

STAFF REPORT
PLANNING COMMISSION

FILE NO.: CP11-056

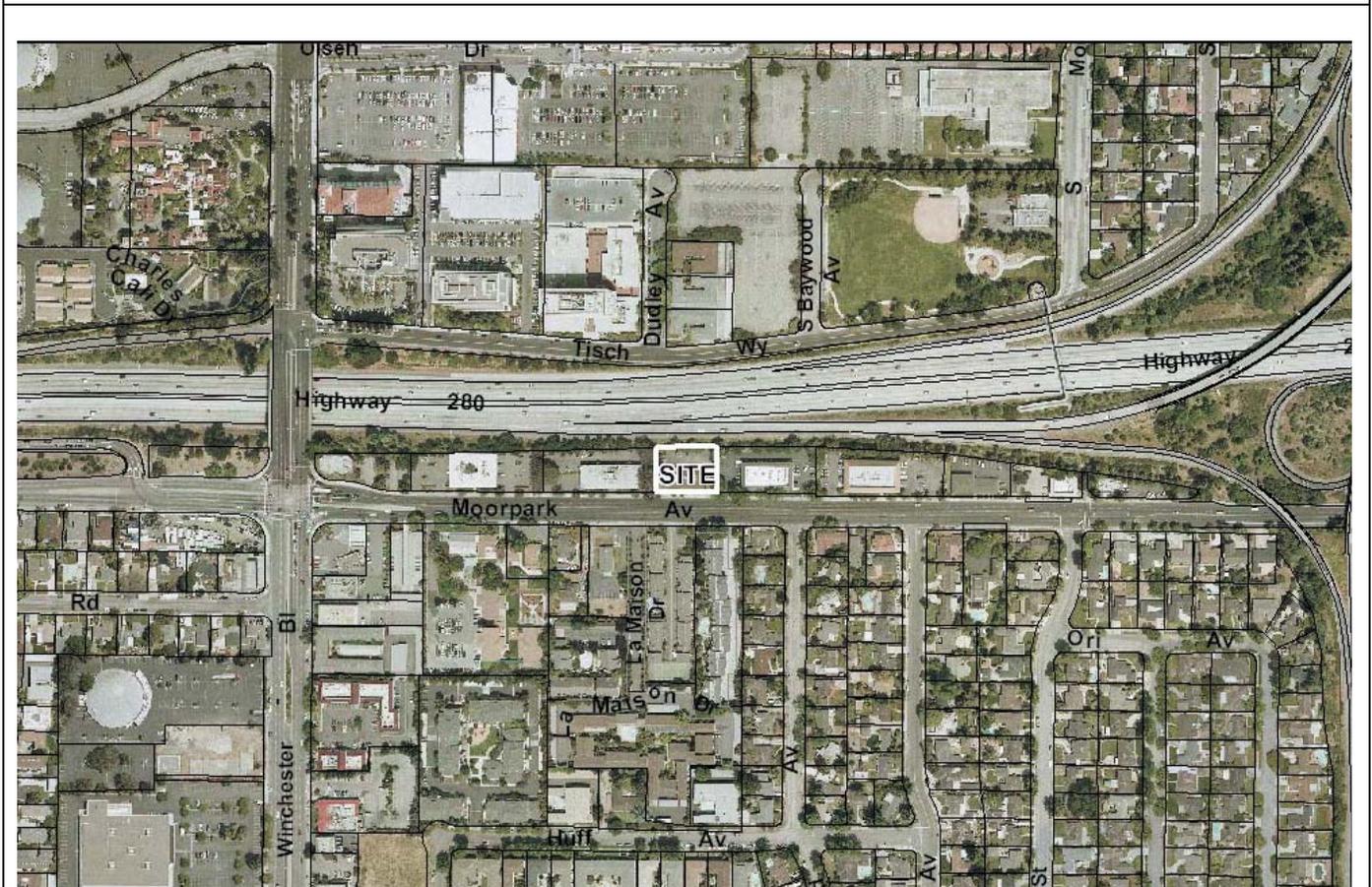
Submitted: October 20, 2011

PROJECT DESCRIPTION: Conditional Use Permit to allow continued use of an existing wireless communication monopole on a 0.75 gross acre site

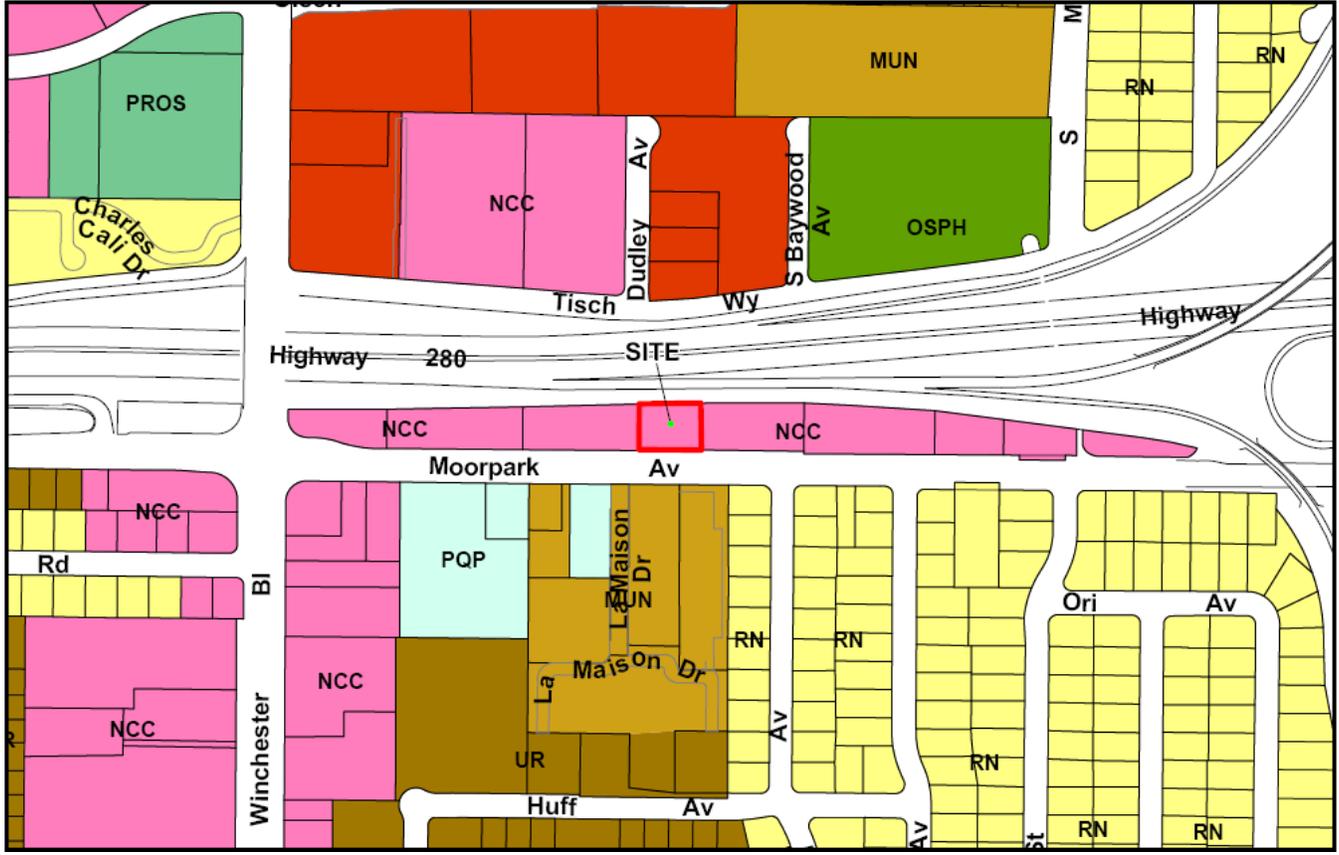
LOCATION: North side of Moorpark Avenue, approximately 800 feet easterly of Winchester Boulevard (2995 Moorpark Avenue)

Zoning	CO Commercial Office
General Plan	Neighborhood/Community Commercial
Council District	1
Annexation Date	November 26, 1954
SNI	No
Historic Resource	No
Redevelopment Area	No
Specific Plan	No

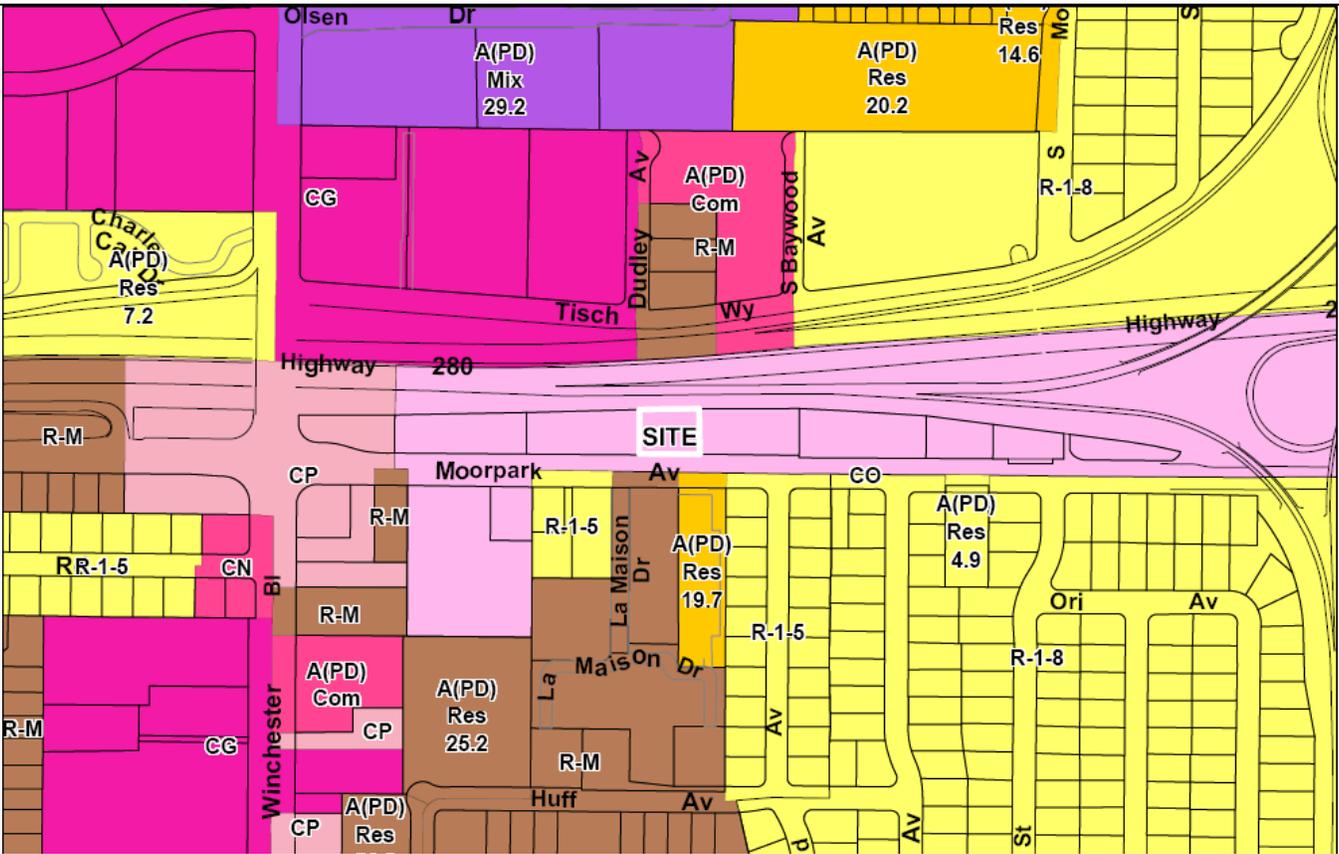
Aerial Map



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 complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project is consistent with City Council Policy 6-20: Land Use Policy for Wireless Communication Facilities.
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

On October 20, 2011, the applicant, Crown Castle Corporation, applied for a Conditional Use Permit (CUP) to allow the untimely renewal and continued use of an existing 65-foot tall wireless communication monopole and ancillary equipment on a 0.75 gross acre site. The Zoning Ordinance requires a CUP for wireless communication antennas located in the CO Commercial Office Zoning District.

The proposed facility will be unmanned, except for monthly maintenance operations. The goal of this project is to continue to provide and enhance wireless communication coverage along Highway 280 and the commercial and residential uses in the surrounding area. No new antennas are proposed to be added to the existing monopole.

The project site is located at 2995 Moorpark Avenue towards the rear of the property. The site is developed with a 4,600 square foot, one-story commercial office building with associated site, parking, and landscape improvements, approved under Site Development Permit File No. H71-291. Surrounding uses include commercial offices to the west and east, single-family attached and multi-family residences to the south, and Highway 280 to the north. The existing monopole is located approximately 200 feet away from the nearest residential uses to the south.

Permit History

A wireless communication monopole with three panel antennas and ancillary equipment was originally approved on the project site for a three-year term on December 11, 1996 through a Conditional Use Permit (File No. CP96-072). A Development Variance (File No. V96-030) was also approved to allow the monopole to be 65 feet rather than 35-foot height limit otherwise allowed. The CUP was subsequently re-approved through a new permit (File No. CP00-025). Permit Adjustments were approved in 2001 and 2009 to the co-location of six additional panel antennas, for a total of nine panel antennas on the monopole (File Nos. AD01-638 and AD09-397). Most recently, the monopole was re-approved through Conditional Use Permit Amendment File No. CPA00-025-01 on February 22, 2006 for an additional 5-year time period. This permit expired on February 22, 2011.

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

The site has a Land Use/Transportation Diagram designation of Neighborhood/Community Commercial. This designation is an exclusive commercial designation intended for a variety of commercial uses including neighborhood-serving retail, professional offices, and other commercial services. The proposed monopole for wireless communications would be a secondary use to a site that already has a commercial use.

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 CO Commercial Office 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 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 65 feet. The additional height for this monopole is consistent with the Zoning Code based on a Development Variance (File No. V96-030) approved in 1996 to allow a maximum height of 65 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 new monopoles should be of stealth/slim pole design and that ancillary equipment should be appropriately screened. No new antennas are proposed as part of this permit. However, the applicant proposes to reduce the visual impacts of the existing monopole by re-mounting the existing panel antennas as tight as possible to the monopole. All existing antennas are painted to match the monopole. The co-axial cables connecting the panel antennas to the existing at-grade equipment cabinets are located inside the monopole and appropriately screened. The existing ancillary equipment cabinets are located behind an existing 6-foot wood fence. The applicant proposes to provide additional landscaping, including a 24-inch box pine tree and vines, to enhance the screening of the wireless facility from Highway 280. Existing mature evergreen trees sufficiently screen the monopole from adjacent office and residential uses.

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. The nearest residential uses are located south of the site, across Moorpark Avenue. The existing monopole is located approximately 200 feet from these residential parcels in conformance with the Policy.

Permit Expiration. All previous approvals related to this monopole have included time limit conditions to provide allow the City to re-evaluate the proposal should new technology provide the opportunity for reducing visual impacts. Staff is including a 10-year time condition for this proposal. Due to recent laws passed under the Federal “Middle Class Tax Relief and Job Creation Act of 2012,” Section 6409(a), which limits local authority to review future co-location proposals, the City still maintains the ability to place time limits on monopole proposals.

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 the existing monopole that have been granted since 1996. Furthermore, the applicant is proposing to improve the visual aesthetics of the wireless facility by compacting the existing panel antennas as close to the monopole as possible, and by providing additional landscape screening. Due to the height of the existing monopole in relation to surrounding buildings, this facility continues to be candidate for co-location opportunities for other wireless providers in the future.

Project Manager: Sylvia Do **Approved by:** Samuel Savett **Date:** April 13, 2012

Owner:	Applicant:	Attachments:
Unity Healthcare Workers Corp. 560 Thomas L. Berkley Way Oakland, CA 94612	Gary Gochberg Crown Castle Corporation 5820 Stoneridge Mall Road, #300 Pleasanton, CA 94588	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 65-foot tall wireless communication monopole on a 0.75 gross acre site located at north side of Moorpark Avenue, approximately 800 feet easterly of Winchester Boulevard (2995 Moorpark Avenue).

FILE NO. CP11-056

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 October 20, 2011, an application (File No. CP11-056) 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 CO Commercial Office Zoning District, located at north side of Moorpark Avenue, approximately 800 feet easterly of Winchester Boulevard (2995 Moorpark Avenue), 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, "Highway 280/17, Crown Castle Site #: 815033," dated April 4, 2012. 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 General Commercial on the adopted San José 2020 General Plan Land Use/Transportation Diagram.
2. The subject application was filed before the approval of the Envision San Jose 2040 General Plan, and as a pipeline project, is reviewed in the context of the José 2020 General Plan.
3. The project site is located in the CO Commercial Office Zoning District.
4. The maximum height allowed under the Zoning Ordinance is 35 feet.
5. The existing antenna was the subject of a Development Variance issued in 1996 (File No. V96-030) that allowed the height of the pole to be increased from 35 feet to up to 65 feet.
6. The existing pole has a maximum height of 65 feet.
7. No new antennas or increase in height of the existing monopole are proposed as part of this permit.
8. 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.
9. The General 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.
10. The existing monopole and antennas are under the maximum height of 100 feet, as noted above, and is therefore in conformance with the General Plan and Zoning Ordinance.
11. The existing panel antennas are proposed to be re-mounted so as to be located as close as possible to the monopole.
12. New landscaping is proposed to provide additional screening from adjacent uses.
13. The existing wireless communications monopole and ancillary equipment was approved under a prior Conditional Use Permits (File Nos. CP96-072 and CP00-025) and a Conditional Use Permit Amendment (File No. CPA00-025-01). That Conditional Use Permit Amendment was approved on February 22, 2006 for a five-year time period from the date of approval. That Permit subsequently expired in 2011.
14. The existing facility is surrounded by commercial offices to the west and east, single-family attached and multi-family residences to the south, and Highway 280 to the north.
15. The proposed project would allow the continued use of an existing wireless communication monopole facility for which the prior permit has expired.
16. The monopole includes provisions for the co-location of other future antennas on the subject structure.

17. Previous approvals related to this monopole have included time limit conditions to provide allow the City to re-evaluate the proposal should new technology provide the opportunity for reducing visual impacts through a modified design.
18. Staff is including a 10-year time condition for this proposal.
19. Due to recent laws passed under the Federal “Middle Class Tax Relief and Job Creation Act of 2012,” Section 6409(a), which limits local authority to review future co-location proposals, the City still maintains the ability to place time limits on monopole proposals.
20. 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 consistent with City Council Policy 6-20: Land Use Policy for Wireless Communication Facilities.
4. The proposed project is in compliance with the California Environmental Quality Act.
5. The proposed project is compatible with the surrounding land uses.

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. **Permit Expiration.** This Conditional Use Permit shall automatically expire 24 months from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such 24-month period, the proposed use of this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit pursuant to Title 20 of the San Jose Municipal Code. The Permit Adjustment must be approved prior to the expiration of this Permit.
3. **Time Limit.** This Conditional Use Permit expires and has no further force or effect ten (10) years from the date of this Permit. At that time, that applicant/owner shall provide information to the City to determine if the visual impacts can be reduced given improvements in technology or if the wireless communication facility is still needed, based on availability of alternative building-mounted opportunities in the vicinity.
4. **Renewal.** The permit holder may seek renewal of a time-conditioned Conditional Use Permit by filing a timely renewal application on the form provided by the Director of Planning, Building, and Code Enforcement. In order to be timely, an application for renewal must be filed more than 90 calendar days, but less than 180 calendar days prior to the expiration of the Conditional Use Permit. Once a renewal application has been filed in a timely manner, the expiration date of the Conditional Use Permit is automatically extended until either the issuance or denial of the application for renewal has become final.
5. **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.

6. **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.
7. **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.
8. **Conformance with Plans.** Construction and development shall conform to approved plans entitled, "Highway 280/17, Crown Castle Site #: 815033," dated April 4, 2012, 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).
9. **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.
10. **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.
11. **Monopole Height.** The proposed monopole including antennae shall not exceed 65 feet in height per Variance File No. V96-030.
12. **Colors and Materials.** All building colors and materials are to be those specified on the approved plan set. All existing and future antennas shall be painted to match the existing pole.
13. **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.
14. **Lighting.** This permit allows no new on-site lighting.
15. **Landscaping.** Planting and irrigation are to be provided, as indicated, on the final Approved Plan Set. Landscaped areas shall be maintained and watered, and all dead plant material is to be removed and replaced by the property owner. Irrigation is to be installed in accordance with

Park 4 of Chapter 15.10 of Title 15 of the San Jose Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping and the City of San Jose Landscape and Irrigation Guidelines.

16. **Generators.** This permit does not include approval for an emergency back-up generator. Any such improvement would require additional approvals by the City.
17. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning.
18. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
19. **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.
20. **Co-location.** 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. The owner of this facility shall fully disclose to all existing and potential wireless providers of co-located facilities that this monopole includes a time condition which is subject to renewal through a discretionary review process and that re-approval is not guaranteed.
21. **Discontinuation of Use.** Wireless communications facility, antennas, and associated equipment shall be removed from the site within 30 days the equipment is no longer in use.
22. **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.
23. **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 **25th day of April 2012**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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.

HIGHWAY 280/17

CROWN CASTLE SITE#: 815033

**2995 MOORPARK AVENUE
SAN JOSE, CA 95128**

PROJECT INFORMATION:

HIGHWAY 280/17
CROWN CASTLE SITE# 815033
2995 MOORPARK AVENUE
SAN JOSE, CA 95128

CURRENT ISSUE DATE:

04/04/12

ISSUED FOR:

CONDITIONAL USE PERMIT

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY

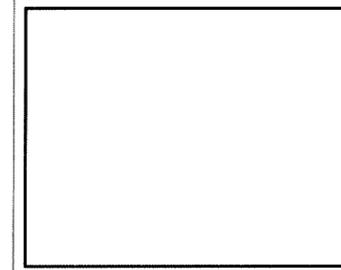
COORDINATING ARCHITECT:



Architecture
Civil Engineering
Surveying
Telecommunications

689 Tank Farm Road, Suite 140
San Luis Obispo, California 93401
Phone: (805) 544-9700
www.omnidesigngroup.com
email: omni@odglo.com

SEAL:



CONSULTANT:



DRAWN BY: CHK.: APV.:

AF	NB	TR
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SHEET TITLE:

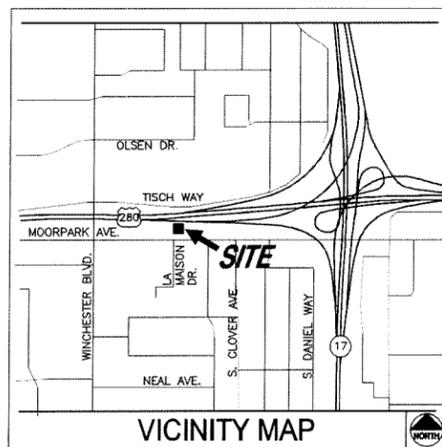
TITLE SHEET

SHEET NUMBER: REVISION:

T-1 640-157A

PROJECT DESCRIPTION

CONDITIONAL USE PERMIT RENEWAL



DRIVING DIRECTIONS

FROM INTERSECTION OF I-880 AND HWY 101 IN SAN JOSE, TAKE I-880 SOUTH. FOLLOW I-880 FOR ABOUT 3.5 MILES AND TAKE THE STEVENS CREEK BLVD EXIT. TURN RIGHT AT THE END OF THE RAMP ONTO STEVENS CREEK BLVD. FOLLOW STEVENS CREEK BLVD FOR .5 MILES AND TURN LEFT ON WINCHESTER BLVD. FOLLOW WINCHESTER FOR .5 MILES AND TURN LEFT ON MOORPARK AVE. THE SITE WILL BE AHEAD ABOUT 2 BLOCKS ON THE LEFT.

PROJECT SUMMARY

PROPERTY INFORMATION

OWNER: CROWN CASTLE
ADDRESS: 5820 STONERIDGE MALL ROAD, SUITE 300 PLEASANTON, CA 94588
PROPERTY CONTACT: VICTORIA PETERS
PHONE: (925) 737-1005
AREA OF CONSTRUCTION: N/A
SHELTER OCCUPANCY TYPE: U
CURRENT ZONING:
CONSTRUCTION TYPE: N/A
A.P.N.: 279-48-007

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

THE CENTER OF THE PROPOSED ANTENNAS AS SHOWN HEREON IS LOCATED AT THE FOLLOWING COORDINATES:

NAD 83
LATITUDE: N 37° 18' 59.1"
LONGITUDE: W 121° 56' 48.8"

PROJECT TEAM

ARCHITECT:

NAME: OMNI DESIGN GROUP, INC.
ADDRESS: 689 TANK FARM ROAD, SUITE 140
CITY, STATE, ZIP: SAN LUIS OBISPO, CA 93401
PROJECT MANAGER: NICK BOCHE
ARCHITECT: TOM REAY, C-19442
PHONE: 805-544-9700
FAX: 805-544-4327

SITE ACQUISITION:

CONTACT: JOANNE GUNDERMANN
PHONE: (925) 737-1007
FAX:

PROJECT MANAGER:

CONTACT: GARY GOCHBERG
PHONE: (707) 364-5164

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	
A-1	OVERALL SITE PLAN	
A-2	SITE PLAN	
A-3	ELEVATIONS	

JURISDICTION

CITY OF SAN JOSE
PLANNING DEPARTMENT PHONE: (408) 535-3555

CROWN SIGNATURE BLOCK

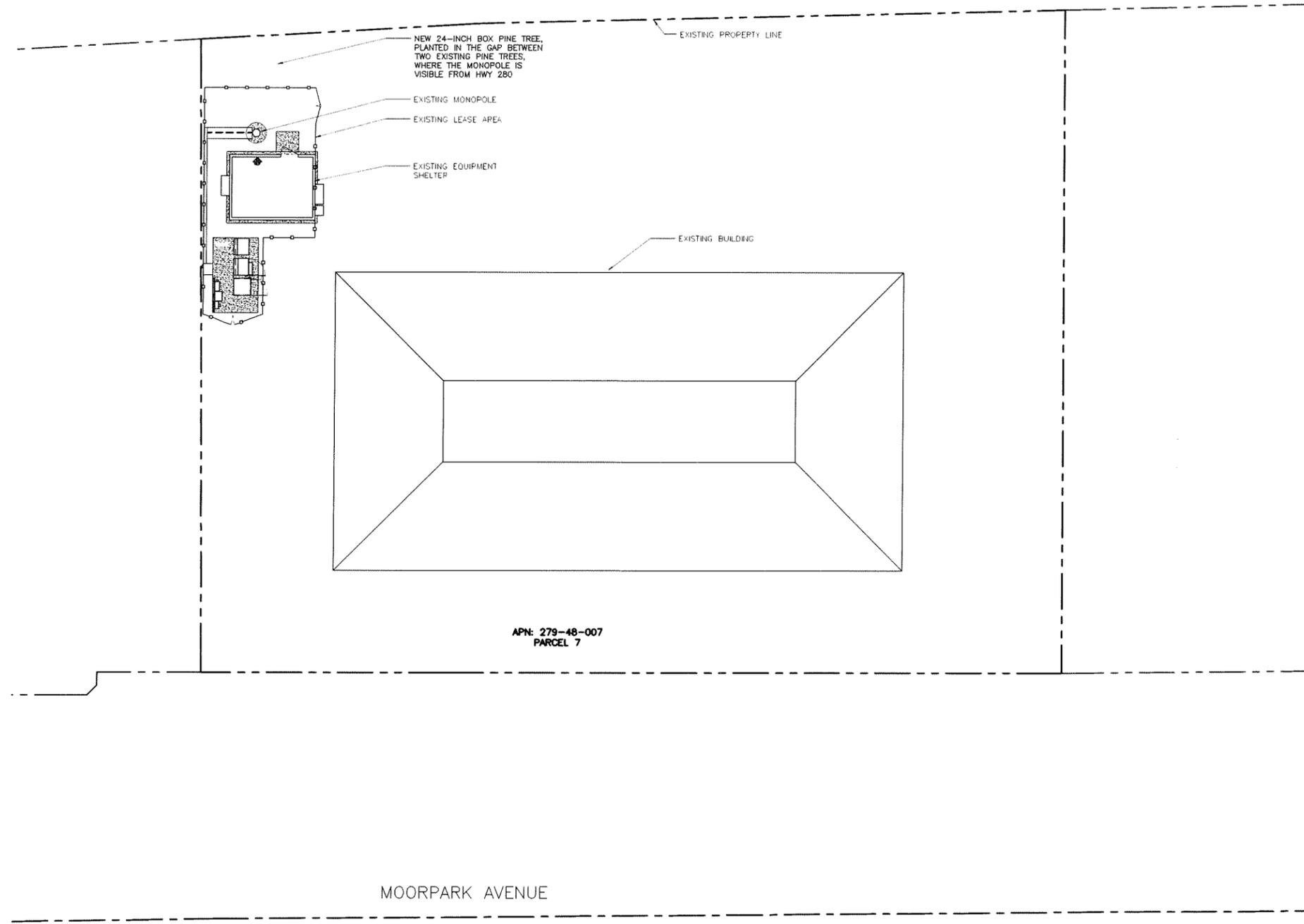
DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
PLANNER		
CONSTRUCTION		
PROJECT MANAGER		
UTILITY MANAGER		
LANDLORD		

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THE PLANS IS TO BE CONSIDERED TO BE PERMIT WORK NOT CONFORMING TO THESE CODES.

- | | |
|--|---|
| 1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 & 25) 2010 | 4. ANS/ISA-222-6 LIFE SAFETY CODE NFPA-101-2010 |
| 2. INTERNATIONAL BUILDING CODE 2010 | 5. CALIFORNIA PLUMBING CODE 2010 |
| 3. INTERNATIONAL MECHANICAL CODE 2010 | 6. NATIONAL ELECTRIC CODE 2010 |
| | 7. CALIFORNIA ELECTRIC CODE 2010 |
| | 8. LOCAL BUILDING CODE |
| | 8. CITY/COUNTY ORDINANCES |

NOTE:
 EXISTING CONDITIONS AND SITE DATA ARE BASED
 ON INFORMATION PROVIDED TO OMNI DESIGN
 GROUP BY CROWN CASTLE. SHOULD OBSERVED
 CONDITIONS VARY FROM THESE SHOWN HEREIN,
 NOTIFY OMNI DESIGN GROUP.



PROJECT INFORMATION:
 HIGHWAY 280/17
 CROWN CASTLE SITE# 815033
 2995 MOORPARK AVENUE
 SAN JOSE, CA 95128

CURRENT ISSUE DATE:
 04/04/12

ISSUED FOR:
 CONDITIONAL USE PERMIT

REV.:	DATE:	DESCRIPTION:	BY:

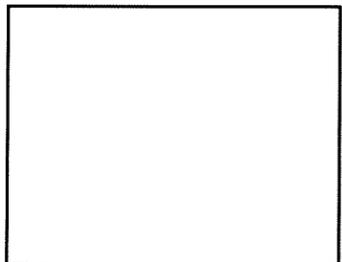
COORDINATING ARCHITECT:



Architecture
 Civil Engineering
 Surveying
 Telecommunications

689 Tank Farm Road, Suite 140
 San Luis Obispo, California 93401
 Phone: (805) 544-9700
 www.omnidesigngroup.com
 email: omni@odglo.com

SEAL:



CONSULTANT:



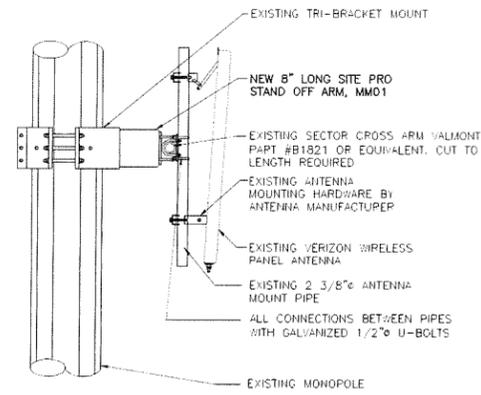
DRAWN BY: _____ CHK.: _____ APV.: _____

AF	NB	TR
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SHEET TITLE:
 OVERALL SITE PLAN

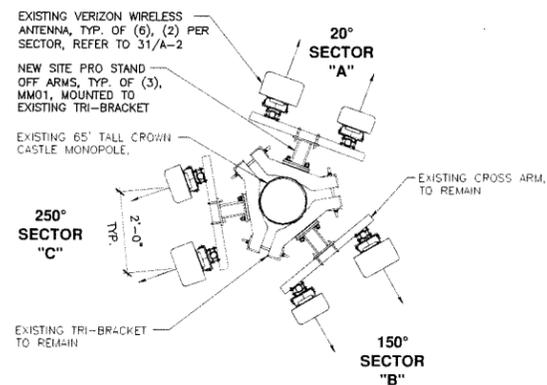
SHEET NUMBER: _____ REVISION: _____

A-1 640-157A

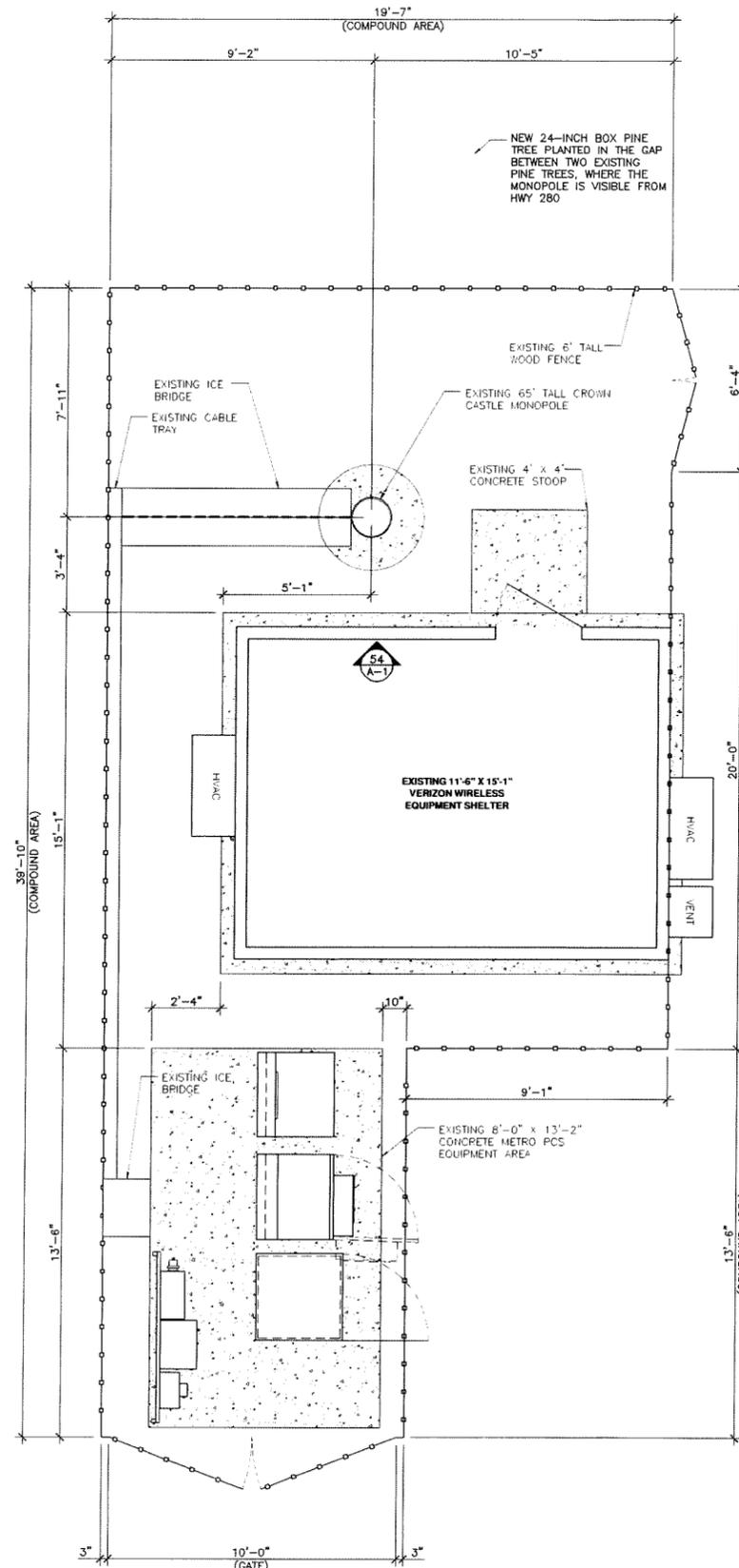


31 TRI-BRACKET MOUNT
SCALE: 3/4"=1'-0"

NOTE:
EXISTING CONDITIONS AND SITE DATA ARE BASED ON INFORMATION PROVIDED TO OMNI DESIGN GROUP BY CROWN CASTLE. SHOULD OBSERVED CONDITIONS VARY FROM THESE SHOWN HEREIN, NOTIFY OMNI DESIGN GROUP.



34 ANTENNA PLAN @ 62' A.G.L.
SCALE: 3/8"=1'-0"



24 SITE PLAN
SCALE: 3/8"=1'-0"



PROJECT INFORMATION:

HIGHWAY 280/17
CROWN CASTLE SITE# 815033
2995 MOORPARK AVENUE
SAN JOSE, CA 95128

CURRENT ISSUE DATE:

04/04/12

ISSUED FOR:

CONDITIONAL USE PERMIT

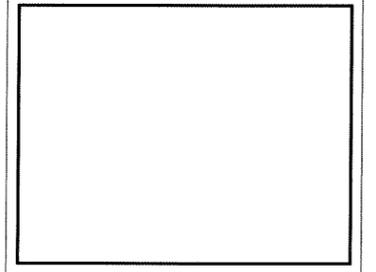
REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY

COORDINATING ARCHITECT:

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SEAL:



CONSULTANT:



DRAWN BY: CHK.: APV.:

AF	NB	TR
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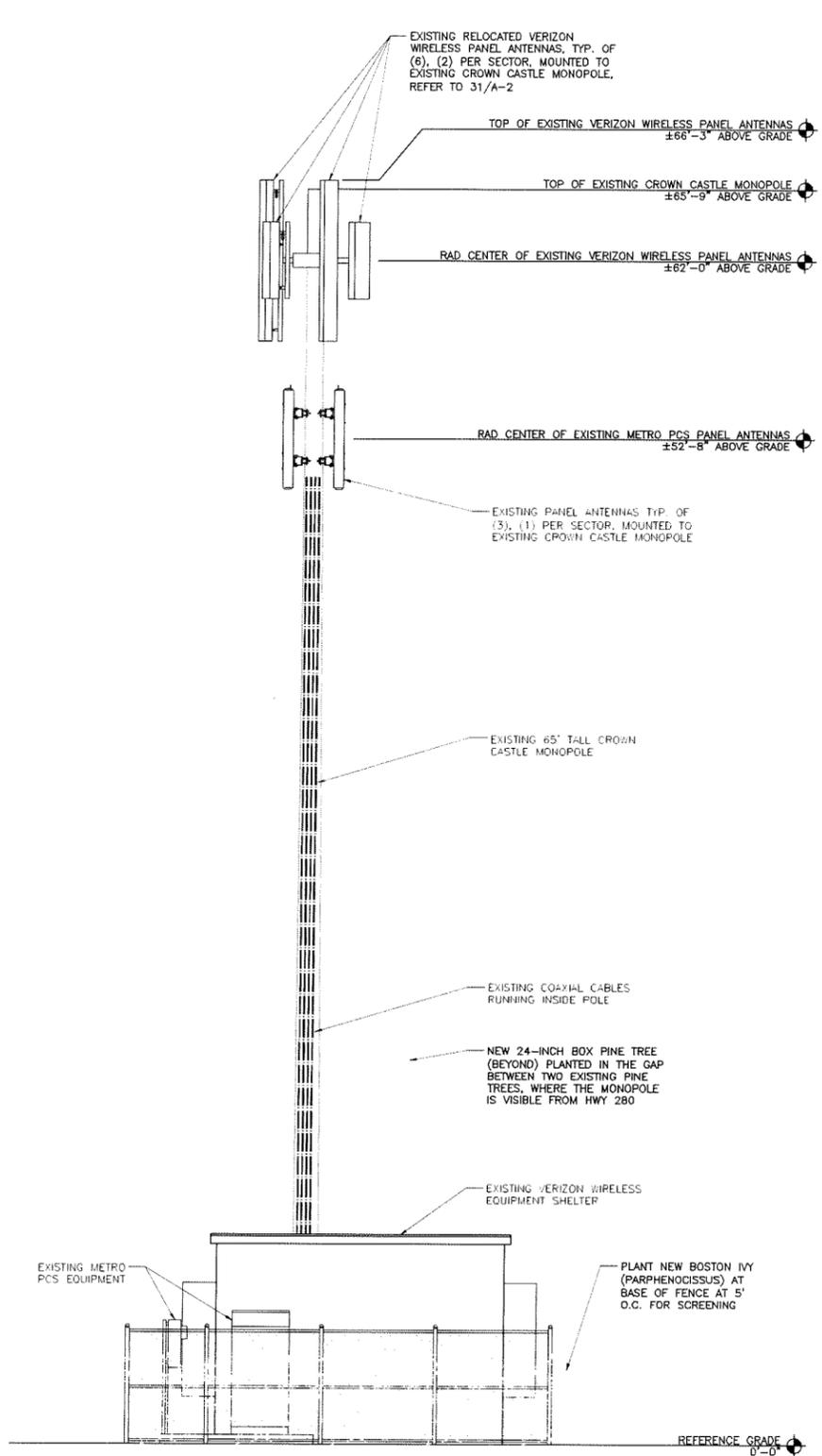
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SITE PLAN

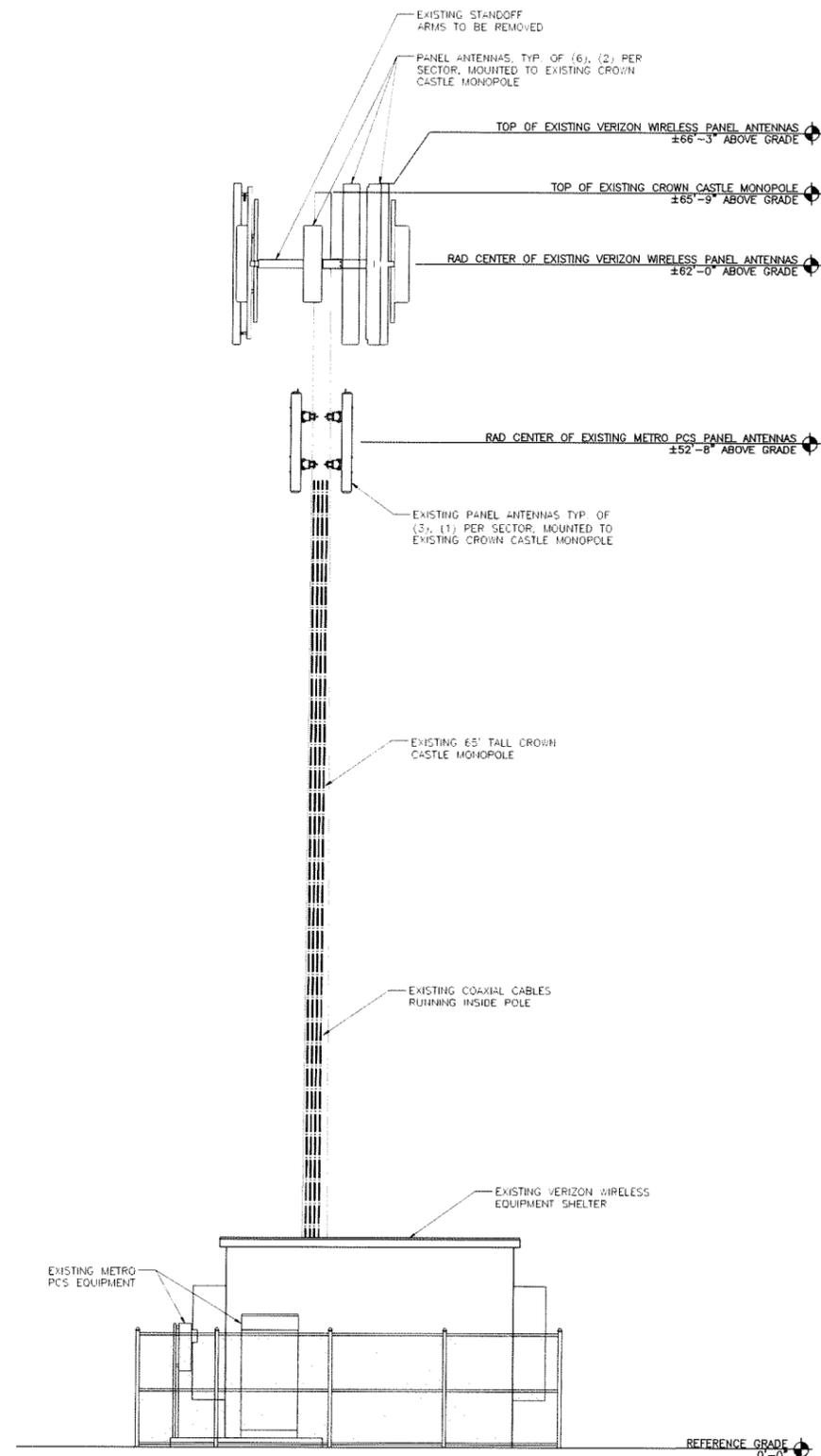
SHEET NUMBER: REVISION:

A-2 640-157A

NOTE:
EXISTING CONDITIONS AND SITE DATA ARE BASED ON INFORMATION PROVIDED TO OMNI DESIGN GROUP BY CROWN CASTLE. SHOULD OBSERVED CONDITIONS VARY FROM THESE SHOWN HEREIN, NOTIFY OMNI DESIGN GROUP.



44 NEW SOUTH ELEVATION
SCALE: 1/4"=1'-0"
0 4 8



24 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"
0 4 8

PROJECT INFORMATION:
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CROWN CASTLE SITE# 815033
2995 MOORPARK AVENUE
SAN JOSE, CA 95128

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER: A-3 REVISION: 640-157A