - 8 EXISTING BUILDING ROOF AREA, REF.
 - 9 EXISTING ROOF ACCESS HATCH, REF.
 - 10 PROPOSE TO GRAB ONE 15" CABINET MODEL R822206 W/ R824201 AT EXISTING T-MOBILE PREFABRICATED EQUIPMENT SHELTER.
 - 11 EXISTING T-MOBILE ROOF MOUNTED CABLE TRAY
 - 12 EXISTING ROOF MOUNTED CABLE TRAY BY OTHERS
 - 13 PROPOSED 16" BOX SCREENS PAINTED TO MATCH EXISTING BUILDING

01 EXISTING ANTENNA LAYOUT
SCALE: 1/4" = 1'-0"

No.	Revision / Issue	Date
1	ISSUED FOR REVIEW	07-26-11
2	CLIENT COMMENTS	08-21-11
3	CLIENT COMMENTS	09-16-11
4	PLANNING COMMENTS	10-29-11
5	PLANNING COMMENTS	01-30-12

EQUIPMENT & ANTENNA LAYOUT PLAN

San Diego House of Ice
10-000 VISTA SORRENTO
PARKWAY SUITE 206
SAN DIEGO, CA 92126

T-Mobile
10-000 VISTA SORRENTO
PARKWAY SUITE 206
SAN DIEGO, CA 92126

architect Mitchell J architecture

architect Mitchell J architecture

ARCHITECT
No. C2335
STATE OF CALIFORNIA

AS SHOWN

A-401

ANDREW TMBX-6516-R2M DualPol® Panel Antenna

DualPol® Teletilt®

- Patented cross dipole and feed system
- Rugged, reliable design with excellent PIM suppression
- Includes factory installed AISG 2.0 RET actuator
- Fully compatible with Andrew Teletilt® remote control antenna system

ELECTRICAL

Frequency Range (MHz):	1710-2150
Characteristic Impedance (Ohms):	50
Azimuth BW (Deg):	65 ± 6
Elevation BW (Deg):	7.2 ± 1.1
Gain (dBi):	17.5 ± 0.7
Polarization:	±45°
Front-to-Back Ratio (dB):	8° 2° 4° 8° 16°
Capd, 180° ± 30°:	+25 +25 +25 +24 +24 +24
Total Power, 180° ± 30°:	+24 +24 +24 +24 +24 +22
Upper Sideband (dB):	8° 2° 4° 8° 16°
Main Beam to +30°:	+18 +18 +17 +17 +15 +13
VSWR / Return Loss (dB):	1.35 / 16.5
Port-to-Port Isolation (dB):	>30
Electrical Tilt Range (Deg):	0-10
Electrical Down-tilt Accuracy (Deg):	± 0.5
Cross-pol (dB):	8° 2° 4° 8° 16°
3 dB Beamwidth:	+15 +15 +15 +15 +15 +14
Intermodulation Products (dBc):	
3rd Order, 2 x 30 Watts:	195
Max. Input Power (Watts):	250
Lightning Protection:	DC Ground

PERFORMANCE TRACKING

Gain Variation (dB) (between UL and DL frequency pair):	±3
Electrical Tilt Accuracy (Deg) (between UL and DL frequency pair within 0.5°):	±0.5
Azimuth HPBW (Deg) (between UL and DL frequency pair):	6

MECHANICAL

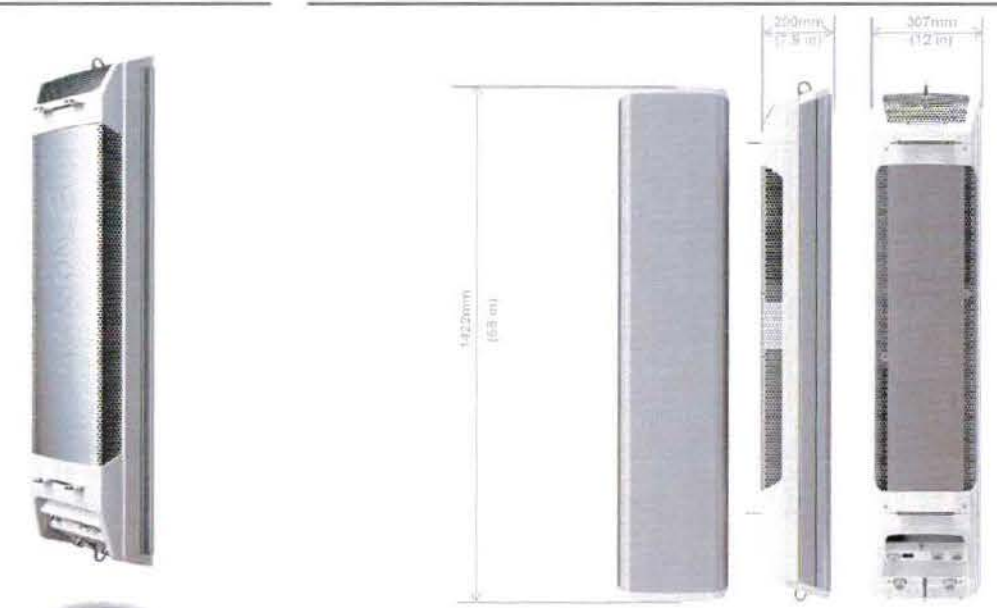
Net Weight (kg / lbs):	5.1 / 11.2
Dimensions-LxWxD (with actuator):	1528 x 307 x 64 mm
Dimensions-LxWxD (without actuator):	60.1 x 12.1 x 2.5 inch
Length without actuator:	1306 mm / 51.4 inch
Max. Wind Area (m² / ft²):	0.11 / 1.2
Max. Wind Load (N / lb):	256.0 / 67.0
Max. Wind Speed (km/h / mph):	241 / 150
Hardware Material:	Hot Dip Galvanized
Connector Type:	7-16 DIN, Female (2)
Color:	Off White
Standard Mounting Hardware:	MS20203A

Specifications may vary when using 0" or 1" electrical UG.

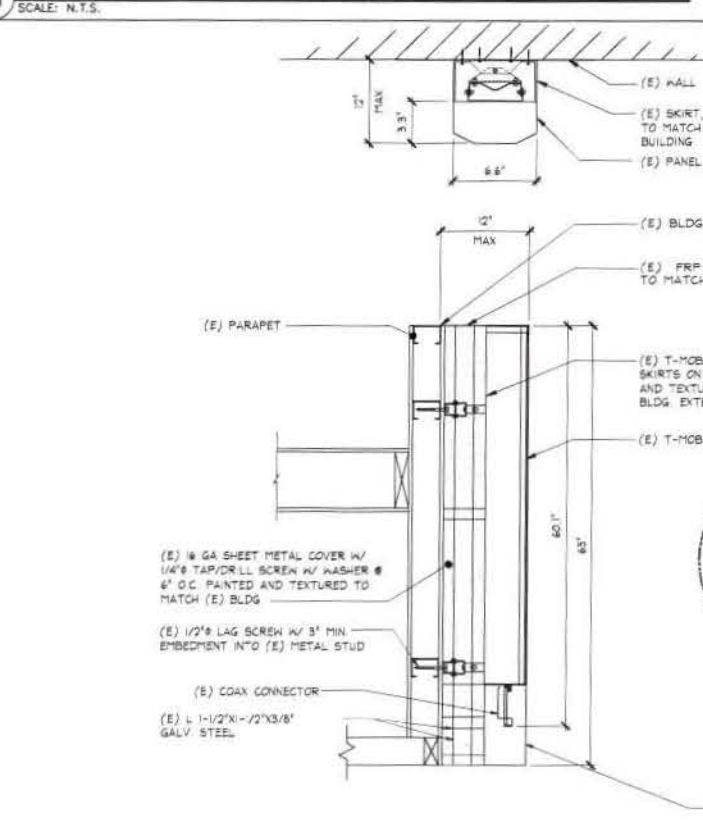
AIR 21 - Key Data

- Radio:**
 - Frequency bands: 1900 MHz (B2) and 1700/2100 MHz (B4)
 - One active antenna/radio, supporting e.g. 2x2 MIMO, 2 Tx + 4 Rx
 - 8 Carriers (4 carriers per radio)
 - IBW = 20 MHz per radio
- Antenna:**
 - One best in class 65° passive antenna - 17.2 to 17.8 dBi gain
 - Two integrated RETs, one per frequency band, -2° - 12° tilt
 - Vertical beam width: 6.5° - 7.1°
 - Dual column for UL beam-forming / 4-way RX Diversity
- Interfaces:**
 - Two optical fiber ports (CPRI) for active antenna/radio
 - One power connector, -48 V DC
 - Two 7/16 female connectors for passive antenna, with RET support
 - Two N female connectors for LMU (RX sharing ports) on 1900 MHz variant
- Physical Characteristics and Environment:**
 - H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
 - 41.5 kg (91 lbs) Two mounting brackets - add 1.2.1 kg (5 lbs).
 - <750 N Wind load (worst direction, static @ 150 km/h)
 - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
 - Heat dissipation 300 W

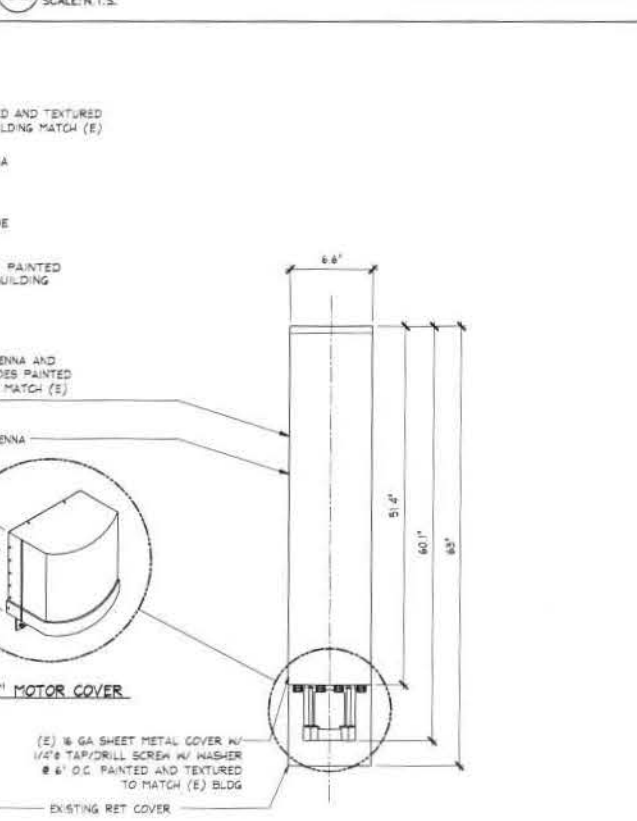
AIR 21 - Dimensions



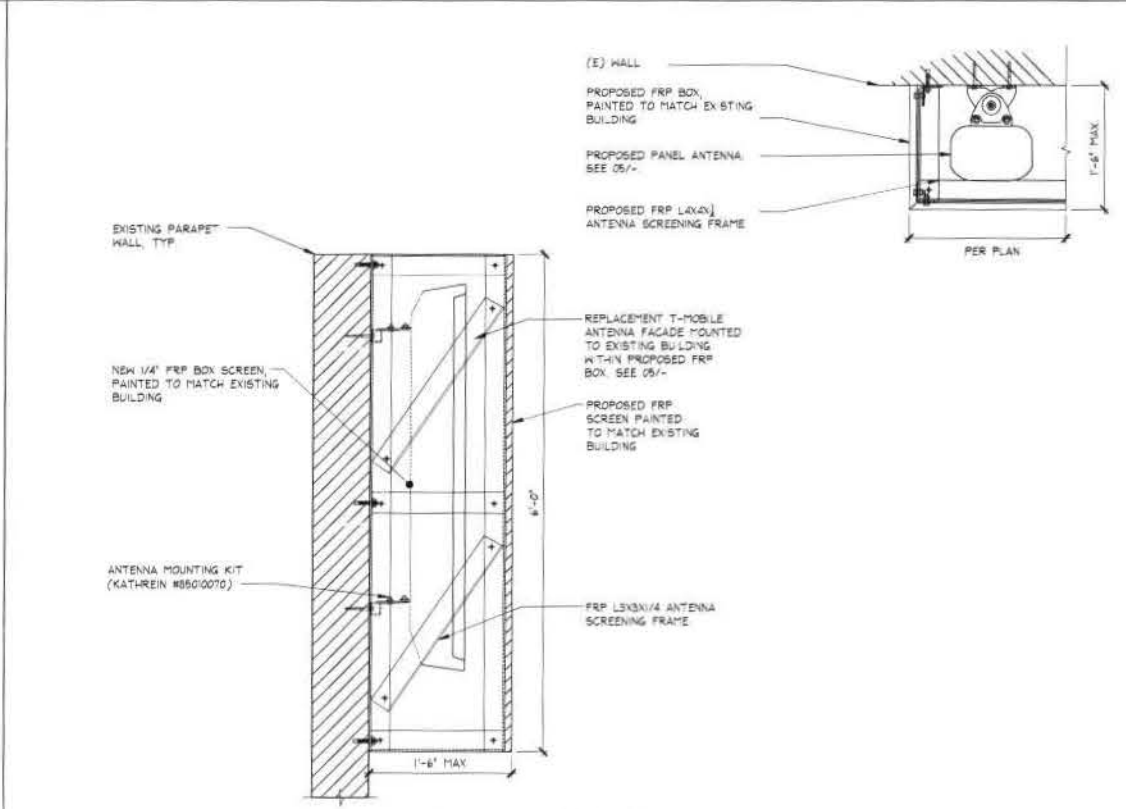
01 EXISTING ANTENNA, TYP.



02 PROPOSED ANTENNA DETAILS



03 EXISTING ANTENNA MOUNTING DETAILS



04 PROPOSED ANTENNA MOUNTING DETAILS



ANTENNA DETAILS

No.	Revision / Issue	Date
A	ISSUED FOR REVIEW	07-26-12
B	CLIENT COMMENTS	08-01-12
C	CLIENT COMMENTS	09-10-12
D	PLANNING COMMENTS	10-29-12
E	PLANNING COMMENTS	03-12-13

Mitchell J. Architecture, Inc.
 10509 VISTA SORRENTO
 11048 ICE SKATE PLACE
 SAN DIEGO, CA. 92126

San Diego House Office
 11048 ICE SKATE PLACE
 SAN DIEGO, CA. 92126

architect Mitchell J. architecture

PROPOSED ARCHITECT
 MITCHELL J. ARCHITECTURE, INC.
 No. C20355
 STATE OF CALIFORNIA

Project: _____
 Date: _____
 Drawn By: ab
 Check By: ab
 Scale: NO SCALE

D-501

SAN DIEGO HOUSE OF ICE

SITE ID #SD06526A

...T...Mobile...



LOCATION

11048 ICE SKATE PLACE,
SAN DIEGO, CA 92126



EXISTING



EXISTING T-MOBILE ANTENNAS (TOTAL 7) TO BE REPLACED WITH PROPOSED REPLACEMENT ANTENNAS, (4) PER SECTOR, (12) ANTENNAS TOTAL & MOUNTED BEHIND PROPOSED CONCEALMENT SCREEN TO MATCH EXISTING BUILDING.

WEST VIEW

PROPOSED

SAN DIEGO HOUSE OF ICE

SITE ID #SD06526A

...T...Mobile...



SITE

VIEW

LOCATION

11048 ICE SKATE PLACE,
SAN DIEGO, CA 92126



EXISTING



EAST VIEW

PROPOSED

SAN DIEGO HOUSE OF ICE

SITE ID #SD06526A

...T-Mobile...



LOCATION

11048 ICE SKATE PLACE,
SAN DIEGO, CA 92126



EXISTING T-MOBILE ANTENNAS (TOTAL 7) TO BE REPLACED WITH PROPOSED REPLACEMENT ANTENNAS, (4) PER SECTOR, (12) ANTENNAS TOTAL & MOUNTED BEHIND PROPOSED CONCEALMENT SCREEN TO MATCH EXISTING BUILDING.

NORTH VIEW



EXISTING

PROPOSED

PHOTOGRAPHIC SURVEY: KEY MAP
T-Mobile SD06526A San Diego House of Ice



5

3

8

4

7

1

PHOTOGRAPHIC SURVEY

T-Mobile SD06526A, San Diego House of Ice

• **View of the Subject Property**



(1) View of the subject property looking north



(2) View of the subject property looking west



(3) View of the subject property looking south



(4) View of the subject property looking east

• View from the Subject Property



(5) View from the subject property looking north



(6) View from the subject property looking east



(7) View from subject property looking south



(8) View from subject property looking west

Tse, Simon

From: Lynnea Barrett [lynnea.barrett@mitchellj.com]
Sent: Tuesday, April 16, 2013 8:41 AM
To: Tse, Simon
Subject: RE: PTS 297769 T-Mobile San Diego House of Ice - Update

Hi Simon,

Just wanted to let you know I attended the Mira Mesa Community Planning Group meeting last night and the group voted to approve the project – I believe the vote count was 12-0-1. The CPG's approval is for box screens around each sector of the antennas.

Please let me know if you need us to submit anything additional going forward.

Thanks,
Lynnea

Lynnea Barrett | Site Acquisition Specialist | Mitchell J Architecture, Inc.

lynnea.barrett@mitchellj.com
858 650 3130 tel | 858 650 3140 fax
www.mitchellj.com

From: Tse, Simon [<mailto:STse@san Diego.gov>]
Sent: Tuesday, March 19, 2013 12:09 PM
To: 'lynnea.barrett@mitchellj.com'
Subject: RE: PTS 297769 T-Mobile San Diego House of Ice - Update

Thanks Lynnea – I was able to print out everything. I will let you know if I have any other questions.

ST

From: Lynnea Barrett [<mailto:lynnea.barrett@mitchellj.com>]
Sent: Tuesday, March 19, 2013 10:18 AM
To: Tse, Simon
Subject: RE: PTS 297769 T-Mobile San Diego House of Ice - Update

Great, I'll send them over via the XChangeFiles website so I don't clog your e-mail with the size of the attachments (especially the photo sims).

Thanks,
Lynnea

Lynnea Barrett | Site Acquisition Specialist | Mitchell J Architecture, Inc.

lynnea.barrett@mitchellj.com
858 650 3130 tel | 858 650 3140 fax
www.mitchellj.com

**MIRA MESA COMMUNITY PLANNING
GROUP MONTHLY MEETING MINUTES
7:00 PM, Tuesday, 15 April 2013**

7:00 p.m. Call to Order – In attendance: Bari Vaz, Craig Radke; Bruce Brown; Eileen Magno; Joe Punsalan; Jeff Stevens; Mike Linton; John Horst; Tom Derr; Joe Frichtel; Bob Mixon; Phil Lisotta; Ted Brengel; Richie Ludwick (arrived for #4 New Business); (14)

1. Adopt Draft Agenda – Action Item

a. Item 4(a) had not been formally before the Planning Group as an Information Item. No objections were raised to considering it as an action item. Motion to approve draft agenda was made/seconded by Jeff Stevens/Ted Brengel. Motion carried 12/0/1.

2. Adopt Previous Meeting Minutes – Action Item

The minutes were circulated among the members of the Executive Committee as a PDF document prior to the meeting via email. An opportunity to request corrections was made at this point in the meeting. No such requests were made and the Chair deemed the minutes adopted by unanimous consent.

3. Old Business

a. Election Correction – Action Item

Business Owner seat B04, currently held by Pacific Lighthouse Christian Fellowship (Eileen Magno) should have been up for election in the March meeting, but did not appear on the ballot. Ballot slips were distributed for this seat and completed. Ballots were counted by Bari – 13/0/0, Pacific Lighthouse Christian Fellowship was confirmed as holding the B04 seat. Eileen Magno will continue to represent the church.

b. T-Mobile Cell Phone Antennae at San Diego Ice Arena – Action Item

The results of the subcommittee meeting were presented. There will be a common screening of the upgraded antennas. T-Mobile will be the first to install; others must match. Motion to accept recommendations made/seconded by Ted Brengel/Bob Mixon. Motion carried 12/0/1.

Resident comments: Long term RF studies? Yes – well within guidelines. T-Mobile has someone available to take readings for any resident concerned about RF radiation. Resident concerned about radiation effect on children at Hage; cited German study re: increased childhood cancers within 1400 ft of such towers.

c. AT&T Antenna at Maddox Dog Park – Action Item

No one in attendance. Deferred to next meeting.

d. Public Facilities Financing Plan Update – Information Only

Bruce reported on the first FBA meeting (held prior to MMCPG meeting) in preparation for FY14 update. Bruce gave a report on what is FBA, and where the funding comes from. One

concern is missing park space. Mira Mesa is currently 38 acres short of park space, and will be 90 acres short at build out without improvements). On May 20 at 5:15pm, Robin Shiflet will report on FBA and financing of parks. Expansion of Mira Mesa park is prime park for improvement (9.1 million for Phase 1 – ballparks, jogging trail, etc.). Sheila Bose, the project manager, will be in attendance at the next Rec Council meeting, May 14 @ 7 pm, at Lopez Ridge park. Wangenheim upgrade to be added to FBA. Next FBA meeting is May 8, 6 pm, at Vulcan.

4. New Business

- a. Qualcomm Amendment Request to CDP #712245 for the addition of a 6th level to a previously approved 5 level garage – Action Item

Qualcomm is adjusting the design of the work areas/offices in Bldg Q which will add more personnel. Preliminary approval was received to add the 6th floor, but then they were notified that they needed approval because the building is in the coastal zone. New 6th floor will not be higher than the existing building, just adding a floor. Coastal requirement is that the building cannot be seen from the floor of the canyon. The new 6th floor will not be visible from the floor of the canyon; additionally there is a building between the new parking garage and the canyon. Move to approve made/seconded by Bob Mixon/Ted Brengel; 13/0/1 approved.

- b. Gold Coast/Baroness Stop Sign Control, Alternative Method – Action Item

No one was in attendance from Good Shepherd or the neighborhood; item deferred to May meeting.

- c. Community Plan Update Subcommittee Formation – Information Only

Bari discussed that the Mayor's office may be looking to have communities engage in updating their community plans due to drastic backlog. Jeff pointed out that while our 1992 plan is still very good, certain things need to be added and we are told they cannot be added without a plan update (Vulcan map, etc.). John had conversation with the Mayor regarding doing a plan update with SDSU.

- d. Little India Zoning Change – Action Item

The “Little India” shopping area on Black Mountain Road just north of Miramar Road overlaps the boundary of the Miramar Industrial Subarea. This is affecting some of the businesses (e.g., restaurant, dance schools) who wish to expand and are encountering difficulty getting applications approved because of the map change, which may be considered out-of-date.

Khoa Nguyen – area around Ashoka restaurant has become business/commercial hub for the Indian community. Area is zoned light industrial. Portion of area was included in Prime Industrial, other into commercial. Properties are side-by-side. City indicates a general plan amendment would be required to have this area changed to commercial. Khoa indicated that they had reached out to stakeholder that had participated in the last general plan update. Most not concerned about the change. Contact initiated with Mayor's office. Will be seeking support for a plan amendment; may request MMCPG subcommittee to assist. Jeff – this area is an important cultural and community asset and needs to be preserved. Bruce – timing is good for such a request, as plan changes will be needed as part of Vulcan project. John – not looking for new commercial use in industrial; looking to codify actual use since before last

plan update. Ted – can they not grant a CUP? Khoa – city is making it difficult; won't even allow upgrades to commercial kitchens. CUP's not allowed because the area is zoned prime industrial. John will draft a letter of support from MMCPG, with Jeff's assistance. Bruce suggested mentioning our pending update of the community plan. Motion to support made/seconded by Jeff Stevens/Ted Brengel. Motion carried 14/0/0.

e. Community Planning Group Bylaws Amendment Proposal – Information Only. Discussion occurred concerning language in the By Laws which seems to make it difficult for people involved in local chapters of national non-profits lacking an address in the planning area. Members believe these sections may not be amendable under City Council Policy 600-24, and in any event believe local organizations who sponsor chapters of national non-profits can be identified as showing that the chapters are in the planning area.

5. Elected Officials/Government Agencies

- a. U. S. Congress – California 52nd District
No one in attendance
- b. California Senate – District 39
No one in attendance
- c. California Assembly – District 77
No one in attendance
- d. San Diego County – Board of Supervisors District 3
No one in attendance
- e. San Diego – Mayor's Office
No one in attendance
- f. San Diego – City Council District 6, Ken Nakayama for Lorie Zapf
Traffic light update at Camino Ruiz and Mira Mesa Blvd – retiming and rewiring. Community clean-ups being planned. Question from John: are unions being more amenable to the use of volunteers? Ken must check.
- g. San Diego Unified School District – John Stokes
Salk project going out to bid. First board meeting date in July (pre-construction meeting). MOU at City Council for approval – planned opening Sept 2015. Coordinating with Peter Salk re: memorial on campus.

6. Non-Agenda Public Comments and Announcements

Joy Caguya – T-Mobile project. Asking for RF readings from T-Mobile

Ralph Carolin – Regarding Mira Mesa subarea "Sorrento Mesa"

- 1. Are the utility boxes to be painted blue? Referred to SDG&E
- 2. Water leak on Sorrento Valley Blvd between Lopez Ridge and Camino Santa Fe (south side). Referred to Council office
- 3. Community signs around Mira Mesa – Mira Mesa planning area, Sorrento Mesa subarea. Would like to see on future agenda to change signs to say "Sorrento Mesa". Will be placed on future agenda.

Suzette Ledford – supporting Ralph Carolin. Asked information in regard to Planning Group member terms, recall procedures, etc.

Mitz Lee – Scripps Mesa fireworks is seeking donations; Mitz was asked to wait until AFTER meeting to solicit donations. Thanked Vulcan for donating to the fireworks (\$3,000)

Joy Gacuya – Asked who owns the wooden fence on north side of ice arena. John will

determine ownership and ask them to repair the fence.

(Unknown attendee) – Asked who authorized new Mira Mesa signs? They were placed by the city – signs will be on the May agenda.

Don Azul – Introduced himself; candidate for City Council District 6.

Dennis Rogers – Sorrento Mesa is what we are called; asked to place this item on next meeting agenda.

Announcements – 2 minutes per speaker

Joe Frichtel – Chalk the Walk, Top Gun Tournament, and Volunteer of the Year event reminders.

Tom Derr – Ecovivarium at Kids Expo in Del Mar

Bruce Brown – 5:15pm prior to next MMCPG meeting; planning and paying for parks.

7. Reports

a. Report of the Chair

- i. Bicycle Master Plan Update, Project #290781 has a Draft EIR released for public comment. Deadline is May 13, 2013. Email address for comments is dsdeas@sandiego.gov. See letter attached with this agenda for location of Draft EIR and other information.
- ii. Initial review of possible CUP application to use a residence as a commercial child care facility at 8525 Calle Cristobal, San Diego, CA 92126 (at SE corner of Calle Cristobal and Camino Ruiz) has been received and is summarized in an attachment incorporate with this agenda.

b. Transportation Subcommittee – no report

c. Stone Creek Subcommittee – no report

d. SD Ice Arena Cell Phone Antennae Subcommittee – see meeting minutes

e. Community Planners Committee – see meeting minutes

f. Los Penasquitos Canyon Citizen's Advisory Committee – no report

Meeting adjourned.

Respectfully submitted on behalf of Bari Vaz, Secretary



John Horst
Chairman, Mira Mesa Community Planning Group

SD06526A



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 T-Mobile San Diego House of Ice 277769

Project Address:
 11048 Ice Skate Place, San Diego, CA 92126

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

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 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

T-Mobile House of Ice
PROJECT CHRONOLOGY
PTS #297769 IO #24003295

Date	Action	Description	City Review	Applicant Response
10.4.2012	First Submittal	Project Deemed Complete		
10.18.2012	First Assessment Letter		14 days	
12.12.2013	Second Submittal			55 days
1.24.2013	Second Assessment Letter		43 days	
4.15.2013	Community Planning Group Presentation			81 days
5.8.2013	All issues resolved		23 day	
6.19.2013	Scheduled for Hearing Officer			42 days
Total Staff Time:		Does not include City Holidays and Furlough	90 days	
Total Applicant Time:		Does not include City Holidays and Furlough		178 days
Total Project Running Time:		From Deemed Complete to HO Hearing	268 days	



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 5, 2013

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	June 19, 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/ENVIRONMENTAL EXEMPTION – PROCESS LEVEL 3
PROJECT NO:	297769
PROJECT NAME:	<u>T-MOBILE HOUSE OF ICE</u>
APPLICANT:	LYNNEA BARRETT
COMMUNITY PLAN AREA:	MIRA MESA
COUNCIL DISTRICT:	District 6
CITY PROJECT MANAGER:	SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5984 and Stse@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 to modify an existing Wireless Communication Facility (WCF) located at 11048 Ice Skate Place, San Diego, CA 92126. The project consists of a total of seven replacement Long Term Evolution (LTE) antennas concealed inside three (30 Fiberglass Reinforced Panel (FRP) screening boxes, painted and textured to match the existing building. The equipment associated with this project will continue to operate inside the existing 160-square foot prefabricated equipment enclosure.

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.

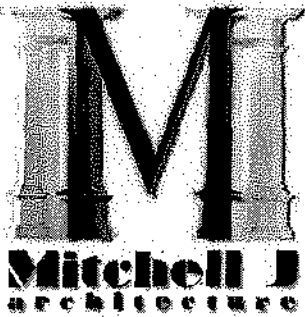
This project was determined to be categorically exempt from the California Environmental Quality Act on February 22, 2013 and the opportunity to appeal that determination ended March 11, 2013.

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: 24003295.

Revised 04/08/10 HRD



BOARD
MEMBERS

September 24, 2012

Mitchell J.
Campagna, RA
CEO

Bodie C. Campagna
CFO

TO: City of San Diego
Development Services Department
1222 First Avenue, MS 301
San Diego, CA 92101-5154

FROM: Lynnea Barrett
Site Acquisition Specialist
Mitchell J Architecture
4883 Ronson Court, Suite N
San Diego, CA 92111

RE: **Site Justification Report**
T-Mobile Site SD06526A San Diego House of Ice
APN: 318-013-05

The existing T-Mobile wireless communication facility located at 11048 Ice Skate Place, San Diego, CA 92126 (the "Subject Property") is needed for following reasons:

As depicted on the following coverage maps, the existing wireless communication facility located at the Subject Property provides essential communication and improved service to the surrounding area. The facility ensures uninterrupted wireless service in the area. Without the facility at the current location, there would be a significant gap in coverage that would negatively impact the surrounding community.

The visual impact to the surrounding community is minimized because the equipment is located in a shelter on the west side of the existing ice skating arena. There are also AT&T, Nextel, and Sprint equipment shelters in the same area as the T-Mobile shelter. All antennas are currently painted to match the exterior of the building. Side and bottom skirts painted to match the existing building will be utilized for architectural integration of the antennas into the building's façade.

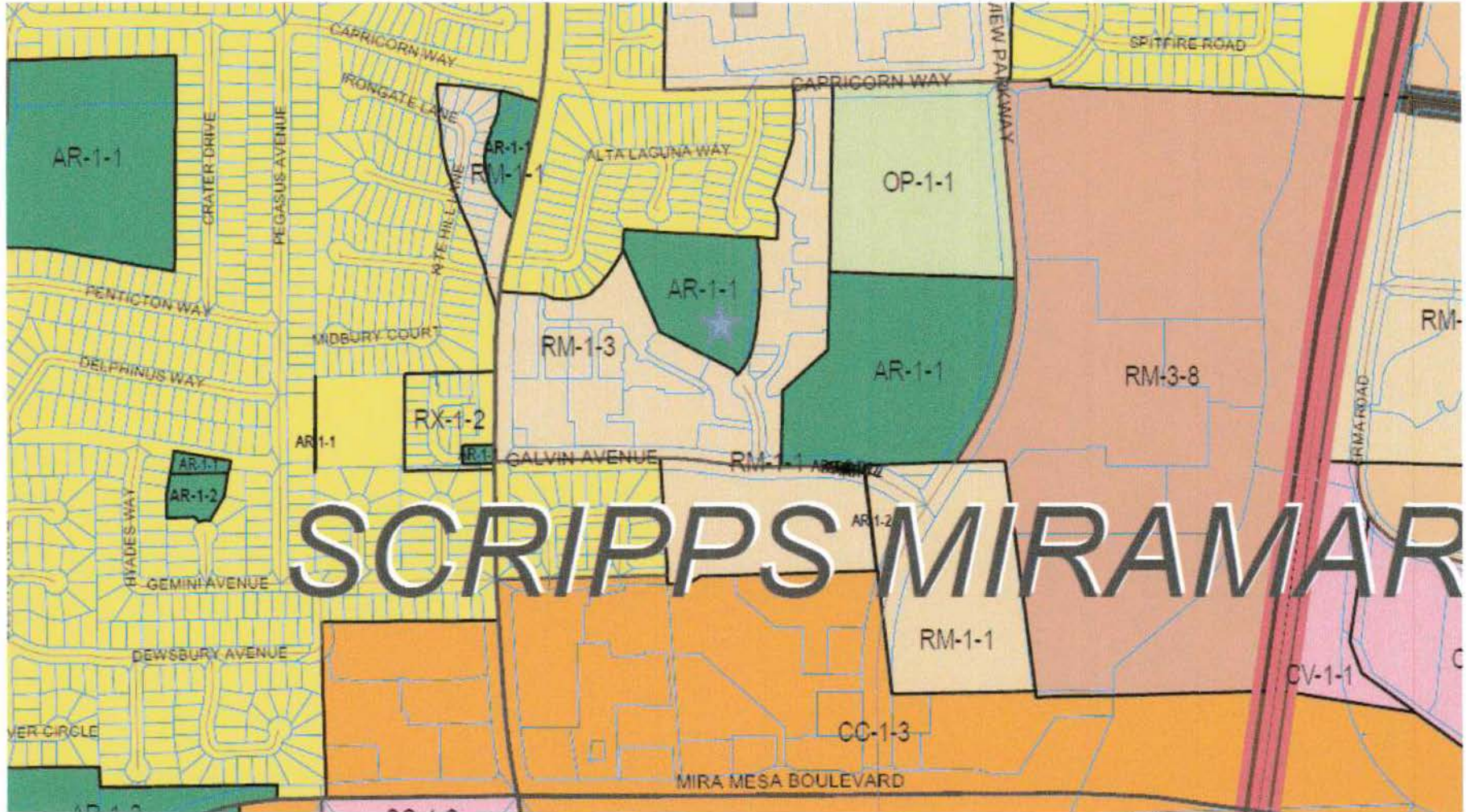
If you have any additional questions, I can be reached by phone at (858) 650-3130 or by e-mail at lynnea.barrett@mitchellj.com.

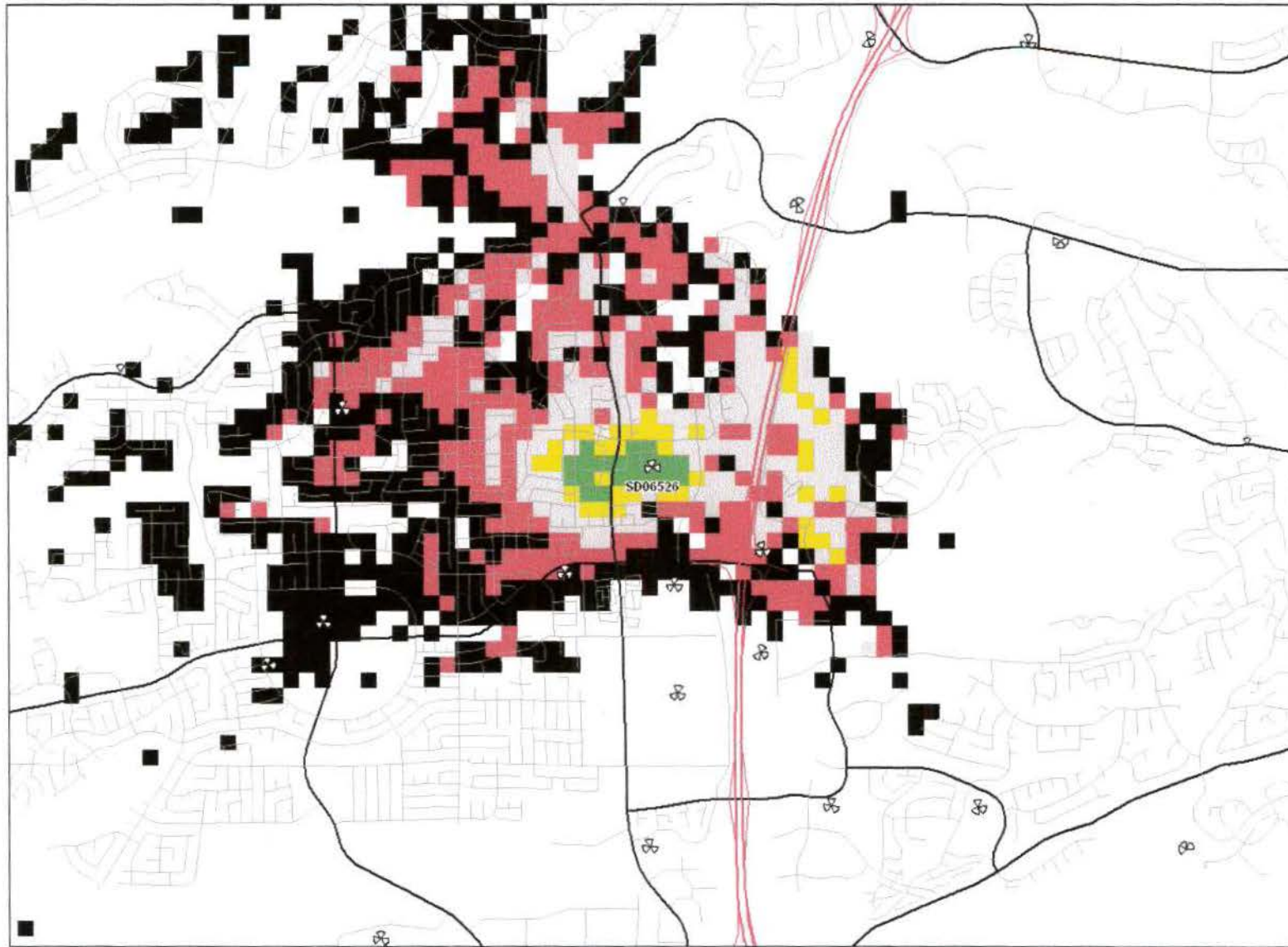
Sincerely,

Lynnea Barrett

ADJACENT LAND USE MAP

T-Mobile San Diego House of Ice - 11048 Ice Skate Place, San Diego, CA 92126

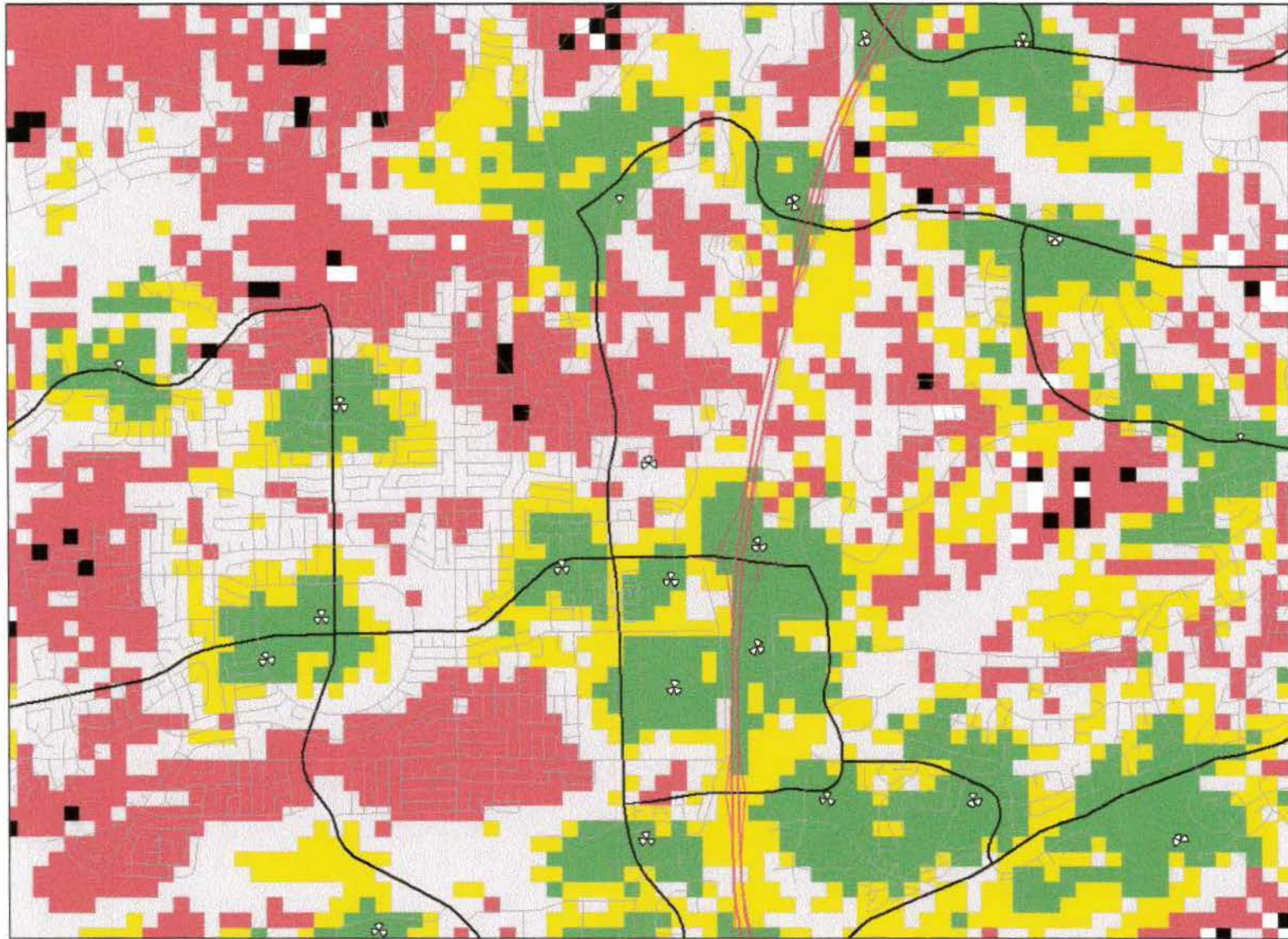




Legend: Coverage Level

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

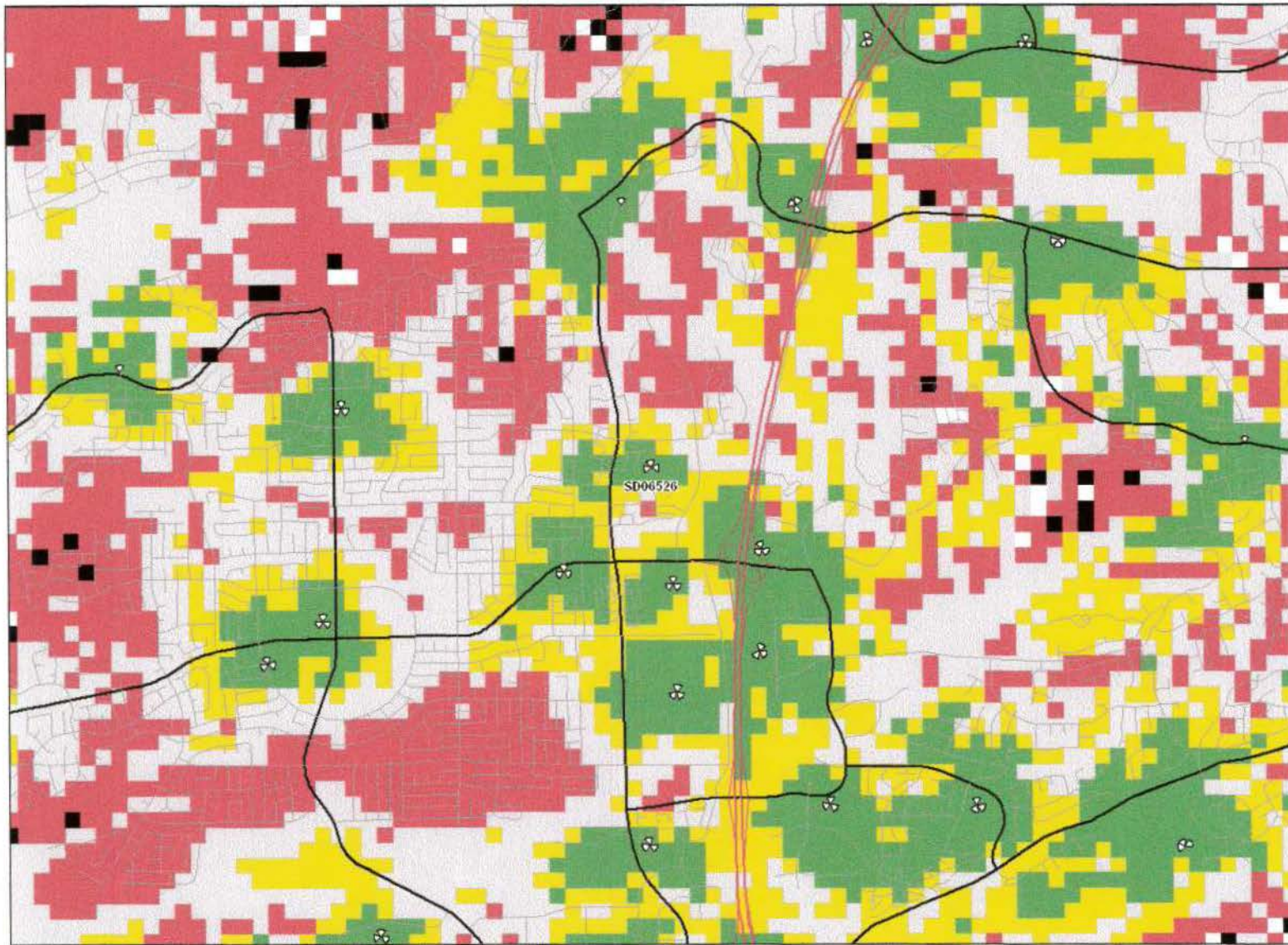




Legend: Coverage Level

● 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 |
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