



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 3, 2011 **REPORT NO. PC-11-015**

ATTENTION: Planning Commission, Agenda of February 10, 2011

SUBJECT: CLEARWIRE – HOLIDAY INN: PROJECT NO. 204787.
PROCESS 4.

**OWNER/
APPLICANT:** WIN & GREAT TIMES LLC/
CLEARWIRE

SUMMARY

Issue(s): Should the Planning Commission approve the installation of a new Wireless Communication Facility located at 9335 Kearny Mesa Road within the Mira Mesa community planning area?

Staff Recommendation: Approve Planned Development Permit No. 818600.

Community Planning Group Recommendation: The Mira Mesa Community Planning Group approved this project 10-0-1 at their July 19, 2010 meeting (Attachment 13).

Other Recommendations: None.

Environmental Review: This project has been reviewed per the California Environmental Quality Act (CEQA) and has been determined to be exempt per the Categorical Exemption: 15301 Existing Facilities. The environmental exemption determination for this project was made on August 20, 2010, and the opportunity to appeal that determination ended September 13, 2010 (Attachment 7).

Fiscal Impact Statement: Clearwire is the Financially Responsible Party associated with this project and is responsible for costs associated with the processing of this permit application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

Clearwire proposes to install a Wireless Communication Facility (WCF) on the existing Holiday Inn building at 9335 Kearny Mesa Road. This project is located in the Mira Mesa community plan area in the CC-1-3 zone (Attachments 1, 2, and 3).

WCF's located in commercial zones are permitted with the processing of a Limited Use approval, Process 1. However, since this project deviates from the zone height limit, a Planned Development Permit, Process 4 is required to allow this deviation. Though not increasing the total height of the existing structure, the WCF is located at a height of approximately 72 feet (which is above the zone's 45' height limit) and expands the building envelope.

DISCUSSION

Project Description:

This new WCF will consist of eight (8) panel antennas and four (4) directional/microwave antennas mounted on the roof of the existing building behind radio-frequency (RF) transparent box screens. Equipment associated with the antennas will be located in a cabinet mounted within the equipment screen on the roof.

Community Plan Analysis:

The City of San Diego's General Plan addresses Wireless Facilities in UD-A.15 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.

The antennas and equipment will be located on the roof behind screening material designed to match some of the features of the existing building. The screening will be painted and textured to match the existing building. Therefore, this will camouflage and screen the WCF and will blend the facility in with the surrounding area.

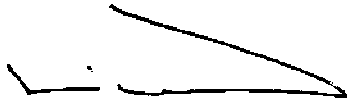
Conclusion:

This proposed Wireless Communication Facility complies with the Wireless Communication Facility Regulations, Land Development Code 141.0420, the City's General Plan, and the findings (Attachment 5) for a Planned Development Permit (Attachment 6) can be made in the affirmative. Therefore, Staff recommends approval of Planned Development Permit No. 818600.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 818600, with modifications.
2. **Deny** Planned Development Permit No. 818600, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

Attachments:

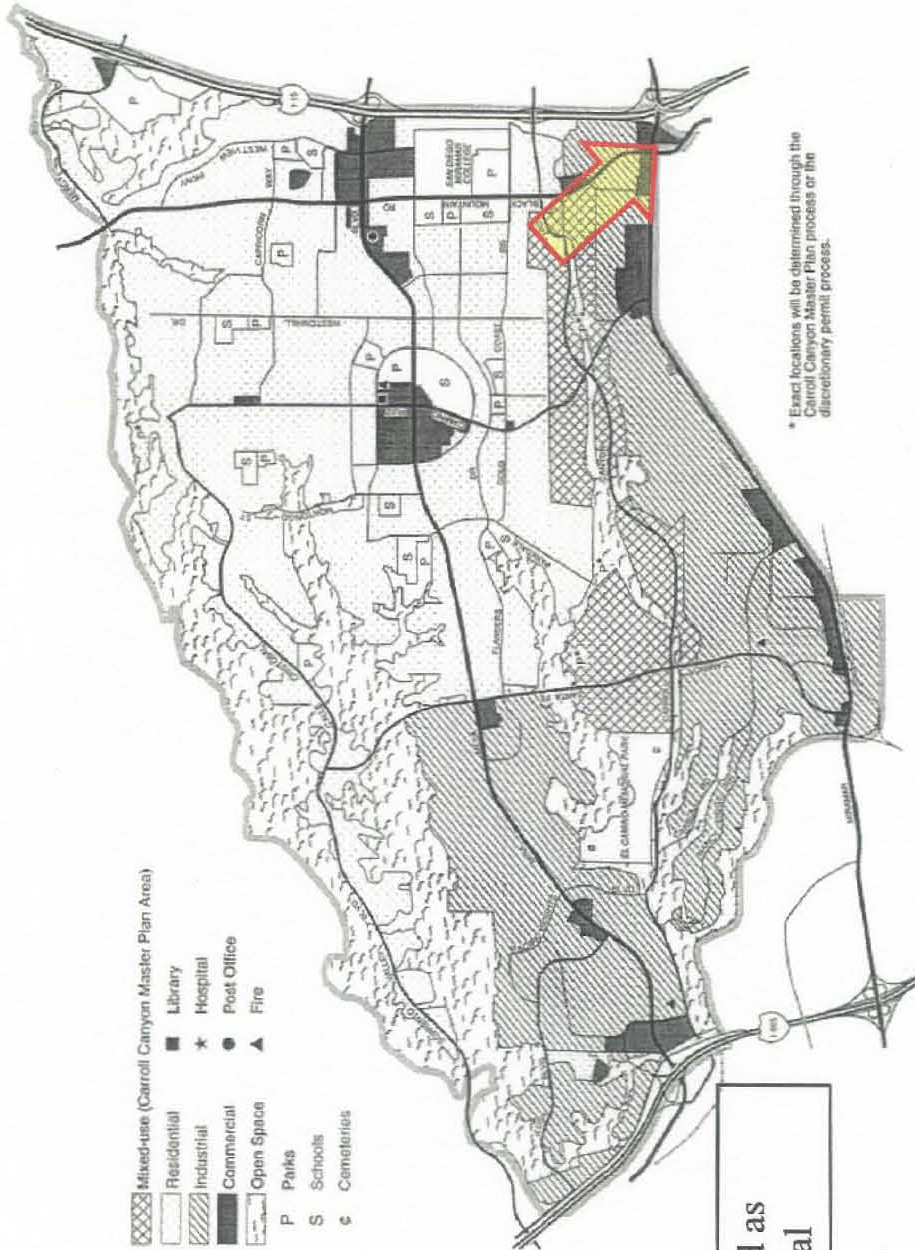
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption – Notice of Right to Appeal
8. Photo Simulation
9. Photo Survey
10. Ownership Disclosure Statement
11.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

Satellite Photo



Clearwire – Holiday Inn, Project No. 204787
9335 Kearny Mesa Road

Community Plan Land Use Map



Designated as
Commercial

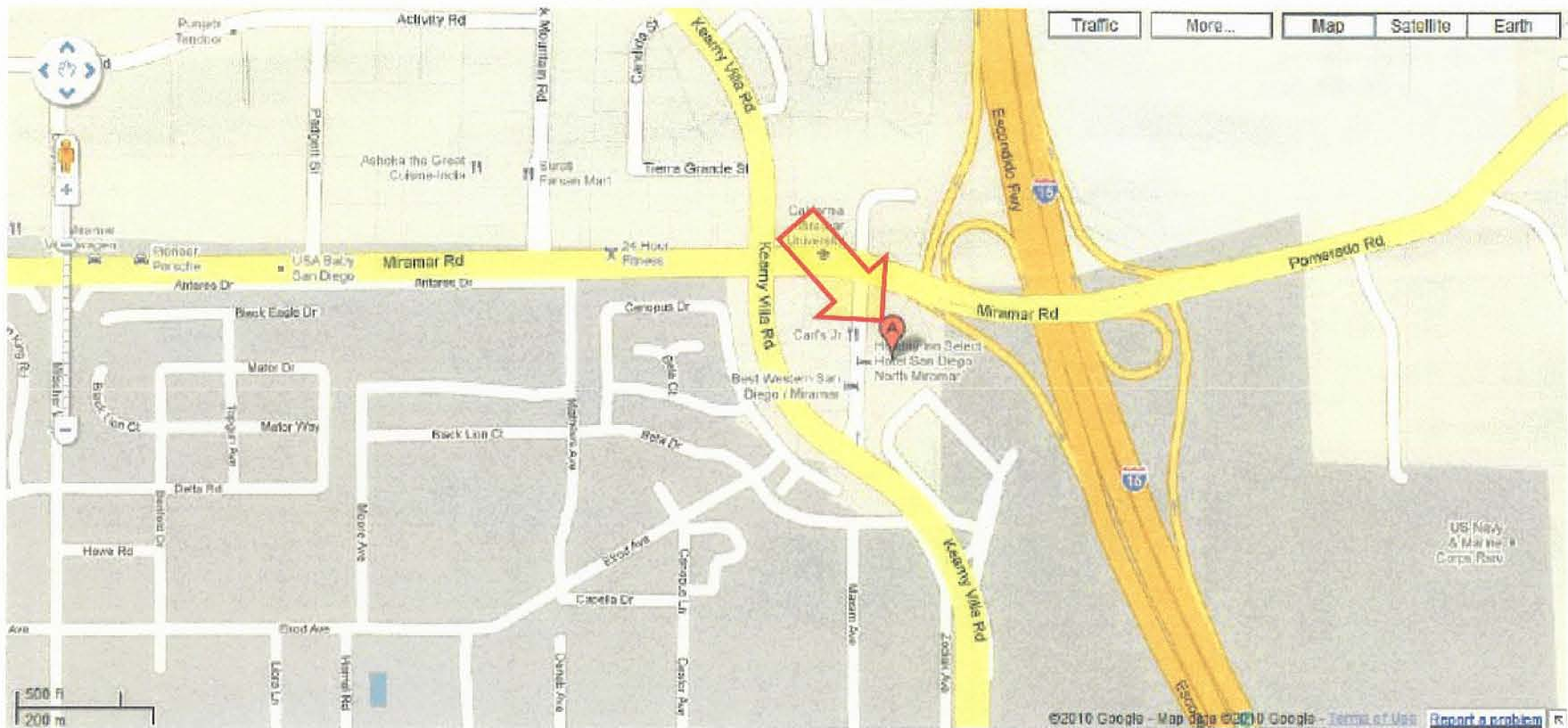
* Exact locations will be determined through the Carroll Canyon Master Plan process or the discretionary permit process.

Land Use Map **1**
Mira Mesa Community Plan **FIGURE**

Clearwire – Holiday Inn, Project No. 204787
9335 Kearny Mesa Road



Location Map



Clearwire – Holiday Inn, Project No. 204787
9335 Kearny Mesa Road

PROJECT DATA SHEET																
PROJECT NAME:	Clearwire – Holiday Inn															
PROJECT DESCRIPTION:	Wireless Communication Facility consisting of antennas and equipment mounted on the roof of an existing building behind screening.															
COMMUNITY PLAN:	Mira Mesa															
DISCRETIONARY ACTIONS:	Planned Development Permit, Process 4															
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial															
<u>ZONING INFORMATION:</u>																
ZONE: CC-1-3 HEIGHT LIMIT: 45' LOT SIZE: n/a FLOOR AREA RATIO: n/a FRONT SETBACK: -- SIDE SETBACK: 10' STREETSIDE SETBACK: -- REAR SETBACK: 10' PARKING: n/a																
<u>ADJACENT PROPERTIES:</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%;">LAND USE DESIGNATION & ZONE</th> <th style="width: 35%;">EXISTING LAND USE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">NORTH:</td> <td>Agricultural, AR-1-1</td> <td>Commercial</td> </tr> <tr> <td style="text-align: center;">SOUTH:</td> <td>Agricultural, AR-1-1</td> <td>Commercial</td> </tr> <tr> <td style="text-align: center;">EAST:</td> <td>Agricultural, AR-1-1</td> <td>Commercial</td> </tr> <tr> <td style="text-align: center;">WEST:</td> <td>Agricultural, AR-1-1</td> <td>Commercial</td> </tr> </tbody> </table>		LAND USE DESIGNATION & ZONE	EXISTING LAND USE	NORTH:	Agricultural, AR-1-1	Commercial	SOUTH:	Agricultural, AR-1-1	Commercial	EAST:	Agricultural, AR-1-1	Commercial	WEST:	Agricultural, AR-1-1	Commercial
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WEST:	Agricultural, AR-1-1	Commercial														
DEVIATIONS OR VARIANCES REQUESTED:	Height – Planned Development Permit is being processed to allow a deviation to the zone height requirement.															
COMMUNITY PLANNING GROUP RECOMMENDATION:	Approved 7/19/10, 10-0-1 by the Mira Mesa Town Council.															

PLANNING COMMISSION RESOLUTION NO. PC-XXXX
PLANNED DEVELOPMENT PERMIT NO. 818600
CLEARWIRE – HOLIDAY INN
PROJECT NO. 204787

WHEREAS, WIN & GREAT TIMES LLC, Owner, and CLEARWIRE, Permittee, filed an application with the City of San Diego for a permit to construct and operate 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. 818600);

WHEREAS, the project site is located at 9335 Kearny Mesa Road in the CC-1-3 zone of the Mira Mesa community planning area;

WHEREAS, the project site is legally described as Lot 2 of the Goodhall Subdivision, according to Map Thereof No. 6412;

WHEREAS, on August 20, 2010 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;

WHEREAS, on February 10, 2011, the Planning Commission of the City of San Diego considered Planned Development Permit No. 818600 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated February 10, 2011.

FINDINGS:

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

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

The City of San Diego’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. Since the antennas and equipment associated with this wireless facility are located within rooftop screening enclosures, designed to integrate architecturally with the existing building, the

antennas and equipment are concealed from view thus complying with the requirements of the General Plan. Therefore, this facility will not adversely affect the applicable land use plan.

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

The 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 that Clearwire perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, 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 regulations of the Land Development Code;

This development complies with all applicable regulations of the Land Development Code, except for the 45 foot height limit of the CC-1-3 zone. This project proposes to deviate 27 feet from the height limit. While the WCF enclosures exceed the zone height limit and expand the building envelope, the building itself reaches a total height of 91 feet 3 inches at the highest point. This Planned Development Permit is being processed to allow the deviation to the zone height requirement.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other devices. The facility provides these wireless services in a way that is aesthetically pleasing and blends in with the commercial context that surrounds it. Therefore, this development will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

This project proposes to deviate 27 feet from the zone height limit of 45 feet. While the WCF screening enclosures exceed the zone height limit and expand the building envelope, they do not exceed the tallest points of the existing building, which consist of architectural tower structures with heights of 78 and 91 feet. The antenna and equipment screening will pick up certain architectural elements from the building in order to incorporate a look that is more integral to the existing building’s design. If the antennas were designed and built in strict conformance with the zone height limits, the coverage could be impacted and the design could result in a bulkier appearance of the building, by necessitating façade mounted antennas. Therefore, the antenna and

equipment screen enclosures at this height are appropriate at this location and results in a more desirable project than if it was designed in strict conformance with the development regulations for the CC-1-3 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 818600 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 818600, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Associate Planner
Development Services

Adopted on: February 10, 2011

Internal Order No. 24000688

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: 24000688

PLANNED DEVELOPMENT PERMIT NO. 818600
CLEARWIRE – HOLIDAY INN
PROJECT NO. 204787
PLANNING COMMISSION
DRAFT

This PLANNED DEVELOPMENT PERMIT NO. 818600 is granted by the PLANNING COMMISSION of the City of San Diego to WIN & GREAT TIMES LLC, Owner, and CLEARWIRE, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0604. The site is located at 9335 Kearny Mesa Road in the CC-1-3 zone of the Mira Mesa community planning area. The project site is legally described as: Lot 2 of the Goodhall Subdivision, according to Map Thereof No. 6412.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 10, 2011, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of eight (8) panel and four (4) directional antennas mounted to an existing building rooftop screened behind radio-frequency (RF) transparent material and an equipment cabinet also located behind the screening. The processing of this PDP allows the WCF to locate on the existing building above the 45' height limit identified in the CC-1-3 zone as shown on Exhibit "A";
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning

regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Planned Development Permit [PDP] and corresponding use of this site shall expire on February 10, 2021. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
15. Prior to construction permit issuance, the Permittee shall provide a cumulative model radio-frequency electromagnetic energy report to demonstrate compliance with FCC regulations.
16. Antennas and equipment shall not extend beyond the screening enclosures.
17. 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.
18. The Owner/Permittee is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
19. This WCF shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
20. Screening shall be painted and textured to match the existing building, to the satisfaction of the Development Services Department. Visible seams shall not be permitted.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on February 10, 2011 and PC-XXXX.

Permit Type/PTS Approval No.: PDP 818600

Date of Approval: 2/10/2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Associate Planner

**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.**

WIN & GREAT TIMES LLC
Owner

By _____

CLEARWIRE
Permittee

By _____
Anne Ford
Market Manager

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



THE CITY OF SAN DIEGO

Date of Notice: August 23, 2010

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24000688

PROJECT NAME/NUMBER: Clearwire Holiday Inn/204787

COMMUNITY PLAN AREA: Mira Mesa Community Plan

COUNCIL DISTRICT: 5

LOCATION: 9335 Kearny Mesa Road, San Diego, California 92126

PROJECT DESCRIPTION: Planned Development Permit (PDP) for the installation of a wireless communication facility consisting of roof-mounted antennas, and proposed equipment cabinet inside a 10' by 10' FRP screen mounted on roof top.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:

The proposed project is exempt from CEQA pursuant to Section 15301 – Which allows for the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The installation of a wireless communication facility consisting of roof mounted antennas, and proposed equipment cabinet inside a 10' by 10' FRP screen mounted on roof top is a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 First Avenue MS 501
San Diego, CA 92101
PHONE NUMBER: (619) 446-5349

On August 20, 2010, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the Mayor/Designee) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice OR 15 business days from the date of the environmental determination.

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

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

clear

CA-SDG5427
HOLIDAY INN

9335 KEARNY MESA ROAD SAN DIEGO CA 92126

ARTISTIC
engineering
AEsims.com
877.9AE.sims



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



LOCATION

©2008 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM MIRAMAR ROAD

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



LOCATION

©2010 Google Maps



EXISTING



PROPOSED

LOOKING EAST ACROSS KEARNY MESA ROAD

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

CA-SDG5427 Holiday Inn Photo Survey Key Map



CA-SDG5427 Holiday Inn - Photo Survey



1. View looking south at 9335 Kearny Mesa Road.
2. View looking north at 9335 Kearny Mesa Road.



CA-SDG5427 Holiday Inn - Photo Survey



- 3. View looking east at 9335 Kearny Mesa Road.
- 4. View looking west at 9335 Kearny Mesa Road.



CA-SDG5427 Holiday Inn - Photo Survey



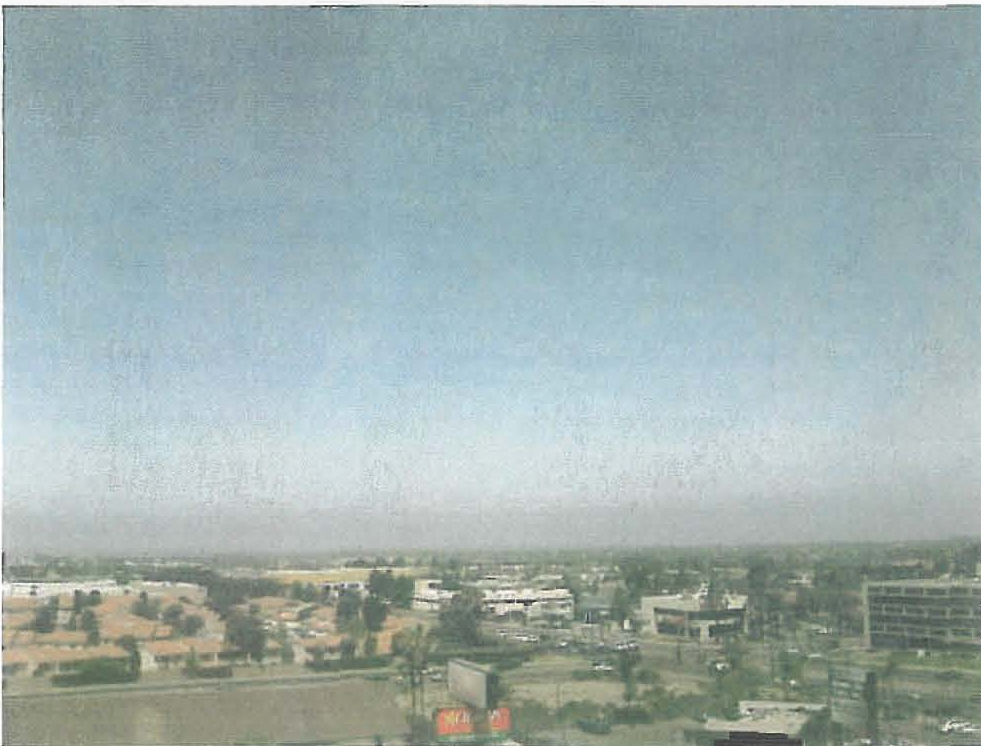
5. View looking north from 9335 Kearny Mesa Road.
6. View looking east from 9335 Kearny Mesa Road.



CA-SDG5427 Holiday Inn - Photo Survey



7. View looking south from 9335 Kearny Mesa Road.
8. View looking west from 9335 Kearny Mesa Road.





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

Clearwire - Holiday Inn

Project Address:

9335 Kearny Mesa Road, 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:

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: Clearwire - Holiday Inn	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? _____ Corporate Identification No. _____
 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):
 Win & Great Times LLC

Owner Tenant/Lessee


Street Address:
 9335 Kearny Mesa Road

City/State/Zip:
 San Diego, CA 92126

Phone No: (858) 740-2001 **Fax No:** (858) 578-7925

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

Title (type or print):
 Member

Signature :  **Date:** 3/29/10

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:**



[Print Page](#) [Close Window](#)

Board of Directors | [Management](#)

[Craig O. McCaw](#)

[Jose A. Collazo](#)

[Peter L.S. Currie](#)

[Dennis S. Hersch](#)

[Frank Ianna](#)

[Brian P. McAndrews](#)

[William \(Bill\) T. Morrow](#)

[Theodore H. Schell](#)

[Arvind Sodhani](#)

[John W. Stanton](#)



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[Board of Directors](#) | Management

William (Bill) T. Morrow

Chief Executive Officer

Laurent J. Bentitou

Chief People Officer

Hope F. Cochran

Senior Vice President – Finance and Treasurer

Teresa Elder

President of Strategic Partnerships and Wholesale

Thomas Enraght-Moony

Senior Vice President – Marketing

Kevin T. Hart

Chief Information Officer

Broady R. Hodder

Senior Vice President – General Counsel

Scott Hopper

Senior Vice President – Corporate Development

David Maquera

Senior Vice President and Chief Strategy Officer

Erik Prusch

Chief Financial Officer

Jim Ryder

Senior Vice President – Sales and Distribution

John Saw

Senior Vice President - Chief Technology Officer

G. Michael Slevert

Chief Commercial Officer

CLEARWIRE – HOLIDAY INN

Project Chronology

Project No. 204787

<u>Date</u>	<u>Action/Description</u>	<u>City Review</u>	<u>Applicant Response</u>
4/29/2010	Deemed Complete		
6/10/2010	First Assessment Letter	42 days	
7/21/2010	Second Submittal		41 days
8/25/2010	Second Assessment Letter	35 days	
11/17/2010	Third Submittal		84 days
12/27/2010	Third Assessment Letter	40 days	
1/3/2011	All Issues Resolved		7 days
2/10/2011	Planning Commission Hearing	38 days	
<hr/>			
TOTAL		155 days	132 days

Summary (averaged at 30 days per month)

Total Staff Time: 5.2 months

Total Applicant Time: 4.4 months

Total Project Running Time: 9.6 months

Hempton, Alexander

From: Anne Wulfange [anne.wulfange@gmail.com]
Sent: Monday, July 19, 2010 11:11 PM
To: Hempton, Alexander
Cc: 'Anne Wulfange'
Subject: Project # 204787 Clearwire Holiday Inn

Alex,

Just wanted to let you know, I presented this project to the Mira Mesa CPG tonight and it was approved 10, oppose 0 and 1 person abstained.

Thank you,

Anne Wulfange
DePratti Incorporated
Senior Leasing and Zoning Manager
Mobile: (858) 602-6522
Fax: (619) 328-6664
anne.wulfange@gmail.com



Is it worth a tree to print me? 



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 26, 2011

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: February 10, 2011
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: PLANNED DEVELOPMENT PERMIT, PROCESS 4
PROJECT NUMBER: 204787
PROJECT NAME: CLEARWIRE – HOLIDAY INN
APPLICANT: ANNE WULFTANGE REGAN, DEPRATTI, INC., AGENTS
REPRESENTING CLEARWIRE

COMMUNITY PLAN AREA: MIRA MESA
COUNCIL DISTRICT: District 5

CITY PROJECT MANAGER: Alex Hempton, Associate Planner
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of antennas and equipment mounted within rooftop enclosures designed to match the existing building located at 9335 Kearny Mesa Road.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. 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 office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on August 20, 2010 and the opportunity to appeal that determination ended September 13, 2010.

If you have any questions after reviewing this information, you can contact 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.

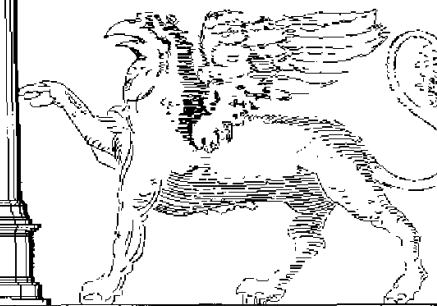
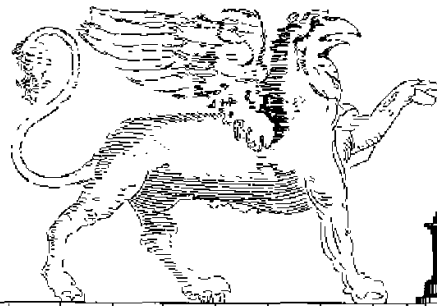
Internal Order Number: 24000688

Revised 12/5/08 RH



clearwire

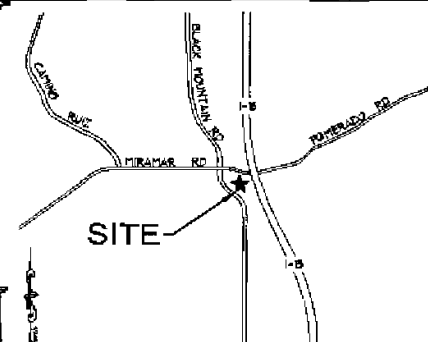
CA-SDG5427 HOLIDAY INN
9335 KEARNY MESA RD., SAN DIEGO CA 92126



Revision/Issue	Date
0000 CD Issue	08-24-09
0001 ZD Issue	09-28-09
0002 ZD Rev	12-11-09
0003 ZD Rev	02-16-10
0004 ZD Rev	03-24-10
0005 ZD Rev	04-01-10
0006 ZD Rev	07-06-10
0007 ZD Rev	11-09-10

DIRECTIONS TO SITE

- FROM SAN DIEGO SPRINT NEXTEL OFFICE
1. START AT 57th COPLEY DR, SAN DIEGO GOING TOWARD WICKMAN FIELD DR.
 2. TURN LEFT ON COPLEY PARK PL.
 3. TURN LEFT ON CONVOY ST.
 4. TURN RIGHT TO TAKE RAMP ONTO CA-82 E.
 5. TAKE EXIT #7/KEARNY VILLA RD/JUNCTION I-15 TOWARD KEARNY VILLA RD.
 6. TURN LEFT ON KEARNY VILLA RD.
 7. TURN RIGHT ON KEARNY MESA RD.
 8. ARRIVE AT 9335 KEARNY MESA RD, SAN DIEGO, ON THE RIGHT.



RF INITIALS: _____ DATE _____ ZONING/PLANNING INITIALS: _____ DATE _____

ARCHITECT INITIALS: _____ DATE _____ CONSTRUCTION INITIALS: _____ DATE _____

SITE ACQUISITION INITIALS: _____ DATE _____ LANDLORD INITIALS: _____ 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 TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE



SIGNED _____

DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

TITLE 24 COMPLIANCE

LEGAL DESCRIPTION

LOT 2 OF GOODHALL SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 542, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JULY 5, 1949.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA, IN DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 21, 1980 AS FILE NO. 80-08475 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: (R/W 2794-1)

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE (1) ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 2, FROM A TANGENT WHICH BEARS NORTH 87°48'11" EAST, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1025.12 FEET, THROUGH A CENTRAL ANGLE OF 0°47'25", A DISTANCE OF 34.92 FEET; THENCE (2) LEAVING SAID SOUTHEASTERLY BOUNDARY NORTH 84°02'27" WEST, 11.04 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2; THENCE (3) ALONG SAID WESTERLY BOUNDARY SOUTH 05°15'46" WEST, 35.99 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (R/W 2794-2)

COMMENCING AT THE NORTH-WESTLY TERMINUS OF COURSE NO. 3 HEREBYBEFORE DESCRIBED IN PARCEL 1; THENCE ALONG THE NORTHERLY PROLONGATION OF SAID COURSE NO. 3 AND THE WESTERLY BOUNDARY OF SAID LOT 2, NORTH 05°15'46" EAST, 55.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE (1) CONTINUING ALONG SAID WESTERLY BOUNDARY, NORTH 05°15'46" EAST, 75.07 FEET; THENCE (2) LEAVING SAID WESTERLY BOUNDARY FROM A TANGENT WHICH BEARS SOUTH 05°15'46" WEST, 12.00 FEET TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH AN ANGLE OF 87°42'34", A DISTANCE OF 18.66 FEET TO A POINT OF REVERSE CURVATURE; THENCE (3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, THROUGH AN ANGLE OF 87°45'15", A DISTANCE OF 64.04 FEET TO THE TRUE POINT OF BEGINNING.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 6 MULTIPLE ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 1.000021 TO OBTAIN GROUND LEVEL DISTANCES.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:

1. CALIFORNIA BUILDING CODE - 2007 (PART 2 OF TITLE 24)
2. CALIFORNIA PLUMBING CODE - 2007 (PART 3 OF TITLE 24)
3. CALIFORNIA MECHANICAL CODE - 2007 (PART 4 OF TITLE 24)
4. CALIFORNIA ELECTRICAL CODE - 2007 (PART 6 OF TITLE 24)
5. CALIFORNIA FIRE CODE - 2007 (PART 8 OF TITLE 24)
7. LIFE SAFETY CODE - N.F.P.A. 101 - 1999 & 1995
8. NATIONAL COUNCIL ON RADIATION PROTECTION AND MEASUREMENTS #304
9. RULES AND REGULATIONS OF PRIVATE AND PUBLIC UTILITIES AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
10. AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
11. FEDERAL SPECIFICATIONS (REQ. SPEC.)
12. UNDERWRITERS LABORATORIES
13. NATIONAL FIREPROTECTION ASSOCIATION (NFPA) (AS ADOPTED BY THE STATE AGENCIES)

SITE NAME

HOLIDAY INN

SITE NUMBER

CA-SDG5427

SITE ADDRESS

9335 KEARNY MESA RD., SAN DIEGO, CA 92126

OWNER

WIN & GREAT TIMES, LTD. 9335 KEARNY MESA RD. SAN DIEGO, CA 92126

APPLICANT

CLEARWIRE TECHNOLOGIES, INC. 5509 LAKE WASHINGTON BLVD, NE STE. 300 KIRKLAND, WA 98033

ASSESSOR'S PARCEL NUMBER:

34-240-06

PROJECT DESCRIPTION: LIMITED USE PERMIT

CLEARWIRE PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED, DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY AT THIS SITE.

TELECOMMUNICATION CARRIERS

T-MOBILE, CRICKET, SPRINT & ATTIL ARE CURRENTLY LOCATED ON SUBJECT PROPERTY.

OWNER CONTACT

MERIAN LIN (619) 676-2830

CURRENT ZONING:

CG-1-B

(E) OCCUPANCY:

R-1

TYPE OF CONSTRUCTION:

1 SPRINKLERED

ARCHITECTS

MITCHELL J. ARCHITECTURE 4849 BONDSON COURT, SUITE 11 SAN DIEGO, CA 92111 TEL: (619) 650-8100 FAX: (619) 650-3140

CONTACT:

ART BROWN (PROJECT MANAGER)

APPLICANT REPRESENTATIVE

ANNE MULLFANGE (619) 659-4822

OPERATING FREQUENCIES:

Tx: 2500-2686 MHz, E, U, 18, 25, 24 GHz

Rx: 2503-2686 MHz, E, U, 15, 25, 24 GHz

ERP = 123 WATTS MAX., 450 WATTS ERP

LATITUDE: 32.90253330 N

LONGITUDE: -117.11784300 W

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-401	ENLARGED SITE PLAN
D-501	EQUIPMENT CABINET PLAN & ANTENNA LAYOUT
D-502	ANTENNA DETAIL

LEGAL DESCRIPTION

MCMXCVII

APPLICABLE CODES

MCMXCVII

PROJECT SUMMARY

MCMXCVII

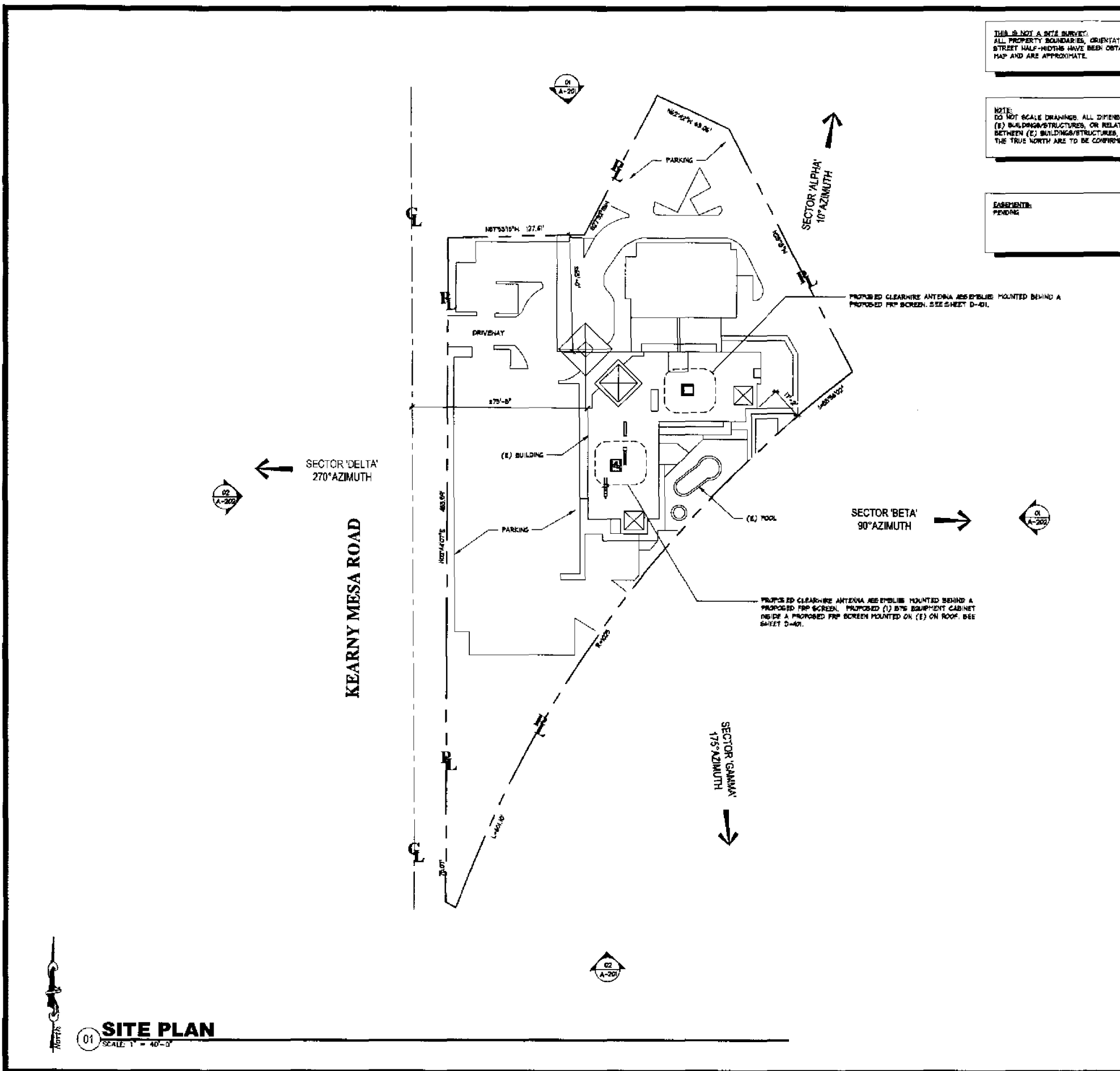
CONSULTANT TEAM

MCMXCVII

SHEET INDEX

G-001

Title Sheet, Project Information & Vicinity Map
HOLIDAY INN
CA-SDG5427
9335 KEARNY MESA RD
SAN DIEGO, CA 92126
 Mitchell J. Architecture
 clearwire architecture
 LICENSED ARCHITECT
 MITCHELL J. ARCHITECTURE
 No. C20155
 State of California



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.

NOTE:
DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN (E) BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN (E) BUILDINGS/STRUCTURES, PROPERTY LINES AND THE TRUE NORTH ARE TO BE CONTROLLED BY SURVEYOR.

COMMENTS:
PENDING

LEGAL DESCRIPTION:
LOT 2 OF 4000ALL SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 642, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JULY 6, 1964.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA, IN DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 21, 1962 AS FILE NO. 80-058475 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: (R/W 2094-1)
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2, THENCE (1) ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 2, FROM A TANGENT WHICH BEARS NORTH 17°45'11" EAST, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1026.12 FEET, THROUGH A CENTRAL ANGLE OF 01°47'26", A DISTANCE OF 81.42 FEET; THENCE (2) LEAVING SAID SOUTHEASTERLY BOUNDARY NORTH 67°42'17" WEST, 81.04 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2; THENCE (3) ALONG SAID WESTERLY BOUNDARY SOUTH 08°15'41" WEST, 55.91 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (R/W 2094-2)
COMMENCING AT THE NORTHERLY TERMINUS OF COURSE NO. 3 HEREBEFORE DESCRIBED IN PARCEL 1; THENCE ALONG THE NORTHERLY PROLONGATION OF SAID COURSE NO. 3 AND THE WESTERLY BOUNDARY OF SAID LOT 2, NORTH 89°12'34" EAST, 86.83 FEET TO THE TRUE POINT OF BEGINNING; THENCE (1) CONTINUING ALONG SAID WESTERLY BOUNDARY, NORTH 07°54'46" EAST, 75.07 FEET; THENCE (2) LEAVING SAID WESTERLY BOUNDARY FROM A TANGENT WHICH BEARS SOUTH 05°16'46" WEST ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, THROUGH AN ANGLE OF 37°42'54", A DISTANCE OF 88.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE (3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.20 FEET, THROUGH AN ANGLE OF 87°54'19", A DISTANCE OF 49.04 FEET TO THE TRUE POINT OF BEGINNING.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 5. MULTIPLY ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 1.00023 TO OBTAIN GROUND LEVEL DISTANCES.

Lessee's Certificate
Standard Minimum Facility Project
For Post-construction BMP's

I, the undersigned, as lessee of a portion of the property described as:

1555 KEARNY MESA RD., SAN DIEGO, CA 92126

(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" BMP's.

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

- Bedrocks
- Nutrients
- Trash & Debris
- Organic Decomposing Substances
- Oil & Grease
- Soot & Vitrals
- Pesticides

I/we will incorporate the following into the site design:

- Minimize 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 water or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve (2) native grass 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 shut-off devices and flow reducers as needed.
- I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee: ANNE FORD, Company Name: CLEARWIRE

(print name)

(signature)

Date: 02-16-10

Underground Service Alert

Call: TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG

SITE PLAN & NOTES

HOLIDAY INN

clearwire

1555 KEARNY MESA RD., SAN DIEGO, CA 92126

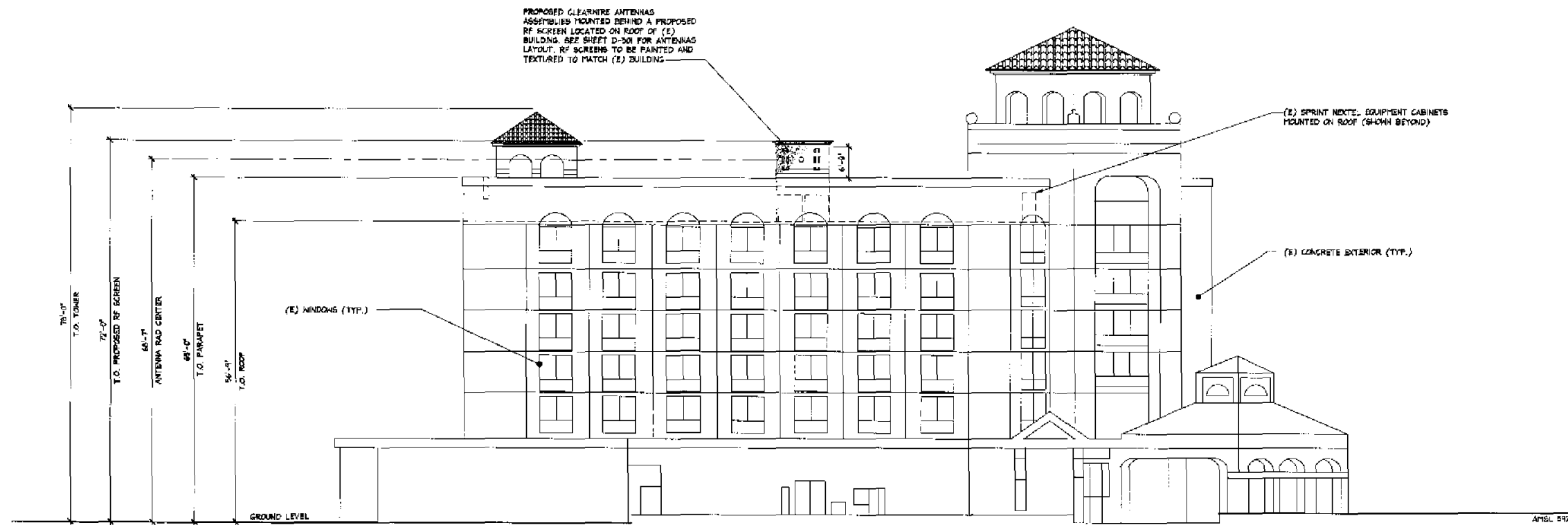
architecture **Mitchell J.** architecture

REGISTERED ARCHITECT
M
No. C29355
Exp. 2-2-11
STATE OF CALIFORNIA

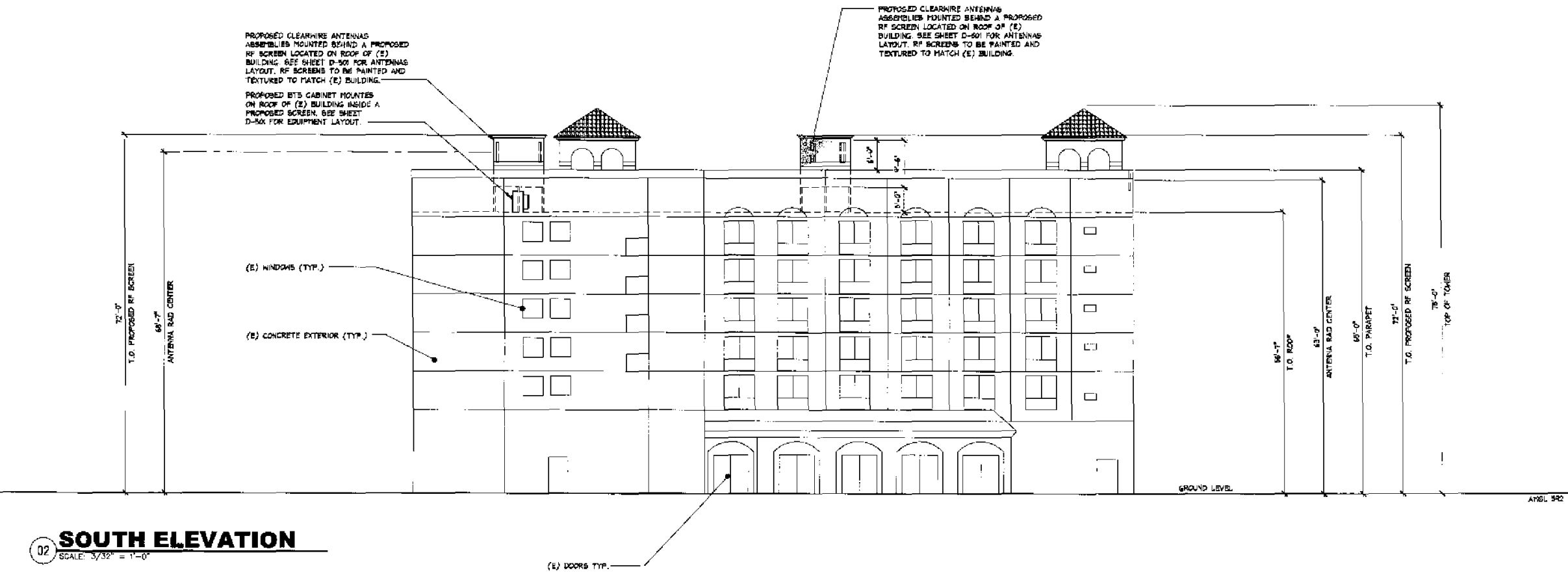
Revision / Issue	Date
Issue 1.0 Issue	08-24-09
Issue 2.0 Issue	09-28-09
Issue 3.0 Issue	12-11-09
Issue 4.0 Rev	02-16-10
Issue 5.0 Rev	03-24-10
Issue 6.0 Rev	04-01-10
Issue 7.0 Rev	07-09-10
Issue 8.0 Rev	11-09-10

01 **SITE PLAN**
SCALE: 1" = 40'-0"

02 A-101



01 **NORTH ELEVATION**
SCALE: 3/32" = 1'-0"



02 **SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATIONS

clearw're architecture

HOLIDAY INN
CLASBY RD
SAN DIEGO, CA 92126

MITCHELL B. ARCHITECTURE

Revisions/Items	Date
PROJ CD Issue	08-24-09
RF E ZD Issue	05-28-09
RF E ZD Rev	12-11-09
RF E ZD Rev	02-16-10
RF E ZD Rev	02-24-10
RF E ZD Rev	04-01-10
RF E ZD Rev	07-09-10
RF E ZD Rev	11-06-10

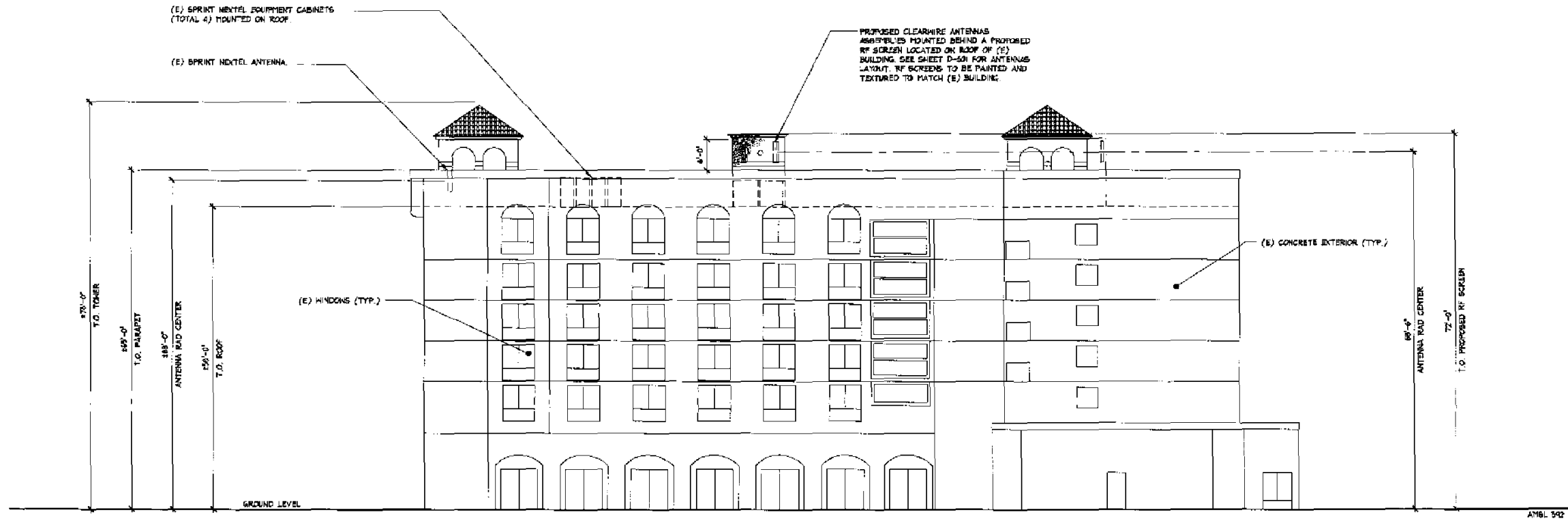
ARCHITECT: MITCHELL B. ARCHITECTURE
1880 AVENUE 68, SUITE 100
SAN DIEGO, CA 92108 / (619) 551-1400 (fax)
www.mitchellb.com

REGISTERED ARCHITECT
No. C20356
EXPIRES 2-28-11
STATE OF CALIFORNIA

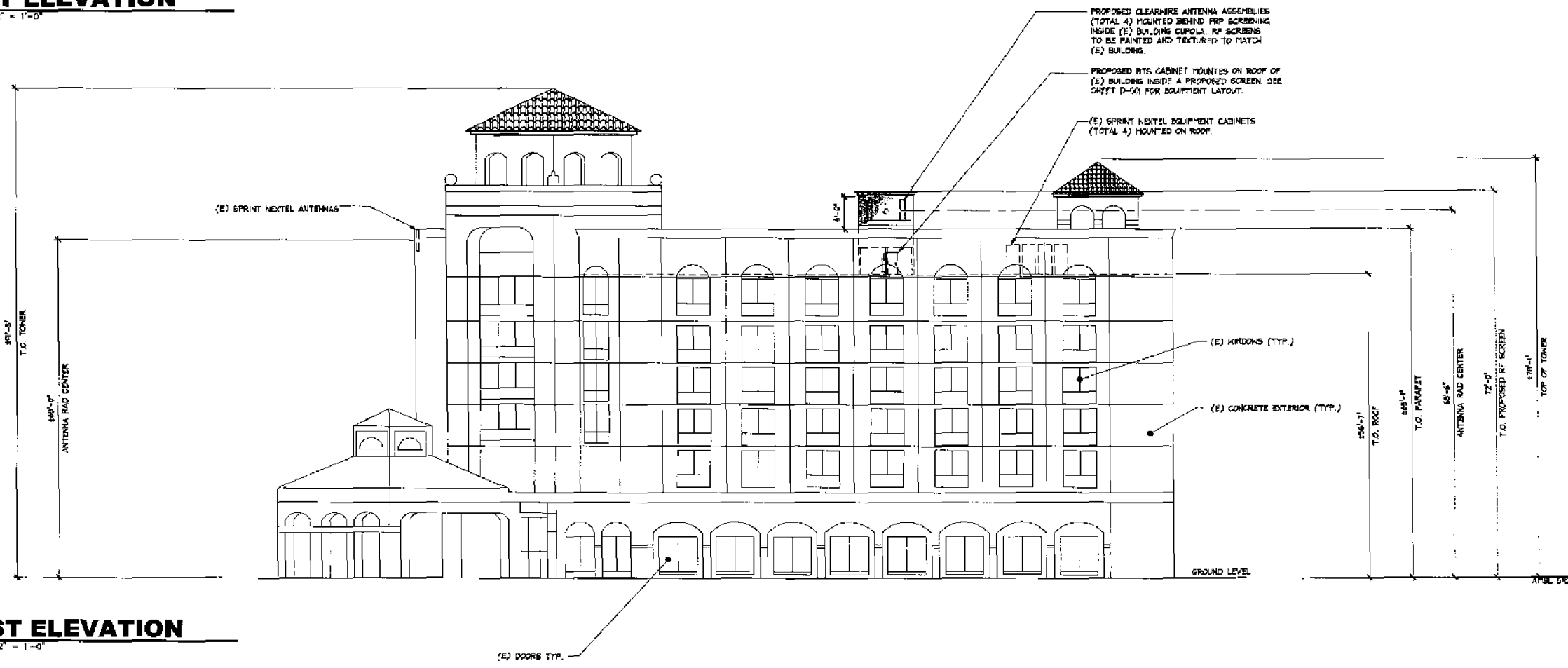
Drawn	35749-48
Check	10-30-09
Scale	jth
Author	mjc
Scale	1/32" = 1'-0"

Mitchell B. Architecture

A-201



01 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"



02 **WEST ELEVATION**
SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATIONS
clearw re
architecture
architect

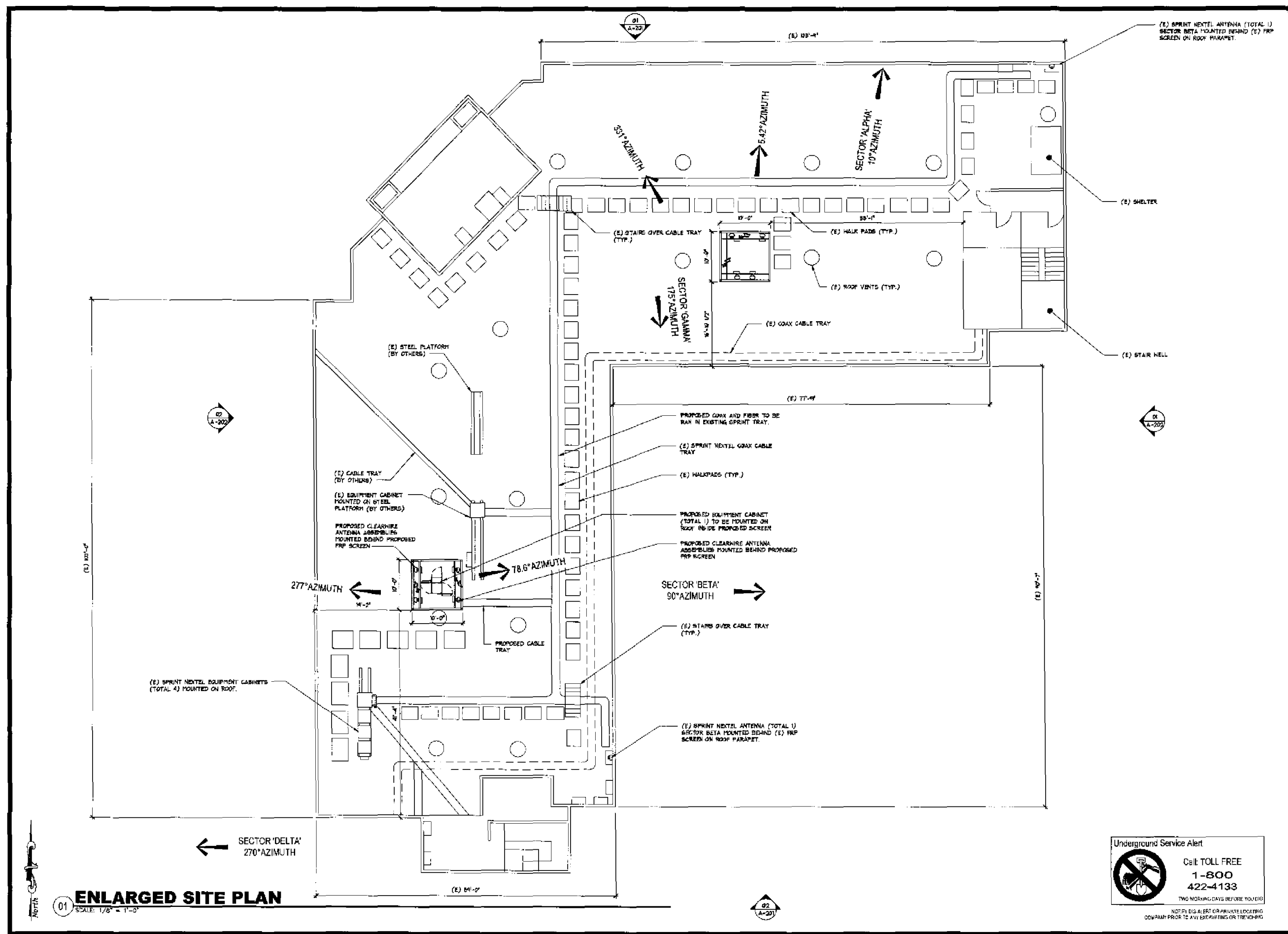
Revision / Issue	Date
04 CD Issue	08-24-09
04 CD Issue	09-28-09
04 CD Issue	12-11-09
04 CD Rev	02-16-10
04 CD Rev	03-24-10
04 CD Rev	04-01-10
04 CD Rev	07-05-10
04 CD Rev	11-09-10

9335 KEARNY MESA RD.
 SAN DIEGO, CA 92126
 619.444.1111
 619.444.1112
 619.444.1113
 619.444.1114
 619.444.1115
 619.444.1116
 619.444.1117
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 619.444.1125
 619.444.1126
 619.444.1127
 619.444.1128
 619.444.1129
 619.444.1130

REGISTERED ARCHITECT
 MICHAEL J. CURRAN
 No. C28355
 Exp. 2-2-11
 STATE OF CALIFORNIA

35749-48
 10-30-09
 jch
 mjc
 3/32" = 1'-0"

A-202



ENLARGED SITE PLAN

Revision / Issue	Date
01	08-24-09
02	09-29-09
03	12-11-09
04	02-16-10
05	03-26-10
06	04-01-10
07	07-02-10
08	11-09-10

clearwire

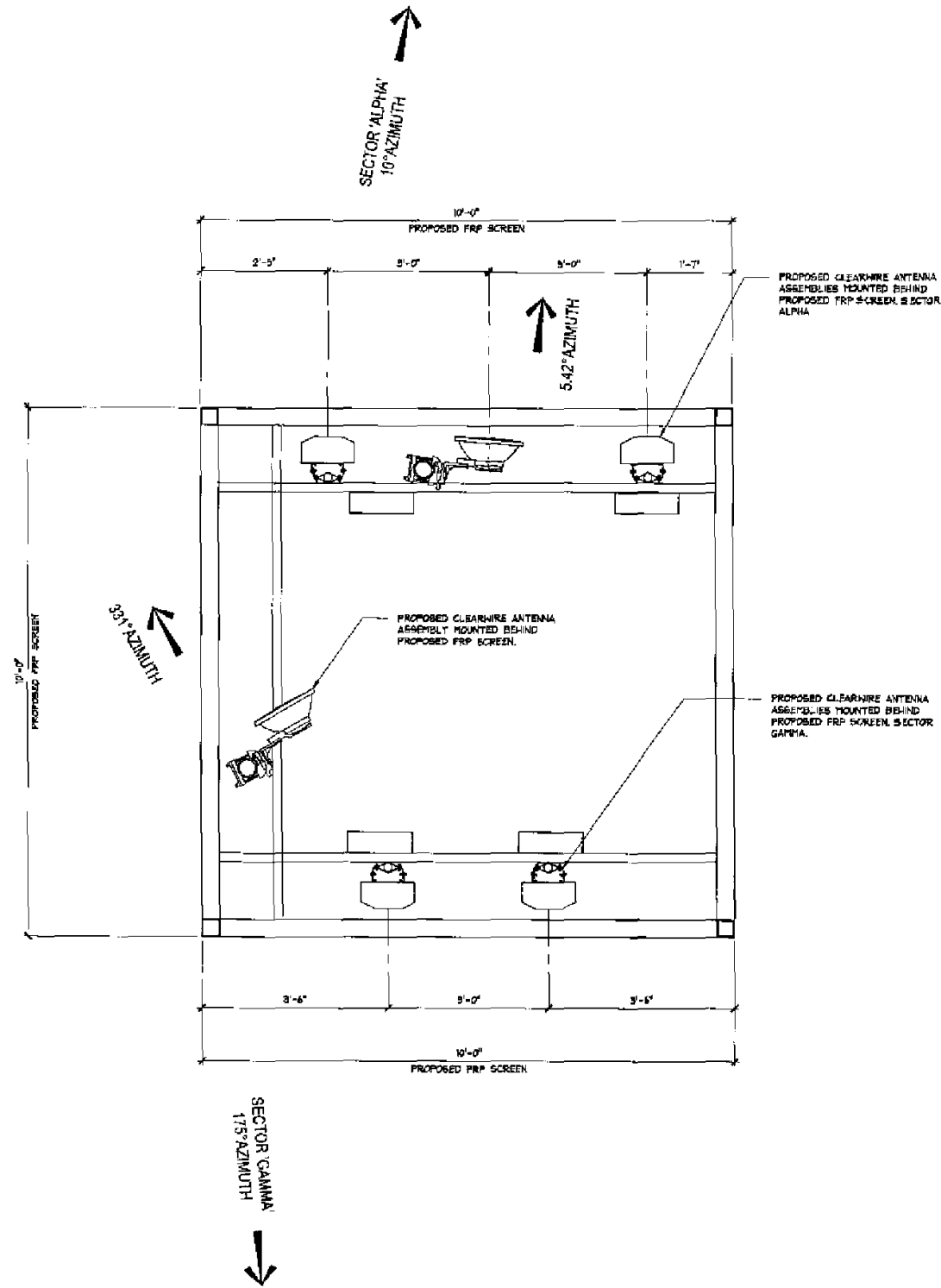
Mitchell J. Architecture

REGISTERED ARCHITECT
No. C20355
EX. 2-2-1
STATE OF CALIFORNIA

35749-48
10-30-09
jdn
mjc
1/8" = 1'-0"

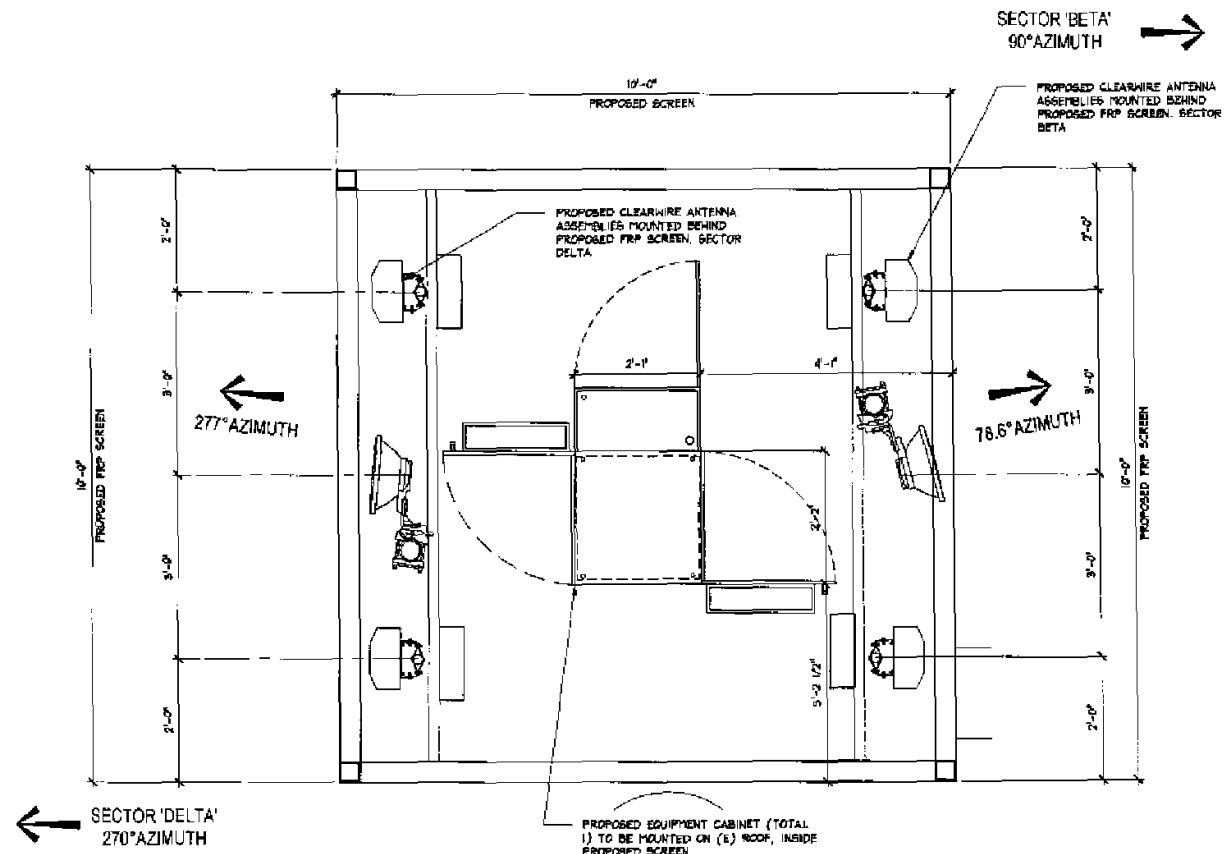
A-401

Underground Service Alert
Call TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG
NOTIFY DIG ALERT OR PRIVATE LOCATING
COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING



01 ANTENNA LAYOUT PLAN

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



01 EQUIPMENT AND ANTENNA PLAN

SCALE: 3/4" = 1'-0"

Revision / Issue	Date
CD Issue	03-24-09
2D Issue	09-28-09
Permit	12-11-09
2D Rev	02-16-10
2D Rev	04-26-10
2D Rev	04-01-10
2D Rev	07-09-10
2D Rev	11-09-10

EQUIPMENT CABINET PLAN & ANTENNA LAYOUT

clearwire

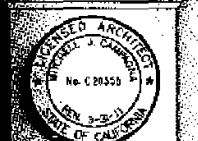
HOLIDAY INN

9335 KEARNY MESA RD.
SAN DIEGO, CA 92126

architect

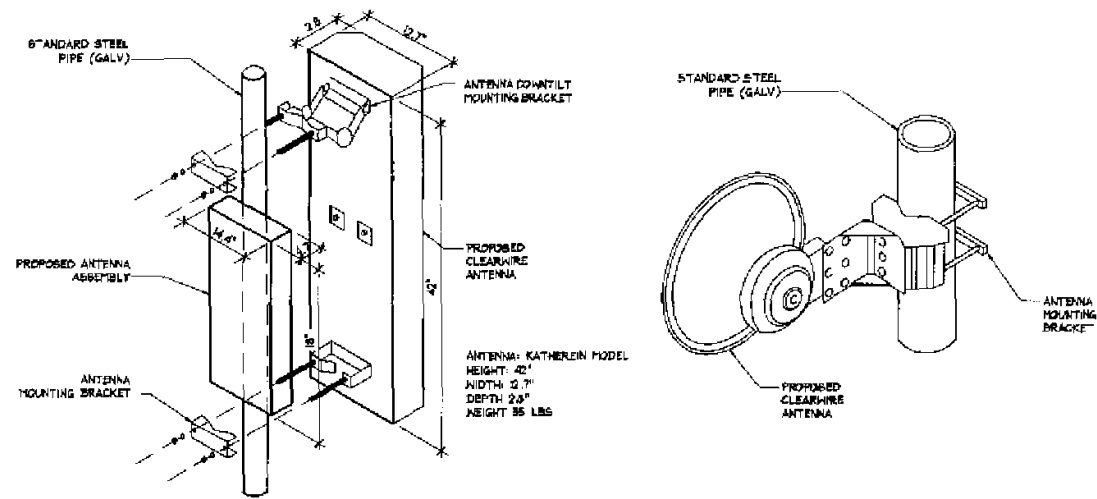
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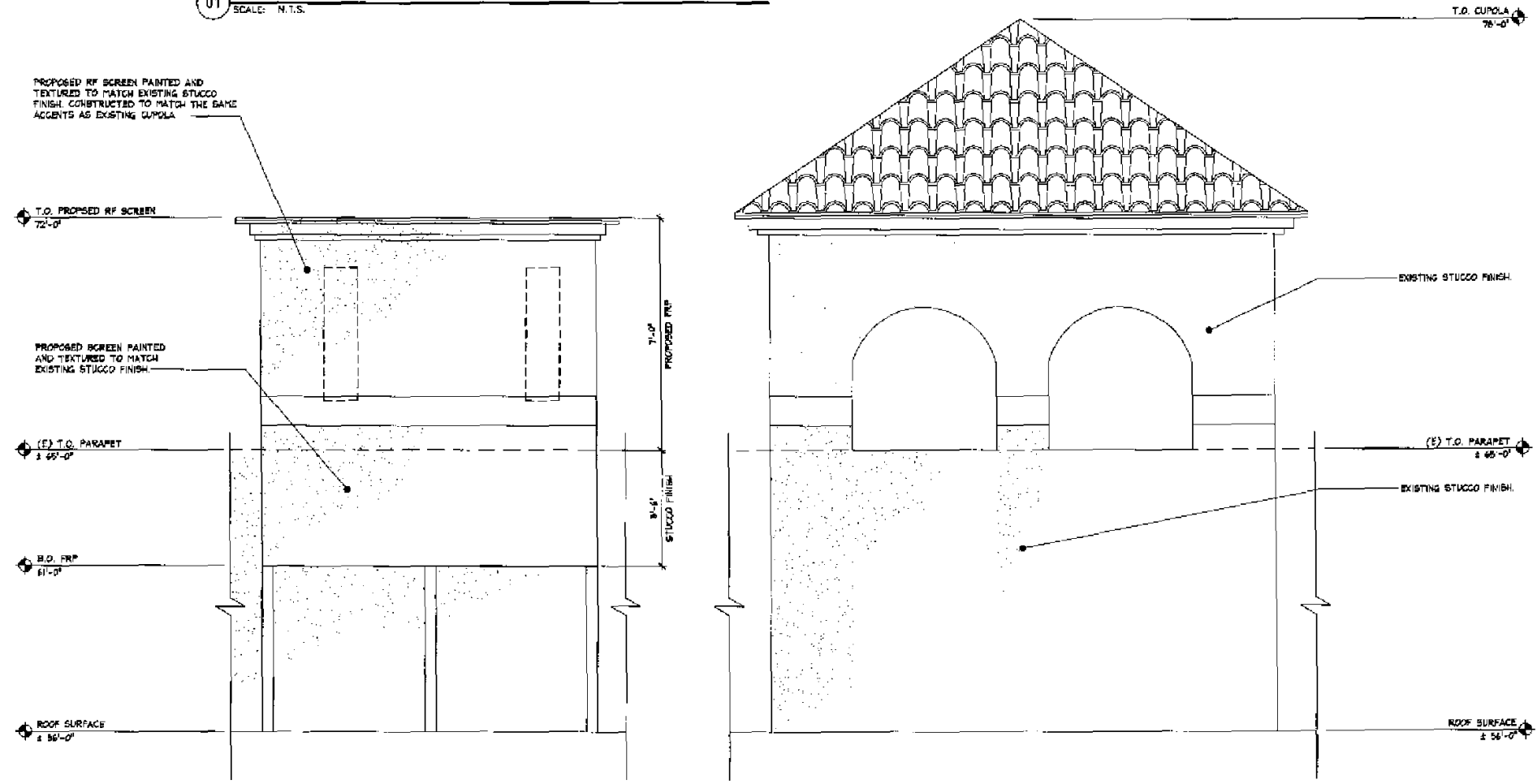


File	15749-48
Date	10-30-09
Drawn	jdn
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Notes	AS SHOWN

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01 ANTENNA ATTACHMENT DETAIL
SCALE: N.T.S.



02 ENLARGE RF SCREEN DETAIL
SCALE: 1/2\"/>

ANTENNA DETAIL

Revision / Issue	Date
CD Issue	02-24-09
01-23 Issue	02-25-09
02-Design	03-11-09
03-23 Rev	02-16-09
04-23 Rev	02-24-09
05-23 Rev	04-01-09
06-23 Rev	02-06-09
07-23 Rev	11-02-09

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