



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: June 12, 2013 REPORT NO. HO 13-037

ATTENTION: Hearing Officer

SUBJECT: T-MOBILE – CHATSWORTH
PTS PROJECT NUMBER: 283325

LOCATION: 3704 Tennyson Street

APPLICANT: T-Mobile West LLC (Permittee)
Pacific Bell Telephone Company (Owner)

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) in the Peninsula Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1132117.

Community Planning Group Recommendation: The Peninsula Community Planning Group voted 9-0-1 to recommend approval of this project at their December 2012 meeting. (Attachment 8)

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301(b) (Existing Facilities, public or private utilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 12, 2013, and the opportunity to appeal that determination ended April 26, 2013.

BACKGROUND & DISCUSSION

T-Mobile – Chatsworth is an application for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF). The project is located in the Peninsula community plan area in the RM-3-7 zone at 3704 Tennyson Street. (Attachments 1, 2, and 3)

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

The existing facility was originally permitted by approval number 95-0350-004 which was issued August 2, 1995. The current application is for a new permit to continue operation of the wireless facility with some changes to the antennas. This application is subject to the current regulations in effect, including applicable zoning regulations, the Wireless Communication Facility Regulations (LDC section 141.0420), and the City's General Plan.

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

In this particular case, the antennas are façade mounted to an existing telephone switch/utility building, with equipment associated with the antennas located on the roof of the building. The existing antennas will be changed to new antennas (with similar dimensions). The cable tray will be relocated to the roof of the building (instead of being attached to the side of the building) to improve the overall appearance of the facility. The antennas will receive screening elements painted and textured to match adjacent building surfaces. (Attachment 10)

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

Based on the proposed design, the project complies with the WCF Regulations of the Land Development Code (LDC 141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP. Therefore, Staff recommends approval of CUP No. 1132117. .

ALTERNATIVES

1. Approve Conditional Use Permit No. 1132117, with modifications.
2. Deny Conditional Use Permit No. 1132117, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

Attachments:

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

Aerial Photo



Page 1 of 1

ATTACHMENT 1

T-Mobile – Chatsworth, Project No. 283325
3704 Tennyson Street

Community Plan Land Use Map

Page 1 of 1



SEE INSERT FOR SOUTHERN PENINSULA AREA

- RESIDENTIAL**
 - SINGLE FAMILY
 - MULTI-FAMILY
- COMMERCIAL**
 - COMMERCIAL
 - COMMERCIAL / RECREATION
 - COMMERCIAL OFFICE
- INDUSTRIAL**
 - COMMERCIAL FISHING
 - MARINE-RELATED INDUSTRY
 - MILITARY-RELATED INDUSTRY

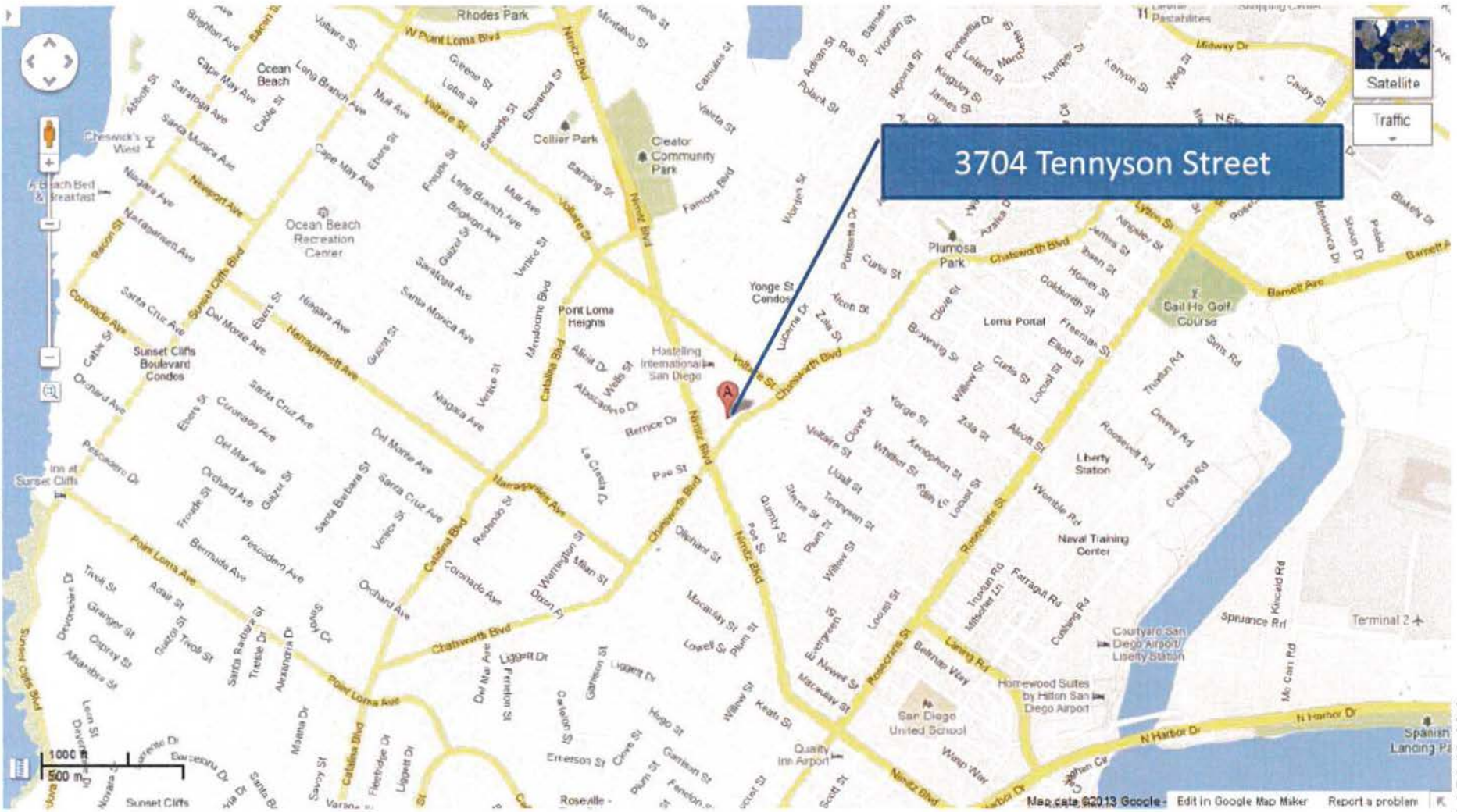
- PUBLIC / SEMI-PUBLIC**
 - PARK
 - SCHOOL
 - NATIONAL CEMETERY
 - PUBLIC LIBRARY
 - HISTORIC SITE
 - FIRE STATION
 - SPECIAL STUDY AREA
 - POSSIBLE FUTURE SCHOOL SITE FOR NAVY HOUSING (EXACT LOCATION TO BE DETERMINED)
- PUBLIC UTILITY

Identified as Residential



ATTACHMENT 2

T-Mobile – Chatsworth, Project No. 283325
3704 Tennyson Street



Project Location Map
T-Mobile – Chatsworth, Project Number 283325

PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile – Chatsworth	
PROJECT DESCRIPTION:	Conditional Use Permit (CUP), Process 3, for panel antennas façade mounted to an existing building with equipment located on the roof of the building.	
COMMUNITY PLAN:	Peninsula	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RM-3-7		
HEIGHT LIMIT: 40' (Coastal 30')		
FRONT SETBACK: 10'/20'		
SIDE SETBACK: 5'		
STREETSIDE SETBACK: 10'		
REAR SETBACK: 5'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RM-3-7	Residential/Institutional
SOUTH:	Residential, RM-3-7	Residential
EAST:	Residential, RM-3-7	Residential
WEST:	Residential, RS-1-7	Residential/Institutional
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Pensinula Community Planning Group voted to recommend approval of this project 9-0-1 at the December 2012 meeting.	

**HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 1132117
T-MOBILE – CHATSWORTH, PROJECT NO. 283325**

WHEREAS, PACIFIC BELL TELEPHONE COMPANY, Owner, and T-MOBILE WEST LLC, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1132117);

WHEREAS, the project site is located at 3704 Tennyson Street in the RM-3-7 zone of the Peninsula community plan area;

WHEREAS, the project site is legally described as Lot 11 of Block 20 of Point Loma Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1106, filed in the Office of the County Recorder of San Diego County, December 30, 1907;

WHEREAS, on June 12, 2013, the Hearing Officer of the City of San Diego considered CONDITIONAL USE PERMIT NO. 1132117, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 12, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15301(b) (Existing Facilities, public or private utilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated June 12, 2013.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

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

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

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

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

The WCF Design Requirements state that the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the antennas are façade mounted to an existing building, with screening painted and textured to match adjacent building surfaces. Equipment associated with the antennas is located on the roof of the building. WCFs are permitted in residential zones with a non-residential use, where the antennas are less than 100’ from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit, Process 3. In this case, the project complies with the regulations of the Land Development Code, based on the design of the WCF, and no deviations are requested.

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

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

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CONDITIONAL USE PERMIT NO. 1132117 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. 1132117, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: June 12, 2013

Internal Order No. 24002768

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002768

CONDITIONAL USE PERMIT NO. 1132117
T-MOBILE – CHATSWORTH, PROJECT NO. 283325
HEARING OFFICER

This CONDITIONAL USE PERMIT (CUP) No. 1132117 is granted by the HEARING OFFICER of the City of San Diego to PACIFIC BELL TELEPHONE COMPANY, Owner, and T-MOBILE WEST, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0301. The site is located at 3704 Tennyson Street in the RM-3-7 zone of the Peninsula community plan area. The project site is legally described as: Lot 11 of Block 20 of Point Loma Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1106, filed in the Office of the County Recorder of San Diego County, December 30, 1907.

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 June 12, 2013, on file in the Development Services Department.

The project shall include:

- a. Six (6) panel antennas (three sectors of two antennas each, with the following dimensions: 56.0" by 7.9" by 12.0"), façade mounted to an existing building, with two (2) equipment cabinets located on the roof;
- b. This building is for the primary purpose of providing landline telecommunication services, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 26, 2016.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on June 26, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize T-Mobile (or subsequent Permittee) to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

HISTORIC REVIEW REQUIREMENTS:

14. The building located at 3704 Tennyson Street appears eligible for historic designation under one or more HRB designation criteria. The work proposed as part of this discretionary action is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not adversely impact the building's eligibility as a historic resource. All future building permits associated with this entitlement, and any revisions to the project scope through a discretionary or Substantial Conformance Review process will require review and approval by Plan-Historic staff.

ENGINEERING REQUIREMENTS:

15. 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.

16. 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:

17. 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.

18. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.

19. The WCF shall conform to the Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

20. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

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

22. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on June 12, 2013 and HO-XXXX.

Permit Type/PTS Approval No.: CUP No. 1132117
Date of Approval: 6/12/13

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

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

PACIFIC BELL TELEPHONE CO.
Owner

By _____
Neil Boyer
Director of Network

T-MOBILE WEST, LLC
Permittee

By _____
Kirt Babcock
Network Manager

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



THE CITY OF SAN DIEGO

Date of Notice: April 12, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24002768

PROJECT NAME/NUMBER: T-Mobile Chatsworth/283325**COMMUNITY PLAN AREA:** Peninsula**COUNCIL DISTRICT:** 2**LOCATION:** 3704 Tennyson Street, San Diego, CA 92107 (Lots 12-17, Block 20 of Point Loma Heights, Map 1106)**PROJECT DESCRIPTION:** Conditional Use Permit (CUP) to replace six existing antennas with new antennas which would be facade mounted to the existing structure. The equipment would continue to operate without any changes. The project is located at 3704 Tennyson Street in the Coastal Height Limit Overlay Zone and FAA noticing area in the RM-3-7 zone within the Peninsula Community Plan area.**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer**ENVIRONMENTAL DETERMINATION:** This project is exempt pursuant to the California Environmental Quality Act Section 15301 (b) – existing facilities, public or private utilities.**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines, Sections 15301(b) (existing facilities, public or private utilities), which allows for the licensing and permitting of existing facilities. Since the project would result in minimal changes to remove and replace existing antennas and is consistent with Section 21080.21 the exemption does apply.**DEVELOPMENT PROJECT MANAGER:** Alex Hempton**MAILING ADDRESS:** 1222 1st Avenue, San Diego, CA 92101**PHONE NUMBER:** 619-446-5349

On April 12, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

ATTACHMENT 7

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



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

**Community Planning
 Committee
 Distribution Form Part 2**

Project Name: T-Mobile Chatsworth		Project Number: 283325		Distribution Date: 9/19/2012	
Project Scope/Location: PENINSULA. Conditional Use Permit, Process 3, for a Wireless Communication Facility.					
Applicant Name: Lam, Rocki				Applicant Phone Number: (858) 650-3130	
Project Manager: Hempton, Alexander		Phone Number: (619) 446-5349	Fax Number: (619) 446-5245	E-mail Address: AHempton@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 9	Members No	Members Abstain 1		
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: GREGG PAGE			TITLE: CHAIR		
SIGNATURE: <i>Gregg Page</i>			DATE: 12-25-12		
<i>Attach Additional Pages If Necessary</i>			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					

SD06157



Ownership Disclosure Statement

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

Project Title _____ **Project No. For City Use Only** _____
 T-Mobile Chatsworth

Project Address:
 3704 Tennyson St., San Diego, CA 92107

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: T-Mobile Chatsworth	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): _____

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: _____

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: _____



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

LETTER OF AUTHORIZATION

To: The City of San Diego

APPLICATION FOR ZONING/USE/BUILDING PERMIT

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

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

Property Location: 3704 Tennyson Street
San Diego CA 92107

Assessor's Parcel Number: 449-461-10

Signature of Property Owner: **PACIFIC BELL TELEPHONE COMPANY**

By: 

Neil Boyer

Title: Director - Network

Date: 7-31-12

T-Mobile Senior Leadership Team

John Legere
President and CEO

Jim Alling
Chief Operations Officer

David R. Carey
Executive Vice President, Corporate Services

Peter Ewens
Chief Strategy Officer

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

Dave Miller
Chief Legal Officer and General Counsel

Michael Morgan
Chief Financial Officer

Larry Myers
Chief People Officer

Neville Ray
Chief Technology Officer

Andrew Sherrard
Acting Chief Marketing Officer

CHATSWORTH

SITE ID #SD06157A

..T..Mobile..

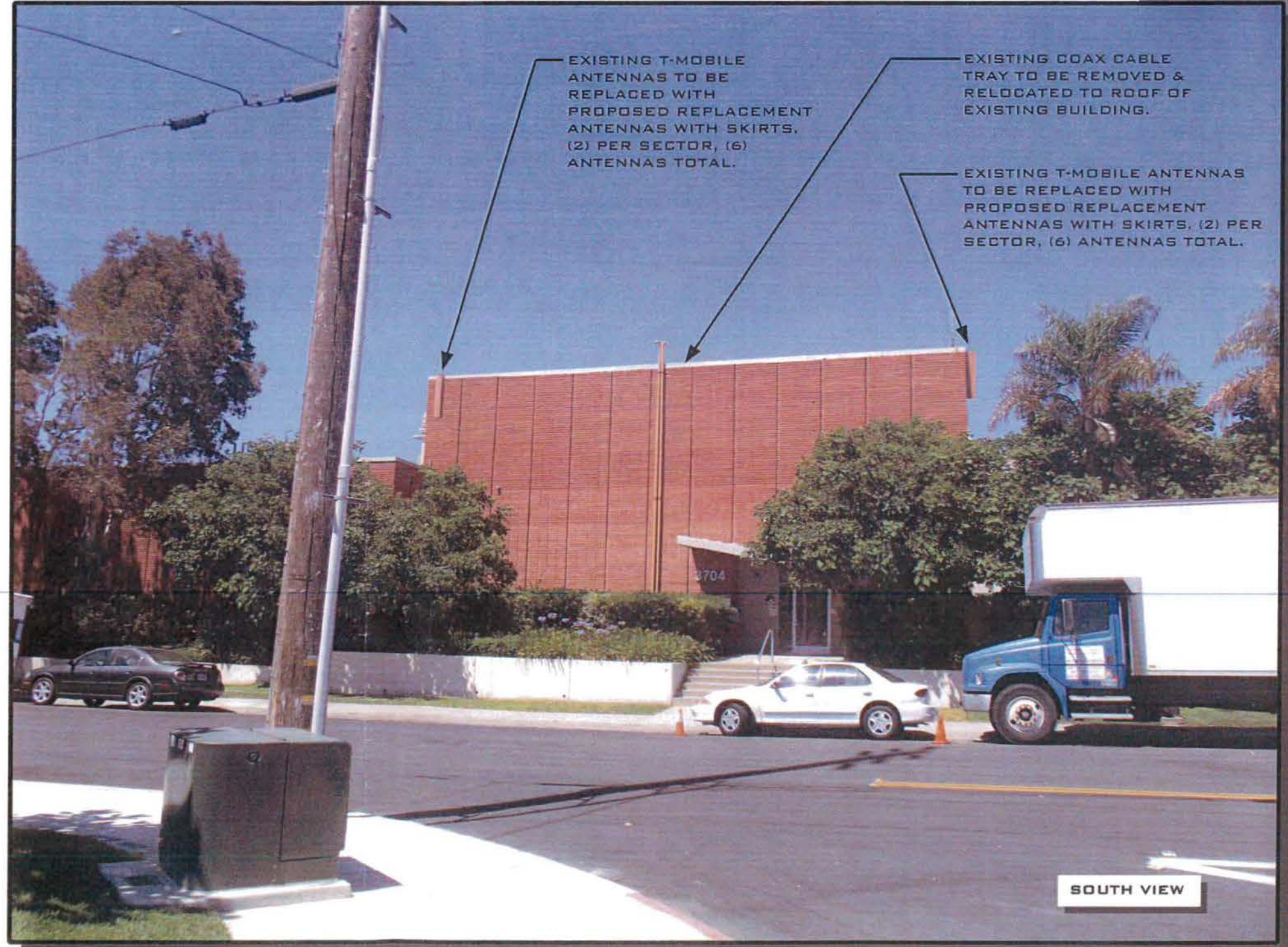


LOCATION

3704 TENNYSON ST.,
SAN DIEGO, CA 92107



EXISTING



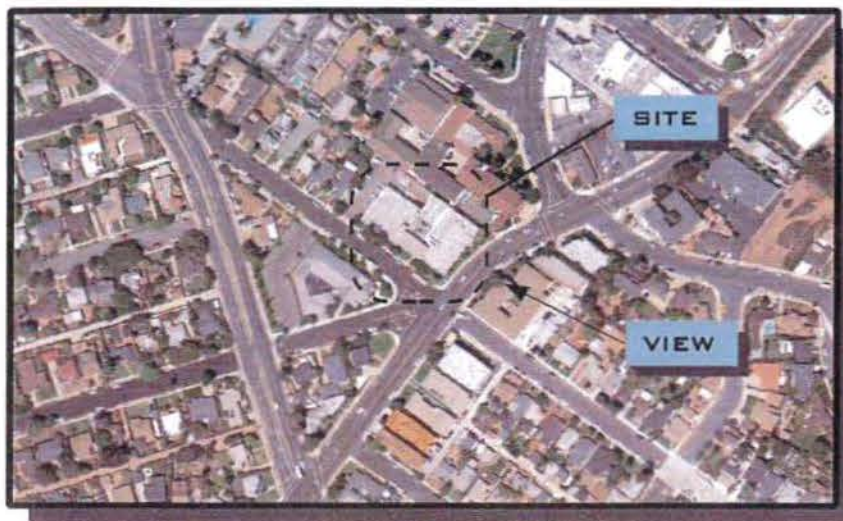
PROPOSED

SOUTH VIEW

CHATSWORTH

SITE ID #SD06157A

...T-Mobile...

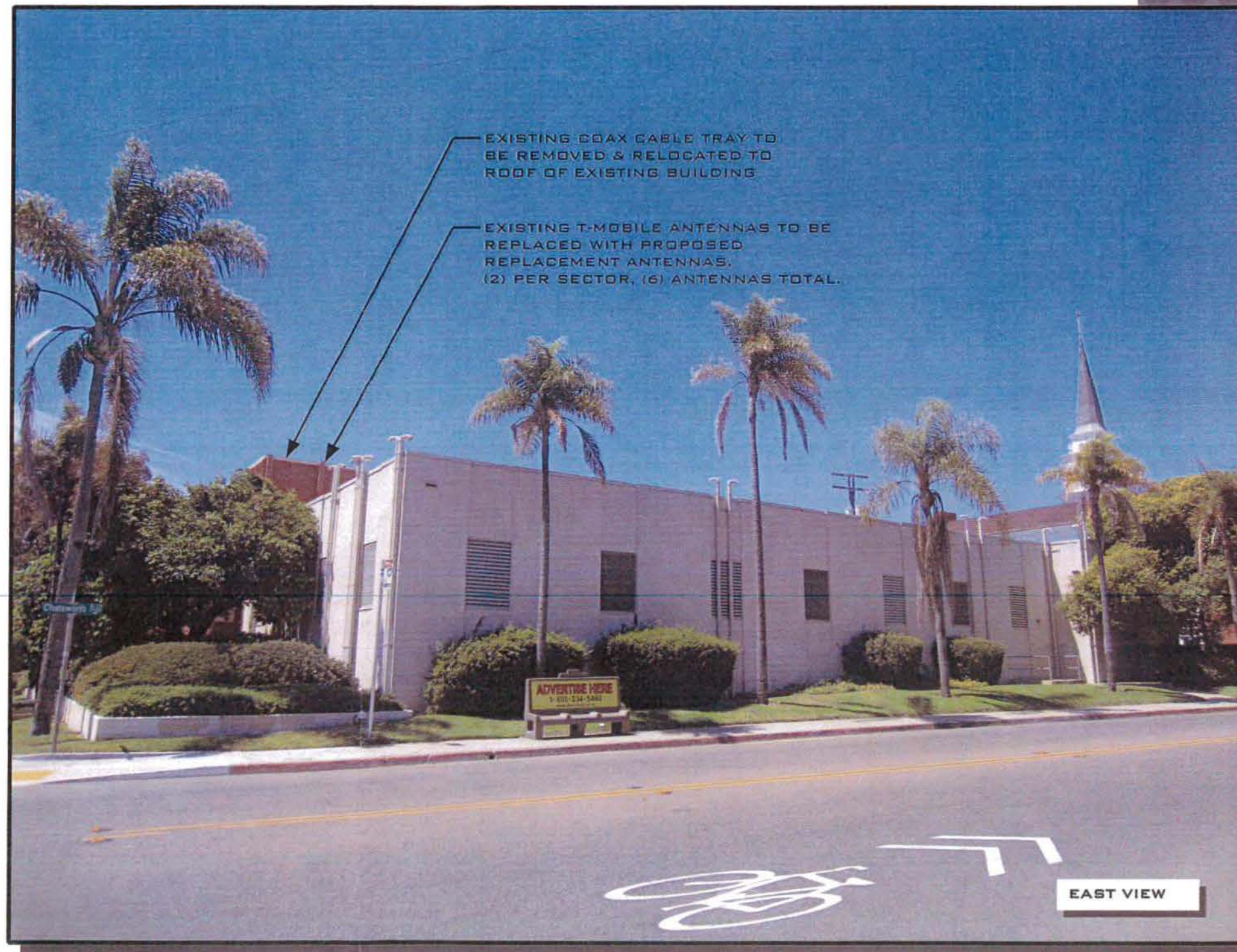


LOCATION

3704 TENNYSON ST.,
SAN DIEGO, CA 92107



EXISTING

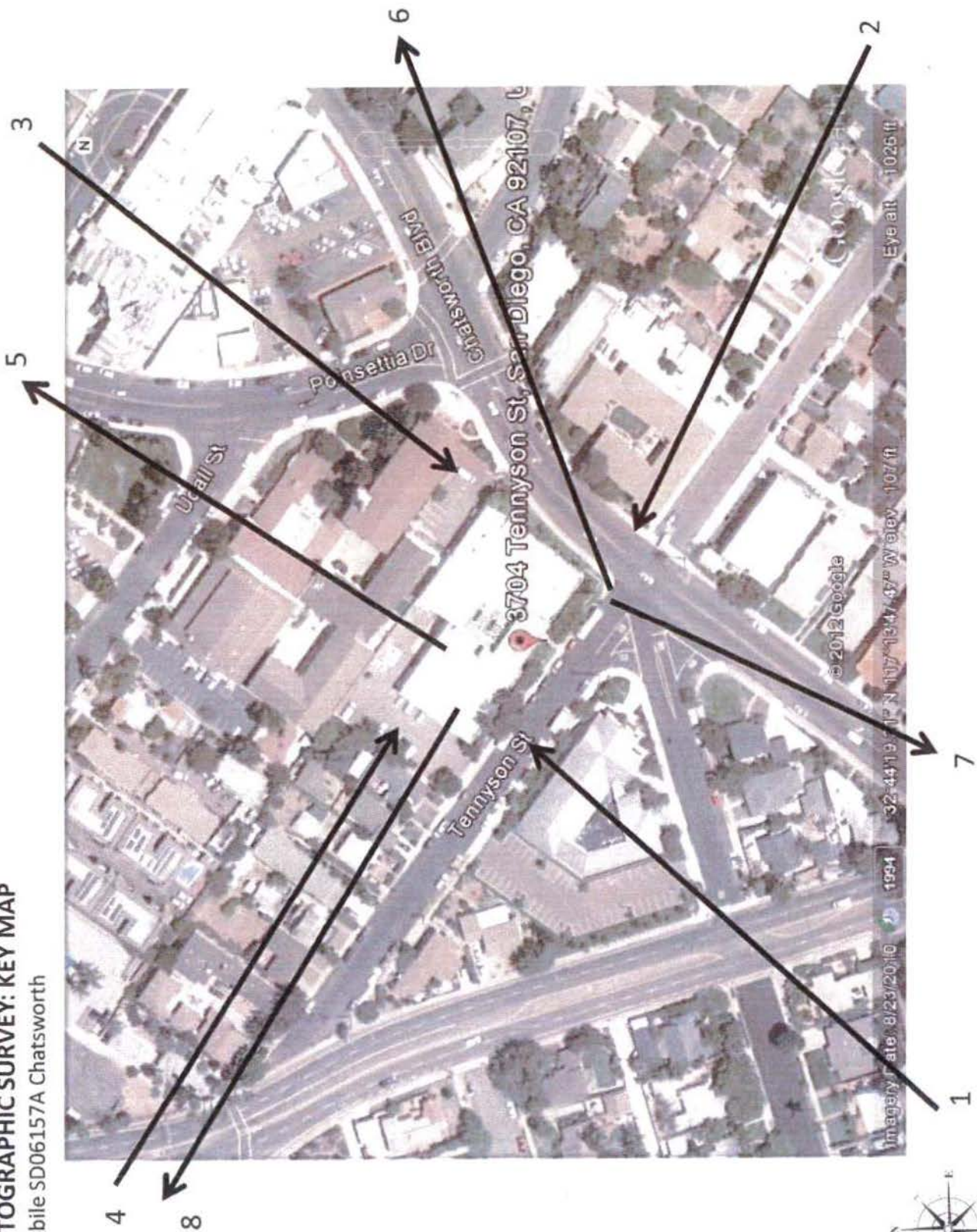


PROPOSED

EAST VIEW

PHOTOGRAPHIC SURVEY: KEY MAP

T-Mobile SD06157A Chatsworth



PHOTOGRAPHIC SURVEY

T-Mobile SD06157A, Chatsworth

• **View of the Subject Property**



(1) View of the subject property looking north.



(2) View of the subject property looking west.

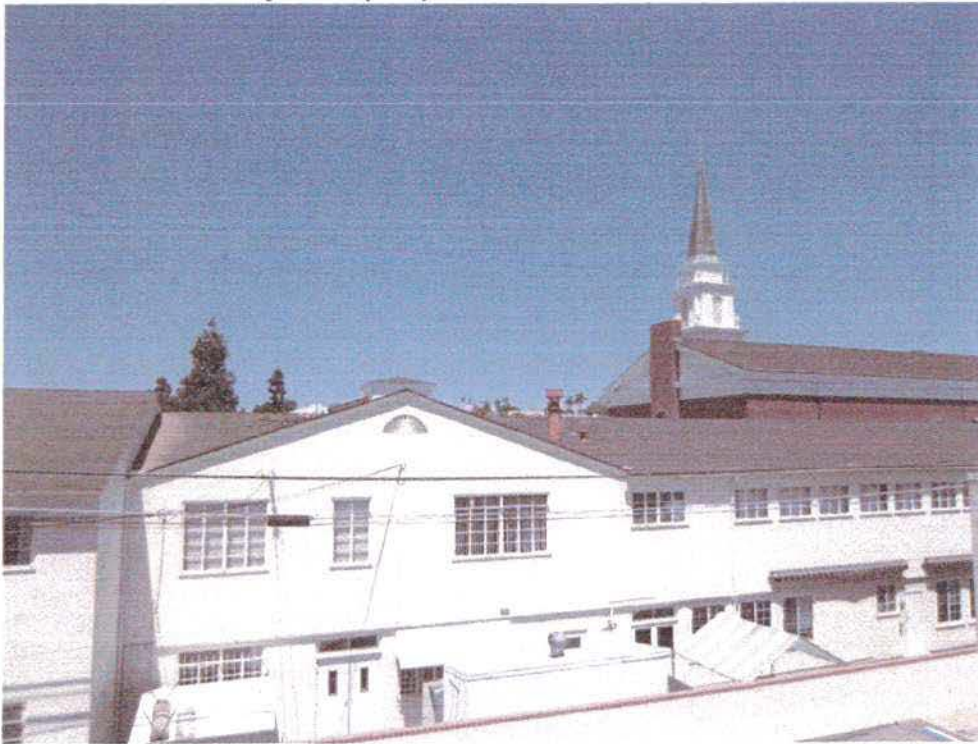


(3) View of the subject property looking south.



(4) View of the subject property looking east.

• View from the Subject Property



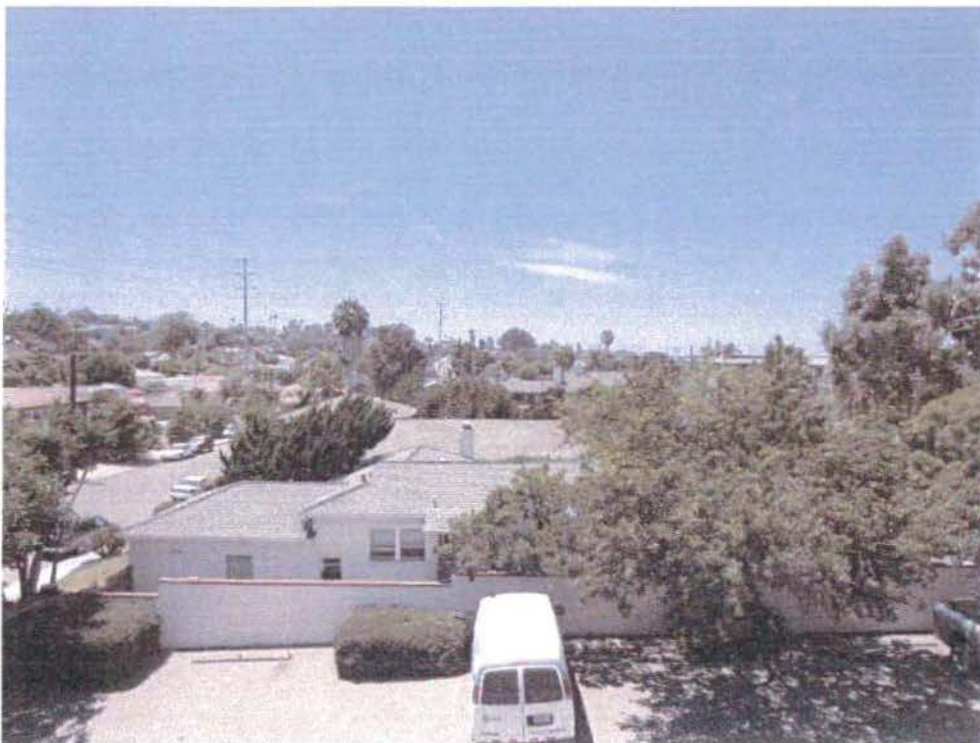
(5) View from the subject property looking north.



(6) View from the subject property looking east.



(7) View from subject property looking south.



(8) View from subject property looking west.



BOARD
MEMBERS

September 10, 2012

Mitchell J.
Campagna, RA
CEO

Bodie C. Campagna
CFO

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

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

RE: **Site Justification Report**
T-Mobile Site SD06157A Chatsworth
APN: 449-461-10

The existing T-Mobile wireless communication facility located at 3704 Tennyson St., San Diego, CA 92107 (the "Subject Property") is needed for following reasons:

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

The visual impact to the surrounding community is minimized because the equipment is located on the rooftop of the building and not visible from public view. All antennas are currently painted to match the exterior of the building. Side and bottom skirts will be utilized for architectural integration of the antennas into the building's façade.

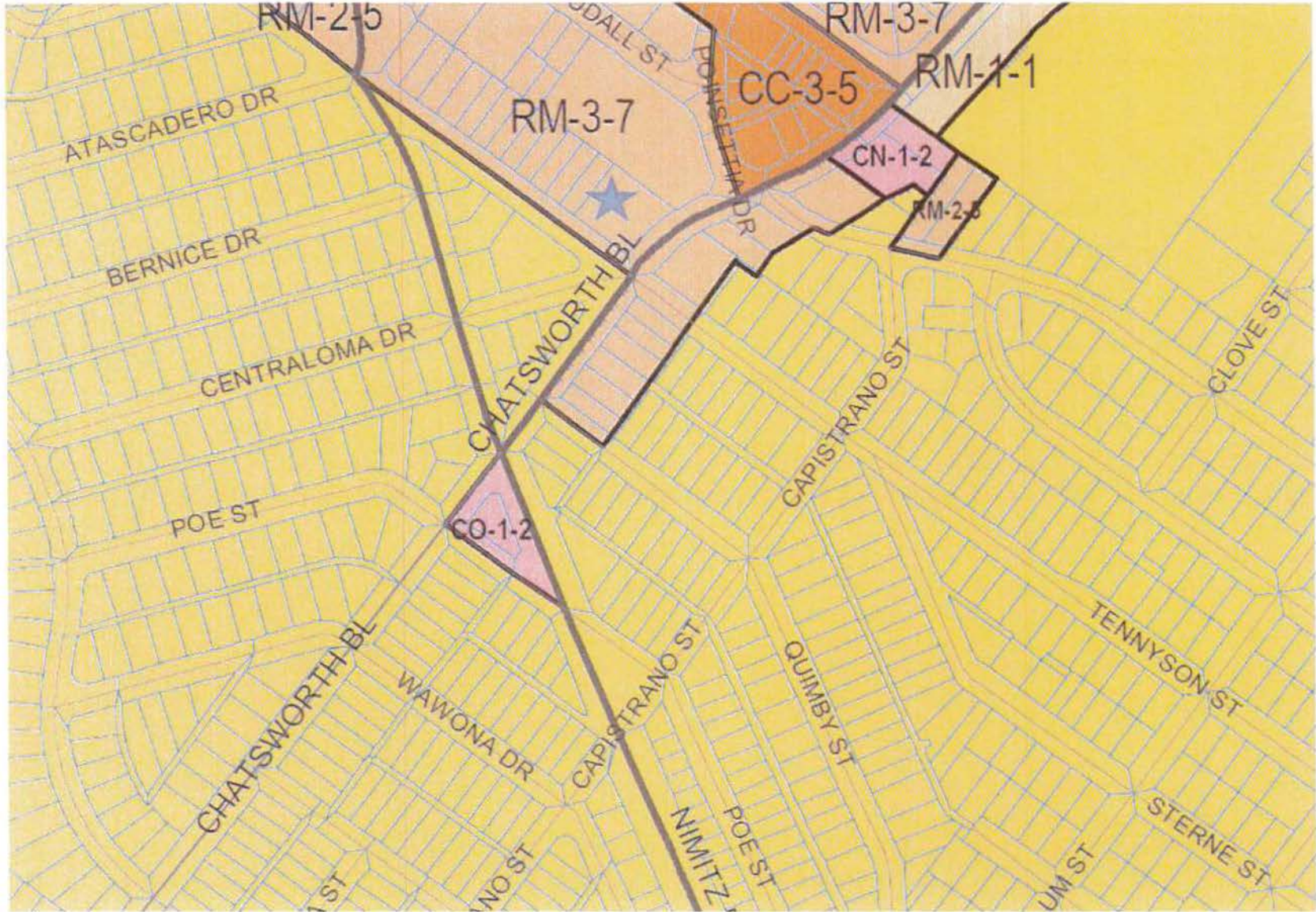
If you have any additional questions, I can be reached by phone at (858) 650-3130 or by e-mail at lynnea.barrett@mitchellj.com.

Sincerely,

Lynnea Barrett

ADJACENT LAND USE MAP

T-Mobile Chatsworth - 3704 Tennyson St., San Diego, CA 92107





SD06157 Coverage Map

**RF Team San Diego Market
August 20, 2012**



Contents:

Plots:

- SD06157 coverage
- SD06157 On-Air neighbor sites coverage
- SD06157 with On-Air neighbor sites coverage





SD06157 Coverage



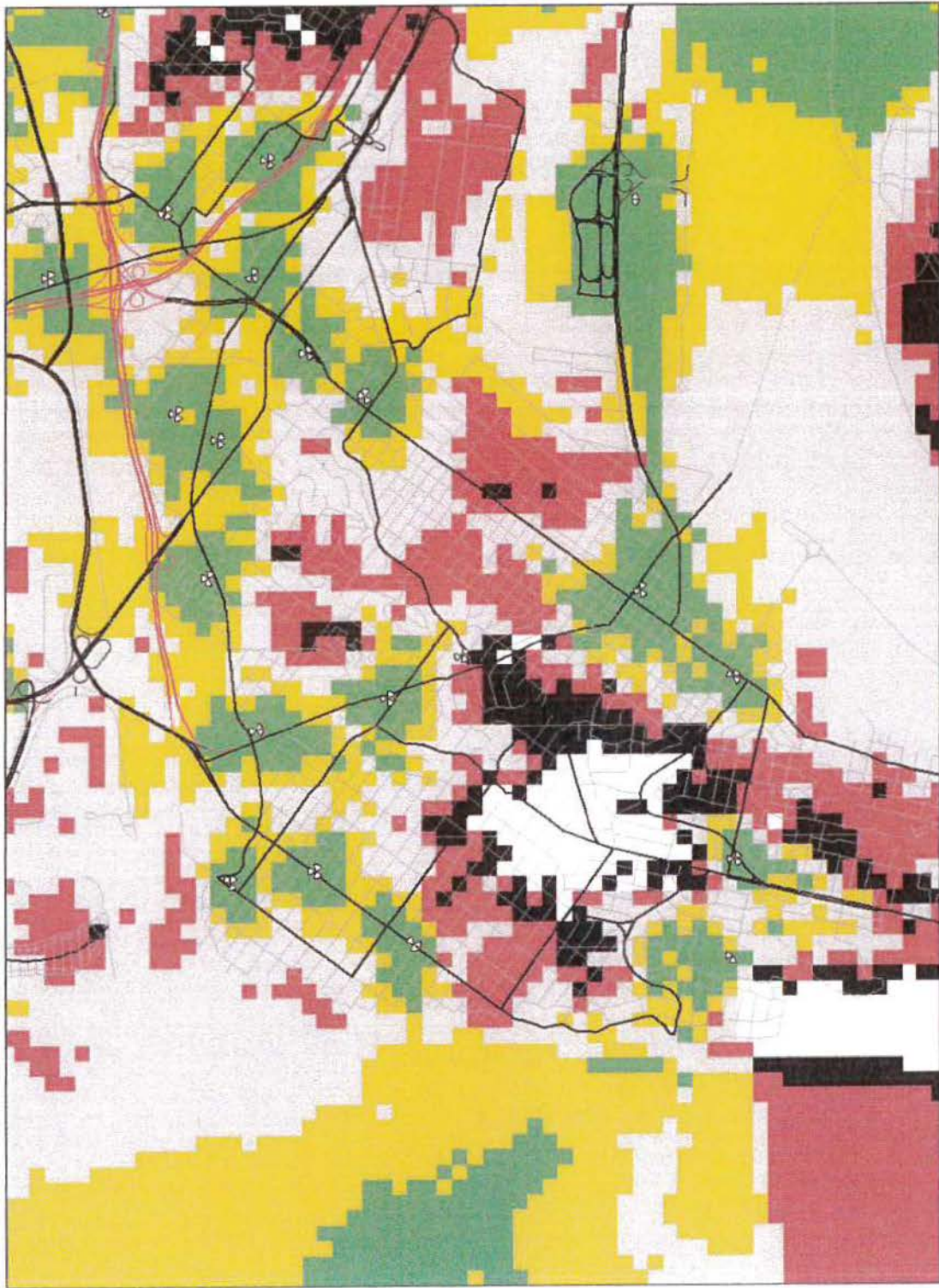
Legend: Coverage Level

- In Building Commercial (Green circle)
- In Building Residential (Yellow circle)
- In Car (Light blue circle)
- Poor to No Signal (Black circle)
- Outdoor (Red circle)
- No Coverage (White circle)



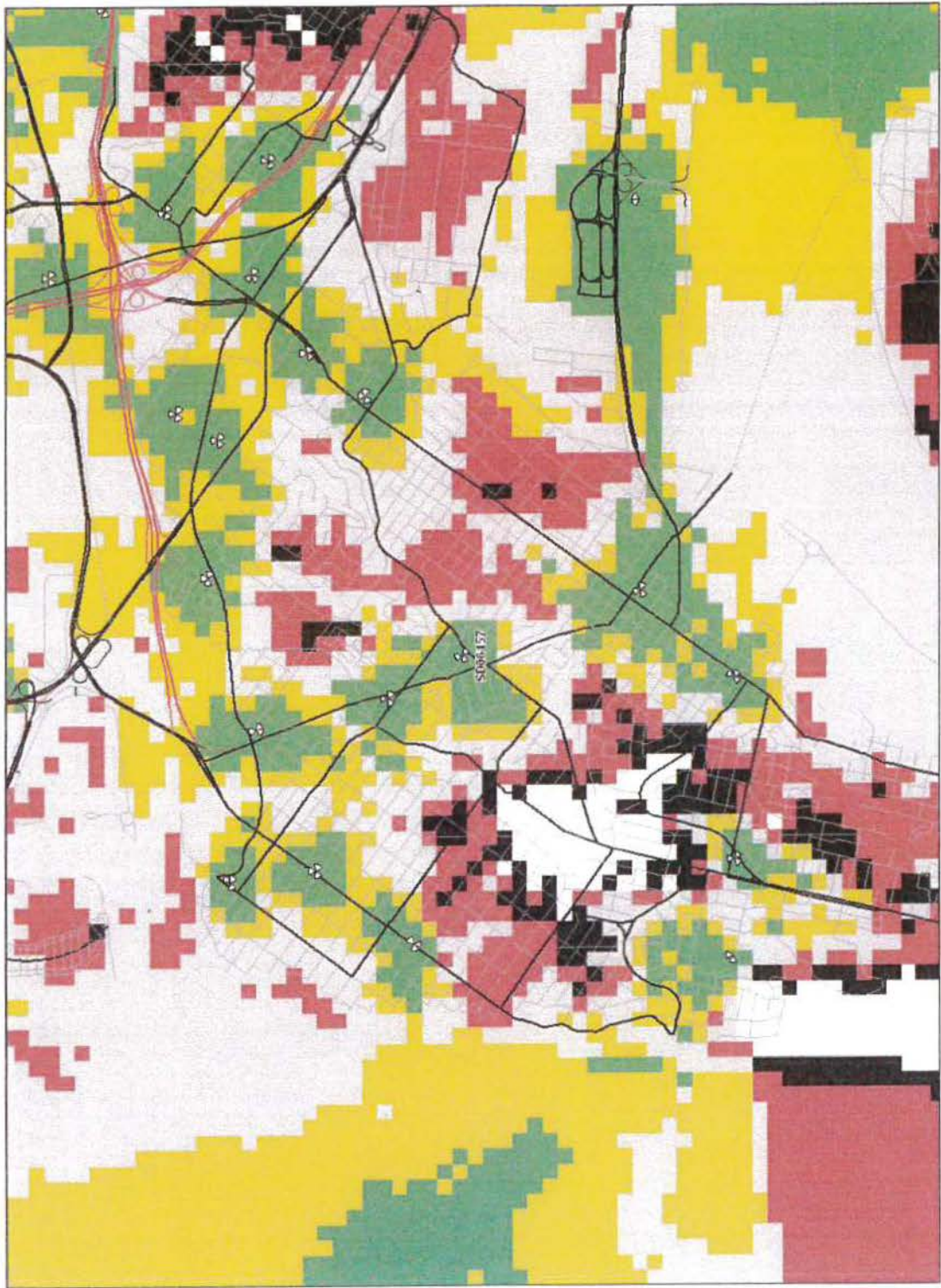
T-Mobile

On Air neighbor sites coverage



T-Mobile

SD06157 with On Air neighbor sites coverage



- Legend: Coverage Level**
- In Building Commercial
 - In Building Residential
 - Outdoor
 - In Car
 - Poor to No Signal
 - No Coverage





THE CITY OF SAN DIEGO

DATE OF NOTICE: May 29, 2013

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	June 12, 2013
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT, PROCESS 3
PROJECT NO:	<u>283325</u>
PROJECT NAME:	<u>T-MOBILE – CHATSWORTH</u>
APPLICANT:	ANNE REGAN, DEPRATTI, INC., AGENTS REPRESENTING T-MOBILE WEST, LLC
COMMUNITY PLAN AREA:	Peninsula
COUNCIL DISTRICT:	District 2
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sanidiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of six (6) panel antennas façade mounted to the side of an existing building, with two equipment cabinets located on the roof of the building. The project is located at 3704 Tennyson Street.

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

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

This project was determined to be categorically exempt from the California Environmental Quality Act on 4/12/2013 and the opportunity to appeal that determination ended 4/26/2013.

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

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

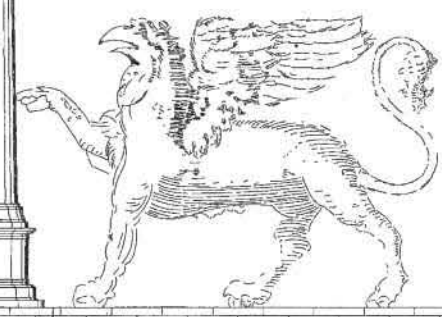
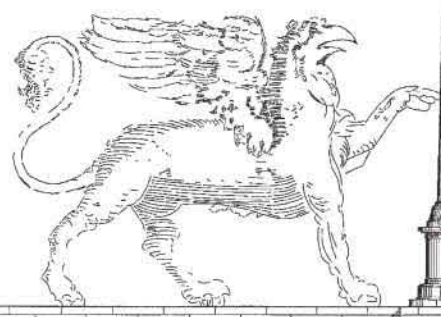
Internal Order Number: 24002768

Revised 04/08/10 HRD



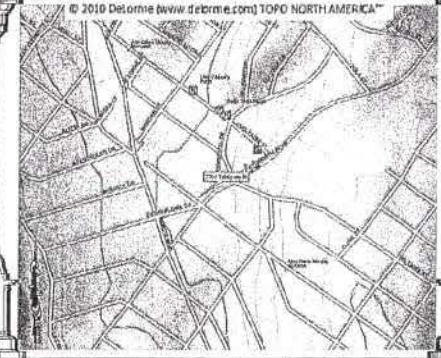
T-Mobile

**SD06157A
CHATSWORTH
3704 TENNYSON STREET, SAN DIEGO, CA 92107**



LEGAL DESCRIPTION:
LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 20 OF OR POINT LOMA HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 106, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1967.

DIRECTIONS TO SITE
FROM SAN DIEGO T-MOBILE OFFICE:
1. HEAD SOUTH-EAST ON VISTA SORRENTO PKWY TOWARDS DIRECTORS PL.
2. TAKE 1ST RIGHT ONTO SORRENTO VALLEY RD.
3. TURN RIGHT ONTO ROSELLE ST.
4. TURN LEFT TO MERGE ONTO I-5 SOUTH.
5. TAKE EXIT 20 TOWARD S ROSECRANS ST.
6. MERGE ONTO CAMINO DEL RIO N.
7. CONTINUE ONTO ROSECRANS ST.
8. TURN RIGHT ONTO LYTTON ST.
9. CONTINUE ONTO CHATSWORTH BLVD.
10. TURN RIGHT ONTO TENNYSON ST.
ARRIVE AT 3704 TENNYSON STREET, SAN DIEGO, CA 92107 SITE IS ON THE RIGHT SIDE.



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 WITH TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.

SIGNED: _____

LEGAL DESCRIPTION DIRECTIONS TO SITE VICINITY MAP CLIENT APPROVALS TITLE 24 COMPLIANCE

APPLICABLE CODES
ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
1. 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
2. 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
4. 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
5. 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
6. 2010 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
7. 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
8. 2008 BUILDING ENERGY EFFICIENCY STANDARDS

SITE NAME: CHATSWORTH
SITE NUMBER: SD06157A
SITE ADDRESS: 3704 TENNYSON STREET, SAN DIEGO, CA 92107
OWNER: _____
APPLICANT: T-MOBILE, 10509 VISTA SORRENTO PARKWAY, SUITE 206, SAN DIEGO, CA 92121
CURRENT ZONING: RM-3-T
ASSESSOR PARCEL NUMBER: 449-461-10
EXISTING OCCUPANCY: B
EXISTING TYPE OF CONSTRUCTION: V 1 HR - NON-SPRINKLERED
TELECOMMUNICATION CARRIERS: NO OTHER K.C.F. LOCATED ON SITE
PROJECT DESCRIPTION: T-MOBILE WIRELESS PROPOSES TO CONTINUE OPERATING AND MAINTAIN AN UNMANNED, DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY AT THIS SITE.
• EXISTING: 2 EQUIPMENT CABINETS AND 6 ANTENNAS.
• EXISTING T-MOBILE EQUIPMENT CABINETS (TOTAL 2) MOUNTED ON ROOF. NO PROPOSED CHANGES.
• EXISTING PANEL ANTENNAS (TOTAL 6) TO BE REMOVED AND REPLACED WITH REPLACEMENT ANTENNAS WITH SKIRTS.
• EXISTING CABLE TRAYS TO BE REMOVED AND RELOCATED TO ROOF.
OPERATING FREQUENCIES:
TX (GSM) - 1950 TO 1965 MHz
RX (GSM) - 1870 TO 1885 MHz
TX (HSDPA) - 2150 TO 2165 MHz
RX (HSDPA) - 1750 TO 1765 MHz

ARCHITECTS & ENGINEERS: MITCHELL J. ARCHITECTURE, 4833 RONSON COURT, SUITE N, SAN DIEGO, CA 92111, TEL: (656) 650-3150, FAX: (656) 650-3140
CONTACT: ART BROWN (PROJECT MANAGER)
APPLICANT REPRESENTATIVE: MITCHELL J. ARCHITECTURE, 4833 RONSON COURT, SUITE N, SAN DIEGO, CA 92111, TEL: (656) 650-3150, FAX: (656) 650-3140
CONTACT: LYNNEA BARRETT (SITE ACQUISITION SPECIALIST)

Sheet List Table

Sheet Number	Sheet Title
G-001	TITLE SHEET PROJECT INFORMATION & VICINITY MAP
A-10	SITE PLAN & NOTES
A-20	EXTERIOR ELEVATIONS
A-40	ANTENNA & EQUIPMENT LAYOUT PLANS
D-50	ANTENNA DETAILS

LEGAL DESCRIPTION APPLICABLE CODES PROJECT SUMMARY CONSULTANT TEAM SHEET INDEX

Revision / Issue	Date
50% 2D Review	05-01-12
Planning Comments	10-26-12
Planning Comments	01-11-13

Title Sheet, Project Information & Vicinity Map

CHATSWORTH
SD06157A
3704 TENNYSON STREET
SAN DIEGO, CA 92107

T-Mobile
10509 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CA 92121

Mitchell J. Architecture

MITCHELL J. ARCHITECTURE
4833 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (656) 650-3150
FAX: (656) 650-3140

MITCHELL J. CAMPBELL
LICENSED ARCHITECT
No. C20355
Exp. 3-31-15
STATE OF CALIFORNIA

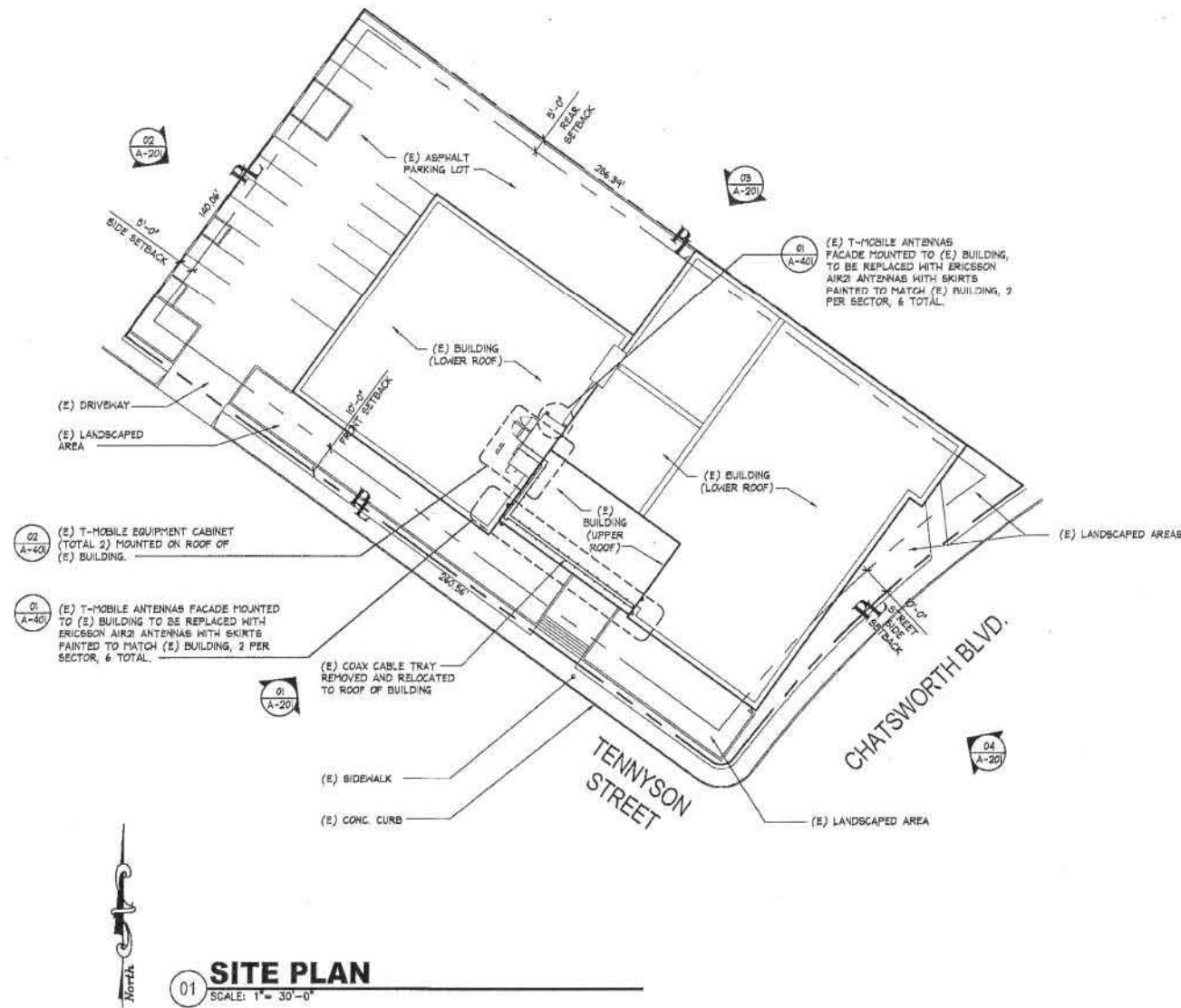
Drawn By: edl / wb
Checked By: mjc
Date: 05-10-12

G-001

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

GENERAL NOTES

1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE 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 INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENGANG 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.



01 SITE PLAN SCALE: 1" = 30'-0"

Lessee's Certificate
Standard Wireless Facility Project
For Post Construction BMP's

I/We the undersigned as Lessee(s) of the property described as
3704 TENNYSON ST., SAN DIEGO, CA 92107
(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/We certify to the best of my knowledge, pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substances
- 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 shut-off devices and flow reducers

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee Kirt Patrack (print name) Company Name T-Mobile

Lessee [Signature] (signature) Date NOVEMBER 15, 2012

02 LESSEE'S CERTIFICATE SCALE: NONE

SITE PLAN & NOTES

MICHHELL J. ARCHITECTURE, INC.
4815 Bonner Court, Suite W
San Diego, CA 92121
Tel: 619-594-1111
Fax: 619-594-1112
www.mitchellj.com

T-Mobile
10209 VISTA SORENTO
PARKWAY, SUITE 206
SAN DIEGO, CA 92121

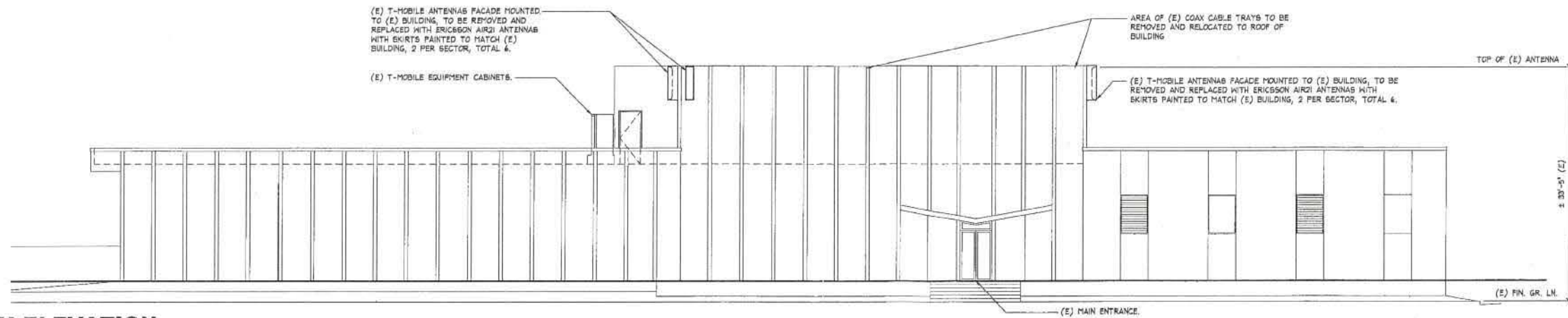
CHATS WORTH
SPD 06157
3704 TENNYSON STREET
SAN DIEGO, CA 92107

architecture Mitchell J architecture

LICENSED ARCHITECT
MICHHELL J. ARCHITECTURE, INC.
No. C 20350
Exp. 3-31-15
STATE OF CALIFORNIA

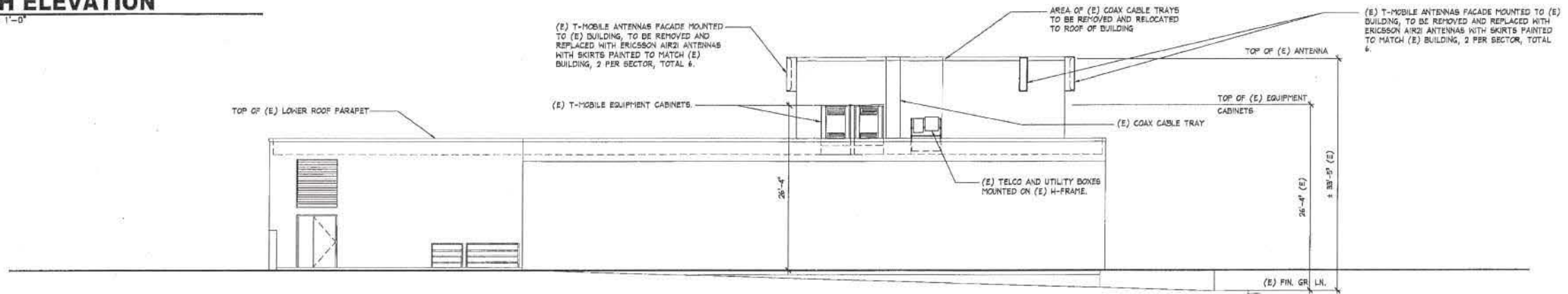
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Drawn by	edl / wb
Checked by	mjc
Scale	1" = 30'-0"

Mitchell J. Architecture
A-101



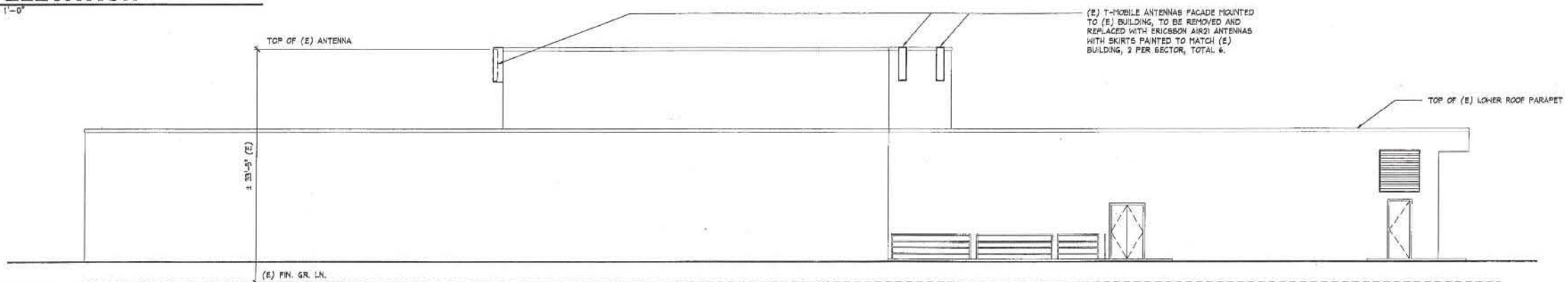
01 SOUTH ELEVATION

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



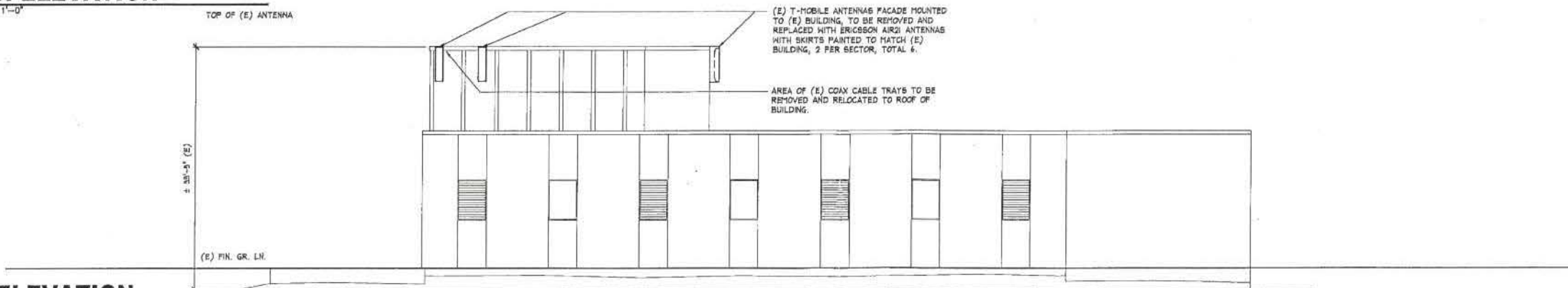
02 WEST ELEVATION

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



03 NORTH ELEVATION

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



04 EAST ELEVATION

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

EXTERIOR ELEVATIONS

CHATS WORTH ARCHITECTURE

T-Mobile

MITCHELL J. ARCHITECTURE, INC.
4883 Resner Court, Suite N
San Diego, CA 92121
Tel: 619.451.1100 / Fax: 619.451.1101
www.mitchellj.com

10509 VISTA SORRENTO
PARKWAY SUITE 206
SAN DIEGO, CA 92121

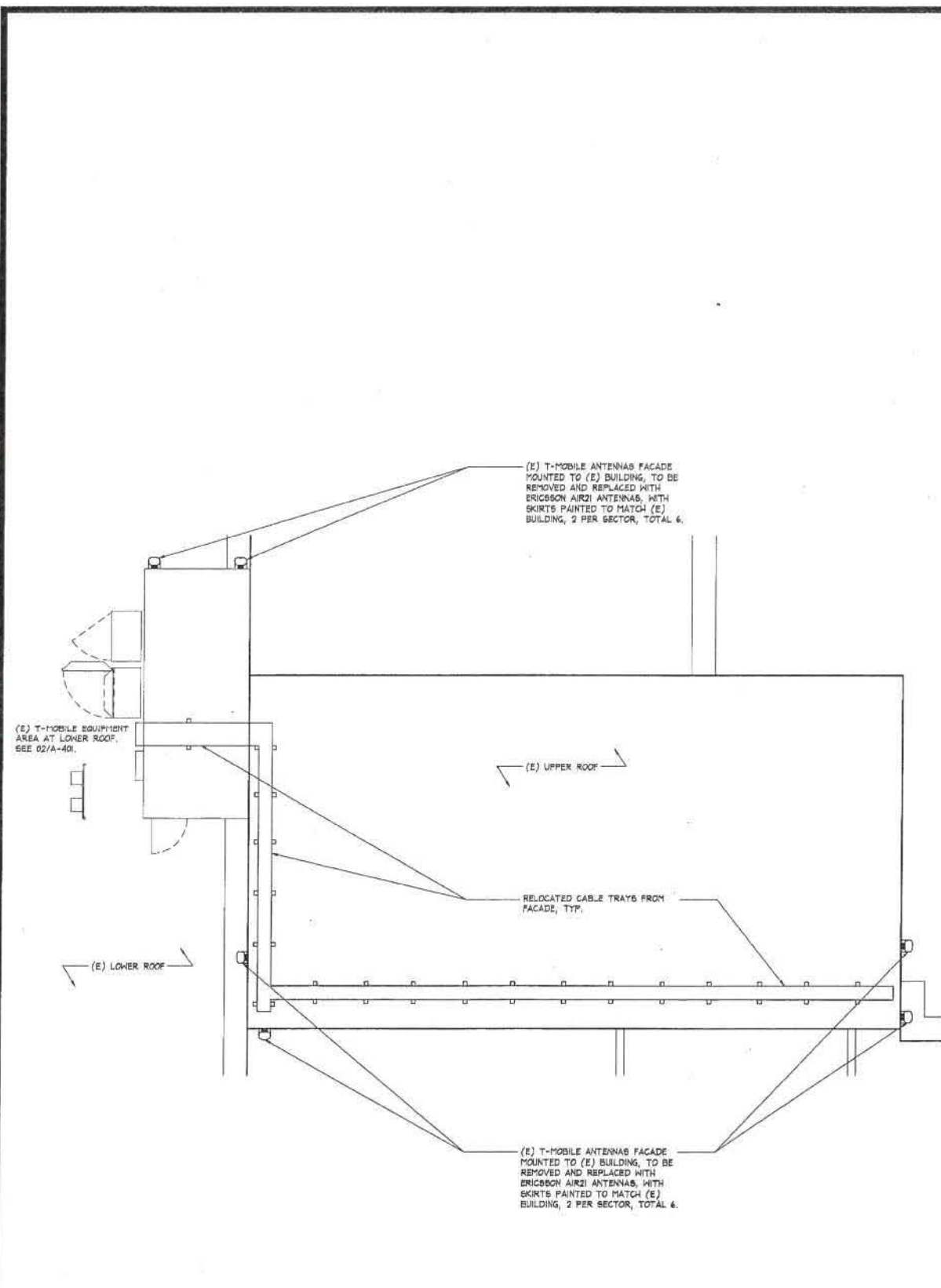
architect

MITCHELL J. ARCHITECTURE

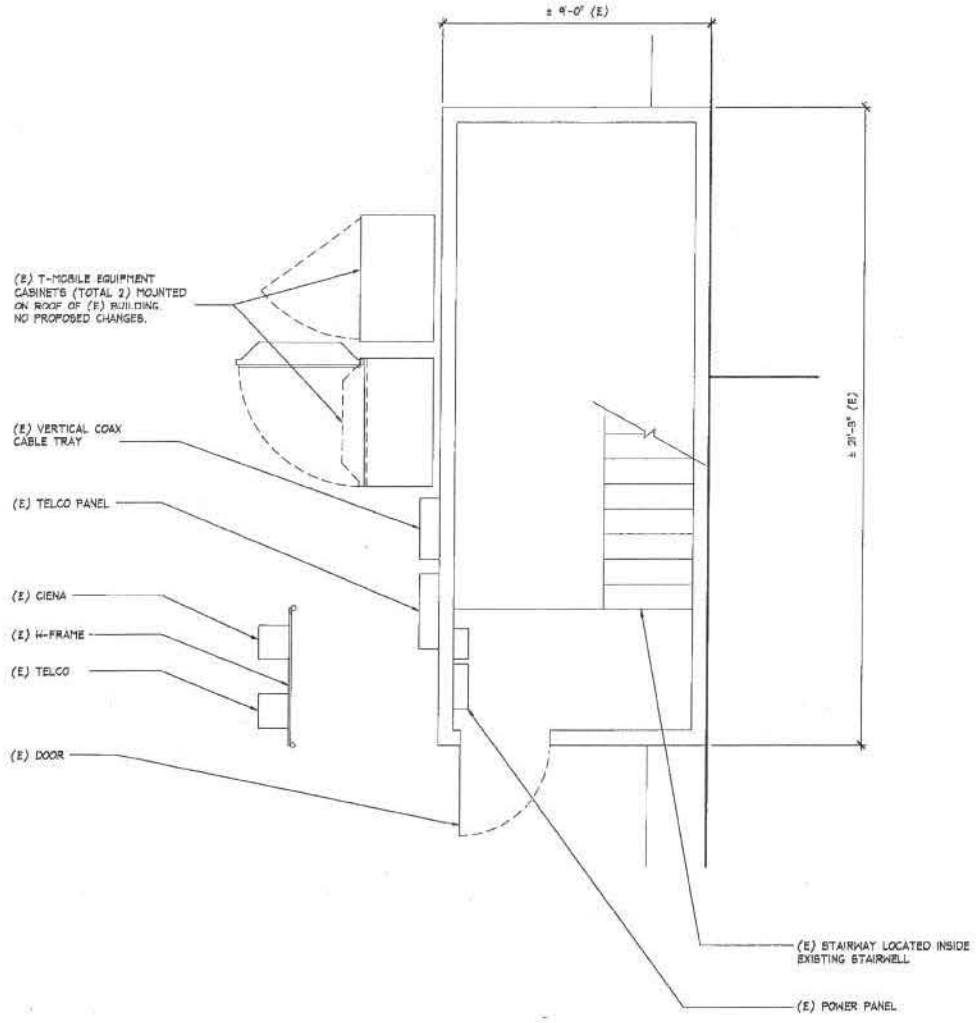
A-201

Revision / Issue	Date
50% ZD Review	05-01-12
Planning Comments	10-26-12
Planning Comments	01-11-13

Project	
Drawn	05-10-12
Drawn by	edl / wb
Checked by	mjc
Scale	AS SHOWN



01 ANTENNA LAYOUT PLAN
SCALE: 3/16" = 1'-0"



02 EQUIPMENT LAYOUT PLAN
SCALE: 3/8" = 1'-0"

Revision / Issue	Date
30% 2D Review	05-01-12
Planning Comments	10-26-12
Planning Comments	01-11-13

ANTENNA & EQUIPMENT LAYOUT PLANS

CHATS WORTH T-Mobile
SIDGEG 1.57
3704 TENNYSON STREET
SAN DIEGO, CA 92107

MICHELL J. ARCHITECTURE, INC.
4933 Roman Court, Suite 10
San Diego, CA 92111
619.553.3138 (cell) / 619.553.3140 (fax)

MITCHELL J. ARCHITECTURE
architect

LICENSED ARCHITECT
MICHELL J. DUNFORD
No. C20365
EXPIRES 3-31-15
STATE OF CALIFORNIA

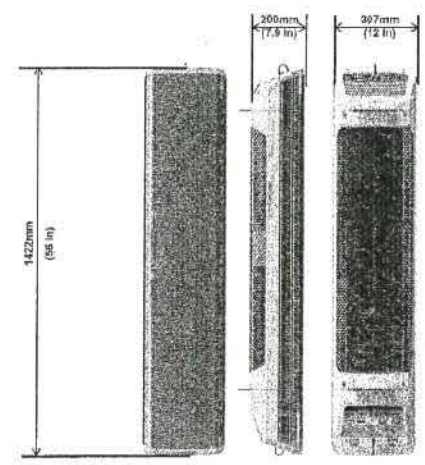
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Date: 05-10-12
Designed by: edl / wb
Checked by: mjc
Scale: AS SHOWN

MICHELL J. ARCHITECTURE

A-401

AIR 21 - Key Data

- Radio:
 - Frequency bands: 1800 MHz (E2) and 1700/2100 MHz (B4)
 - One active antenna/radio, supporting e.g. 2x2 MIMO, 2 Tx + 4 RX
 - 8 Carriers (4 carriers per radio)
 - BW = 20 MHz per radio
- Antenna
 - One best in class 65° passive antenna: 17.2 to 17.8 dBi gain
 - Two Integrated RETs, one per frequency band, -2° - 12° tilt
 - Vertical beam width: 6.5° - 7.1°
 - Dual column for UL beam-forming / 4-way RX Diversity
- Interfaces
 - Two optical fiber ports (CPRI) for active antenna/radio
 - One power connector, -48 V DC
 - Two 7/16 female connectors for passive antenna, with RET support
 - Two N female connectors for LMU (RX sharing ports) on 1800 MHz variant
- Physical Characteristics and Environment:
 - H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
 - 41.5 kg (91 lbs), Two mounting brackets - add 2.1 kg (5 lbs)
 - <750 N W ind load (worst direction, static @ 150 km/h)
 - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
 - Heat dissipation 300 W

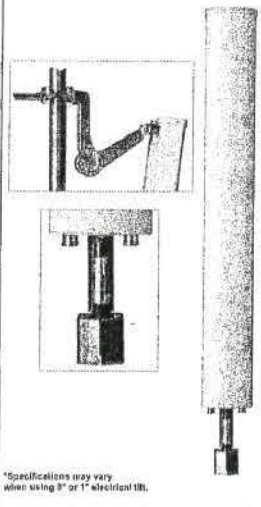


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02 PROPOSED ANTENNA

NOT TO SCALE

ANDREW A Craycroft Company	TMBX-6516-R2M DualPol® Panel Antenna	DualPol® Teletilt™
<ul style="list-style-type: none"> Patented cross dipole and feed system Rugged, reliable design with excellent PIM suppression Includes factory installed AISG 2.0 RET actuator 		Fully compatible with Andrew Teletilt remote control antenna system
ELECTRICAL		
Frequency Range (MHz)	1710-2165	
Characteristic Impedance (Ohms)	50	
Azimuth BW (Deg)	85 ± 6	
Elevation BW (Deg)	12 ± 1.1	
Gain (dBi)	17.5 ± 0.7	
Polarization	±48°	
Front-to-Back Ratio (dB)	20	
Coverage, 180° x 30°	+24 +24 +24 +24 +24 +24	
Total Power, 180° x 30°	+24 +24 +24 +24 +24 +24	
Upper Side-lobe (dB)	+18 +18 +17 +17 +18 +12	
Main Beam to +90°	+35/1 / 16.5	
VSWR / Return Loss (dB)	<30	
Port-to-Port Isolation (dB)	0-10	
Electrical Tilt Range (Deg)	±18	
Electrical Down-tilt Accuracy (Deg)	±1.6	
Cross-pol (dB)	+18 +18 +18 +18 +18 +18	
±3 dB Beam width		
Intermodulation Products (dBc)	185	
Dist. Order, 2 x 20 Watts	250	
Max. Input Power (Watts)	DC Ground	
Lightning Protection		
PERFORMANCE TRACKING		
Gain Variation (dB) (between UL and DL frequency pair)	±1.8	
Electrical Tilt Accuracy (Deg) (between UL and DL frequency pair within 0.5°)	<0.5	
Azimuth HPBW (Deg) (between UL and DL frequency pair)	0	
MECHANICAL		
Net Weight (kg / lbs)	5.1 / 11.2	
Dimensions-LxWxD (with actuator)	1528 x 150 x 94 mm	
Length without actuator	65.1 x 6.0 x 3.3 inch	
Max. Wind Area (sq ft / sq m)	1308 mm / 51.4 (sq ft)	
Max. Wind Area (sq ft / sq m)	0.11 / 1.2	
Max. Wind Load (N / lbf)	268.0 (67.0)	
Max. Wind Speed (mph / mph)	24 / 180	
Hardware Material	Hot Dip Galvanized	
Connector Type	7-16 DIN, Female (2)	
Color	CR White	
Standard Mounting Hardware	TMB02030A	

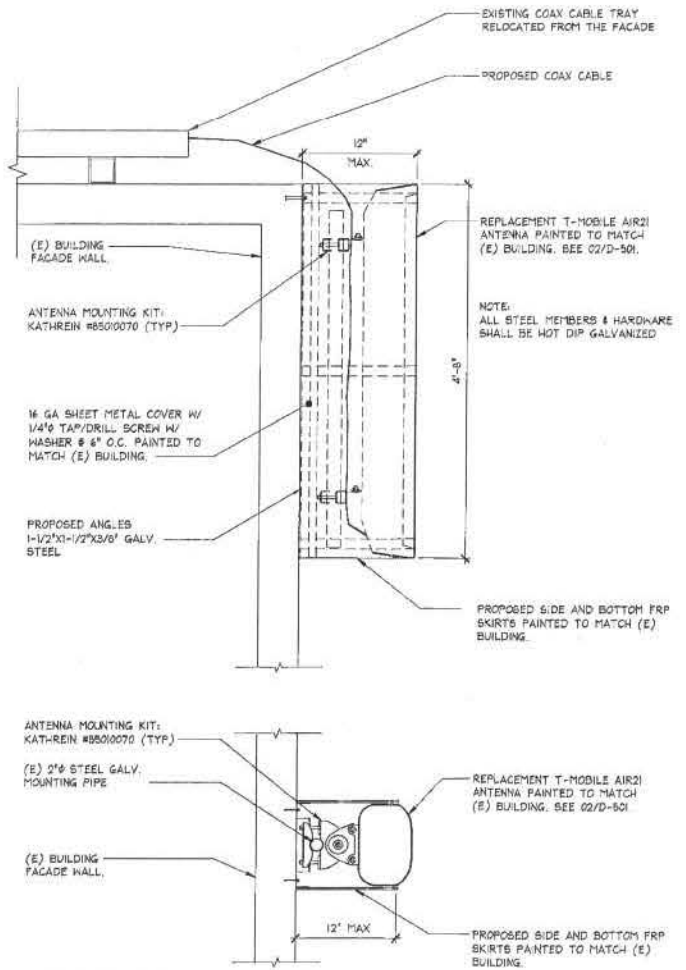


*Specifications may vary when using 9" or 1" electrical tilt.

Andrew Wireless Solutions
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Tel: 310.440.1400
 Fax: 310.440.1401
 www.andrew.com

01 EXISTING ANTENNA SPECS

NOT TO SCALE



03 ATTACHMENT DETAIL

SCALE: 1" = 1'-0"

04 NOT USED

NOT TO SCALE

ANTENNA DETAILS

Mitchell J. Architecture

CHATSWORTH T-Mobile

SIDGEMOOR STREET
2700 TENNYSON STREET
SAN DIEGO, CA 92107

10509 VISTA SORRENTO
PARKWAY, SUITE 206
SAN DIEGO, CA 92121

LICENSED ARCHITECT
MICHELLE J. CAMERON
No. C20355
SIN. 3-30-11
STATE OF CALIFORNIA

AS SHOWN

D-501

Revision / Issue	Date
50% 2D Review	05-01-12
Planning Comments	10-26-12
Planning Comments	01-11-13