

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 11/10/04 3.c..

File Number
CP 04-039

Application Type
Conditional Use Permit

Council District
2

Planning Area
South San Jose

Assessor's Parcel Number(s)
690-06-061

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Jeff Roche

Location: South side of Shenado Place, approximately 430 feet westerly of Chynoweth Avenue

Gross Acreage: 2.5

Net Acreage: 2.5

Net Density: N/A

Existing Zoning: R-1-1 Residence District

Existing Use: Pacific Bell Service Center/Wireless Communications Facilities

Proposed Zoning: No change

Proposed Use: Addition of two new, roof-mounted, Wireless Communication Facilities

GENERAL PLAN

Completed by: JR

Land Use/Transportation Diagram Designation
Public/Quasi-Public

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: JR

North: Single-Family Residential

R-1-8 Residence

East: Single-Family Residential

R-1-8 (PD) Planned Development

South: Single-Family Residential

R-1-8 Residence and A(PD) Planned Development

West: Single-Family Residential

R-1-8 Residence

ENVIRONMENTAL STATUS

Completed by: JR

Environmental Impact Report found complete
 Negative Declaration circulated
 Negative Declaration adopted

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: JR

Annexation Title: Oak Grove No. 37

Date: May 28, 1971

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date: November 2, 2004

Approved by: Susan Walton
 Action
 Recommendation

CONTACT PERSON

The Alaris Group
Attn: Kristina Woerner
185 Berry Street, # 5300
San Francisco, CA 94107

OWNER

Pacific Bell Telephone Company.
Attn: Alan Campbell
2600 Camino Ramon #3E300M
San Ramon, CA 94583

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: JR

Department of Public Works

See memorandum dated, 4/30/04.

OTHER DEPARTMENTS AND AGENCIES

Fire Department

See memorandum dated, 5/13/04.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant is requesting a Conditional Use Permit to allow the installation of 2 roof-mounted, wireless communication antennas on an existing public utility building and the construction of associated equipment enclosures on a 2.5-gross acre site in the R-1-1 Residence Zoning District. Wireless communication antennas require a Conditional Use Permit in the R-1-1 Residence District.

The site is developed with an existing public utility building and wireless communications facilities. Surrounding land uses include single-family residential uses to the north, south, east and west.

In 1996, staff explored the issues of electromagnetic radiation to determine if emissions from the proposed antennas posed a public health concern. Staff found that the low-frequency, low-energy, non-ionizing emission associated with wireless communications antennas were well below the recognized safety standards set by the American National Standards Institute (ANSI). Staff concluded there was no evidence that such transmission would result in adverse health effects to people living or working in the vicinity of the antennas. Further, Staff investigated reports that wireless communication transmission interfered with hearing aids, pace makers, and other electronic devices. Staff determined the reported interference resulted from cordless telephones and not from the antennas

Project Description

The project proposes the installation of 9 roof-mounted antennae located behind two new fiberglass roof screens painted to match the building. The panel antennas are approximately 52-inches in height and 10.5 inches wide. Two equipment cabinets finished to match the building are proposed to be located to the west of the existing building and to be enclosed by new equipment enclosures. A cable tray on the westerly face of the building connecting the antennas to the equipment shelter is proposed to be painted to match the existing building.

ENVIRONMENTAL REVIEW

This project was found to be exempt pursuant to Section 15303 of the State Guidelines for the implementation of the California Environmental Quality Act (CEQA), because the project consisted of the construction and location of limited numbers of new, small facilities and structures.

GENERAL PLAN CONFORMANCE

The site is designated Public/Quasi-Public on the San Jose 2020 General Plan Land Use/Transportation Diagram. The existing public utility facility and the proposed building-mounted antennas are consistent with this General Plan designation.

PUBLIC OUTREACH

A notice of the Planning Commission public hearing was mailed to all owners and tenants of property within a 500-foot radius of the project site. Staff has been available to discuss the project with members of the public.

ANALYSIS

The primary issues associated with this proposal are conformance with the Zoning Code and consistency with *Council Policy 6-20; Land Use Policy for Wireless Communication Facilities* (see attached).

Conformance with the Zoning Code

The height limit of the R-1-1 Residence District is 35 feet. Section 20.80.1900(B) of the Zoning Code allows building-mounted antennas to exceed the height of the Zoning District, so long as the antennas are 60 feet or less in height, are architecturally integrated into the building, ancillary equipment is screened, and the antennas do not add visual clutter. In this case, the antennas extend approximately 7 feet above the height of the existing 33-foot building parapet, are hidden behind a new roof screen that is painted to match the building, and in staff's judgment, do not add to the visual clutter of the building.

Land Use Policy for Wireless Communication Facilities (Council Policy 6-20)

Council Policy 6-20 encourages building-mounted wireless communications antennas to avoid the need for new monopoles. The Policy specifies that building-mounted antennas be located a minimum of 35 feet from any property with a residential use and be architecturally integrated into the structure. The policy encourages the construction of new architectural elements to camouflage the antennas. Ancillary equipment is to be adequately screened from view and should not replace required parking.

The proposed antennas are architecturally integrated into the structure in that they are mounted behind new roof screens designed to match the building. The antennas are located a minimum of 35 feet horizontally from the nearest residential property line. The ancillary equipment is located within an enclosure finished to match the building, does not replace parking, is located well away from the residential property line and is screened by existing landscaping. Based on this analysis, staff concludes that the project is consistent with the Council Policy.

RECOMMENDATION

The Planning staff is recommending that the Planning Commission approve the requested Conditional Use Permit and include the following findings and conditions in its Resolution.

The Planning Commission finds that the following are the relevant facts regarding the proposed project.

1. This site has a designation of Public/Quasi-Public on the adopted San José 2020 General Plan Land Use/Transportation Diagram.
2. The project site is located in the R-1-1 Residence Zoning District.
3. This project was found to be exempt from environmental review.
4. Single-family residential uses surround the site.
5. The site is developed with an existing public utility building and roof-mounted, wireless communications facilities.
6. The applicant is requesting a Conditional Use Permit (CUP) to allow the construction of 9 wireless communication antennas behind new roof screens on an existing building.
7. Council Policy 6-20 encourages building-mounted wireless communications antennas to avoid the need for new monopoles. The Policy specifies that building-mounted antennas be located a minimum of 35 feet from any property with a residential use and be architecturally integrated into the structure. The policy encourages the construction of new architectural elements to camouflage the antennas. Ancillary equipment is to be adequately screened from view and should not replace required parking.
8. The proposed antennas are architecturally integrated into the structure in that they are mounted behind new roof screens designed to match the building. The antennas are located a minimum of 35 feet horizontally from the nearest residential property line. The ancillary equipment is located within an enclosure finished to match the building, does not replace parking, is located well away from the residential property line and is screened by new landscaping.
9. The antennas and roof screen extend approximately 4 feet above an existing 33-foot tall building parapet. The antennas are less than 60 feet in height, are architecturally integrated into the building and do not add to the visual clutter of the building. Ancillary equipment is screened.

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

1. The project is consistent with the adopted San Jose 2020 General Plan Land Use/Transportation Diagram.
2. The proposed project complies with the Height Exception provisions of Section 20.80.1900(B)(1) of the Zoning Code and 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 conforms to applicable criteria of the *City Council Land Use Policy for Wireless Communications Facilities*.

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.

CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance and Payment of Recording Fees.** The "Acceptance of Permit and Conditions" form shall be **signed, notarized, and returned** to the Department of City Planning within **60 days** from the date of issuance of the resolution granting the permit. *Failure to do so will result in this permit automatically expiring regardless of any other expiration date contained in this permit.* Fees for recording a Certificate of Permit with the Recorder for the County of Santa Clara must be submitted along with the Acceptance Form.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, "Sprint/AT&T Monterey Highway & Roedder – 20 Shenado Place" dated October 28, 2004, on file with the Department of City Planning and Building and to the San José Building Code (San José Municipal Code, Title 17, Chapter 17.04).
2. **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.
3. **Utilities.** All new on-site telephone and electrical service facilities shall be placed underground.
4. **Colors and Materials.** All wireless communications antennas colors and materials are to be those specified on the approved plan set.
5. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. *Construction Plans.* This permit file number, CP 04-039, shall be printed on all construction plans submitted to the Building Division.
 - b. *Emergency Address Card.* The project developer shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.
6. **Hazardous Materials.** The applicant shall submit names and amount of any hazardous materials to be used or stored within the project site to the Hazardous Materials Division (277-4659). Use or storage of hazardous materials, liquids, gases and/or chemicals are subject to the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, the applicable sections of the San Jose Fire Code, and the National Fire Code.
7. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings, wall and fence surfaces within 48 hours of defacement.

CONDITIONS SUBSEQUENT

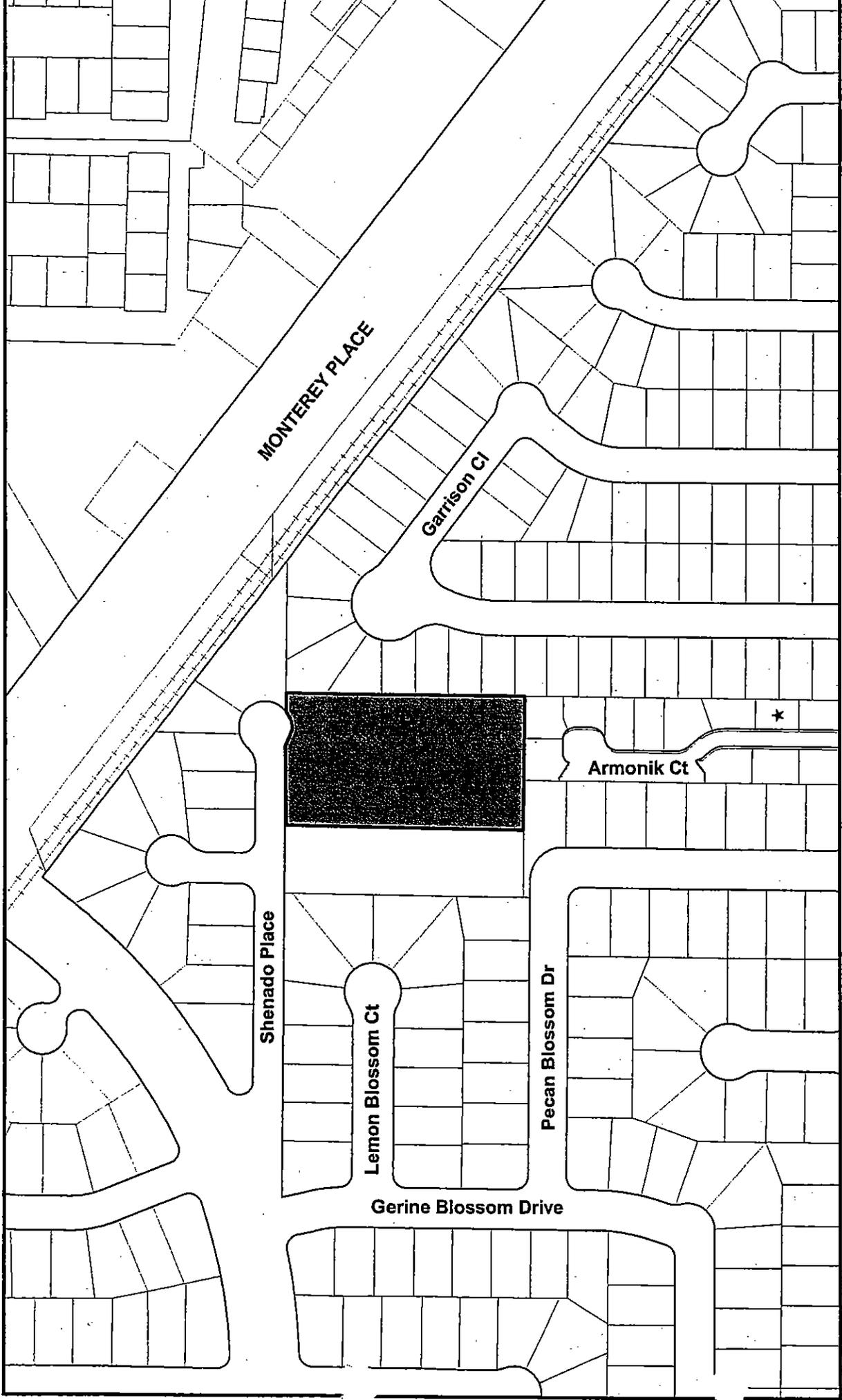
1. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site has not commenced, 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, Building and Code Enforcement may approve a Permit Adjustment to extend the validity of this Permit for a period of up to two years. The Permit Adjustment must be approved prior to the expiration of this Permit.

2. **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:
3. 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
 - a. 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
 - b. The use as presently conducted creates a nuisance.

Attachments
Council Policy 6-20
Reduced Plan Set
Location Map

c: Robert Zehm, MSA Architecture and Planning, 208 Utah Street # 201 B, San Francisco, CA 94103
Dan Figueroa, Strategic Real Estate Services, Inc., P.O. Box 805, Dixon, CA 95620
Julie Furukawa, Velocitel, 4160-B Hacienda Drive, Pleasanton, CA 94588





File No: CP04-039

District: 2

Quad No: 129

Scale: 1"=245'
Date: 04/28/2004



Memorandum

TO: Jeff Roche
Planning and Building

FROM: Nadia Naum-Stoian,
Fire Prevention Engineer
San Jose Fire Department

SUBJECT: INITIAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 05/13/04

Approved

Date

PLANNING NO.: CP04-039
DESCRIPTION: Wireless - Conditional Use Permit to allow roof mounted wireless communication antennas and 325 square feet associated ancillary equipment shelter on a 1.82 gross acre site
LOCATION: South side of Shenado Place approximately 200 feet east of Lemon Blossom Court
ADDRESS: South side of Shenado Place approximately 200 feet east of Lemon Blossom Court (20 SHENADO PL)
FOLDER #: 04 111150 AO

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

- These comments are based on the following information:
 - Largest building: 325 sq. ft.
 - Construction Type: VN
 - Number of stories: 1
- Site fire flow requirement: 2000 G.P.M.
- Average hydrant(s) spacing: 450 feet - Subject to Fire Department approval
- Comply with comments from the Building/Fire Departments at the plan review stage.
- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.

- Fire Department comments to Planning Department File No. CP04-039 apply to this project.

- **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:**
 1. The needed fire flow noted above shall be provided from a minimum of 2 hydrants and shall be spaced apart on average 450 feet from the proposed project. Fire flow may be reduced upon construction of a four-hour wall, without openings, as per the adopted fire code. Construction of the area separation wall(s) is subject to review by the Fire Department. (verify existing)
 2. Approved access road(s) and hydrant(s) shall be provided once wood framing is available at site or provide an alternate means of water suppression subject to the approval of the Fire Department. Obtain permit and pay applicable fees prior to the installation. Contact the San Jose Fire Department's Fire Protection Systems Section at (408) 277-8756.
 3. All Fire Department access roads, water mains, and fire hydrants shall be installed and operational during construction in accordance with Article 87 of the Fire Code and all other applicable standards.

- When submitting construction plans to the Building Department, they shall include Planning's Development Permit File Number printed on the construction plans.

- Provide two sets of reduced plans to the Fire Department once the above application has been approved by the Planning Department.

- **THE FOLLOWING GENERAL REQUIREMENTS ARE APPLICABLE TO THE SUBJECT APPLICATION:**
 - A. Roads and/or driveways shall have a minimum clear width of 20 feet. Uniform Fire Code, Section 902.2.2.
 - B. Minimum turning radius shall be 30 feet inside and 50 feet outside.
 - C. A bulb or hammerhead turn-around shall be provided at the end of all dead-end driveways over 150 feet in length.
 - D. Minimum Vertical clearance shall be 14 feet.
 - E. Fire lanes shall be suitably marked with standard signs, painted curbs, and/or other markers as approved or authorized for use by the Chief. Fire lane

markings shall be indicated on plans submitted through the building permit process for review and approval by the Fire Department.

- Each locked gate on site shall have an approved device with unlocking capability. Contact the Fire Department's Bureau of Fire Prevention at (408) 277-4656 for approved devices. Provide a manual means of opening gate if there is a power failure.
- Public (off-site) and private (on-site) fire hydrants shall be provided. All hydrants must meet the specifications for the City of San Jose's Fire Department. For hydrant locations please contact the San Jose Fire Department's Fire Protection Engineering Division at (408) 277-5357.
- All existing and new fire hydrants shall be at least 10 feet from all driveways.
- All structures shall be located wholly within 450 feet (road distance) of an accessible standard street hydrant.
- All dead-end streets or roads shall have a hydrant within 175 feet from the most remote end of the rear lot as per the Uniform Fire Code.
- Street numbers shall be visible day and night from the nearest street, either by means of illumination or by the use of reflective materials.
- The Hazardous Materials process can be lengthy and complex. The applicant should contact the Hazardous Materials Division at (408) 277-4659 as soon as possible to initiate the process.

Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, the applicable sections of the San Jose Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval.

- A permit and applicable fees must be obtained prior to the use, storage, or handling of hazardous materials, liquids, gases, and/or chemicals.
- Obtain permit and pay applicable fees prior to the installation, repair, alteration, abandonment, or place temporarily out-of-service tanks, piping or equipment in connection with the storage, use or handling flammable/combustible liquids, toxic gases, or other chemicals, and meet the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, and applicable sections of the San Jose Fire Code and National Fire Codes.
- Contact the Hazardous Materials Division at (408) 277-4659 regarding storage requirements for construction site use and storage of regulated materials.

- We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8754.


BY: Nadia Naum-Stoian, FPE
Bureau of Fire Prevention
San Jose Fire Department

Fire Site Memo to Planning Application

Memorandum

TO: Jeff Roche
Planning and Building

FROM: Michael Liw
Public Works

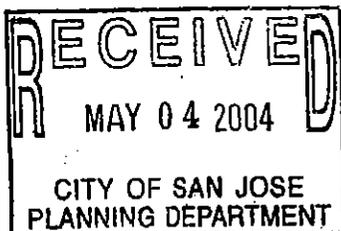
SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 04/30/04

PLANNING NO.: CP04-039
DESCRIPTION: Wireless - Conditional Use Permit to allow roof mounted wireless communication antennas and 325 square feet associated ancillary equipment shelter on a 1.82 gross acre site
LOCATION: South side of Shenado Place approximately 200 feet east of Lemon Blossom Court
P.W. NUMBER: 3-01936

Public Works received the subject project on 04/29/04. We have no comments or requirements.

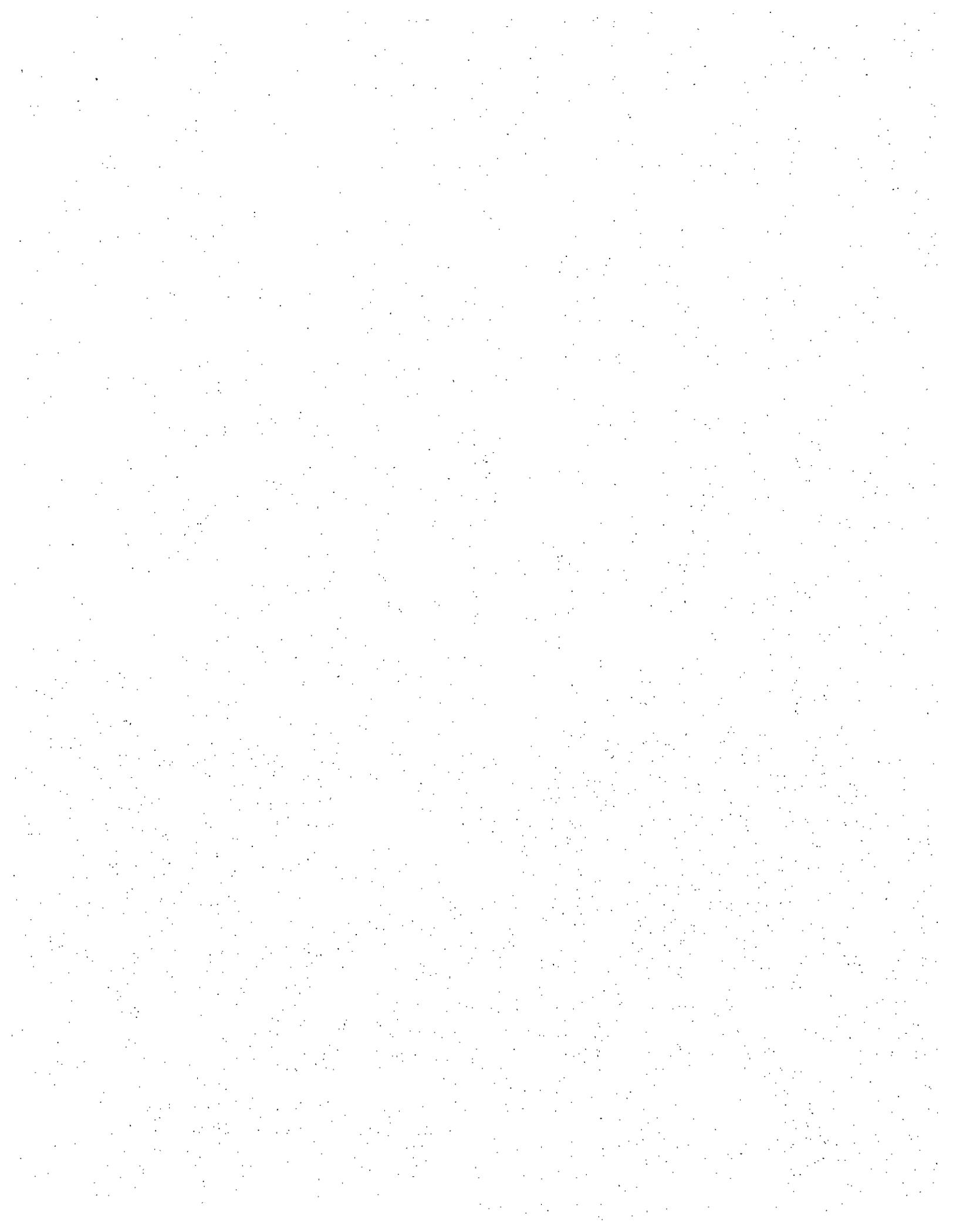
Please contact the Project Engineer, Andrew Turner, at (408) 277-5161 if you have any questions.



A handwritten signature in black ink, appearing to read "MLiw".

Michael Liw
Senior Civil Engineer
Transportation and Development Services Division

ML:AT:II
13355191052.DOC



City of San José, California

CITY COUNCIL POLICY

TITLE LAND USE POLICY FOR WIRELESS COMMUNICATION FACILITIES ¹	PAGE 1 of 6	POLICY NUMBER 6-20
	EFFECTIVE DATE 1/22/91	REVISED DATE 9/16/03
APPROVED BY Council Action - January 22, 1991; August 11, 1992; August 20, 1996 (9d); September 16, 2003		

BACKGROUND

San Jose residents, businesses and public safety personnel depend on wireless communications for convenience, economic activity and security. Wireless communications are a crucial part of our economic infrastructure, and our residents and businesses want more and better wireless services. As the Capital of the Silicon Valley, San Jose should have a high level of wireless service available to its residents and businesses in order to meet increasing demands for new and better services. San Jose has a strong interest in achieving and maintaining a high level of service and substantial competition among service providers.

In response to the emergent need for transmission facilities for use by the wireless communication industry, the City Council originally adopted a land use policy for wireless communication facilities on January 22, 1991. The policy was subsequently revised on August 11, 1992 and August 20, 1996. Title 20 of the San José Municipal Code defines these antennas as both structures and uses, and as such, they require the approval of a development permit. The needs of the wireless communication industry have continued to evolve as new technologies are developed and with the steady growth in the public's use of mobile phones and other forms of wireless communication services. Currently, several hundred wireless communication antennas of various types have been permitted throughout the City to meet the needs of several wireless service providers. These antennas are mounted on buildings, on freestanding monopoles, on the side or top of utility structures, or

on poles attached to the roof of a building, with attendant cabinets or buildings to house associated electrical equipment. The largest number of new antenna installations are building-mounted, and are located in industrial and commercial areas. In residential areas, most structure-mounted antennas are placed within existing utility easements or at non-residential uses such as churches and schools. The City also continues to both issue and renew permits to allow monopole structures, mostly in industrial areas.

Several changes have been made to the City's Zoning Ordinance pertinent to the regulation of new antenna installations. These changes include provisions for an exception to the standard Zoning District height limitations, the permitting of antennas mounted on non-building structures (such as high-voltage power line support towers), and amendments to the use allowances within each zoning district. The latter change was made as part of the City's comprehensive update of the Zoning Ordinance effective on February 19, 2001. Under the current Ordinance, building- or structure-mounted wireless communication antennas are generally considered permitted land uses in the commercial, industrial, open space and agricultural zoning districts and would require a permit adjustment or site development permit. Freestanding antennas and any antenna in a conventional residential zoning district may be approved only through the issuance of a Conditional Use Permit. Previously, the Council Policy did not allow antennas in proximity to existing residential uses, so antennas have been permitted on residentially-zoned land only when the actual land use was non-residential.

¹This Policy focuses on two-way wireless communication facilities. It does not address amateur radio stations, radio or television *transmission-only* facilities or satellite dish *receive-only* facilities.

TITLE	PAGE	POLICY NUMBER
LAND USE POLICY FOR WIRELESS COMMUNICATION FACILITIES	2 of 6	6-20

The City has found that potential land use impacts can result from the development of wireless communication devices, particularly visual clutter and interface issues associated with proximity to residential neighborhoods. In addition, implementation of the City's policies and requirements for undergrounding will further increase the visibility of monopoles after other utility poles and lines are eliminated.

PURPOSE

The City supports the extension of communication services to its businesses and residents, but desires that the necessary communication facilities be implemented in a way that minimizes visual clutter and other land use impacts and provides future opportunities for reducing impacts as changes in technology or development patterns make this possible. The wireless industry is encouraged to continue to make major capital investments in San Jose, and the City will work with the wireless industry to facilitate the continued improvement in wireless services while dealing with and solving problems associated with development of the wireless infrastructure. To this end, the City allows wireless communication antennas through a discretionary permit process to ensure that the development conforms to City requirements and is compatible with its surrounding neighborhood. The City's land use permitting process for wireless installations is contained within the City's Zoning Ordinance. The Zoning Ordinance establishes procedures that allow for the approval of wireless installations through either an administrative or public hearing process. This Policy provides guidelines for the review of new wireless permit applications consistent with and subservient to the procedures established within the Zoning Ordinance. To facilitate the evaluation process for individual permit applications, the following criteria are based on the land use designations in the adopted San José 2020 General Plan and are established to clearly identify the project characteristics necessary for approval.

POLICY

1. Overview

New wireless communication antennas should be sited so as to minimize visual impacts. Integration of antenna installations within new or existing buildings is the preferred approach. New freestanding monopoles should not be implemented where building-mounted² or collocated facilities are feasible and would reduce visual impacts.³ When due to technological requirements or site availability constraints a monopole is the only feasible alternative, wireless communication service providers are encouraged to design new monopoles to accommodate future collocated facilities of lesser height where radio frequency coverage objectives or quality are not unreasonably compromised, and to cooperate in efforts to collocate new antennas on existing facilities. All new monopoles should be time-conditioned to allow periodic evaluation of opportunities for collocating additional antennas on the approved facility and an assessment of technological changes that may allow reduction in the height of the pole or otherwise reduce its impacts.

2. Inappropriate Land Use Designations for Wireless Communication Antennas

Wireless communication antennas which are either freestanding or attached to buildings are discouraged from all residential designations, except Residential Support for the Core, High-Density Residential or Transit Corridor Residential which provide for the integration of commercial and residential uses in an urban setting. Antennas located on residentially-designated properties solely developed with non-residential uses such as parks, schools, public utilities, and churches may be acceptable subject to review in accordance with the City's Zoning Ordinance.

²For purposes of this Policy, "building-mounted" refers to the mounting of antennas on buildings and on other appropriate structures.

³Collocated facilities are defined as facilities belonging to two separate service providers mounted on a single monopole.

TITLE	PAGE	POLICY NUMBER
LAND USE POLICY FOR WIRELESS COMMUNICATION FACILITIES	3 of 6	6-20

Monopoles are discouraged from all Areas of Historic Sensitivity, all Rural Scenic Corridors and Trails and Pathways designations. Locations which could intrude on other uses within these designations are also discouraged.

3. *Criteria for Siting Wireless Communication Antennas*

The following policies are intended to address the potential land use impacts that can result from the development of wireless communication devices, particularly visual clutter and interface issues associated with proximity to residential neighborhoods. Technological constraints and the service needs of the wireless industry should also be considered in the application of these policies.

a. **Visual Impacts.**

Alternatives Analysis: In siting new wireless antennas, service providers should explore alternatives to new monopoles that reduce visual impacts. New antenna installations by definition include height additions to existing monopoles and the issuance of a new permit for an existing antenna with a passed permit, as well as entirely new installations. An alternatives analysis should be prepared for any proposed antenna installation that does not make use of a building-mounted or structure-mounted antenna design architecturally integrated with the supporting building or structure. The alternatives analysis should identify all technically feasible potential location sites which reasonably meet the service provider's radio frequency coverage objectives, particularly building-mounted sites, within the project vicinity, provide analysis as to the feasibility of those alternatives and compare the level of visual impact with that of the proposed project. At a minimum, this analysis should identify the location of all existing monopoles within a quarter mile of the proposed site; provide an explanation of why collocation has not been proposed at each of these sites; and assess the potential for building-mounted alternatives.

Building-Mounted Antennas: Antennas mounted on buildings or other structures should be located to minimize visual impacts and should be architecturally integrated into the structure. The construction of new architectural elements (e.g. new roof structures or parapets, clock towers, or church steeples) should be considered as a means of providing additional height and of camouflaging antennas and may be permitted through an Adjustment Permit procedure. In some cases existing roof elements may provide adequate visual screening for the installation of a new antenna. Although not the preferred approach, it is acceptable to install a single set of antennae (as an installation for one carrier) without new architectural screening. It is not appropriate, however, to install antennae for multiple carriers without some form of architectural screening. To provide increased opportunities for building mounted antennas, through the City's standard development review process, new construction, particularly of buildings of suitable height and width, should be designed to facilitate the future installation of architecturally-integrated, building-mounted antennas. Ancillary equipment shall be adequately screened.

Freestanding Monopoles: New freestanding monopoles should be located and designed to minimize public visibility and "stealth" pole designs should be utilized. "Stealth" poles would include, but not be limited to, smooth taper monopoles that accommodate flush-mounted antennas or incorporate antennas inside the pole structure itself. Ancillary equipment should be adequately screened and landscaped to minimize potential for graffiti vandalism.

Collocation of Facilities on a Single Monopole and Utility Structure Mounted Antennas: Sharing of a single monopole by two or more communication companies or placement of new antenna on existing utility structures within or outside of the public right-of-way or on a Joint Pole Authority (JPA) structure (including 60kV power line poles) can reduce the overall visual impact of the development of wireless antenna networks. When antenna are installed on a utility structure within the public right-of-way, the antenna will need to meet the residential setback

<p>TITLE LAND USE POLICY FOR WIRELESS COMMUNICATION FACILITIES</p>	<p>PAGE 4 of 6</p>	<p>POLICY NUMBER 6-20</p>
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requirements and other standards of this Policy. In all cases, antenna installations and associated equipment enclosures will need to conform the standards of the pertaining zoning district including setbacks requirements.

Equipment Enclosures: Equipment areas should be screened as appropriate based upon site conditions by new or existing landscape materials or built structures. Fence enclosures for the equipment areas are not required where all the equipment is enclosed in a single structure that is architecturally compatible with surrounding development. Otherwise, solid fences or walls may be required to reduce visual clutter. Equipment enclosures need to conform to the setback requirements of the underlying zoning district.

Lighting: No lighting of antennas is allowed except during maintenance activities or as required for safety by the FAA or other regulatory agency.

Landscaping: New landscaping or other visual amenities should be considered to offset the overall visual impact of new freestanding monopole and collocation projects. New landscaping proposed for such purpose should be provided in the form of screening trees located near the antenna location, or as canopy trees for nearby parking areas. Where it is not feasible to provide additional landscaping in proximity to a proposed antenna location, or substantial landscaping already exists on-site, other means of balancing the project's visual impacts shall be considered, such as the provision of additional street trees in the project vicinity or an in-lieu contribution to Our City Forrest.

b. Height.

Antenna installations should conform to the San José 2020 General Plan and Zoning Ordinance height restrictions. The height of antennas mounted on top of buildings and the height of new architectural elements designed to camouflage the antennas should be in proportion to the height of the building.

c. Setbacks from Residential Uses.

Freestanding monopoles should be located no closer to a parcel developed for use as a single-family or multi-family residence than 35 feet or a distance equal to 1 foot for every 1 foot of structure height, whichever is greater. Substantial landscaping (10 feet minimum), generally including trees, should be provided adjacent to the residential property line, to buffer the adjoining residential uses.

Building- or structure-mounted antennas should be located a minimum of 35 feet horizontally from any property with a single-family attached or detached residential use. Similarly, a minimum 35-foot horizontal setback should be provided from any adjacent property with a multi-family residential use. A similar setback separation is desirable for an installation within a multi-family residential development, but in situations where superior alternatives are not available, it may be permissible to place a building-mounted or structure-mounted antenna within 35 feet of a multi-family residential structure. Installation of an antenna may be particularly appropriate within or adjacent to higher density mixed-use residential projects (development consistent with Residential Support for the Core, Transit Corridor Residential and High-Density Residential General Plan designations) that incorporate non-residential uses. If possible, antennas should be incorporated into the design of non-residential structures (e.g. commercial components, clock towers) located within the overall development.

These setback requirements do not apply to associated equipment enclosures which should comply with standard zoning setback requirements. In situations where superior alternatives are not available, antennas may be mounted on an existing utility structure within a utility corridor, such as a P.G. & E. high-tension (200kV or higher) line corridor, where the antenna would be located at least 20 feet horizontally from a single-family residential property line.

TITLE LAND USE POLICY FOR WIRELESS COMMUNICATION FACILITIES	PAGE 5 of 6	POLICY NUMBER 6-20
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d. Performance Standards.

Antenna installations should conform to the performance standards of the underlying zoning district. In particular, associated equipment, including power-generating equipment, will need to meet the pertaining noise and air-quality standards and permitting requirements established within the City's Zoning Ordinance.

e. Parking.

Wireless communication facilities should not reduce existing parking on the site unless the zoning district parking requirements can still be met.

f. Vacant Sites.

Monopoles developed on vacant sites should be removed and where possible should be replaced with building-mounted antennas when the site is developed provided that the new development would allow relocation of the existing antennas at a similar height and disposition.

5. Environmental Review

An Application for Environmental Clearance is required for wireless communication antennas that are determined not to be exempt from environmental review. An Environmental Clearance Application (Initial Study) should be submitted as part of the application for any new stand-alone monopole installation, any installation including power generation equipment or any installation involving designated historic structures. The Initial Study should analyze the potential for visual, noise, air-quality and other environmental impacts for the project. Antenna that qualify for administrative review are typically exempt from environmental review and an Environmental Clearance Application is not necessary.

6. Permit Expirations

The City may include a time limit condition in use Permits to provide for the future review of the

subject antenna installation. Changing development patterns in the area (e.g., a prevailing change from commercial or industrial to residential uses on surrounding properties OR the development of taller buildings or structures in the near vicinity that provide superior collocation opportunities), rapidly changing technologies and/or the availability of improved technologies, may prompt the City upon such review to determine that opportunities have become available to replace the existing antenna with a new antenna that has improved visual and land use characteristics. The typical time limit duration is for a five-year period, but based upon project specific circumstances, a longer or shorter duration may be more appropriate. An extended permit duration of up to ten years can be considered appropriate for smooth taper monopoles placed in light or heavy industrial areas. A time limit typically will not be applied to an antenna installation that includes adequate architectural screening (e.g. enclosure within a church steeple or clock tower structure) or that is mounted on an existing utility structure. A permit may include provisions for a time extension, but such an extension should also be reviewed for possible impact-reducing improvements to the project. Applications for extension or renewal of time-conditioned permits should be scheduled for hearing prior to the expiration of the original permit. In the event that a permit expires and an applicant has failed to file for a renewal of that permit, the antenna developed under the permit no longer has legal status and should be removed by the property owner in order to comply with the City's ordinances. When use of an antenna is discontinued, prior to or subsequent to the expiration of a permit, the antenna should be removed by the property owner.

7. Other Considerations

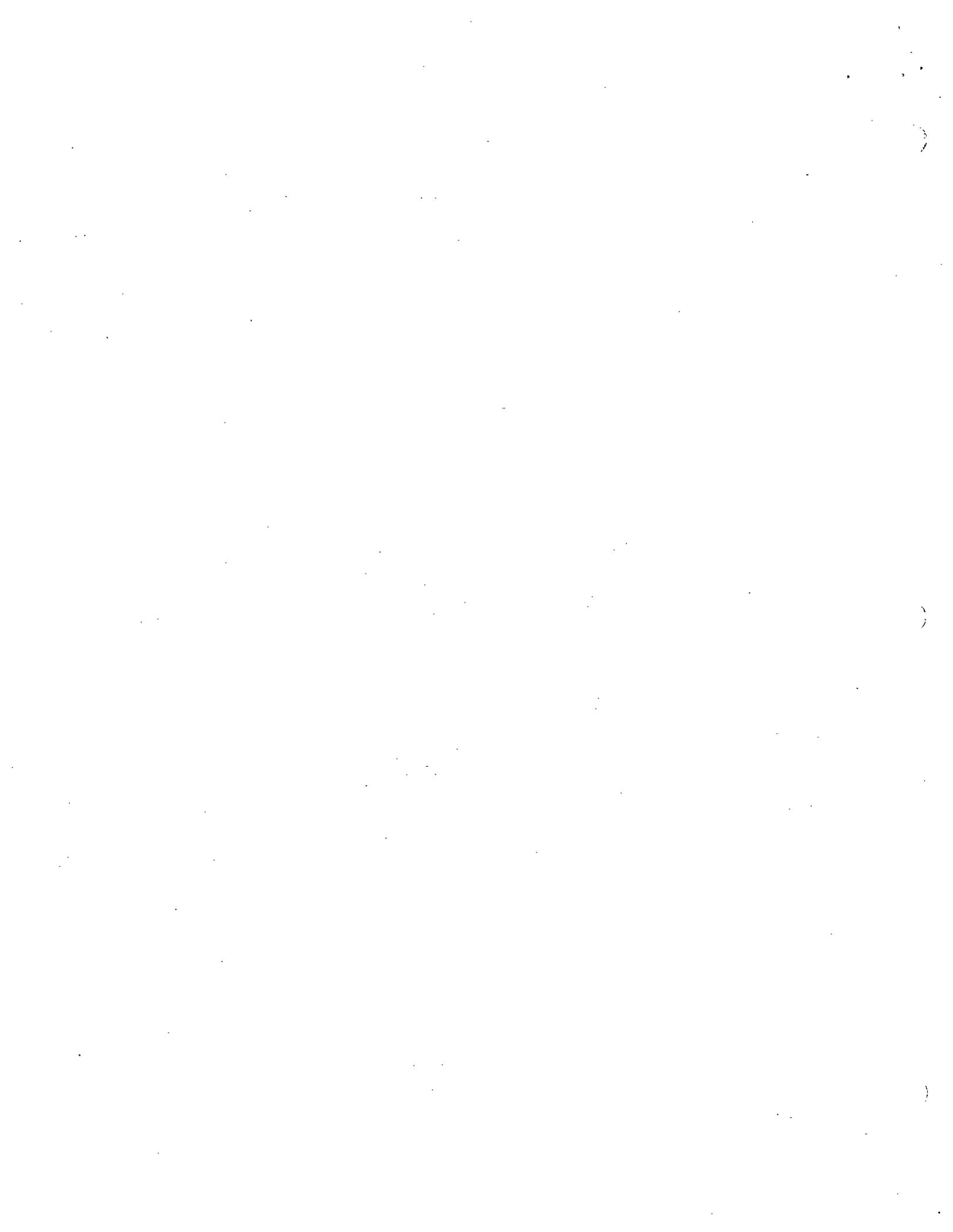
a. The Director of Planning, Building, Code Enforcement or the decision making body, may impose other appropriate conditions on a project-by-project basis as required to ensure land use compatibility. The criteria in this policy represent

TITLE	PAGE	POLICY NUMBER
LAND USE POLICY FOR WIRELESS COMMUNICATION FACILITIES	6 of 6	6-20

minimum standards for wireless communication antennas.

b. The City should periodically obtain information from the communications industry regarding changes in technology and new communication services that may affect the City's wireless communication networks and access for people with disabilities.

CC6-20 (Rev. 09-08-03)





PACBELL

SITE NO.: SF60XC863-A
SITE TYPE: COLLOCATE



AT&T WIRELESS SERVICES, INC.

SITE NO.: SNFCCA2047B
SITE NAME: MONTEREY HWY. & ROEDER



PROJECT INFORMATION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR SPRINT'S WIRELESS TELECOMMUNICATIONS NETWORK. PANEL ANTENNAS, MOUNTED ON EXISTING BLDG ROOF. NEW EQUIPMENT CABINETS MOUNTED ON CONCRETE SLAB. POWER AND TELCO SERVICE FROM EXISTING SOURCES.

APPLICANT/LESSEE
 NAME: SPRINT
 ADDRESS: 6580 SPRINT PARKWAY OVERLAND PARK, KANSAS 66251
 CONTACT: CHERI LIPARI
 PHONE: (913) 227-1944

ARCHITECT:
 CONSULTANT'S NAME: MSA ARCHITECTURE & PLANNING, INC.
 ADDRESS: 208 UTAH STREET, SUITE 201B
 CITY, STATE, ZIP: SAN FRANCISCO, CA 94103
 CONTACT: ROBERT ZEHRM
 PHONE: (415) 503-1363

AGENT 1
 NAME: AFL TELECOMMUNICATIONS
 ADDRESS: 167 TECHNOLOGY DRIVE IRVINE, CALIFORNIA 92618

AGENT 2
 NAME: THE ALARIS GROUP
 ADDRESS: 185 BERRY STREET, SUITE 5300 SAN FRANCISCO, CALIFORNIA 94107
 CONTACT: RYAN CROWLEY
 PHONE: (415) 341-5301

ARCHITECT (continued):
 CONSULTANT'S NAME: SMITH & COMPANY
 ADDRESS: P.O. BOX 81626
 CITY, STATE, ZIP: BAKERSFIELD, CA 93380
 CONTACT: RICHARD KERR
 PHONE: (661) 393-1217

PROPERTY INFORMATION
 OWNER: PACIFIC BELL
 ADDRESS: 0 SHENADO SAN JOSE, CA 95111
 CONTACT: ALAN CAMPBELL
 PHONE: (925) 823-9610

UTILITIES-ELECTRICAL:
 CONSULTANT'S NAME: PACIFIC GAS AND ELECTRIC
 PHONE: (800) 743-5000

UTILITIES-TELEPHONE:
 CONSULTANT'S NAME: SBC
 PHONE: (800) 750-2355

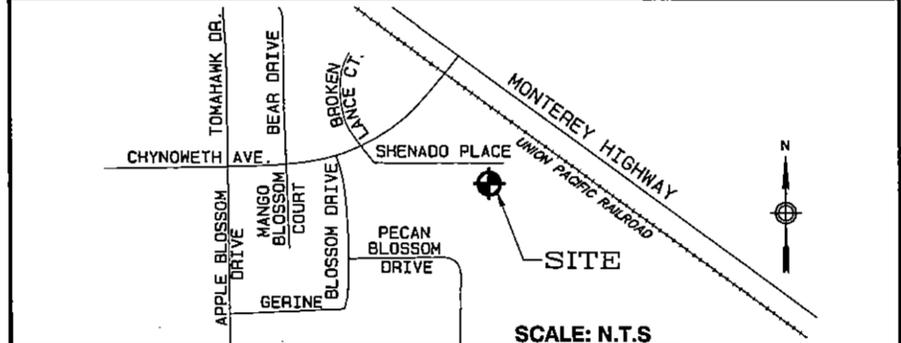
AREA OF CONSTRUCTION: ±325 SQ. FT.
 OCCUPANCY TYPE: S-2
 CONSTRUCTION TYPE: TYPE V-N
 CURRENT ZONING: -
 ZONING APPLICATION #: R-1-8
 LATITUDE: 37° 15' 30.3" N (NAD83)
 LONGITUDE: 121° 48' 35.2" W (NAD83)
 A.P.N.: 690-06-061
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

DIRECTIONS

Depart Headquarters: 651 Gateway Blvd, South San Francisco, CA 94080

1. On Gateway Blvd (South-West).
2. Bear LEFT (South) onto S Airport Blvd.
3. Turn RIGHT (South-West) onto Ramp.
4. Take Ramp (LEFT) onto I-380.
5. Take Ramp (LEFT) onto I-280 [Junipero Serra Fwy].
6. Turn RIGHT onto Ramp.
7. Take Ramp (RIGHT) onto SR-87 [Guadalupe Pky].
8. Turn RIGHT onto Ramp. Keep LEFT to stay on Ramp.
9. Bear LEFT (South) onto Local road(s).
10. Turn LEFT (East) onto (W) Capitol Expy.
11. Bear RIGHT (East) onto Ramp. Keep LEFT to stay on Ramp.
12. Keep STRAIGHT onto Local road(s).
13. Turn LEFT (South-East) onto SR-B2 [Monterey Hwy].
14. Turn RIGHT (South-West) onto Chynoweth Ave.
15. Turn LEFT (South-East) onto Shenado Pl. Arrive 20 Shenado Pl, San Jose, CA 95136.

VICINITY MAP



DRAWING INDEX

DRAWING INDEX	REV.
24897-512-A-SNFCCA2047B-Z01 TITLE SHEET	0
24897-512-A-SNFCCA2047B-Z02A SPRINT SITE TOPOGRAPHY SURVEY SHEET	0
24897-512-A-SNFCCA2047B-Z02B AWS SITE TOPOGRAPHY SURVEY SHEET	0
24897-512-A-SNFCCA2047B-Z03 PARTIAL SITE PLAN	0
24897-512-A-SNFCCA2047B-Z04 EQUIPMENT PLAN & ANTENNA PLAN	0
24897-512-A-SNFCCA2047B-Z05 SOUTH & WEST ELEVATIONS	0
24897-512-A-SNFCCA2047B-Z06 EQUIPMENT SPECIFICATIONS	0

PROJECT INFORMATION

SCOPE OF WORK: AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF (6) PANEL ANTENNAS ON THE ROOF OF THE EXISTING BUILDING AND THE INSTALLATION OF (6) OUTDOOR COMMUNICATION EQUIPMENT CABINETS ON THE GROUND

SITE ADDRESS: 20 SHENADO PLACE SAN JOSE, CA 95136

APN: 690-06-061

PROPERTY OWNER: PACIFIC BELL CHYNOWETH AVENUE SAN JOSE, CA 95136

CONTACT PERSON: ALAN CAMPBELL (925) 823-8950

APPLICANT: AT&T WIRELESS SERVICES INC. 651 GATEWAY BOULEVARD, SUITE 1500 SOUTH SAN FRANCISCO, CA 94080

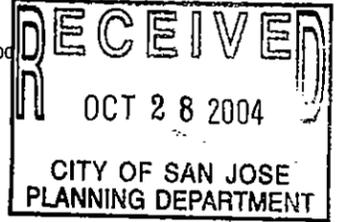
LATITUDE: 37° 18' 30.3"
LONGITUDE: 121° 48' 38.2"
LAT/LONG TYPE: NAD 83

ELEVATION: 200.0' AMSL

JURISDICTION: CITY OF SAN JOSE

CURRENT ZONE: R-1-8

PROPOSED USE: TELECOMMUNICATIONS FACILITY



SITE QUALIFICATION PARTICIPANTS

	NAME	COMPANY	NUMBER
A/E	ROBERT UTTLE	VELOCITEL	(925) 734-6631
SAC	BILL MARIANI	VELOCITEL	(925) 734-6631
RF	KEEHOON CHAN	BECHTEL	(650) 244-1658
CON	JIM HUXTABLE	VELOCITEL	(925) 734-6631
ZONING	DAN FIGUEROA	VELOCITEL	(925) 734-6631

Velocitel
 ARCHITECTURE AND ENGINEERING DIVISION
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 (925) 737-0273 FAX
 www.velocitel.net

MONTEREY HWY. & ROEDER
SITE NO. SNFCCA2047B
 20 SHENADO PLACE
 SAN JOSE, SANTA CLARA, 95123

AT&T
 AT&T WIRELESS SERVICES, INC.
 651 GATEWAY BOULEVARD, SUITE 1500
 SOUTH SAN FRANCISCO, CA 94080

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	07/27/04	ISSUED FOR ZONING APPROVAL	F.G.	R.L.	R.L.

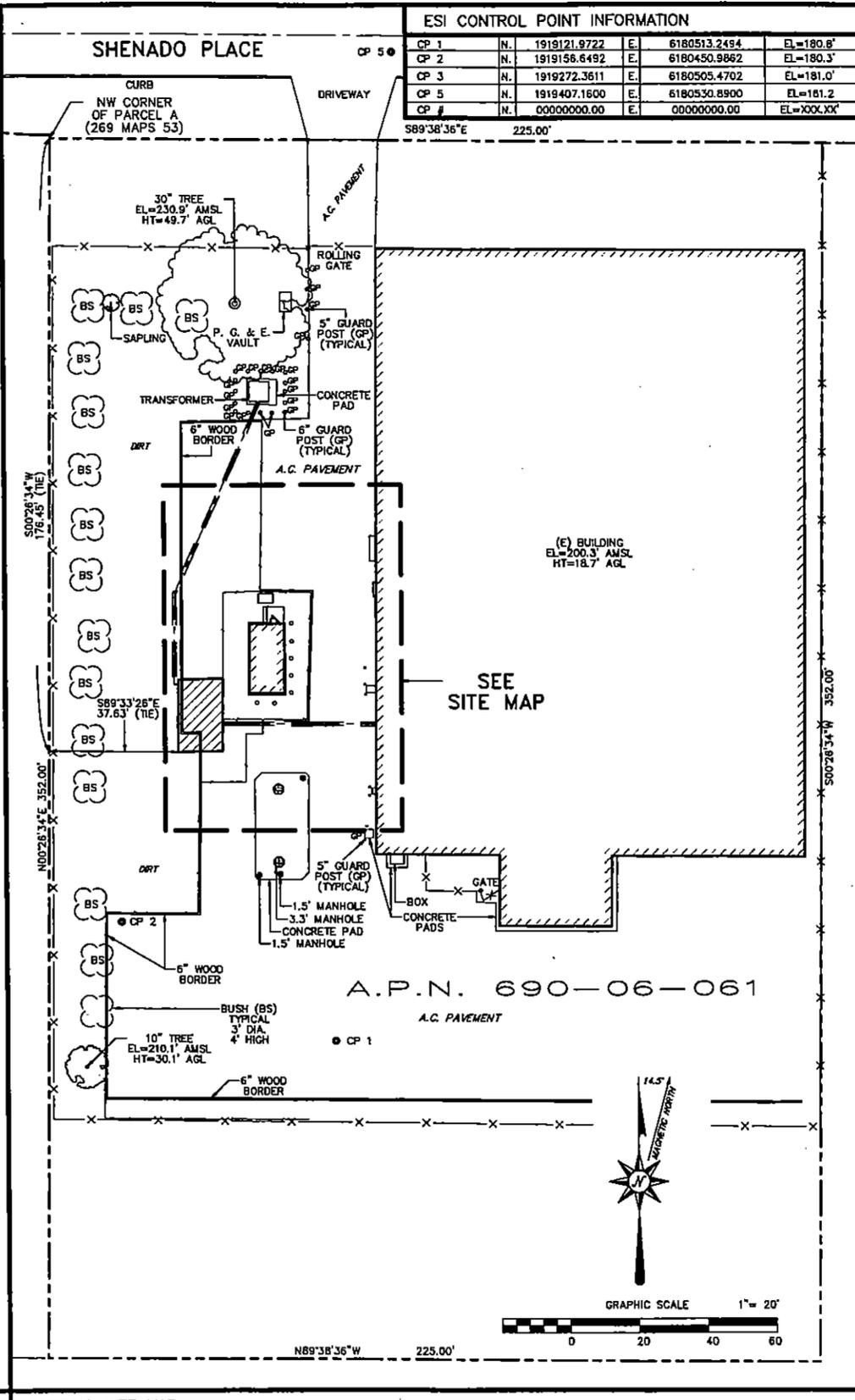
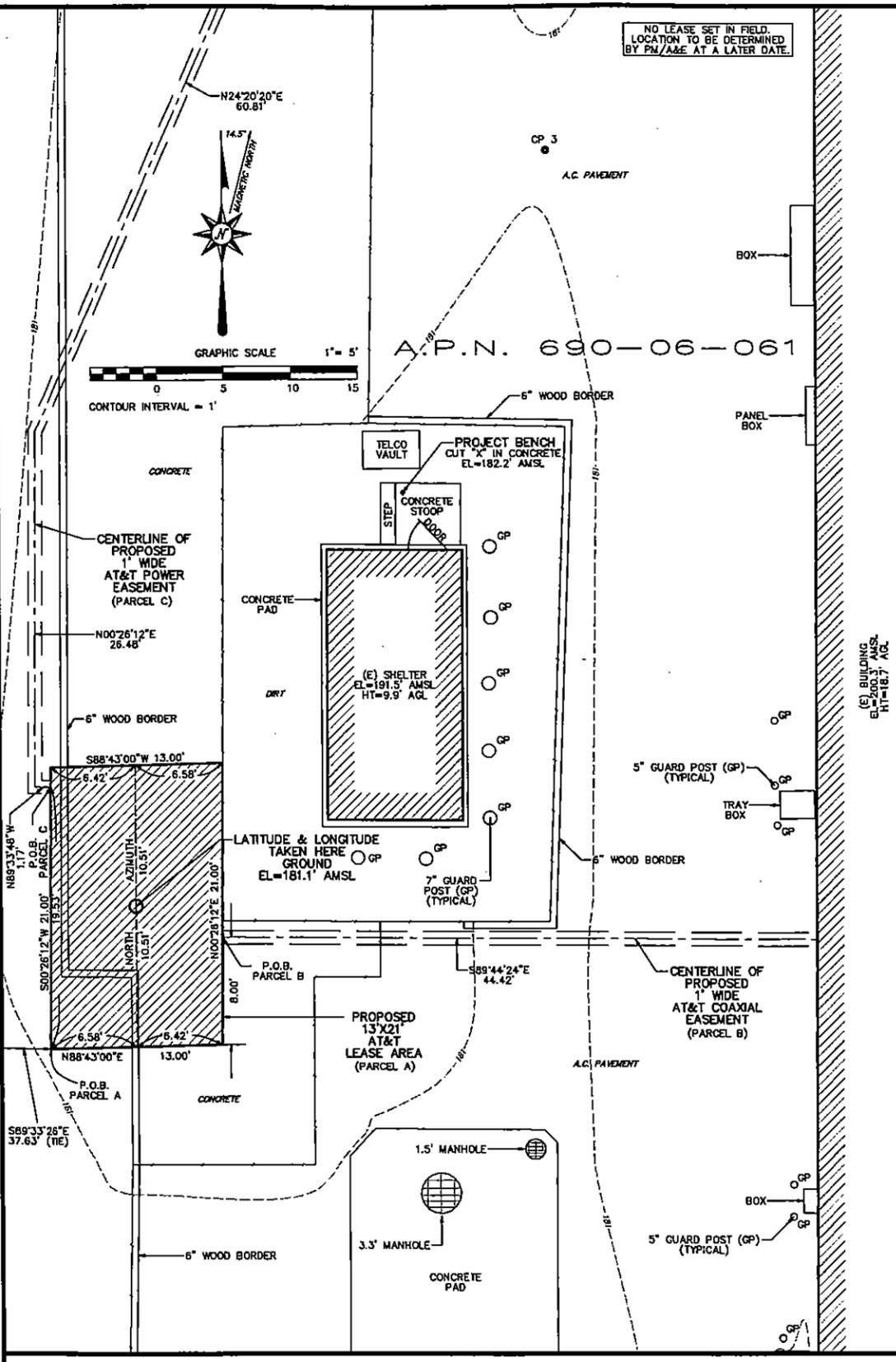
SCALE: AS SHOWN DESIGNED BY: R.L. DRAWN BY: F.F.G.T.

ROOFTOP SITE W/ OUTDOOR EQUIPMENT AT GRADE

TITLE SHEET

SITE NO.	DRAWING NUMBER	REV
24897-512	A-SNFCCA2047B-Z01	0

Field crew initials plus date of field visit



ESI CONTROL POINT INFORMATION					
CP 1	N.	1919121.9722	E.	6180513.2454	EL=180.6'
CP 2	N.	1919156.6492	E.	6180450.9862	EL=180.3'
CP 3	N.	1919272.3611	E.	6180505.4702	EL=181.0'
CP 5	N.	1919407.1600	E.	6180530.8900	EL=181.2'
CP #	N.	00000000.00	E.	00000000.00	EL=XXXX.XX'

LEGEND	
	MANHOLE
	FIRE HYDRANT
	LIGHT POLE
	MONUMENT
	TREE
AMSL	ABOVE MEAN SEA LEVEL
AGL	ABOVE GROUND LEVEL
	ESI FIELD CONTROL POINT
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	PROPERTY LINE
	PP=POWER POLE
	JP=JOINT POLE
	TP=TELEPHONE POLE
	HANDICAPPED PARKING
	LOCATION TIC MARK
	SPOT ELEVATION

DATE OF SURVEY: 05/17/04

SURVEYED BY/ OR UNDER THE DIRECTION OF: Charles L. Evans
LS 3709
Expires 08/30/04

TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THE FIELD SURVEY. BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND FOUND MONUMENTATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED EXCEPT AS SHOWN ON THIS PLAN. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

DESCRIPTION OF LEASE AREA (PARCEL A):
COMMENCING AT THE NORTHWEST CORNER OF PARCEL A, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED JUNE 23, 1970, IN BOOK 269 OF MAPS AT PAGE 53, SANTA CLARA COUNTY OFFICIAL RECORDS; THENCE SOUTH 00°28'34" WEST 176.45 FEET ALONG THE WEST LINE OF SAID PARCEL AS THENCE LEAVING SAID WEST LINE AT A RIGHT ANGLE SOUTH 88°33'28" EAST 37.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°43'00" EAST 13.00 FEET; THENCE NORTH 00°28'12" EAST 21.00 FEET; THENCE SOUTH 88°43'00" WEST 13.00 FEET; THENCE SOUTH 00°26'12" WEST 21.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 272 SQUARE FEET MORE OR LESS.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FROM THE LEASE AREA TO THE PUBLIC ROAD. LOCATION TO BE DETERMINED AT A LATER DATE.

TOGETHER WITH UTILITY AND POWER EASEMENTS NECESSARY TO SERVE THE LEASE AREA. SHOWN HEREON AS PARCELS B AND C.

ELEVATIONS SHOWN ARE BASED ON NGVD 29 DATUM.
BEARINGS SHOWN ARE BASED UPON CALIFORNIA STATE, ZONE 3, NAD 83, COORDINATES.

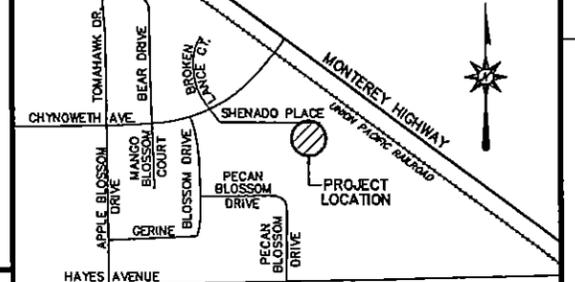
FLOOD PLAIN ELEVATION OF PROJECT AREA IN ZONE D, AN AREA OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARD AS SHOWN ON FEMA FIRM MAP COMMUNITY-PANEL NUMBER 060349 0043 D, DATED AUGUST 2, 1982. CHECK WITH LOCAL AGENCIES FOR REQUIREMENTS.

THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES TO OBTAIN INFORMATION REGARDING EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES PRIOR TO CONSTRUCTION. EVANS SURVEY, INC., ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

FAA 1A CERTIFICATION:
LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM USGS MONUMENTS USING EITHER TRIMBLE 4600LS OR SOKKIA GPS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH EITHER TRIMBLE GPS SURVEY OR SOKKIA LOCUS PROCESSOR SOFTWARE.

LATITUDE AND LONGITUDE DENOTED ON THIS PLAN ARE ACCURATE TO WITHIN 1/4" FEET HORIZONTALLY AND THE ELEVATIONS SHOWN ON THIS PLAN ARE ACCURATE TO WITHIN 3/8" FEET VERTICALLY.

LATITUDE: 37°15'30.35" LATITUDE: 37°15'30.14"
LONGITUDE: 121°48'31.59" (NAD 27) LONGITUDE: 121°48'35.42" (NAD 83)



Evans Surveys Inc.
420 UNION AVENUE
FAIRFIELD, CALIFORNIA 94533
Tel. (707) 426-4709
Fax (707) 426-5348

SBC SWITCH
SITE NO. SNFCCA2047B
20 SHENADO PLACE
SAN JOSE, CA 95136

AT&T
AT&T WIRELESS SERVICES, LLC.
651 GATEWAY BUILDING, SUITE 1050
SOUTH SAN FRANCISCO, CA 94080

NO.	DATE	REVISIONS	BY	CHK APP'D
C	06/04/04	REVISION PER EMAIL	ESI	G. E. A.R.
B	06/01/04	REVISION PER EMAIL	ESI	G. E. A.R.
A	05/21/04	ISSUED FOR REVIEW AND COMMENT	ESI	G. E. A.R.

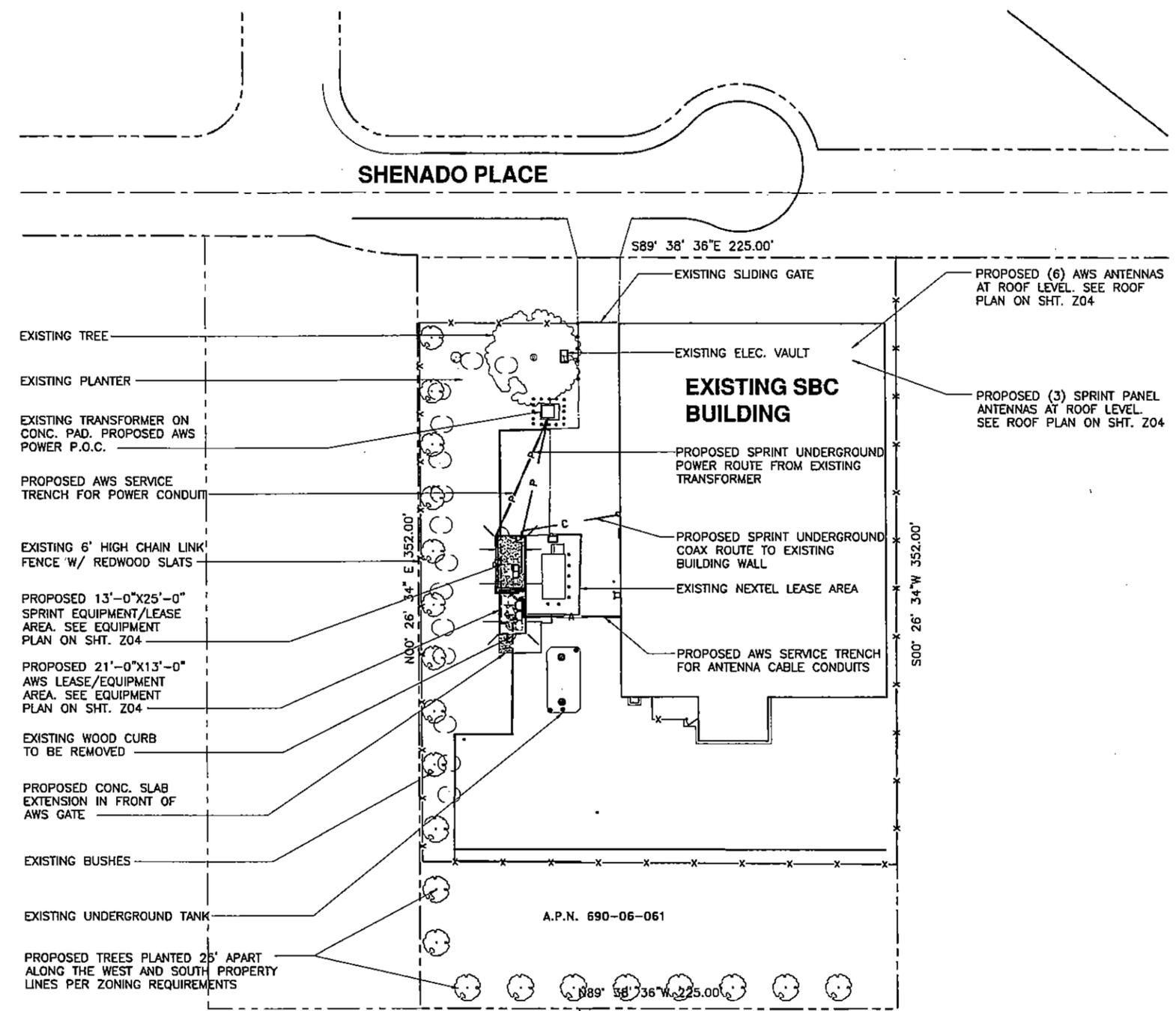
SCALE AS SHOWN DESIGNED ESI CADD DEPT.

SITE TOPOGRAPHY SURVEY SHEET

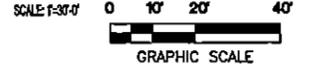
JOB NO. 24897-512 DRAWING NUMBER A-SNFCCA2047B-201

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NOTE:
 TELCO P.O.C. COULD NOT BE DETERMINED AT SITE DESIGN MEETING. FINAL TELCO P.O.C. TO BE DETERMINED AT A LATER DATE BY SBC SERVICE PLANNER



PARTIAL SITE PLAN



Velocitel™
 ARCHITECTURE AND ENGINEERING DIVISION
 4190-B HACIENDA DRIVE
 PLEASANTON, CALIFORNIA 94588
 (925) 734-6631
 (925) 737-0273 FAX
 www.velocitel.net

MONTEREY HWY. & ROEDER
 SITE NO. SNFCCA2047B
 20 SHENADO PLACE
 SAN JOSE, SANTA CLARA, 95123

AT&T
 AT&T WIRELESS SERVICES, INC.
 651 GATEWAY BOULEVARD, SUITE 1500
 SOUTH SAN FRANCISCO, CA 94080

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	07/27/04	ISSUED FOR ZONING APPROVAL	F.G.	RL	RL

SCALE: AS SHOWN DESIGNED BY: R.L. DRAWN BY: F.F.G.T.

ROOFTOP SITE W/ OUTDOOR EQUIPMENT AT GRADE		
PARTIAL SITE PLAN		
SITE NO.	DRAWING NUMBER	REV
24897-512	A-SNFCCA2047B-Z03	0

6

5

4

3

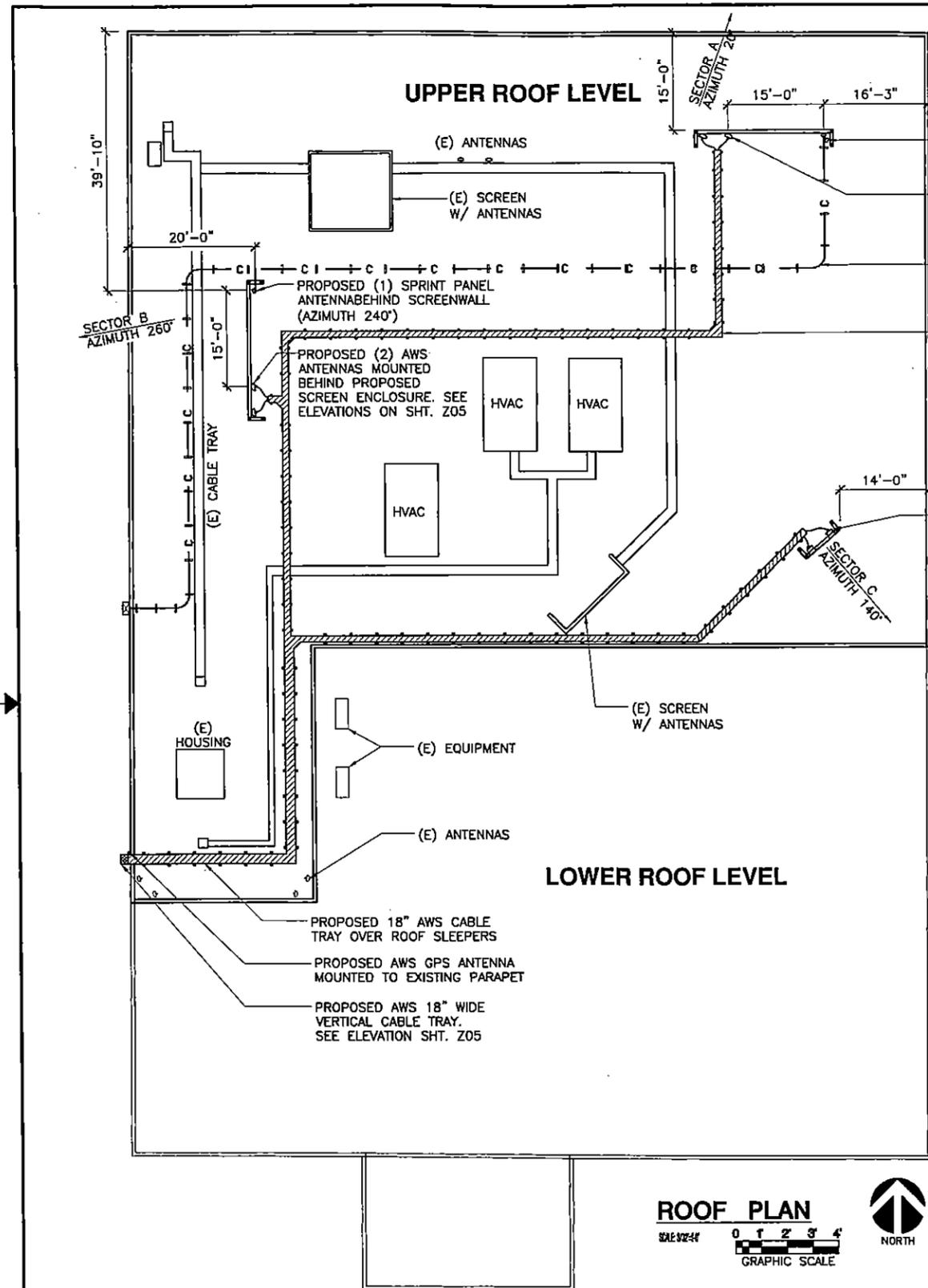
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D

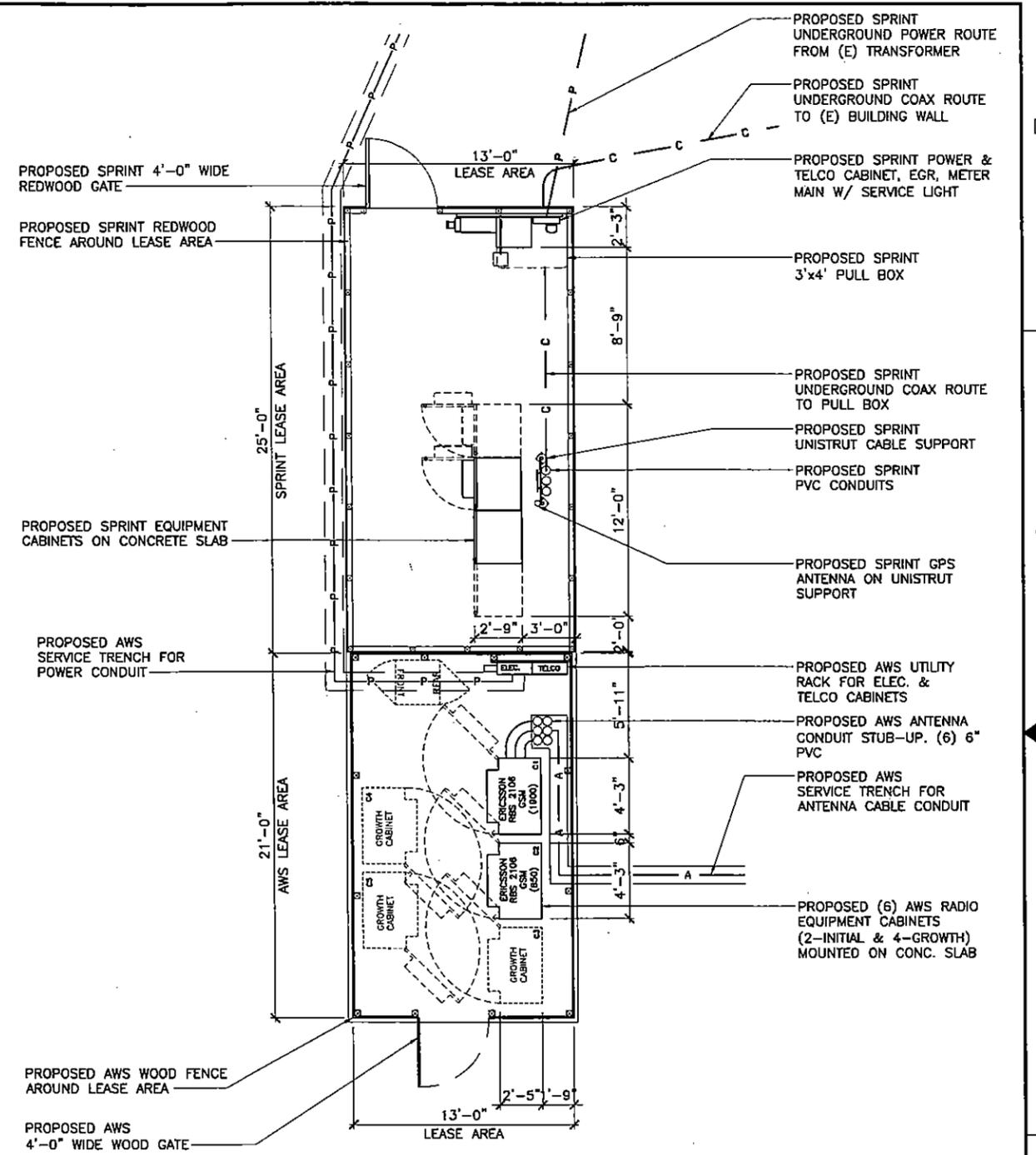
C

B

A



- PROPOSED (2) SPRINT PANEL ANTENNAS BEHIND SCREENWALL (AZIMUTH 0° & 120°)
- PROPOSED (2) AWS ANTENNAS MOUNTED BEHIND PROPOSED SCREEN ENCLOSURE. SEE ELEVATIONS ON SHT. Z05
- PROPOSED SPRINT COAX ROUTE ON SLEEPERS AT UPPER ROOF LEVEL
- PROPOSED 12" AWS CABLE TRAY OVER ROOF SLEEPERS
- PROPOSED (2) AWS ANTENNAS MOUNTED BEHIND PROPOSED SCREEN ENCLOSURE. SEE ELEVATIONS ON SHT. Z05



ROOF PLAN

SCALE: 1/8" = 1'-0"

0 1 2 3 4

GRAPHIC SCALE

NORTH

ANTENNA MAUFACTURER/MODEL	L	W	D	CABLE
KATHREIN AP14-17-880-1940-065D	51.8"	10.3"	5.5"	7/8"

EQUIPMENT PLAN

SCALE: 1/8" = 1'-0"

0 1 2 3 4

GRAPHIC SCALE

NORTH

Velocitel

ARCHITECTURE AND ENGINEERING DIVISION

4160-B MACIENDA DRIVE
PLEASANTON, CALIFORNIA 94588
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MONTEREY HWY. & ROEDER

SITE NO. SNFCCA2047B

20 SHENADO PLACE
SAN JOSE, SANTA CLARA, 95123

AT&T

AT&T WIRELESS SERVICES, INC.

651 GATEWAY BOULEVARD, SUITE 1500
SOUTH SAN FRANCISCO, CA 94080

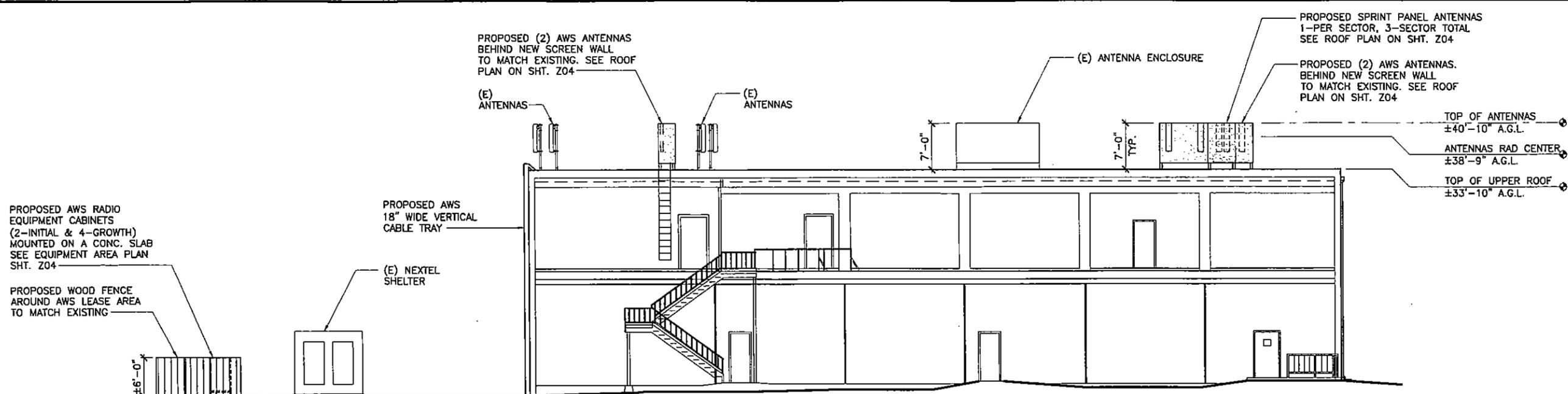
NO.	DATE	REVISIONS	BY	CHK	APP'D
0	07/27/04	ISSUED FOR ZONING APPROVAL	F.G.	R.L.	R.L.

SCALE: AS SHOWN DESIGNED BY: R.L.L. DRAWN BY: F.F.G.T.

ROOFTOP SITE W/ OUTDOOR EQUIPMENT AT GRADE

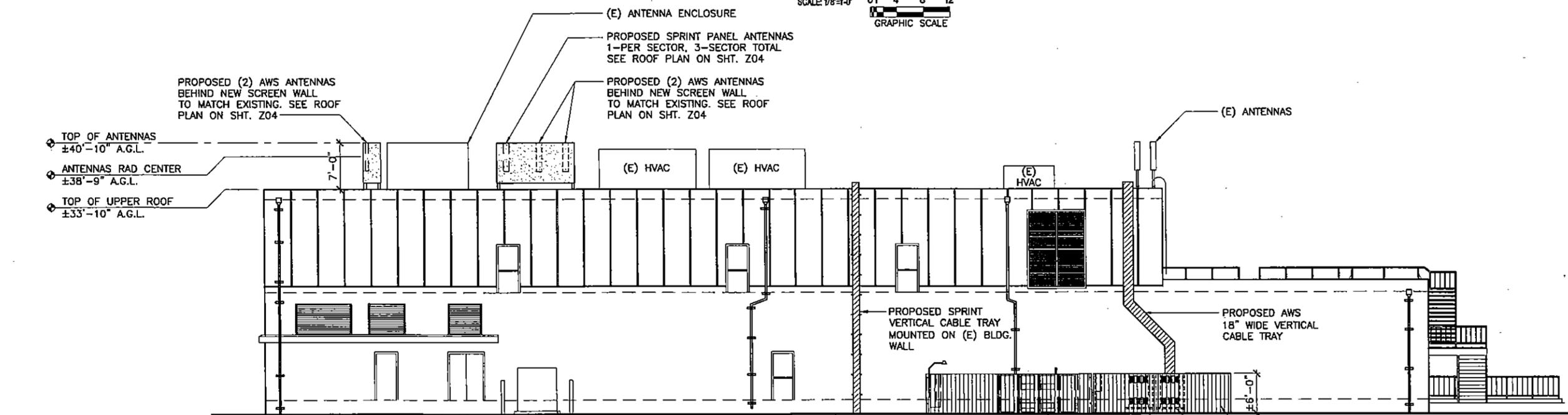
EQUIPMENT PLAN & ANTENNA PLAN

SITE NO.	DRAWING NUMBER	REV
24897-512	A-SNFCCA2047B-Z04	0



SOUTH ELEVATION

SCALE: 1/8"=1'-0" 0' 4' 8' 12'
GRAPHIC SCALE



WEST ELEVATION

SCALE: 1/8"=1'-0" 0' 4' 8' 12'
GRAPHIC SCALE

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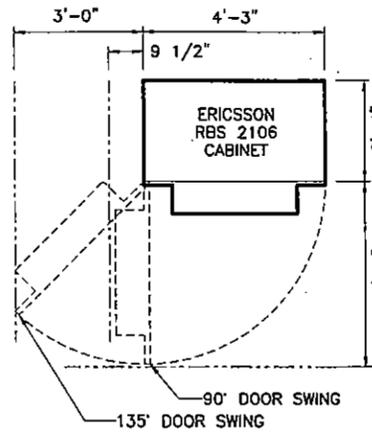
MONTEREY HWY. & ROEDER
SITE NO. SNFCCA2047B
20 SHENADO PLACE
SAN JOSE, SANTA CLARA, 95123

AT&T
AT&T WIRELESS SERVICES, INC.
651 GATEWAY BOULEVARD, SUITE 1500
SOUTH SAN FRANCISCO, CA 94080

0	07/27/04	ISSUED FOR ZONING APPROVAL	F.G.	R.L.	R.L.
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: R.L.	DRAWN BY: F.F.G.T.		

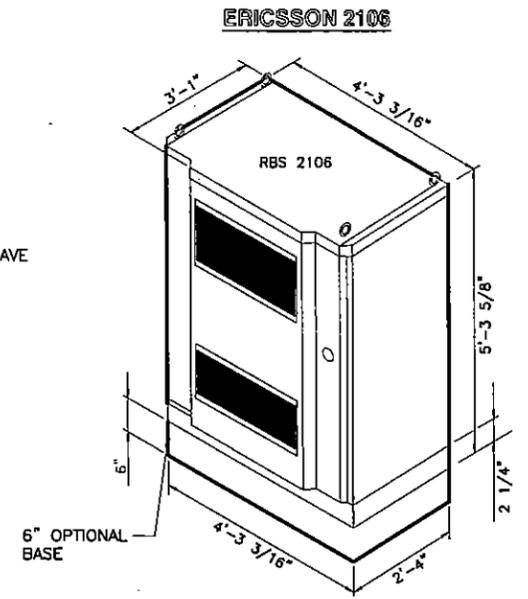
ROOFTOP SITE W/ OUTDOOR EQUIPMENT AT GRADE		
SOUTH & WEST ELEVATIONS		
SITE NO.	DRAWING NUMBER	REV
24897-512	A-SNFCCA2047B-Z05	0

NOTE:
1. THE MINIMUM REQUIRED DOOR SWING IS 90°. IF POSSIBLE, ALLOW FOR 135° DOOR SWING FOR THE FIRST CABINET.



CLEARANCES:
FRONT : 4'-4"
RIGHT SIDE : 0" (IT IS RECOMMENDED TO HAVE ACCESS ENOUGH FOR CABINET TOP REMOVAL)
LEFT SIDE: 9-1/2" FOR 90° DOOR SWING
3' FOR 135° DOOR SWING
BACK : 0"
TOP : 3'-6" (CABINET TOP REMOVAL)
WEIGHT: 1301 LBS. WITH BATTERIES
1213 LBS. WITHOUT BATTERIES

**ERICSSON RBS 2106
MINIMUM REQUIRED CLEARANCES**

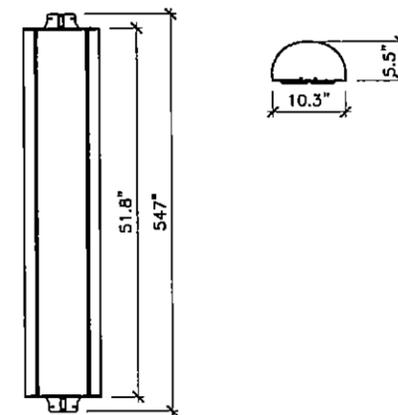


EQUIPMENT DIMENSIONS

ERICSSON 2106 OUTDOOR CABINETS SPECIFICATIONS

SCALE: NONE

001



ANTENNA SPECIFICATIONS

SCALE: NONE

002

Velocitel
ARCHITECTURE AND ENGINEERING DIVISION
4180-B HACIENDA DRIVE
PLEASANTON, CALIFORNIA 94388
(925) 734-8831
(925) 737-0273 FAX
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**MONTEREY HWY. & ROEDER
SITE NO. SNFCCA2047B**
20 SHENADO PLACE
SAN JOSE, SANTA CLARA, 95123

AT&T
AT&T WIRELESS SERVICES, INC.
651 GATEWAY BOULEVARD, SUITE 1500
SOUTH SAN FRANCISCO, CA 94080

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	07/27/04	ISSUED FOR ZONING APPROVAL	F.G.	R.L.	R.L.
SCALE: AS SHOWN		DESIGNED BY: R.L.	DRAWN BY: F.F.G.T.		

ROOFTOP SITE W/ OUTDOOR EQUIPMENT AT GRADE

EQUIPMENT SPECIFICATIONS

SITE NO.	DRAWING NUMBER	REV
24897-512	A-SNFCCA2047B-Z06	0

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