



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: January 30, 2013 REPORT NO. HO 13- 006  
ATTENTION: Hearing Officer  
SUBJECT: AT&T – NORMAL SCHOOL  
PTS PROJECT NUMBER: 260475  
LOCATION: 4452 Park Boulevard  
APPLICANT: Glori James- Suarez, Technology Associates, Inc.

### SUMMARY

Issue(s): Should the Hearing Officer approve a wireless communication facility on an office building located at 4452 Park Boulevard in the Uptown Community Planning area?

Staff Recommendation(s) - APPROVE Site Development Permit No. 1069965.

Community Planning Group Recommendation – On February 7, 2011, the Uptown Planners voted unanimously to approve the AT&T - Normal School project with no conditions (Attachment 8).

#### Environmental Review:

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 28, 2012 and the opportunity to appeal that determination ended **December 12, 2012** (Attachment 7).

### BACKGROUND

This project is a Site Development Permit for a proposed Wireless Communication Facility (WCF) that includes replacement of the building parapet (with a two-foot height increase) in order to conceal AT&T's new antennas and associated components. The equipment is proposed to be located within the building in an equipment room on the second floor. The building is a three story office building located at 4452 Park Boulevard in the CV-3 zone of the Mid-City Communities Planned District within the Uptown Community Planning area. Surrounding uses include commercial to the north and east and a mixture of single- and multi-unit residential uses to the west and south (Attachments 1, 2 and 3).

Two other carriers operate WCF's on this property. Sprint Nextel and Verizon have antennas either façade mounted or located on the roof top behind the existing parapet (Attachment 10). WCF's are permitted in commercial zones as a Limited Use; however, because the replacement parapet will deviate slightly from the 50-foot height limit, a Site Development Permit is required.

## DISCUSSION

The existing building height is 48-feet to the top of the parapet. AT&T is proposing to replace the existing parapet with a new one that is approximately two-feet taller. The new parapet will result in a building height just over 50-feet, but will conceal all of the antennas currently located on the roof top. The existing parapet wall will be raised two-feet and a new Fiberglass Reinforced Panel (FRP) screen wall will be installed 4'-6" out from the parapet to form what will appear as a new parapet wall (Attachments 11 and 14). Behind the new parapet screen wall, AT&T will have four sectors of four antennas each along with 32 Remote Radio Units (RRU's), four surge suppressors and two GPS antennas. Verizon's antennas are concealed behind the existing parapet and will continue to be concealed behind the new screen. Sprint's antennas are façade mounted in screen boxes and will not be affected by this project (Attachment 14).

### Community Plan Analysis:

The Uptown Community Plan does not specifically address WCF's. However, the City's General Plan, Section UD-A.15, does address WCF's as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project complies with the requirements of the General Plan for WCF's. The project proposes to locate antennas and associated components behind a newly expanded parapet wall. The WCF will be completely concealed behind a newly designed parapet that integrates into the architecture of the building.

### Conclusion:

With the exception of a slight deviation to height, this project complies with the applicable regulations of the Land Development Code and the City's General Plan. The Uptown Planners recommended approval of the project and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of SDP No. 1069965.

## ALTERNATIVES

1. **Approve SDP No. 1069965, with modifications.**
2. **Deny SDP No. 1069965, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

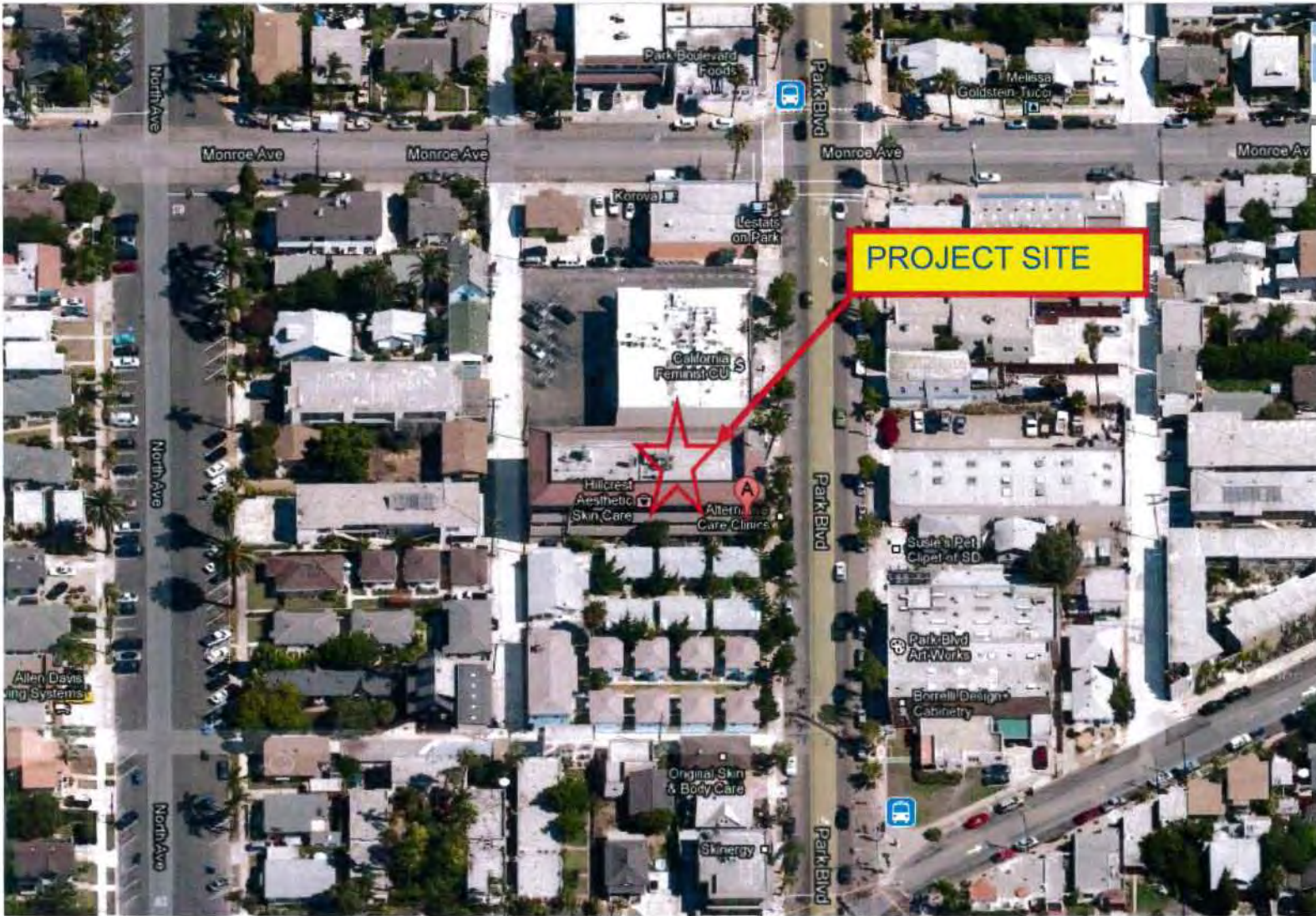
Respectfully submitted,

  
Karen Lynch-Ashcraft, 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. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Photos
11. Photosimulations
12. Project Chronology
13. Notice of Public Hearing
14. Project Plans

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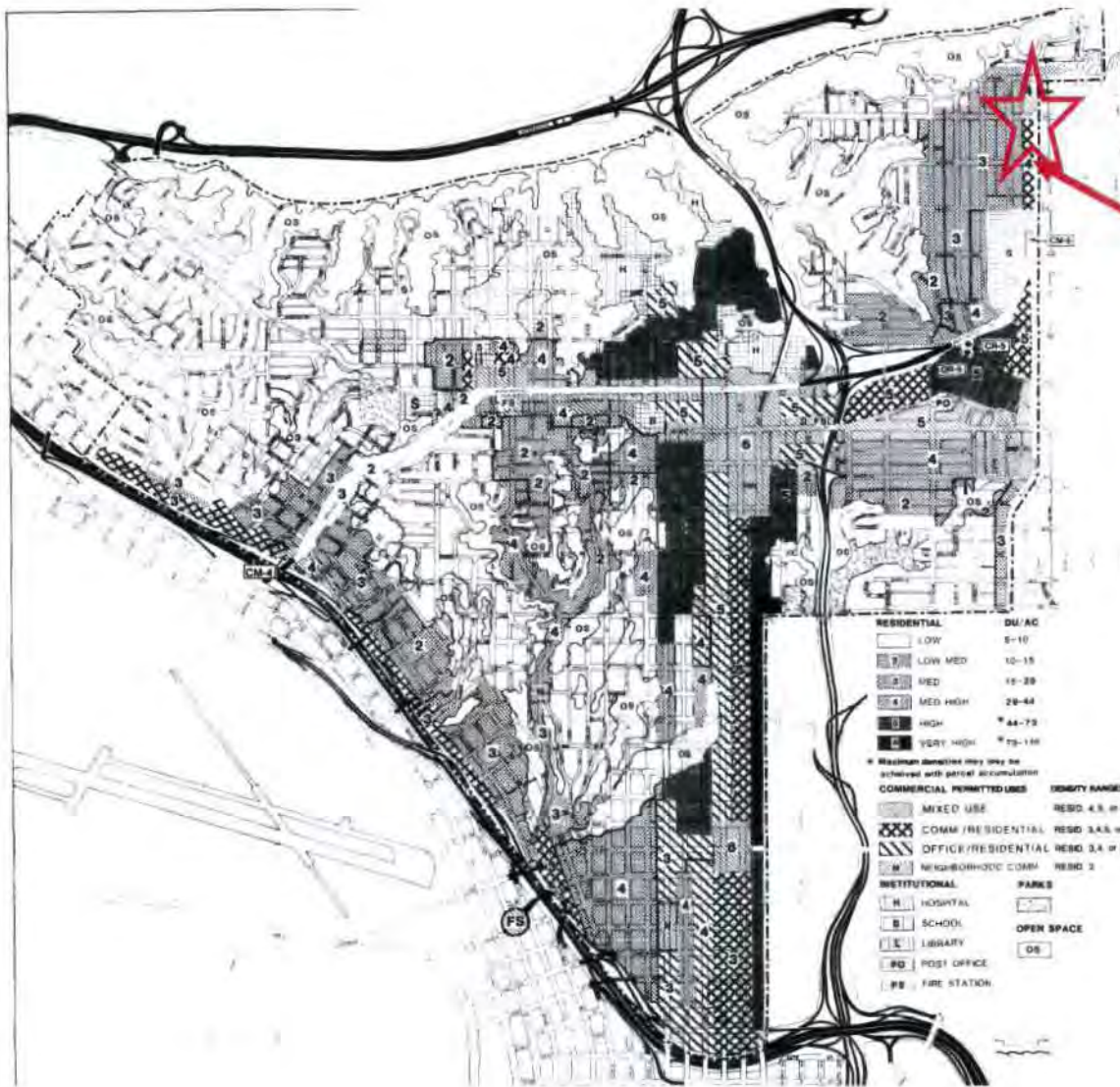


## Aerial Photo

AT&T- NORMAL SCHOOL PROJECT NUMBER 260475

4452 PARK BOULEVARD





**PROJECT SITE**

RESIDENTIAL	DU/AC
LOW	5-10
LOW MED	10-15
MED	15-25
MED HIGH	25-44
HIGH	44-73
VERY HIGH	73-100

\* Maximum densities may vary be achieved with parcel accumulation

COMMERCIAL PERMITTED USES	DENSITY RANGES
MIXED USE	RESO 4.5, 4.6
COMM / RESIDENTIAL	RESO 3.4.1, 4.1
OFFICE / RESIDENTIAL	RESO 3.4, 4.1
NEIGHBORHOOD COMM	RESO 3

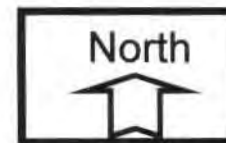
INSTITUTIONAL	PARKS
H HOSPITAL	
S SCHOOL	OPEN SPACE
L LIBRARY	OS
PO POST OFFICE	
FS FIRE STATION	

# UPTOWN COMMUNIT PLAN MAP



**AT&T- NORMAL SCHOOL PROJECT NUMBER 260475**

**4452 PARK BOULEVARD**





## Project Location Map

**AT&T - NORMAL SCHOOL PROJECT NUMBER 260475**

**4452 PARK BOULEVARD**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	AT&T – Normal School	
<b>PROJECT DESCRIPTION:</b>	A wireless communication facility consisting of a total of 16 panel antennas, 32 RRH's, 4 Surge Suppressors and 2 GPS antennas located behind a replacement parapet screen wall. Equipment will be located on the 2 <sup>nd</sup> floor of the existing building.	
<b>COMMUNITY PLAN AREA:</b>	Uptown	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Commercial/Residential 4	
<b><u>ZONING INFORMATION:</u></b>		
ZONE: MCCDPD:CV-3		
HEIGHT LIMIT: 40-feet		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Commercial/Residential 4, MCCPD-CV-3.	Commercial
<b>SOUTH:</b>	Commercial/Residential 4; MCCPD-CV-3.	Residential
<b>EAST:</b>	Commercial; MCCPD-CV-3.	Commercial
<b>WEST:</b>	Residential Medium Density; MCCPD-MR-1500.	Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Request to exceed the 40' height limit by 2' 3".	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 7, 2011, the Uptown Planners voted unanimously to approve the AT&T – Normal School project with no conditions.	

**HEARING OFFICER  
RESOLUTION NO.  
SITE DEVELOPMENT PERMIT NO. 1069965  
AT&T – NORMAL SCHOOL  
PROJECT NO. – 260475  
DRAFT**

WHEREAS, Park Professional Plaza COA, Inc., Owner and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1069965), on portions of a .32-acre site;

WHEREAS, the project site is located at 4452 Park Boulevard in the CV-3 zone of the Mid-City Communities Planned District within the Uptown Community Planning area;

WHEREAS, the project site is legally described as: A condominium comprised of Parcel 1: An undivided 19/36<sup>th</sup> interest in and to Lots 37 through 40, inclusive, Block 78, University Heights, in the City of San Diego, County of San Diego, State of California, according to Amended Map thereof made by G.A. d'Hemecourt in Book 8, Page 35, et seq. of Lis Pendens, filed in the Office of the County Recorder of San Diego; excepting therefrom the following: a) Units 101 through 106, inclusive, Units 201-215, inclusive, and Units 301 through 315, inclusive, as shown upon the Condominium Plan recorded November 17, 1983, as File Number 83-418950 of Official Records of said County. Parcel 2: Units 101-106, inclusive, 202 and 205, 210 through 213, inclusive, as shown upon the Condominium Plan above referred to.;

WHEREAS, on January 30, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1069965 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 28, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 January 30, 2013.

**FINDINGS:**

**Site Development Permit - Section 126.0504**

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

Although the Uptown Community Plan does not address Wireless Communication Facilities (WCF's), the City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to



hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project consists of the addition of a new Fiberglass Reinforced Panel (FRP) screen designed to look like a new roof top parapet, which will continue to screen the existing Verizon panel antennas, but also screen the proposed AT&T antennas and associated components as well. The associated equipment will be located within an equipment room on the second floor of the building. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

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.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require signage to be posted in the locations recommended by the report prepared by EBI Consulting on December 13, 2012 prior to the issuance of a building permit. Therefore, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCF’s utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, AT&T is proposing to increase the height of the parapet by two-feet. The existing building height is slightly above 48-feet and the CV-3 zone permits a maximum building height of 40-feet. The addition of the parapet will result in an overall height of 50-feet, 3-inches. Deviations in the Mid-City Communities Planned District require a Mid-City Communities Development Permit, which translates in the Land Development Code to a Site Development Permit. Increasing the parapet height will result in a complete concealment of the antennas and associated components for AT&T. Verizon is currently screened on the roof top and will continue to be once the new parapet is installed. The new parapet will be constructed of Fiberglass Reinforced Panels (FRP) and will be painted and textured to match the existing building. It will be placed approximately four and a half feet from the existing parapet on the tile mansard roof, which will provide enough vertical space to locate the antennas behind. The AT&T and Verizon WCF’s will be concealed from public view, which complies not only with the WCF regulations, but also the WCF Design Guidelines. The project deviates from the maximum height limit, a deviation which is being processed with this Site Development Permit/Mid-City Communities Development Permit. Therefore, the project complies with the regulations of the Land Development Code.

**Mid-City Communities Development Permit Findings – Section 1512.0204**

1. **The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego; Community Plan or the General Plan of the City of San Diego;**

The purpose of the Mid-City Communities Planned District is to assist in implementing the goals and objectives of the adopted community plans for older, developed communities, such as Uptown and to assist in implementation of the Progress Guide and General Plan of The City of San Diego. The existing condominium office building will not be changed from its current use; however the existing roofline will be modified to accommodate AT&T's larger antennas while concealing them from view from the surrounding neighborhood. The Uptown Community Plan does not specifically address Wireless Communication Facilities (WCF's); however, the City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project consists of the addition of a new Fiberglass Reinforced Panel (FRP) screen designed to look like a new roof top parapet, which will continue to screen the existing Verizon panel antennas, but also screen the proposed AT&T antennas and associated components as well. The associated equipment will be located within an equipment room on the second floor of the building. Based on the design of this project, the WCF meets the purpose and intent of the Mid-City Communities Planned District and will not adversely affect the Uptown Community Plan or the General Plan of the City of San Diego.

2. **Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable;**

## ATTACHMENT 5

The three-story condominium office building is approximately 48-feet tall where the CV-3 zone permits a maximum height of 40-feet. The replacement parapet proposed for this project will increase the overall building height by 2-feet (50-feet, three-inches) and will be located 4-feet, six-inches further down on the existing tiled mansard. Even though the new parapet screen wall is an overall 5-foot, 11-inches in height, the actual result is a two-foot increase in overall building height.

Existing development within the block is a mixture of one and two-story buildings. Within the Park Boulevard corridor, there are other three-story buildings. Architectural design is a mixture of older homes and commercial structures as well as more modern commercial and multi-unit residential structures. The office condominium complex is a modern glass and stucco building with a Spanish tile mansard roof. The modifications proposed as part of this project will add a two-foot parapet screen to the roof top and will conceal all wireless communication antennas on the roof top. The resulting project will be compatible with the existing and planned land use on adjoining properties and the building architecture will maintain its architectural harmony with the surrounding neighborhood as far as is practicable.

- 3. No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity;**

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require signage to be posted in the locations recommended by the report prepared by EBI Consulting on December 13, 2012 prior to the issuance of a building permit. Therefore, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

- 4. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities;**

This project consists of a Wireless Communication Facility, which does not involve a residential use. Therefore, as this finding applies to residential and mixed residential/commercial projects, this permit finding is not applicable to this project.

5. **Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site; and**

A double acorn-style pedestrian street light is located approximately 22-feet away from the property. No security lighting is proposed with this project.

6. **The proposed use will comply with the relevant regulations in the San Diego Municipal Code.**

The project complies with the regulations of the Wireless Communication Facility Regulations, Land Development Code Section 141.0420, and with the zone development requirements of the MCCPD-CV-3 zone, with the exception of the height requirements. The allowable height is 40-feet or 50-feet for portions of buildings over enclosed parking. The existing office building is approximately 48-feet tall and with the addition of the parapet wall, the height will increase to 50-feet, 3-inches at its highest point. The deviation to the height is permitted through the processing of this Site Development Permit/Mid-City Communities Development Permit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1069965, 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. 106965, a copy of which is attached hereto and made a part hereof.

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Karen Lynch-Ashcraft  
Development Project Manager  
Development Services

Adopted on: January 30, 2013

Job Order No. 24002267

**HEARING OFFICER  
RESOLUTION NO.  
SITE DEVELOPMENT PERMIT NO. 1069965  
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WHEREAS, the project site is legally described as: A condominium comprised of Parcel 1: An undivided 19/36<sup>th</sup> interest in and to Lots 37 through 40, inclusive, Block 78, University Heights, in the City of San Diego, County of San Diego, State of California, according to Amended Map thereof made by G.A. d'Hemecourt in Book 8, Page 35, et seq. of Lis Pendens, filed in the Office of the County Recorder of San Diego; excepting therefrom the following: a) Units 101 through 106, inclusive, Units 201-215, inclusive, and Units 301 through 315, inclusive, as shown upon the Condominium Plan recorded November 17, 1983, as File Number 83-418950 of Official Records of said County. Parcel 2: Units 101-106, inclusive, 202 and 205, 210 through 213, inclusive, as shown upon the Condominium Plan above referred to.;

WHEREAS, on January 30, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1069965 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 28, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 January 30, 2013.

**FINDINGS:**

**Site Development Permit - Section 126.0504**

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

Although the Uptown Community Plan does not address Wireless Communication Facilities (WCF's), the City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to

hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project consists of the addition of a new Fiberglass Reinforced Panel (FRP) screen designed to look like a new roof top parapet, which will continue to screen the existing Verizon panel antennas, but also screen the proposed AT&T antennas and associated components as well. The associated equipment will be located within an equipment room on the second floor of the building. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

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.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require signage to be posted in the locations recommended by the report prepared by EBI Consulting on December 13, 2012 prior to the issuance of a building permit. Therefore, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCF’s utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, AT&T is proposing to increase the height of the parapet by two-feet. The existing building height is slightly above 48-feet and the CV-3 zone permits a maximum building height of 40-feet. The addition of the parapet will result in an overall height of 50-feet, 3-inches. Deviations in the Mid-City Communities Planned District require a Mid-City Communities Development Permit, which translates in the Land Development Code to a Site Development Permit. Increasing the parapet height will result in a complete concealment of the antennas and associated components for AT&T. Verizon is currently screened on the roof top and will continue to be once the new parapet is installed. The new parapet will be constructed of Fiberglass Reinforced Panels (FRP) and will be painted and textured to match the existing building. It will be placed approximately four and a half feet from the existing parapet on the tile mansard roof, which will provide enough vertical space to locate the antennas behind. The AT&T and Verizon WCF’s will be concealed from public view, which complies not only with the WCF regulations, but also the WCF Design Guidelines. The project deviates from the maximum height limit, a deviation which is being processed with this Site Development Permit/Mid-City Communities Development Permit. Therefore, the project complies with the regulations of the Land Development Code.

**Mid-City Communities Development Permit Findings – Section 1512.0204**

1. **The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego; Community Plan or the General Plan of the City of San Diego;**

The purpose of the Mid-City Communities Planned District is to assist in implementing the goals and objectives of the adopted community plans for older, developed communities, such as Uptown and to assist in implementation of the Progress Guide and General Plan of The City of San Diego. The existing condominium office building will not be changed from its current use; however the existing roofline will be modified to accommodate AT&T's larger antennas while concealing them from view from the surrounding neighborhood. The Uptown Community Plan does not specifically address Wireless Communication Facilities (WCF's); however, the City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project consists of the addition of a new Fiberglass Reinforced Panel (FRP) screen designed to look like a new roof top parapet, which will continue to screen the existing Verizon panel antennas, but also screen the proposed AT&T antennas and associated components as well. The associated equipment will be located within an equipment room on the second floor of the building. Based on the design of this project, the WCF meets the purpose and intent of the Mid-City Communities Planned District and will not adversely affect the Uptown Community Plan or the General Plan of the City of San Diego.

2. **Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable;**

## ATTACHMENT 5

The three-story condominium office building is approximately 48-feet tall where the CV-3 zone permits a maximum height of 40-feet. The replacement parapet proposed for this project will increase the overall building height by 2-feet (50-feet, three-inches) and will be located 4-feet, six-inches further down on the existing tiled mansard. Even though the new parapet screen wall is an overall 5-foot, 11-inches in height, the actual result is a two-foot increase in overall building height.

Existing development within the block is a mixture of one and two-story buildings. Within the Park Boulevard corridor, there are other three-story buildings. Architectural design is a mixture of older homes and commercial structures as well as more modern commercial and multi-unit residential structures. The office condominium complex is a modern glass and stucco building with a Spanish tile mansard roof. The modifications proposed as part of this project will add a two-foot parapet screen to the roof top and will conceal all wireless communication antennas on the roof top. The resulting project will be compatible with the existing and planned land use on adjoining properties and the building architecture will maintain its architectural harmony with the surrounding neighborhood as far as is practicable.

- 3. No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity;**

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require signage to be posted in the locations recommended by the report prepared by EBI Consulting on December 13, 2012 prior to the issuance of a building permit. Therefore, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

- 4. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities;**

This project consists of a Wireless Communication Facility, which does not involve a residential use. Therefore, as this finding applies to residential and mixed residential/commercial projects, this permit finding is not applicable to this project.



## ATTACHMENT 5

5. **Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site; and**

A double acorn-style pedestrian street light is located approximately 22-feet away from the property. No security lighting is proposed with this project.

6. **The proposed use will comply with the relevant regulations in the San Diego Municipal Code.**

The project complies with the regulations of the Wireless Communication Facility Regulations, Land Development Code Section 141.0420, and with the zone development requirements of the MCCPD-CV-3 zone, with the exception of the height requirements. The allowable height is 40-feet or 50-feet for portions of buildings over enclosed parking. The existing office building is approximately 48-feet tall and with the addition of the parapet wall, the height will increase to 50-feet, 3-inches at its highest point. The deviation to the height is permitted through the processing of this Site Development Permit/Mid-City Communities Development Permit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1069965, 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. 106965, a copy of which is attached hereto and made a part hereof.

---

Karen Lynch-Ashcraft  
Development Project Manager  
Development Services

Adopted on: January 30, 2013

Job Order No. 24002267

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002267

**SITE DEVELOPMENT PERMIT NO. 1069965**  
**AT&T – NORMAL SCHOOL**  
**PROJECT NO. 260475**  
**HEARING OFFICER**  
**DRAFT**

This Site Development Permit No. 1069965 is granted by the Hearing Officer of the City of San Diego to Park Professional Plaza COA, Inc., Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Division 5. The .32-acre site is located at 4452 Park Boulevard in the CV-3 zone of the Uptown Community Planning area. The project site is legally described as: A condominium comprised of Parcel 1: An undivided 19/36<sup>th</sup> interest in and to Lots 37 through 40, inclusive, Block 78, University Heights, in the City of San Diego, County of San Diego, State of California, according to Amended Map thereof made by G.A. d'Hemecourt in Book 8, Page 35, et seq. of Lis Pendens, filed in the Office of the County Recorder of San Diego; excepting therefrom the following: a) Units 101 through 106, inclusive, Units 201-215, inclusive, and Units 301 through 315, inclusive, as shown upon the Condominium Plan recorded November 17, 1983, as File Number 83-418950 of Official Records of said County. Parcel 2: Units 101-106, inclusive, 202 and 205, 210 through 213, inclusive, as shown upon the Condominium Plan above referred to.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 30, 2013, on file in the Development Services Department.

The project shall include:

- a. Sixteen panel antennas measuring 58" x 12" x 6"; 32 Remote Radio Units (RRU's); four surge suppressors and two GPS antennas all located behind a new parapet screen wall. Associated equipment is located in a second story equipment room;

- ;
- b. The parapet wall will exceed the 50-foot height limit by three-inches;;
  - c. Off-street parking;
  - d. 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 February 13, 2016.**
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
3. 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.
4. 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.
5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. 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.
10. 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.

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

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

**ENGINEERING REQUIREMENTS:**

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

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

**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. 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.

16. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

17. 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.

18. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the 'Exhibit A.'

19. No overhead cabling is allowed for this project.

20. The final product shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.

21. All equipment, including transformers, emergency generators and air conditioners 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.

22. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA and the RF EME Compliance Report prepared by EBI Consulting on December 13, 2012, to the satisfaction of the Development Services Department.

23. 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.

**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 an Administrative Planning Hold 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 (619 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.
- 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 January 30, 2013 by Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: PTS No. 260475/SDP No. 1069965  
Date of Approval: January 30, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Karen Lynch-Ashcraft  
Development Project Manager

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

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

**AT&T Moibility**  
Permittee

By \_\_\_\_\_  
Kevin Becker  
Senior Real Estate and Construction  
Manager

**Park Professional Plaza, COA, Inc.**  
Owner/Permittee

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

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

NOTICE OF EXEMPTION

(Check one or both)

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

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.: 260475

PROJECT TITLE: AT&T Park Boulevard

PROJECT LOCATION-SPECIFIC: 4452 Park Boulevard, CA 92116 (A portion of Lots 37 through 40, Block 78, University Heights)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Site Development Permit (SDP) for the addition of four (4) new antennas to the existing twelve (12) antennas at an existing Wireless Communication Facility (WCF). The antennas would be located behind a parapet wall that would be increased a total of two (2) additional feet in height. The equipment associated with the antennas is and would remain within the building in a second floor equipment room. The project is located at 4452 Park Boulevard and the area is zoned MCCPD-CV-3 within the FAA Part 77 area within the Uptown Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Monica Swing  
 5473 Kearny Villa Road Suite 300  
 San Diego, CA, 92123  
 714-931-6011

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: Section 15301(b) existing facilities, public or private utilities
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This project is exempt because minimal changes are required to add antennas and increase the height of the existing parapet wall and would allow an existing WCF to continue operation. In addition the project is exempt because it meets the criteria set forth in CEQA section 15301(b) – existing facilities, public or private utilities –and where the exceptions listed in CEQA section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 446-5159

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

  
 SIGNATURE/TITLE

11/28/12  
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:





**UPTOWN PLANNERS**  
**MEETING MINUTES**  
**FEBRUARY 7, 2011**

Meeting Place: Joyce Beers Community Center

Meeting called to order at 6:00 p.m.

Present: Wilson, Jaworski, Dahl, Ferrier, Bonn, Bonner, Tablang, Grinchuk, Butler, Seidel, Pesquiera, Lamb, Winney (6:15), O'Dea (6:15), Mellos (6:25)

Absent: Liddell, Adler

**I. Board Meeting: Parliamentary Items/ Reports:**

Approval of Agenda:

1. Agenda Item 6 was taken off the agenda and continued at the request of the applicant.

**Agenda Item 6: 502 UNIVERSITY AVENUE ("AT&T WASHINGTON HIGHWAY 163") – Process Three** – Hospital District – Application to modify an existing Wireless Communications Facility (WCF); the modification consists of an expansion to the existing equipment enclosure. The existing antennas will also be removed and a total of twelve new antennas shall be installed on the roof behind Fiberglass Reinforced Panel (FRP) screenings. The property is located at 842 East Washington Street; Mid-Cities Community Planned District CN-1A.

2. Motion by Dahl, second by Ferrier, to move the following two agenda items to the Consent Agenda:

**Agenda Item 2: PARK BOULEVARD ("AT&T PARK BOULEVARD") – Process Three** – University Heights – Application for an amendment an existing permit for Wireless Communications Facility (WCF) to allow for an increase in parapet height of 1.5 feet.

**Agenda Item 7: 741 UNIVERSITY AVENUE ("AT&T CASA GRANDE") – Process Two** – Hillcrest – Application for Neighborhood Use Permit for a Wireless Communications Facility consisting of antennas mounted on an existing building at 1751 University Avenue; CN-2A; FAA 77.

3. Motion by Ferrier to approve the consent agenda as revised; Motion passed by a voice vote.

II. Approval of Minutes: December 2011 minutes not ready because of computer issues.

III. Treasurer's Report: A total of \$403.62 in the bank account. No further collection needed at this time.

IV. Website Report: Ferrier reported there have been updates to the website.

V. Chair/ CPC Chair Report:

Chair Wilson provided an update on two issues which came before the Community Planners Committee in January.

1.) On the issue of whether copyright protection prohibited the duplication of site plans and other documents provided to community planning committees. The CPC established a task force, which reviewed the issue with DSD staff and the City Attorney. The issue was resolved through a compromise in which project applicants would be required to sign a waiver allowing project documents such as site plans to be duplicated for the purpose of public review (copyright protection still remains in effect prohibiting private use of duplicated documents and site plans).

2.) The CPC considered a revision to City Council Policy 600-24 and 600-33, which clarified when a community planning group could review general park development plans. The policy revisions were the result of the actions of Uptown Planners regarding the West Lewis Street Mini-Park; where the City of San Diego did not have a local Recreation Council with jurisdiction to review the park plans. The revised policies now provide for review of such projects by the community planning group with jurisdiction over the proposed park where there is no Recreation Council.

The EIR for the proposed Plaza de Panama project had been released; the time for comment had been extended to later in February. Uptown Planners announced in its agenda a special meeting to review the Plaza de Panama project on February 16, 2012, it will be in the "Great Hall" at St. Paul's Cathedral on 2750 Fifth Avenue.

The Old Town Transitional Housing project in Middletown would likely come before Uptown Planners on March 6, 2012.

V. Election Committee Report:

Don Liddell, the Rules Committee Chair, was absent; so Chair Wilson announced a board election would be held at the March 6, 2012; prior to the regular board meeting. The Election Committee would consist of Don Liddell, Janet O'Dea, Roy Dahl and Rhett Butler. There would be seven seats that will be filled in the election; the election rules as attached to the February agenda, were read. The last day a candidate could submit an application to run for a board set was set by the board as February 24, 2012.

II. Non-Agenda Public Comment:

Ann Garwood announced the Hillcrest Town Council will meet February 14, 2012 in the Joyce Beers Community Center; and that a Hillcrest clean up has been scheduled for Park Boulevard south of University Avenue.

**III. Representatives of Elected Officials --**

Ian Clampett representing City Council District Two spoke, and indicated the city was working on streamlining the permit process for special events, and a new pay parking station was being installed in Mission Hills.

Anthony Bernal representing City Council District Three announced the scheduled repaving of Sixth Avenue included the striping for cross walks and bike lanes. The City Council took action to extend the Interim Height Ordinance for two more years; it will not be co-terminus with the Uptown Community Plan update. Bernal also announced that the city will implement a fine system for improper demolitions of potentially historic structures of up to \$250,000. The fine money would be placed in a trust fund.

**IV. Consent Agenda:**

Motion by Ferrier to approve the Consent Agenda; second by Bonner; approved by a 13-0-1 vote (non-voting chair abstaining; Winney absent).

**Agenda Item 2: PARK BOULEVARD ("AT&T PARK BOULEVARD") – Process Three –** University Heights --Application for an amendment an existing permit for Wireless Communications Facility (WCF) to allow for an increase in parapet height of 1.5 feet.

**Agenda Item 7: 741 UNIVERSITY AVENUE ("AT&T CASA GRANDE") – Process Two –** Hillcrest -- Application for Neighborhood Use Permit for a Wireless Communications Facility consisting of antennas mounted on an existing building at 1751 University Avenue; CN-2A; FAA 77.

**V. Potential Action Items: Projects**

**NORMAL STREET/ UNIVERSITY AVENUE MEDIUM SDP ("MONUMENT FLAG POLE") – Process Five –** Hillcrest -- Site Development Permit/ Public Right-Of-Way Encroachment -- Application to construct a 65 foot flag pole in existing medium at Normal Street and University Avenue; FAA-77.

Ben Nichols, the Director of the Hillcrest Business Association, presented the proposed project. A total of about \$10,000 would be raised and set aside for the insurance and ongoing maintenance of the flag. The funding would be raised from private donors; with San Diego Pride administering the funds. The Hillcrest Business Association would be responsible for raising and lowering the flag.

Marlon Pangilinan indicated planning staff would favor a smaller flag on a lower flag pole. Maintenance Assessment District funds would not be used to fund the maintenance of the flag. Public comment was made about the project; primarily in favor.

Many board members spoke in favor of the project; others indicated reservations about the size and height, and the placement of the flag monument on public land.

Motion by Ferrier to approve the project as presented; seconded by Dahl; Motion passed by an 8-6-1 vote. In favor: Ferrier, Dahl, O'Dea, Butler, Winney, Tablang, Grinchuk, Lamb; Opposed: Jaworski, Bonner, Seidel, Bonn, Pesqueira, and Mellos. Non-voting chair Wilson abstaining.

**525 SPRUCE STREET ("INN @ THE PARK MAP WAIVER") – Process Three** – Bankers Hill/Park West – Map Waiver application to waive the requirements of a Tentative Map to create 82 residential timeshare condominium units in an existing hotel; located at 525 Spruce Street in the CV-1 and MR-400; Residential Tandem Parking; Transit Area.

Applicant informed the board that the project will transform the site from currently being a hotel to 82 residential timeshare condominiums. There will be no exterior changes to the structure; the application is just for the map waiver for the condominiums.

Motion to approve the project by Butler, seconded by Grinchuk; motion passed by a 14-0-1; voting in favor were; Butler, Grinchuk, Jaworski, Winney, Bonn, Bonner, Seidel, Lamb, Ferrier, Tablang, O'Dea, Dahl, Pesquiera, Mellos; non-voting chair Wilson abstaining.

**3102 SIXTH AVENUE ("PARK@SIXTH MAP WAIVER") – Process Three** – Bankers Hill/Park West – Map Waiver application to waive the requirements of a Tentative Map to create 37 residential condominium units on a 0.34 acres site located at 3201 Sixth Avenue in the MR-400 Zone.

The initial project that was approved for the site was a high-end condominium project named the Biarretz, which was approximately 110 feet in height. The project was approved by Uptown Planners in 2004. The project has been revised to incorporate small units, and the height has been reduced to approximately 60 feet. There will still be 83 parking spaces. The revised project was found to be in substantial conformance with the original project, and approved ministerially by the city, and has begun construction. The map waiver for the condominiums is before Uptown Planners.

Motion to approve by Butler, seconded by Bonn; motion passed by a 13-1-1 vote. Voting in favor were Butler, Bonn, Jaworski, Seidel, Mellos, Pesquiera, Winney, Tablang, O'Dea, Lamb, Bonner, Ferrier, Grinchuk. Dahl voted against, based on his objection to map waivers being reviewed by Uptown Planners after a project is ministerially approved. Non-voting chair Wilson abstained.

**3915 NINTH AVENUE ("GOLDEN PAW") – Process Two** – Hillcrest -- Neighborhood Use Permit for a pet care facility in an existing building at 3915 Ninth Avenue in the CN-1A and NP-1 Zone; Residential Tandem Parking, Transit Area.

Applicant proposes to place a pet care facility on the site of a former used car lot. The existing building will remain; new fencing will be installed. A sound study was required because of the proximity of the site to I-163. The applicant has previous experience with pet care; the facility will board up to 18 dogs overnight. Canine daycare will also be provided with a play area.

Motion to approve as presented made by Winney; seconded by Dahl. Motion passes by a 13-0-2; voting in favor were Winney, Dahl, Tablang, Jaworski, Ferrier, Bonn, Bonner, Grinchuk, Pesquiera, Mellos, Seidel, Lamb, Butler. O'Dea abstained; non-voting chair Wilson abstained.

#### **VI. Potential Action Items: Planning Issues**

**Uptown Interim Height Ordinance** – Uptown -- On January 24, 2012 the City Council voted to extend the Uptown Interim Height Ordinance, subject to a sunset provision that it would expire after two additional two years; a revised ordinance will be presented to the City Council

incorporating the City Council's motion; the tentative date for consideration by the City Council is February 7, 2012; The current ordinance expired on January 23, 2012;

Barry Hager, on behalf of the Interim Height Ordinance Task Force, spoke, and indicated that although his committee would prefer the Interim Height Limit be extended so that it would not expire until the Uptown Community Plan update was completed, the motion passed by the City Council was acceptable. Ian Epley spoke in opposition to the Interim Height Ordinance.

Motion by Bonn, seconded by Mellos, stating: "Uptown Planners supports the original city staff position to retain the Interim Height Ordinance (IHO), as previously approved, until the completion of the plan update process; however, Uptown Planners will reluctantly accept a two year expiration date on the IHO."

Amendment by Butler, seconded by Seidel, to remove the word "reluctantly" from the motion on the floor; the amendment failed by a vote of 6-8-1. Those voting in favor of the amendment were Butler, Seidel, Lamb, Winney, Ferrier, and Tablang; those against; Mellos, Pesquiera, Dahi, Grinchuk, Bonn, Bonner, Jaworski, O'Dea. Non-voting chair Wilson abstained.

Motion made by Bonn passed 9-5-1; voting in favor Bonn, Bonner, Jaworski, Ferrier, Grinchuk, Mellos, Dahi, O'Dea, Pesquiera; voting against Butler, Winney, Lamb, Tablang, Seidel. Non-voting chair Wilson abstaining.

**Normal Street Linear Park -- Hillcrest** -- In January 2012 the City of San Diego approved the submittal of a grant application pursuant to the California Statewide Park Program to fund the design and construction of the Normal Street Linear Park, located in the Normal Street right-of-way between Blaine and Lincoln Avenues.

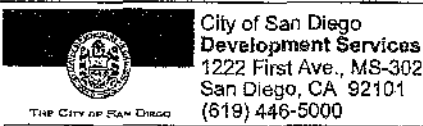
Chair Wilson informed the board earlier in the meeting that a state grant application had been submitted for a proposed Normal Street Linear Park adjacent to the Hillcrest DMV; which sought funding in the range of four or five million dollars. The proposal did not come before Uptown Planners, which normally reviews grant applications for Uptown. Planning staff indicated the holiday season prevented Uptown Planners review prior to approval by the City Council of the grant application. Several board members expressed concerns over the grant proposal, which might have resulted in the loss of up to 50 angle parking spaces along Normal Street.

Butler expressed a concern that the Normal Street Linear Park would interfere with the approval and development of Mystic Park, north of Washington Avenue. Several other board members expressed concern over Uptown Planners not being notified.

**VII. Adjournment:**

A motion by Mellos to adjourn approved by voice vote, and the board adjourned at 8:15 p.m.

Respectfully submitted by  
Beth Jaworski,  
Secretary



# 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: SD0531 / Normal School Project No. For City Use Only

Project Address:  
 4452 Park Blvd., SD CA 92103  
 (proposed AT&T telecommunications facility)

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

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

Additional pages attached  Yes  No

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

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

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

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

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

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

Legal Status (please check):

Corporation  Limited Liability -or-  General) What State? CA Corporate Identification No. C 2265208  
 Partnership

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

Corporate/Partnership Name (type or print):  
PARK PROFESSIONAL PLAZA COA INC

Owner  Tenant/Lessee

Street Address:  
4450 PARK BLVD

City/State/Zip:  
SAN DIEGO CA 92116

Phone No: 619 749-6843 Fax No: 619 749-7352

Name of Corporate Officer/Partner (type or print):  
MARK L. BURBY

Title (type or print):  
SECRETARY / TREASURER

Signature: Mark L. Burby Date: 10-18-11

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:



Looking west towards project site



Looking north towards project site





Looking SW towards project site



Looking SE towards project site



Looking north from project site



Looking south from project site



Looking east from project site



Looking west from project site



Looking west through roof area



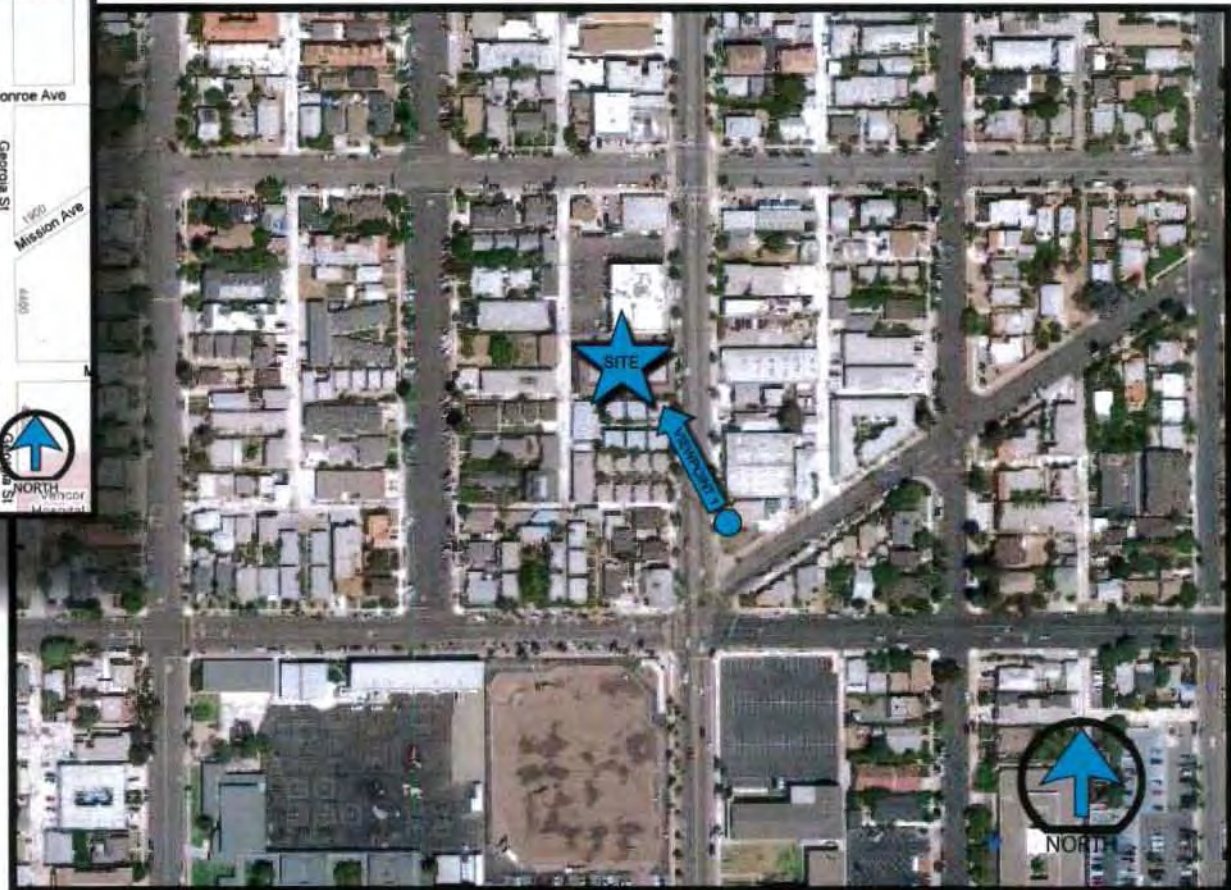
Looking east through roof area



Close up of existing roof parapet



SD0531  
NORMAL SCHOOL  
4552 PARK BLVD.  
SAN DIEGO, CA 92103



**AERIAL MAP**



SD0531  
NORMAL SCHOOL  
4552 PARK BLVD.  
SAN DIEGO, CA 92103



EXISTING

PROPOSED

PROPOSED AT&T  
ANTENNA SCREEN WALL

5GGE526

ATTACHMENT 11

# VIEWPOINT 1

**Project Chronology**  
**AT&T – Normal School**  
**PTS No. 260475**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
10/26/11	Submittal for Completeness Check			
11/21/11	Completeness Review Assessment		26 days	
5/14/12	First Full Submittal	Deemed Complete		5 months, 23 days
6/20/12	First Assessment		1 month, 6 days	
10/14/12	Second Submittal			3 months, 24 days
11/18/12	Second Assessment		1 month, 4 days	
11/28/12	Environmental Exemption			10 days
12/12/12	All Issues Resolved		14 days	
1/30/13	Hearing Officer Hearing		1 month, 18 days	
<b>TOTAL STAFF TIME**</b>			<b>4 months 28 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>9 months, 27 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>			<b>1 year, 3 months, 4 days</b>	

\*\*Based on 30 days equals to one month.





THE CITY OF SAN DIEGO

DATE OF NOTICE: January 17, 2013

# NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

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<b>DATE OF HEARING:</b>	<b>January 30, 2013</b>
<b>TIME OF HEARING:</b>	<b>8:30 A.M.</b>
<b>LOCATION OF HEARING:</b>	<b>Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101</b>
<b>PROJECT TYPE:</b>	<b>SITE DEVELOPMENT PERMIT, PROCESS 3 EXEMPT FROM CEQA</b>
<b>PROJECT NO:</b>	<b><u>260475</u></b>
<b>PROJECT NAME:</b>	<b><u>AT&amp;T – NORMAL SCHOOL</u></b>
<b>APPLICANT:</b>	<b>GLORI JAMES-SUAREZ, TAIC ASSOCIATES, INC.</b>
<b>COMMUNITY PLAN AREA:</b>	<b>Uptown</b>
<b>COUNCIL DISTRICT:</b>	<b>District 3</b>
<b>CITY PROJECT MANAGER:</b>	<b>Karen Lynch-Ashcraft, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5351 / <a href="mailto:klvnchash@sandiego.gov">klvnchash@sandiego.gov</a></b>

---

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 wireless communication facility consisting of 16 panel antennas, 32 Remote Radio Units and four surge suppressors behind a new parapet wall that will be approximately two-feet taller than the existing parapet. The associated equipment is proposed to be located in an equipment room inside the building on the second floor. The project site is located at 4452 Park 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](http://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.

## ATTACHMENT 13

This project was determined to be categorically exempt from the California Environmental Quality Act on December 3, 2012 and the opportunity to appeal that determination ended December 17, 2012.

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: 24002267.

Revised 04/08/10 HRD



# at&t

**SITE NUMBER: SD0531**  
**SITE NAME: NORMAL SCHOOL**  
**SITE ADDRESS: 4452 PARK BLVD.**  
**SAN DIEGO, CA 92103**

APPLICANT:  
  
 5738 PACIFIC CENTER BLVD.  
 SAN DIEGO, CA 92121

PROJECT INFORMATION:  
**SD0531**  
**NORMAL SCHOOL**  
 4452 PARK BLVD.  
 SAN DIEGO, CA 92103

REVISIONS:

REV.	DATE	DESCRIPTION	BY
1	04/18/11	COMMENTS	SJV
2	06/09/11	REV. PARAPET DESIGN	SJV
3	07/06/11	ADDED LUP	SJV
4	08/23/11	PARAPET REDESIGN	SJV
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7	01/25/12	CITY COMMENTS	SJV
8	04/06/12	ANT. SCREEN REDESIGN	SJV
9	05/07/12	CLARIFY BUILDING ELEV.	SJV
10	07/27/12	CITY COMMENTS	SJV
11	09/20/12	UPDATE PER V2W DWG.	SJV
12	09/25/12	DRM COMMENTS	SJV

CONSULTANT:  
  
**BLACK & VEATCH**  
 9820 WILLOW CREEK RD., SUITE 310  
 SAN DIEGO, CA 92131

ENGINEER:  
  
**PDC CORPORATION**  
 13225 DANIELSON ST., SUITE 200  
 POWAY, CA 92064  
 TEL: (858) 668-2828  
 FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

**DIGALERT**  
 1-800-227-2600  
 AT LEAST TWO DAYS BEFORE 10:00 AM  
 UNDERGROUND SERVICE ALERTS OF SOUTHERN CALIFORNIA

**GENERAL CONTRACTOR NOTE**  
 DO NOT SCALE DRAWING.  
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2010 CALIFORNIA ADMINISTRATIVE CODE
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRIC CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA FIRE CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

**PROJECT SUMMARY**

SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY FOR AT&T WIRELESS CONSISTING OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT. AT&T IS PROPOSING TO INSTALL THE FOLLOWING:

- EXISTING PARAPET WALL TO BE RAISED VERTICALLY 2'-0", PAINTED AND TEXTURED TO MATCH EXISTING PARAPET STRUCTURE. NEW ANTENNA SCREENING WILL EXTEND 4'-6" OUT ONTO THE EXISTING ROOF.
- SIXTEEN (16) 4'-7" HIGH PANEL ANTENNAS, THIRTY TWO (32) RRUS-11, AND FOUR (4) SURGE SUPPRESSION SYSTEMS, AND (4) FIBER CABLE BOXES MOUNTED AT THE ROOFTOP.
- TWO (2) EQUIPMENT RACKS, (2) BATTERY RACKS, AND (1) POWER PLANT RACK TO BE INSTALLED INSIDE A NEW EQUIPMENT ROOM LOCATED INSIDE BUILDING ON THE 2ND FLOOR IN SUITE 211.
- TWO (2) OPS ANTENNAS MOUNTED BEHIND PARAPET WALL.

PROPERTY OWNER: PARK PROFESSIONAL PLAZA, COA, INC.  
 4452 PARK BLVD.  
 SAN DIEGO, CA 92103

APPLICANT: AT&T  
 5738 PACIFIC CENTER BLVD.  
 SAN DIEGO, CA 92121

EXISTING WIRELESS CARRIERS: SPRINT/NEXTEL, VERIZON WIRELESS

LATITUDE: 32° 45' 0" N  
 LONGITUDE: 117° 16' 22.8" W  
 LAT/LONG TYPE: NAD 83  
 ELEVATION: 352 FT A.M.S.L.  
 APN #: 445-202-28-01  
 JURISDICTION: CITY OF SAN DIEGO  
 CURRENT ZONING: CV-3  
 PROPOSED USE: UNMANNED TELECOMMUNICATION FACILITY

**SHEET INDEX**

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	12
T-2	GENERAL NOTES AND LESSEE'S CERTIFICATE	12
A-1	SITE PLAN	12
A-2	EQUIPMENT LAYOUT AND ANTENNA PLAN	12
A-3	ELEVATIONS	12
A-4	ELEVATIONS	12
A-5	DETAILS	12
A-6	SCREEN DETAILS	12



**UTILITY CONTACTS**

	COMPANY	CONTACTS
GAS COMPANY		
ELECTRIC COMPANY	SDGE	
WATER COMPANY		
SCHOOL DISTRICT		
TELEPHONE COMPANY	AT&T	

**PROJECT TEAM**

**PROJECT MANAGER:**  
 BLACK & VEATCH CORPORATION  
 9820 WILLOW CREEK ROAD, SUITE 310  
 SAN DIEGO, CA 92131  
 CONTACT: ZACHARY STARK  
 PHONE: 858.603.7329  
 FAX: 858.566.6988  
 E-MAIL: starkzm@bv.com

**ENGINEER:**  
 PDC CORPORATION  
 13225 DANIELSON STREET, SUITE 200  
 POWAY, CA 92064  
 CONTACT: SOHAIL SHAH, PE  
 PHONE: (858) 668-2828  
 FAX: (858) 668-2827  
 EMAIL: sshah@pdccorp.net

**SITE ACQUISITION:**  
 TECHNOLOGY ASSOCIATES  
 5473 KEARNY VILLA RD. SUITE 300  
 SAN DIEGO, CA 92123  
 CONTACT: STEPHANIE VALDEZ  
 PHONE: (858) 300-2346  
 FAX: (858) 300-2353  
 EMAIL: stephanie.valdez@taec.com

**ZONING:**  
 TECHNOLOGY ASSOCIATES  
 5473 KEARNY VILLA RD. SUITE 300  
 SAN DIEGO, CA 92123  
 CONTACT: GLORI JAMES-SUAREZ  
 PHONE: (858) 300-2346  
 FAX: (858) 300-2353  
 EMAIL: glori.suarez@taec.com

**RF ENGINEER:**  
 AT&T  
 5738 PACIFIC CENTER DR.  
 SAN DIEGO, CA 92121  
 CONTACT: RAVI JINDAL  
 PHONE: (714) 269-1147  
 EMAIL: ravijindal@att.com

**CONSTRUCTION MANAGER:**  
 BLACK & VEATCH CORPORATION  
 9820 WILLOW CREEK ROAD, SUITE 310  
 SAN DIEGO, CA 92131  
 CONTACT: JOHN CAPEBIANCO  
 PHONE: (619) 200-4340  
 EMAIL: CapebiancoJL@overlandcontracting.com

**APPROVALS**

CONSTRUCTION:	RF ENGINEER:		
SIGNATURE	DATE	SIGNATURE	DATE
SITE ACQUISITION:	NET OPS:		
SIGNATURE	DATE	SIGNATURE	DATE
ZONING:	LANDLORD:		
SIGNATURE	DATE	SIGNATURE	DATE

**DRIVING DIRECTIONS**

**FROM AT&T OFFICE, SAN DIEGO, CA**

- START OUT GOING EAST ON WILLOW CREEK RD TOWARD BUSINESS PARK AVE.
- TAKE THE 1ST LEFT ONTO BUSINESS PARK AVE.
- TAKE THE 1ST LEFT ONTO CARROLL CANYON RD.
- MERGE ONTO I-15 S VIA THE RAMP ON THE LEFT.
- MERGE ONTO I-8 W VIA EXIT 63 TOWARD BEACHES.
- TAKE THE I-805 N EXIT, EXIT 66L TOWARD LOS ANGELES.
- MERGE ONTO I-805 S VIA THE EXIT ON THE LEFT TOWARD NATIONAL CITY/CHULA VISTA.
- TAKE THE EL CAJON BLVD EXIT, EXIT 18.
- TURN RIGHT ONTO PARK BLVD.
- 4452 PARK BLVD IS ON THE LEFT.

**GENERAL NOTES**

1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND 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 ROOF TOP/INSIDE BUILDING INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

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

I / we the undersigned as Lessee(s) of the property described as  
4452 Park Blvd., San Diego, CA 92103  
 (Address or legal description)

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

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

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

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

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

Additionally I/we will:

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

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

Lessee KEVIN C BECKER Company Name AT&T MOBILITY  
 (print name)

Lessee KCBe Date 1/16/12  
 (signature)

APPLICANT:



5738 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121

PROJECT INFORMATION:

**SD0531  
NORMAL SCHOOL**

4452 PARK BLVD.  
SAN DIEGO, CA 92103

REVISIONS:

REV.	DATE	DESCRIPTION	BY
1	04/18/11	COMMENTS	SW
2	06/09/11	REV. PARAPET DESIGN	SW
3	07/06/11	ADDED LUP	SW
4	08/23/11	PARAPET REDESIGN	SW
5	09/07/11	DRM COMMENTS	SW
6	09/13/11	DRM COMMENTS	SW
7	01/25/12	CITY COMMENTS	SW
8	04/06/12	ANT. SCREEN REDESIGN	SW
9	05/07/12	CLARIFY BUILDING ELEV.	SW
10	07/27/12	CITY COMMENTS	SW
11	08/20/12	UPDATE PER V2W DWG.	SW
12	09/25/12	DRM COMMENTS	SW

CONSULTANT:



**BLACK & VEATCH**

9820 WILLOW CREEK RD., SUITE 310  
SAN DIEGO, CA 92131

ENGINEER:

PG&I CORPORATION



13225 DANIELSON ST., SUITE 200  
POWAY, CA 92064  
TEL: (658) 668-2828  
FAX: (658) 668-2827

LICENSER:

SHEET TITLE:

**GENERAL NOTES  
AND LESSEE'S  
CERTIFICATE**

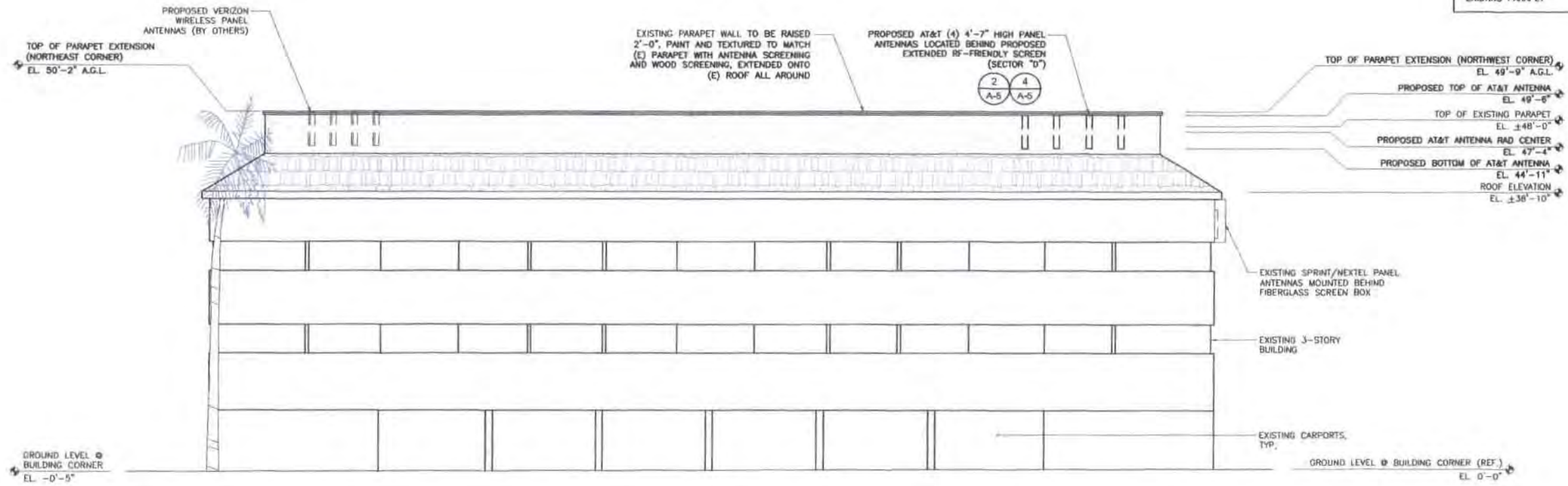
SHEET NUMBER:

**T-2**



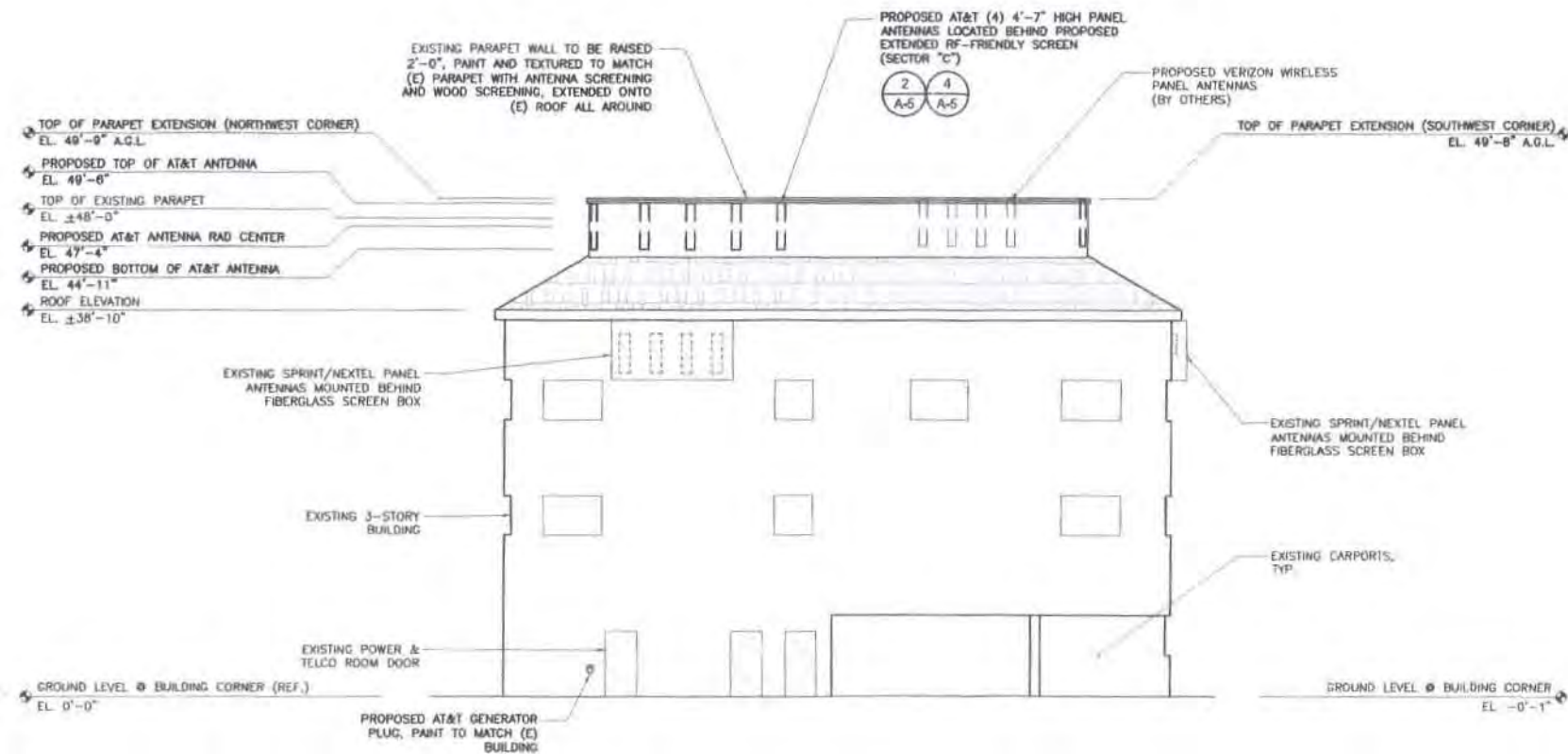
SCALE NOTE:  
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTE:  
TOP OF PARAPET EXTENSION IS EXISTING PARAPET HEIGHT PLUS 2'-0". PER FIELD SURVEY, EXISTING PARAPET HEIGHT AT EACH BUILDING CORNER IS FROM BASE OF BUILDING AT GROUND LEVEL TO TOP OF EXISTING PARAPET



NORTH ELEVATION

SCALE 1/8" = 1'-0" 1



WEST ELEVATION

SCALE 1/8" = 1'-0" 2

APPLICANT:



5738 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121

PROJECT INFORMATION:

SD0531  
NORMAL SCHOOL

4452 PARK BLVD.  
SAN DIEGO, CA 92103

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12	09/25/12	DRW COMMENTS	SJV

CONSULTANT:



BLACK & VEATCH

9820 WILLOW CREEK RD., SUITE 310  
SAN DIEGO, CA 92131

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST., SUITE 200  
POWAY, CA 92064  
TEL: (858) 668-2828  
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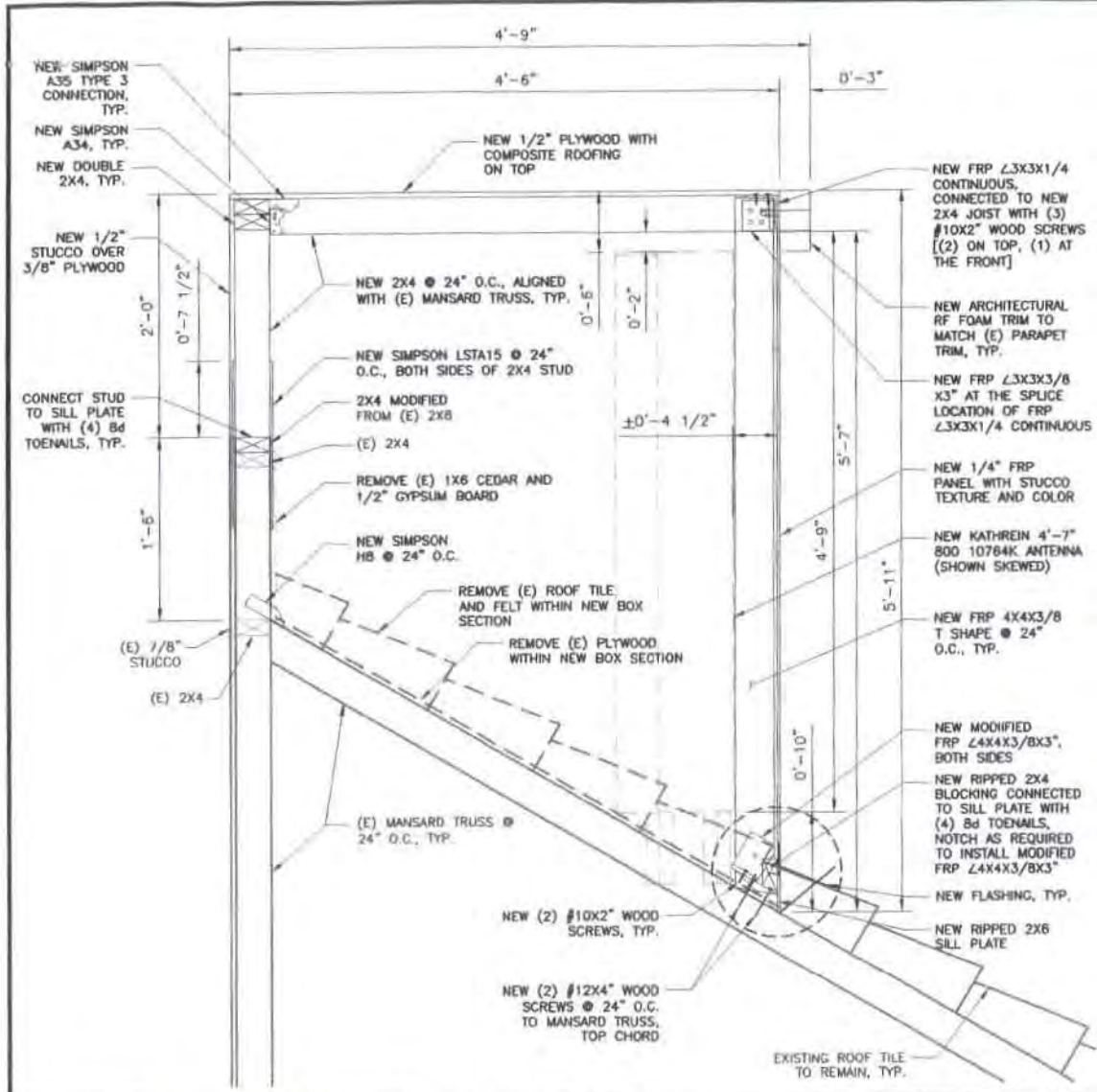
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SHEET TITLE:

ELEVATIONS

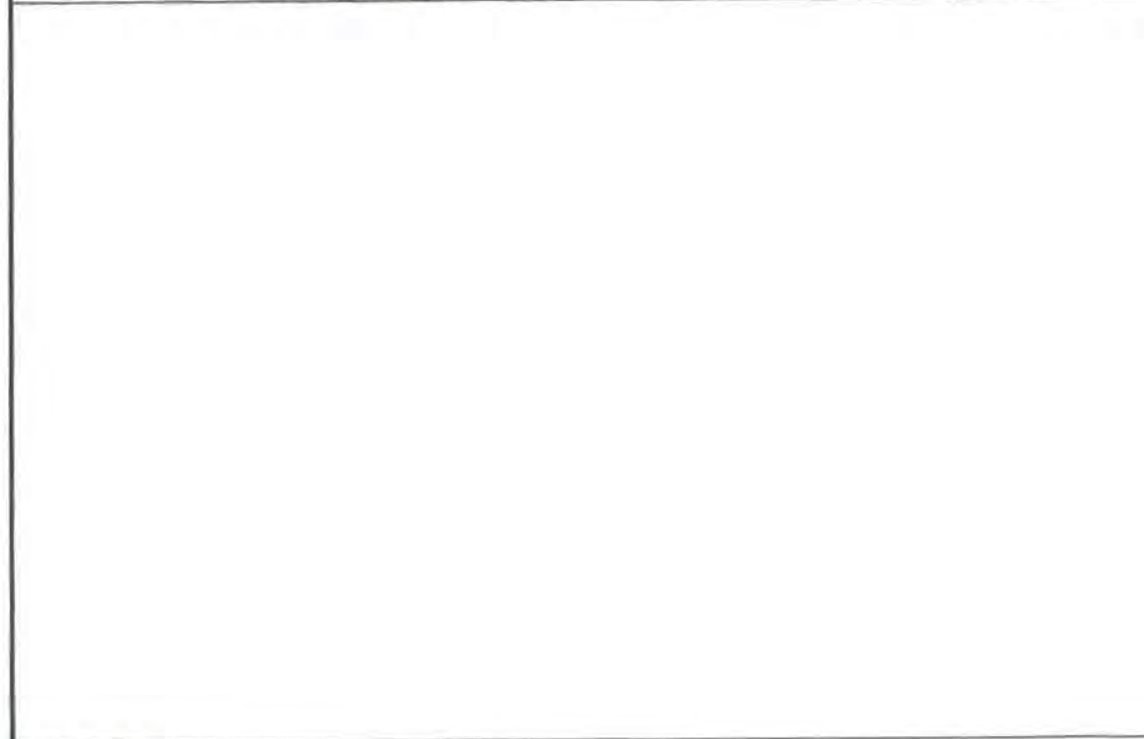
SHEET NUMBER:

A-4



**TYPICAL ANTENNA SCREEN BOX SECTION VIEW**


SCALE	1
NO SCALE	<b>NOT USED</b>



**NOT USED**

SCALE	2
NO SCALE	

SCALE	3
NO SCALE	

APPLICANT:  
  
 5738 PACIFIC CENTER BLVD.  
 SAN DIEGO, CA 92121

PROJECT INFORMATION:  
**SD0531**  
**NORMAL SCHOOL**  
 4452 PARK BLVD.  
 SAN DIEGO, CA 92103

REVISIONS:

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12	09/25/12	DRM COMMENTS	SJV

CONSULTANT:  
  
**BLACK & VEATCH**  
 9820 WILLOW CREEK RD., SUITE 310  
 SAN DIEGO, CA 92131

ENGINEER:  
  
**PDC CORPORATION**  
 13225 DANIELSON ST., SUITE 200  
 POWAY, CA 92064  
 TEL: (858) 668-2828  
 FAX: (858) 668-2827

LICENSER:

SHEET TITLE:  
**SCREEN DETAILS**

SHEET NUMBER:  
**A-6**