



THE CITY OF SAN DIEGO

November 21, 2011

Becky Siskowski
Depratti Inc.
Agent Representing Sprint
8323 Ruelle Court
Santee, CA 92071

Sent via e-mail only to: bsiskowski@deprattiinc.com

Dear Ms. Siskowski:

Subject: Sprint – Voltaire Palms, Second Completeness Review
Project #241379; Internal Order #24001858
Located at: 4051 Suite E Voltaire Street, San Diego, CA 92107

The Development Services Department [DSD] has completed its Completeness Review of the above-referenced telecom project.

Enclosed you will find a Cycle Issues Report, which contains comments from staff representing various disciplines and outside agencies. Please resubmit your project with the information and the revisions requested in the enclosed Cycle Issues Report as soon as possible to facilitate the most efficient processing of your project. Once the project is submitted and any required additional deposit is paid, your project will be “Deemed Complete.”

If additional requirements arise during the subsequent review of your project, DSD will identify the issues and the reasons for the additional requirements. If you resubmit your project but fail to provide the information or make the revisions requested in the enclosed or subsequent Cycle Issues Reports, DSD will continue to process the project; however, the project may be recommended for denial, if the remaining issues cannot be satisfactorily resolved or the appropriate findings for approval cannot be made.

To avoid the closure of your application file, you must resubmit your project with the information and revisions requested in the enclosed Cycle Issues Report **on or before December 22, 2011**. When you are ready to resubmit your project, please call (619) 446-5300 to make an appointment for a “Discretionary Submittal.” Submittals may also be done on a walk-in basis, however, you may experience a longer than desirable wait time. In either case,

DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS – TELECOM PROJECT MANAGEMENT
1222 FIRST AVENUE, MS 501 • SAN DIEGO, CA 92101
PHONE: 619-446-5000 • FAX: 619-446-5499

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Sprint – Voltaire Palms
Project No. 241379

please check in on the third floor of the Development Service Center at 1222 First Avenue, San Diego, CA 92101.

At your appointment, please provide the plans, information, revisions, and/or other documentation requested in the enclosed Cycle Issues Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, and/or any modifications to the project scope. I may be reached by phone at (619) 687-5984 or via e-mail at stse@sandiego.gov.

Sincerely,



Simon Tse
Associate Planner

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements
3. Invoice

cc: File



L64A-003A

Project Information

Project Nbr: 241379 **Title:** Sprint Nextel Voltaire Palms
Project Mgr: Tse, Simon (619) 687-5984 Stse@sandiego.gov



Review Information

Cycle Type: 4 Completeness Review-Telecom	Submitted: 10/13/2011	Deemed Complete on 10/17/2011
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 10/17/2011	
Reviewer: Tse, Simon (619) 687-5984	Assigned: 10/18/2011	
Hours of Review: 1.25	Started: 11/14/2011	
Next Review Method: LDR-Planning Review(Submit)	Review Due: 11/15/2011	
	Completed: 11/14/2011	COMPLETED ON TIME
	Closed: 11/21/2011	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 3rd complete submittal for LDR-Planning Review on this project as: LDR-Planning Review(Submit).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Planning Review (5 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 139 reviews, 59.0% were on-time, and 52.8% were on projects at less than < 3 complete submittals.

Admin

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Sprint submitted an application for an existing expired Wireless Communication Facility located at 4051 Suite E Voltaire Street, San Diego, CA 92107. The WCF consists of nine antennas located inside a 30-foot high tower, painted and textured to match the existing building. (From Cycle 1)
<input checked="" type="checkbox"/>	2	The equipment associated with this project is located inside a 242-sq ft CMU wall enclosure and will continue to operate without any changes. (From Cycle 1)
<input checked="" type="checkbox"/>	3	The WCF is located in the Coastal Limit Height Overlay Zone with a 30-ft height limit.
		The tower is currently 30-feet tall and complies with the CHLOZ. (From Cycle 1)
<input checked="" type="checkbox"/>	4	FAA Part 77 Notification is required based on the calculation below: 105-ft Lowest FAA Part 77 Notification Surface elevation - 90-ft Highest ground elevation = 15-ft Maximum Structure Height allowed without requiring FAA notification (From Cycle 1)
<input checked="" type="checkbox"/>	5	The project is located in the Community Plan Implementation Overlay Zone (CPIOZ) B. Per Land Development Code 132.1401, Any development within the boundaries shown on a map identified in Section 132.1402, where the map shows "Type B" requires a Site Development Permit, Process 3, level decision. (From Cycle 1)
<input checked="" type="checkbox"/>	6	Per LDC 132.0403 - The City Manager may grant an exception to the requirements of this division for proposed development that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk. (From Cycle 1)
<input checked="" type="checkbox"/>	7	No changes are being proposed for this project and therefore an exemption may be granted for the existing development which is consistent with the intent of this division and the Peninsula Community Plan. However, any proposed changes would result in a Site Development Permit pursuant to Land Development Code section 126.0501. (From Cycle 1)
<input checked="" type="checkbox"/>	8	Both the existing Sprint tower and the Sprint equipment enclosure is located within the required front and rear yard setbacks. To continue to operate within the required CC-3-5 front and rear yard setbacks, this project would require a Planned Development Permit (PDP) for the proposed deviations resulting in a Process 4, Planning Commission decision. (From Cycle 1)
<input checked="" type="checkbox"/>	9	Demonstrate compliance with the CC-3-5 setbacks in your resubmittal to staff. Please contact staff for the submittal requirements once you have discussed with your client on whether or not you are prepared to move the WCF out of the required CC-3-5 setbacks. If not, staff will issue a submittal requirement for a Process 4 level decision.
		Additional fees are required for a Planned Development Permit application. (From Cycle 1)
<input checked="" type="checkbox"/>	10	Provide close up pictures of the equipment enclosure to staff for review. (From Cycle 1)
<input checked="" type="checkbox"/>	11	Identify the antenna model numbers in the revised zoning drawings. (From Cycle 1)
<input checked="" type="checkbox"/>	12	Provide the antenna's dimensions to the revised zoning drawings. (From Cycle 1)
<input checked="" type="checkbox"/>	13	Provide a picture of the Sprint tower from Voltaire Street. (From Cycle 1)





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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	14	Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Completeness Cycle Issues Report and any issues identified in this cover letter, if applicable. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. (From Cycle 1)

Planned Development Permit Fin

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	Please provide staff with written findings for the proposed deviation to encroach onto the required CC-3-5 set back requirements. Clearly state how the findings can be made in your response to staff. This information will be use as part of the Planning Commission report. (New Issue)
<input type="checkbox"/>	16	1.The proposed development will not adversely affect the applicable land use plan; 2.The proposed development will not be detrimental to the public health, safety, and welfare; 3.The proposed development will comply with the regulations of the Land Development Code; 4.The proposed development, when considered as a whole, will be beneficial to the community; (New Issue)
<input type="checkbox"/>	17	5.Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. (New Issue)

Noticing Package

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Provide staff with a Noticing Package in your next review. (New Issue)

ODS

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Since this is no longer a Process 1 application, an Ownership Disclosure Statement is required in your next submittal. (New Issue)





L64A-003A

Review Information

Cycle Type: 4 Completeness Review-Telecom	Submitted: 10/13/2011	Deemed Complete on 10/17/2011
Reviewing Discipline: ITC-Communications	Cycle Distributed: 10/17/2011	
Reviewer: Tse, Simon (619) 687-5984	Assigned: 10/18/2011	
Hours of Review: 0.20	Started: 11/14/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/15/2011	
	Completed: 11/14/2011	COMPLETED ON TIME
	Closed: 11/21/2011	

- . We request a 3rd complete submittal for ITC-Communications on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month ITC-Communications performed 36 reviews, 58.3% were on-time, and 75.0% were on projects at less than < 3 complete submittals.

6/21/2011

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed telecommunication installation is not likely to cause harmful interference or degradation of radio service on existing public safety or other city operated communication systems. (From Cycle 1)





THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 4 Completeness Review-Telecom	Submitted: 10/13/2011	Deemed Complete on 10/17/2011
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 10/17/2011	
Reviewer: Blake, Martha (619) 446-5375	Assigned: 10/18/2011	
Hours of Review: 3.00	Started: 11/16/2011	
Next Review Method: Completeness Review-Telecom	Review Due: 11/15/2011	
	Completed: 11/16/2011	COMPLETED LATE
	Closed: 11/21/2011	

- . We request a 2nd complete submittal for LDR-Environmental on this project as: Completeness Review-Telecom.
- . The reviewer has requested more documents be submitted.
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 81 reviews, 38.3% were on-time, and 48.7% were on projects at less than < 3 complete submittals.

1st Submitted Cycle

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project proposes to repermit an existing WCF. This project is exempt from CEQA in accordance with CEQA Guidelines Section 15301, Existing Facility. (New Issue)
<input checked="" type="checkbox"/>	2	Staff will prepare and have posted the Notice of Right to Appeal the Environmental Determination (NORA) and provide the Notice of Exemption to the DPM for filing should the project be approved. Please note that any revisions to the project would trigger the need for EAS to review in order to determine if this exemption would still apply. (New Issue)





L64A-003A

Review Information

Cycle Type: 4 Completeness Review-Telecom	Submitted: 10/13/2011	Deemed Complete on 10/17/2011
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 10/17/2011	
Reviewer: Bakier, Zacharia (619) 557-7982	Assigned: 10/18/2011	
Hours of Review: 1.00	Started: 11/14/2011	
Next Review Method: Completeness Review-Telecom	Review Due: 11/15/2011	
	Completed: 11/14/2011	COMPLETED ON TIME
	Closed: 11/21/2011	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Completeness Review-Telecom.
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 57 reviews, 91.2% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

Engineering First Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a public hearing. Upon resubmittal, we will complete our review of the Neighborhood Use Permit Plans. (New Issue)
<input type="checkbox"/>	2	Revise the Site Plan Sheet A1. Add a note that states: THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES. (New Issue)
<input type="checkbox"/>	3	Revise the Site Plan Sheet A1. Add a note that states: NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	4	Revise the Site Plan Sheet A1. Add a note that states: THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	5	Revise the Site Plan Sheet A1. Add a note that states: This project proposes no work within the Public Right-of-Way. (New Issue)
<input type="checkbox"/>	6	The City of San Diego requires all developments comply with the Storm Water Pollution Prevention Requirements in Chapter 14, Article 2, Division 2 (Storm Water Runoff Control and Drainage Regulations) of the Land Development Code. The applicant must complete and submit the attached Storm Water Requirements Applicability Checklist in order to determine the project's storm water Best Management Practices (BMPs) requirements during construction and post-construction. (New Issue)
<input type="checkbox"/>	7	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	8	Project is a renewal of an existing permit. As submitted, no development improvements are proposed. If it is determined that the project will require replacement of any of the facility equipment or additional landscaping, additional Engineering Issues and Conditions will be required. These comments are not exclusive. Should you have any questions or comments, please call Zakaria Bakier at 619 557 7982. (New Issue)



Submittal Requirements



THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

11/21/11 2:45 pm

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L64A-001

Project Information

Project Nbr: 241379 **Title:** Sprint Nextel Voltaire Palms
Project Mgr: Tse, Simon (619)687-5984 Stse@sandiego.gov



Review Cycle Information

Review Cycle: 7 Submitted (Multi-Discipline)

Opened: 11/21/2011 2:31 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Noticing	1	Public Notice Package	1
Resolution (Draft)	1	Resolution (Draft)	1
Project File	1	Ownership Disclosure (DS-318)	1
Dev. Plans reduced 11x17	2	Dev. Plans reduced 11x17	2
Development Plans	1	Applicant Response to Issues	1



Invoice



11/21/11 2:59 pm

THE CITY OF SAN DIEGO
Development Services

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L64A-007

1222 First Avenue, San Diego, CA 92101-4154

Invoice Number: **412684**



Status: Invoiced

Issued: 11/21/2011 2:58 pm Tse, Simon

Voided:

Customer: Siskowski, Becky

Development: 102356 4051 Voltaire Street

Project: **241379** Sprint Nextel Voltaire Palms PM: Tse, Simon (619)687-5984



Job: 497643 4051 VOLTAIRE ST

Approval Nbr: **9 26903** PDP Planned Development Permit Status: Created



<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Records-Com/MDU(Calcs&Std)	1.00	Each	\$90.00

Approval Total: \$90.00

Job Total: \$90.00

Project Total: \$90.00

Invoice Total: \$90.00