

STAFF REPORT
PLANNING COMMISSION

FILE NO.: CP11-005

Submitted: January 13, 2011

PROJECT DESCRIPTION:

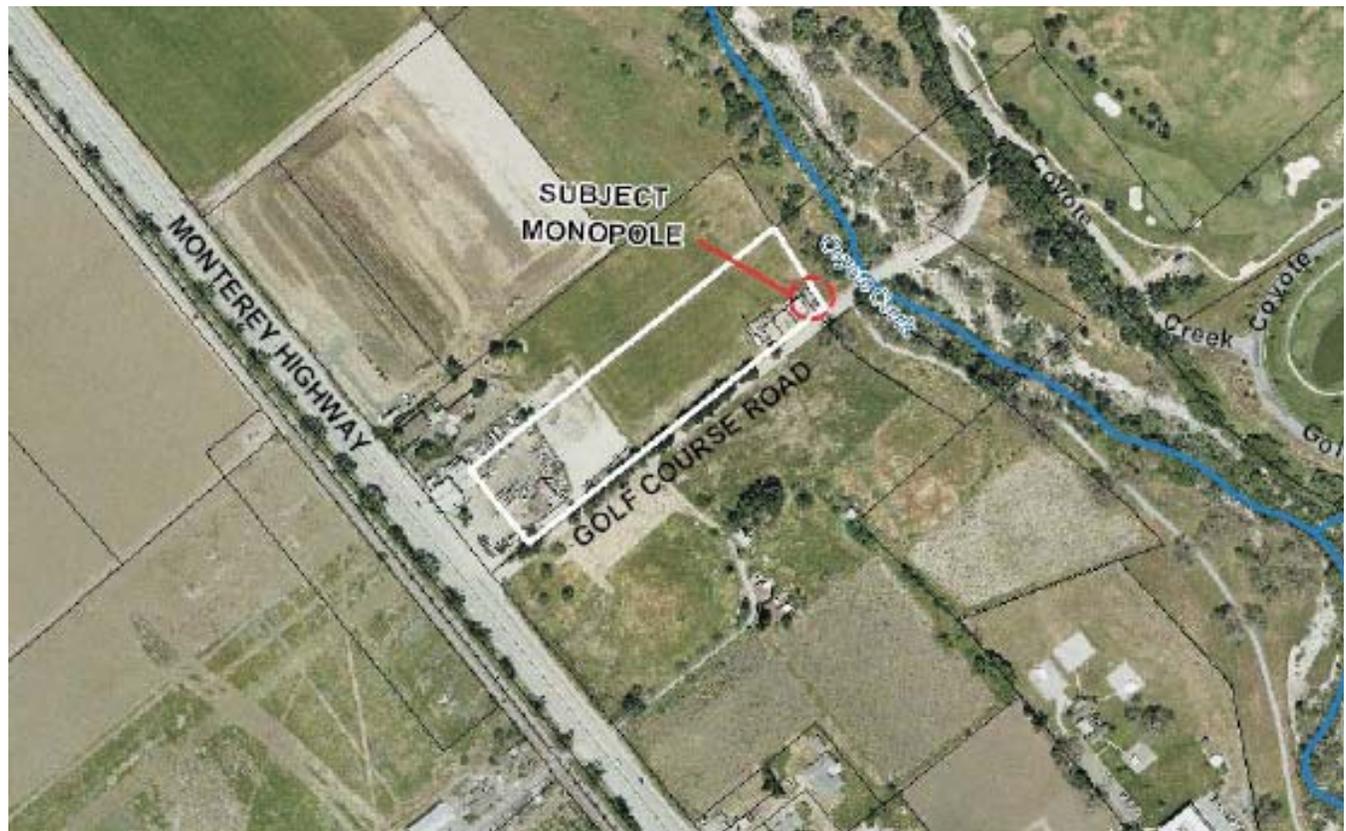
Conditional Use Permit to allow for the continued use of an existing 100-foot tall wireless communication monopole and associated equipment on a 4.09 gross acre site.

Zoning	R-1-5
General Plan	Public Park and Open Space
Council District	2
Annexation Date	February 5, 1960
SNI	No
Historic Resource	No
Redevelopment Area	No
Specific Plan	No

LOCATION:

North side of Golf Course Road,
approximately 180' easterly of Monterey Road (9770 Monterey Road)

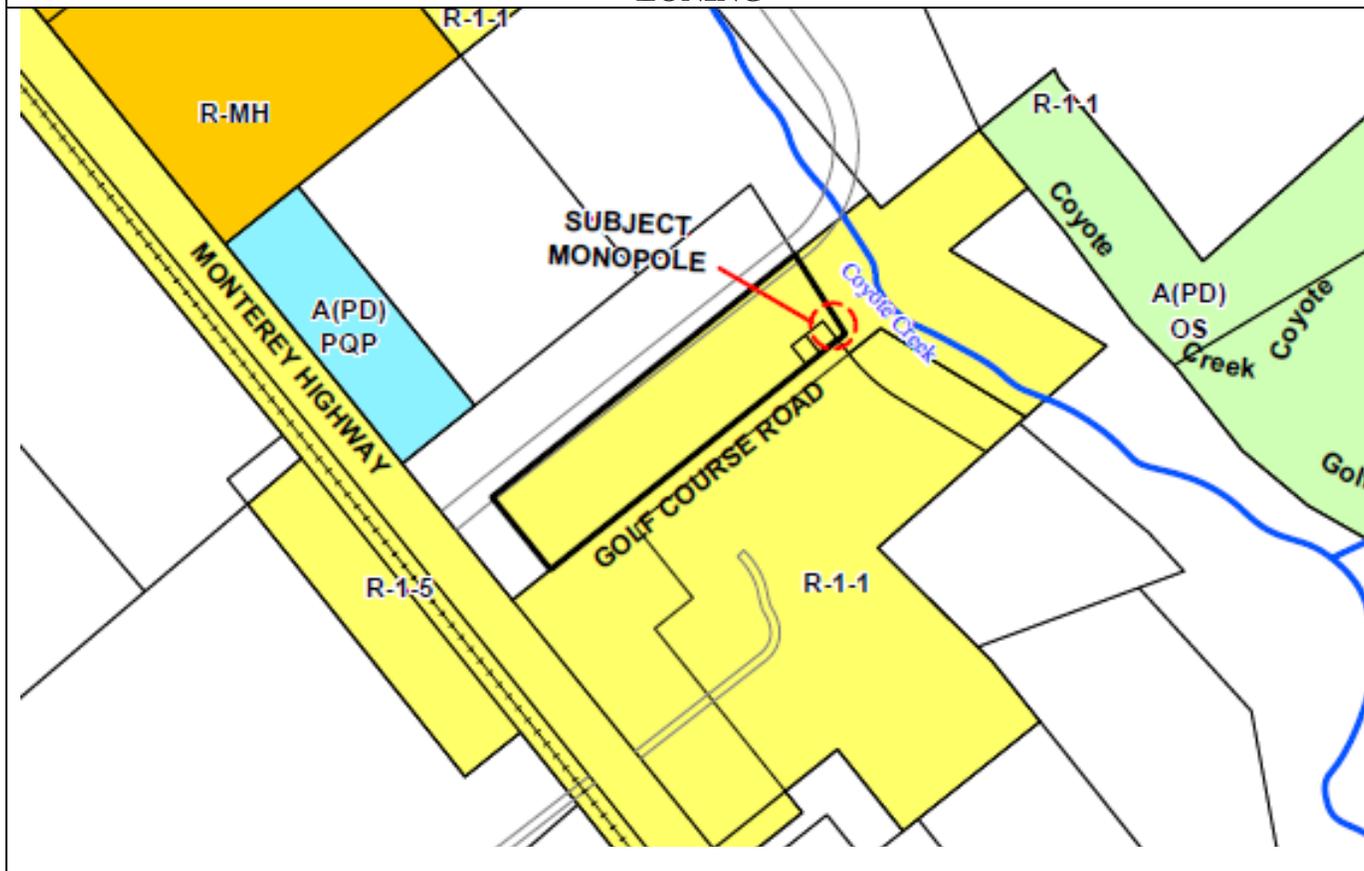
Aerial Map



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends approval of the proposed Conditional Use Permit for the following reasons:

1. The proposed project conforms to the City's General Plan.
2. The proposed project is consistent with City Council Policy 6-20: Land Use Policy for Wireless Communication Facilities.
3. The proposed project complies with all applicable provisions of the Zoning Ordinance.
4. The proposed project is compatible with the surrounding land uses.
5. The proposed project is in compliance with the California Environmental Quality Act.

BACKGROUND

The applicant, Rosemary Byrne on behalf of AT&T, is requesting a Conditional Use Permit to allow the continued use of a 100-foot tall wireless communications antenna, ancillary equipment and enclosure on a 4.09 gross acre site. An industrial corporation yard and a total of (3) three, wireless communications towers are located on the same legal parcel with the subject monopole being one of them. Surrounding uses include agriculture to the north, Coyote Creek and the Coyote Creek Park chain to the east; agriculture to the south; and agriculture, industrial and residential uses to the west. The Zoning Ordinance requires a Conditional Use Permit (CUP) for wireless communication antennas located in the R-1-5 Single-Family Residence District.

The proposed facility will be unmanned, except for monthly maintenance operations. The goal of this project is to continue to provide and enhance cell coverage along US Highway 101 and the Monterey Highway corridors.

Permit History

The existing monopole/wireless communications facility was approved for a three-year term in 1990 through a Conditional Use Permit (File No. CP90-044). A Development Variance (File No. V90-025) was also approved to allow the antenna to be 100 feet tall rather than 60 feet which is the maximum height otherwise allowed. The Conditional Use Permit was subsequently re-approved through new permits (File Nos. CP93-070 and CP00-074). Most recently it was re-approved through Conditional Use Permit File No CP04-091 on August 24, 2005 for an additional 5-year time period and expired in 2010. The Development Variance Permit which was approved by the Director of Planning on December 14, 1990 did not include a time condition and has not expired.

The two other monopoles located on the same subject parcel are 100 and 110 feet in height and were originally approved over 15 years ago (File No. CP84-075 and CP96-053). Permits to extend the expiration dates of these permits have already been approved and remain valid.

ANALYSIS

The proposed project was analyzed with respect to conformance with the following: 1) the San Jose 2020 General Plan, 2) the Zoning Ordinance, and 3) City Council Policy 6-20, Land Use Policy for Wireless Communications Antennas.

General Plan Conformance

As was the case with the original permit application, this site has a Land Use/Transportation Diagram designation of Public Park/Open Space with a Coyote Valley Urban Reserve Overlay. The General Plan Discretionary Alternate Use Policy allows new public/quasi public uses regardless of General Plan designation based on the need for the facility and its compatibility with surrounding uses. In light of the applicant's stated need to continue to provide phone coverage in this area of San Jose and the analysis below regarding consistency with the City Council Land Use Policy for Wireless Communication Antennas, staff concludes that the proposed project remains consistent with the General Plan based on this Discretionary Alternate Use Policy.

The Urban Design Policies in the General Plan state that where substantial height is intrinsic to the function of a structure and such structure is located so as to avoid significant adverse effects on adjacent properties, height limits may be established in the context of project review. The Plan further states that for communication structures located outside the Downtown Core Area and regulated by the Public Utilities Commission, the maximum height may be 100 feet on sites with non-residential or non-urban land use designations. The existing monopole and antennas are within this maximum height of 100 feet, in conformance with the City's General Plan.

Zoning Ordinance Conformance

The maximum allowed height of structures in the R-1-5 Zoning District is 35 feet. The Zoning Ordinance also allows slimline monopoles to be increased to a height limit of 60 feet. This project, however, does not quite meet the City's definition of a slimline monopole. This application proposes to re-approve a monopole that was authorized with a previous permit with antennas that reach a height of 100 feet. The additional height for this monopole is consistent with the Zoning Code based on a Development Variance (V90-025) approved in 1990 to allow the use a maximum height of 100 feet.

City Council Policy 6-20, Land Use Policy for Wireless Communications Antennas

The key aspects of the City Council Policy 6-20, Land Use Policy for Wireless Communications Antennas relevant to this proposal include visual impacts, and setbacks from residential uses.

Visual Impacts. The Council Policy specifies that prior to siting a new wireless communication monopole, an alternatives analysis should be prepared to identify alternatives that reduce visual impacts. No alternatives analysis was prepared for this proposal because this monopole is existing. The Policy specifies that monopoles should be of stealth/slim pole design and that ancillary equipment should be appropriately screened. The existing subject antennas already have a fairly slim design as the monopole is 3 foot 9 inches and the base and 18 inches at the top, with a 5 foot radius radome (cover). The radome has been painted to match the existing pole. The monopole does include provisions for the collocation of other future antennas on the subject structure.

Staff did explore the option of co-locating the subject antennas onto one of the adjacent poles, however, the monopoles located on the parcel are of similar heights with antennas at approximately the same level, near the top of the poles. The existing angles of the antennas allow them to perform without interference to each other, in order for the applicant to co-locate, the new antennas would have to be at least 5-7 feet

lower and would thereby lose range of coverage. In that case, to maintain service to its customers, the applicant would have to install additional antennas elsewhere, possibly on a new monopole. In addition, removing the existing pole would incur significant expense to the applicant without significant benefit to the community, given the location and the continued existence subject monopole.

Setbacks from Residential Uses. The Council Policy specifies that freestanding monopoles should be located no closer to a parcel developed with residential uses than 35 feet or one foot for each foot of height, whichever is greater. Aerial photos show a residence located to northwest along Monterey Road. The monopole is located approximately 200 feet from this residential parcel in conformance with the Policy.

Based on the above analysis, staff concludes that the proposed wireless facility is in substantial conformance with the requirements of Council Policy 6-20.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. Section 15301 Existing Facilities, involves little or no expansion of use.

As for environmental impacts from radiofrequency (RF) radiation, the Telecommunications Act of 1996 contains provisions concerning the placement of antenna structures and other facilities for use in providing personal wireless services. As required by this law, the Federal Communications Commission (FCC) adopted guidelines for environmental RF emissions. These guidelines apply to all transmitters licensed or authorized by the FCC, including antennas licensed to wireless service providers and the cellular telephones used by subscribers to the service. The guidelines are based upon recommendations of federal agencies with expertise in health and safety issues. As for proximity of nearby residences to the proposed antennas, the Federal Communications Commission (FCC) has created guidelines for human exposure to radiofrequency electromagnetic fields.

Specifically, Telecommunications Act of 1996 states, “No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.”

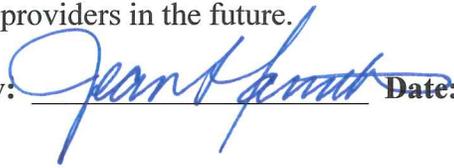
PUBLIC OUTREACH/INTEREST

The property owners and occupants within a 500-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. This staff report has been posted on the City’s web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public.

CONCLUSION

Based on the analysis above, Staff has determined that several permits for the re-approvals of a monopole that has been granted since 1990, while not in the ideal configuration considering there are other tall monopoles on the same site, the added height previously approved should at least avoid the need for additional monopoles in the area. When shorter monopoles are used, the spacing between such structures is typically reduced in order to provide good network coverage. Due to the taller height, this facility provides good collocation opportunities for other wireless providers in the future.

Project Manager: Jodie Clark, AICP

Approved by:  **Date:** 05/27/11

Owner/Applicant: Kenneth and Anna Saso 9940 Monterey Road Morgan Hill, CA 95037 Rosemary Byrne Osborne & Associates for AT&T 755 N Baywood Avenue, Suite 350 Petaluma, CA 94954	Attachments: Resolution Plan Set
---	---

RESOLUTION NO.

Resolution of the Planning Commission of the City of San Jose granting, subject to conditions a Conditional Use Permit to use certain real property described herein for the purpose of allowing the continued use of an existing 100-foot tall wireless communication monopole and associated equipment on a 4.09 gross acre site.

FILE NO. CP11-005

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San Jose Municipal Code, on January 13, 2011, an application (File No. CP11-005) was filed for a Conditional Use Permit for the purpose of allowing the continued use of an existing 100-foot tall wireless communication monopole and associated equipment on that certain real property (hereinafter referred to as "subject property"), situate in the R-1-5 Single-Family Residence Zoning District, located at north side of Golf Course Road, approximately 180' easterly of Monterey Highway, San Jose, and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San Jose Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, "AT&T, Site Number: CN3296, Site Name: South San Jose," dated November 4, 2010, last revised May 26, 2011. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San Jose Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of Public Park/Open Space with a Coyote Valley Urban Reserve overlay on the adopted San José 2020 General Plan Land Use/Transportation Diagram.
2. The project site is located in the R-1-5 Single-Family Residence Zoning District.
3. The maximum height allowed under the Zoning Code is 35 feet or 60 feet for a slimline design.
4. The existing antenna was the subject of a Development Variance issued in 1990 (File No. V90-025), that allowed the height of the pole to be increased from 35 feet to up to 100 feet.
5. The existing pole has a maximum height of 100 feet.
6. The existing monopole/wireless communications facility was approved under a prior Conditional Use Permit (File No. CP04-091). That CUP was approved on August 24, 2005, for a five-year time period from the date of approval. That Permit subsequently expired in 2010.
7. There are two other monopoles (100 and 110 feet in height) on the subject site.
8. This site has a Land Use/Transportation Diagram designation of Public Park/Open Space with a Coyote Valley Urban Reserve Overlay. General Plan Discretionary Alternate Use Policy allows new public/quasi public uses, regardless of General Plan designation, on the need for the facility and its compatibility with surrounding uses. The proposed project is consistent with the General Plan based on this Discretionary Alternate Use Policy.
9. The Urban Design Policies in the General Plan, state that where substantial height is intrinsic to the function of a structure and such structure is located so as to avoid significant adverse effects on adjacent properties, height limits may be established in the context of project review. The Plan further states that for communication structures located outside the Downtown Core Area and regulated by the Public Utilities Commission, the maximum height may be 100 feet on sites with non-residential or non-urban land use designations. The existing monopole and antennas are at this maximum height of 100 feet, in conformance with the General Plan.
10. The existing facility is surrounded by agricultural uses to the north, Coyote Creek and the Coyote Creek Park chain to the east, agricultural uses to the south, and agricultural, residential and industrial to the west.
11. The proposed project would allow the continued use of an existing monopole/wireless communications facility for which the prior permit has expired.
12. The monopole does include provisions for the collocation of other future antennas on the subject structure.
13. Under the provisions of Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed project conforms to the City's General Plan.

2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project is in compliance with the California Environmental Quality Act.
4. The proposed project is consistent with City Council Policy 6-20: Land Use Policy for Wireless Communication Facilities.
5. Outdoor activities and facilities will be screened by walls or other devices compatible with the surrounding neighborhood.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
 - a. Acceptance of the Permit by the applicant; and
 - b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.

2. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval, may be imposed by the approval authority.
3. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this permit shall be deemed acceptance of all conditions specified in this permit and the applicant's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described by the "Building Code" shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.
4. **Conformance with Plans.** Construction and development shall conform to approved plans entitled, "AT&T, Site Number: CN3296, Site Name: South San Jose," dated November 4, 2010, last revised May 26, 2011, on file with the Department of Planning, Building and Code Enforcement and to the San José Building Code (San José Municipal Code, Title 17, Chapter 17.04).
5. **Revocation.** This Conditional Use Permit is subject to revocation for violation of any of its provisions or conditions.
6. **Conformance with Municipal Code.** No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code.
7. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
8. **Lighting.** This permit allows no new on-site lighting.
9. **Outside Storage.** No outside storage is permitted for the project except in areas designated on the approved plan set. No barbed, razor, or similar wire or electric fences may be installed as part of this Permit.
10. **Colors and Materials.** All building colors and materials are to be those specified on the approved plan set. All future antennas shall be painted to match the existing pole.
11. **Fire Hydrants and Driveways.** All fire hydrants shall be at least 10 feet from all driveways to the satisfaction of the Fire Chief.
12. **Fire Flow.** Required fire flow for the site is as approved in writing by the Fire Chief.
13. **Hazardous Materials.** Any hazardous materials regulated by Chapter 17.68 of the San José Municipal Code on the site must be used and stored within approved buildings and/or within areas specified on the approved plan set, if any, in full compliance with the City's Hazardous

Material Ordinance and the Hazardous Materials Management Plan for the site approved by the San José Fire Prevention Bureau.

14. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
15. **Liability.** The Applicant shall indemnify and hold harmless the City and any officers and employees thereof against and from all claims, loss, liability, damages, judgments, decrees, costs and expenditures which the City of such officer or employee may suffer, or which may be recovered from or obtainable against the City of such officer or employee, proximity caused by and growing out of or resulting from the exercise of the Permit.
16. **Monopole Height.** The proposed monopole including antennae shall not exceed 100 feet in height per Variance File No. V90-025.
17. **Collocation.** The applicant and wireless communication facility operator shall facilitate the future collocation of wireless communication antennae on this monopole. The applicant and wireless communication facility operator shall notify the Director of Planning, Building, and Code Enforcement of any proposals by other wireless communications providers to collocate antennae on this monopole. The notification shall occur within 30 days of receipt of the proposal, and shall include the file number of this permit.
18. **Outside Storage.** No outside storage is permitted except in areas designated on the approved plan set.
19. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning.
20. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the San Jose Municipal Code. The Permit shall be subject to revocation if the subject use is conducted in a manner as to cause a nuisance, as defined above.
21. **Discontinuation of Use.** Upon discontinuation of the use of the subject antennas, the applicant shall remove all antenna improvements and pole associated with this permit within 30 days.
22. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
 - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance.

ADOPTED and issued this **8th day of June 2011**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Chairperson

ATTEST:

Joseph Horwedel, Secretary

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.



at&t

4420 ROSEWOOD DRIVE
PLEASANTON, CA. 94588

SITE NUMBER: CN3296
SITE NAME: SOUTH SAN JOSE

REV.	DATE	REVISION FOR REVIEW
0	11/4/10	100%
1	11/8/10	100%
2	02/09/11	100%
3	05/26/11	PER CITY COMMENTS

HMH
DESIGN GROUP
5164 FRY ROAD
VACAVILLE, CA. 95687
PHONE: 707-448-8011
FAX: 448-8190

AT&T Project No. CN3296	AT&T Site Name SAN JOSE SOUTH	AT&T Site Address SAN JOSE, CA 95138	HMH Project No. 10100	Date 11/4/10	DRAWN NDH	REVIEWED
-------------------------	-------------------------------	--------------------------------------	-----------------------	--------------	-----------	----------

at&t
4420 ROSEWOOD DRIVE
PLEASANTON, CA. 94588

DRIVING DIRECTIONS

3 mi I-680/Sacramento/San Jose
mp 0.2 mi I-680/San Jose
I-680 [Sinclair Fwy] 29.4 mi I-680/San Jose
2 mi US-101/Los Angeles/San Francisco
S-101 [Bayshore Fwy] 14.0 mi US-101/Los Angeles
.3 mi Coyote CR Golf Dr
onto Coyote Creek Golf Dr 0.7 mi
cal road(s) 0.3 mi
ghway, San Jose, CA 95138

PROJECT INFORMATION

SCOPE OF WORK: AS BUILTS FOR C.U.P. RENEWAL

SITE ADDRESS: 9770 MONTEREY HIGHWAY
SAN JOSE, CA 95138
SANTA CLARA COUNTY

PROPERTY OWNER: KENNETH A & ANNA M SASO
P.O. BOX 560
MORGAN HILL, CA 95037

CONTACT PERSON: JASON OSBORNE
(415) 559-2121

APPLICANT: AT&T WIRELESS SERVICES, INC.
4420 ROSEWOOD DRIVE
PLEASANTON, CA 94588

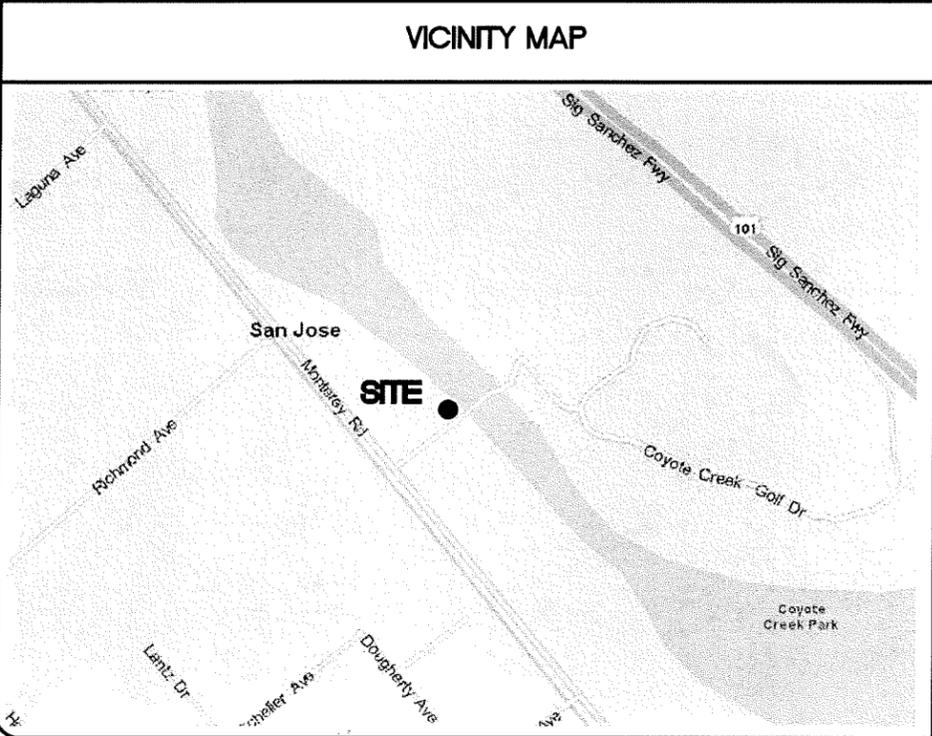
LATITUDE: 37°11'29.26"N
LONGITUDE: 121°42'32.89"W
LAT/LONG TYPE: NAD 83
NOTE: LATITUDE AND LOGITUDE PROVIDED BY GOOGLE EARTH

ELEVATION: 14.5' AMSL AT GROUND EQUIPMENT

JURISDICTION: CITY OF SAN JOSE

A.P.N.: 725-10-012

DRAWING INDEX	REV.
T-1	3
A-1	3
A-2	3
A-3	3
A-4	3

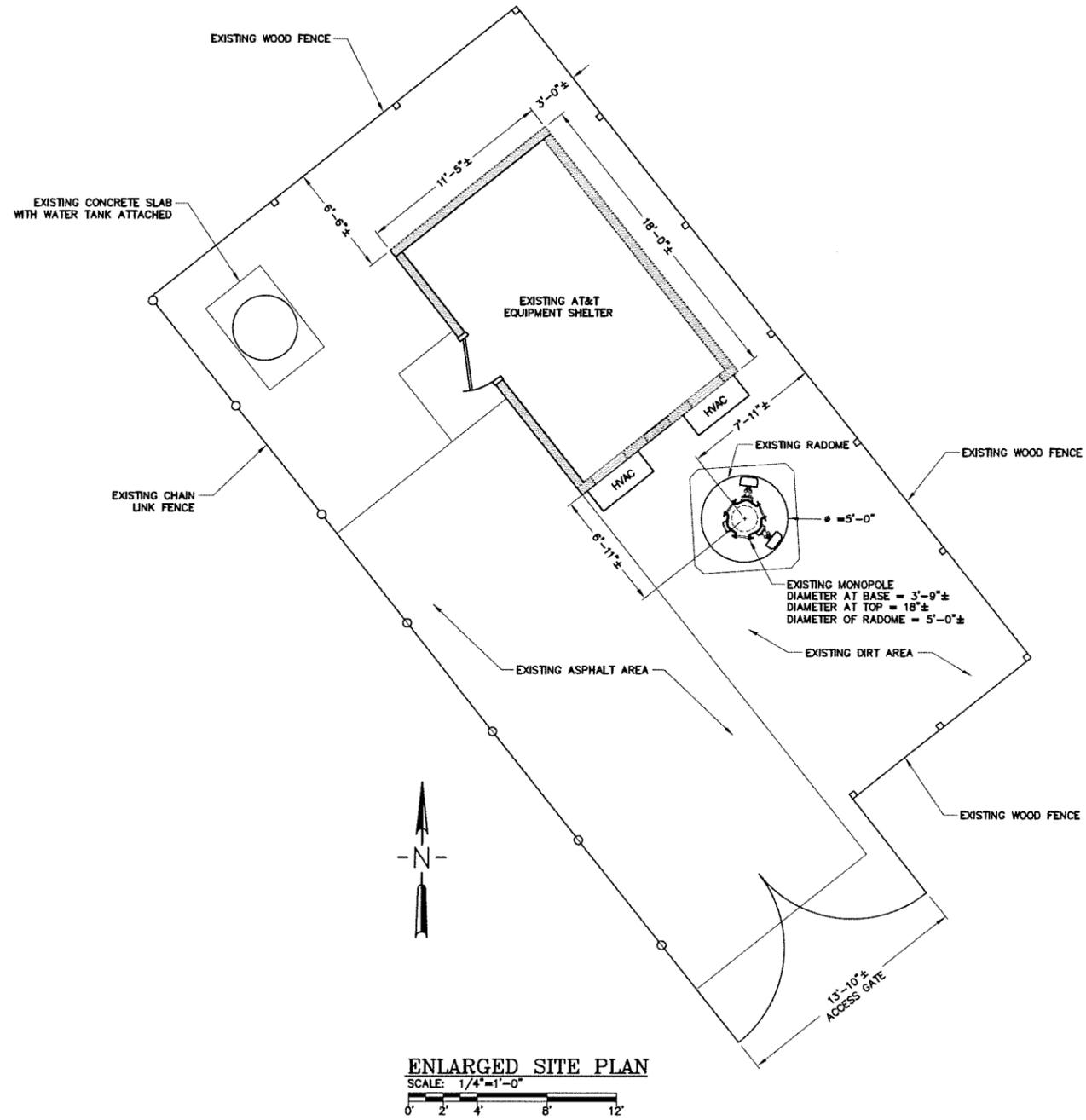
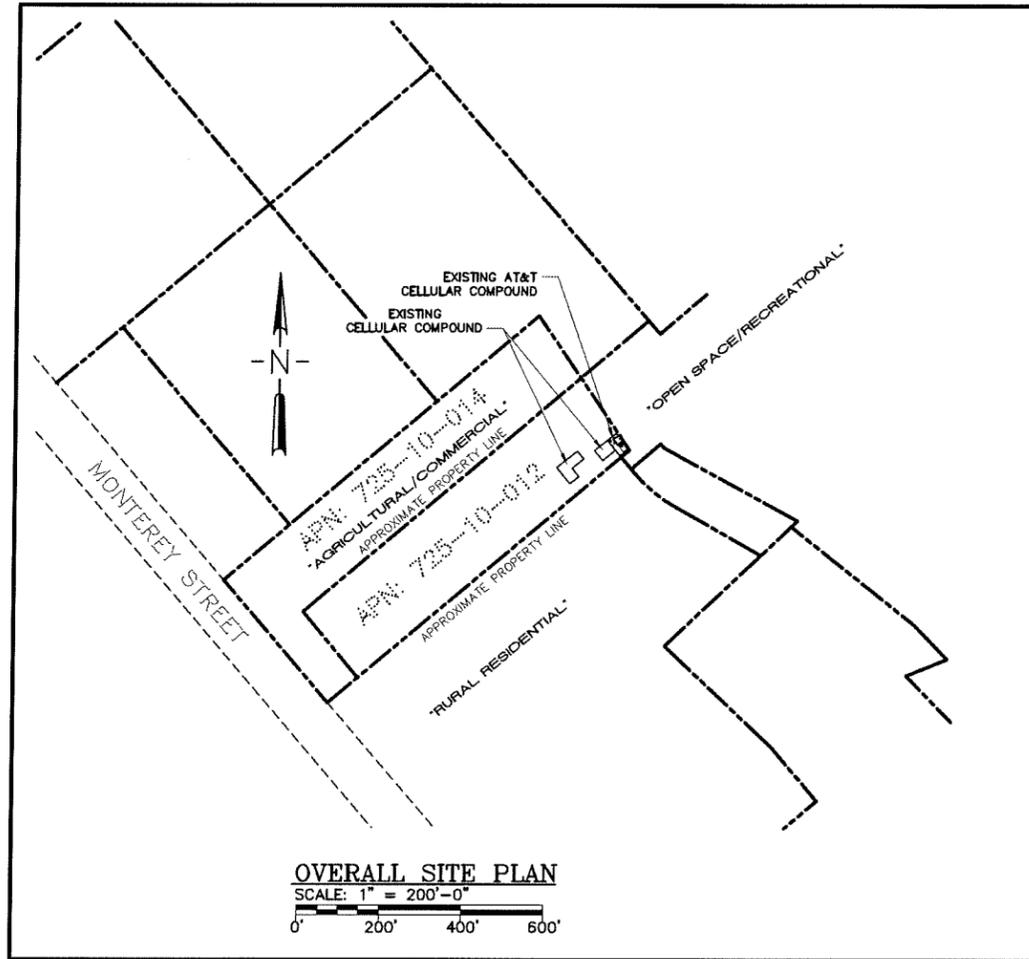


SITE QUALIFICATION PARTICIPANTS

	NAME	COMPANY	PHONE NUMBER
SAC	JASON OSBORNE	OSBORNE & ASSOC.	(415) 559-2121
A/E	ART HOWLETT	HMH DESIGN GROUP LLC.	(707) 448-8011

TITLE SHEET

T-1



REV.	DATE	REVISION FOR REVIEW
0	11/4/10	100%
1	11/8/10	100%
2	02/09/11	100%
3	05/26/11	PER CITY COMMENTS

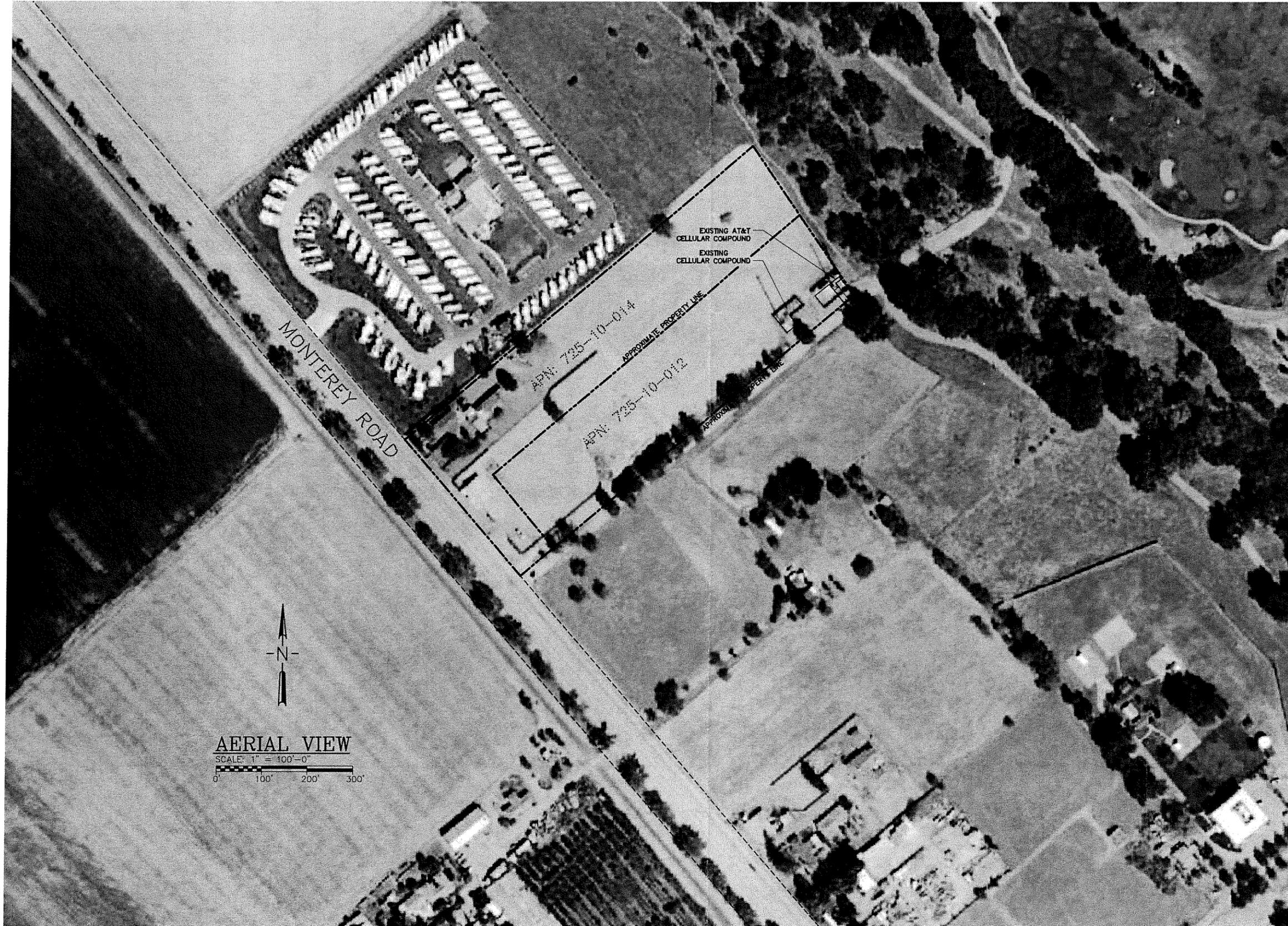
HMH
DESIGN GROUP
5164 FRY ROAD
VACAVILLE, CA 95687
PHONE: 707-448-8011
FAX: 448-8190

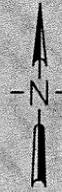
AT&T Project No. CN3296, CNU3296
AT&T Site Name: SOUTH SAN JOSE
9770 MONTEREY HIGHWAY
SAN JOSE, CA 95138
AT&T Site Address: SAN JOSE, CA 95138
HMH Project No. 10100
Date: 11/4/10
DRAWN: NJH
REVIEWED:



SITE PLAN

A-1




AERIAL VIEW
 SCALE: 1" = 100'-0"
 0' 100' 200' 300'

REV.	DATE	REVISION FOR REVIEW
0	11/4/10	
1	11/8/10	100%
2	02/09/11	100%
3	05/26/11	PER CITY COMMENTS

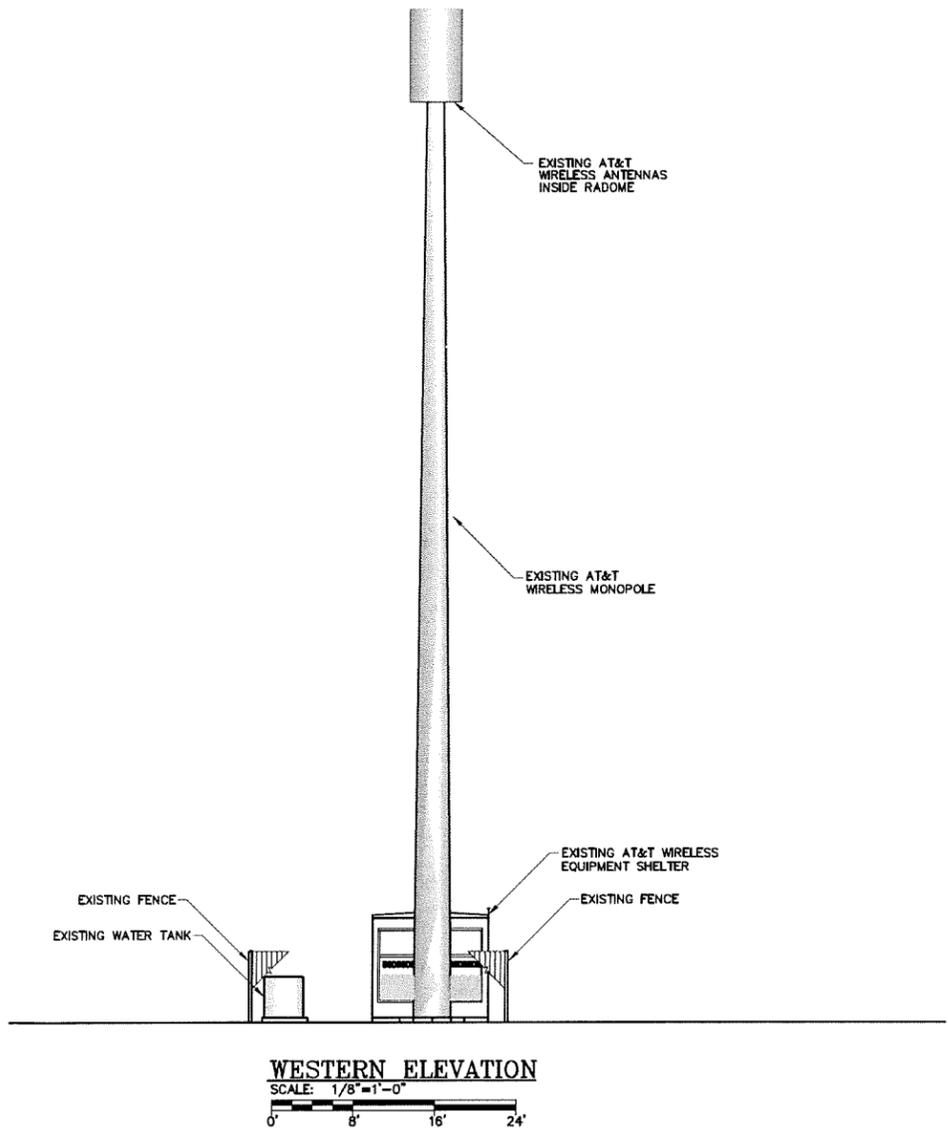
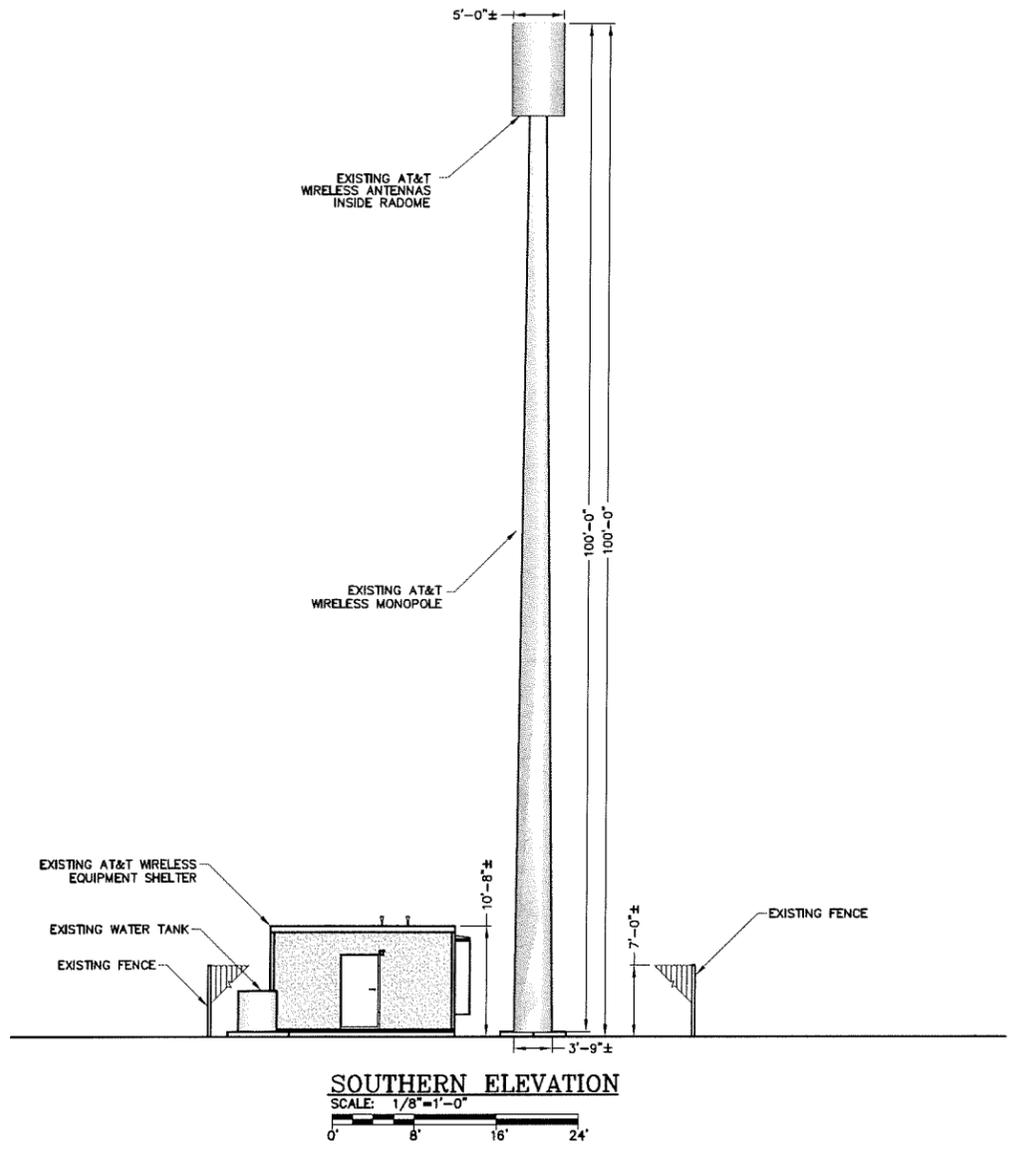
HMH
 DESIGN GROUP
 5164 FRY ROAD
 VACAVILLE, CA 95687
 PHONE: 707-448-8011
 FAX: 448-8190

AT&T Project No. CN3296, CNU3296	
AT&T Site Name: SOUTH SAN JOSE	
AT&T Site Address: 9770 MONTEREY HIGHWAY	
AT&T Site Address: SAN JOSE, CA 95138	
HMH Project No. 10100	
Date: 11/4/10	
DRAWN NJH	
REVIEWED	



 4420 ROSEWOOD DRIVE
 PLEASANTON, CA 94588

AERIAL VIEW



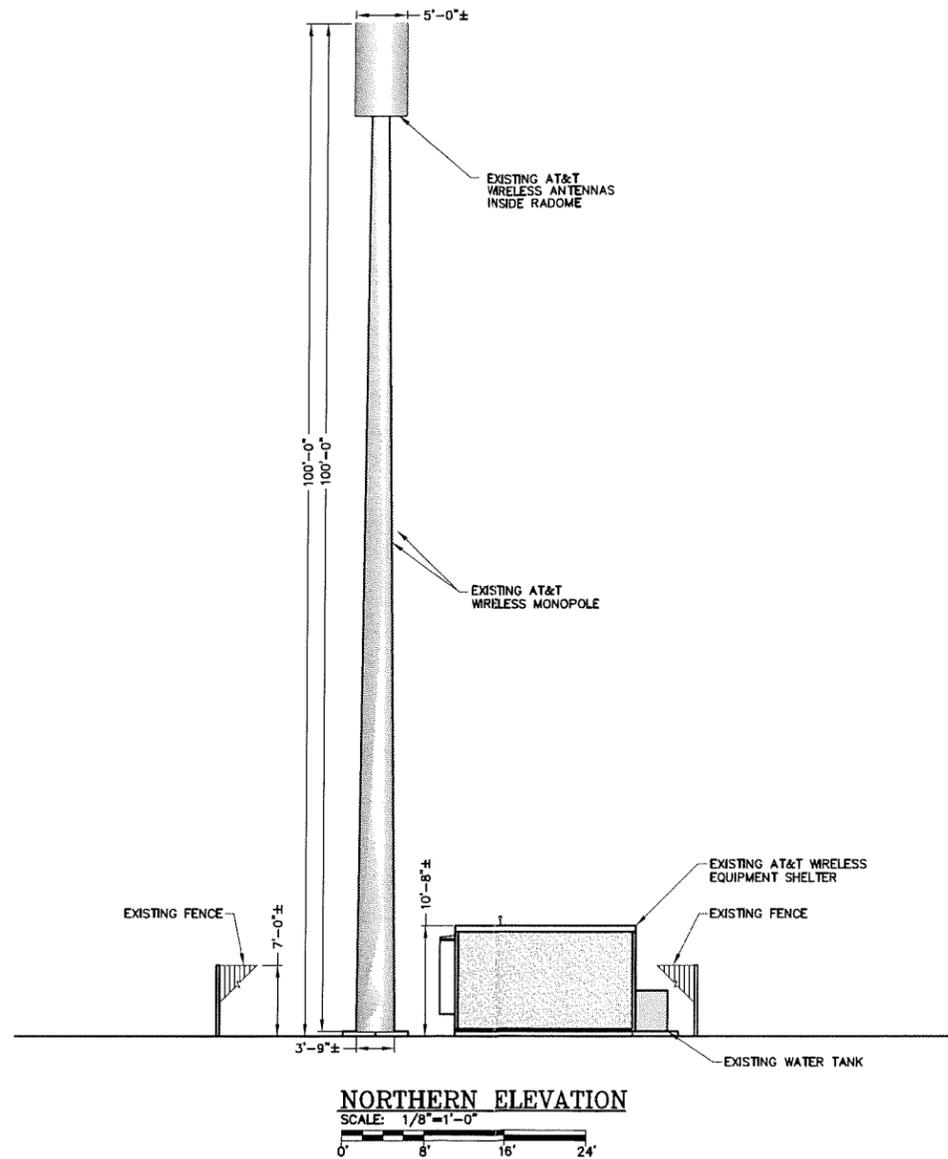
REV.	DATE	REVISION FOR REVIEW
0	11/4/10	
1	11/8/10	100%
2	02/09/11	100%
3	05/26/11	PER CITY COMMENTS

HMH
DESIGN GROUP
5164 FRY ROAD
VACAVILLE, CA, 95687
PHONE: 707-448-8011
FAX: 448-8190

AT&T Project No. CN3296, CNU3296
AT&T Site Name: SOUTH SAN JOSE
9770 MONTEREY HIGHWAY
SAN JOSE, CA 95138
HMH Project No. 10100
Date: 11/4/10
DRAWN: PAM
REVIEWED:



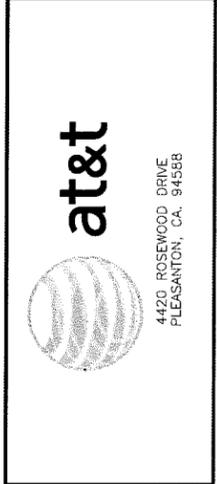
ELEVATION VIEWS



REV.	DATE	REVISION FOR REVIEW
0	11/4/10	
1	11/8/10	100%
2	02/09/11	100%
3	05/26/11	PER CITY COMMENTS

HMH
 DESIGN GROUP
 5184 FRY ROAD
 VACAVILLE, CA, 95687
 PHONE: 707-448-8011
 FAX: 448-8190

AT&T Project No. CN3296, CNU3296
 AT&T Site Name: SOUTH SAN JOSE
 9770 MONTEREY HIGHWAY
 AT&T Site ADDRESS: SAN JOSE, CA 95138
 HMH Project No. 10100
 Date: 11/4/10
 DRAWN: PAM
 REVIEWED:



ELEVATION VIEW

A-4