



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION ACTION REPORT**

**TO:** CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

**FROM:** Kimberly Brandt, Community Development Director  
Brenda Wisneski, Deputy Community Development Director

**SUBJECT:** Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending August 01, 2014

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**COMMUNITY DEVELOPMENT DIRECTOR  
OR PLANNING DIVISION STAFF ACTIONS**  
(Non-Hearing Items)

Item 1: AT&T Telecommunications Permit No. TP2014-002 and Zoning Clearing Permit No. ZC2014-001 (PA2014-008)  
3100 Pacific View Drive

Action: Approved

Council District 7

**APPEAL PERIOD:** An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Lt. Dennis Birch, NBPD (*Telecom Permit*)



## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

(949) 644-3200 Fax: (949) 644-3229

[www.newportbeachca.gov](http://www.newportbeachca.gov)

## **ZONING CLEARANCE FOR TELECOMMUNICATIONS**

**APPLICATION:** Telecommunications Permit No. TP2014-002 (PA2014-008)  
Zoning Clearance No. ZC2014-001

**APPLICANT:** Sam Astraham, Ericsson US

**CARRIER:** AT&T Mobility

**LOCATION:** 3100 Pacific View Drive

**LEGAL DESCRIPTION** IRVINE SUB LOT BLK 93 POR OF BLK -AS PER DD  
7025/423 OR- AND POR OF B LK 96 -AS PER DD  
7025/423OR- TR 361

### **DIRECTOR'S ACTION**

On **August 1, 2014**, the Community Development Director approved Telecommunications Permit No. TP2014-002 and Zoning Clearance No. ZC2014-001. Pursuant to Section 20.49.060, the Community Development Director may authorize construction of a Class 1 (Stealth/Screened) telecommunications facility with a Zoning Clearance. This approval is based on the findings and standard requirements attached to this report (Attachment No. ZC 1).

In approving this application, the Community Development Director analyzed issues regarding compliance with Chapter 20.49 of the Newport Beach Municipal Code and determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 20.49.

### **PROJECT REQUEST AND DESCRIPTION**

Ericsson US has submitted an application on behalf of AT&T Mobility requesting to modify an existing telecom facility. The applicant proposes to replace 6 two-foot-tall panel antennas with 12 four-foot-tall panel antennas, install 21 RRU's and three surge suppressors on the rooftop of an existing church, and add two additional equipment cabinets behind an existing eight-foot-high block wall enclosure.

The proposed telecom facility is located on the rooftop of the Christian Science Church property on Pacific View Drive. The surrounding uses include a reservoir to the east, Lutheran Church of the Master to the north, Lincoln Elementary School to the west, and Michael and All Angels to the south.

Currently, the existing two-foot-tall panel antennas are located in three sectors of two antennas each (Sectors "A", "B", and "C"). Each sector is concealed within a four-foot-tall screen box that extends 2 feet 3 inches above an existing parapet wall. To accommodate the proposed panel antennas and

apparatuses, the proposal involves increasing the height of the screen boxes for Sectors "A" and "B" an additional 2 feet 9 inches in height and 4 feet in length. The proposed screen boxes would be constructed with reinforced fiber plastic (RFP), transparent material painted and textured to match the existing buildings brick façade material. The remaining sector (Sector "C"), is currently located on the front of the building's rooftop and is visually intrusive to the buildings architecture. The proposal involves removing the existing screen box and extending the existing north building façade an additional five feet in height to visually screen the proposed panel antennas and apparatuses creating a stealth design that is architecturally integrated into the existing building. The extended portion of the building's façade will be painted and textured to match as existing.

As proposed, the antenna screening will not exceed the upper maximum height limit of 37 feet as allowed in the PI zoning district.

The proposed equipment cabinets will be ground-mounted and screened within AT&T's existing equipment enclosure. No expansion is proposed.

Photographic visual simulations depicting the existing and proposed conditions of the site have been prepared by the applicant and are included as Attachment No. ZC 3.

### **ZONING DISTRICT/GENERAL PLAN**

- **Zone:** PI (Private Institutions)
- **General Plan:** PI (Private Institutions)

### **BACKGROUND**

Currently there are three telecom carriers located on the roof top of the project site (Sprint, Cingular, and Royal Street Communications).

In 2000, AT&T was approved to construct a telecom facility, which included six antennas, one GPS antenna, and one LMU antenna on an existing rooftop behind three new RFP screen boxes and install equipment cabinets behind a new eight-foot-high block wall enclosure. Subsequently, Cingular Wireless purchased AT&T and submitted an application for Telecom Permit No. TP2006-002 (PA2006-021) requesting approval to modify the existing telecom facility and allow the installation of nine panel antennas and the construction of a larger enclosure to accommodate additional equipment cabinets. Per Building Permit 1190-2007, only six of the nine antennas were installed.

### **APPEAL PERIOD**

An appeal may be filed with the Director of Community Development within 14 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

### **ENVIRONMENTAL REVIEW**

This project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. Class 3 allows construction of new, small facilities or structures and installation of small new equipment and facilities in small structures. Examples of this exemption

include up to four commercial buildings totaling 10,000 square feet and accessory structures. In this case, the proposed project involves the removal of 6 two-foot-tall panel antennas and the installation of 12 four-foot-tall panel antennas, 21 RRU's and three surge suppressors on the rooftop of an existing church, and the addition of two additional equipment cabinets behind an existing eight-foot-high block wall equipment enclosure.

On behalf of Kimberly Brandt, Community Development Director

By:



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Debbie Drasler, Contract Planner

JM/dad

Attachments:    ZC 1 Findings and Standard Requirements  
                      ZC 2 Vicinity Map  
                      ZC 3 Photographic Simulations  
                      ZC 4 Site Plan & Elevations

# Attachment No. CZ 1

Findings and Standard Requirements

**FINDINGS AND  
STANDARD REQUIREMENTS  
TELECOMMUNICATIONS PERMIT NO. TP2014-002  
(PA2014-008)**

**TELECOM FACILITIES FINDINGS PER SECTION 20.49.060**

1. The proposed telecom facility is visually compatible with the surrounding neighborhood.
  - The proposed panel antennas will be concealed behind screening that will match the existing architectural style, color and materials of the building façade on which it is mounted and the support equipment will be screened within an existing equipment enclosure.
  - The screen box element for Sectors “A” and “B” will be painted and textured to match the existing buildings brick façade material, which complements the building’s façade overall. The screening design element for Sector “C” extends a portion of the façade along the front of the building creating a stealth design that is architecturally integrated into the building’s overall design.
2. The proposed telecom facility complies with height, location and design standards, as provided in Chapter 20.49.
  - The requested 2-foot 9-inch height increase approved by this permit will not exceed the upper maximum height limit of 37 feet allowed in the PI zoning district.
  - As proposed, the telecom facility is a Class 1 installation as defined in the Zoning Code. The telecom facility is fully screened and the additional support equipment ground-mounted and screened behind an existing eight-foot-tall enclosure. The screening will be painted and textured to match the existing architectural style, color, and materials of the building façade on which it is mounted.
  - The modified telecom facility as proposed is in harmony and to scale with the surrounding area and would not impede on public views, have a negative visual impact, or result in abrupt scale change on nearby property owners, residents, and businesses.
3. An alternative site(s) located further from a residential district, public park or public facility cannot feasibly fulfill the coverage needs fulfilled by the installation at the proposed site.
  - The applicant currently operates a telecom facility at this site and has included documentation indicating AT&T’s need to provide and improve the 4G-LTE network coverage along San Joaquin Hills Road and to the surrounding areas.
  - Alternative sites located further away would limit the coverage objectives and therefore not fulfill the coverage needs fulfilled by the installation at the proposed site.
4. An alternative plan that would result in a higher preference facility class category for the proposed facility is not available or reasonably feasible and desirable under the circumstances.

- Section 20.49.040 of the Municipal Code, lists four preferred telecom locations from the most preferred to the least. Co-location of a facility is the first preference for facilities. This proposal is a modification to an existing telecom facility already co-located with two additional telecom facilities on-site.
- As proposed, the telecom facility is considered a Class 1 (Stealth/Screened) installation, which is the second preferred location. The antennas will be stealth and concealed behind screening that will match the existing architectural style, color, and materials of the building façade on which it is mounted. The support equipment will be screened within an existing equipment enclosure.

## **STANDARD REQUIREMENTS**

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, elevations, and photographic simulations, except as noted in the following conditions.
2. The telecom facility approved by this permit shall comply with all applicable rules, regulations, and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
3. The applicant is required to obtain all applicable permits from the City Building Division and Fire Department. Prior to the issuance of any building, mechanical, and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of these conditions of approval shall be incorporated into the drawings approved for the issuance of permits.
4. The telecom facility shall comply with all regulations and requirements of the California Building Code, California Fire Code, California Mechanical Code, and California Electrical Code. All required permits shall be obtained prior to commencement of the construction.
5. The telecom facility approved by the permit shall comply with any easements, covenants, conditions, or restrictions on the underlying real property upon which the facility is located.
6. Anything not specifically approved by this permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
7. In case of damage done to public improvements surrounding the site by the private construction, additional reconstruction within the public right-of-way may be required at the discretion of the Public Works Department.
8. The storage of all project related equipment during construction shall be on-site and outside the public right-of-way.
9. An approved encroachment permit is required for all work activities within the public right-of-way.
10. All work in the public right-of-way shall conform to the requirements of the Municipal Code, including but not limited to, Chapter 13, as the same may be amended from time to time.

11. Battery electrolyte capacity and the number of proposed batteries for each cabinet must be disclosed. Storage of batteries must comply with California Fire Code Section 608, Stationary Storage Battery Systems.
12. Manufactures specifications for any generators will be required with plan review. Generator shall be installed as per manufactures specifications, NFPA 110, and the National Electrical Code.
13. Access and path to the roof area shall be provided.
14. A fire extinguisher with a minimum size of 2A20 BC shall be required within 50 feet of the equipment enclosure area.
15. The design of the screening and supporting elements shall be designed to conform to ASCE 7-10 for wind and seismic consideration for windscreen and anchorage of the equipment.
16. The applicant shall not prevent the City of Newport Beach from having adequate spectrum capacity on the City's 800 MHz radio frequencies at any time.
17. The facility shall transmit at the approved frequency ranges established by the FCC. The applicant shall inform the City in writing of any proposed changes to the frequency range in order to prevent interference with the City's Public Safety radio equipment.
18. Should interference with the City's Public Safety radio equipment occur, use of the telecom facility authorized by this permit may be suspended until the radio frequency interference is corrected and verification of the compliance is reported.
19. The applicant recognizes that the frequencies used by the cellular facility located at 3100 Pacific View Drive are extremely close to the frequencies used by the City of Newport Beach for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public-safety Communications Officials-International, Inc. (APCO), and as endorsed by the Federal Communications Commission (FCC).
20. The applicant shall provide a "single point of contact" for AT&T in its Engineering and Maintenance Departments that is monitored 24 hours per day to ensure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Community Development Department and Newport Beach Police Department's Support Services Commander prior to activation of the facility.
21. Appropriate information warning signs or plates shall be posted at the access locations and each transmitting antenna. In addition, contact information (e.g., a telephone number) shall be provided on the warning signs or plates. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits.
22. No advertising signage or identifying logos shall be displayed on the telecom facility except for small identification, address, warning, and similar information plates. A detail of the information plates depicting the language on the plate shall be included in the plans submitted for issuance of building permits.

23. The telecom facility shall not be lighted except as deemed necessary by the Newport Beach Police Department for security lighting or proper maintenance of light on a United States flag in accordance with the U.S Flag Code (4 U.S.C. § 1, *et seq.*). The night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that direct rays do not shine on nearby properties. Prior to the final of building permits, the applicant shall schedule an evening inspection by the Code Enforcement Division to confirm compliance with this condition.
24. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
25. At all times, the operator for AT&T shall ensure that its telecom facilities comply with the most current regulatory, operations standards, and radio frequency emissions standards adopted by the FCC. The operator shall be responsible for obtaining and maintaining the most current information from the FCC regarding allowable radio frequency emissions and all other applicable regulations and standards. Said information shall be made available by the operator upon request at the discretion of the Community Development Director.
26. Prior to final of building permits, the applicant shall schedule an inspection by the Planning Division to ensure materials and colors match existing architecture as illustrated in the approved photographic simulations and in conformance with Municipal Code Section 20.49.050, to the satisfaction of the Planning Division.
27. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the applicant, current property owner, or leasing agent.
28. The applicant shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of the applicant to comply.
29. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division by certified mail no less than 30 days prior to such action. The operator or property owner shall have 90 days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.
30. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 20.49 of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of the facility; increase the size, shape, or number of antennas; change the facility's color or materials or location on the site; or increase the signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.

31. This Telecom Permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of Chapter 20.49 of the NBMC, or this Telecom Permit.
32. This approval shall expire unless exercised within 24 months from the date of approval.
33. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the AT&T 3100 Pacific View Drive Telecommunication Facility including, but not limited to TP2014-002 (PA2014-008). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

# **Attachment No. CZ 2**

Vicinity Map

# VICINITY MAP

3100 Pacific View Drive



Telecommunications Permit No. TP2014-002  
(PA2014-008)

# Attachment No. ZC 3

Photo Simulations

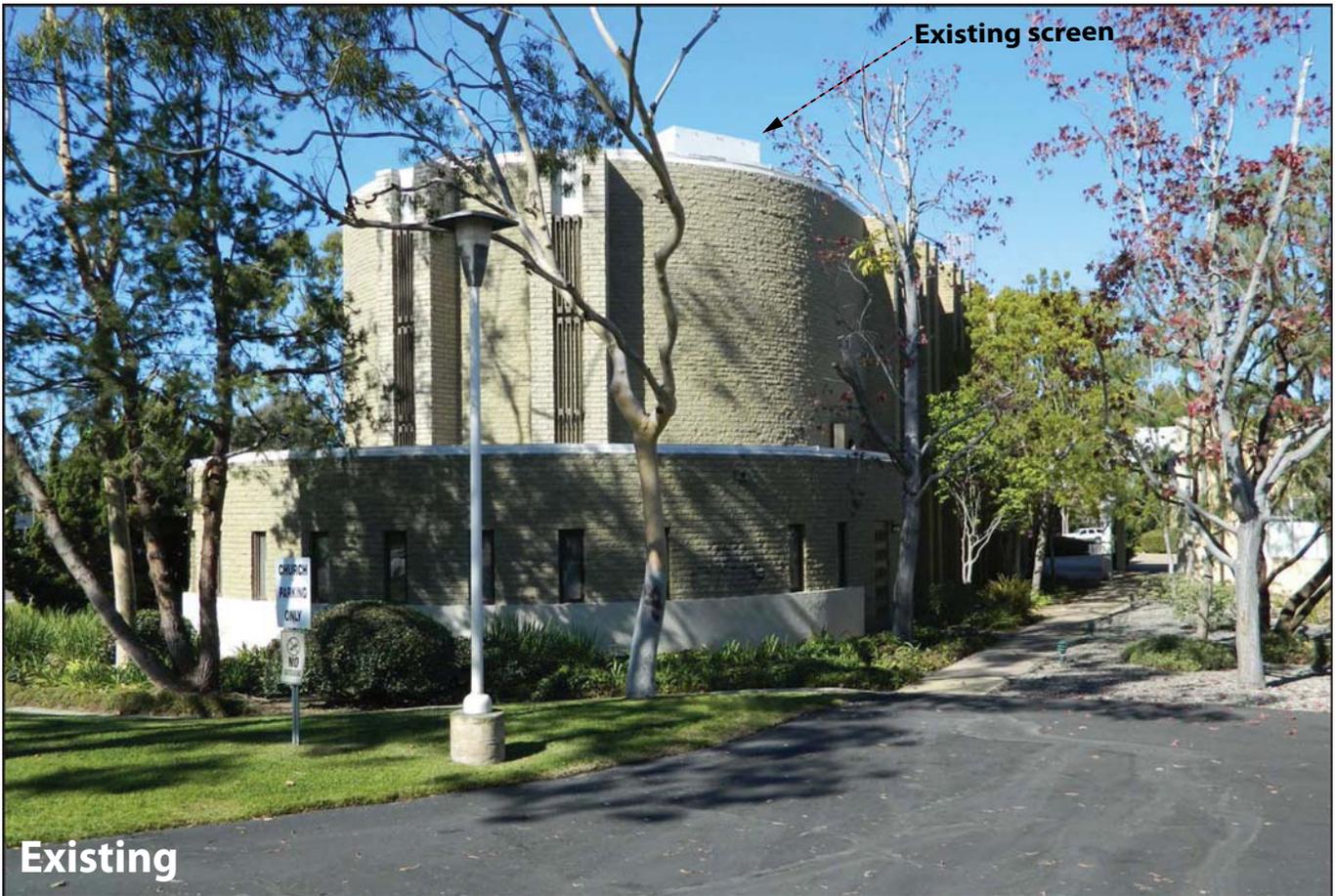




Existing



Proposed



# **Attachment No. ZC 4**

Site Plan & Elevations



12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703



Technology Associates

SAN DIEGO MARKET OFFICE

5333 MISSION CENTER RD., STE. 220  
SAN DIEGO, CA 92108  
(858) 300-2346

REV	DATE	DESCRIPTION	BY
2	12/09/2013	ISSUED FOR 90% REVIEW	HT
1	11/21/2013	ISSUED FOR 90% REVIEW	HT

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

SAN MIGUEL & SPYGLASS HILL

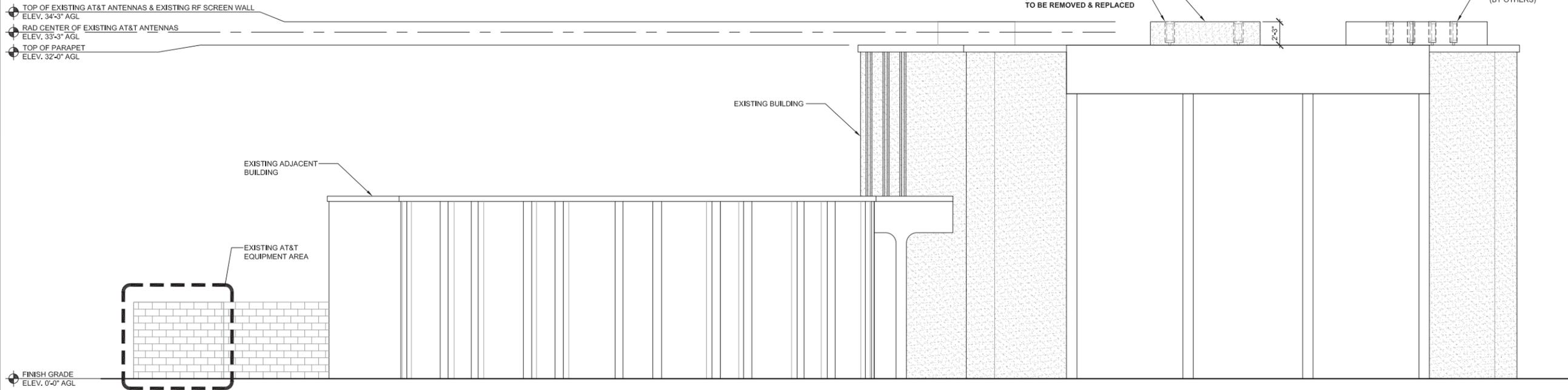
LA3099

3100 PACIFIC VIEW DRIVE  
CORONA DEL MAR, CA 92625  
1C WAVE 6

SHEET TITLE  
**NORTHWEST  
ELEVATION**

SHEET NUMBER

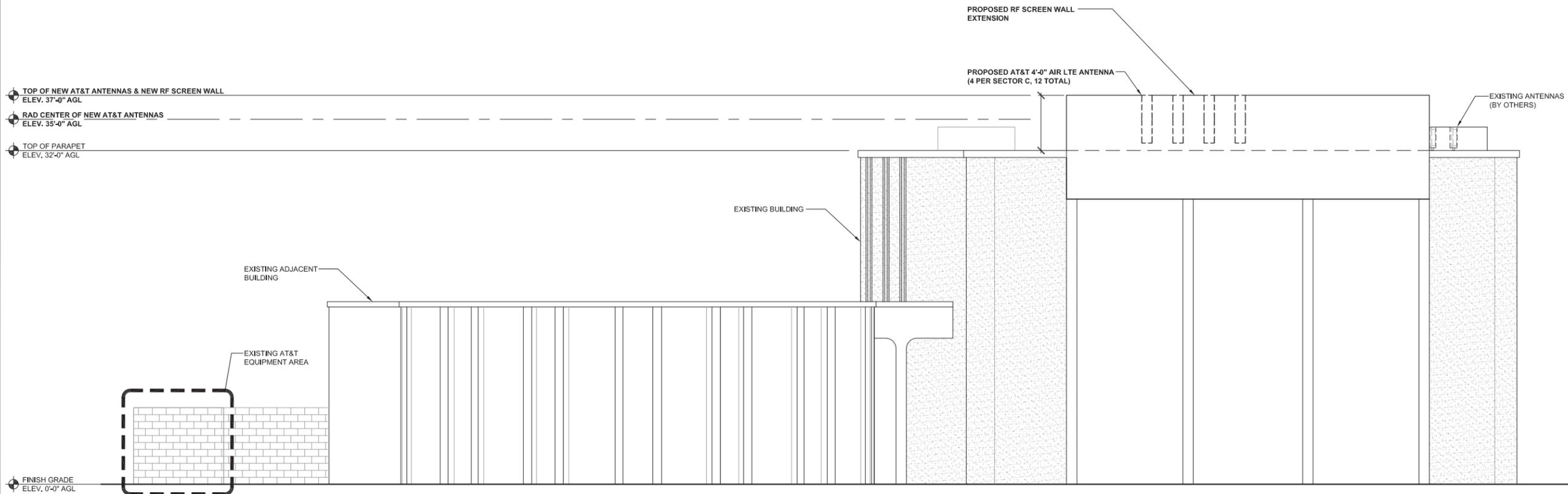
**A5**



**NORTHWEST ELEVATION (EXISTING)**

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17)

**1**



**NORTHWEST ELEVATION (FINAL)**

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

**2**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



# at&t

# SAN MIGUEL & SPYGLASS HILL

## 1C WAVE 6

## LA3099

## FA#10086984

## CASPR#3551015471

## REGION#3D

### 3100 PACIFIC VIEW DRIVE CORONA DEL MAR, CA 92625



12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703

## ERICSSON



### Technology Associates

#### SAN DIEGO MARKET OFFICE

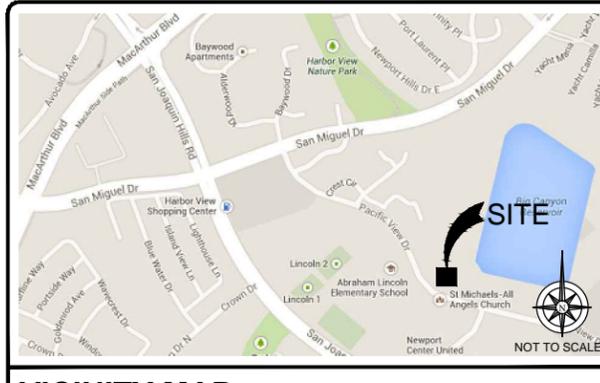
5333 MISSION CENTER RD., STE. 220  
SAN DIEGO, CA 92108  
(858) 300-2346

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

BUILDING/DWELLING CODE CALIFORNIA BUILDING CODE 2013 (IBC 2012)  
 STRUCTURAL CODE CALIFORNIA BUILDING CODE 2013 (IBC 2012)  
 PLUMBING CODE CALIFORNIA PLUMBING CODE 2013 (UPC 2012)  
 MECHANICAL CODE CALIFORNIA MECHANICAL CODE 2013 (UMC 2012)  
 ELECTRICAL CODE CALIFORNIA ELECTRICAL CODE 2013 (NEC 2011)  
 FIRE/LIFE SAFETY CODE CALIFORNIA FIRE CODE 2013 (IFC 2012)

ACCESSIBILITY REQUIREMENTS:  
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC BUILDING CODE.

**CODE BLOCK**

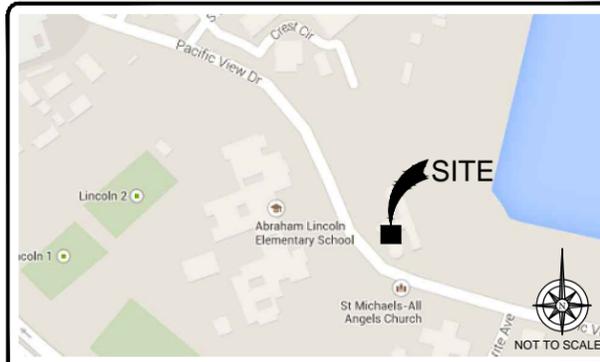


VICINITY MAP

AT&T PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY

- REMOVE (6) EXISTING 2'-0" ANTENNAS
- INSTALL (12) PROPOSED 4'-0" ANTENNAS (4 PER SECTOR)
- INSTALL (21) PROPOSED RRUS (7 PER SECTOR)
- INSTALL (3) PROPOSED SURGE SUPPRESSORS
- INSTALL (2) PROPOSED EQUIPMENT CABINETS
- REMOVE (1) EXISTING FRP SCREEN BOX
- INSTALL (1) PROPOSED ANTENNA SUPPORT FRAME
- EXTEND (2) EXISTING FRP SCREEN BOXES
- EXTEND (1) EXISTING FRP SCREEN WALL

**PROJECT DESCRIPTION**



LOCAL MAP

APPROVAL	SIGNATURE	DATE
SITE ACQUISITION MANAGER		
CONSTRUCTION MANAGER		
A&E MANAGER		
PLANNING CONSULTANT		
RF MANAGER		
RF ENGINEER		
PROPERTY OWNER		
AT&T REPRESENTATIVE		
AAV MANAGER		

SIGNATURE BLOCK

- STARTING FROM AT&T OFFICE; 12900 PARK PLAZA DRIVE, CERRITOS, CA 90703 :
- HEAD EAST ON PARK PLAZA DR TOWARD SHOEMAKER AVE
  - TAKE THE 1ST RIGHT ONTO SHOEMAKER AVE
  - TAKE THE 1ST RIGHT ONTO 183RD ST
  - TAKE THE 1ST RIGHT ONTO TOWNE CENTER DR
  - TURN RIGHT ONTO PARK PLAZA DR
  - TURN LEFT TO MERGE ONTO CA-91 E
  - TAKE THE EXIT ONTO I-5 S TOWARD SANTA ANA
  - TAKE THE EXIT ONTO CA-55 S TOWARD NEWPORT BEACH
  - TAKE THE EXIT TOWARD STATE ROUTE 73 S/SAN DIEGO VIA
  - MERGE ONTO CA-73 S
  - EXIT ONTO MACARTHUR BLVD TOWARD NEWPORT BEACH
  - TURN LEFT ONTO SAN JOAQUIN HILLS RD
  - TURN LEFT ONTO SAN MIGUEL DR
  - TURN RIGHT ONTO PACIFIC VIEW DR
  - 3100 PACIFIC VIEW DR ON THE LEFT

DRIVING DIRECTIONS

**APPLICANT:**  
 ERICSSON ON BEHALF OF AT&T  
 330 COMMERCE STE. 200  
 IRVINE, CA 92602  
 CONTACT: STEPHEN BERNOT  
 PHONE #: (503) 502-4410  
 EMAIL: stephen.bernot@ericsson.com

**PROPERTY INFORMATION:**  
 PROPERTY OWNER: SECOND CHURCH OF CHRIST  
 ADDRESS: 3100 PACIFIC VIEW DRIVE  
 CORONA DEL MAR, CA 92625

LATITUDE: 33.61000000 / 33° 36' 36" N (NAD 83)  
 LONGITUDE: -117.86000000 / 117° 51' 36" W (NAD 83)

ZONING CLASSIFICATION: GEIF - GOVERNMENTAL, EDUCATIONAL AND INSTITUTIONAL FACILITIES  
 CONSTRUCTION TYPE:  
 OCCUPANCY:  
 JURISDICTION: CITY OF NEWPORT BEACH  
 CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY  
 PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY

**PARCEL NUMBER (S)**  
 458-321-02

**LEASE AREA:**

PROJECT SUMMARY

**ARCHITECT:**  
 TECHNOLOGY ASSOCIATES  
 5333 MISSION CENTER RD., STE. 220  
 SAN DIEGO, CA 92108  
 CONTACT: WILL TATE  
 PHONE #: (858) 300-2346 ext. 1519  
 EMAIL: will.tate@taec.net

**STRUCTURAL ENGINEER:**  
 TECHNOLOGY ASSOCIATES  
 5333 MISSION CENTER RD., STE. 220  
 SAN DIEGO, CA 92108  
 CONTACT: WILL TATE  
 PHONE #: (858) 300-2346 ext. 1519  
 EMAIL: will.tate@taec.net

**ELECTRICAL COMPANY:**  
 SOUTHERN CALIFORNIA EDISON (SCE)  
 PHONE #: (800) 655-4555  
 EMAIL:

**SITE ACQ. PROJECT MANAGER:**  
 ERICSSON  
 330 COMMERCE STE. 200  
 IRVINE, CA 92602  
 CONTACT: STEPHEN BERNOT  
 PHONE #: (503) 502-4410  
 EMAIL: stephen.bernot@ericsson.com

**TELCO COMPANY:**  
 AT&T  
 PHONE #:  
 EMAIL:

**CONSTRUCTION MANAGER:**  
 ERICSSON  
 330 COMMERCE STE. 200  
 IRVINE, CA 92602  
 CONTACT: RAYMOND TOBER  
 PHONE #: (562) 587-4671  
 EMAIL: raymond.tober@ericsson.com

PROJECT TEAM

**DO NOT SCALE DRAWINGS**

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING LOCATIONS, CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

SHEET	DESCRIPTION
T1	TITLE SHEET
A1	OVERALL SITE PLAN
A2	ENLARGED SITE PLAN
A3	EQUIPMENT PLANS
A4	ANTENNA PLANS
A5	ELEVATIONS
A6	ELEVATIONS
A7	ELEVATIONS
A8	ELEVATIONS

SHEET INDEX

**DIG ALERT** Know what's below. CALL before you dig.

CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG

REV	DATE	DESCRIPTION	BY
C	06/24/2014	ISSUED FOR 90% ZD REVIEW	HT
B	12/09/2013	ISSUED FOR 90% ZD REVIEW	HT
A	11/21/2013	ISSUED FOR 90% ZD REVIEW	HT

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**SAN MIGUEL & SPYGLASS HILL**  
 LA3099  
 3100 PACIFIC VIEW DRIVE  
 CORONA DEL MAR, CA 92625  
 1C WAVE 6

SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T1**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

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**DISCLAIMER**  
 THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. TAEC DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, ROADS AND SETBACKS.

12900 PARK PLAZA DRIVE  
 CERRITOS, CA 90703

**Technology Associates**  
**SAN DIEGO MARKET OFFICE**  
 5333 MISSION CENTER RD., STE. 220  
 SAN DIEGO, CA 92108  
 (858) 300-2346

REV	DATE	DESCRIPTION	BY
C	06/24/2014	ISSUED FOR 90% ZD REVIEW	HT
B	12/08/2013	ISSUED FOR 90% ZD REVIEW	HT
A	11/21/2013	ISSUED FOR 90% ZD REVIEW	HT

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**SAN MIGUEL & SPYGLASS HILL**  
**LA3099**  
 3100 PACIFIC VIEW DRIVE  
 CORONA DEL MAR, CA 92625  
 1C WAVE 6

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**A1**

**OVERALL SITE PLAN**

30' 0 15' 30' SCALE: 1" = 30'-0" (24x36)  
 (OR) 1/2" = 30'-0" (11x17)



12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703



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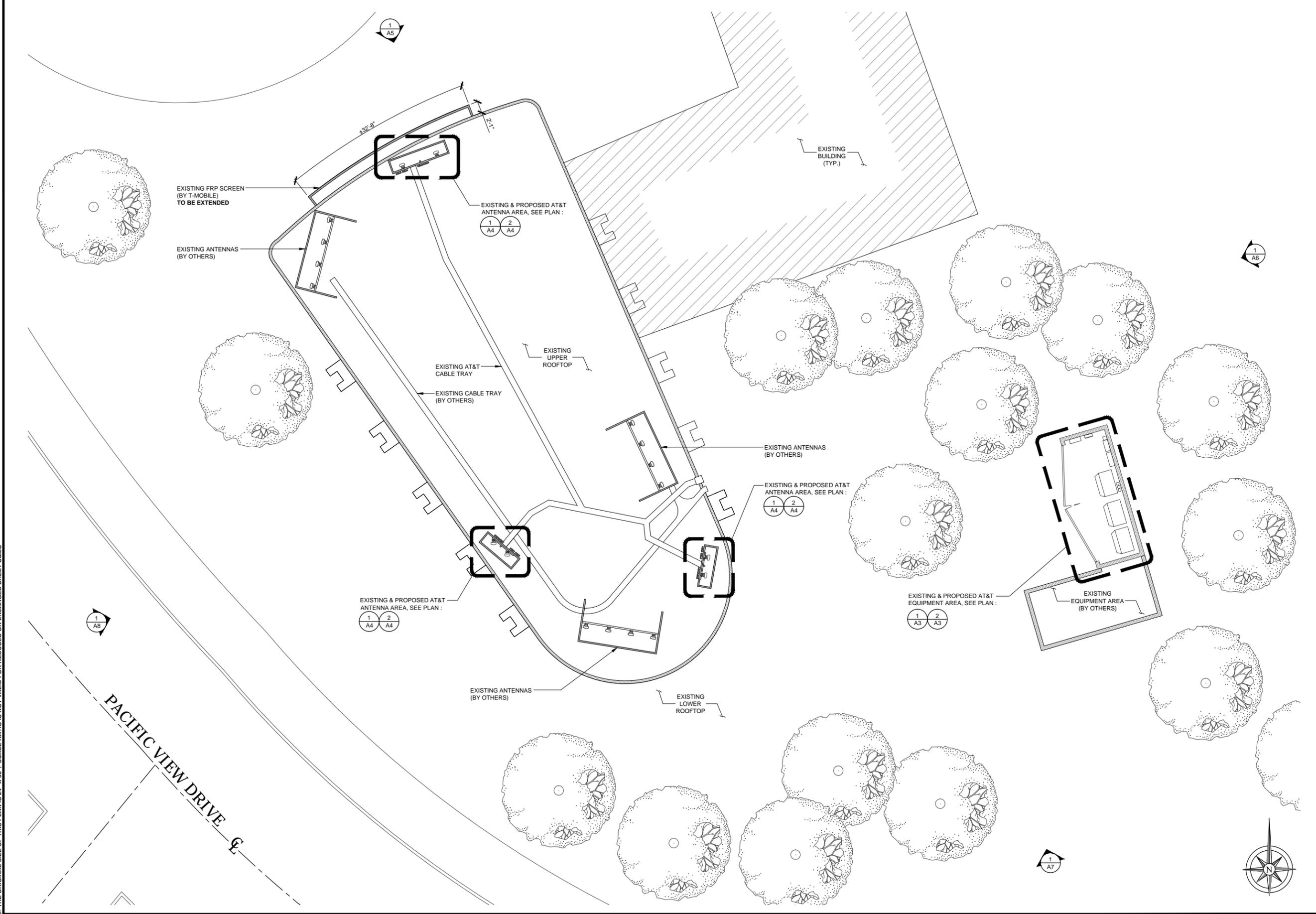
**LA3099**

3100 PACIFIC VIEW DRIVE  
CORONA DEL MAR, CA 92625  
1C WAVE 6

SHEET TITLE  
**ENLARGED  
SITE PLAN**

SHEET NUMBER

**A2**

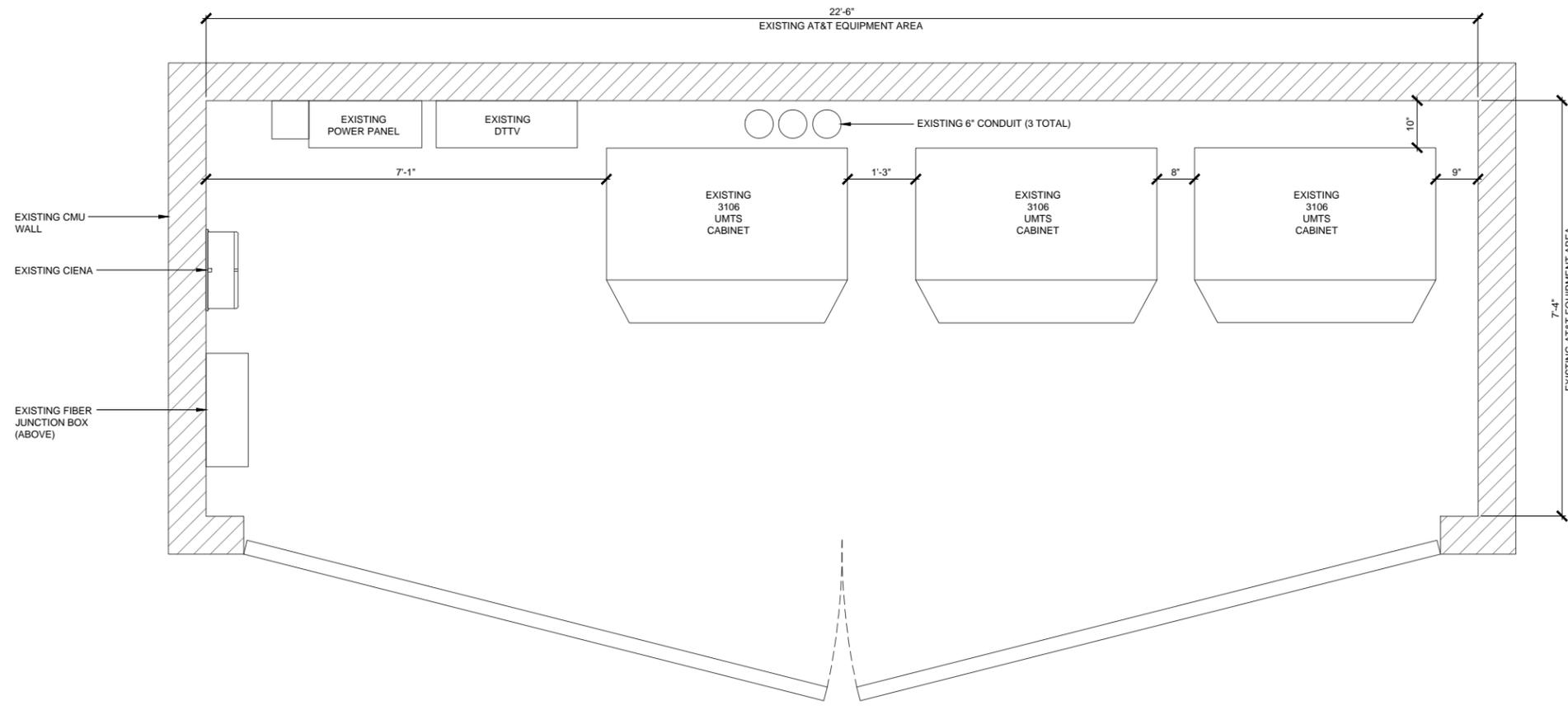


NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

**ENLARGED SITE PLAN**

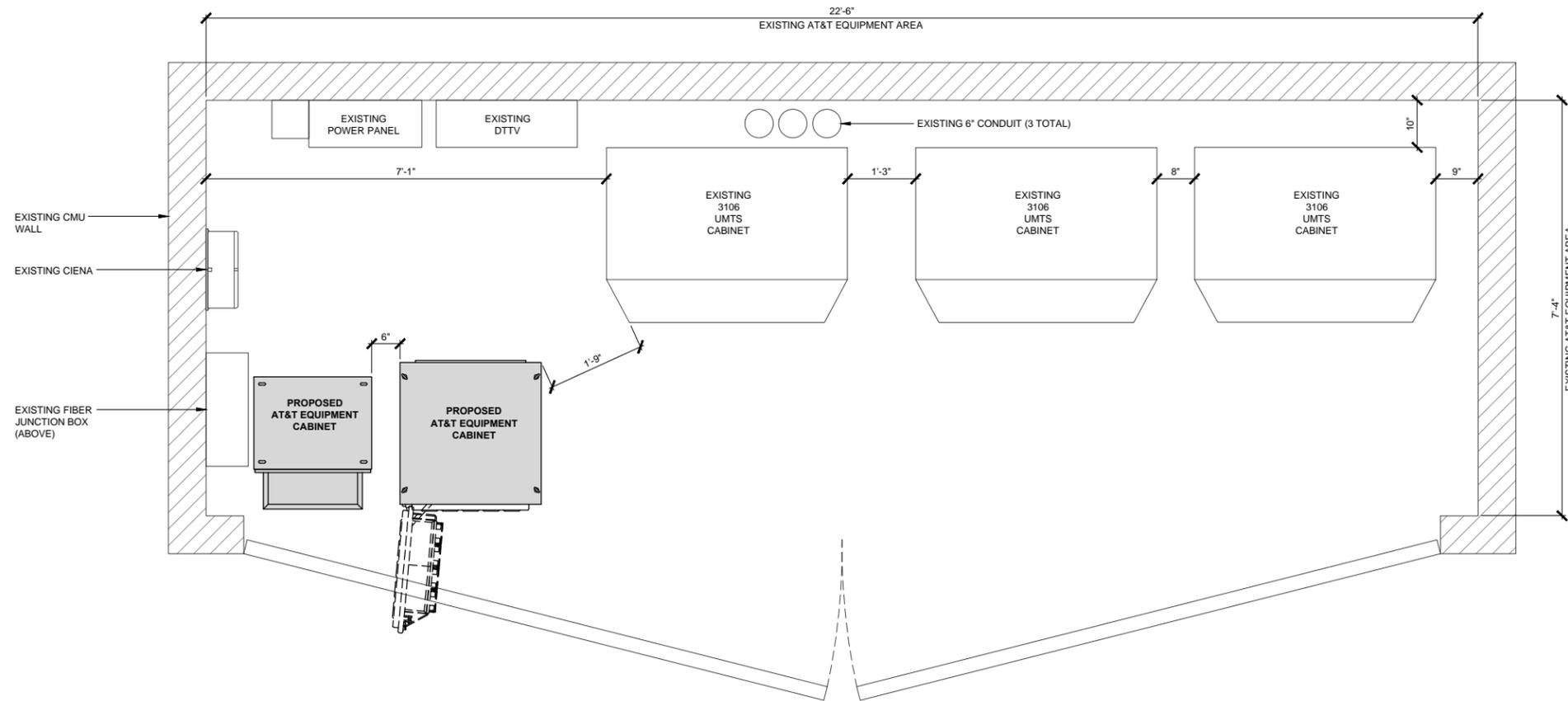
0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

1



**EQUIPMENT PLAN (EXISTING)**

0 3" 6" 1' SCALE: 3/4" = 1'-0" (24x36)  
(OR) 3/8" = 1'-0" (11x17) 1



**EQUIPMENT PLAN (FINAL)**

0 3" 6" 1' SCALE: 3/4" = 1'-0" (24x36)  
(OR) 3/8" = 1'-0" (11x17) 2



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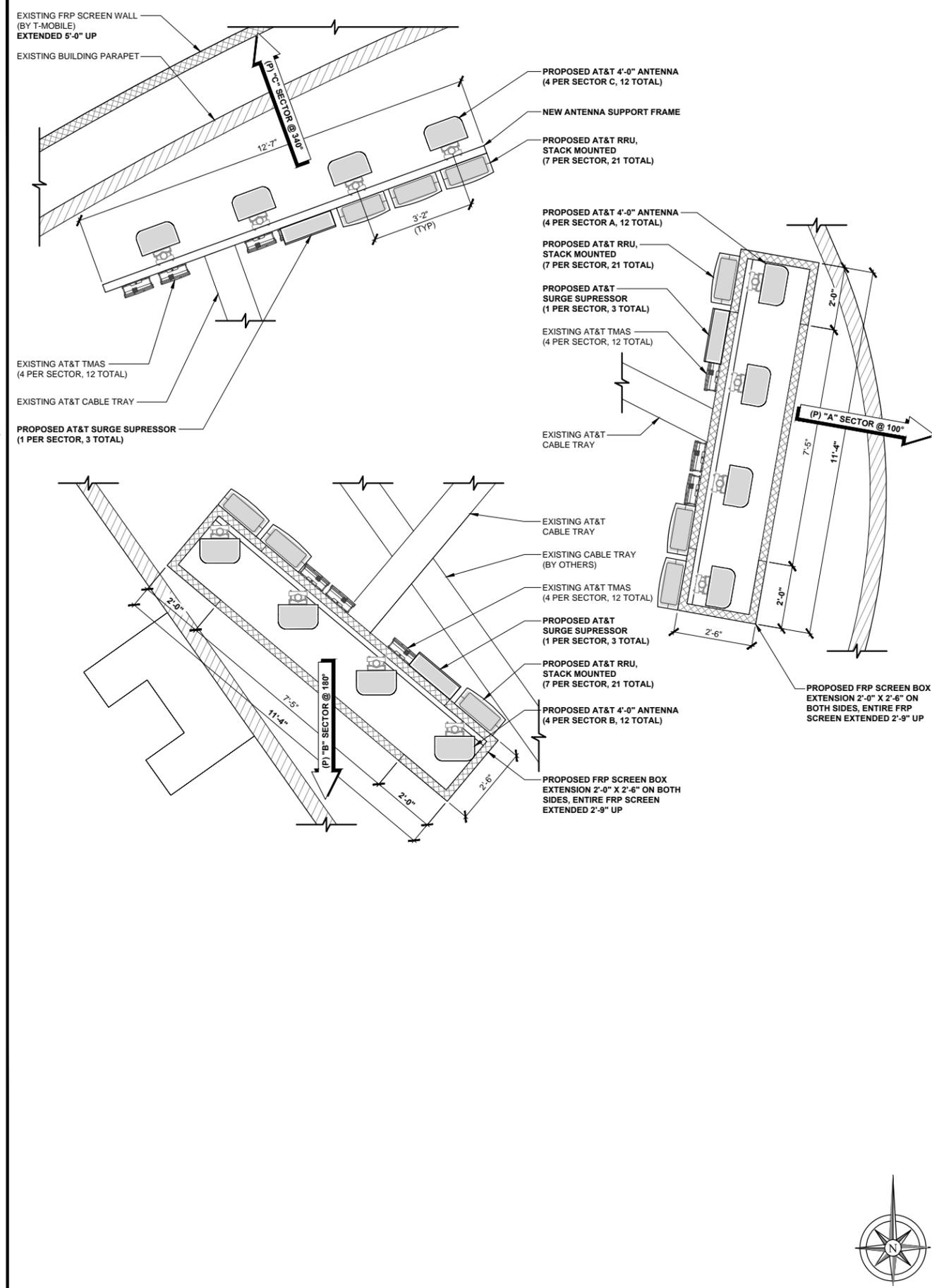
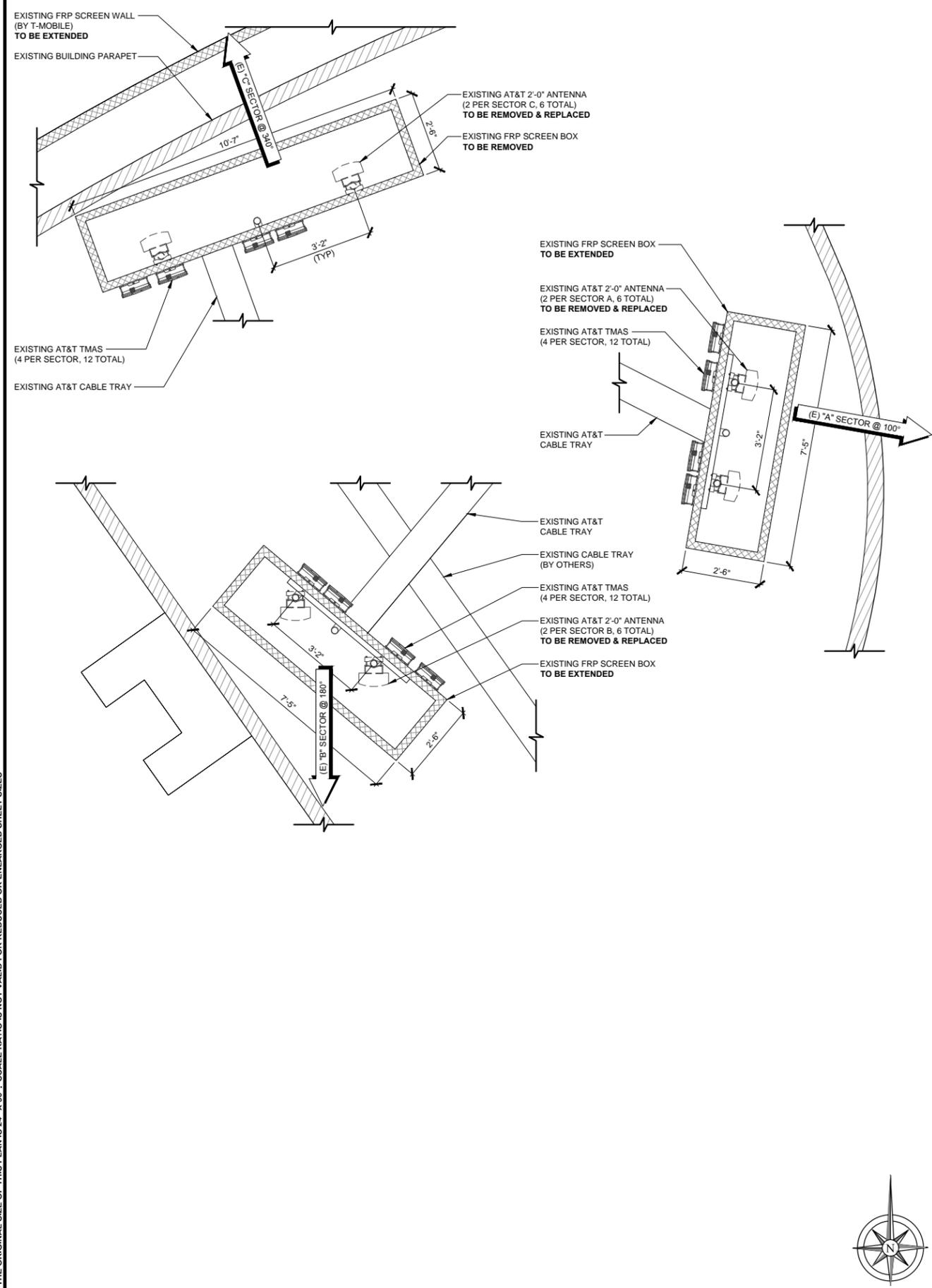
SHEET TITLE  
**EQUIPMENT  
PLANS**

SHEET NUMBER

**A3**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



**ANTENNA PLAN (EXISTING)**      0 6" 1" 2"      SCALE: 1/2" = 1'-0" (24x36)      1

**ANTENNA PLAN (FINAL)**      0 6" 1" 2"      SCALE: 1/2" = 1'-0" (24x36)      2

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SHEET TITLE  
**ANTENNA PLANS**

SHEET NUMBER  
**A4**



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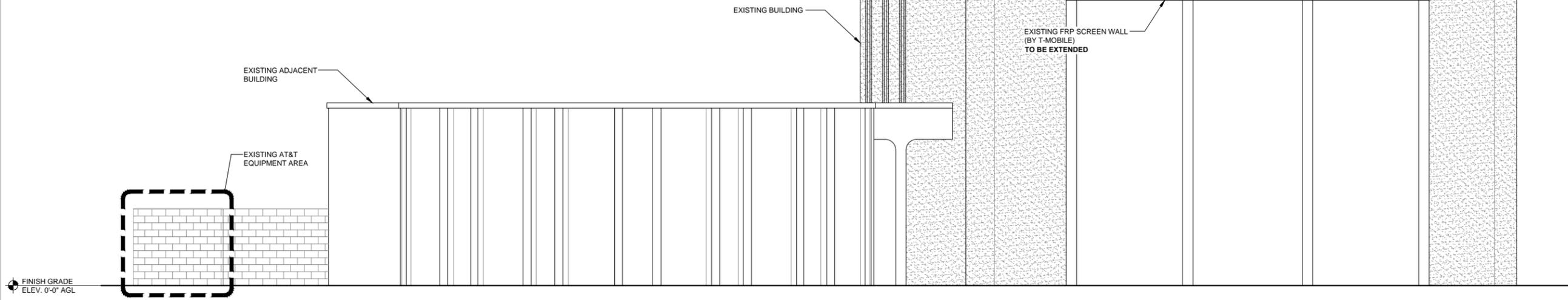


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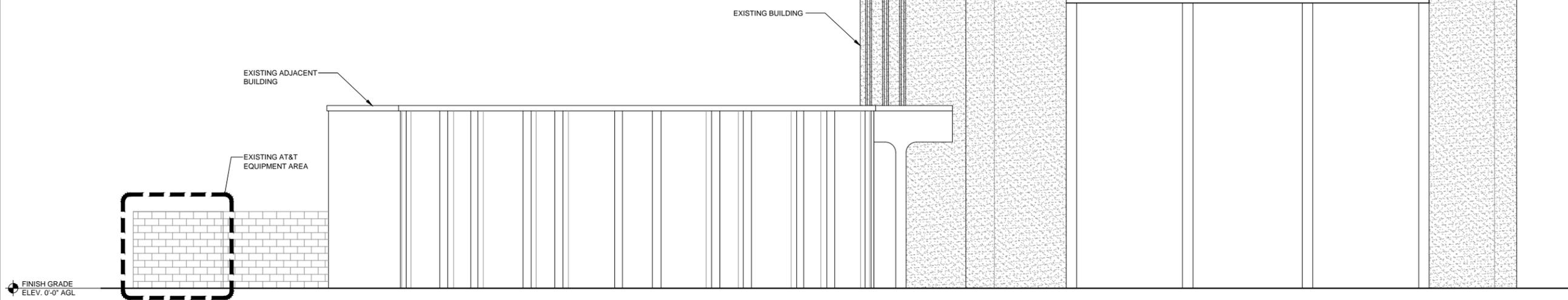
- TOP OF EXISTING AT&T ANTENNAS & EXISTING FRP SCREEN  
ELEV. 34'-3" AGL
- RAD CENTER OF EXISTING AT&T ANTENNAS  
ELEV. 33'-3" AGL
- TOP OF PARAPET  
ELEV. 32'-0" AGL
- EXISTING ROOF DECK  
ELEV. 30'-3" AGL



NORTHWEST ELEVATION (EXISTING)

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17) 1

- TOP OF NEW AT&T ANTENNAS & NEW FRP SCREEN  
ELEV. 37'-0" AGL
- RAD CENTER OF NEW AT&T ANTENNAS  
ELEV. 35'-0" AGL
- TOP OF PARAPET  
ELEV. 32'-0" AGL
- EXISTING ROOF DECK  
ELEV. 30'-3" AGL



NORTHWEST ELEVATION (FINAL)

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17) 2

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SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
A5

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



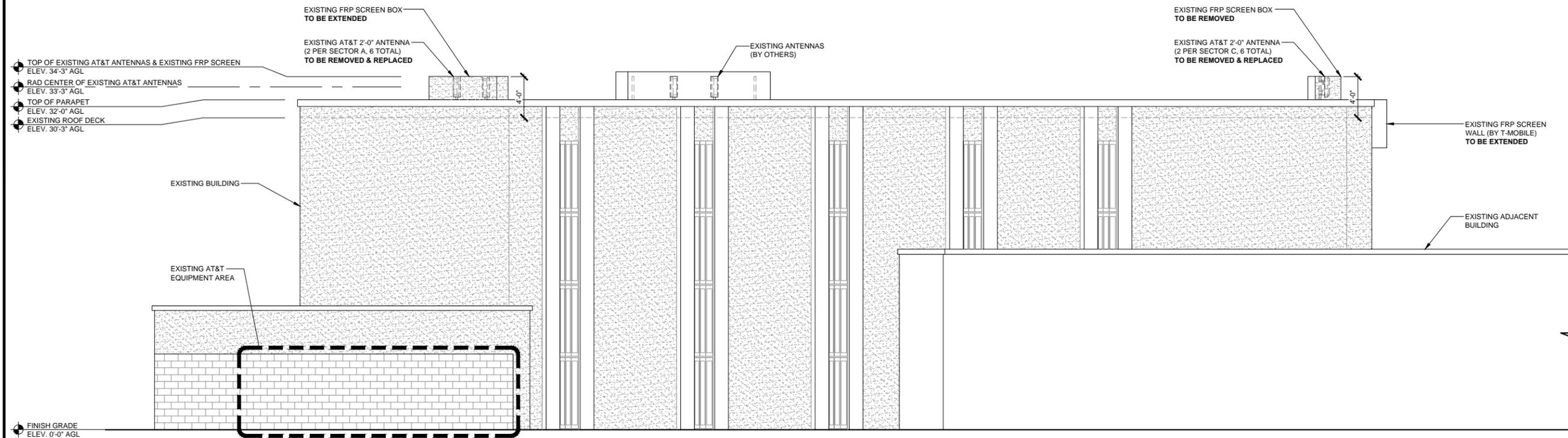
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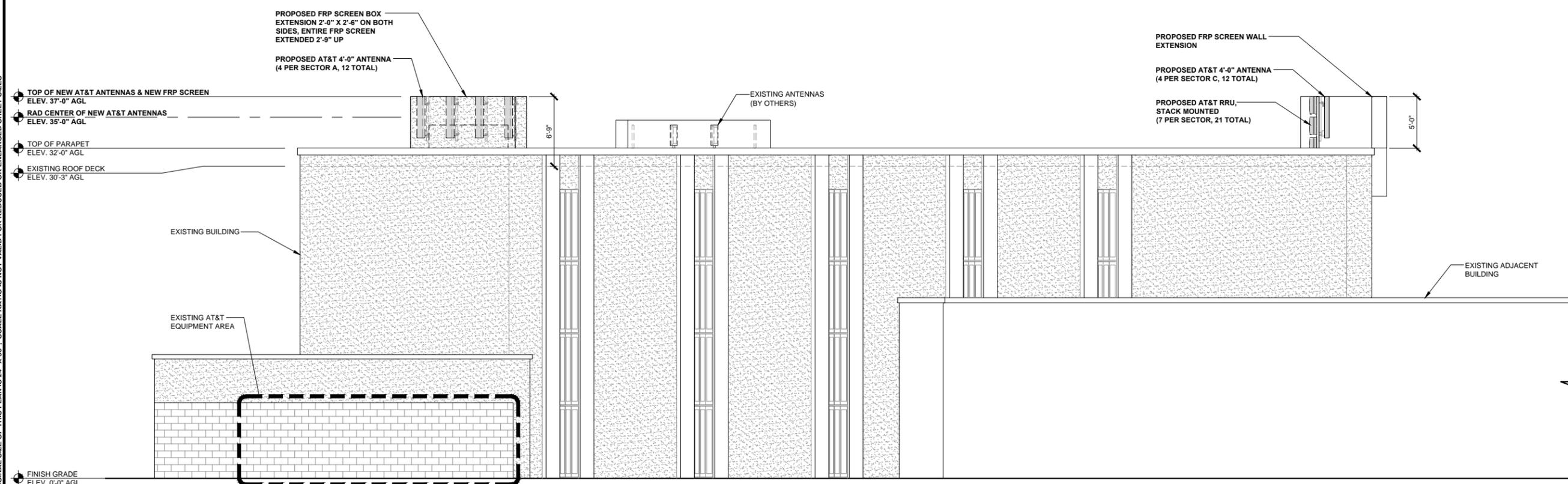
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**NORTHEAST ELEVATION (EXISTING)**

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17) 1



**NORTHEAST ELEVATION (FINAL)**

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17) 2

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SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER

**A6**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



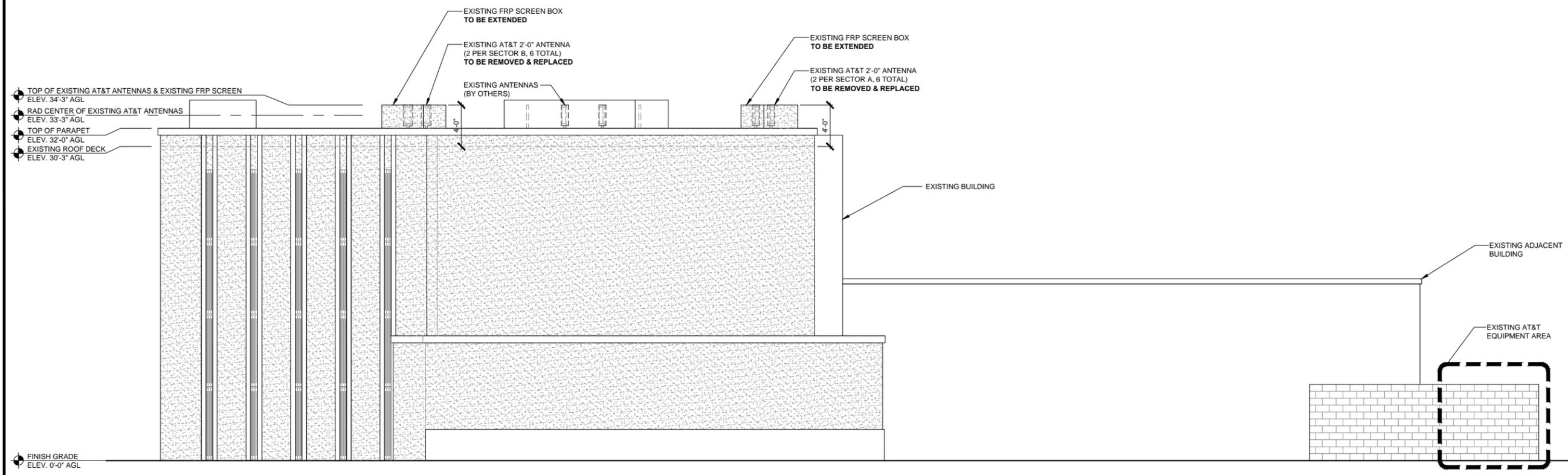
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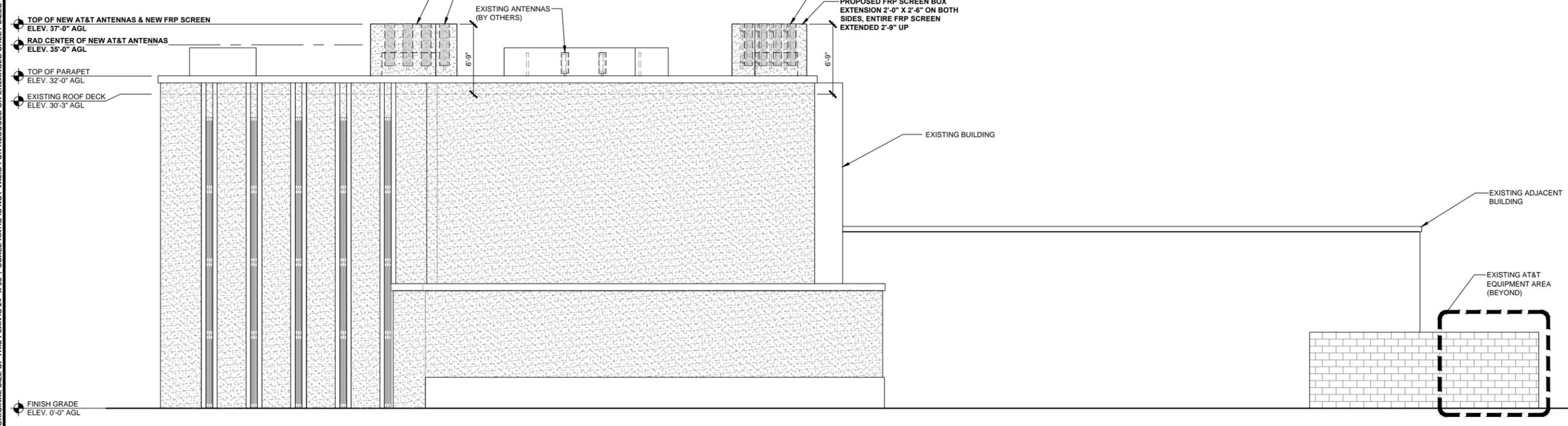
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**SOUTHEAST ELEVATION (EXISTING)**

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17) 1



**SOUTHEAST ELEVATION (FINAL)**

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17) 2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

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SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A7**



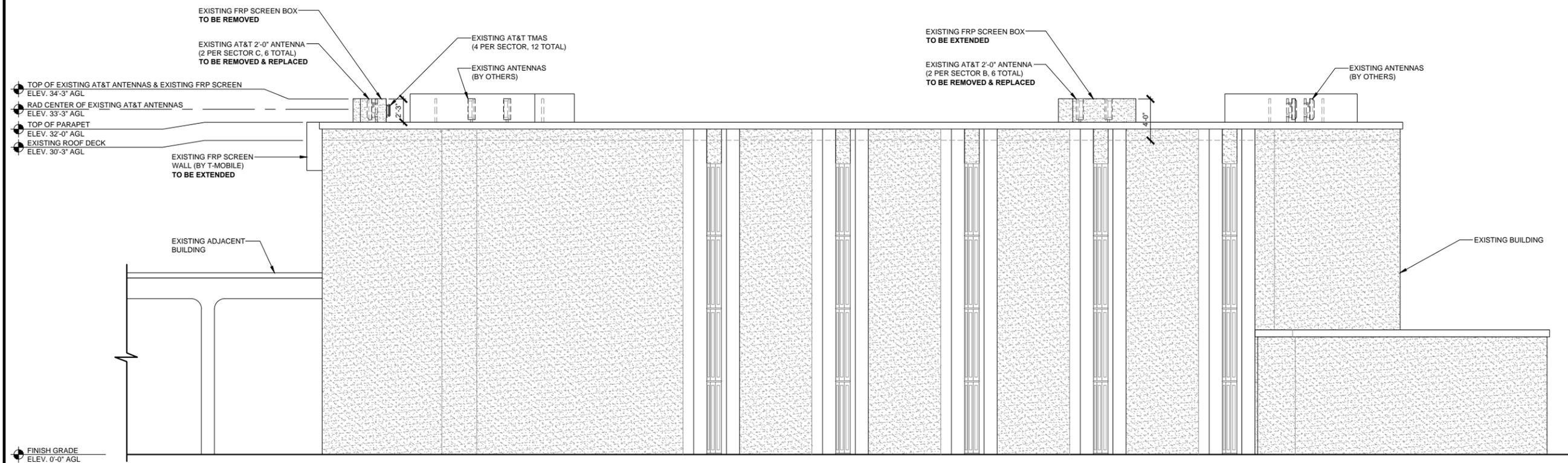
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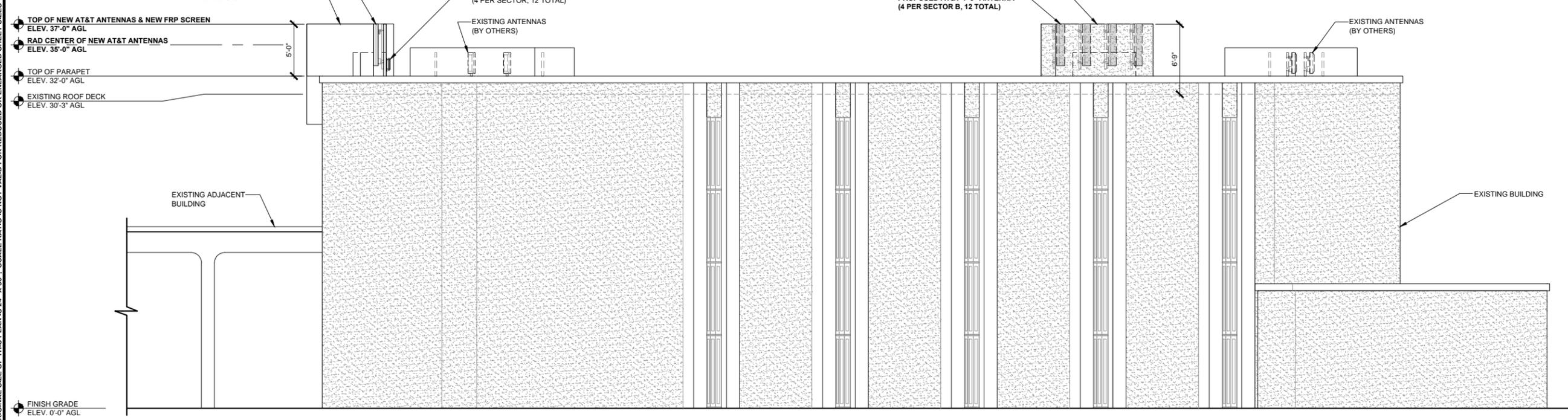
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**SOUTHWEST ELEVATION (EXISTING)**

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17)

1



**SOUTHWEST ELEVATION (FINAL)**

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

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SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A8**