

Hearing Date/Agenda Number
 11/17/2004 *3.a.*

File Number
 CP04-085

Application Type
 Conditional Use Permit

Council District
 7

Planning Area
 Alum Rock

Assessor's Parcel Number(s)
 491-21-079

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Reena Mathew

Location: Southwest corner of King Road and Cunningham Avenue

Gross Acreage: 0.8 Net Acreage: 0.8 Net Density: N/A

Existing Zoning: R-1-8 Existing Use: Fire Station

Proposed Zoning: R-1-8 Proposed Use: Same w/new wireless communications antenna (flagpole/monopole)

GENERAL PLAN

Completed by: RVM

Land Use/Transportation Diagram Designation
 Medium Low Density Residential (8.0 DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: RVM

North: Single-family residential R-1-8 Residence District

East: Single-family residential R-1-8 Residence District

South: Single-family residential R-1-8 Residence District

West: Single-family residential R-1-8 Residence District

ENVIRONMENTAL STATUS

Completed by: RVM

Environmental Impact Report found complete
 Negative Declaration circulated on
 Negative Declaration adopted on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: RVM

Annexation Title: Hillview No. 19 Date: 7/2/59

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval Date: *11/5/04* Approved by: *Jean Hamilton*
 Approval with Conditions Action
 Denial Recommendation
 Uphold Director's Decision

APPLICANT/DEVELOPER

OWNER

AFL Telecommunications
 Attn: Rich Rolita
 3240 Fostoria Way, Suite A100
 San Ramon, CA 94583

City of San Jose
 Attn: Roger Pickler, AO
 4 N. 2nd Street
 San Jose, CA 95113

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: RVM

Department of Public Works

None

Other Departments and Agencies

None

GENERAL CORRESPONDENCE

None

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Sprint/AFL Telecommunications, is requesting a Conditional Use Permit to allow a new freestanding wireless communication antenna (monopole) concealed inside a 12 inch in diameter flagpole at an existing San Jose Fire Station. The new monopole will conceal three (3) antenna panels. The subject property is located on a 0.8-acre site zoned R-1-8 at the southwest corner of King Road and Cunningham Avenue. Single-family residences are adjacent to or border the subject site on all sides. The request also includes the placement of a related 180 square foot equipment shelter that will be located on the west side of the building at ground level. This request is being made because the Zoning Ordinance requires a Conditional Use Permit for new privately operated wireless communication facilities in the R-1-8 Residence District even if located on public property.

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 subject proposal would allow the installation of a 40-foot tall wireless communications antenna in the design of a flagpole concealing three (3) communication antenna panels within the pole. The antenna is proposed to be located adjacent to the front of the existing firestation facing King Road. The proposed flagpole/monopole will replace and relocate an existing 30-foot tall flagpole at the front of the fire station. The proposal also includes an ancillary equipment shelter

which occupies about 180 square feet located on the west side of the building surrounded by a proposed concrete masonry wall masked by existing and proposed landscaping. This proposal does not include an emergency back-up generator.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15303 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. Under section 15303, the new construction of small structures, such as included in this proposal, and the installation of small new equipment and/or facilities in small structures are deemed exempt from CEQA.

GENERAL PLAN CONFORMANCE

The proposed use is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8.0 DU/AC) under the use of the Discretionary Alternate Use Policy (Two Acre Rule). Under this policy, an existing developed parcel such as this, which is less than two acres in size is deemed to be in conformance with the General Plan regardless of how it is designated. The subject site is fully developed with a fire station facility that includes elements such as an existing flagpole, which will be replaced as part of this project. The substitution of flagpoles with a slightly taller such structure that includes new wireless communication antennas to the site will not impair the use of the surrounding residences and the existing fire station on site.

The proposed use furthers the General Plan Urban Design Policy in that the use of concealed antennas within a flagpole reduces the need for more visually obtrusive freestanding monopoles in the immediate vicinity.

ANALYSIS

The issues relative to this project discussed below are conformance to the: 1) Zoning Ordinance, and 2) City Council Policy 6-20, Land Use Policy for Wireless Communication Facilities.

Conformance to the Zoning Ordinance

The Zoning Ordinance identifies development standards that are applicable to wireless communication antenna installations in residential zoning districts. The R-1-8 Residence Zoning District establishes a 60 foot front setback for accessory structures such as the proposed freestanding flagpole. Setbacks are measured from property lines rather than the edge of public improvements such as sidewalks. While in most cases, the location of the public improvements and property lines tend to be within six (6) inches of each other, the circumstances for the subject property are different. In this instance, the actual front property line extends out into the street which provides for a 61 foot front setback for the new flagpole. The proposed flagpole will be set back approximately 15 feet from the front sidewalk.

A similar, unique property line configuration exists along the corner side adjacent to Cunningham Avenue. The location of the wireless equipment cabinets, contained within an enclosure attached to the building, easily conforms to the corner side setback requirement of 12.5 feet. The actual equipment cabinets within the enclosure will be located approximately 16 feet from the edge of the sidewalk. A new fence, in place of the existing chain-link fence, will be installed approximately five (5) feet from the edge of the sidewalk along the Cunningham Avenue frontage. This fence will transition from the proposed masonry wall enclosing the new wireless equipment cabinets.

The standard maximum height requirement for the R-1-8 Residence Zoning District is 35 feet. However, the proposed antenna meets all of the criteria set forth in section 20.80.1900 of the Zoning Code that allows maximum height of a wireless communication antenna to be increased over the required maximum height of the zoning district in which it is located up to a maximum of sixty (60) feet provided that the design of the antenna is a "slim" pole design. In this case the antennas will be concealed in an approximately 12-inch diameter flagpole which is consistent with the City's definition of a slim pole design.

Conformance to Council Policy 6-20, Land Use Policy for Wireless Communication Facilities

The City Council Policy generally discourages wireless communications facilities on residential properties except those developed solely with public utilities, parks or schools. In this instance, the proposed project meets the intent of the policy and represents a creative design alternative to a typical wireless antenna monopole. Flagpoles are a customary element for many public facilities.

Visual Impacts

The proposed antennas are enclosed within a new 40-foot tall flagpole structure at an existing fire station. The existing 30-foot flagpole will be removed upon installation of the new structure. A proposed concrete masonry wall with new shrubs will adequately screen the ancillary equipment. Typically, an alternatives analysis would be required to evaluate other potential means of accommodating such antennas; however, creative alternatives such as antennas concealed within church steeples, clock towers and flagpoles (at appropriate locations), or discrete building mounted proposals have been deemed to among the preferred design solutions that have resulted from alternatives analysis for other similar recent projects. Given that the proposal will not provide the general appearance of a typical wireless antenna structure, an alternatives analysis is not necessary in this instance.

Height

Antenna installations should conform to the General Plan and Zoning Ordinance height restrictions. The proposed 40 foot tall flagpole/monopole installation conforms to the 50 foot height limit identified in the General Plan Urban Design Policy for non-building structures on properties with residential land use designations. The proposed height also conforms to the height restriction of 60 feet as set forth in the Zoning Ordinance.

Setbacks from Residential Uses

The City Council Policy recommends that building wireless communications antennas should be located no closer than 35 feet to a parcel developed or planned for residential uses. The project complies with this policy in that proposed antennas would be approximately 71 feet to the nearest residential property line.

Performance Standards

This project does not include the installation of power-generating equipment. Should the applicant wish to include such equipment in the future, a Special Use Permit would be required and the equipment would be required to meet all relevant performance standards, including noise, air quality, and vibration.

Parking

The project will not have any impact on existing parking for the fire station use.

PUBLIC OUTREACH

Notices of the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the subject site. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report. Staff has been available to discuss the project with interested members of the public.

RECOMMENDATION

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

1. This site has a designation of Medium Low Density Residential (8 du/ac) on the adopted San José 2020 General Plan Land Use/Transportation Diagram
2. The project site is located on a 0.8-gross-acre parcel in the R-1-8 Residence Zoning District.
3. Wireless communication antennas are a conditional use in the City's residential zoning districts.
4. The subject R-1-8 Residence Zoning District has a height limit of 35-feet.
5. Section 20.80.1900A of the Zoning Ordinance allows the maximum height of wireless communications antenna to be increased over the required maximum height of the zoning district in which it is located up to a maximum of 60-feet.
6. The project site is currently developed with a fire station.
7. The proposed project consists of the installation a 40-foot tall wireless communication antenna

(monopole) with three (3) concealed internalized antenna panels.

8. The proposed monopole will be designed to appear and function as a flagpole.
9. The existing fire station includes an existing 30-foot tall flagpole that is proposed for removal upon the approval of this application.
10. A 180 square foot ancillary equipment shelter is proposed which will be concealed behind a new wall.
11. The proposed project is subject to City Council Policy 6-20, Land Use Policy for Wireless Communication Facilities.
12. The policy for wireless communication facilities recommends that the new antennas should be located at least 35 feet from the nearest residential property line.
13. The new monopole is proposed to be located approximately 71-feet to the nearest residential property line.
14. The proposed project does not include a generator.
15. Under the provisions of Section 15303 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. The project will not have a significant adverse effect on the environment.

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

1. The proposed project is consistent with the site's designation of Medium Low Density Residential on the adopted San José 2020 General Plan Land Use/Transportation Diagram of the City of San José under the uses of the Two-Acre Rule.
2. The proposed project complies with applicable provisions of the Zoning Ordinance.
3. The proposed project is in compliance with the California Environmental Quality Act.
4. The proposed project substantially complies with the applicable criteria of City Council Policy 6-20, Land Use Policy for Wireless Communication 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 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. **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.
2. **Conformance with Plans.** Construction and development shall conform to the approved development plans entitled, "SJ Fire Station #16" dated October 29, 2004, on file with the Department of City Planning and Building and to the San José Building Code (San José Municipal Code, Title 24).
3. **Nuisance.** This use shall be operated in a manner, which does not create a public or private nuisance. The applicant must abate any such nuisance immediately upon notice by the City.
4. **Construction Hours.** Construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit.
5. **Lighting.** This permit allows no new on-site lighting.
6. **Generators.** This permit does not approve any emergency/back-up generators on site. Any proposed emergency/back-up generators will require subsequent approvals.
7. **Outside Storage.** No outside storage is permitted.
8. **Colors and Materials.** The colors and materials for the proposed wireless communications antennas and related improvements are to be as specified on the approved plan set.
9. **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 Part 4 of Chapter 15.10 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping and the City of San José Landscape and Irrigation Guidelines.
10. **Certification.** Pursuant to San José Municipal Code, Section 15.10.486, certificates of substantial completion for landscape and irrigation installation shall be completed by licensed or certified professionals and provided to the Department of Planning, Building and Code Enforcement prior to approval of the final inspection of the project.

11. **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, CP04-085, 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.
 - c. *Construction Conformance.* A project construction conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to final inspection approval by the Building Department, Developer shall obtain a written confirmation from the Planning Division that the project, as constructed, conforms with all applicable requirements of the subject Permit, including the plan sets.
12. **Anti-Graffiti.** The applicant shall remove all graffiti from structures and fence surfaces within 48 hours of defacement.
13. **Utilities.** All new on-site telephone, electrical and other overhead service facilities shall be placed underground.
14. **Flagpole Removal.** The applicant shall remove the existing conventional flagpole on site prior to construction of wireless antennas. If at any time the wireless facility is removed, the original 30-foot tall conventional flagpole in its more slender state is permitted to be re-installed.
15. **Equipment Removal.** The applicant shall remove the wireless communications antennas, associated equipment and structures from the site at such time as the equipment is no longer in use or should the Conditional Use Permit expire.
16. **Co-Location.** The subject wireless provider shall facilitate the co-location of wireless communication antennas within the existing monopole for other users to the satisfaction of the Director of Planning.
17. **Discretionary Review.** The Director of Planning, Building and Code Enforcement maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Conditional Use Permit incorporated by reference in this Permit in accordance with the San José Municipal Code.

CONDITIONS SUBSEQUENT

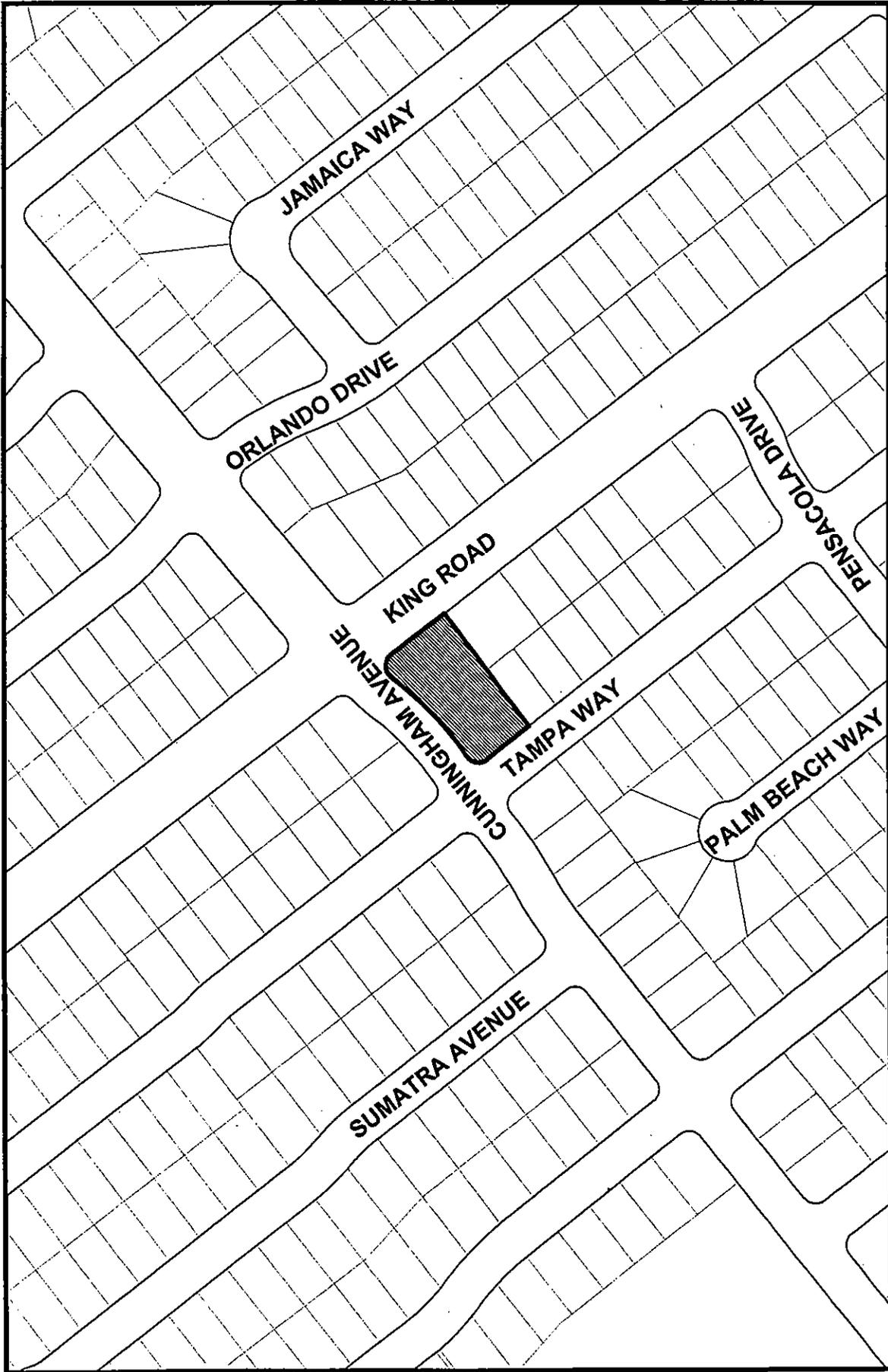
1. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site or the construction of buildings 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 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:
 - 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.

Attachments

Cc: Monica Cavanaugh, Public Works Real Estate Division, 170 W. San Carlos St., San Jose CA 95113
Kristina Woerner, The Alaris Group, 185 Berry Street Suite 5300, San Francisco CA 94107



File No: CP04-085

District: 07

Quad No: 84

Scale: 1"=200'
Created on 09/01/04



CITY OF SAN JOSÉ, CALIFORNIA
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
STATEMENT OF EXEMPTION

FILE NO. CP04-085

LOCATION OF PROPERTY Southwest corner of King Road and Cunningham Avenue

PROJECT DESCRIPTION Conditional Use Permit to install a 40 foot tall wireless communications antenna (flagpole/monopole) to a and associated equipment shelter 180 square feet at an existing fire station on a 0.8 gross acre site

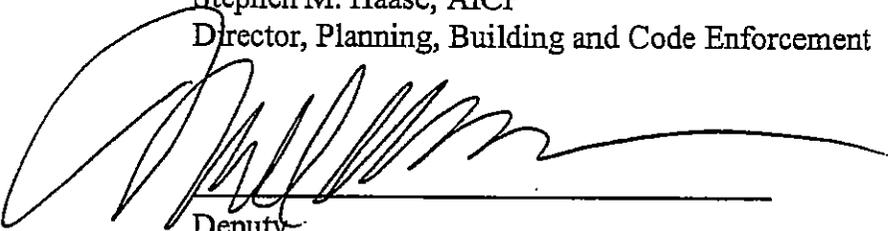
ASSESSOR'S PARCEL NUMBER 491-21-079

CERTIFICATION

Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, 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.

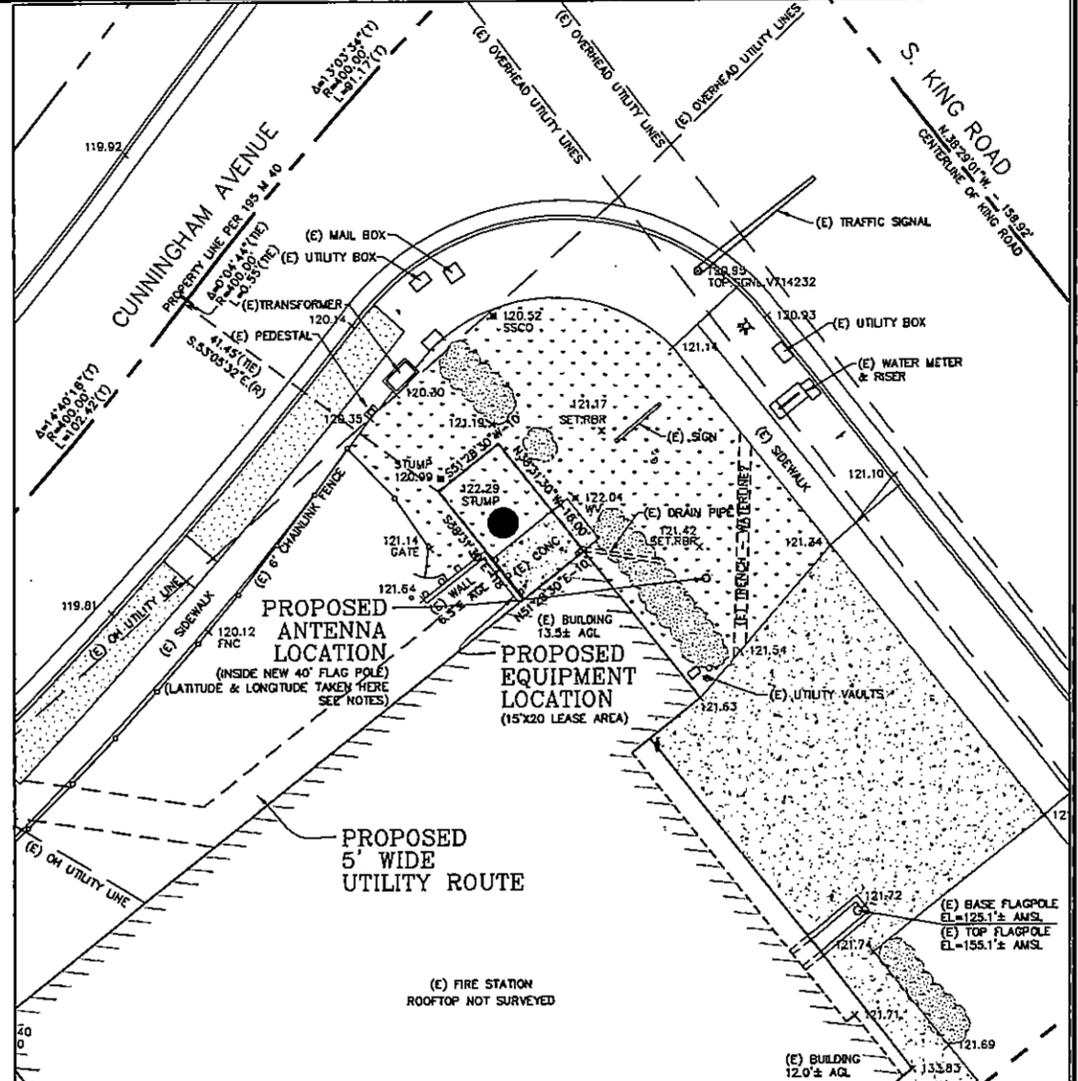
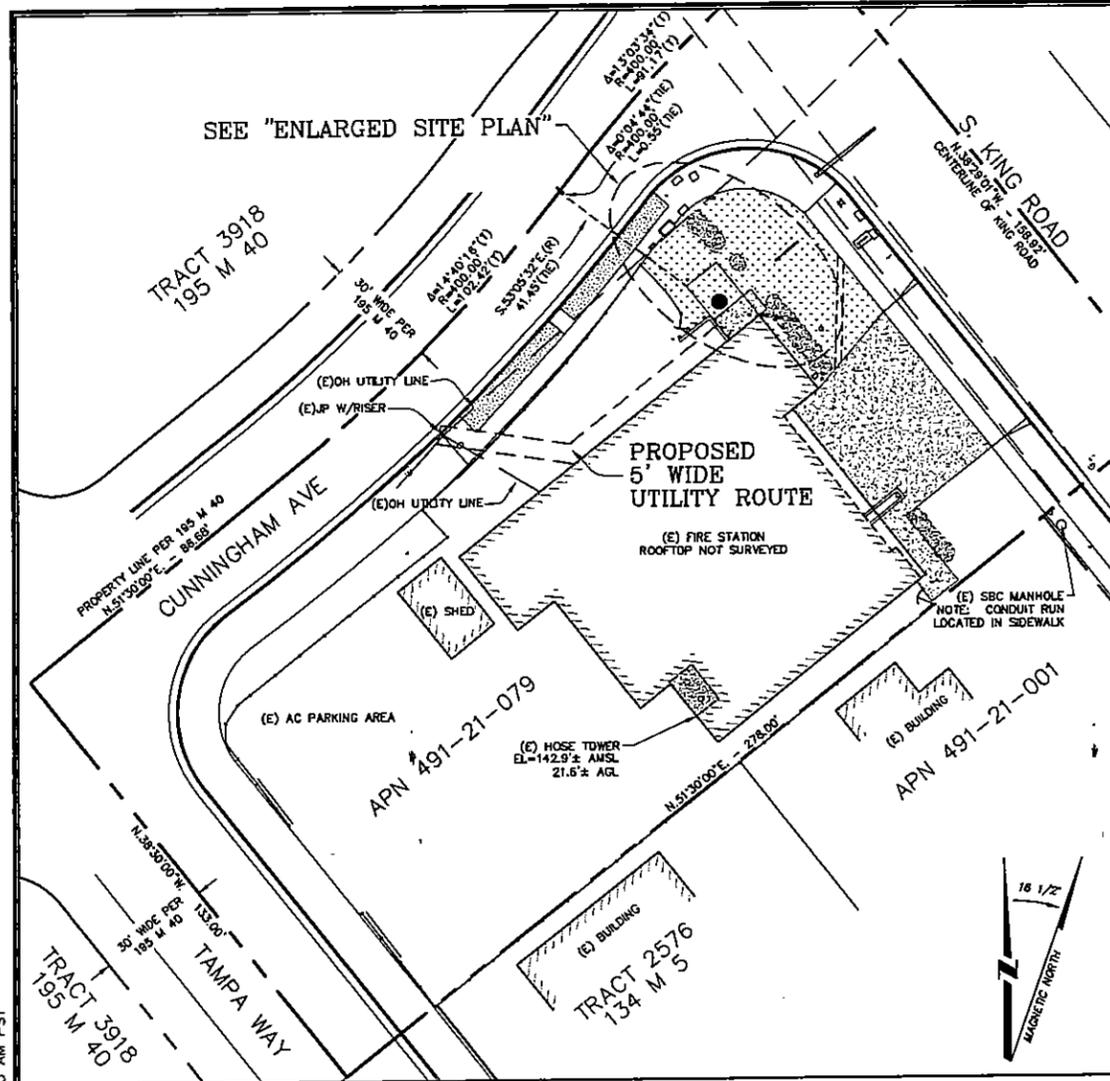
Stephen M. Haase, AICP
Director, Planning, Building and Code Enforcement

Date October 29, 2004


Deputy

Project Manager: Reena Mathew

(Rev. 10/23/02)



OVERALL SITE PLAN

SCALE: 1" = 20'

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION IS FOUND IN LANDAMERICA COMMERCIAL SEARCH SERVICES PRELIMINARY TITLE REPORT, CASE NUMBER 20030203461, DATED DECEMBER 12, 2003.

THE LAND REFERRED TO IN SAID REPORT IS SITUATED IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

BEGINNING AT A FOUND GRANITE MONUMENT AT THE POINT OF INTERSECTION OF THE CENTERLINE OF KING ROAD WITH THE CENTERLINE OF CUNNINGHAM AVENUE; THENCE FROM SAID POINT OF BEGINNING ALONG SAID CENTERLINE OF KING ROAD, SOUTH 38°27'10" EAST, 159.30 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL TWO AS DESCRIBED IN THE DEED FROM SAM WOTTA AND JULIA WOTTA, HIS WIFE, TO FLORENCE BLOCK, BY DEED DATED JUNE 12, 1950 AND RECORDED ON JULY 12, 1950, IN BOOK 2013 AT PAGE 173, OFFICIAL RECORDS OF SANTA CLARA COUNTY; THENCE LEAVING SAID CENTERLINE OF KING ROAD AND RUNNING ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TWO OF LAND CONVEYED TO BLOCK, SOUTH 51°32' WEST, 276.04 FEET; THENCE PARALLEL WITH SAID CENTERLINE OF KING ROAD NORTH 38°27'10" WEST, 133.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND DISTANT 133.33 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE OF PARCEL TWO OF LAND CONVEYED TO BLOCK, NORTH 51°32' EAST, 66.68 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 400.00 FEET THROUGH A CENTRAL ANGLE 117°29" FOR AN ARC LENGTH OF 103.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE FROM A TANGENT BEARING NORTH 38°11.35" EAST, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 400.00 FEET THROUGH A CENTRAL ANGLE OF 12°56'35" FOR AN ARC LENGTH OF 90.36 FEET TO THE POINT OF BEGINNING.

(NOTE: LEGAL DESCRIPTION PROVIDED HAS NUMEROUS TYPOGRAPHIC ERRORS)

BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND FOUND MONUMENTATION. THIS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE APPROXIMATE.

PROJECT AREA DESCRIPTION:

BEING A PORTION OF SAID DESCRIBED LAND, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID LAND, AS LAND IS DESCRIBED IN THE LANDAMERICA PRELIMINARY TITLE REPORT; THENCE ALONG THE NORTHWEST LINE THEREOF ALONG A 400 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 13°06'34", AN ARC DISTANCE OF 91.17 FEET TO THE BEGINNING OF A 400 FOOT REVERSE CURVE; THENCE ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 0°00'44", AN ARC LENGTH OF 0.55 FEET; THENCE LEAVING SAID REVERSE CURVE ALONG A RADIAL BEARING SOUTH 53°05'32" EAST A DISTANCE OF 41.45 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT OF BEGINNING ALSO BEING THE WEST CORNER OF THE EQUIPMENT LOCATION; THENCE FROM SAID POINT OF BEGINNING SOUTH 38°31'30" EAST, 18 FEET; THENCE NORTH 51°28'30" EAST, 10 FEET; THENCE NORTH 38°31'30" WEST, 18 FEET; THENCE SOUTH 51°28'30" WEST, 10 FEET TO THE POINT OF BEGINNING, AS GENERALLY SHOWN ON THIS PLAN.

TOGETHER WITH UTILITY AND POWER EASEMENTS NECESSARY TO SERVE THE PROJECT. TOGETHER WITH AN ACCESS EASEMENT FOR INGRESS AND EGRESS, FROM THE PUBLIC STREET TO THE PROJECT AREA.

NOTE: 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. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

ENLARGED SITE PLAN

SCALE: 1" = 10'

I CERTIFY THAT THE LATITUDE OF 37°19'41.0" NORTH AND THE LONGITUDE OF 121°49'54.7" WEST ARE ACCURATE TO WITHIN ±50 FEET HORIZONTALLY, AND THE SITE GROUND ELEVATION OF 121.4'± FEET AMSL IS ACCURATE TO WITHIN ±20 FEET VERTICALLY. THE HIGHEST POINT IS 155.1'± AMSL (TOP FLAG POLE). THE HORIZONTAL DATUM(COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS TO THE NEAREST TENTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

BASIS OF ELEVATION:

USGACS BENCHMARK LOCATED AT BASE OF FLAG POLE @ 2100 S KING ROAD, ELEV. TAKEN AS 125.09 FT, AMSL, NOV 29.

SITE TEMPORARY BENCHMARK:

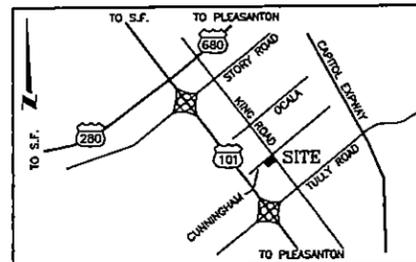
A SET 5/8" REBAR, LOCATED NEAR THE PROPOSED EQUIPMENT LOCATION, AS GENERALLY SHOWN UPON THIS PLAN, NOV 29.

BASIS OF BEARINGS:

BEARINGS SHOWN ARE BASED UPON THE STREET MONUMENTATION IN CUNNINGHAM AVE. (195 M 40).

FLOOD PLAN:

100 YEAR FLOOD PLAIN ZONE D, AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS. COMMUNITY PANEL NO. 060349-0028-D, DATED 08/02/02.



VICINITY MAP
N.T.S.



6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251



WIRELESS SERVICES, INC.
167 TECHNOLOGY DR.
IRVINE, CALIFORNIA 92618
Office (530) 263-4339
Fax (415) 495-6277



CIVIL ENGINEERING & LAND SURVEYING
2300 CONTRA COSTA BLVD., #220
PLEASANT HILL, CA 94523
PHONE: (925) 674-1151
FAX: (925) 674-1314

PROJECT NO: SF60XC810-B

DRAWN BY: RP/GM

CHECKED BY: GM

REV	DATE	DESCRIPTION
0	01/23/04	ORIGINAL DRAWING
1	03/02/04	MOVE/SIZE PA., TR. LAYOUTING

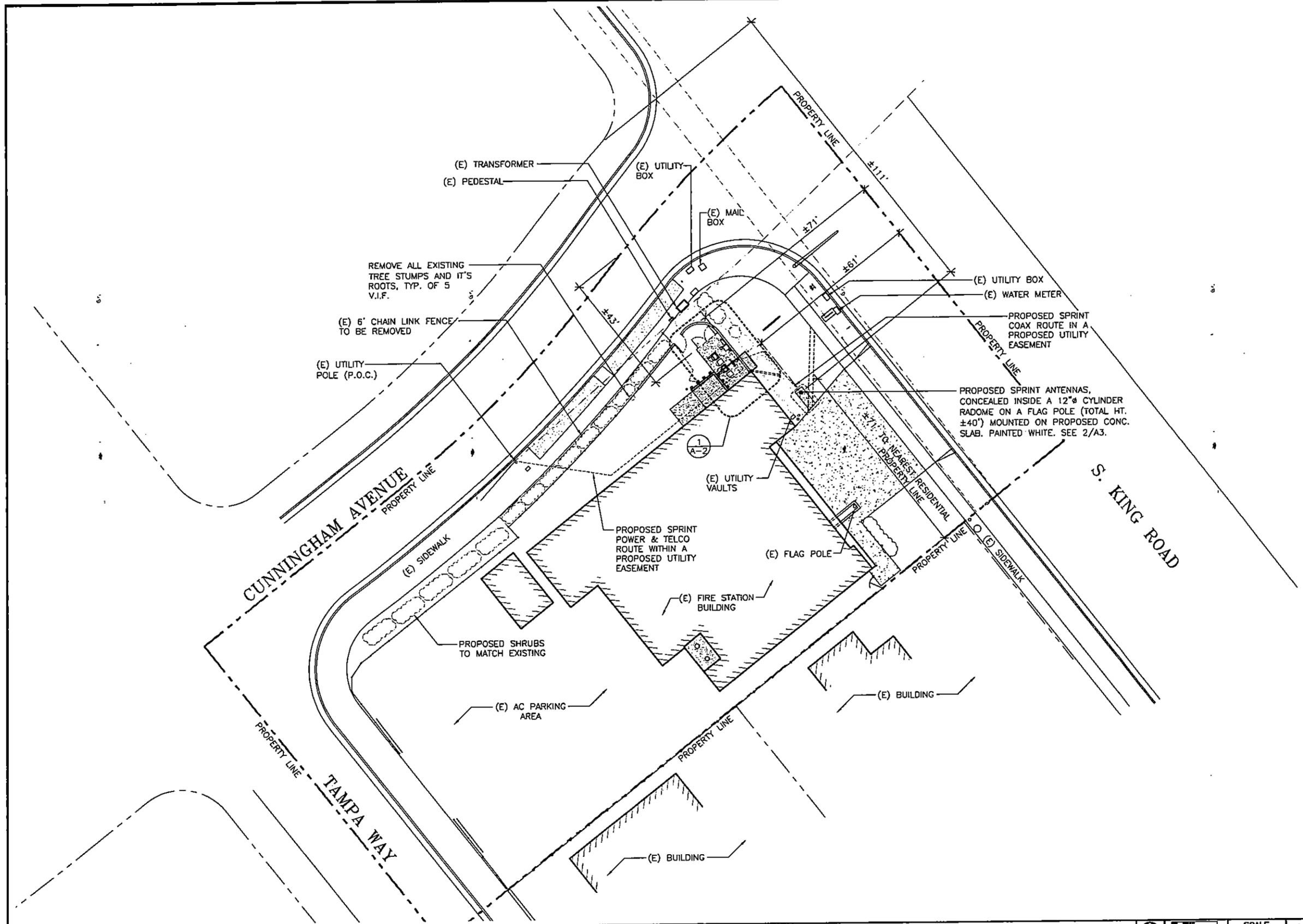


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

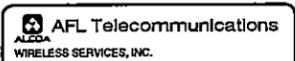
**SAN JOSE
FIRE STATION #16**
SF60XC810-B
2001 SOUTH KING ROAD
SAN JOSE, CA 95122
SANTA CLARA COUNTY

SHEET TITLE
**SITE SURVEY
GENERAL INFORMATION**

SHEET NUMBER
LS1



6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251



167 TECHNOLOGY DR.
IRVINE, CALIFORNIA 92618
Office (530) 263-4339
Fax (415) 495-6277



288 Utah Street, Suite 310
San Francisco, Ca 94103
415.503.1383 fax 415.503.1382
Santa Ana San Diego San Francisco
www.msa-op.com

PROJECT NO: SF60XC810-B
DRAWN BY: JP/LL/MIF/AU
CHECKED BY: RZ

REV	DATE	DESCRIPTION
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1	03/16/04	100% ZONING
2	05/27/04	100% ZONING REVISION
3	07/14/04	100% ZONING REVISION 2
4	10/14/04	100% ZONING REVISION 3
5	10/19/04	100% ZONING REVISION 4
6	11/01/04	100% ZONING REVISION 5
7	11/09/04	100% ZONING REVISION 6

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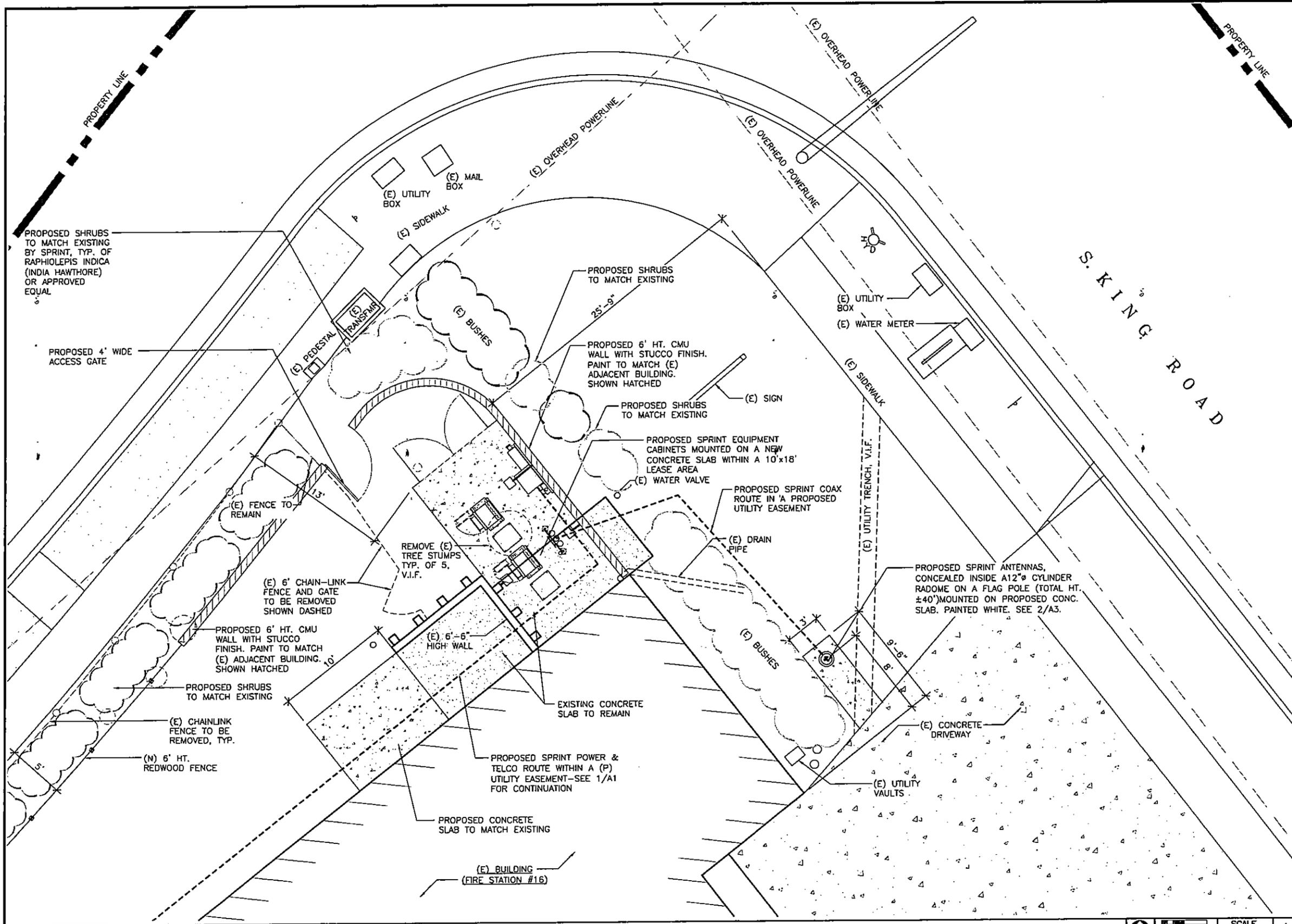
SJ FIRE STATION #16
SF60XC810-B
2001 SOUTH KING ROAD
SAN JOSE, CA 95122
SANTA CLARA COUNTY

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

OVERALL SITE PLAN

SCALE
0 4' 8' 16' 1/16"=1'-0" 1



ENLARGED SITE PLAN

SCALE 1/4"=1'-0" 1



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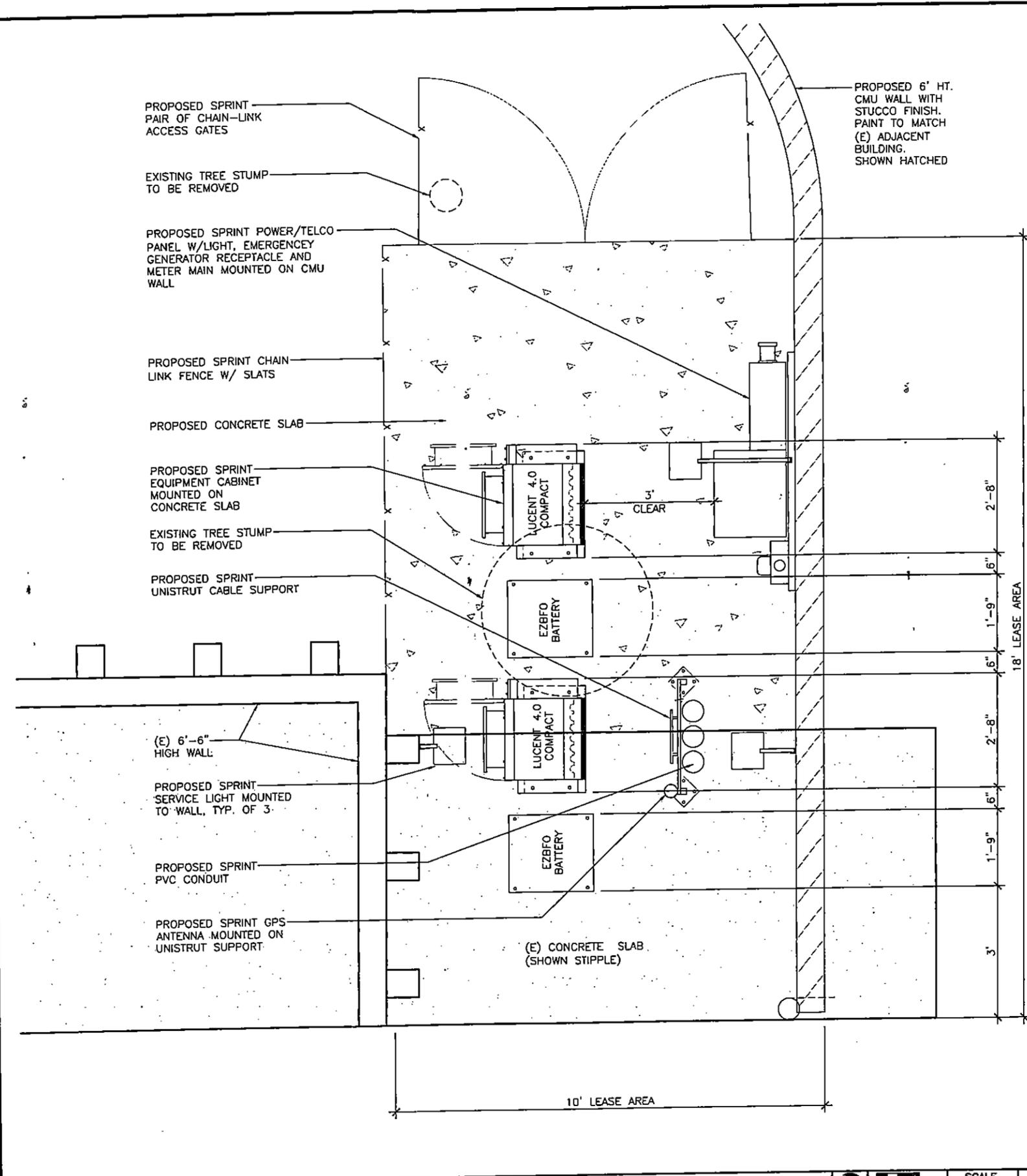
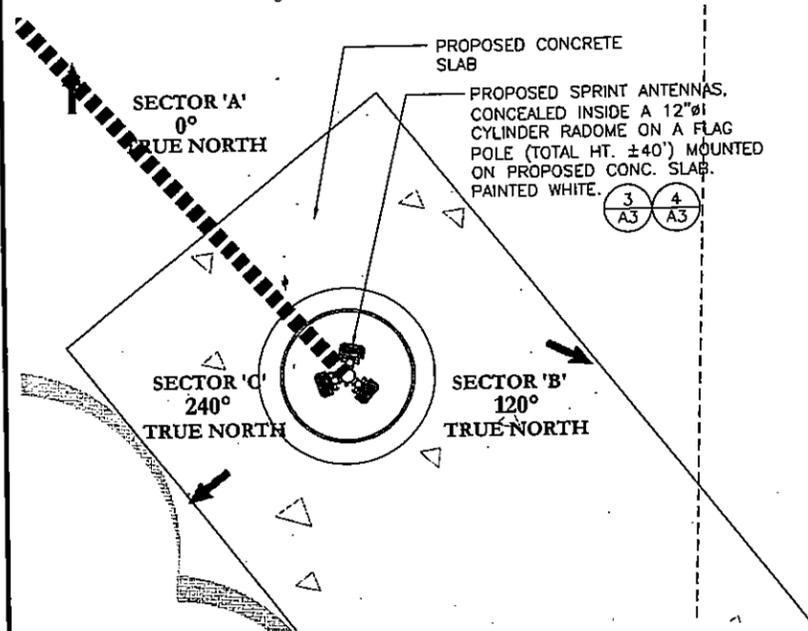
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5	10/19/04	100% ZONING REVISION 4
6	11/01/04	100% ZONING REVISION 5
7	11/09/04	100% ZONING REVISION 6

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SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



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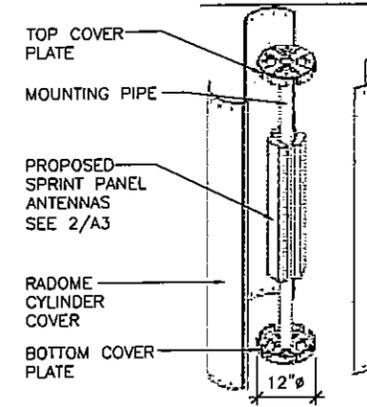
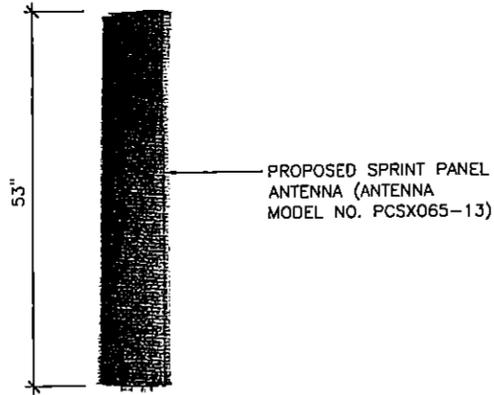
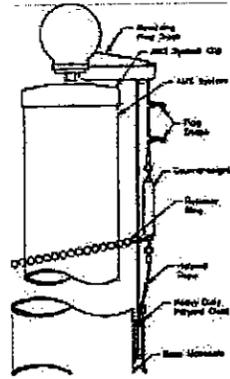
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SHEET TITLE
ENLARGED EQUIPMENT & ANTENNA PLAN

SHEET NUMBER
A-3



FLAG POLE TOP

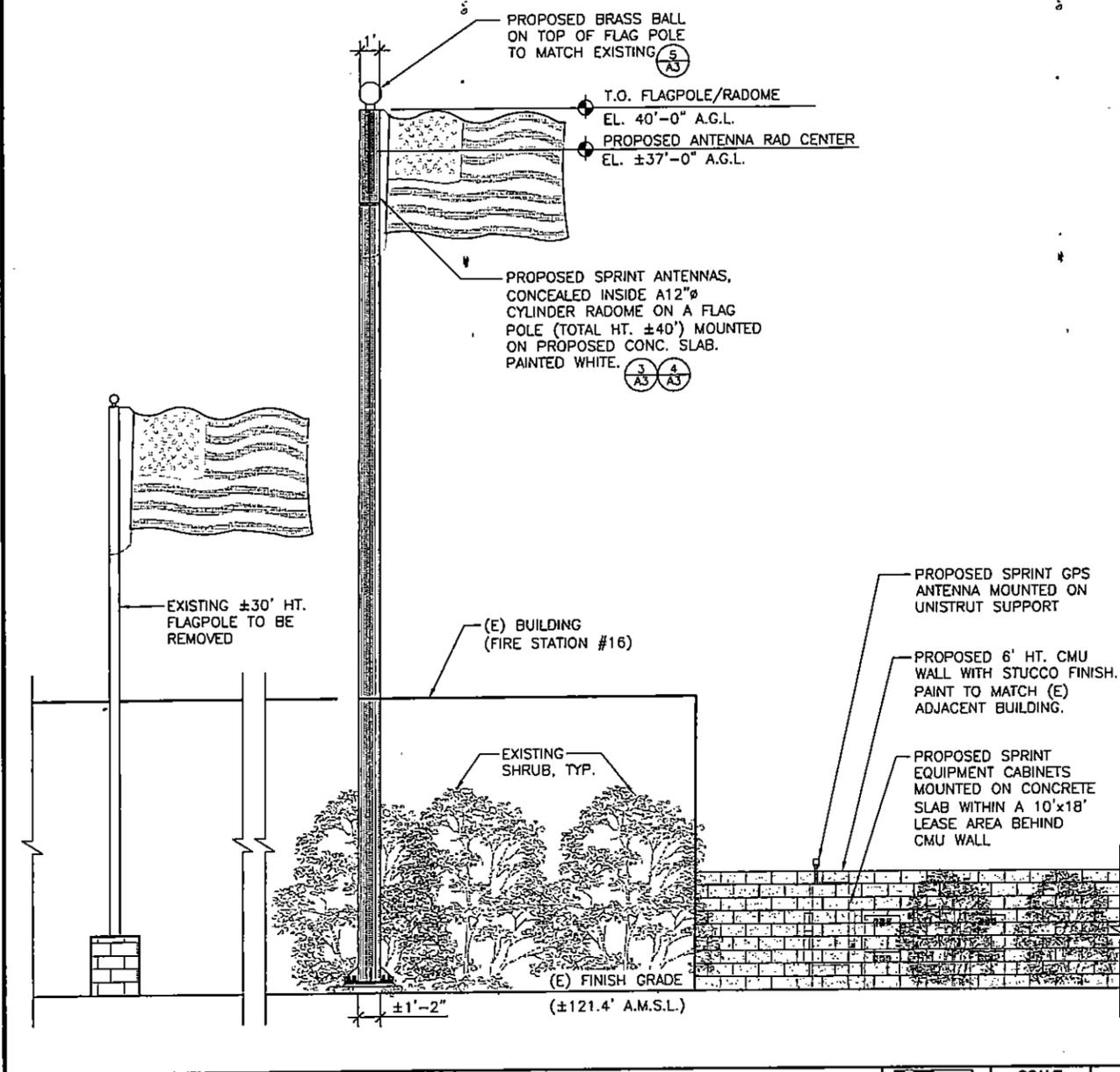
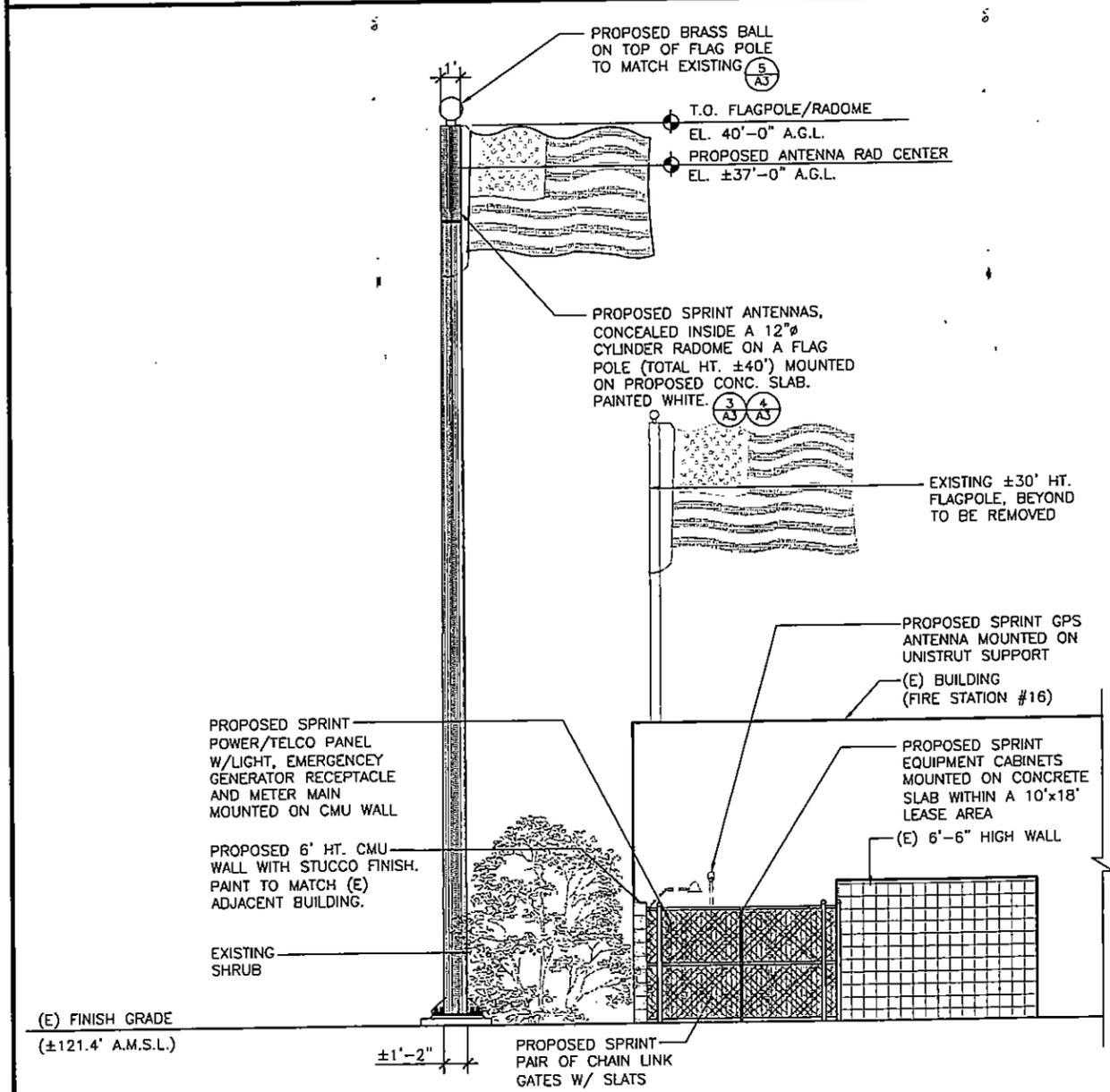
SCALE N.T.S. 3

ANTENNA TYPE

SCALE N.T.S. 2

RADOME CYLINDER

SCALE N.T.S. 1



NORTHWEST ELEVATION

SCALE 1/4"=1'-0" 5

NORTHEAST ELEVATION

SCALE 1/4"=1'-0" 4

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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4