

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, October 1, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion to amend an existing Conditional Use Permit to allow equipment and screening upgrades for an existing telecommunication facility located at 2 Barnard Drive.

Zoning: PS (Public & Semi-public)
Land Use: CI (Civic Institutional)
Neighborhood Area: Mira Costa
Assessor Parcel Number: 165-112-04
Contact Person: Danielle Goldman
Tel.: 619-972-4944
Email: danielle.goldman@mtelecominc.com

2. 10:00 a.m. - 11:00 a.m. Discussion to construct two new multi-family units located at 615 North Nevada Street.

Zoning: RH (Urban High Density Residential)
Land Use: HD-R (High Density Residential)
Neighborhood Area: Townsite
Assessor Parcel Number: 147-056-03-00
Contact Person: Elliott C. Nissim
Tel.: 855-327-9548
Email: ecnissim@gmail.com

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations

Project Description

- **Describe the subject property's existing use(s), including any existing wireless communication facilities.**

The subject property is owned by and operated as the Miracosta College that encompasses a total of approximately 121.50 acres. The approximately 50-foot wireless communications monopole on which the AT&T facility is located is at the eastern portion of the parcel, surrounded by eucalyptus trees. In all directions, the surrounding parcels are developed with school and residential uses.

- **Provide analysis of cumulative and project-specific radio frequency emissions.**

Please see full RF/EME report, submitted with the application package.

- **Describe the proposed use and list all of the related improvements.**

AT&T presently operates a wireless communication facility at 2 Barnard Drive. The subject property is located in the PS zone, on the west side of Barnard Drive. The existing AT&T facility was originally approved by conditional use permit D-49-90 and C-61-90 in 1991. The site is approved for a total of 12 panel antennas with associated radio equipment, and an equipment shelter at ground level.

The subject modifications proposed with this application to amend AT&T's conditional use permit include: the removal of all existing panel antennas and installation of (12) new 8' antennas, (12) remote radio units (RRU's), and (2) surge suppressors on the existing pole. In addition, the existing 5' screening wall will be removed and replaced with a 9' screening wall to shield the larger antennas. Finally, (2) new equipment racks are proposed within the existing equipment shelter at ground level, and (1) new GPS antenna on the roof of the shelter.

- **Describe how the proposed facilities will be screened from public view.**

The proposed antenna installation will match the existing installation, although the antennas will be larger. Due to the height of the pole, the increase in size of the antennas is minimal from a view-preserving perspective. The facility is so tall that it is outside the view of the common eye, and it is fully screened with a top-hat and surrounded by eucalyptus trees.

- **Explain why the permit is being sought, including the reasons that the subject site is necessary to accomplish the provider's coverage objectives and the reasons why the proposed site is the most appropriate location.**

AT&T requests approval to modify its existing conditional use permit with the City of Oceanside (D-49-90 and C-61-90) in order to increase the capacity of the existing facility, maximize coverage for the area, and bring 4G technology to its customers. This particular AT&T facility serves a vital function in the AT&T network due to the high level of traffic on the Interstate 5 and the 76 freeways, in addition to the residents in the surrounding areas. Often, consumers will find that, even though they may know that there is an AT&T cell-site in the area, or their phones show that they have "full bars," the service to their phone is slow. The reason for this is that more and more consumers are joining the AT&T network and using their phones to surf the internet, check email,

and stream music. The impact is much greater than before, when consumers simply used their phones for calling and texting. AT&T is therefore in a race to take these old, outdated facilities to the next level in services, so that consumers get the technological coverage they not only demand and pay for but also that the FCC requires as a condition in providing AT&T with its licenses.

To demonstrate the impact in coverage, propagation maps are included with this application. There are three maps: 1) shows coverage without the subject facility, 2) shows coverage as the facility presently exists and operates, and 3) shows the coverage after the proposed modifications.

- **VISUAL ANALYSIS** - Provide a visual analysis to assess the proposed projects impacts on views and aesthetics from public areas and from private residences, as well as cumulative impacts of the proposed facility and other existing and foreseeable wireless communications facilities.. The analysis may utilize simulations, field mock-up or other techniques. The analysis shall include feasible mitigations for any effects identified. If the proposed tower or structure is visible from a public right-of-way, then the applicant shall submit either a photo simulation of the proposed tower or structure from one or more locations along the public right-of-way, the locations of which shall be indicated on a map of suitable scale.

Please see photographic survey and simulations (two separate items) included with this application package.

- **COVERAGE MAP** - Provide a map depicting the existing and proposed coverage areas within a two (2) mile radius of the subject site. The map must show the coverage area at maximum power and design capacity.

Please see propagation maps included with this application package.

- **SPECIFIC REQUIREMENTS FOR TOWERS** - All applications for new tower construction or modification of an existing tower must include the following:

- A professional structural engineer's certification of the tower structure's capacity to safely sustain all projected loads as well as such structure's compliance with the Telecommunication Industry Association Structural Standard for Antenna Supporting Structures and Antennas (the latter of TIA-222-G or the most recently revision to TIA-222), and all federal, state and local laws, rules, and regulations.

Per email from Jerry Hittleman to Doug Munson on 02/09/11, this requirement may be postponed until the building permit phase.

- A description of available space on the tower, providing illustrations of the wireless communications facilities that will be mounted on the structure now or in the future as shown on the project plans.

The project plans show that AT&T is presently the only carrier located on the tower, at the top. Space is available below the AT&T antenna array, subject to separate permit processes and leases.

- **EVIDENCE OF FEDERAL LICENSE** - Provide copies of all licenses or approval from Federal and state requirements: FCC licensing, all relevant environmental impact studies and statements; FAA notice of construction or alteration; aeronautical studies; and all data, assumptions, and calculations relating to service coverage and power levels, regardless of whether categorical exemption from routine environmental evaluation under the FCC rule is claimed.

See next page.

FCC Licensing information for AT&T:

SAN DIEGO COUNTY

KNLG541: 1865-1870 & 1945-1950 & **KNKA341:** 824.04-834.99/869.04-879.99/845.01-846.48/890.01-891.48 & & **WPZY685:** 1895-1900 & 1975-1980 & **KNLG655:**1890-1895 & 1970-1975

- **BUSINESS LICENSE - Provide evidence that the fee owner has secured the required business license pursuant to Oceanside Municipal Code.**

No business license is necessary, since no business is being conducted as a result of this facility. AT&T stores, where equipment and service is purchased, are subject to and obtain business licenses across the City of Oceanside and nationwide. The actual wireless facility simply provides the coverage paid for and expected by the customers who conduct business at these stores.

**Environmental Information Form
Attachment 1
Aerial Map**



**Site name: SD0434 EL CAMINO REAL
Street address: 2 BARNARD DRIVE, Oceanside, CA 92056**



9736 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10850 GRANDVIEW DRIVE
OVERLAND PARK, MO 66210
(813) 458-2000

PROJECT NO: 168121
DRAWN BY: JDP
CHECKED BY: VJH

REV	DATE	DESCRIPTION
E	12/20/11	ISSUED FOR PERMITS
D	07/27/11	ISSUED FOR PERMITS
C	11/29/10	ISSUED FOR PERMITS
B	11/29/10	ISSUED FOR PERMITS
A	10/22/10	ISSUED FOR PERMITS

ENGINEER OF RECORD

BARRY STALE
CA NO. 74193
BLACK & VEATCH
10850 GRANDVIEW DRIVE
OVERLAND PARK, MO 66210
(813) 458-2000

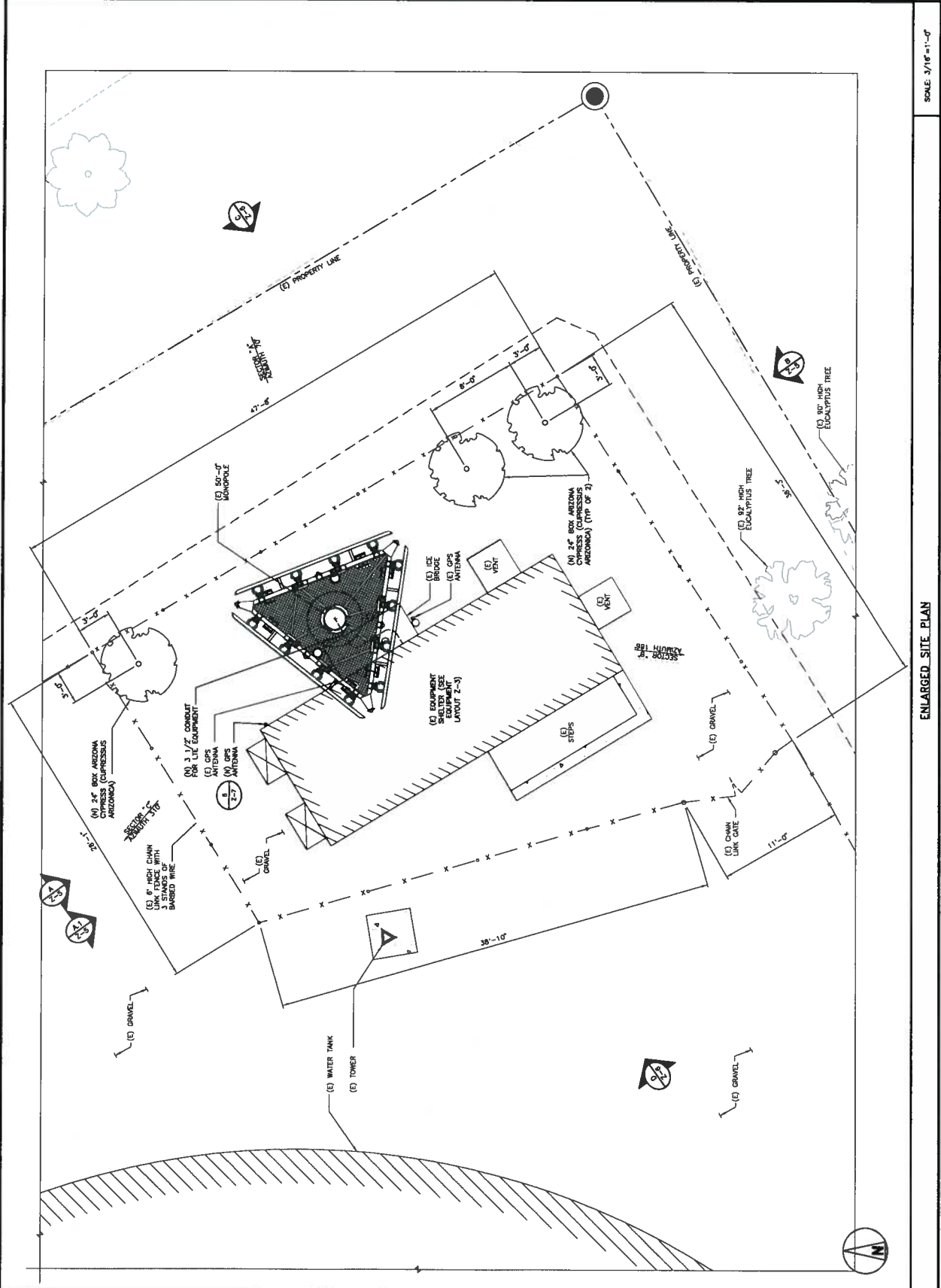
NOT TO BE USED FOR CONSTRUCTION

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF BLACK & VEATCH. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BLACK & VEATCH.

SD0434
EL CAMINO REAL
2 BARNARD DRIVE
OCEANSIDE, CA 92056
ZONING

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
Z-2





5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10850 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
(913) 438-2000

PROJECT NO: 168151
DRAWN BY: DFP
CHECKED BY: VJH

REV	DATE	DESCRIPTION
E	10/26/11	ISSUED FOR PERMITS
D	07/27/11	ISSUED
C	11/26/10	ISSUED FOR PERMITS
B	11/07/10	ISSUED FOR PERMITS
A	05/25/10	ISSUED FOR PERMITS

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10850 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
(913) 438-2000

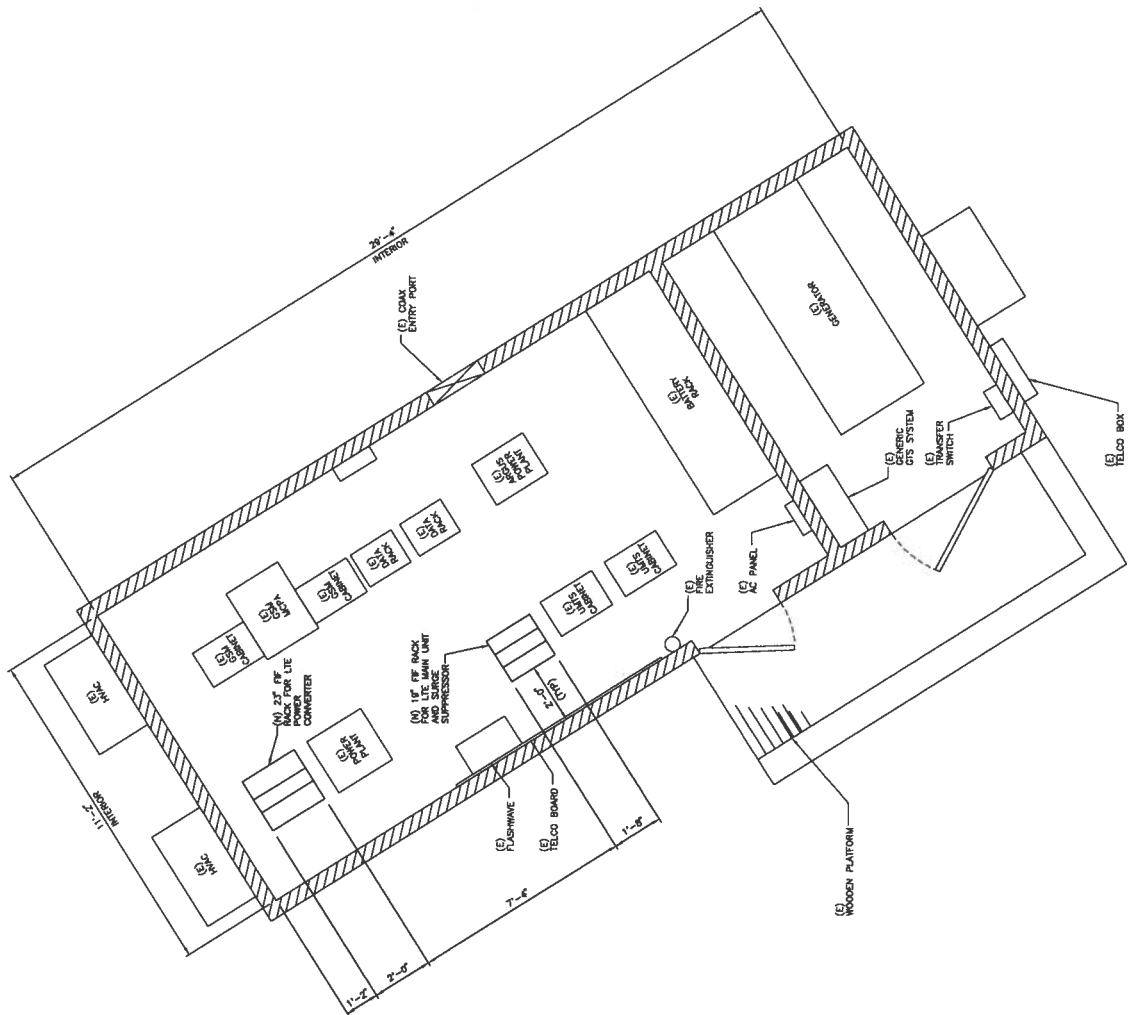
NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY CONTRACTOR TO CONSTRUCT OR INSTALL ANY EQUIPMENT OR SYSTEMS UNLESS THEY ARE ACTUALLY UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER TO MAKE THEIR DOCUMENTS.

SD0434
EL CAMINO REAL
2 BARNARD DRIVE
OCEANSIDE, CA 92056
ZONING

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
Z-3



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

EQUIPMENT LAYOUT





5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH
10950 GRANVIEW DRIVE
OVERLAND PARK, KS 66210
(813) 435-2000

PROJECT NO: 168151
DRAWN BY: DEP
CHECKED BY: VJH

REV	DATE	DESCRIPTION
E	10/26/11	ISSUED FOR PERMITS
D	07/27/11	ISSUED FOR PERMITS
C	11/25/10	ISSUED FOR PERMITS
B	11/27/10	ISSUED FOR PERMITS
A	10/22/10	ISSUED FOR PERMITS

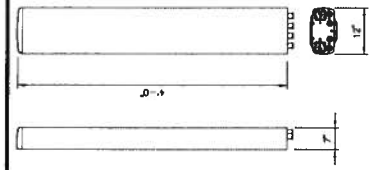
ENGINEER OF RECORD
PATRICK DOYLE
CA NO. 74195
BLACK & VEATCH
10950 GRANVIEW DRIVE
OVERLAND PARK, KS 66210
(813) 435-2000

NOT TO BE USED FOR CONSTRUCTION
IT IS A VIOLATION OF LAW TO REPRODUCE OR TRANSMIT THESE DRAWINGS OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF A LICENSED PROFESSIONAL ENGINEER TO REPRODUCE THESE DRAWINGS.

SD0434
EL CAMINO REAL
2 BARNARD DRIVE
OCEANSIDE, CA 92056
ZONING

SHEET TITLE
SITE DETAILS

SHEET NUMBER
Z-7

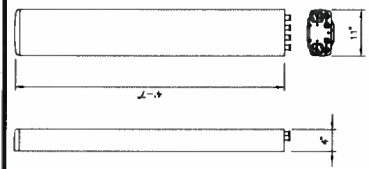


(N) ANTENNA SPECIFICATIONS
431/16x482mm (17'-2.2"-17.4")
200 WATTS
55 lbs
-40° TO 55° C

POWER CONSUMPTION:
TOTAL WEIGHT:
TEMPERATURE:

RFU MATERIAL: PVC, PPS
RFU COLOR: LIGHT GRAY
DIMENSIONS, HxWxD: 243x320x152mm (9 1/2" x 12 1/2" x 6")
WEIGHT, WITH PRE-MOUNTED BRACKETS: 70 lbs
WIND LOAD, FRONTAL/LATERAL/REAR: 1840 lbs
SIDE 42 m/s, (MPH): 7/16 DIN FEMALE
CONNECTOR:

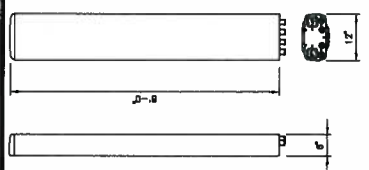
1 NO SCALE



(E) ANTENNA SPECIFICATIONS

RFU MATERIAL: GRP
RFU COLOR: LIGHT GREY
DIMENSIONS, HxWxD: 203x320x125mm (8 1/8" x 11" x 4")
WEIGHT, WITH PRE-MOUNTED BRACKETS: 49.3 lbs
WIND LOAD, FRONTAL/LATERAL/REAR: 653 lbs
SIDE 42 m/s, (MPH): 4x7/16 DIN FEMALE
CONNECTOR:

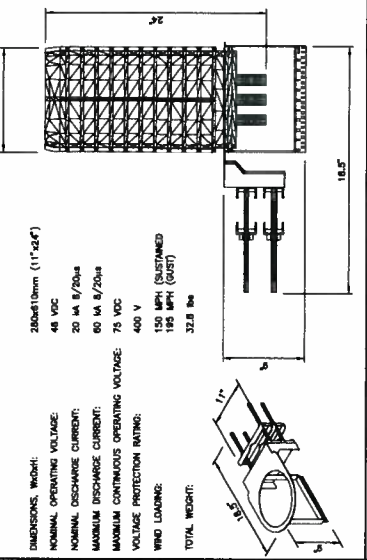
2 NO SCALE



(E) ANTENNA SPECIFICATIONS

RFU MATERIAL: GRP
RFU COLOR: LIGHT GREY
DIMENSIONS, HxWxD: 1219x305x178mm (48" x 12" x 7")
WEIGHT, WITH PRE-MOUNTED BRACKETS: 42 lbs
WIND LOAD, FRONTAL/LATERAL/REAR: 415 lbs
SIDE 42 m/s, (MPH): 8x7/16 DIN FEMALE
CONNECTOR:

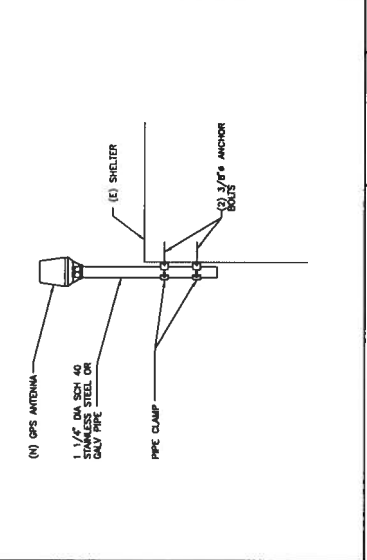
3 NO SCALE



DC SURGE SUPPRESSOR DETAIL

DIMENSIONS, WxDxH: 280x110x110mm (11" x 4 1/4" x 4 1/4")
NOMINAL OPERATING VOLTAGE: 48 VDC
NOMINAL DISCHARGE CURRENT: 20 mA @ 7/20µs
MAXIMUM DISCHARGE CURRENT: 60 mA @ 8/20µs
MAXIMUM CONTINUOUS OPERATING VOLTAGE: 75 VDC
VOLTAGE PROTECTION RATING: 400 V
WIND LOADS: 150 MPH (SUSTAINED)
180 MPH (GUST)
32.8 lbs

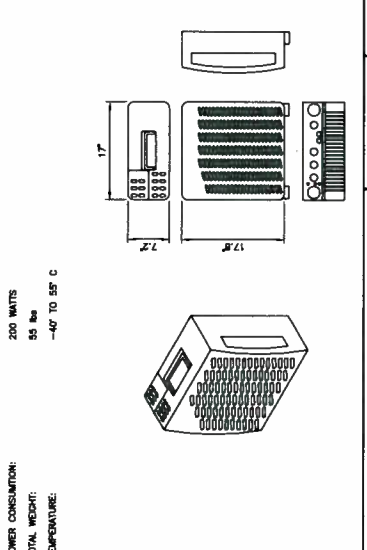
6 NO SCALE



GPS ANTENNA PIPE MOUNT

(N) GPS ANTENNA
1 1/4" DIA. SCH. 40 STAINLESS STEEL OR GALV PIPE
PIPE CLAMP
(E) SHELTER
Ø 3/8" ANCHOR BOLTS

5 NO SCALE



RRU SPECIFICATIONS

4 NO SCALE

NOT USED

NOT USED

NOT USED

NOT USED

September 13, 2013

ELH, Inc.
Easy Living Homes – Manufactured & Modular Structures
28910 Rancho California Road, Suite 202
Temecula, CA 92590

City of Oceanside – Planning Department
300 N. Coast Highway
Oceanside, CA 92054

Re: Developer's Conference – Tue, 10 am - Oct 1, 2013, 615 N. Nevada, Owner - Woods, April

To whom it may concern,

This letter is to act as the Project description Letter for three units located at 615 N. Nevada, APN#147-056-03-00, Owner of record – Woods, April C.

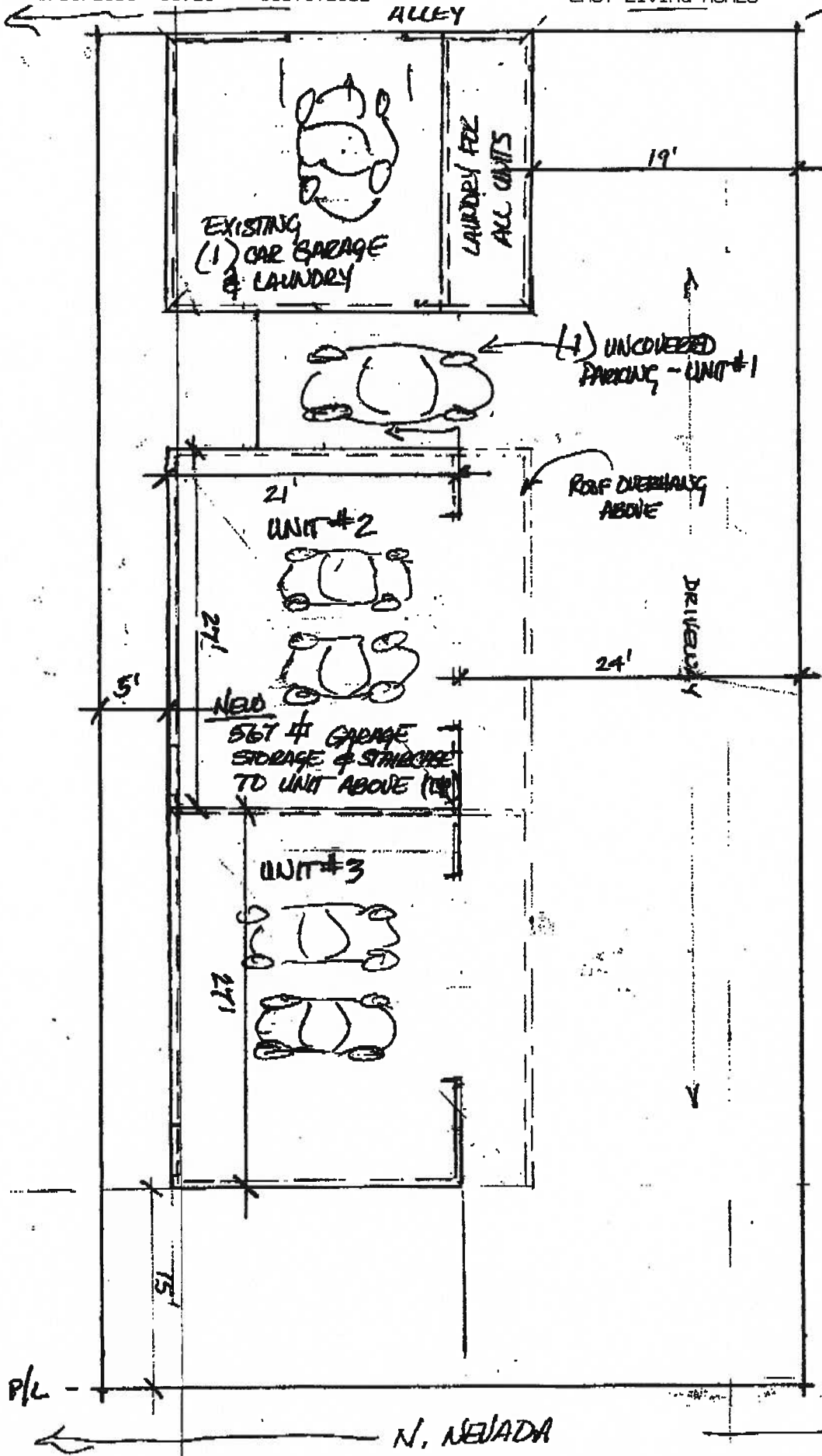
The existing property had three permitted structures, a single story home that was destroyed by fire in July 21, 2010, a two story laundry / garage at lower level and residential unit above, and a cabana.

The proposed project is to utilize the existing two story unit as one of the three and build two additional factory built (modular – CBC Code) - three story units on the southeast side leaving space for the driveway on the northwest side of the parcel.

Attached will be 3 pages describes the floor plan of the two additional rental units with the garage at level 1 and the 1st and 2nd floor of living space at levels 2 and 3. A new driveway will be created that accesses the rear alley and is 19'/24' wide.

Project Specifications:

- The property currently has two gas meters and two electric meters at the South and North sides respectfully. This project will require one additional each.
- 19' wide driveway widening to 24' in front of the garages with 15' extending past the last garage for ease of existing that garage to the alley. Made of AC Paving or 3.5" Concrete.
- Maximum roof elevation = 37'
- Maximum third-story patio railing = 27'
- Residential unit size
 - Existing = 520 sq ft
 - (1) Existing enclosed garage parking
 - (1) Uncovered rear parking
 - Proposed = (2) two additional residential units @ 1053 sq ft each
 - (1) 351 sq ft un-covered patio @ 3rd level each
 - (2) Enclose garage parking each
- Removal of two mature trees on Nevada for crane access.
- Exterior finishes
 - Class A Roof – 30 Year Fiberglass Shingle
 - Stucco or Horizontal Cement Board Siding
 - Sectional Metal Roll Up Doors
 - Trex-type Decking at Third Floor Patios



OWNER:

WOODS, JERRY & APRIL
615 N. NEVADA
OCEANSIDE, CA

APN:

#147-056-03-00

PROJECT SCOPE:

TOTAL - 3 UNITS
(2 ADDITIONAL)

3 STORY

MAX ELEVATION ROOF
31'

MAX ELEVATION FINISH
27'

TOTAL FOOT PRINT
1754 sq ft

NEW UNITS

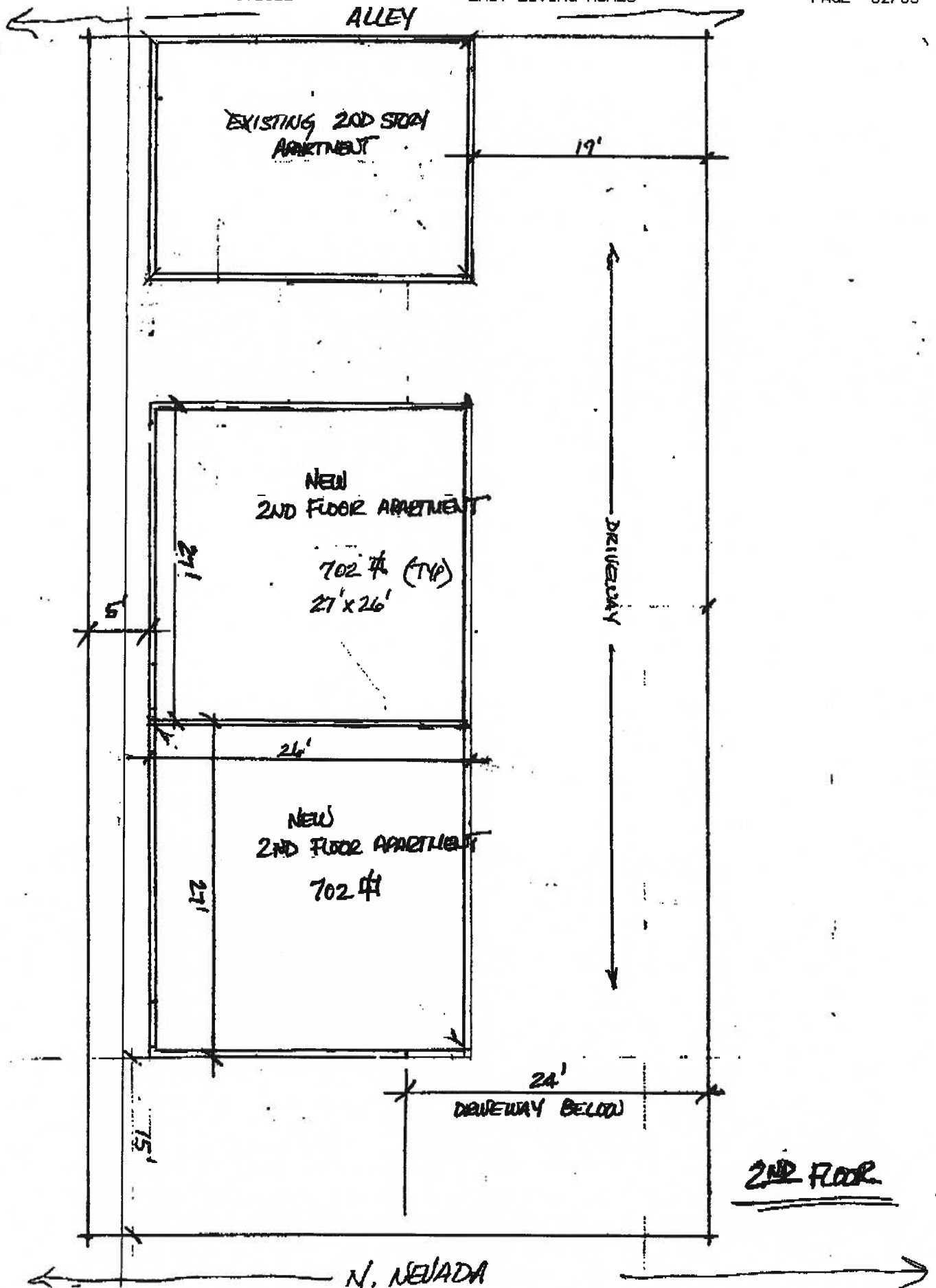
1053 sq ft EA (x2)
LIVING

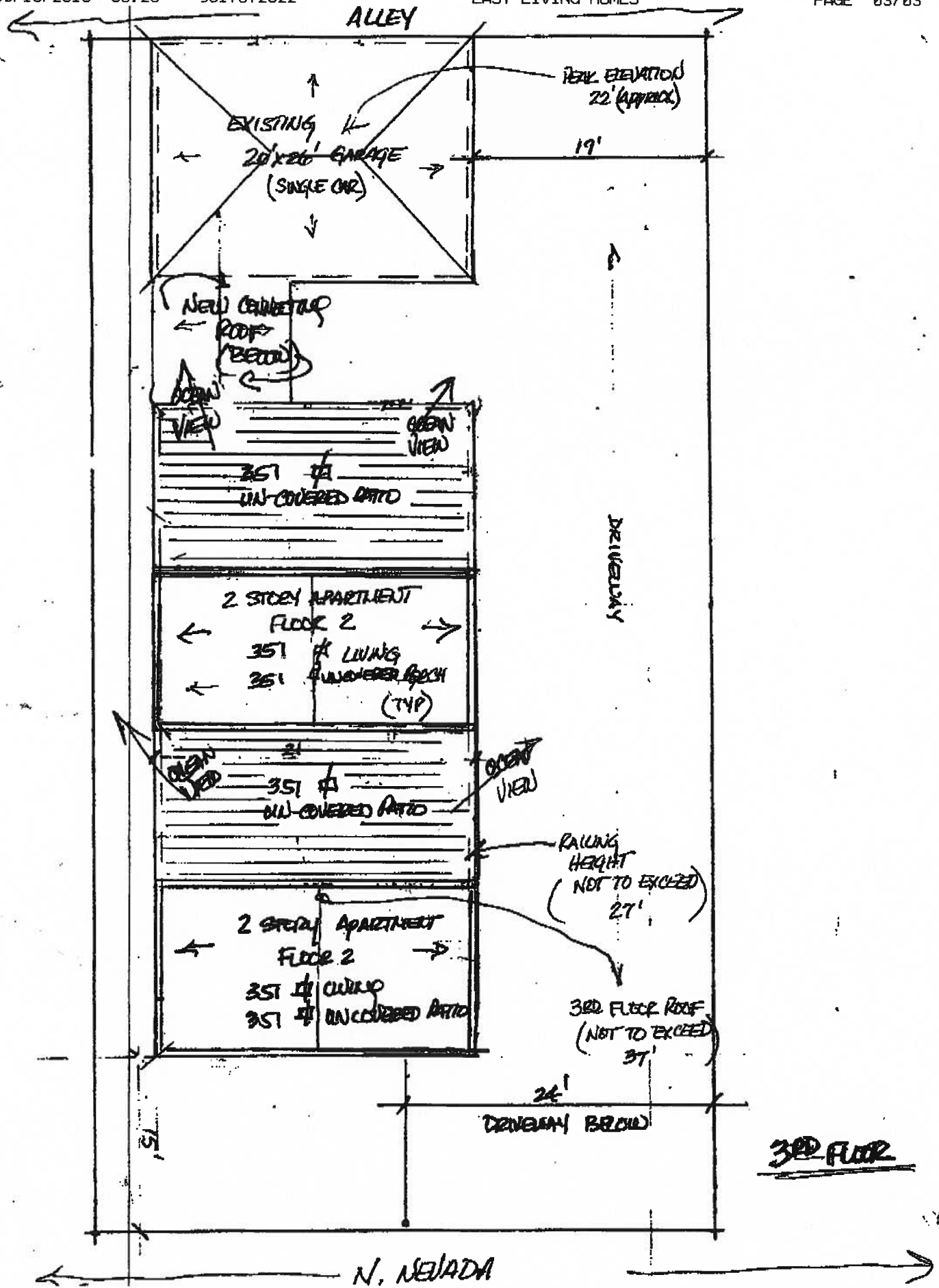
351 sq ft EA (x2)
UNCOVERED PATIO

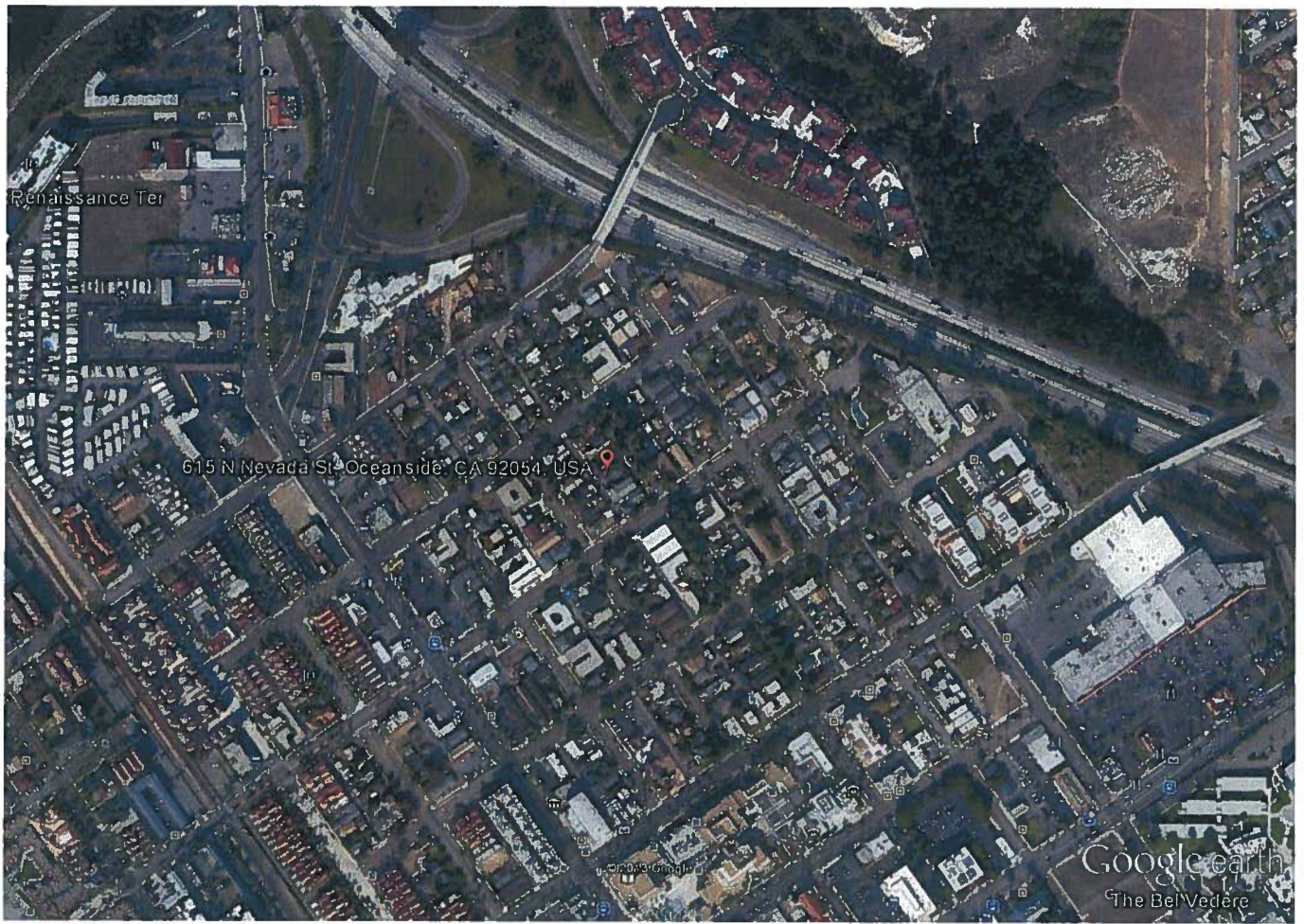
3RD FLOOR

1ST FLOOR

SCALE = 1" = 10'







Google earth

feet
meters

