



# A G E N D A



## **CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD REGULAR MEETING**

**THURSDAY, APRIL 17, 2014 – 4:00 P.M.**

**Council Chambers  
825 Imperial Beach Blvd.  
Imperial Beach, CA 91932**

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### NOTICE TO THE PUBLIC

SPEAKERS ARE REQUESTED TO COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE SECRETARY. "REQUEST TO SPEAK" FORMS ARE LOCATED IN THE BACK OF THE COMMUNITY ROOM. PERSONS ADDRESSING THE COMMITTEE ARE LIMITED TO THREE (3) MINUTES.

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### AMERICANS WITH DISABILITIES ACT

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at DRB meetings, please contact Tina Barclay at (619) 628-1356, as far in advance of the meeting as possible.

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#### **1.0 CALL TO ORDER**

Roll call of members: Nakawatase, Bowman, Lopez, Phelps, Schaaf

#### **2.0 CONSENT CALENDAR**

*All matters listed under Consent Calendar are considered to be routine by the Design Review Board, and will be enacted by one motion. There will be no separate discussion of these items, unless a Board member or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately. Roll Call Vote Required.*

##### **2.1 MOTION TO APPROVE THE MINUTES OF THE MARCH 20, 2014 MEETING**

#### **3.0 PUBLIC COMMENTS**

*The Public may address the Board for up to three (3) minutes on any subject within the Design Review Board's jurisdiction. There will be no discussion, and the Board may only request that an item be placed on a future agenda.*

Any writings or documents provided to a majority of the Design Review Board regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

**4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

**4.1 AT&T (APPLICANT); DESIGN REVIEW CASE (DRC 130062) TO CONSTRUCT A NEW FREESTANDNG WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT SHELTER AT 772 13<sup>th</sup> STREET (APN 626-312-11-00) IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE. MF 1135.**

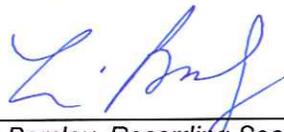
**5.0 INFORMATIONAL ITEMS/REPORTS**

**6.0 ADJOURNMENT**

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STATE OF CALIFORNIA                    )  
COUNTY OF SAN DIEGO                )        ss.  
CITY OF IMPERIAL BEACH                )

*I, Tina Barclay, hereby certify that a notice of this meeting was mailed and posted on Friday, April 11, 2014. Said meeting to be held at 4:00 p.m., April 17, 2014, in the Council Chambers, 825 Imperial Beach Blvd., Imperial Beach, California. Said notice was posted at the entrance to the City Council Chamber and inside City Hall.*

  
\_\_\_\_\_  
Tina Barclay, Recording Secretary

**DRAFT**

**MINUTES**

**CITY OF IMPERIAL BEACH  
DESIGN REVIEW BOARD COMMITTEE**

**REGULAR MEETING OF THE DESIGN REVIEW BOARD OF  
THE CITY OF IMPERIAL BEACH  
City Council Chambers  
825 Imperial Beach Blvd.  
Imperial Beach, CA 91932**

**THURSDAY, MARCH 20, 2014**

**4:00 P.M.**

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*In accordance with City policy, all Design Review Board meetings are recorded on tape in their entirety and the tapes are available for review in the City of Imperial Beach, City Clerk's Office. These minutes are a brief summary of action taken.*

**1.0 CALL TO ORDER**

CHAIR NAKAWATASE called the meeting to order at 4:10 p.m.

**ROLL CALL**

**BOARD MEMBERS:**

Shirley Nakawatase - Chair  
Janet Bowman  
Daniel Lopez  
Harold Phelps  
Tom Schaaf

**PRESENT:** Nakawatase, Bowman, Lopez, Phelps, Schaaf

**ABSENT:** None

**STAFF PRESENT:** Tyler Foltz, Senior Planner  
Tina Barclay, Recording Secretary

**2.0 CONSENT CALENDAR**

**VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.**

**AYES:** Nakawatase, Lopez, Phelps, Schaaf

**ABSTAIN:** Bowman

**NOES:** None

**ABSENT:** None

**3.0 BUSINESS FROM THE PUBLIC**

None.

**ITEM#3.0**

#### **4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

##### **4.1 CORONADO BREWING COMPANY (APPLICANT); DESIGN REVIEW (DRC 140015) FOR FAÇADE IMPROVEMENTS AND OUTDOOR PATIO AT 875 SEACOAST DRIVE (APN 625-273-01-00 & 625-273-02-00). MF 1144**

###### **Staff Report:**

Staff Foltz gave staff report. Two curb cuts; one on Seacoast Drive, one on Elm Avenue. Façade enhancements. Property shown as of today. Proposing new extended outdoor patio with wood trellis, remove curb cut along Seacoast Drive and will add landscaping buffer. Parking spaces will be relocated. Still 9 parking spaces, don't need to add any, just maintain what you currently have. More landscaping will be added. Do not need to meet 15% requirement. Two parking off of alley, accessible stall best layout. Staff requesting relocating trash enclosure further north and put a parking space in that spot. Furthest away can get it better, applicant ok with this. Design proposes varied amount of materials; metal roof, wood trellis, sliding windows, new signage on wall. Monument sign on Seacoast Drive – not specific design yet, must meet standards. Metal roofing sample shown and logo shown. Staff asks for approval as presented.

###### **Questions to Staff/Applicant:**

Bowman: Handicap spaces?

Foltz: Yes, off of alley

Schaaf: Agreed to move trash and increase parking by one?

Foltz: Yes, they will move it but not adding space. Pretty much just swapping spaces.

Lopez: Does City have standard?

Foltz: Masonry wall and gate but doesn't say has to cover.

Phelps: Did EDCO weigh in on this?

Foltz: They would have enough room to cart it out. With new alignment it won't be blocked and can be moved out. Other way someone could park there, couldn't find owner and it would be blocked.

Bowman: Windows – sliding, into patio?

Foltz: Yes

###### **Questions to Staff Closed**

**Public Comments:**

**None**

**Public Comment: Closed**

**Discussion:**

Lopez: Like the design – would like to see more pedestrian oriented that would be my only contention. Building design looks great.

Bowman: I do like they have opened up a walkway off of Seacoast to front but it would be nice to see a designated walk area from Elm.

Lopez: Understand that owner may play factor. Overall take on the patio, knowing the Coronado Brewery, I think it will look good. Win Win.

Staff Foltz: New code requires buildings to be built to street. For this project originally applicant did want to do what you're talking about, but owner took issue with it. This project still has pluses with landscaping and closing off the driveway off of Seacoast Drive.

**Motion by Member Lopez to accept project as is, with condition that move trash enclosure as staff has recommended.**

**Second by Member Phelps**

**AYES:** Nakawatase, Bowman, Lopez, Phelps, Schaaf

**ABSTAIN:** None

**NOES:** None

**ABSENT:** None

**4.2 COUNTY OF SAN DIEGO (APPLICANT); DESIGN REVIEW (DRC 140013) TO DEMOLISH AN EXISTING LIBRARY AND CONSTRUCT A NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00), AND NEW PARKING LOT ON A PORTION OF VETERAN'S PARK (APN 626-400-71-00). MF 1067**

**STAFF REPORT:**

Staff Foltz gave staff report. Remove existing library and replace with new library. New parking along 8<sup>th</sup> street and within Veteran's Park. County owns library. PF – Public Facility Zone. Aerial shown of project site. West – Single Family Residences, North – Veteran's Park and Single Family Residences, East is church and South is City Hall. Slides shown where parking will be. This will be a design build project. Request for Proposals will be sent out and then actual plan will be presented. Today is a concept, which is subject to change and asking for Design Review Board, City Council and Staff Comments to show what they could do.

17 new parking spaces on the street, 21 spaces in Veterans Park. New library would connect to Marina Vista Center. Staff wants design enhancements to match. Previously had ideas to have parking in church parking lot but that didn't work out. Parking along Imperial Beach Blvd. should be screened and made to be inviting.

Landscaping would be used for screening for trash enclosure; one curb cut; a walkway from the parking lot and another off of 8<sup>th</sup> street.

Slide shown of existing next to new plan. Would remove landscaping in park to put in parking lot but would use turf pavers. Floor plan for project shown. Poets Patio to connect with Marina Vista Center and some enhancement of Marina Vista Center.

Elevations shown.

Staff recommendations:

Entrance and exit on Imperial Beach Blvd. County response would be for one main entrance due to lack of staff. City staff still looking at that.

Provide lighter color tone.

Design integration with Marina Vista Center. Want it to be cohesive

Wall signage on south elevation

Appreciate varied roof line and varied materials – ask to put in their Request For Proposals.

Wall signs should all correspond with each other.

Staff is seeking comments of design. Nothing has been approved. Need Coastal Permit, Site Review. Please give design recommendations and considerations so that staff, Council and County can use

**QUESTIONS TO STAFF:**

Nakawatase: How many spaces behind Marina Vista Center?

Foltz: 9 – 10 spaces.

Phelps: There's not parking along the backside?

Foltz: No, those are the disabled spots. The parking is part of the environmental analysis. Their review they feel meets any and all requirements. This will be looked at under the formal review.

Phelps: What does our code says?

Foltz: Professionally accepted standards. They provide analysis of other places.

Phelps: We get a lot of walk ups – did they take that into effect? Not basing on square footage?

Foltz: It is part of the study. 21 in parking lot and 8 on street.

Nakawatase: Does this add to the parking bank city wide?

Foltz: No, project specific.

Nakawatase: Could someone pull one from bank?

Foltz: Bank is gone in new code. Still close to a parking lot so would have received a CUP.

**PUBLIC COMMENTS:**

**Jean Hirst (Imperial Beach Resident):**

I spend a lot of time at the Senior Center; what is the percentage of seniors in this area because it looks like you're taking away a lot of space for the Senior Center.

Nakawatase: Looks like the Senior Center will remain intact. The Marina Vista Center will be made smaller.

Hirst: The seniors and Women's Club use Marina Vista Center a lot.

Nakawatase: There will be a community room which should be used for community. The Marina Vista Center has always been for us to use, this community room is still being called a community room so I assume it will be used the same way. It would continue to be our room, our community room.

Lopez: You're getting one point of entry to the library and the community room won't have the separation like you do now, still get the usage. Maybe the Poet's Patio that could go in Request for Proposal to be used maybe another space. That could be a way to get extra square footage.

Staff Foltz: Don't want to lose what we have. Haven't gone into detail but don't want to impact the people who currently use it. County wants to meet with the people who use it to make sure.

Nakawatase: The community room (in brown) is the Marina Vista Center. Storage room seems to be where the entry way is. Is the yellow area the existing parking area? The storage room?

**Mark Zabonik (San Diego County Library Representative):**

It will be added to upper west side. East side will have a serving room for refrigerator and microwave. Will allow if you want to cater in food.

Bowman: Did we lose any square footage?

Foltz: Not sure

Bowman: Important to know, that rooms fills up.

Foltz: Maybe suggest expanding the east wall to give extra square footage.

Lopez: That was what I meant, maybe some kind of doors that could open up into that area to get back lost square footage.

Hirst: Do we lose square footage on the storage because it's 10x20.

Nakawatase: We are just making suggestions, but we can ask to maintain square footage for storage.

Bowman: Made a comment about what a community room is used for by libraries; I think we need to know what your expectations are because we have established uses.

Lopez: The County still has to meet with stakeholders as to what their needs are and incorporate that into project. What I am hearing is that we want to maintain square footage for room and storage, need to meet that criteria and stick to it.

Foltz: There will still need to be joint agreements between County and City as well.

Schaaf: Design portion; also want to have façade match Marina Vista Center. Need to make sure that room is still a functioning room for our community but for the exterior I am looking forward to a new library.

**Kay Selke (Imperial Beach Resident):**

I have a problem with the parking lot. You come into Imperial Beach and you have strip malls and then parking lots and then you're going to block off the park, the one good looking thing you see. Have enough cars on Imperial Beach Boulevard. Maybe configure it to take it alongside the library instead of blocking our park. It is the jewel of Imperial Beach,

**Nancy Dayton (Imperial Beach Resident):**

Entry to Marina Vista room, looks like you're changing the entry. So there will be 2 entries? Where is that coming in?

Foltz: The original entrance will still be there and then they will add another new entrance to the library.

Dayton: So we can open the Marina Vista Center without accessing library?

Foltz: Yes

Dayton: Where are we gaining parking on 8<sup>th</sup>?

Foltz: Capture additional spaces by changing configuration. About 17 spaces. Right now parking stops at Marina Vista Center, new parking will continue all the way down the street.

Lopez: New curb cut which will gain more spaces.

Dayton: When we have Women's Club meetings we come in with big casseroles, etc., there is no place to park. Storage room is a 10x20 room. It has all of our decorations, tables, cabinets, chairs, coffee pots, etc. This we need. We will need access to that even while they are building. Will the room that has two kitchens still have access from Marina Vista Center?

Foltz: Yes

Dayton: Marina Vista room is also a rental room and kitchen. Will that still be a viable income for the City?

Foltz: Library will not impact City's current services but still allow what uses they need from time to time.

**Donna Moore (Imperial Beach Resident):**

I have a concern regarding doorway from kitchen to Marina Vista Center.

Foltz: Same place, won't change.

Moore: Is door coming in south?

Foltz: Showed speaker where it was. Will not impact you on access.

County Representative Zabonik: Two areas of storage. Will also provide new tables and chairs. Could be dual use. Entry also has access to the library's restrooms, gates won't close off restrooms if having an event. Activities; still working with City. Want to work within fabric of City and groups that use it.

Nakawatase: Parking, change angle. Rather than impede traffic, have a walkway with barrier, so trying to put an exit can only go westbound. How about putting an entrance off 8<sup>th</sup> st with parking area being horizontal rather than vertical?

Foltz: Staff's intent to keep park intact. The south area not used as much.

Nakawatase: Also thinking about how going to obstruct that view.

Foltz: Trellis work would remain, so still have pedestrian entry through that.

Bowman: But cars will still cross that. Don't know what the solution would be but it would be a shame to take that front part of the park.

Phelps: It would be a shame to lose the park, really not getting enough parking for that.

Foltz: Concern is that with larger library if they don't have a place to park they will park along neighboring home area.

Lopez: Parking makes sense, if you get a new library you will get a lot more usage.

Phelps: How hard did you work with Lutheran Church?

Foltz: Took over two years.

Phelps: Think we should go back to them and ask them.

Foltz: Church doesn't want to lose ability to develop because lease would be 50 years.

Lopez: People not from here are going to drive and need parking. See if there is a way to re-orient the parking. From architectural point of view, good esthetic of what it could look like without it looking like a Von's parking lot.

Nakawatase: Comments I heard at a prior conceptual meeting, removal of open space. This is a great park. Have you been able to summarize what the public has said?

Zabonik: Biggest issue is parking and what everyone will like. Went to the church and asked, it's a challenge.

Nak: Our next comments on the exterior, landscaping and design itself.

Bowman: One area, may even be historic, the Senior Center, Spanish with tile, would be nice to maintain some connection. Doesn't fit with concept. Go along with our pedestrian/bike friendly, lots of bike racks.

Nakawatase: I like the design and proposed new colors. I like it.

Phelps: Should see a full site plan next time – and site elevation – see Senior Center and relationship to those and architectural differences.

Zabonik: Want to develop it – welcome all the comments as the community wants as a style. Want as much input as we can.

Phelps: We should recommend maintenance of pedestrian entry point within the splash patio.

Zabonik: That is a security issue

Phelps: We want to stay pedestrian friendly.

Bowman: Splash patio? Intent?

Zabonik: Fenced outside area for kids. Not a wet zone.

## **DISCUSSION CLOSED**

### **5.0 INFORMATIONAL ITEMS/REPORTS**

9<sup>th</sup> & Palm: What is the status?

Foltz: Approved by State and now working with developer and hopefully construction documents.

Tapatio?

Foltz: Just got approval to move forward.

### **6.0 NEW BUSINESS**

## 7.0 ADJOURNMENT

Chair Shirley Nakawatase adjourned the meeting at 5:25 p.m. on, March 20, 2014.

Approved

\_\_\_\_\_  
Shirley Nakawatase, DRB Chairperson

Attest

\_\_\_\_\_  
Tina Barclay, Recording Secretary

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**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** DESIGN REVIEW BOARD  
**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT  
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR  
JIM NAKAGAWA, AICP, CITY PLANNER  
TYLER FOLTZ, SENIOR PLANNER

**MEETING DATE:** APRIL 17, 2014  
**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT:** AT&T (APPLICANT); DESIGN REVIEW CASE (DRC 130062) TO CONSTRUCT A NEW FREESTANDING WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT SHELTER AT 772 13<sup>th</sup> STREET (APN 626-312-11-00) IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE. MF 1135.

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**PROJECT DESCRIPTION/BACKGROUND:**

This is an application (MF 1135) for a Design Review Case (DRC 130062) to construct a new wireless telecommunications facility and equipment shelter at 772 13<sup>th</sup> Street (APN 626-312-11-00) in the C/MU-1 (General Commercial & Mixed-Use) Zone. The project is subject to design review by the Design Review Board because the project requires a conditional use permit and is located on the 13<sup>th</sup> Street design review corridor (IBMC 19.83.020).

**PROJECT EVALUATION/DISCUSSION:**

The proposed telecommunications facility would consist of 12 antennas and 24 remote radio units (RRUs) mounted on a 40-foot faux tree structure as part of a conditional use permit that is still in process (CUP 130061). In addition, base station equipment would be installed within a new equipment shelter that would be added onto the western elevation of the existing building. The shelter would be textured and painted to match the existing building. In addition, the exterior of the shelter would provide recessed areas with lattice and climbing vines for increased aesthetic appeal. The project would also be required to construct a new trash and recycling enclosure, which would locate behind the proposed equipment shelter. Approximately 290 sq. ft. of landscaping would be removed for the proposed equipment shelter. However, approximately 130 sq. ft. of landscaping would be relocated elsewhere on the property, and approximately 160 sq. ft. of asphalt would be replaced with permeable pavers within a parking space adjacent to the equipment shelter. The site would continue to meet landscaping requirements with or without relocating the landscaping

The 40-foot faux tree structure would be the most conspicuous aspect of the proposal. The applicant claims that height of the antenna is critical to the facility's performance because the signal must be elevated above ground level at a height that provides a clear line-of-sight to clear any topographical barriers and existing natural and building environment. The applicant also claims that the facility would not be functional at a lower height because the signal would be significantly reduced. The faux tree structure is designed to blend in with the surrounding area and conceal the antennas and RRUs.

The location of the telecommunication facility was examined. The applicant explored the opportunity to collocate with the existing T-Mobile faux broadleaf tree facility on the western portion of the property off Florence Street. However, it was determined the project could not collocate due to the limited equipment area and because the height of the existing faux tree, which is 40', would not allow for AT&T to meet its coverage objectives since AT&T's antennas would have to be placed lower than the existing T-Mobile antennas. The applicant also considered a rooftop design, but concluded that a rooftop design was not a viable alternative due to structural limitations and because there was no viable location for the equipment or realistic design that would achieve the desired antenna height.



The applicant claims that the proposed location at 772 13<sup>th</sup> Street is optimal because it would be able to conceal the base equipment and provide service in a location that lacks coverage. Three faux-tree design options have been provided for the City's consideration. These options include a broadleaf tree, pine tree, and eucalyptus tree (see Attachment 2 for photosimulations, and Attachment 3 for examples of built-out facilities). All options would be 40-feet, and staff believes the broadleaf tree option would be compatible with the surrounding area since a faux broadleaf tree already exists on the property and appears to blend in well with the neighborhood. However, each design should be considered by the Design Review Board. It should be noted that a palm tree design is not proposed because it could not adequately conceal 12 antennas and 24 RRUs.

**GENERAL PLAN/ZONING CONSISTENCY**

The proposed development is subject to Chapter 19.88, "Wireless Communications Facilities," Ordinance 2002-983 and Ordinance 2003-997. The purpose of the chapter is to establish standards for the siting, development and maintenance of wireless communications facilities and antenna throughout the city. The chapter is also intended to protect and promote the public health, safety and welfare, as well as the aesthetic quality of the city as set forth in the goals, objectives and policies of the General Plan. The proposed development meets the Development and Design Standards as outlined in Chapter 19.88. The project is located in the C/MU-1 (General Commercial & Mixed-Use) Zone, and the purpose of the C/MU-1 Zone is to provide areas for business to meet local demand for commercial goods and services.

STANDARDS	PROVIDED/PROPOSED
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site.	No parking demand to be generated and the facility will not remove existing parking spaces.
Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antenna or equipment building from any property line is twenty feet.	The project would not encroach within any setbacks in the C/MU-1 Zone.
Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit.	There proposed height of the faux tree facility is 40 feet, meeting the maximum height limit of 40 feet in the C/MU-1 Zone.
A service provider with a wireless communications facility in the city must obtain a city business license.	Obtaining a business license would be a condition of approval for the project.
The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage, and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.	The facility would be concealed as a faux tree, with the antennas hidden in the leaves. A new equipment shelter would be added to the existing building at 772 13 <sup>th</sup> Street. The new structure would be textured and painted to match the existing building and landscaping would be provided for aesthetic appeal.
The colors and materials of wireless communications facilities must blend into their backgrounds.	The wireless facility would be concealed as a freestanding tree. The color and materials used for the faux tree would blend in with the surrounding trees, and the new equipment shelter would match the existing building.
Facade-mounted antennae must be integrated architecturally into the style/character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit.	No façade-mounted facilities are proposed.

Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building.	No roof-mounted facilities are proposed.
Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility.	The freestanding facility would be concealed as a faux tree freestanding structure designed to blend in with the surrounding area. The proposed 40-foot structure is the desired functional height for the transmitting antennae.
Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts.	The freestanding facility would be concealed as a faux tree structure designed to blend in with the surrounding area.
Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts	The base station equipment will be concealed within an equipment shelter attached to the existing building next to the faux tree. The new structure would be textured and painted to match the existing building and landscaping would be provided for aesthetic appeal.
No advertising signs may be placed on any facility or equipment.	No advertising signs are proposed.

**Surrounding Land Use and Zoning**

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C/MU-1 (General Comm. & Mixed-Use)	Commercial
South	R-2000 (Medium Density Residential)	Church
East	C/MU-1 (General Comm. & Mixed-Use)	Commercial
West	C/MU-1 (General Comm. & Mixed-Use)	Commercial

**ENVIRONMENTAL STATUS:**

This project may be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities: Minor alteration of existing private structures/facilities involving negligible or no expansion of use).

**COASTAL JURISDICTION:**

The project is located in the Coastal Zone and the City will need to consider evaluating the project with respect to conformity with coastal permit findings.

**FISCAL ANALYSIS:**

The applicant has deposited \$8,000.00 in Project Account Number 130060 to fund the processing of this application.

**DEPARTMENT RECOMMENDATION:**

1. Consider the design of the project, including the three faux tree options.
2. Recommending approval of Design Review Case (DRC 130060) to the City Council with the tree design chosen by the Board.



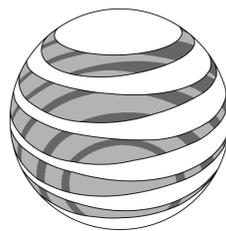
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Tyler Foltz  
Senior Planner

Attachments:

1. Plans
  2. Photosimulation options (broadleaf tree, pine, eucalyptus)
  3. Built-out wireless facilities examples (broadleaf tree, pine, eucalyptus)
  4. Photo survey
- c: file MF 1135

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at&t

# SD0679 NORTH IMPERIAL BEACH

772 13TH STREET  
IMPERIAL BEACH, CA 91932

ARCHITECT



DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS  
3939 FIRST AVENUE, SUITE 100 - SAN DIEGO, CA 92103  
619.299.4210 • 619.299.4250 FAX • DDAMAIL@AOL.COM

PROJECT NAME

SD0679  
NORTH IMPERIAL BEACH  
772 13TH STREET, IMPERIAL BEACH, CA 91932



ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION	ZDs
08-30-13	SBT	90% FOR REVIEW	
08-16-13	CPC	ZD RE-REVIEW REVISED EQUIPMENT LOCATION	
08-30-13	CPC	ZD RE-REVIEW PER RF	
09-20-13	CPC	REV04 REVISED PER DRM REDLINES	
10-10-13	CPC	FOR SUBMITTAL	
01-22-14	CPC	CITY OF IB COMMENTS	

SHEET INFORMATION

DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS

# T01

TITLE SHEET

SD0679  
1302.05  
PLOT SCALE 1 : 1 (24x36" D' SIZE)

- DRIVING DIRECTIONS FROM AT&T WIRELESS OFFICE:
- HEAD EAST ON PACIFIC CENTER BLVD. TOWARD PACIFIC HEIGHTS BLVD.
  - TAKE 1ST RIGHT ONTO PACIFIC HEIGHTS BLVD.
  - TURN RIGHT ONTO MIRA MESA BLVD.
  - CONTINUE ONTO SORRENTO VALLEY ROAD
  - TAKE RAMP ONTO I-805 SOUTH
  - TAKE EXIT ONTO CA-15 SOUTH TOWARD CA-94 W/M L KING JR FWY
  - TAKE EXIT ON LEFT TOWARD NATIONAL CITY/CHULA VISTA
  - MERGE ONTO I-5 SOUTH
  - TAKE THE CA-75/PALM AVE EXIT
  - TURN RIGHT ONTO CA-75 N/PALM AVE.
  - TURN LEFT ONTO 13TH STREET
  - BUILDING WILL BE ON THE RIGHT

**PROJECT APPLICANT:**  
AT&T WIRELESS  
5783 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121

**ARCHITECT:**  
DI DONATO ASSOCIATES  
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SAN DIEGO, CA 92103  
619.299.4210 PHONE  
619.299.4250 FAX  
ddamail@aol.com

**PROJECT DESCRIPTION:**  
THE PROJECT CONSISTS OF THE INSTALLATION OF AN AT&T TELECOMMUNICATIONS SITE CONSISTING OF THE FOLLOWING:

- T01 TITLE SHEET
- Z01 SITE PLAN
- Z02 AREA PLAN
- Z03 ELEVATIONS
- Z04 ELEVATIONS
- Z05 EQUIPMENT ROOM FLOOR PLAN
- Z06 ANTENNA PLAN & ELEVATION
- Z07 ANTENNA DETAILS

**CONSTRUCTION MANAGER:**  
302 STATE PLACE  
ESCONDIDO, CA 92029  
760.815.6669

**PROPERTY OWNER:**  
CHINO INDUSTRIAL PARK  
750 13TH STREET  
IMPERIAL BEACH, CA 91932

A TOTAL OF (12) ANTENNAS AND (24) RRUS ARE TO BE MOUNTED ON A NEW MONOTREE. PROPOSED EQUIPMENT INSTALLED INSIDE A NEW EQUIPMENT SHELTER.

THE FACILITY WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COUNTY AND SURROUNDING CITIES BY PROVIDING MORE RELIABLE CELLULAR COMMUNICATION AT THIS LOCATION.

**PLANNING REPRESENTATIVE:**  
PLANCOM INC.  
302 STATE PLACE  
ESCONDIDO, CA 92029  
619.200.2200 PHONE

**SITE ADDRESS:**  
772 13TH STREET  
IMPERIAL BEACH, CA 91932

**JURISDICTION:**  
CITY OF IMPERIAL BEACH

**ASSESSOR'S PARCEL NUMBER:**  
626-312-11-00

**CURRENT USE:**  
COMMERCIAL

**LATITUDE:**  
32° 34' 54.08" N

**PROPOSED USE:**  
TELECOMMUNICATIONS FACILITY

**LONGITUDE:**  
117° 06' 22.03" W

**EXISTING OCCUPANCY:**  
M (AT SHOPPING CENTER)

**TOTAL SITE AREA:**  
38,768 SF (0.89 AC)

**NEW OCCUPANCY:**  
S-1

**EXISTING FLOOR AREA:**  
N/A

**WATER/SEWAGE:**  
N/A

**NEW PROJECT AREA:**  
APPROX. 359 SF

**UTILITIES:**  
ELECTRICAL: SDG&E

TELEPHONE: AT&T

FIRE DEPT.: CITY OF IMPERIAL BEACH

**EXISTING TYPE OF CONSTRUCTION:**  
TYPE V-A,

**NEW TYPE OF CONSTRUCTION:**  
TYPE V-A,

**EXISTING ZONING:**  
C-1

**OVERLAYS:**  
N/A

ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES:

- CALIFORNIA BUILDING CODE, 2010 EDITION
- CALIFORNIA PLUMBING CODE, 2010 EDITION
- CALIFORNIA MECHANICAL CODE, 2010 EDITION
- CALIFORNIA ELECTRICAL CODE, 2010 EDITION
- CALIFORNIA FIRE CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL



THOMAS BROTHER'S MAP #1268-B4 © GOOGLE 2013

## VICINITY MAP 1

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PENDING SURVEY...

## LEGAL DESCRIPTION 5

## CONTACTS 2

#	TYPE OF INSPECTION	DESIGN STRENGTH

## SPECIAL INSPECTIONS 6

## PROJECT INFORMATION 3

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPGRADES FOR DISABLED ACCESS PER THE FOLLOWING:

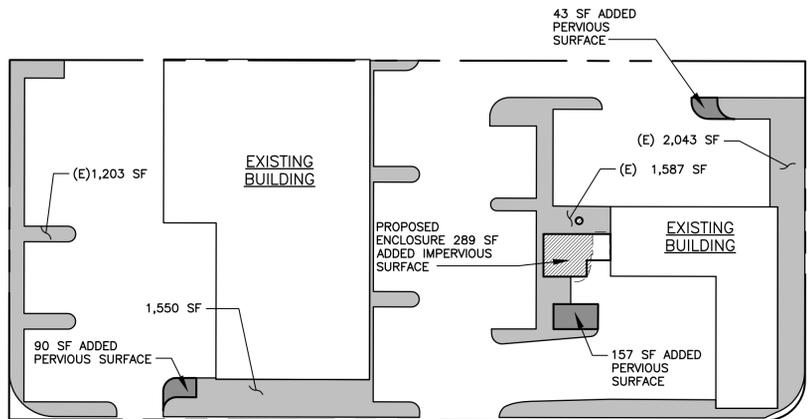
CBC SECTION 1105B.3.4 - BUILDING ACCESSIBILITY  
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

## ADA COMPLIANCE 7

## SHEET INDEX 4

CONSTRUCTION REPRESENTATIVE	
SITE ACQUISITION	
R.F. ENGINEERING REPRESENTATIVE	
PLANNING REPRESENTATIVE	
AT&T REPRESENTATIVE	
LANDLORD	
DM-E911	

## APPROVALS 8



LANDSCAPE AREA CALCULATIONS

LOT AREA:	40,449 SF
EXISTING PERVIOUS AREA:	6,383 SF
REMOVED PERVIOUS AREA:	289 SF
ADDED PERVIOUS AREA:	290 SF
FINAL PROPOSED PERVIOUS AREA:	6,384 SF = 15.7% >OK

**CONSTRUCTION NOTES:**

1. ALL STREET WORK CONSTRUCTION REQUIRES A CLASS A CONTRACTOR TO PERFORM THE WORK. ALL PAVEMENT TRANSITIONS SHALL BE FREE OF TRIPPING HAZARDS. STREET REPAIRS MUST ACHIEVE 95% SUB SOIL COMPACTION. ASPHALT REPAIR MUST BE A MINIMUM OF FOUR (4) INCHES THICK ASPHALT PLACED IN THE STREET TRENCH. ASPHALT SHALL BE AR4000 ½ MIX (HOT).
2. ANY DISPOSAL/TRANSPORTATION OF SOLID WASTE / CONSTRUCTION WASTE IN ROLL OFF CONTAINERS MUST BE CONTRACTED THROUGH THE CITY'S WASTE MANAGEMENT PROVIDER UNLESS THE HAULING CAPABILITY EXISTS INTEGRAL TO THE PRIME CONTRACTOR PERFORMING THE WORK.
3. IN ACCORDANCE WITH I.B.M.C. 12.32.120, APPLICANT MUST PLACE AND MAINTAIN WARNING LIGHTS AND BARRIERS AT EACH END OF THE WORK, AND AT NO MORE THAN 50 FEET APART ALONG THE SIDE THEREOF FROM SUNSET OF EACH DAY UNTIL SUNRISE OF THE FOLLOWING DAY, UNTIL THE WORK IS ENTIRELY COMPLETED. BARRIERS SHALL BE PLACED AND MAINTAINED NOT LESS THAN THREE FEET HIGH.

**BMP PRACTICES SHALL INCLUDE BUT ARE NOT LIMITED TO:**

1. CONTAIN ALL CONSTRUCTION WATER USED IN CONJUNCTION WITH THE CONSTRUCTION. CONTAINED CONSTRUCTION WATER IS TO BE PROPERLY DISPOSED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY STATUTES, REGULATIONS AND ORDINANCES. ALL RECYCLABLE CONSTRUCTION WASTE MUST BE PROPERLY RECYCLED AND NOT DISPOSED IN THE LANDFILL.
2. WATER USED ON SITE MUST BE PREVENTED FROM ENTERING THE STORM DRAIN CONVEYANCE SYSTEM (I.E. STREETS, GUTTERS, ALLEY, STORM DRAIN DITCHES, STORM DRAIN PIPES).
3. ALL WASTEWATER RESULTING FROM CLEANING CONSTRUCTION TOOLS AND EQUIPMENT MUST BE CONTAINED ON SITE AND PROPERLY DISPOSED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY STATUTES, REGULATIONS, AND ORDINANCES.
4. EROSION CONTROL - ALL SEDIMENT ON THE CONSTRUCTION SITE MUST BE CONTAINED ON THE CONSTRUCTION SITE AND NOT PERMITTED TO ENTER THE STORM DRAIN CONVEYANCE SYSTEM. APPLICANT IS TO COVER DISTURBED AND EXPOSED SOIL AREAS OF THE PROJECT WITH PLASTIC-LIKE MATERIAL (OR EQUIVALENT PRODUCT) TO PREVENT SEDIMENT REMOVAL INTO THE STORM DRAIN SYSTEM.



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PROJECT NAME



SD0679  
**NORTH IMPERIAL BEACH**  
772 13TH STREET, IMPERIAL BEACH, CA 91932

ISSUES REVISIONS

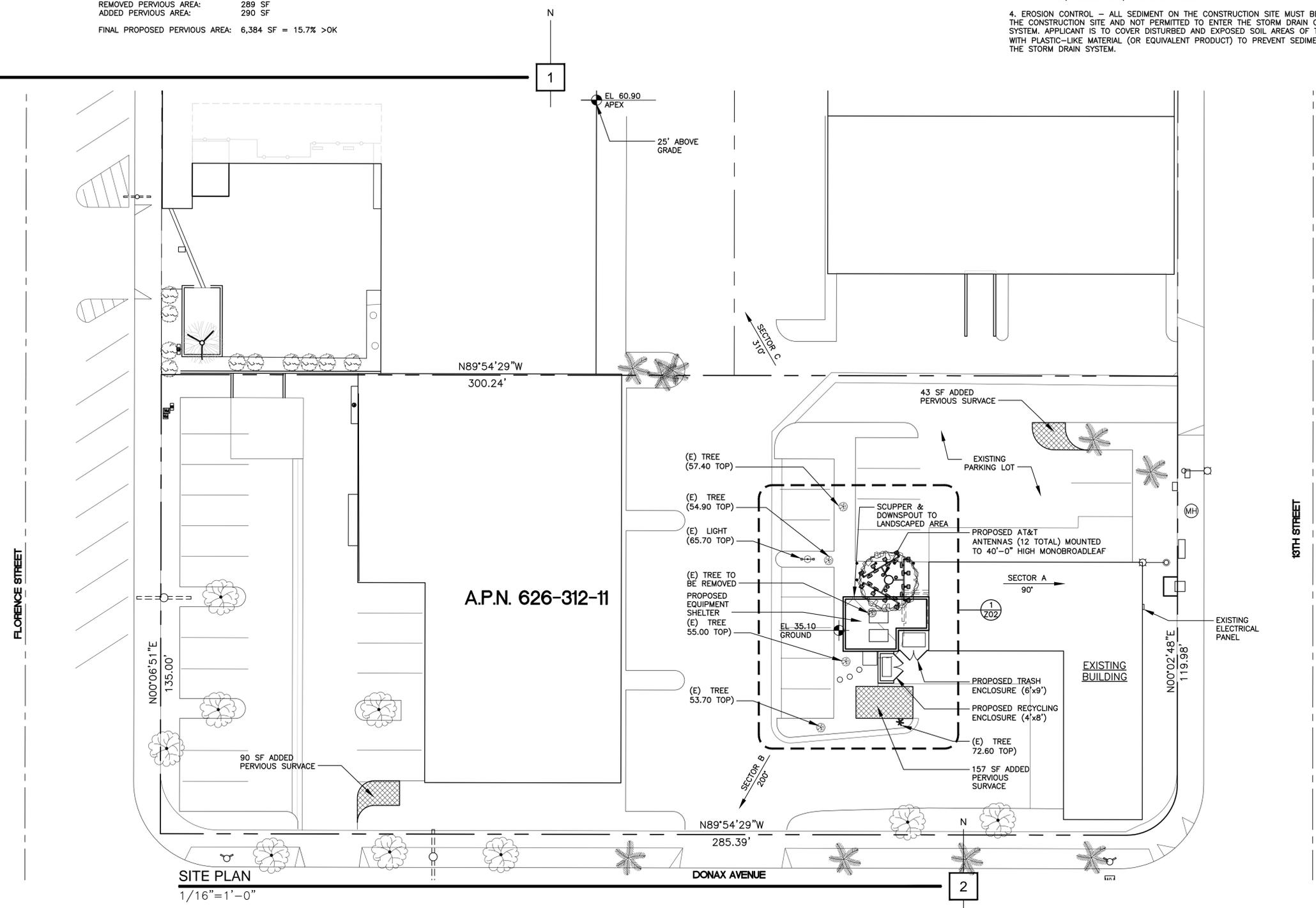
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08-16-13	CPC	ZD RE-REVIEW REVISED EQUIPMENT LOCATION	
08-30-13	CPC	ZD RE-REVIEW PER RF	
09-20-13	CPC	REV.04 REVISED PER DRW REDLINES	
10-10-13	CPC	FOR SUBMITTAL	
01-22-14	CPC	CITY OF IB COMMENTS	

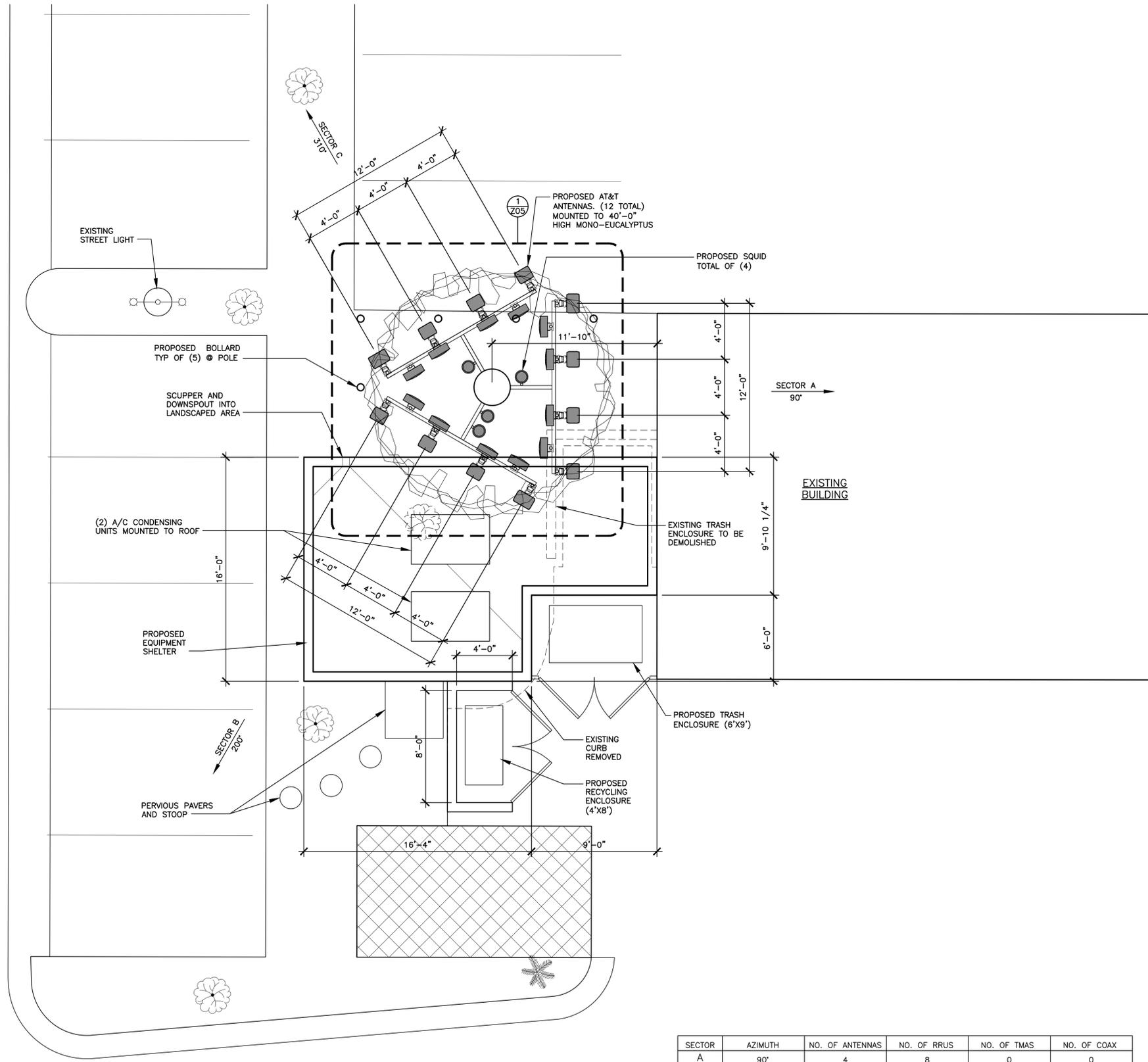
SHEET INFORMATION

DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS  
**Z01**  
SITE PLAN  
SD0679  
1302.05  
PLOT SCALE 1 : 1 (24x36" D SIZE)

LANDSCAPE AREA DIAGRAM

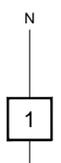
NTS





SECTOR	AZIMUTH	NO. OF ANTENNAS	NO. OF RRUS	NO. OF TMAS	NO. OF COAX
A	90°	4	8	0	0
B	200°	4	8	0	0
C	310°	4	8	0	0

**AREA PLAN**  
1/4"=1'-0"



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**ARCHITECT**



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**PROJECT NAME**

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09-20-13	CPC	REV04 REVISED PER DRM REDLINES	
10-10-13	CPC	FOR SUBMITTAL	
01-22-14	CPC	CITY OF IB COMMENTS	

**SHEET INFORMATION**

DI DONATO ASSOCIATES  
 ARCHITECTURE + GRAPHICS  
**Z02**  
 AREA PLAN  
 SD0679  
 1302.05  
 PLOT SCALE 1:1 (24x36" D SIZE)



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PROJECT NAME

SD0679  
**NORTH IMPERIAL BEACH**  
772 13TH STREET, IMPERIAL BEACH, CA 91932



ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION	ZDs
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10-10-13	CPC	FOR SUBMITTAL	
01-22-14	CPC	CITY OF IB COMMENTS	

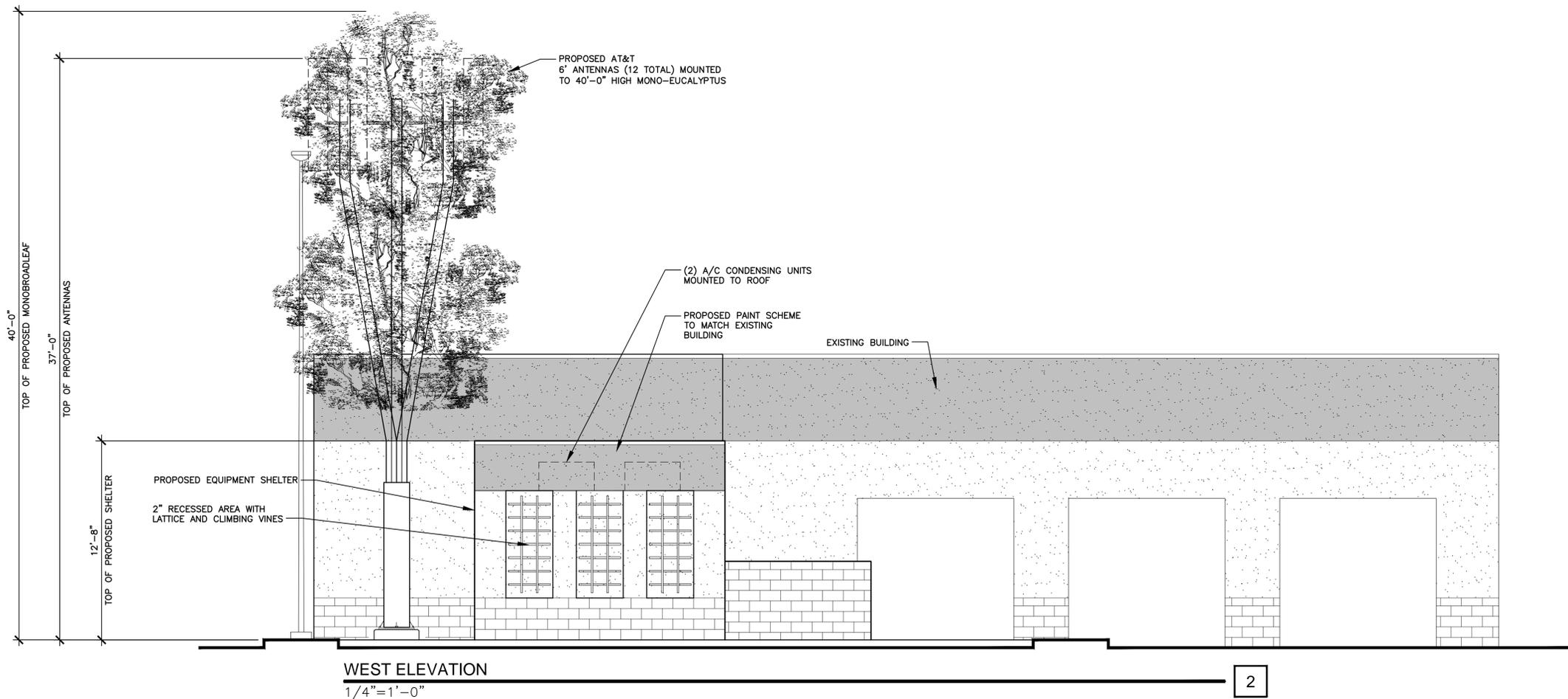
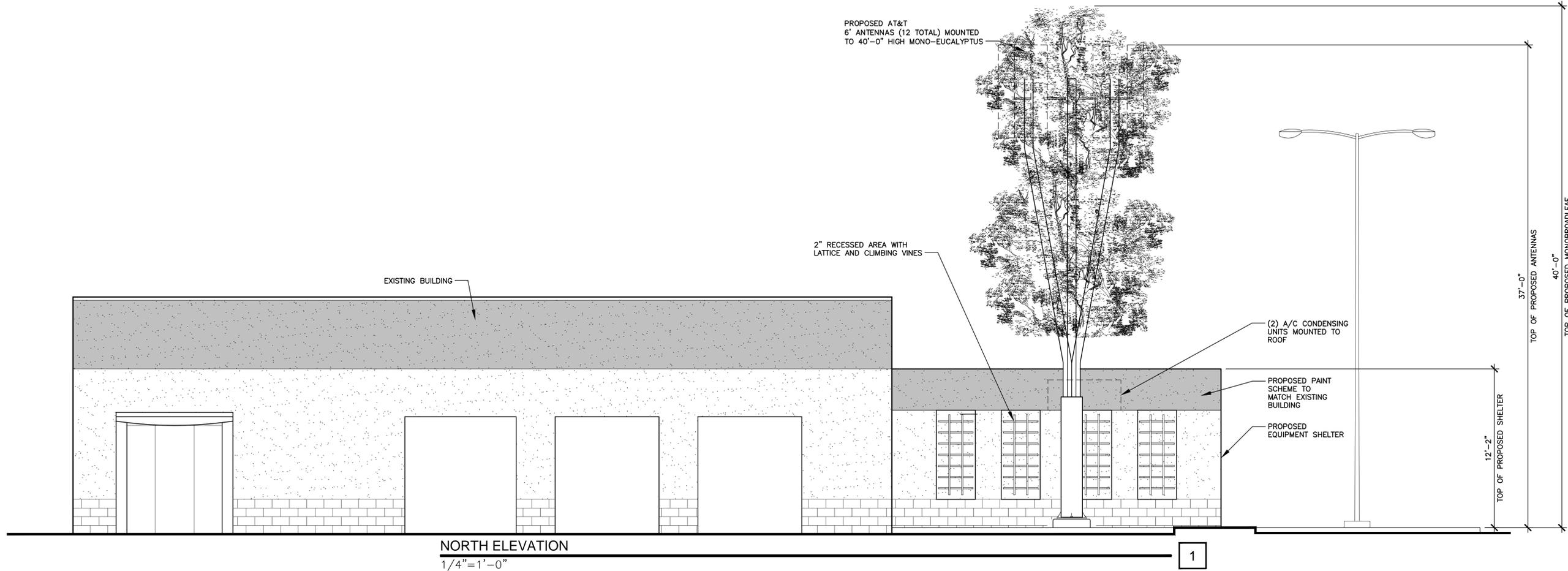
SHEET INFORMATION

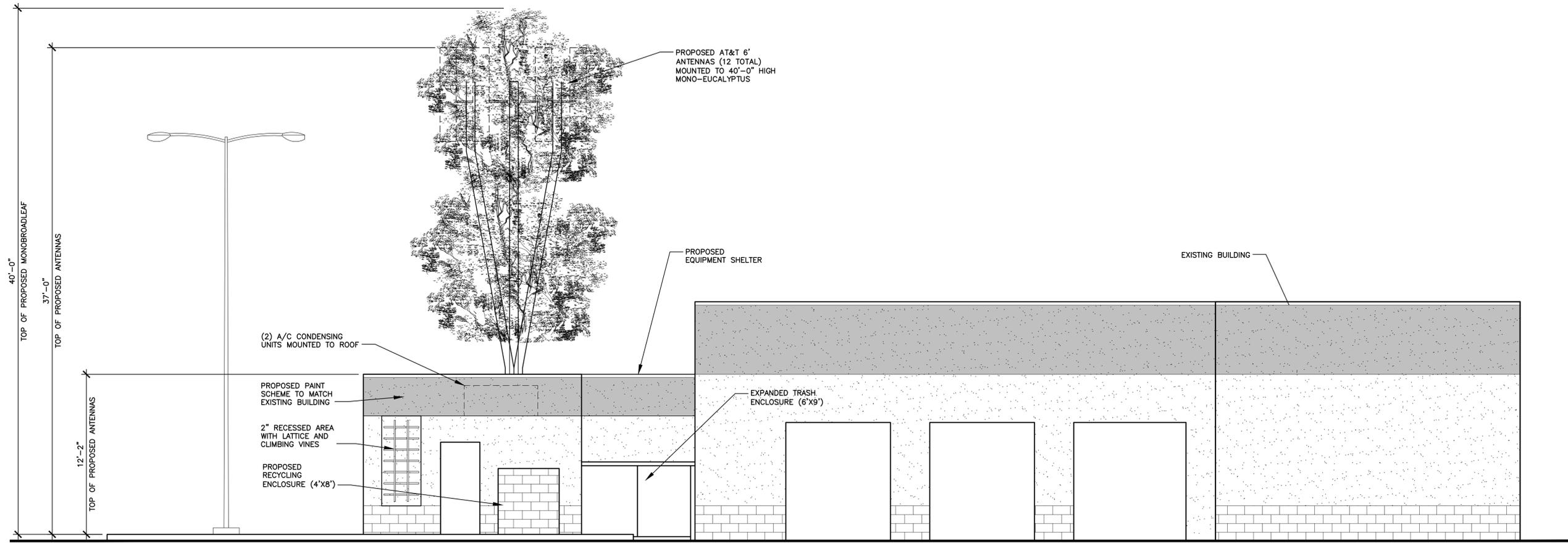
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**Z03**  
ELEVATIONS

SD0679

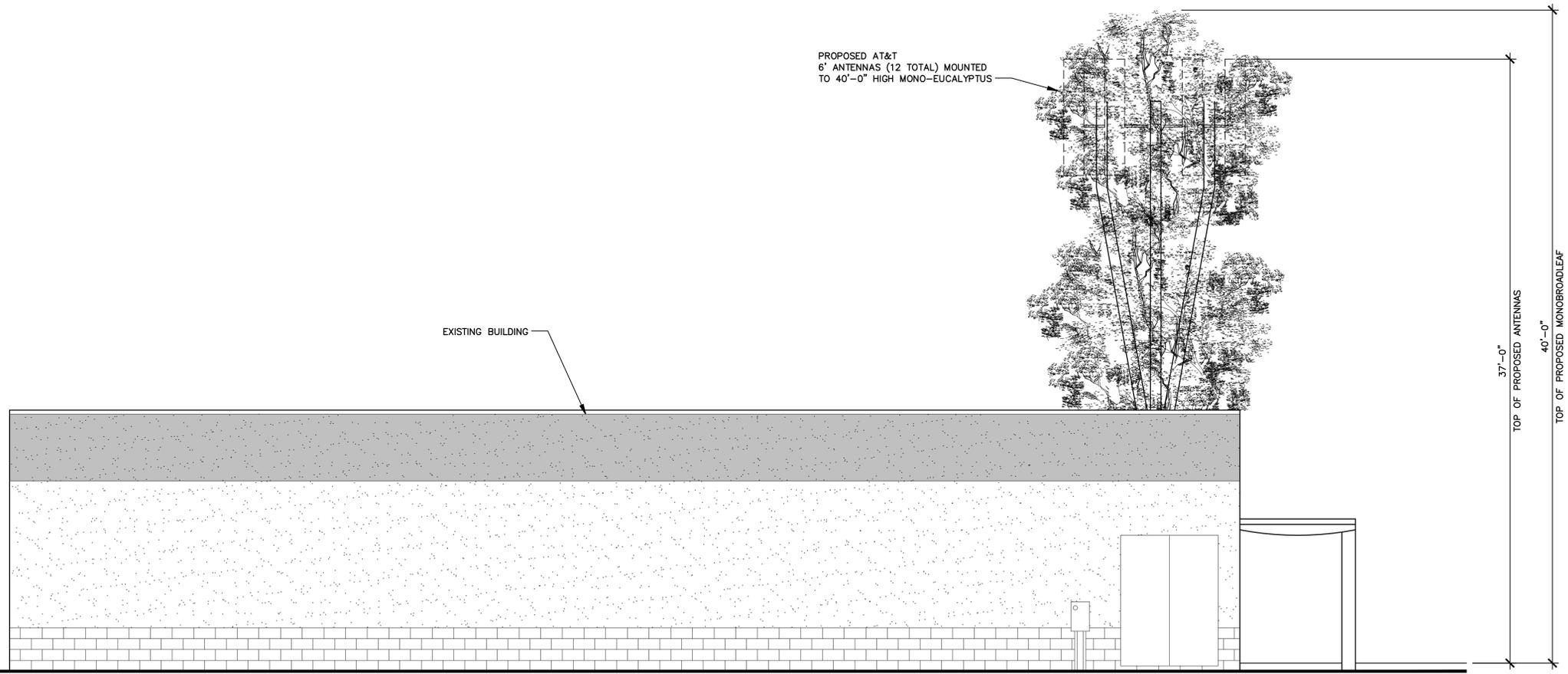
1302.05  
PLOT SCALE 1 : 1 (24x36 D' SIZE)





**SOUTH ELEVATION**  
1/8"=1'-0"

1



**EAST ELEVATION**  
1/8"=1'-0"

2



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SD0679  
**NORTH IMPERIAL BEACH**  
772 13TH STREET, IMPERIAL BEACH, CA 91932

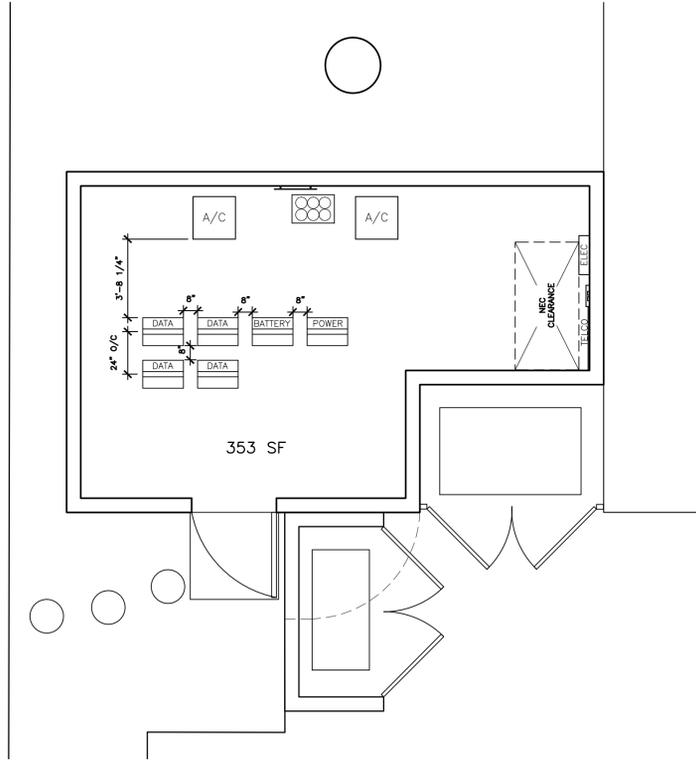


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10-10-13	CPC	FOR SUBMITTAL	
01-22-14	CPC	CITY OF IB COMMENTS	

DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS  
**Z04**  
ELEVATIONS  
SD0679  
1302.05  
PLOT SCALE 1 : 1 (24x36 D' SIZE)

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EQUIPMENT ROOM FLOOR PLAN  
1/4"=1'-0"



1/4"=1'-0"



ARCHITECT



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PROJECT NAME



SD0679  
NORTH IMPERIAL BEACH  
772 13TH STREET, IMPERIAL BEACH, CA 91932

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10-10-13	CPC	FOR SUBMITTAL	
01-22-14	CPC	CITY OF IB COMMENTS	

SHEET INFORMATION

DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS  
**Z05**  
EQUIPMENT PLAN  
SD0679  
1302.05  
PLOT SCALE 1 : 1 (24x36 'D' SIZE)

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SD0679  
NORTH IMPERIAL BEACH  
772 13TH STREET, IMPERIAL BEACH, CA 91932

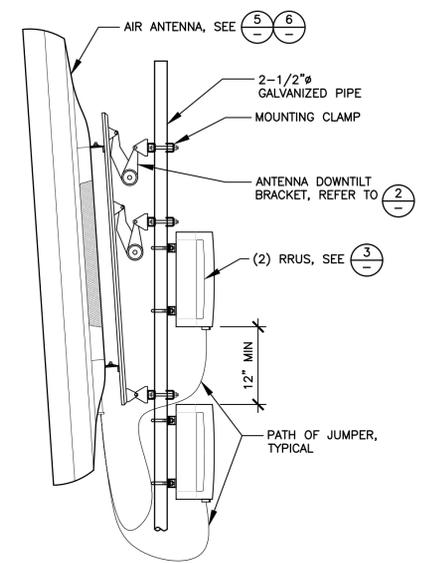
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DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS

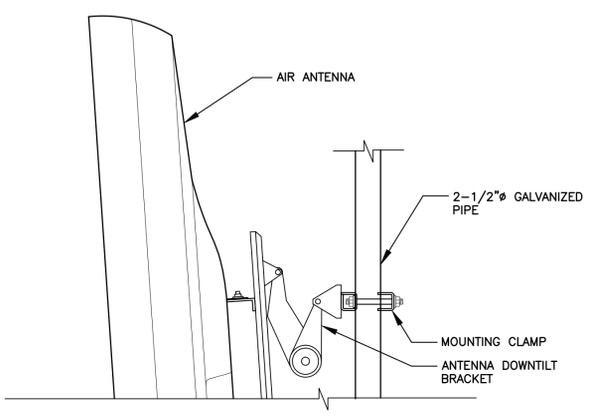
**Z07**  
ANTENNA  
DETAILS  
SD0679

1302.05  
PLOT SCALE 1 : 1 (24x36 'D' SIZE)

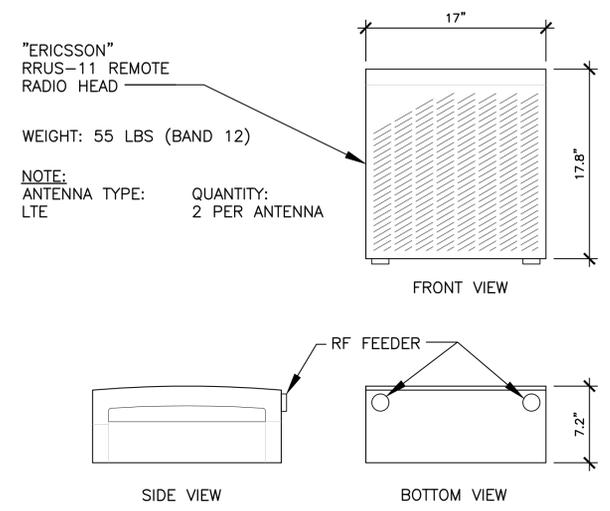
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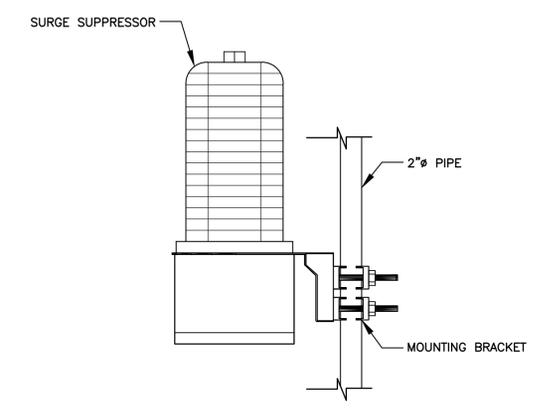
ANTENNA / RRUS MOUNT (SIDE VIEW)  
3/4"=1'-0" 1



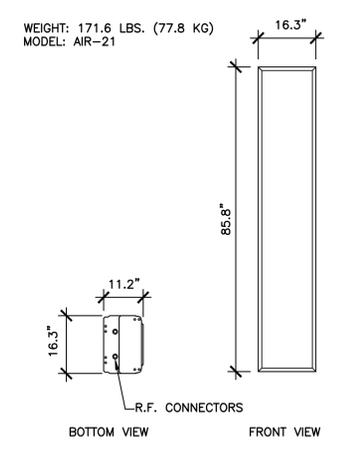
AIR 21 ANTENNA BRACKET ATTACHMENT  
3"=1'-0" 2



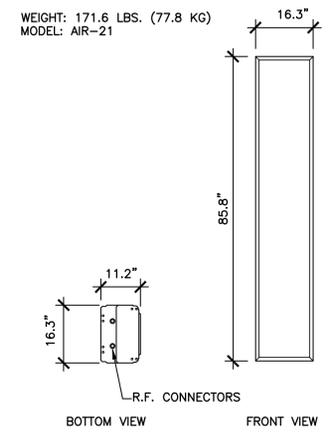
RRUS UNIT  
1-1/2"=1'-0" 3



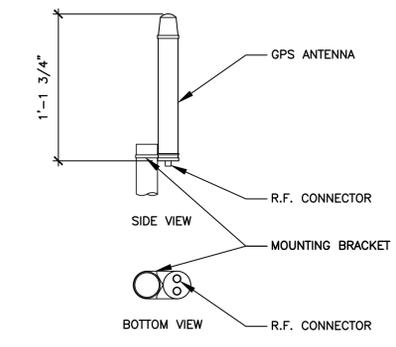
SQUID SURGE SUPPRESSOR  
1-1/2"=1'-0" 4



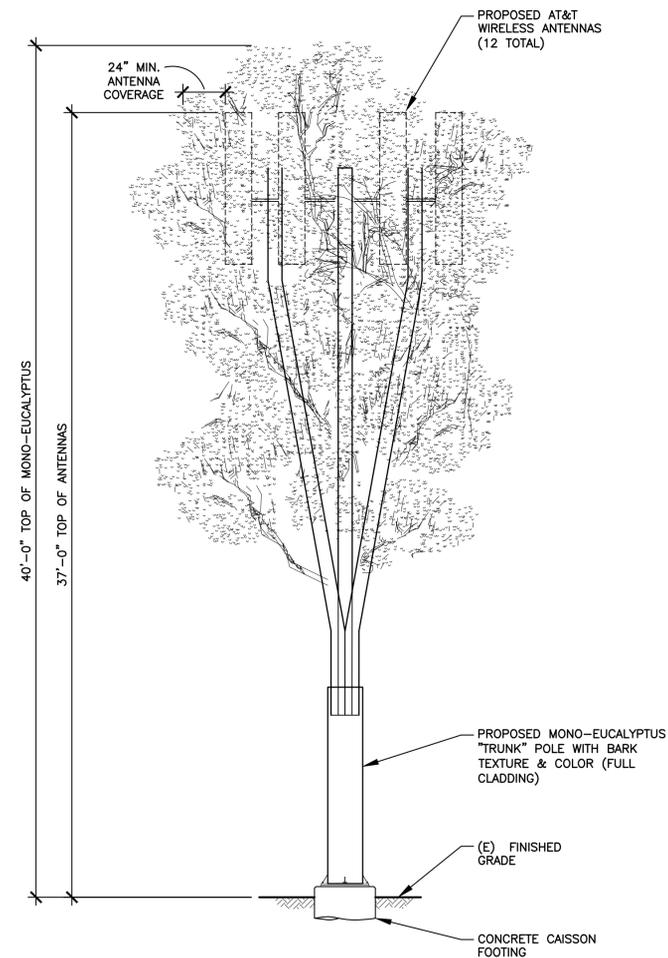
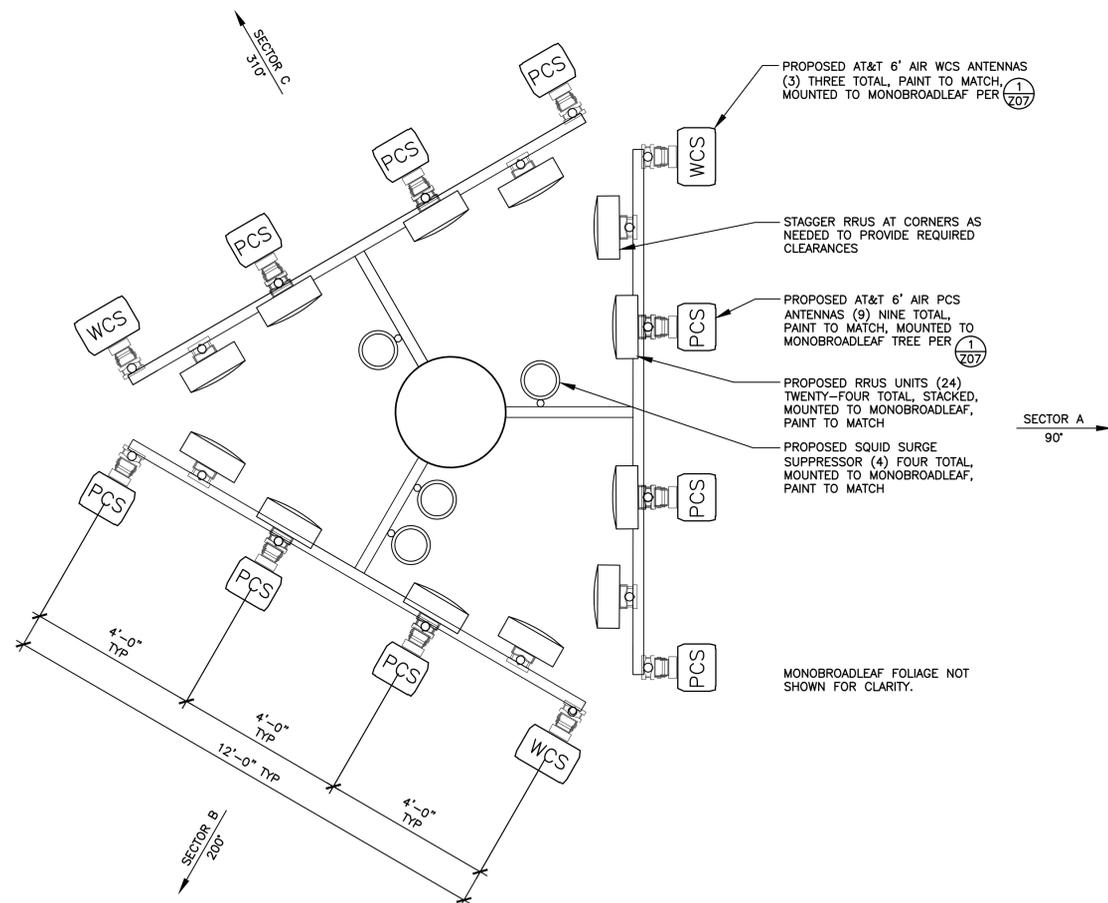
AIR 21 WCS ANTENNA  
1/2"=1'-0" 5



AIR 21 PCS ANTENNA DETAIL  
1/2"=1'-0" 6



GPS ANTENNA  
1-1/2"=1'-0" 7



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**ARCHITECT**

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619.299.4210 • 619.299.4250 FAX • DDAMAIL@AOL.COM

**PROJECT NAME**

SD0679  
NORTH IMPERIAL BEACH

772 13TH STREET, IMPERIAL BEACH, CA 91932

**at&t**

SD0679  
NORTH IMPERIAL BEACH  
772 13TH STREET, IMPERIAL BEACH, CA 91932

**ISSUES REVISIONS**

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01-22-14	CPC	CITY OF IB COMMENTS	

**SHEET INFORMATION**

DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS

Z06

ANTENNA  
PLAN & ELEVATION  
SD0679

1302.05  
PLOT SCALE 1 : 1 (24x36 'D' SIZE)

**EXISTING**



# ATTACHMENT 2



**SD0679**  
**North Imperial Beach**  
772 13th Street  
Imperial Beach, CA  
91932



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

**PROPOSED**

**EXISTING**



**SD0679**  
**North Imperial Beach**  
772 13th Street  
Imperial Beach, CA  
91932



Proposed monobroadleaf  
Proposed equipment shelter

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

**PROPOSED**

**EXISTING**



**SD0679**  
**North Imperial Beach**  
772 13th Street  
Imperial Beach, CA  
91932



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**PROPOSED**

**EXISTING**



**SD0679**  
**North Imperial Beach**  
772 13th Street  
Imperial Beach, CA  
91932



Proposed monopine

Proposed equipment shelter  
and trash enclosure

Proposed recycling enclosure

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**PROPOSED**

**EXISTING**



**SD0679**  
**North Imperial Beach**  
772 13th Street  
Imperial Beach, CA  
91932



Proposed monopine

Proposed equipment shelter

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**PROPOSED**

**EXISTING**



**SD0679**  
**North Imperial Beach**  
772 13th Street  
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91932



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**PROPOSED**

**EXISTING**



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**North Imperial Beach**  
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**PROPOSED**

**EXISTING**



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**EXISTING**



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**North Imperial Beach**  
772 13th Street  
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91932



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**PROPOSED**



**BROADLEAF TREE EXAMPLE**



**PINE EXAMPLE**



**EUCALYPTUS EXAMPLE**



## PHOTO STUDY & KEY MAP

---

### **SD0324**

Emerald Hills  
5960 Federal Boulevard  
San Diego, CA 92114

Prepared for:

**City of Imperial Beach**  
**Department of Planning**  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932

Prepared by:

**PlanCom, Inc.**  
*Contractor Representatives for*  
**AT&T Wireless**

302 State Place  
Escondido, CA 92029  
Contact: Shelly Kilbourn, Planning Consultant  
(619) 208-4685

October 14, 2013



Looking at north elevation



Looking at south elevation



Looking at east elevation



Looking at west elevation



Looking north from site



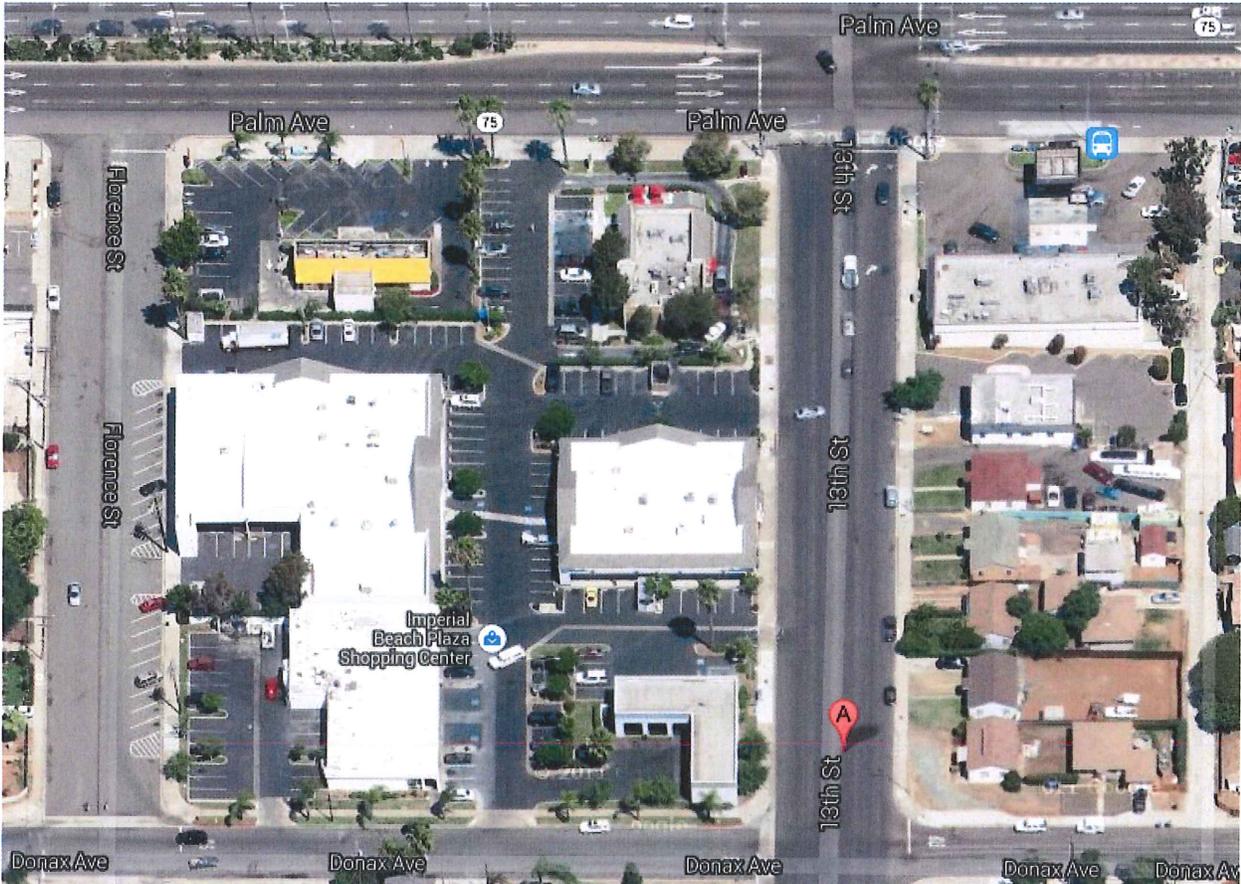
Looking south from site



Looking east from site



Looking west from site



Aerial photo of site