



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

October 20, 2011

Mitchell Bryant
16460 Bake Pkwy, Suite 100
Irvine, CA 92618

**RE: ZONING APPLICATION ZA-01-06 A1
AMEND MINOR CONDITIONAL USE PERMIT FOR A WIRELESS
COMMUNICATION FACILITY TO INCREASE ANTENNA SIZE
1701 GOLF COURSE DRIVE, COSTA MESA**

Dear Mr. Bryant:

Review of the minor conditional use permit for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval (attached). The decision will become final at 5 p.m. on October 27, 2011, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Rebecca Robbins, at (714)754-5609, or via email at rebecca.robbins@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project description
 Findings
 Conditions of approval
 Approved conceptual plans

cc: Engineering
 Fire Protection Analyst
 Building Division

DESCRIPTION

Site Location

- The property is zoned Institutional and Recreational (I&R) and is bounded by residential uses to the north, Placentia Avenue to the west, the City's maintenance yard to the south, and Fairview State Hospital to the east.
- The site is owned by the City and leased for use as the Costa Mesa Country Club.

Previous Entitlements

- In 2001, the Zoning Administrator approved ZA-01-06 for a 53-foot high wireless telecommunications facility disguised as a pine tree (monopine) with four, four-foot high panel antennas (3 sectors each) at the top of the monopine and an equipment shelter.
- In 2002, Planning Staff approved a collocation for AT&T to install six, four-foot high panel antennas (2 per sector, 3 sectors total) near the middle of the existing monopine.
- In 2005, the Zoning Administrator approved a revision to the collocation for six additional, four-foot high panel antennas (two additional antennas for each of the three existing sectors) for a total of 12 panel antennas on three sectors (four antennas per sector) on the existing monopine. Although the revision reviewed zoning approval, the additional panel antennas were never installed and, therefore, the zoning approval expired.

Proposed Use

- The applicant (AT&T) proposes to replace their existing collocated, four-foot high panel antennas with eight-foot high panel antennas and to install six additional eight-foot high panel antennas. The antennas will be placed so the overall height of the existing 53-foot tall wireless communication facility will remain unchanged.
- The applicant also proposes to raise the height of the existing equipment shelter and add a roof to accommodate and fully screen the additional equipment necessary for the proposed upgrade.
- The proposed upgrade to the larger panel antennas is to provide greater coverage and to boost speed because of the increased use in mobile broadband that provides Internet capabilities (4G) to cell phones, tablets, laptops.
- For Personal Communications Services (PCS) and Cellular Radiotelephone, the proposed antennas will receive frequency ranges between 710 MHz and 716 MHz, 824 MHz and 835 MHz, 845 MHz and 846.5 MHz, and 1865 MHz and 1885 MHz. The antennas will also transmit frequency ranges between 740 MHz and 746 MHz, 869 MHz and 880 MHz, 890 MHz and 891.5 MHz, and 1945 MHz and 1965 MHz.

ANALYSIS:

Justifications for Approval

- Staff visited the site and determined that the appearance of the monopine has greatly deteriorated. In addition, since technology to disguise wireless telecommunication facilities has improved since the installation of the existing wireless telecommunications facility, staff had discussions with the applicant regarding upgrades to the facility. As a result, Staff has included conditions of approval for replacement and upgrade of the existing pine branches as well as an increase in the quantity of the existing pine branches to better screen the existing and proposed antennas.
- The equipment shelter is setback approximately 200 feet from Placentia Avenue and is placed next to a wall of the City's corporation yard, which is higher than the proposed height of the shelter. Therefore, the increase in the shelter height should not generate adverse visual impacts.
- The applicant has submitted a letter stating the proposed facility is in compliance with FCC radio frequency (RF) exposure levels. The FCC has jurisdictional authority with regard to the health and safety of telecommunications facility and the City of Costa Mesa is preempted by Federal regulations on this issue.
- Conditions have been included to ensure antenna frequencies do not interfere with the frequency used for Public Safety communications.

GENERAL PLAN CONFORMITY

The proposed use is consistent with General Plan Community Design Element Goal CD-8A.8 in that the proposed antennas will be screened by the surrounding vegetation to minimize visual impacts and will not be readily visible from offsite.

FINDINGS

1. The information presented substantially complies with Section 13-29(g)(2) and Section 13-144(b) of the Costa Mesa Municipal Code in that:
 - a. The proposed use is substantially compatible with development in the same general area and would not be materially detrimental to other properties within the area in that the antennas will be screened by the surrounding vegetation, thereby minimizing visual impacts. Conditions of approval are included requiring the replacement and upgrade of the existing pine branches as well as an increase in the quantity of branches to better screen the existing and proposed antennas. The equipment shelter, due to its distance from Placentia Avenue and with a height lower than the adjacent wall, should not generate visual impacts.
 - b. Granting the minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property and improvements within the immediate neighborhood because the environmental radio frequency radiation generated by the antennas will not exceed ANSI/IEEE standards. The antennas will receive

frequency ranges between 710 MHz and 716 MHz, 824 MHz and 835 MHz, 845 MHz and 846.5 MHz, and 1865 MHz and 1885 MHz and will transmit frequency ranges between 740 MHz and 746 MHz, 869 MHz and 880 MHz, 890 MHz and 891.5 MHz, and 1945 MHz and 1965 MHz. Conditions have also been included to insure that the antennas do not interfere with the frequencies used by the City for public safety purposes.

- c. Granting the minor conditional use permit will not allow a use, density, or intensity which is not in accordance with the General Plan designation for the property since the antennas will not be readily visible from offsite, minimizing visual impacts.
2. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of CEQA.
3. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng. 1. The applicant shall provide replacement and upgrade of the existing braches as well as an increase in the quantity of branches to better screen the existing and proposed antennas. All existing and new antennas shall be camouflaged in the form of a pine tree. As part of the plan check submittal package, submit to the Planning Division materials to be used for both the replacement and new "branches/needles" of the monopine. Materials must resemble texture and color of live pine trees.
2. Depending on their location, the antennas shall be painted the appropriate colors to imitate the bark, branches, and/or needles of the pine tree.
 3. All equipment cabinets shall be screened from view. Screening design/material and color (including the additional height of the equipment shelter) shall be the same as the existing buildings/equipment enclosure at the subject property.
 4. Any future additions or modifications to the equipment or antennas shall be done with the approval of Planning Staff and may require filing and approval of a minor conditional use permit.
 5. The working drawings shall clearly delineate any wiring, indicating if it is to be exposed or how it is to be screened.
 6. The antennas, dishes, and all associated equipment shall be completely removed upon discontinuance of use. The applicant shall notify the Planning Division when this occurs and obtain the necessary demolition permits to remove the wireless facility and associated equipment.
 7. At all times, the applicant shall not prevent City of Costa Mesa from having adequate spectrum capacity on City's 800 MHz radio frequency.
 8. The applicant shall provide a 24-hour phone number to which

- interference problems may be reported.
9. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to City's designated representative upon activation of the facility.
 10. The applicant shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit and shall be responsible for the failure of any lessee or other users under the control of applicant to comply.
 11. The conditions of approval and Code requirements of Zoning Application ZA-01-06 A1 shall be blueprinted on the face of the site plan.
 12. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
 13. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 14. Landscaping in the form of fast-growing, evergreen vines shall be planted on the equipment enclosure to deter graffiti, under the direction of the Planning staff and the Maintenance Services Manager.
 15. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
 - Maint 16. Provide a new dirt road leading from the entrance to the equipment Svs shelters.
 17. Replace, paint, and texture corroded metal shielding (doghouse) at base of the pole to match pole.
 18. Repair failing asphalt in the City's Corporation Yard at locations where pull boxes were installed with the original project.
 19. All construction and maintenance access to the golf course must be coordinated in advance with Jim Fetterly, Golf Course Superintendent, Mesa Verde Partners, Inc.
 20. No construction vehicles, materials, or debris may be placed in the City Yard without written approval from the Maintenance Services Manager.
 21. No trenching or digging without prior written approval from the Maintenance Services Manager.
 22. Warning and informational signs on exterior of enclosure shall be moved so as to be less visible to patrons of the golf course and the public right-of-ways under the direction of the Planning Division and the Maintenance Services Manager.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
2. Once the use is legally established, the zoning application herein approved shall be valid until revoked. The Development Services Director or his designee may refer the zoning application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
3. Building permits shall not be issued until City Council approves the amended Lease Agreement between the City and the wireless facility company.
4. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
5. No sign of any kind shall be posted or displayed on any antenna, monopine, or screening wall.
6. All electrical and antenna wiring shall be encased in tubing or other devices acceptable to the Planning Division and/or concealed to the maximum extent feasible to minimize visual impact.
7. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
8. Show method of screening for all ground-mounted equipment (Fire Department connections, electrical transformers, etc.). Ground-mounted equipment, including transformers, shall not be located in any landscaped street setback, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
- Bus. 9. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.
- Lic.

- Bldg. 10. Comply with the requirements of the 2010 California Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, and 2010 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
11. Provide structural calculations prepared by a licensed California Civil engineer.
- Eng. 12. A Construction Access Permit and deposit will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
- Fire 13. Installation shall comply with the 2010 California Fire Code.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- AQMD 1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.
- CDFA 2. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA for information.

MINOR CONDITIONAL USE PERMIT
 ADMINISTRATIVE ADJUSTMENT NO. 2A-01-06 A1
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY: PP/WBY DATE: 10/20/11



LTE PROJECT

SITE NUMBER: LA3089

SITE NAME: COSTA MESA GC

A&E DESIGN PACKAGE REVIEW STATUS				
1 <input checked="" type="checkbox"/> ACCEPTED - NO COMMENTS, PROCEED				
2 <input type="checkbox"/> COMMENTS				
A <input type="checkbox"/> SAC INFORMATION MISSING/INCOMPLETE	F <input type="checkbox"/> DESIGN DEVIATION FROM STANDARD			
B <input type="checkbox"/> A&E DID NOT FOLLOW DIRECTIONS PROVIDED	G <input type="checkbox"/> OMISSIONS			
C <input type="checkbox"/> SITE OWNER REQUESTED CHANGES	H <input type="checkbox"/> A&E GENERATED CHANGE IN DESIGN			
D <input type="checkbox"/> DESIGN INPUT CHANGES I.E., RF, ZONING REQ'D	I <input type="checkbox"/> AT&T CHANGED SITE DESIGN			
E <input type="checkbox"/> REWSED SITE DESIGN	J <input type="checkbox"/> OTHER			
PERMISSION TO PROCEED DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSES, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY THE SUPPLIER AND DOES NOT RELIEVE SUPPLIER FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS				
REVIEWED BY: RE/PE DATE:				
RF ENGINEER	MPE COMPLIANCE	SAC	MARKET LEAD	CM (AT&T)
CM (BECHTEL)	TELCO	POWER	PLANNING	

DRAWING INDEX	REV.	DIRECTIONS	PROJECT INFORMATION
LA-LAC977-T01 TITLE SHEET	0	DRIVING DIRECTIONS FROM AT&T WIRELESS, CERRITOS FROM AT&T CERRITOS OFFICE: START OUT GOING EAST ON PARK PLAZA DR TOWARD SHOEMAKER AVE, TURN LEFT ONTO SHOEMAKER AVE, TURN LEFT ONTO 183RD ST, TURN RIGHT ONTO CARMENITA RD, TURN LEFT ONTO ORANGETHORPE AVE, TURN RIGHT ONTO VALLEY VIEW ST, MERGE ONTO I-405 S TOWARD SAN DIEGO, TAKE THE HARBOR BLVD EXIT, EXIT 11B, TOWARD COSTA MESA, TURN RIGHT ONTO HARBOR BLVD, TURN RIGHT ONTO ADAMS AVE, TURN LEFT PLACENTIA AVE, SITE IS ON THE LEFT	SCOPE OF WORK: AT&T PROPOSES TO MODIFY, OPERATE AND MAINTAIN AN EXISTING UNMANNED TELECOM FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING: 1. REMOVE 4 FT ANTENNAS AND REPLACE WITH 8 FT ANTENNAS 2. CONVERSION OF OUTDOOR EQUIPMENT ENCLOSURE TO INDOOR ENCLOSURE WITHIN EXISTING LEASE AREA
LA-LAC977-Z01 SITE PLAN	0		SITE ADDRESS: 1701 GOLF COURSE ROAD COSTA MESA, CA 92627
LA-LAC977-Z02 EQUIPMENT AND ANTENNA LAYOUT PLANS	0		PROPERTY OWNER(S): CITY OF COSTA MESA 77 FAIRE DRIVE COSTA MESA, CA 92626 AND CROWN CASTLE SITE ID:878060 38 EXECUTIVE PARK SUITE 310 IRVINE, CA 92614
LA-LAC977-Z03 ELEVATIONS	0		AGENT: BECHTEL COMMUNICATIONS 6131 ORANGETHORPE AVE, 5TH FL BUENA PARK, CA 90620
CODE COMPLIANCE		VICINITY MAP 	SITE ACQ.: COASTAL BUSINESS GROUP, INC. 16460 BAKE PARKWAY, SUITE 100 IRVINE, CA 92618
1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2. 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS) 3. 2010 CALIFORNIA ELECTRICAL CODE (2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS) 4. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS) 5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS) 6. 2010 CALIFORNIA FIRE CODE (CFC) (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS) 7. 2010 CALIFORNIA GREEN CODE 8. 2010 CALIFORNIA REFERENCES STANDARDS CODE			CONTACT: MITCHELL BRYANT (949) 336-1550
			APPLICANT: AT&T WIRELESS 12900 PARK PLAZA DRIVE CERRITOS, CA 90703
			LATITUDE: 33°39'36.7" LONGITUDE: 117°55'58.4" LAT/LONG TYPE: NAD 83 ELEVATION: 73± FT AMSL JURISDICTION: COUNTY OF LOS ANGELES A.P.N.: 420-012-09 CURRENT ZONING: I&R (INSTITUTION & RECREATION) PROPOSED USE: TELECOMMUNICATION FACILITY

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 ARCHITECTURE • ENGINEERING • CONSULTING
 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 475-1000 FAX: (949) 475-1001

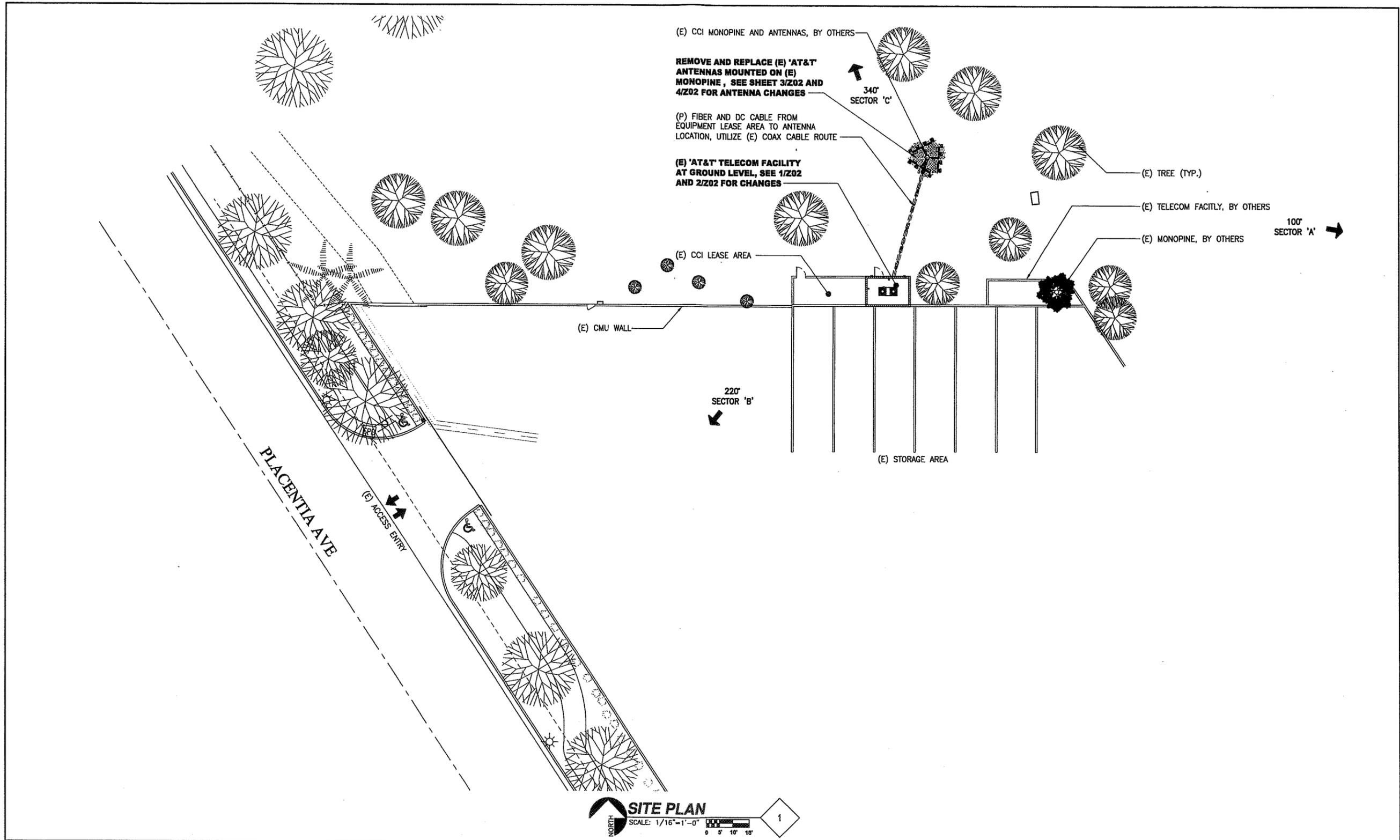
COSTA MESA GC
 LA3089
 USID: 25797
 1701 GOLF COURSE ROAD
 COSTA MESA, CA 92627

at&t
 Mobility
 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	02/03/11	ISSUED FOR ZD APPROVAL	FV	BOK	DKD
A	01/28/11	ISSUED FOR ZD REVIEW AND COMMENT	FV	BOK	DKD
SCALE: AS SHOWN		DESIGNED	DRAWN		

at&t	
LTE PROJECT	
TITLE SHEET	
DRAWING NUMBER	REV.
25471-610-TE	LA-LA3089-T01
	0

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SITE PLAN
SCALE: 1/16"=1'-0"
0 5' 10' 15'

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USID: 25797
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at&t
Mobility
12800 PARK PLAZA DRIVE
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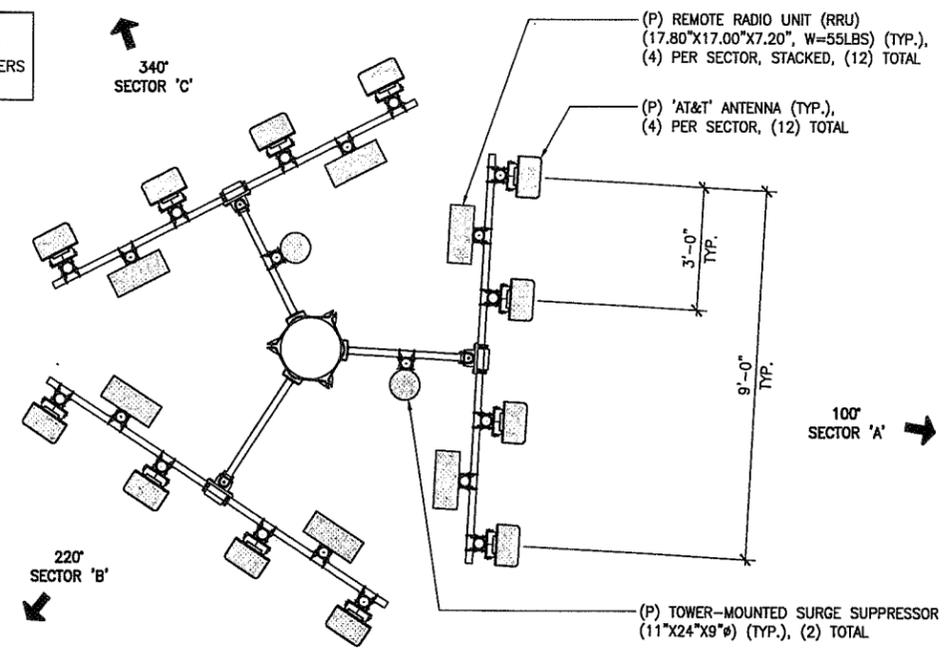
NO.	DATE	REVISIONS	BY	CHK	APP'D
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A	01/28/11	ISSUED FOR ZD REVIEW AND COMMENT	FV	BOK	DKD

SCALE AS SHOWN DESIGNED DRAWN

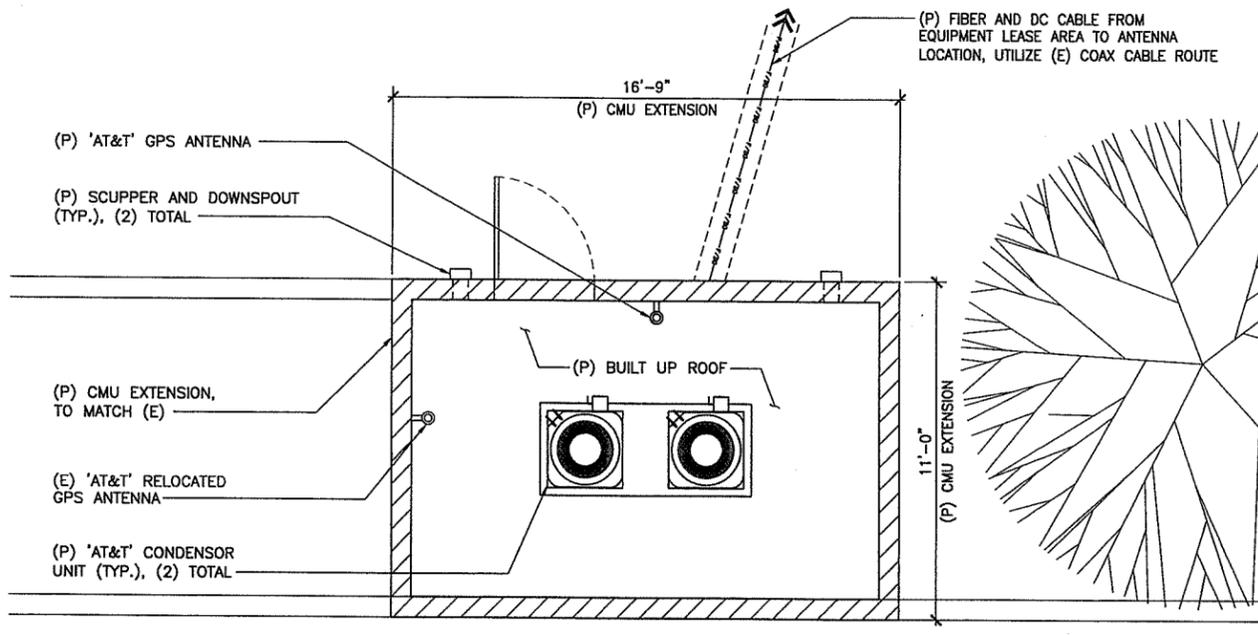
at&t		
LTE PROJECT SITE PLAN		
DRAWING NUMBER	REV.	
25471-610-TE	LA-LA3089-Z01	0

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NOTE:
(E) MONOPINE FRONDS AND ANTENNAS (ABOVE) BY OTHERS NOT SHOWN FOR CLARITY

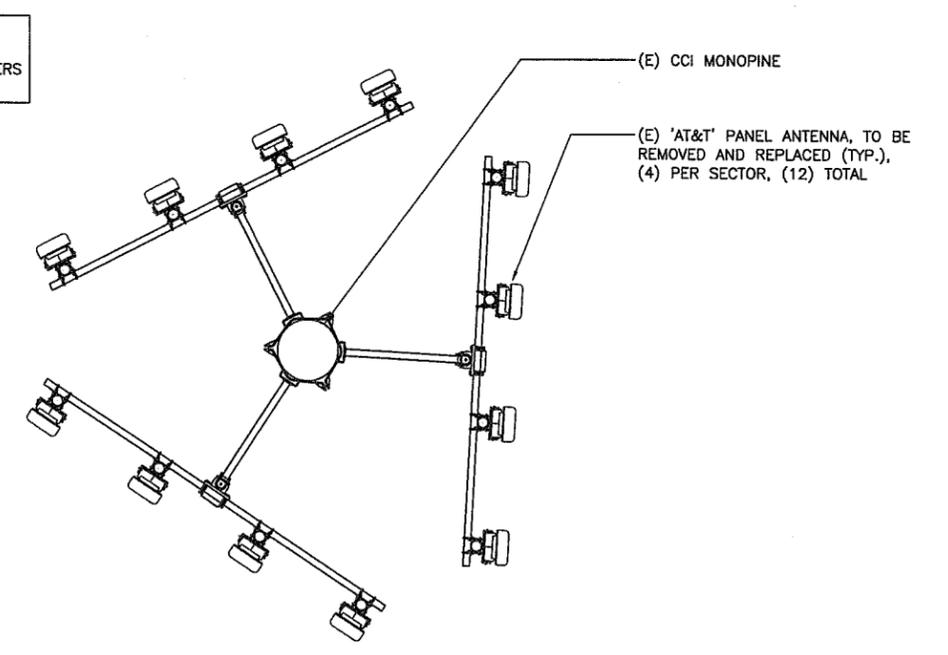


(P) ANTENNA LAYOUT PLAN
SCALE: 1/2"=1'-0"
4

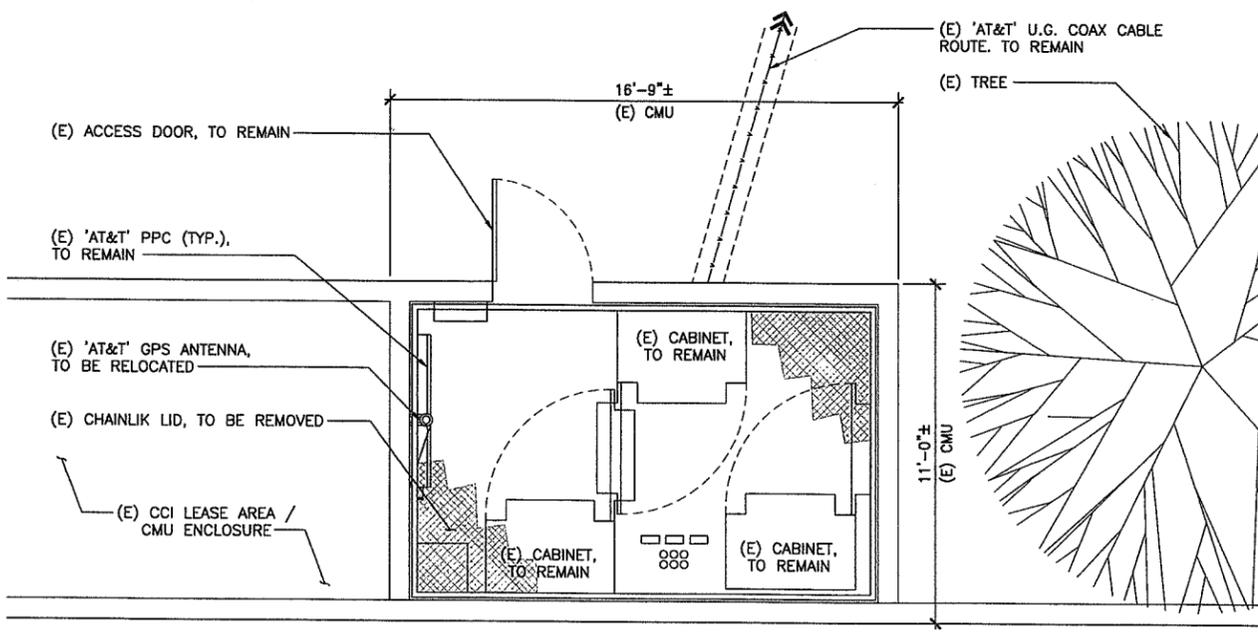


(P) EQUIPMENT LAYOUT PLAN
SCALE: 3/8"=1'-0"
2

NOTE:
(E) MONOPINE FRONDS AND ANTENNAS (ABOVE) BY OTHERS NOT SHOWN FOR CLARITY



(E) ANTENNA LAYOUT PLAN
SCALE: 1/2"=1'-0"
3



(E) EQUIPMENT LAYOUT PLAN
SCALE: 3/8"=1'-0"
1

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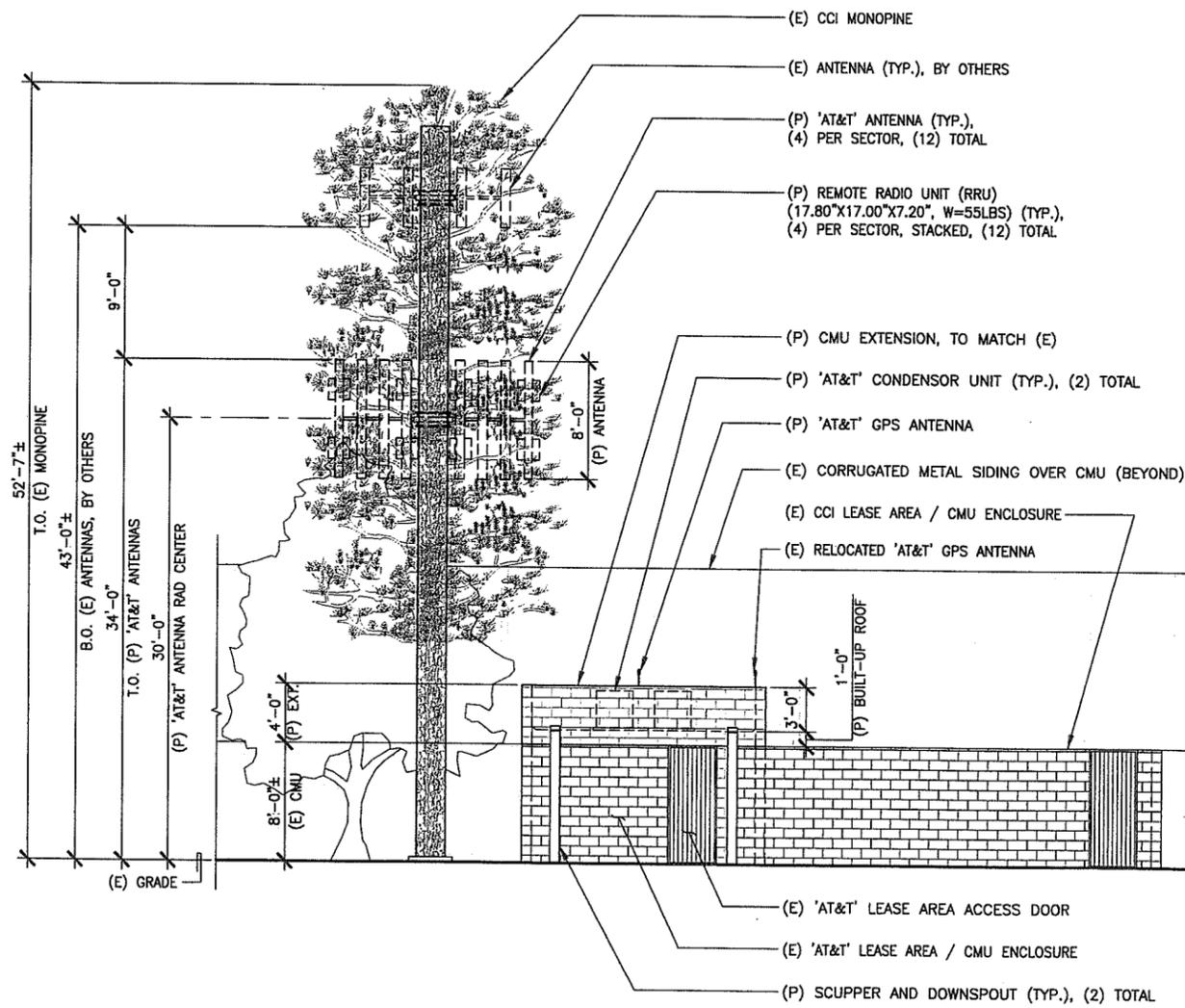
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SCALE AS SHOWN DESIGNED DRAWN

at&t
LTE PROJECT
ANTENNA LAYOUT PLANS
DRAWING NUMBER REV.
25471-610-TE LA-LA3089-Z02 0

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NOTE:
(E) 'AT&T' 4' TALL ANTENNAS TO BE REPLACED ARE AT 35' RAD CENTER

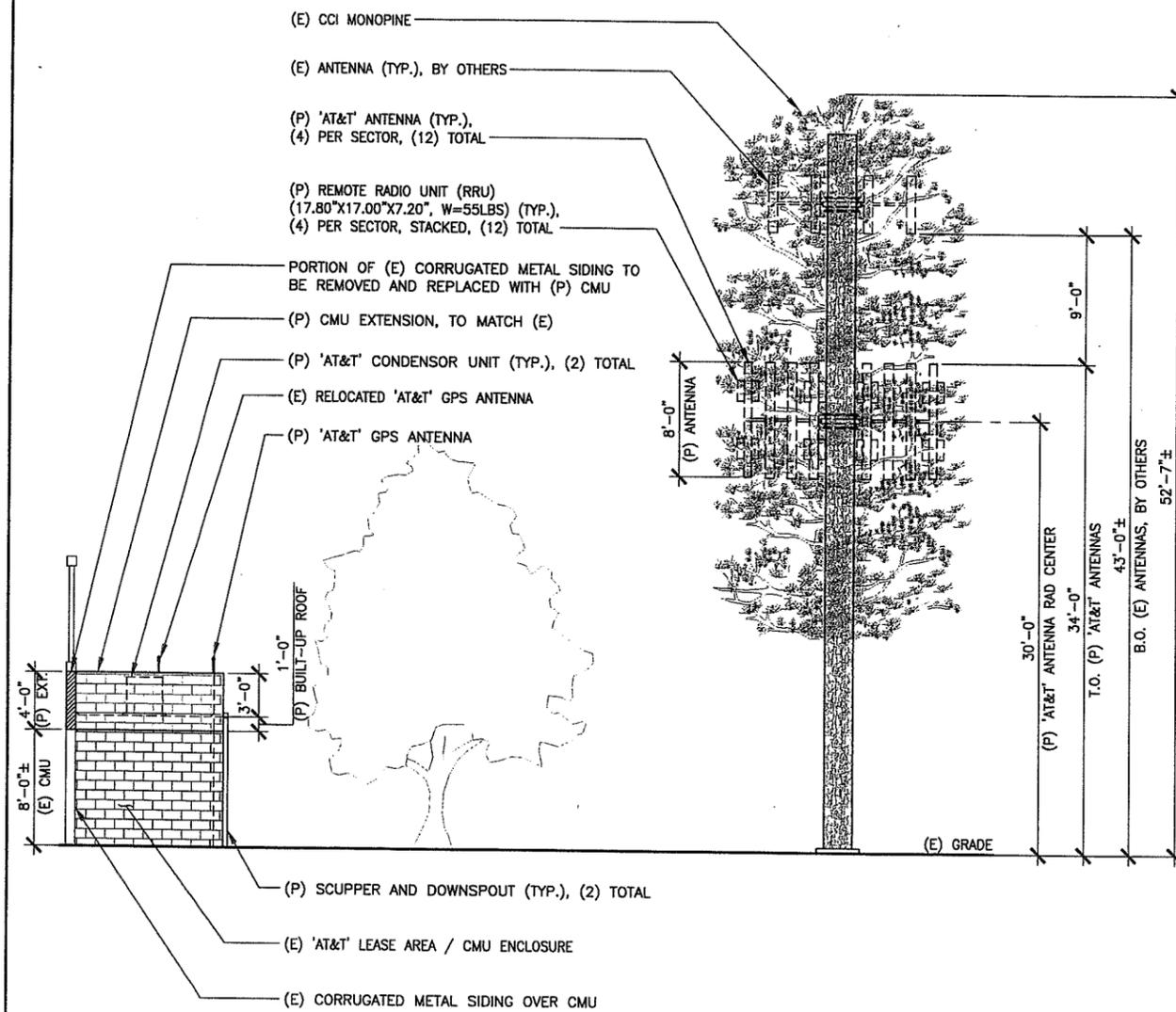


NORTH ELEVATION

SCALE: 3/16"=1'-0"
0 1' 2' 5'

2

NOTE:
(E) 'AT&T' 4' TALL ANTENNAS TO BE REPLACED ARE AT 35' RAD CENTER



EAST ELEVATION

SCALE: 3/16"=1'-0"
0 1' 2' 5'

1

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SCALE	AS SHOWN	DESIGNED	DRAWN



LTE PROJECT ELEVATIONS

DRAWING NUMBER	REV.
25471-610-TE	0
LA-LA3089-Z03	