



**North Fair Oaks Community Council**  
San Mateo County Coordinated  
Departmental Response



**Date:** August 18, 2016  
**NFOCC Meeting Date:** August 25, 2016  
**Special Notice / Hearing:** 10 days; within 300 feet  
**Vote Required:** Majority

**To:** Members, North Fair Oaks Community Council

**From:** Olivia Book, Project Planner  
Planning and Building Department

**Subject:** Consideration of a Use Permit Renewal and Amendment to continue operation of an existing cellular facility and replace the existing antennas with taller 6-foot antennas, located on the rooftop of the existing apartment building located in the North Fair Oaks area of San Mateo County.

County File Number: PLN 2003-00058 (T-Mobile)

**RECOMMENDATION:**

Provide a recommendation to the Zoning Hearing Officer regarding the subject project proposal.

**BACKGROUND:**

Owner/Applicant: T-Mobile

Location: 723 Marsh Road, Menlo Park, North Fair Oaks

APN: 060-143-320

Size: 9,757 sq. ft.

Zoning: C-1/S-1 (Neighborhood Commercial District/S-1 Combining District)

General Plan: Neighborhood Commercial

Existing Land Use: Multiple-Family Residential Building

Setting: The subject property is located on Marsh Road, north of the intersection with Fair Oaks Avenue. The site is developed with a 14-unit, three-story apartment building. There are currently a total of four wireless communications facilities, T-Mobile, AT&T

Wireless, Verizon Wireless and Sprint PCS, on the roof of the apartment building. These existing facilities are all partially visible from surrounding public areas, all carriers incorporate screening features and are painted to match the existing building.

An automotive detail shop is located immediately to the south of the property, and a gas station located to the north. Beyond the automotive detail shop and gas station, single-family residential uses surround the project site.

**DISCUSSION:**

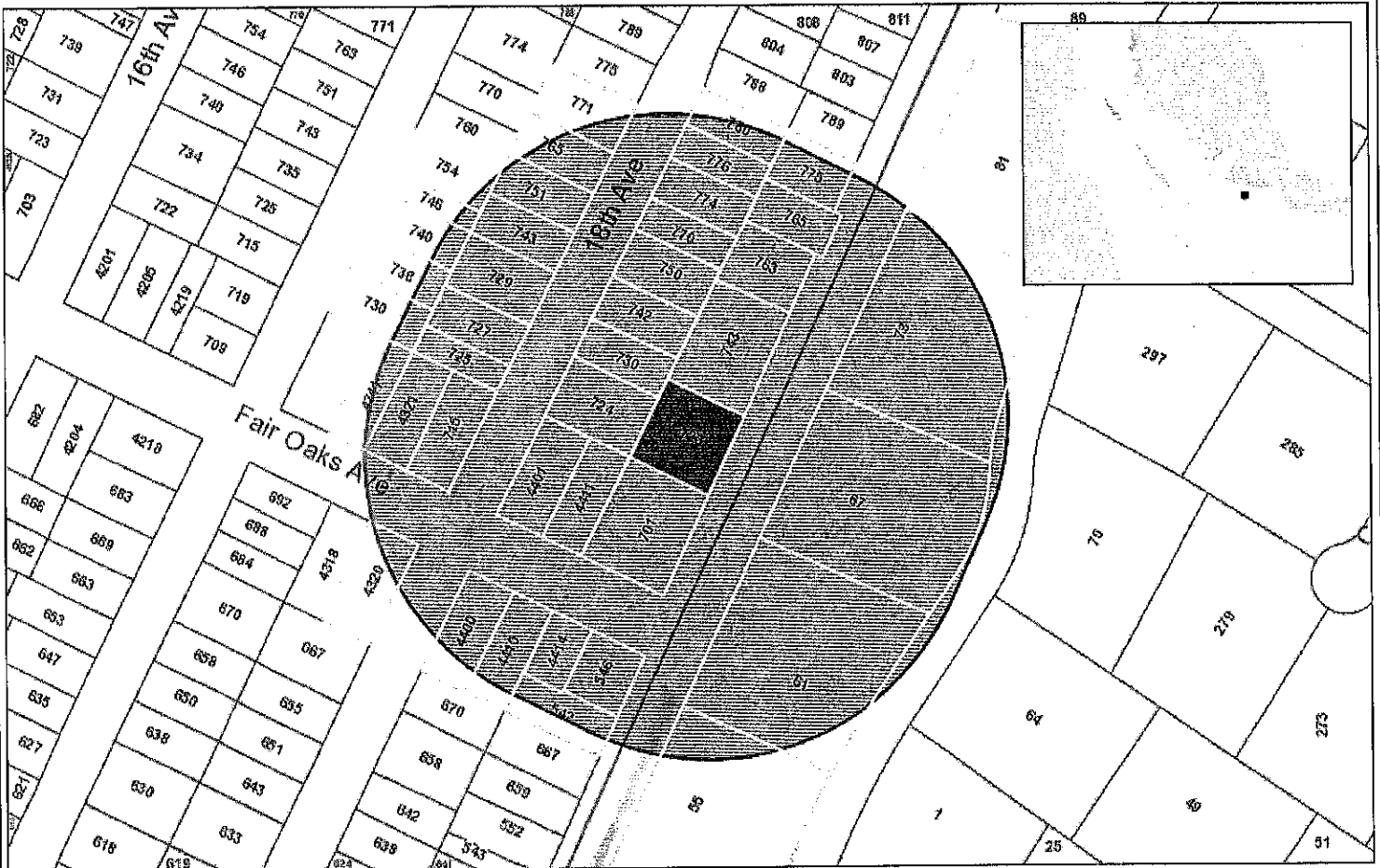
The applicant is requesting a Use Permit Renewal and Amendment to continue operation and to replace three existing 4-foot tall antennas with new 6-foot tall antennas, all enclosed within a larger size radome. The radome screen exterior finish color will match the existing apartment building and other cellular carriers.

The project includes removing one existing equipment cabinet that is no longer used and relocation/replacing three small equipment cabinets. The equipment cabinets occupy a room on the ground floor of the apartment building.

**ATTACHMENTS:**


- A. Vicinity Map
- B. Site Plan
- C. Enlarged Site Plan
- D. Equipment Plan
- E. Antenna Plan
- F. Elevations

OB:pac - OSBAA0441\_WPU.DOCX



0.07 0 0.04 0.07 Miles

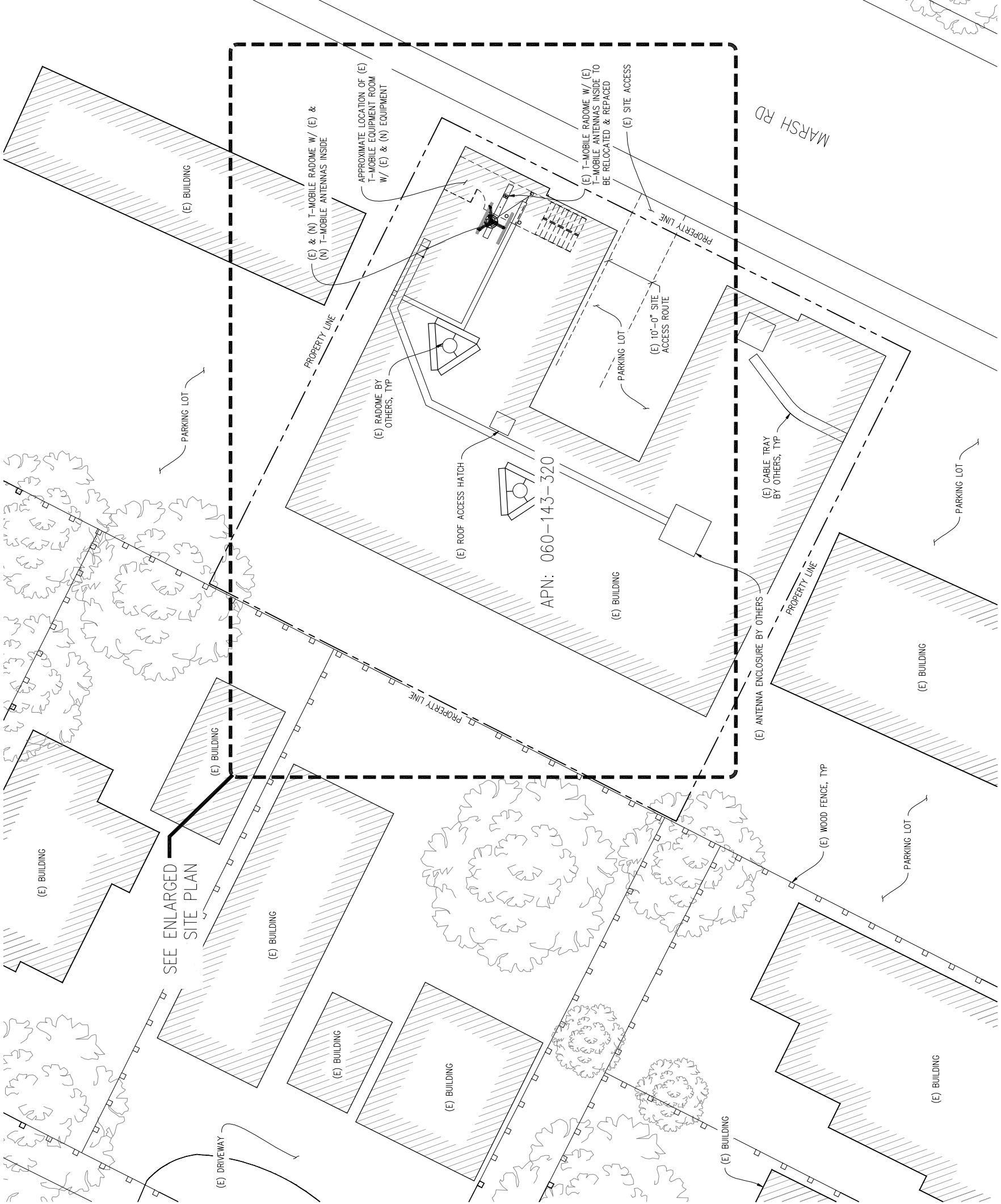
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:2,256 

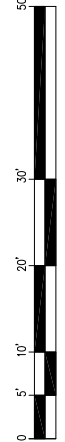
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## PROJECT GENERAL NOTES

- THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
- THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
- SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
- THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
- WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A C-10 LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.



OVERALL SITE PLAN  
1"=10'-0"

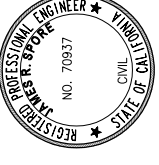


**MARSH MADNESS**  
SF03143  
723 MARSH RD  
MENLO PARK, CA 94025

ISSUE STATUS	
Δ DATE	DESCRIPTION
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11/23/15	CD 100% D.H.
03/21/16	PLAN CHECK D.H.
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DRAWN BY: D. HAYES	
CHECKED BY: S. SAVIG	
APPROVED BY: J. SPORE	
DATE:	03/21/16

**Streamline Engineering**  
Civil Design, Inc.  
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Contact: Kevin Sorensen Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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**T-Mobile West LLC**  
1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

SHEET TITLE:	OVERALL SITE PLAN
SHEET NUMBER:	A-1

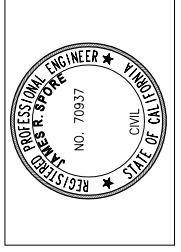
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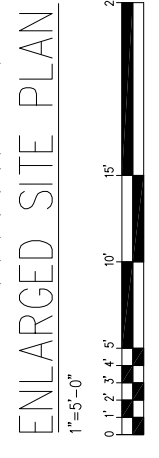
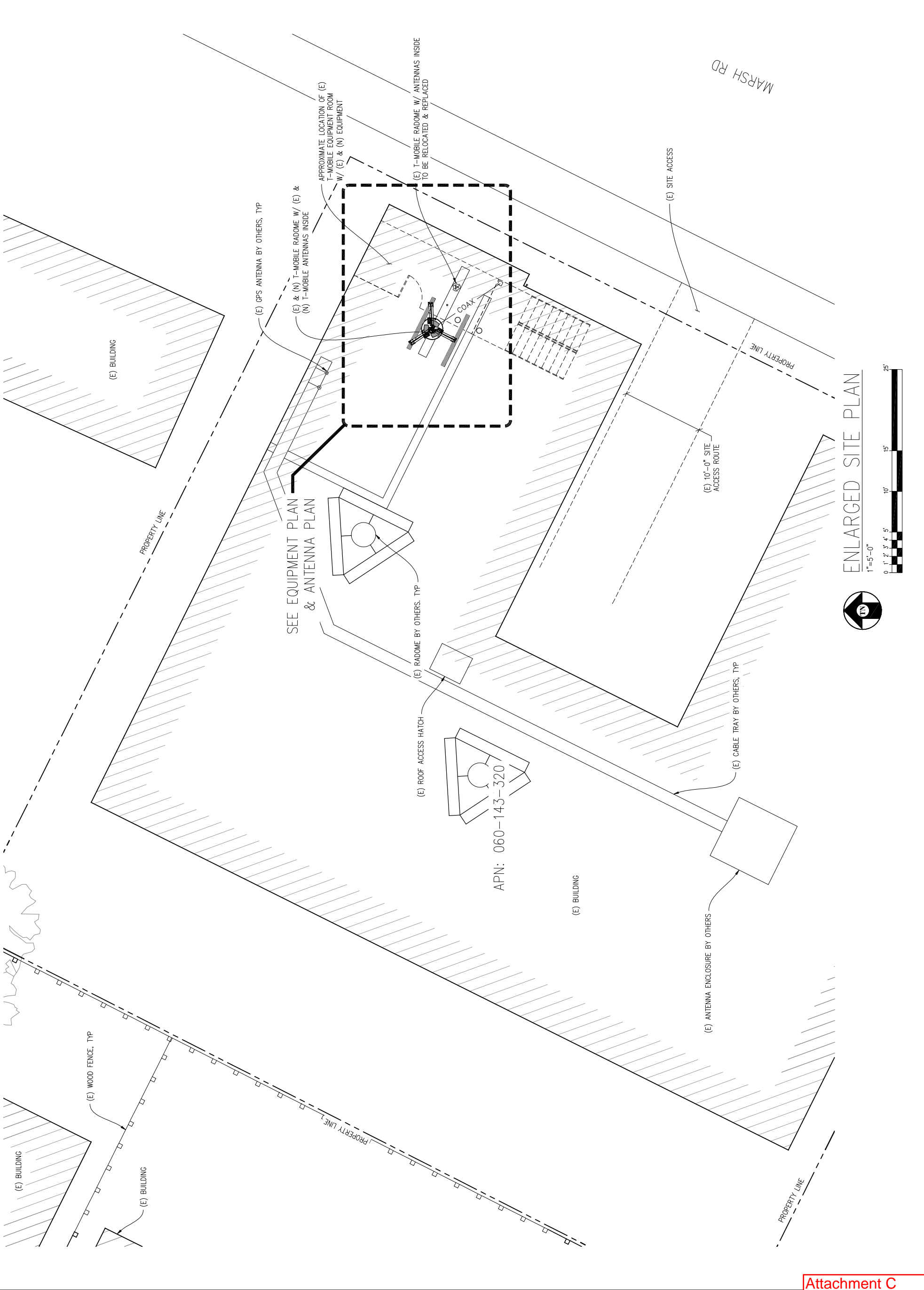
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**T-Mobile West LLC**  
1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

SHEET TITLE:  
**ENLARGED SITE PLAN**

SHEET NUMBER:  
**A-2**



ENLARGED SITE PLAN  
1"=5'-0"

**ISSUE STATUS**

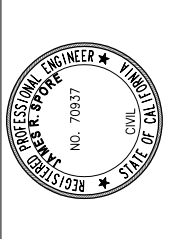
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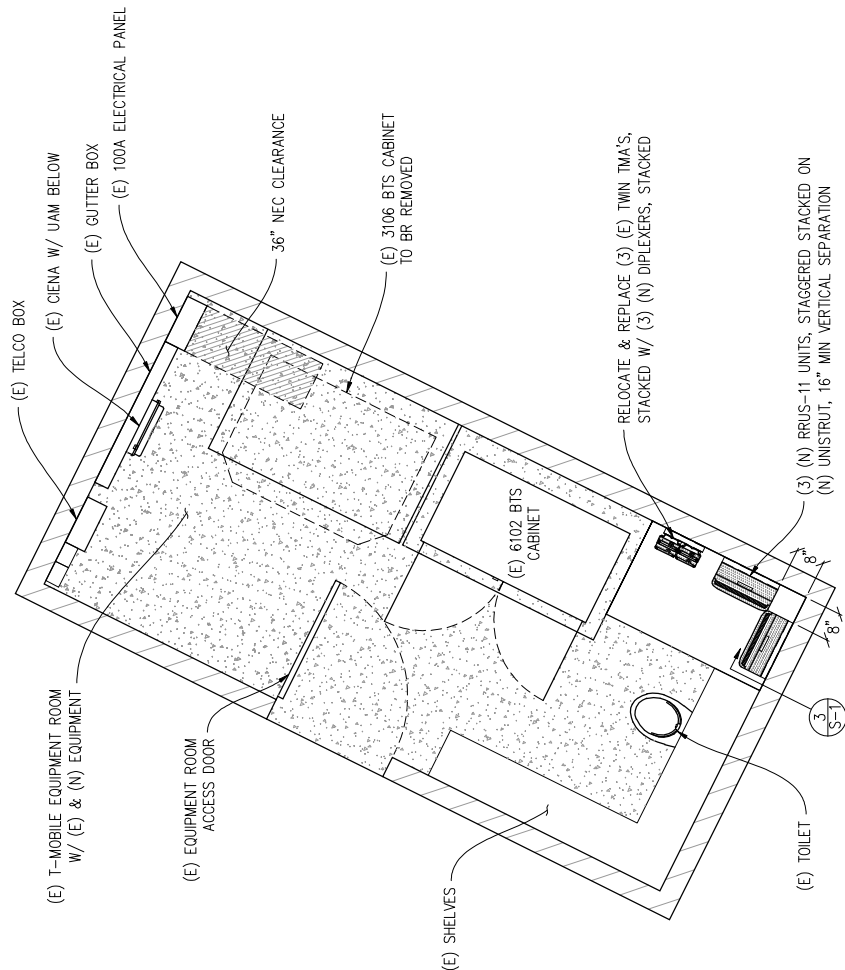
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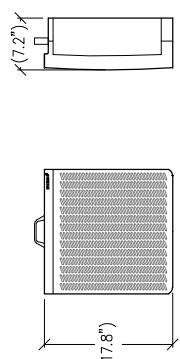
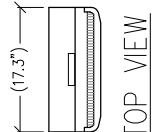


**T-Mobile WEST LLC**  
1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

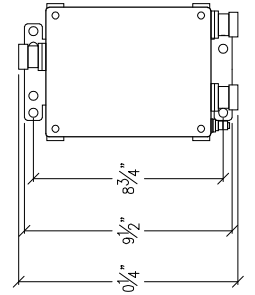
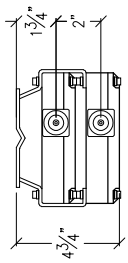
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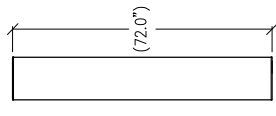
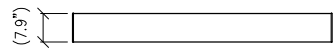
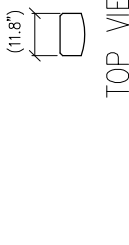
**EQUIPMENT PLAN**  
1" = 1'-0"



1 RRUS-11 DETAIL  
1" = 1'-0"  
MAX WEIGHT: 50 LBS



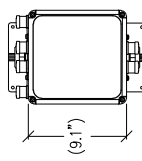
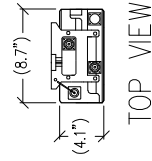
2 DIPLEXER DETAIL  
3" = 1'-0"  
MAX WEIGHT = 11.5 LB



LEFT VIEW FRONT VIEW

1 ANTENNA DETAIL  
1/2"=1'

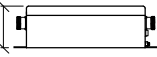
MAX WEIGHT: 67.3 LBS



TOP VIEW FRONT VIEW

2 STYLE 3 TMA DETAIL  
1/2"=1'-0"

MAX WEIGHT = 17.6 LB

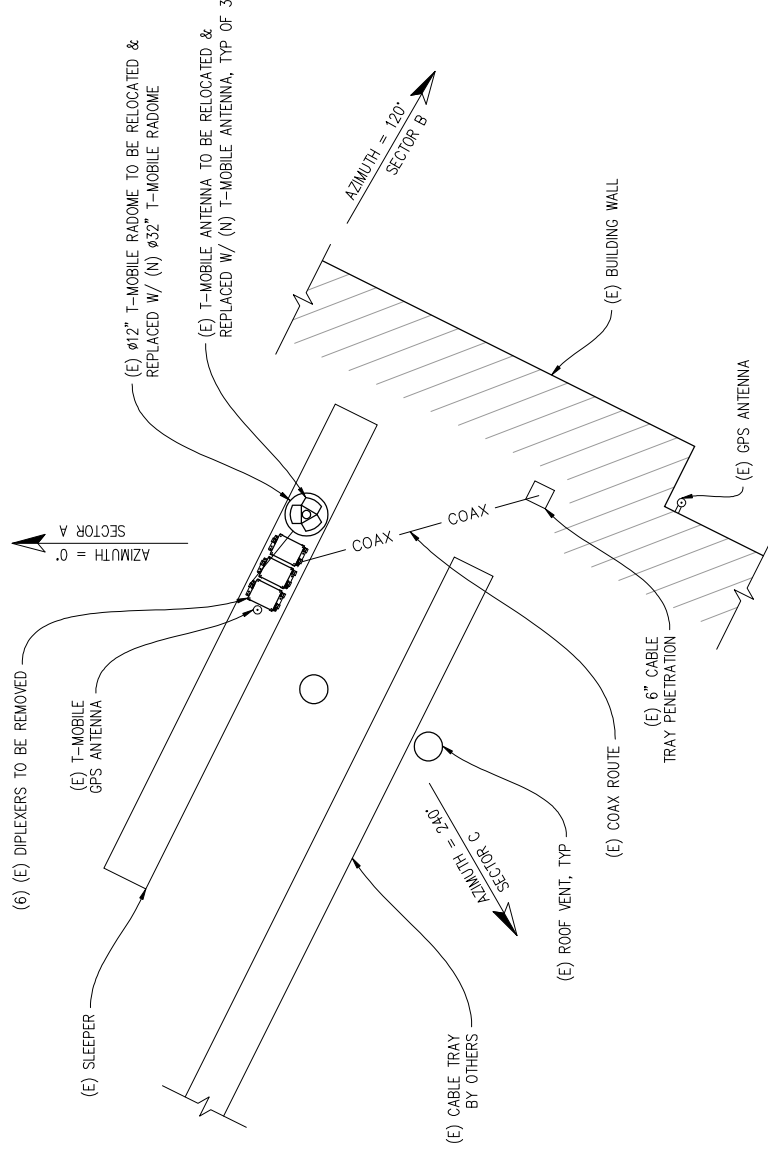


TOP VIEW FRONT VIEW

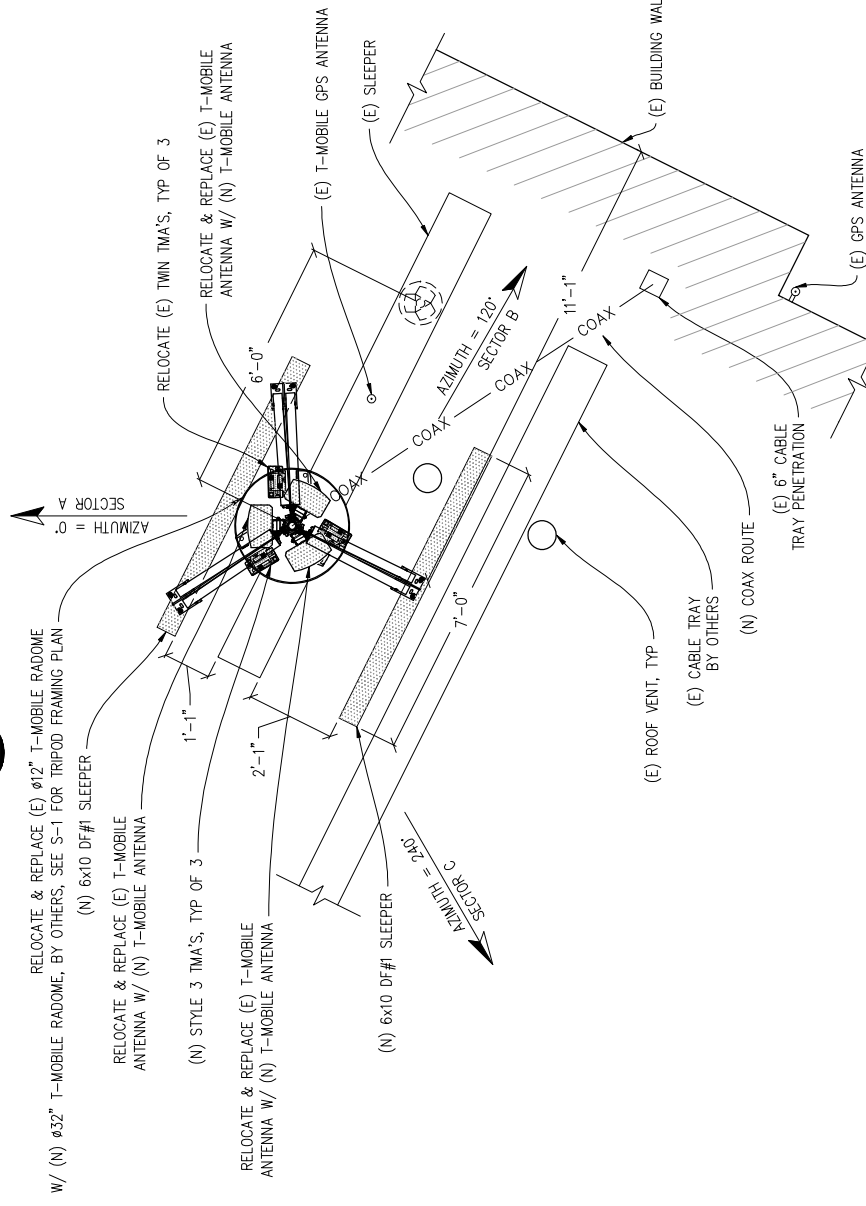
3 TWIN PCS TMA DETAIL  
1/2"=1'-0"

MAX WEIGHT = 16.75 LBS

NOTE:  
PAINT (N) RADOME  
TO MATCH (E)  
RADOME BY OTHERS



(E) ANTENNA PLAN  
1/2"=1'-0"



(N) ANTENNA PLAN  
1/2"=1'-0"

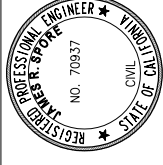


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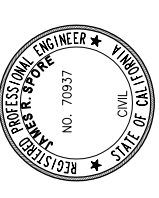
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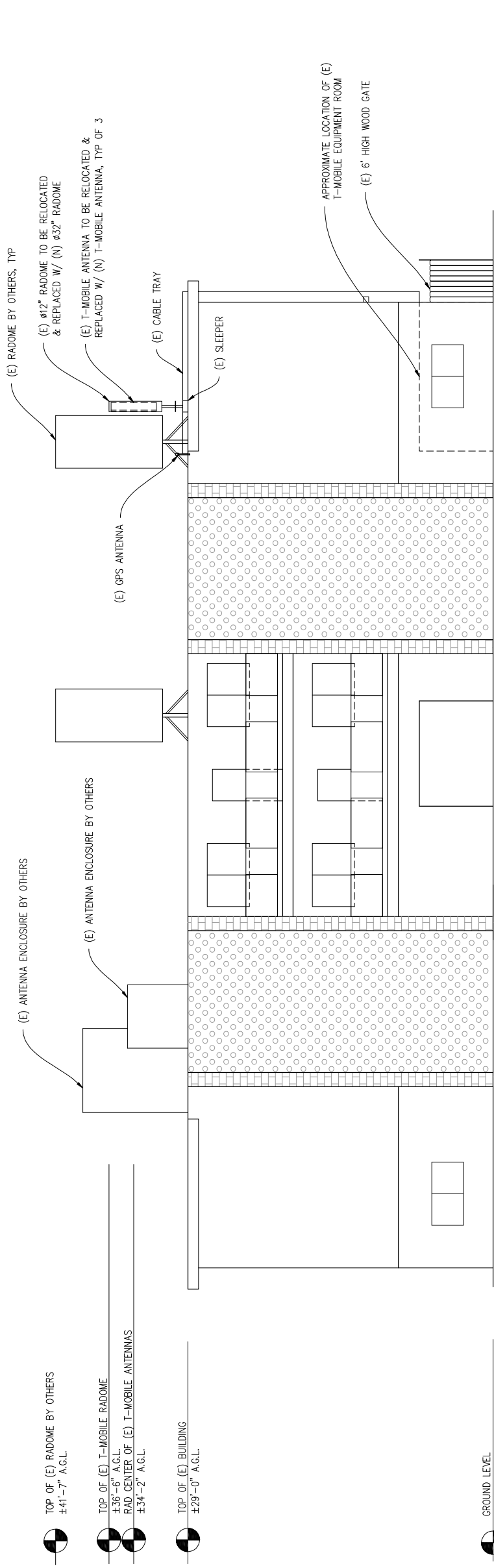
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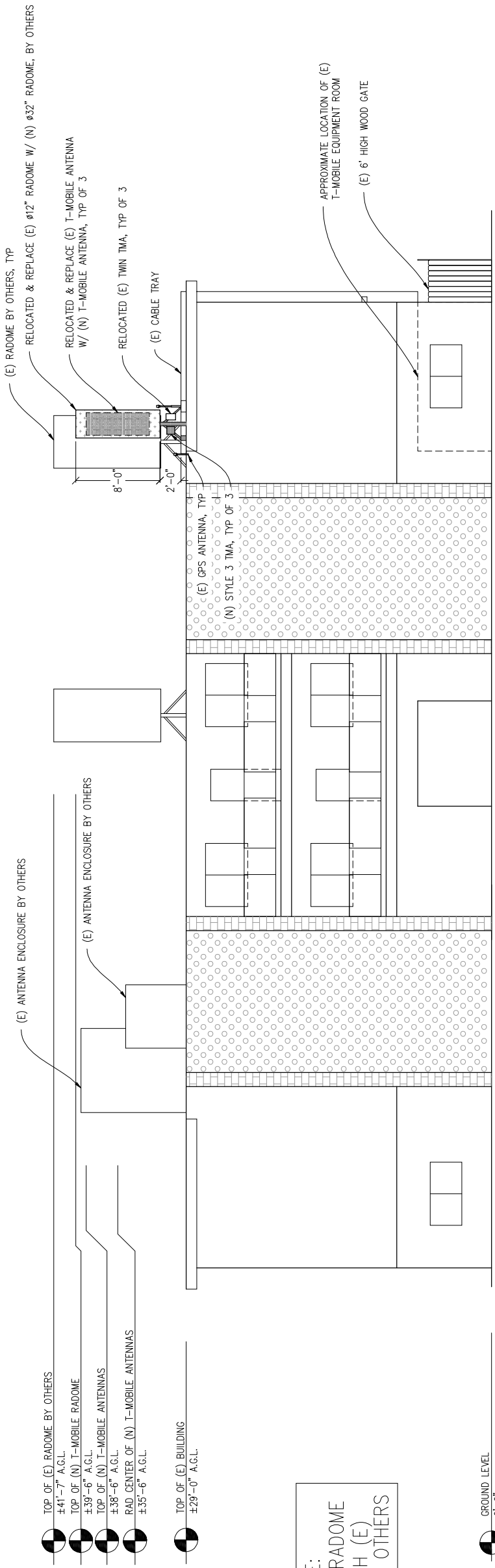
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1855 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

SHEET TITLE:  
ELEVATIONS

SHEET NUMBER:  
**A-5**



(E) SOUTHEAST ELEVATION  
3/16" = 1'-0"



(N) SOUTHEAST ELEVATION  
3/16" = 1'-0"

NOTE:  
PAINT (N) RADOME  
TO MATCH (E)  
RADOME BY OTHERS



