

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: June 15, 2017

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit renewal and amendment, pursuant to Section 6500 of the County Zoning Regulations, to allow the relocation of an existing ground mounted wireless telecommunications facility from a parking lot light fixture to the rooftop of an existing grocery store building. The project is located at 46 5th Avenue, in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2002-00413 (AT&T/Beltran)

PROPOSAL

The applicant is proposing to renew and amend the Use Permit for an existing wireless telecommunication facility consisting of six (6) 2-foot tall panel antennas attached to an existing light pole located in the parking lot of the shopping center. The existing 210 sq. ft. equipment lease area is also located in the parking lot adjacent to an existing retaining wall, 50 feet away.

The amendment includes locating eight antennas within one new rooftop enclosure and four antennas on an existing rooftop enclosure of the supermarket. The four antennas will be placed on the face of the exiting enclosure and a 6-foot tall wall extension will be proposed to conceal the antennas. The new enclosure is approximately 306 sq. ft.; the existing enclosure is approximately 324 sq. ft. Minor cabinet modifications are proposed within the existing ground level equipment lease area. Trenching for installation of the underground cabling is also proposed. The height of the proposed enclosure places the building at 32 feet in height where 36 feet is the maximum allowed in the S-1 Combining District.

RECOMMENDATION

Approve the Use Permit, County File No. PLN 2002-00413, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, Telephone: 650/363-1818

Applicant: Christy Beltran (AT&T Mobility)

Owner: Jack and Nancy Dehoff

Location: 46 5th Avenue, Menlo Park (North Fair Oaks)

APN: 060-281-610

Size: 1.3 acres

Existing Zoning: The facility is located in the C-2/S-1 (General Commercial District/Combining District) and C-1/S-1 (Neighborhood Business District/Combining District) districts. The parcel is also zoned "P" (Parking District).

General Plan Designation: Commercial Mixed-Use

Sphere-of-Influence: Redwood City

Existing Land Use: Supermarket and AT&T Wireless Facility

Water Supply: California Water Service Company

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0304E; effective October 16, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1: Continued Operation of an Existing Facility, and Section 15302, Class 2: Replacement or Reconstruction of an Existing Structure.

Setting: The proposed project is located on a 1.3-acre parcel on the east side of El Camino Real and south of 5th Avenue. The property is flat and improved with a shopping center (Chavez Supermarket) and parking lot. A Shell gas station is located next to the property at the corner of El Camino Real and 5th Avenue. The city of Atherton borders the site on the west side of El Camino Real.

Chronology:

<u>Date</u>	<u>Action</u>
October 16, 1997	- Use Permit approved.
December 16, 2004	- Use Permit Renewal approved.
June 2, 2016	- Use Permit Amendment and Renewal submitted.
August 2, 2016	- Application deemed complete.
January 26, 2017	- North Fair Oaks Council Meeting.
June 15, 2017	- Zoning Hearing Officer Hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Visual Quality Policies

Policy 4.36 (*Urban Area Design Concept*) seeks to promote and enhance good design, site relationships, and other aesthetic considerations, maintain and improve upon the appearance and visual character of development in urban areas, and ensure that new development is designed and constructed to contribute to the orderly and harmonious development of the locality.

The proposed antenna modifications involve relocating the antenna equipment to the rooftop of the supermarket, placement of additional antennas, and concealing the antennas behind two 6-foot tall screening enclosures painted to match the existing building. The addition of one rooftop enclosure to screen the antennas is not expected to create a significant visual impact to the area, because the enclosure will have the appearance similar to typical mechanical equipment often located on a roof and will be partially screened by the existing horizontal fence style parapet as seen from 5th Avenue. The enclosures are conditioned to match the existing building colors and materials. No changes to the ground level lease area with exception to minor cabinet changes are proposed; no reduction in parking spaces will result from the project.

General Land Use

Policy 8.36 (*Uses*) allows uses in zoning districts that are consistent with

the overall land use designation. The General Plan land use designation of the parcel is Commercial Mixed-Use (CMU). The Commercial Zoning Districts (C-1/S-1 and C-2/S-1) governing development are consistent with the commercial land use designation and wireless telecommunication facilities are allowed in all zoning districts subject to approval of a use permit.

Policy 8.39 (*Height, Bulk, and Setbacks*) regulates height, bulk, and setback requirements in zoning districts in order to: (1) ensure that the size and scale of development is compatible with the parcel size, (2) provide sufficient light and air in and around the structure, and (3) ensure public health and safety. The overall antenna equipment is considered a small addition, will meet minimum setback requirements, and continue to allow light and air around the building. The overall building height of 32-feet is consistent with the maximum height requirements allowed under the Zoning Regulations, as discussed further in Section 2. The bulk of the screening enclosure is similar to that of typical rooftop mechanical equipment and is considered minor in nature. A building permit is required for the proposed project to ensure public health and safety.

2. Conformance with the Zoning Regulations

The wireless facility is located within the C-2/S-1 (General Commercial District) and C-1/S-1 (Neighborhood Business District) Zoning Districts. The proposed project complies with the development criteria set forth by the County Zoning Regulations for these districts as noted in the following table:

Development Standards	C-1/S-1	C-2/S-1	Proposed Antenna New and Existing Enclosures	Existing Equipment Lease Area (no changes)
Front Yard Setback Minimum	0 ft.	0 ft.	62 ft. (new) 76 ft. (existing)	45 ft.
Side Yard Setback Minimum	3 ft.	3 ft.	34 ft. (new) 11 ft. (existing)	0 ft.
Rear Yard Setback Minimum	6 ft.	6 ft.	45 ft. (new) 21 ft. (existing)	53 ft.
Height Maximum	36ft.	36 ft.	32 ft.	6 ft.

Parking Compliance

The existing lease area is located within a retaining wall enclosure that separates Chavez Supermarket parking area from the adjacent Shell gas

station. The existing lease area footprint remains unchanged thus the project will not reduce parking spaces or affect minimum drive aisle widths.

Relocating the antennas to the Chavez Supermarket rooftop will require trenching from the lease area to the rooftop. During construction, there will be minor temporary disturbance to the parking lot area to dig a trench for the cables. Parking spaces may be temporarily impacted during a 2 week construction period. No existing parking spaces will be permanently impacted for this AT&T redesign. A condition of approval is included requiring the restriping of affected parking spaces.

3. Conformance with the Wireless Telecommunication Facility Ordinance

According to Section 6512.6 of the Wireless Telecommunication Facilities Ordinance, existing facilities built prior to January 9, 2009 are subject to the provisions of the Ordinance related to new facilities. Staff has reviewed the project against the provisions of the Wireless Telecommunication Facilities Ordinance and determined that the project complies with the applicable standards discussed below:

a. Development and Design Standards

1. **Section 6512.2 A prohibits location in a Sensitive Habitat as defined by Policy 1.8 of the General Plan for facilities proposed outside the Coastal Zone.**

The site of the existing and proposed AT&T facility is not near mapped sensitive habitats.

2. **Section 6512.2.B prohibits wireless facilities to be located in residential-zoned areas, unless the applicant demonstrates that no other site allows feasible or adequate capacity and coverage. Evidence shall include an alternative site analysis within 2.5 miles of the proposed facility.**

The proposed relocation of the AT&T site will be located in the C-2/S-1 and C-1/S-1 Zoning Districts and not in a residentially zoned district.

3. **Section 6512.2.C prohibits wireless telecommunication facilities to be located in areas where co-location on existing facilities would provide equivalent coverage with less environmental impact.**

The facility was established under a use permit approval in 1997 and has been in operation since that time. AT&T is proposing to upgrade an existing facility without proposing a new site. If a different location

were proposed, there would be the potential for environmental impacts depending on the location of a new site and construction of a new facility elsewhere. Maintaining and upgrading the current location minimizes potential environmental impacts while continuing to provide consistent coverage.

4. **Section 6512.2.D requires wireless telecommunication facilities to be constructed so as to accommodate and be made available for co-location unless technologically infeasible.**

AT&T's facility is the only cellular carrier located at the subject property. Co-location is not proposed at this time but the site is capable of accommodating additional carriers.

5. **Sections 6512.2.E-G seek to minimize and mitigate visual impacts from public views by ensuring that appropriate vegetative screening, painting of equipment, or other methods of blending equipment in with the surrounding environment are implemented and requiring facilities to be constructed of non-reflective materials.**

The AT&T lease area is screened by a retaining wall enclosure and the proposed roof-top antennas will be screened by enclosures painted to match the grocery store. The existing fence style parapet will partially screen the new rooftop enclosure as seen from 5th Avenue and painting of the vertical cable tray will further minimize potential visual impacts. Locating the antennas on the rooftop of Chavez Supermarket will have less visual impact compare to the existing antennas attached to the light pole located in the parking lot. The antennas in the parking lot has no screening. Proposed paint colors shall be reviewed and approved by the Planning Department prior to implementation.

6. **Section 6512.2.H requires compliance with the underlying zoning district.**

Refer to Section A.2 above (Zoning Regulations).

7. **Section 6512.2.I(3) requires building mounted telecommunication facilities to comply with the maximum height allowed for structures allowed in the zoning district or 16 feet above the building roofline, whichever is higher.**

The maximum allowed height limit in the C-1/S-1 and C-2/S-1 Districts is 36 feet. Both the new antennas (31 feet) and the enclosure (32 feet) comply with the maximum allowed height limit of

the zoning district. The project is also compliant with the maximum footprint allowed (lot coverage no more than 15% or 1,600 sq. ft. base area). The overall footprint of the antenna enclosures and lease area is approximately 840 sq. ft. and covers 1% of the 56,628 sq. ft. lot.

8. **Sections J and K** are not applicable to this project because the parcel is not residentially zoned.
9. **Section 6512.2.L prohibits diesel generators as emergency power sources unless electricity, natural gas, solar, wind or other renewable energy sources are not feasible.**

No diesel generator is proposed.

4. Compliance with Conditions of Last Approval.

- a. This Use Permit Renewal and Amendment shall be for the project described in this report and approved December 16, 2004. Minor revisions shall be subject to the review and approval of the Planning Director. Any modifications or expansions to the existing use will require an application and issuance of a use permit amendment.

Compliance with Condition? Yes

Recommend to Retain Condition? Yes, but modified to reflect current date and language.

- b. This Use Permit shall be valid for a ten (10) year period. The applicant shall file for a renewal of this permit with applicable fees six (6) months prior to the expiration with the County Planning and Building Department, if continuation of this use is desired.

Compliance with Condition? No. The applicant was undecided on a redesign of the facility which delayed the renewal.

Recommend to Retain Condition? Yes, but modified to: This Use Permit shall be valid for ten (10) years until June 1, 2027. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning Department by submitting the applicable application forms and paying the applicable fees six (6) months prior to expiration, if continuation of this use is desired. Any modification to this facility will require a use permit amendment. If an amendment is requested, the application shall submit the necessary documents and fees for consideration at a public hearing.

- c. The applicant shall apply for a Use Permit Amendment and building permit prior to any changes to the existing facility. Amendment to this Use Permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- d. The antennas shall be painted and shall remain the same color as the existing light standards located in the shopping center.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to: The rooftop enclosures and vertical cable tray shall be painted and maintained a color that matches the grocery store building. Colors and materials shall be submitted to the Planning Department for review and approval.

- e. The new equipment cabinet installation shall be surrounded by a block wall of the same texture and color as the existing equipment enclosure and wall surrounding the service station. The height of the wall shall be sufficient to block the view of the equipment cabinets from 5th Avenue. A building permit is required prior to construction of the block wall.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified. The equipment cabinet shall remain enclosed by a block wall of the same texture and color as the existing equipment enclosure and wall surrounding the service station. The height of the wall shall continue to block the view of the equipment cabinets from 5th Avenue and El Camino Real.

- f. The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- g. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of structures on this site for telecommunication facilities.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- h. Any necessary utilities leading to the facility shall be placed underground.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- i. The applicant shall install the landscape plan approved by the North Fair Oaks Council. The applicant shall submit photos of the installed landscaping to be approved by the Planning Department prior to requesting a final inspection for the building permit. The applicant shall maintain the approved landscaping. The applicant shall replace all dead plant material immediately.

Compliance with Condition? No.

Recommend to Retain Condition? No. Since the antennas are proposed to be relocated to the Chavez Supermarket rooftop, installing new vegetation at street level is not considered applicable, as minimal changes are expected to the parking lot.

- j. The applicant shall erect a sign clearly posted and readable on the light pole, that workers performing maintenance on the light pole or fixture shall not do such work within 3 feet of the cellular antennas while the cellular facility is in operation. Any work performed contrary to this shall occur only with the permission and under the direction of the cellular facility operator. The sign shall be placed and confirmed prior to the final inspection approval of the building permit for the new antennas.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified. The applicant shall remove signs associated with the wireless facility from the light pole. Required signs shall be placed in accordance with FCC regulations and at the recommendation of the RF engineer.

5. Conformance with Use Permit Findings

Under the provisions of Section 6500 (Use Permits) wireless telecommunications facilities are permitted in the C-1/S-1 and C-2/S-1 Zoning Districts after issuance of a use permit. In order to allow the operation of this facility, the following use permit findings are necessary:

- a. **That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

There is no building expansion proposed to the Chavez Supermarket to accommodate the antennas on the roof. No additional footprint is proposed to the existing equipment cabinet lease area. The equipment cabinet changes will not reduce the existing available parking or affect minimum drive aisle widths. The project has been reviewed by Menlo Park Fire Protection District and the County's Building Inspection Section and was granted conditional approval.

The impacts from this project are considered minimal. The radio frequency report prepared by OSC Engineering accounts for AT&T's proposed antennas, and concluded that the total cumulative emission limit at ground level is calculated to be no greater than 27% at ground level, which is below the Maximum Permissible Exposure. Any exposure resulting in a level higher than 100% exceeds the Limits and requires further action, such as barriers. AT&T's existing and proposed telecommunication facilities will meet emission criteria as required by the California Public Utilities Commission and the Federal Communications Commission.

The installation will not interfere with household appliances or disturb existing telecommunications equipment. Because the system will be unmanned and require only occasional service visits, it will not generate significant additional traffic, noise, or intensity of use of the property. The proposed antennas will be enclosed by a screen wall to minimize visual impacts and conditioned to be painted a non-reflective color to match the building. The equipment is a small addition to the supermarket building rooftop and is not expected to cause significant change to the property. The screen walls will have the appearance of mechanical equipment often installed on building rooftops

- b. **That the use is necessary for the public health, safety, convenience or welfare.**

The continued use is to enhance coverage for AT&T cellular carriers. The Federal Communications Commission has established the desirability and need for wireless telecommunications facilities to enable communication between mobile units and the existing wire-dependent telephone system. This facility will contribute to enhance the existing wireless network for increased clarity, range, and system capacity, and therefore is a benefit to both public and private users. The wireless network is considered necessary for public health, safety, convenience, and welfare. Staff has determined that no adverse effects to public health and safety would result from the proposed operation of this facility.

B. ENVIRONMENTAL REVIEW

Categorically exempt pursuant to Section 15301, Class 1: Continued Operation of an Existing Facility, and Section 15302, Class 2: Replacement or Reconstruction of an Existing Structure.

C. NORTH FAIR OAKS COUNCIL

On January 26, 2017, the North Fair Oaks Community Council held a public hearing to consider the project and recommended approval with the condition for staff to notify the tenants of the shopping center in regards to construction schedule so that the tenants may prepare for construction noise and impacts, and requested additional trees in the parking lot. Staff has added a condition for the applicant to coordinate with the tenants on the adjacent parcels for potential construction impacts.

Regarding the request for additional trees, staff has determined that because the antennas are proposed to be relocated to the supermarket rooftop and only minor ground trenching is expected, planting additional trees in the parking lot is not required. The visual impact of the proposed antennas to the public, at ground level, will be minimal, given the proposed screening walls.

D. REVIEWING AGENCIES

Building Inspection Section
Menlo Park Fire District
Department of Public Works
Environmental Health Section

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Location Map
- C. Site Plan
- D. Proposed Antenna Plan
- E. Existing and Proposed Equipment Area
- F. Elevations
- G. Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2002-00413 Hearing Date: June 15, 2017

Prepared By: Olivia Boo, For Adoption By: Zoning Hearing Officer
 Project Planner

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1: Continued Operation of an Existing Facility, and Section 15302, Class 2: Replacement or Reconstruction of an Existing Structure.

For the Use Permit, Find:

2. That the establishment, maintenance, and conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The radio frequency (RF) report concludes, that the cumulative operation of the existing and proposed wireless facilities will meet emission criteria as required by the California Public Utilities Commission and the Federal Communications Commission. The project has been reviewed by Menlo Park Fire Protection District and the County's Building Inspection Section and granted conditional approval.
3. That the use is necessary for the public health, safety, convenience, or welfare. This facility contributes to an enhanced AT&T wireless network for increased clarity, range, and system capacity, and therefore, is a benefit to both public and private users. The wireless network is considered necessary for public health, safety, convenience, and welfare.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This Use Permit Renewal and Amendment shall be for the project described in this report and approved June 1, 2017. The applicant shall file for a renewal of this permit six months prior to expiration with the county Planning Department by submitting the applicable application forms and paying the applicable fees six (6) months prior to expiration, if continuation of this use is desired. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval. Any significant modifications or expansions to the existing use will require an application and issuance of a use permit amendment.
2. The rooftop enclosures and vertical cable tray shall be painted and maintained a color that matches the grocery store building. Colors and materials shall be submitted to the Planning Department for review and approval.
3. The equipment cabinet shall remain enclosed by a block wall of the same texture and color as the existing equipment enclosure and wall surrounding the service station. The height of the wall shall continue to block the view of the equipment cabinets from 5th Avenue.
4. The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
5. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of structures on this site for telecommunication facilities.
6. Any necessary utilities leading to the facility shall be placed underground.
7. The applicant shall remove signs associated with the wireless facility from the light pole. Required signs shall be placed in accordance with FCC regulations and at the recommendation of the RF engineer.

Additional New Planning Conditions of Approval

Staff recommends the following conditions of approval as standard conditions associated with wireless telecommunication facility projects.

8. The applicant shall restripe any parking spaces affected by this project prior to the Building Department final inspection.
9. A building permit shall be issued prior to the start of any construction work associated with this approval.

10. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Community Development Director and any parties that have expressed an interest.
11. Maintenance for the roof antennas shall only be performed between 9:00 a.m. and 5:00 p.m.
12. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).
13. The applicant shall maintain all necessary licenses and registrations from the FCC and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.
14. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.
15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
16. This permit does not allow for the removal of any trees. Removal of any tree with a diameter equal to or greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
17. The applicant shall coordinate and notify the commercial tenants on the adjacent parcels for potential construction impacts and the anticipated construction schedule.

Building Inspection Section

18. The applicant shall apply for and obtain a building permit prior to any construction activity related to this project approval.

Menlo Park Fire Protection District

19. The project is to comply with the 2013 CA Building / Fire Codes and local amendments. The following plan review comments are applicable to this submittal:
20. The applicant shall have a current Hazardous Material Inventory Sheet and all applicable HMBP and MSDS sheets on site and on file with the San Mateo County and Menlo Park Fire Department Hazardous Material Sections if applicable.
21. The applicant shall meet all applicable requirements of Section 608 of the 2013 CFC.
22. The applicant shows a data/matrix chart including the type and number of batteries, the amount of liquid, electrolyte in each battery and total volume of liquids. 2013 CFC 608.1.2013.
23. The applicant shall provide signage on the gates of the equipment areas and doors to equipment structures. The signs shall state the type of battery system, voltage of electrical circuits, and if batteries have electrolyte solution with corrosive liquids (NFPA 704 labeling). The signs shall also have the 24-hour a day emergency contact numbers and the name of the lessee company i.e., AT&T.
24. The applicant shall state if the building has more than or could have more than 1.0% of hydrogen concentration from charging system. If so what kind of ventilation is being provided. 2013 CFC 608.6.1.
25. Fire Detection System (smoke detectors) is required for the telecommunication enclosed room located on top of the roof. Deferred submittal required for extension of the existing fire alarm system serving the building into the enclosed space, additional fees would be required. If the enclosure is without a roof and is open to the sky above, this condition will not apply. CFC, Section 903.3.1.1.1: item 5.
26. If the building or room is part of a structure, a smoke detector(s) shall be installed and supervised by a Central Station Monitoring Company. Local audible alarms are also required 2013 CFC, Section 608.9.
27. If non-recombinant (lead acid/free flowing liquid) batteries are used, the applicant shall provide spill control and neutralization spill kit. 2013 CF, Section 608.5.
28. Batteries shall be seismically braced in accordance with CBC.

29. Upon completion of work and prior to occupancy, contact Inspector **Ron Keefer** of the Menlo Park Fire Protection District at 650/688-8428 to schedule a final inspection. A 48-HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.

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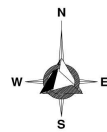
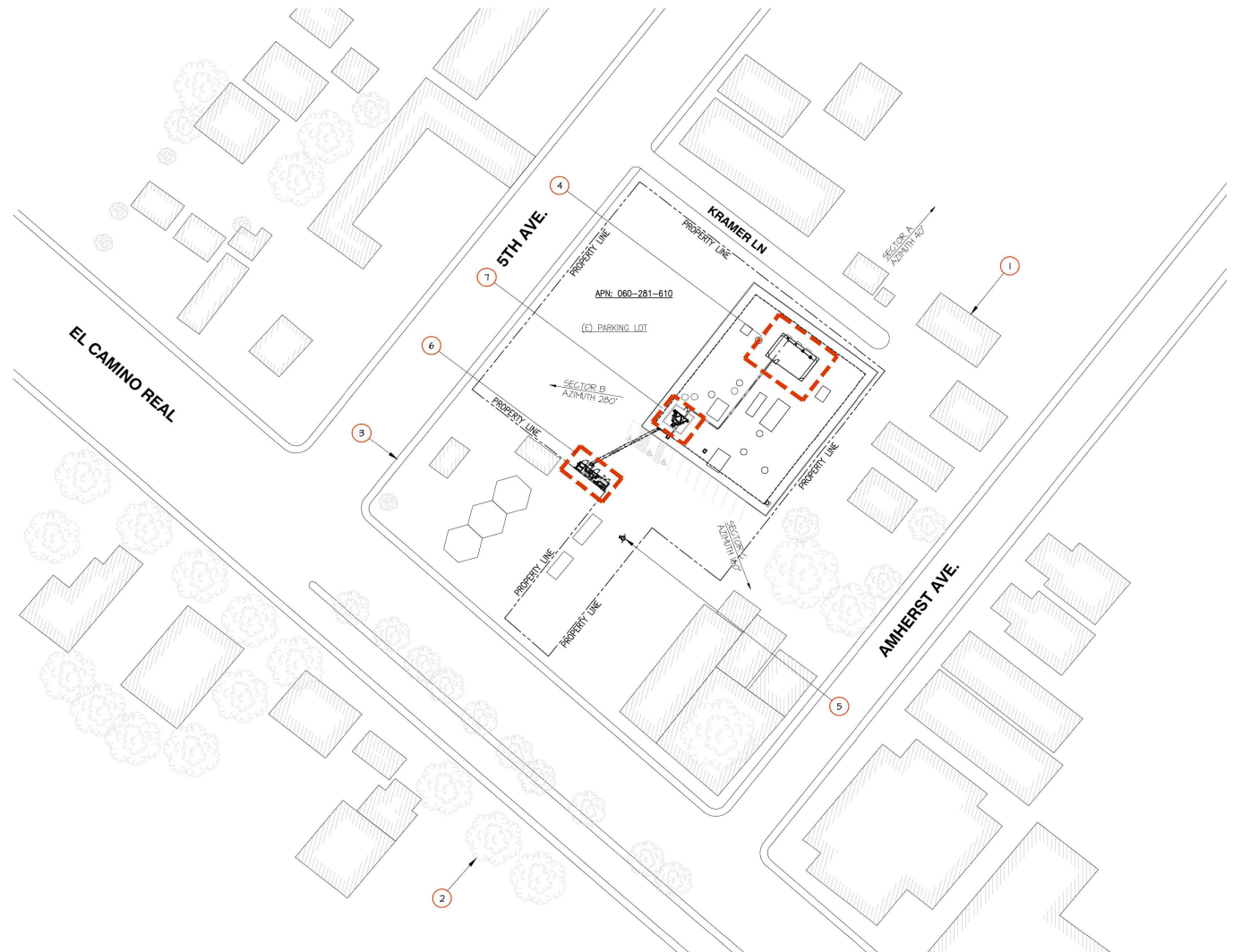


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:	Attachment:
File Numbers:	

KEY NOTES:

- ① EXISTING BUILDING (TYP.)
- ② EXISTING TREE / LANDSCAPING (TYP.)
- ③ EXISTING SIDEWALK / CURB (TYP.)
- ④ EXISTING PENTHOUSE - LOCATION OF AT&T MOBILITY "SECTOR A" ANTENNAS CONCEALED WITHIN A PENTHOUSE WALL EXTENSION
- ⑤ EXISTING LIGHT POLE - LOCATED AT EXISTING AT&T MOBILITY ANTENNAS - ALL ANTENNAS AND ASSOCIATED AUXILIARY EQUIPMENT AND WIRING TO BE REMOVED
- ⑥ EXISTING AT&T MOBILITY EQUIPMENT ENCLOSURE - LOCATION OF EQUIPMENT CABINET REMOVAL AND INSTALLATION
- ⑦ PROPOSED FRP ENCLOSURE MOUNTED AT THE ROOFTOP OF THE EXISTING BUILDING - LOCATION OF AT&T MOBILITY "SECTOR B" AND "SECTOR C" ANTENNAS



NOTES:
 I. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.

OVERALL SITE PLAN SCALE: 1 inch = 10 ft

5001 EXECUTIVE PARKWAY, 4W750D
SAN RAMON, CA 94583

5528 PACHECO BLVD., SUITE 200
MARTINEZ, CA 94553
www.thecbrgroup.com

**EL CAMINO REAL
CCL03313**

46 5TH AVENUE
REDWOOD CITY, CA 94063

**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS

5635 WEST LAS POSTAS, SUITE 403
PLEASANTON, CA 94508
TEL: (925) 468-0115 FAX: (925) 468-0355

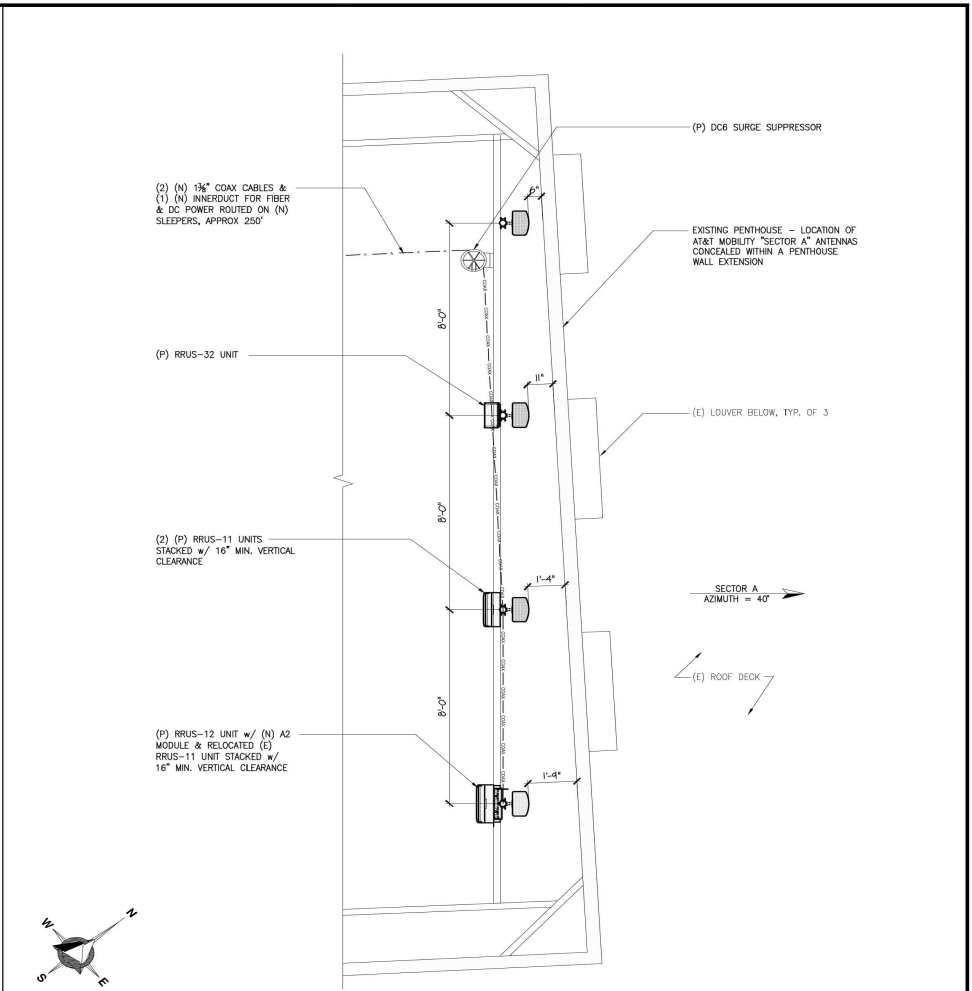
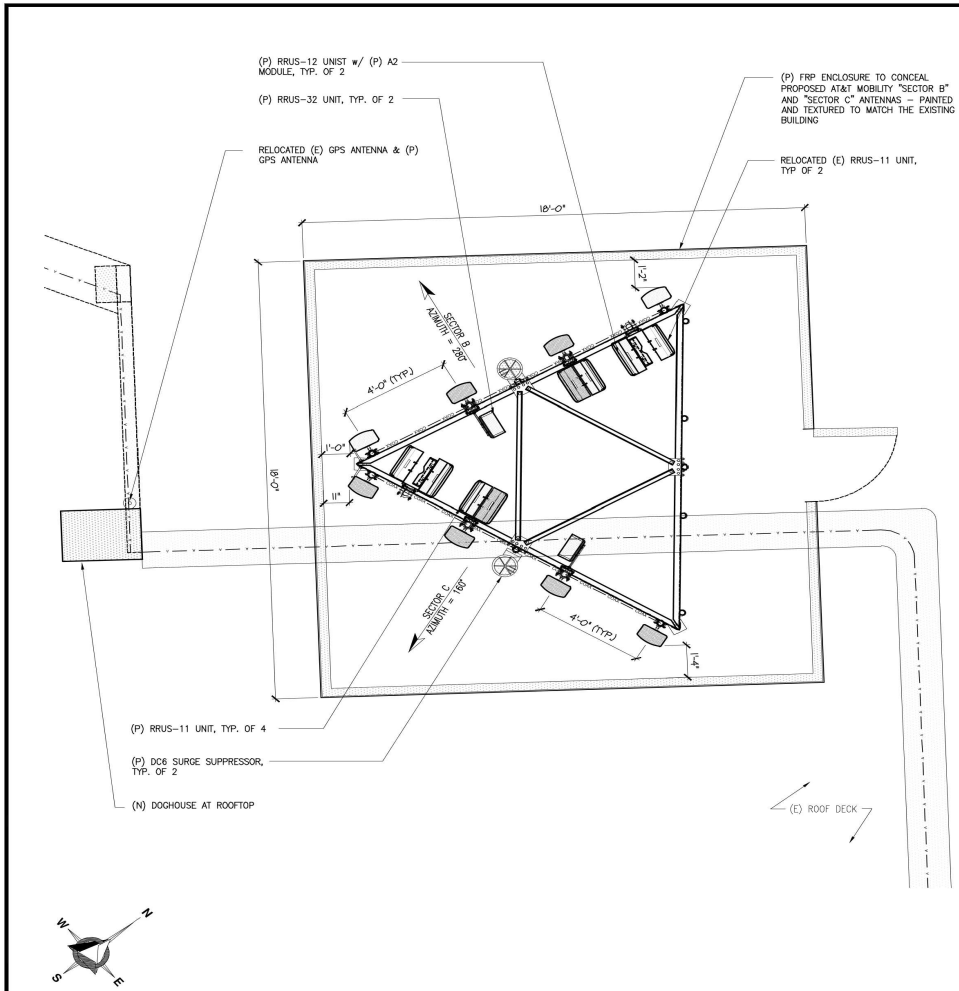
REV.	DATE	DESCRIPTION	BY	CHK
1	5/2/16	ISSUED FOR ZD 60	ND	.
2	3/22/16	ISSUED FOR ZD 100	ND	.

SHEET TITLE	
OVERALL SITE PLAN	
SHEET	DGE NO.
A1	P16AG024
SITE NAME	
EL CAMINO REAL	

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____ Attachment: _____

File Numbers: _____

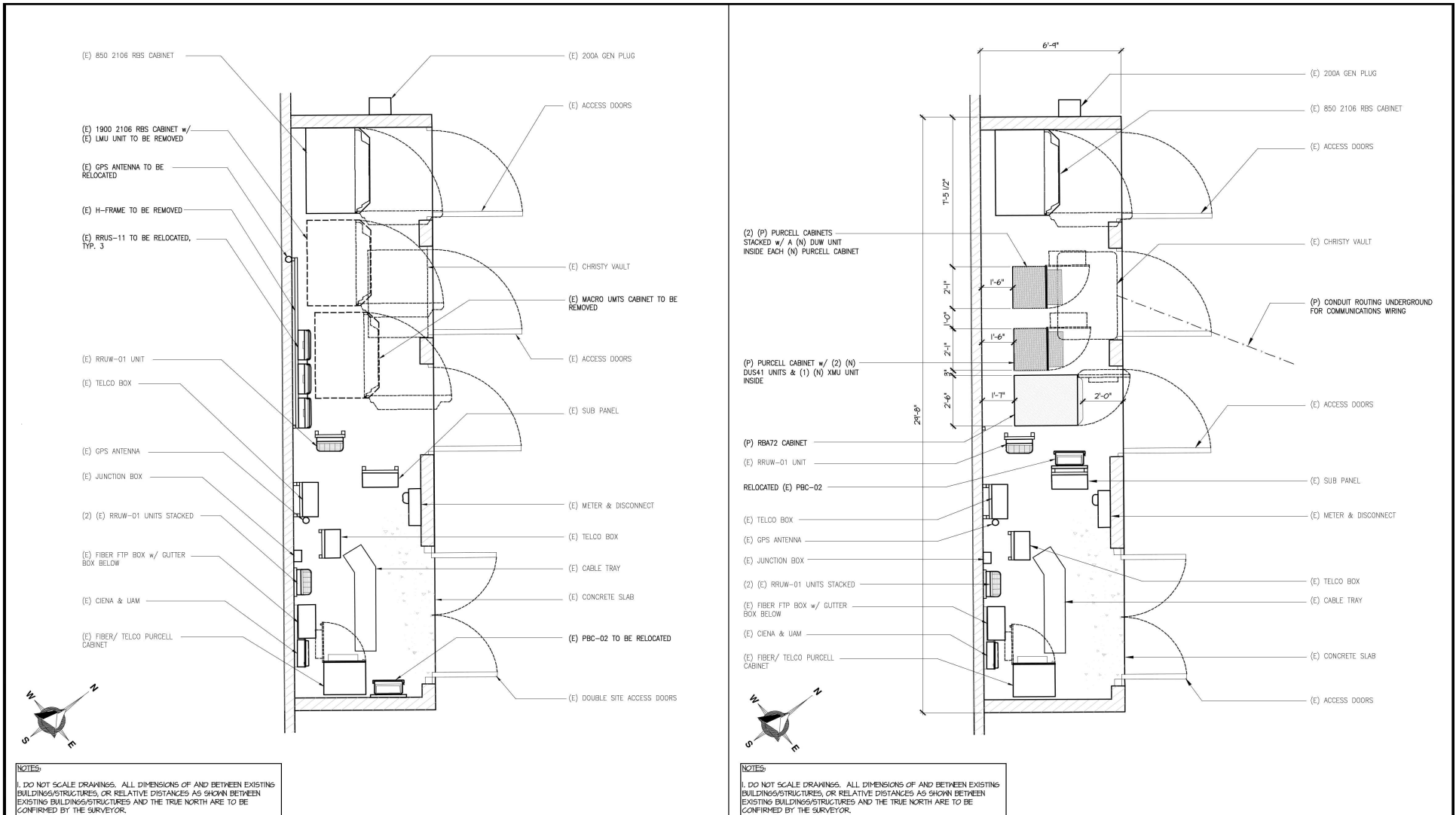


ANTENNA LAYOUT (SECTOR B & C)		SCALE: 1/2 inch = 1 ft	1	ANTENNA LAYOUT (SECTOR A)		SCALE: 1/2 inch = 1 ft	1															
				EL CAMINO REAL CCL03313 46 5TH AVENUE REDWOOD CITY, CA 94063																		
5001 EXECUTIVE PARKWAY, 4W750D SAN RAMON, CA 94583		5528 PACHECO BLVD., SUITE 200 MARTINEZ, CA 94553 www.thecbrgroup.com		5630 WEST LAS POSITAS, SUITE 403 REDWOOD CITY, CA 94063 TEL: (925) 468-0115 FAX: (925) 468-0355		<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/3/16</td> <td>ISSUED FOR ZD 40</td> <td>NP</td> <td></td> </tr> <tr> <td>2</td> <td>3/23/16</td> <td>ISSUED FOR ZD 100</td> <td>NP</td> <td></td> </tr> </tbody> </table>		REV.	DATE	DESCRIPTION	BY	CHK.	1	8/3/16	ISSUED FOR ZD 40	NP		2	3/23/16	ISSUED FOR ZD 100	NP	
REV.	DATE	DESCRIPTION	BY	CHK.																		
1	8/3/16	ISSUED FOR ZD 40	NP																			
2	3/23/16	ISSUED FOR ZD 100	NP																			
SHEET TITLE: NEW ANTENNA LAYOUT PLANS						SHEET: A4																
DGE NO.: P16AC024						SITE NAME: EL CAMINO REAL																

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____ Attachment: _____

File Numbers: _____



NOTES:
 I. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.

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EXISTING EQUIPMENT PLAN

SCALE: 1/2" = 1' - 0"
 24' 0" 12' 0" 0'

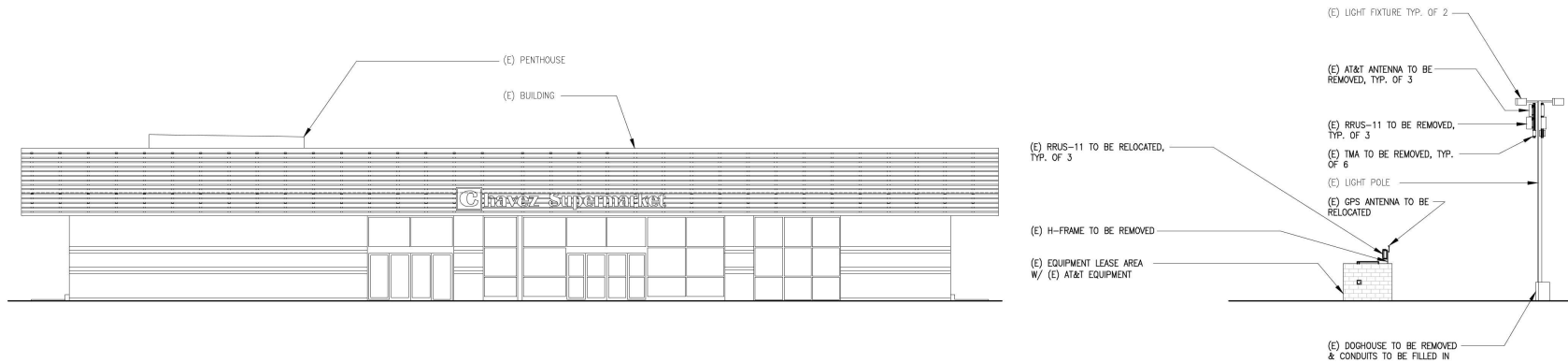
PROPOSED EQUIPMENT PLAN

SCALE: 1/2" = 1' - 0"
 24' 0" 12' 0" 0'

 5001 EXECUTIVE PARKWAY, 4W7500 SAN RAMON, CA 94583	 COMMUNICATIONS BASED RESOURCE GROUP 5528 PACHECO BLVD., SUITE 200 MARTINEZ, CA 94553 www.thecbrgroup.com	EL CAMINO REAL CCL03313 46 5TH AVENUE REDWOOD CITY, CA 94063	 DELTA GROUPS ENGINEERING, INC. CONSULTING ENGINEERS 5635 WEST LAS POSTAS, SUITE 403 PLEASANTON, CA 94588 TEL: (925) 468-0115 FAX: (925) 468-0355	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>9/3/16</td> <td>ISSUED FOR ZD 40</td> <td>ND</td> <td>-</td> </tr> <tr> <td>2</td> <td>9/23/16</td> <td>ISSUED FOR ZD 100</td> <td>ND</td> <td>-</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	CHK	1	9/3/16	ISSUED FOR ZD 40	ND	-	2	9/23/16	ISSUED FOR ZD 100	ND	-																SHEET TITLE EXISTING & NEW EQUIPMENT PLANS SHEET A3 SHEET NO. P16AC024 SITE NAME EL CAMINO REAL
REV	DATE	DESCRIPTION	BY	CHK																															
1	9/3/16	ISSUED FOR ZD 40	ND	-																															
2	9/23/16	ISSUED FOR ZD 100	ND	-																															

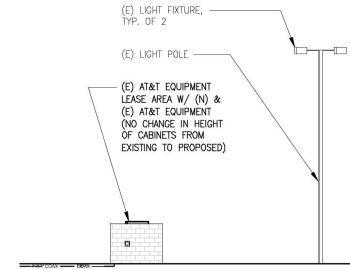
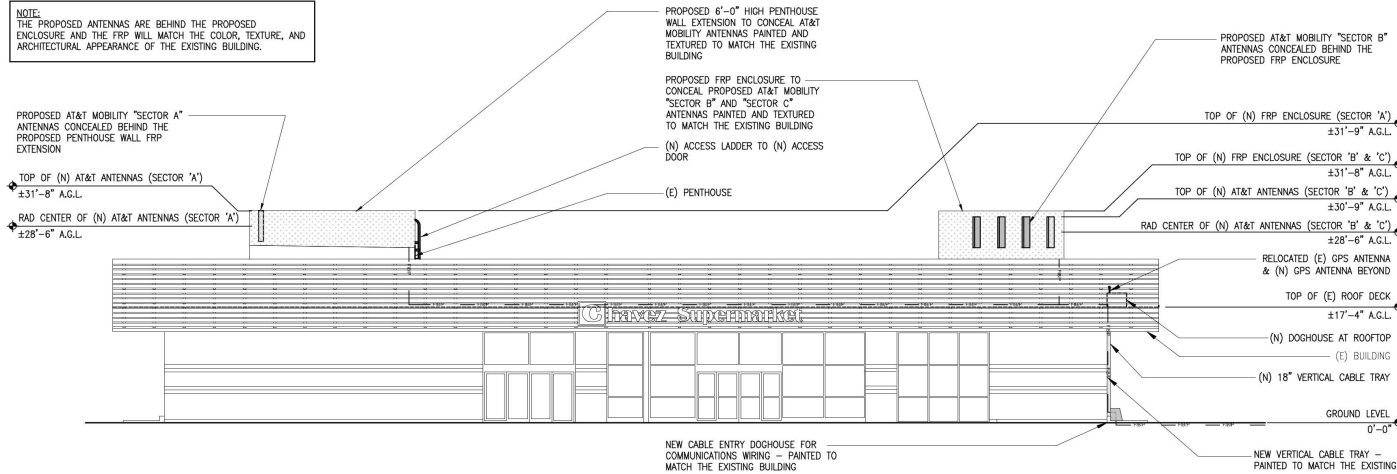
San Mateo County Zoning Hearing Officer Meeting

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EXISTING NORTHWEST ELEVATION

SCALE: 1/8 inch = 1 ft 1



NEW NORTHWEST ELEVATION

SCALE: 1/8 inch = 1 ft 2



**EL CAMINO REAL
CCL03313**

45 5TH AVENUE
REDWOOD CITY, CA 94063



**DELTA GROUPS
ENGINEERING, INC.
CONSULTING ENGINEERS**

5635 WEST LAS POSITAS, SUITE 403
PLEASANTON, CA 94588
TEL: (925) 468-0115 FAX: (925) 468-0355

REV.	DATE	DESCRIPTION	BY	CHK.
1	3/3/16	ISSUED FOR ZD 90	ND	-
2	3/23/16	ISSUED FOR ZD 100	ND	-

EXISTING AND NEW NORTHWEST ELEVATIONS

SHEET	DRAWING NO.
A5	P16AC024
	SITE NAME
	EL CAMINO REAL

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

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San Mateo County Zoning Hearing Officer Meeting

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Attachment:

File Numbers:



Existing



Proposed

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers: