REPORT TO THE HEARING OFFICER

HEARING DATE: January 21, 2015

ATTENTION: Hearing Officer

SUBJECT: AT&T MOBILITY CADMAN PARK
PTS PROJECT NUMBER: 327884

LOCATION: 4330 Moraga Avenue, San Diego, CA 92117

APPLICANT: Shelly Kilbourn (PlanCom Inc.) Agent for AT&T Mobility

SUMMARY

Issue(s): Should the Hearing Officer approve a new Wireless Communication Facility (WCF) on an existing church property in the RM-1-1 zone of the Clairemont Mesa Community Planning area?

Staff Recommendation(s) – APPROVE Conditional Use Permit No. 1145480.

Community Planning Group Recommendation – On February 18, 2014, the Clairemont Community Planning Group voted 11-0-0 to recommend approval of the proposed AT&T WCF (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 9, 2014 and the opportunity to appeal that determination ended December 23, 2014 (Attachment 7).

BACKGROUND

The proposed project is located on the northwest corner of Kamloop Avenue and Moraga Avenue on an existing church property. The site location abuts Cadman Elementary School and the Cadman Park and Recreation Center directly to the west (Attachment 1). There are residential uses to the north, south and east. There are currently two existing Wireless Communication Facilities approved and in operation (T-Mobile and Verizon) on this property. As a result, this is a collocation site with the intended coverage objective primarily focused on the surrounding single family residential uses (Attachment 15).
T-Mobile and Verizon are located inside separate church towers designed to integrate with the existing property. These two designs were unanimously supported by the Clairemont Mesa Community Planning Group. Due to the existing size limitation of these two towers, an additional carrier within either of these two designs would not be possible. Instead, AT&T is proposing to install a 30-foot tall monopine consisting of twelve antennas and associated components (Attachment 10). The monopine has been designed to address concerns related to visual impacts by implementing a high density branch count along with extending each branch 24-inches in front of each antenna. This, combined with the utilization of antenna socks, will effectively screen each antenna and the associated components (Remote Radio Units and Surge Suppressors) from public views. These camouflaging techniques along with the proposed landscaping will help create a realistic tree appearance from various views to and from the church property.

The equipment associated with this project will be concealed inside a 250-square foot equipment enclosure with a trellis roof, designed to match the existing Verizon enclosure located on the most southwesterly portion of the lot. The combination of existing and proposed landscaping will appropriately screen this element and reduce any visual impacts. The proposed WCF requires a Conditional Use Permit (CUP) pursuant to the City of San Diego Municipal Code Section 141.0420(e)(1).

On February 18, 2014, the Clairemont Community Planning Group voted to approve the proposed AT&T WCF with a vote of 11-0-0 with a condition to install a solid fence on the property line separating the adjacent property owners and the proposed enclosure. This feature has been included in the latest design (Attachment 9).

DISCUSSION

The City of San Diego General Plan requires all WCFs to be concealed in existing structures when possible, or otherwise use camouflaging techniques to hide or blend them into the surrounding area. The proposed AT&T WCF consists of twelve antennas installed on a 30-foot tall monopine. Compliance with the General Plan is achieved by implementing a high density branch count for the monopine with specific branch configuration for an optimal design; a design that is aesthetically pleasing and respectful of the neighborhood context. The design is consistent with the Land Development Code Section 141.0420. This section of the regulations reinforces the City's General Plan requirement and requires all WCF to utilize reasonable means to conceal or minimize the visual impacts of wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. This project will also include antenna socks that will fully cover the length of the proposed antennas which will help reduce the visibility of the conduits. Combined with the landscape improvements, the proposed AT&T WCF will result in a design that complies with the General Plan and the Land Development Code Section 141.0420.
ALTERNATIVE

1. Approve Conditional Use Permit No. 1145480, with modifications.

2. Deny Conditional Use Permit No. 1145480, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

Simon Tse, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photo Survey
9. Project Plan(s)
10. Project Photosimulation(s)
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Applicant’s draft findings
15. Telecom Technical Analysis

Rev 1/25/11 hmd
Project Location Map

AT&T Cadman Park - Project No. 327884
4330 Moraga Avenue, San Diego, CA 92117
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>AT&amp;T Cadman Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Wireless Communication Facility (WCF) consisting of twelve (12) antennas on a 30-foot tall mono-pine. The associated equipment is located inside a 250-square foot enclosure with landscaping.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Clairemont Mesa</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Conditional Use Permit</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Institutional</td>
</tr>
</tbody>
</table>

## (RM-1-1) ZONING INFORMATION:

| CURRENT HEIGHT LIMIT: | 30-feet | PROPOSED HEIGHT: | 30-feet |
| CURRENT FRONT SETBACK: | 15-feet | PROPOSED FRONT SETBACK: | No Change |
| CURRENT SIDE SETBACK: | 5-feet | PROPOSED SIDE SETBACK: | No change |
| CURRENT REAR SETBACK: | 15-feet | PROPOSED REAR SETBACK: | No change |

## ADJACENT PROPERTIES:

<table>
<thead>
<tr>
<th>NORTH:</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH:</td>
<td>Residential/RM-2-5</td>
<td>Residential</td>
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<td>SOUTH:</td>
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<td>Residential/RS-1-7</td>
<td>Residential</td>
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<tr>
<td>WEST:</td>
<td>School/RS-1-7</td>
<td>School/Park</td>
</tr>
</tbody>
</table>

## DEVIATIONS OR VARIANCES REQUESTED:

No deviations are proposed.

## COMMUNITY PLANNING GROUP RECOMMENDATION:

On February 18, 2014, the Clairemont Community Planning Group voted 11-0-0 to approve the ATT project subject to installation of a 6-foot solid fence between the adjacent property owner and the church property and a caging area with a lock between the AT&T and Verizon enclosures.
WHEREAS, CLAIREMONT CHRISTIAN CHURCH, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to install a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas on a 30-foot tall monopine. The associated cabinets will be concealed inside a 250-square foot equipment enclosure with proposed landscaping as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 1145480;

WHEREAS, the project site is located at 4330 Moraga Avenue, San Diego, CA 92117 in the RM-1-1 zone of the Clairemont Mesa Community Planning Area;

WHEREAS, the project site is legally described as Lots 3447, 3448, 3449 of Clairemont Unit No. 16 according to Map thereof No. 3145 filed in the office of the County Recorder of San Diego County, October 22, 1954;

WHEREAS, on January 21, 2015, the HEARING OFFICER of the City of San Diego considered Conditional Use Permit (CUP) No. 1145480 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 9, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego as follows:

That the HEARING OFFICER adopts the following written Findings, dated January 21, 2015.

FINDINGS:

Findings for Conditional Use Permit - Section §126.0305

1. The proposed development will not adversely affect the applicable land use plan;

   The Clairemont Mesa Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego General Plan requires all WCFs to be concealed in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. Additionally, each WCF shall be designed to be aesthetically pleasing and respectful of the neighborhood context to minimize the visual impacts of the wireless facilities. For this project, AT&T is proposing to conceal their antennas within the 30-foot tall monopine design on an existing church property. To comply with the General Plan, the monopine maintains the industry standard of three (3) branches per foot for a total of 60 branches consistent with the WCF Design
Guidelines. Antenna socks will also be utilized to achieve a design that is aesthetically pleasing and respectful of the neighborhood context. Lastly, to reduce the visibility of the antennas, each branch will extend a minimum of 24-inches in front of the antenna for maximum concealment. The associated equipment area is set back from the public right-of-way and the adjacent residential uses and screened appropriately with existing and proposed landscaping. Furthermore, the equipment is fully concealed inside a new concrete block shelter with stucco finish and a wood trellis roof, designed to match the adjacent Verizon enclosure. Therefore, the proposed WCF will not adversely affect the Clairemont Mesa Community Plan; nor the City of San Diego General Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The project consists of a new 30-foot tall monopine and an associated equipment building. The antennas and the associated Remote Radio Units (RRUs) are effectively concealed by using camouflaging techniques identified within the WCF Design Guidelines. These techniques include: antenna socks, extending the branches a minimum of 24-inches in front of the antennas, maintaining three (3) branches per foot for a total of sixty (60) branches and painting all exposed conduits and mounting pipes to match the monopine bark. The equipment associated with this project is concealed inside a new concrete block shelter with stucco finish, and wood trellis roof designed to match the existing Verizon enclosure. The project is collocated with two existing carriers (T-Mobile and Verizon) at 4330 Moraga Avenue in the RM-1-1 zone within the Clairemont Mesa Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on December 9, 2014. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." AT&T submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

The proposed WCF has been designed to comply with the Wireless Communication Facility Regulations Land Development Code Section 141.0420 and the RM-1-1 zone. Pursuant to LDC Section 141.0420(e)(1) a Conditional Use Permit is required. LDC Section 141.0420 requires all WCFs to be designed to minimize visual impacts. The 30-foot tall monopine utilizes screening techniques such as antenna socks, high branch count and extending each branch length accordingly to replicate the appearance of a live tree. The monopine is setback from the nearest sidewalk and screened from public views with the existing and proposed landscaping improvements. The equipment room featuring a
concrete block shelter with stucco finish, and wood trellis roof results in a desirable design that maintains and preserves the neighborhood character consistent with the adjacent Verizon enclosure. No deviations are proposed for this project. Therefore, the proposed WCF will comply with the regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

The proposed WCF is located next to an existing overflow parking area behind the single story church facility. As designed, the project is a Process 3, Preference 3 location. According to Council Policy 600-43, the applicant must justify choosing a Process 3/Preference 3 location over other lower preference level locations. The applicant submitted a justification map that identifies the current search ring which is surrounded by primarily residential uses. Additionally, this search ring as illustrated in the coverage map is necessary to help improve the current coverage objective. Based on the justification map, it appears that there were no other lower preference level sites that could provide the necessary coverage. Instead, this non-residentially used property was selected. There are currently two other wireless carriers at this site providing similar coverage. In conclusion, the monopine design is appropriately located within an existing overflow parking area and would blend in with the existing and proposed landscaping improvements as a natural screen to the adjacent residential uses. Therefore, the proposed WCF use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, Conditional Use Permit No. 1145480 is hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1145480, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: January 21, 2015

Internal Order No. 24003908
INTERNAL ORDER NUMBER: 24003908

CONDITIONAL USE PERMIT NO. 1145480
AT&T MOBILITY CADMAN PARK PROJECT NO. 327884
HEARING OFFICER

This Conditional Use Permit No. 1145480 is granted by the HEARING OFFICER of the City of San Diego to CLAIREMONT CHRISTIAN CHURCH, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 3 and Land Development Code Section 141.0420. The project site is located at 4330 Moraga Avenue, San Diego, CA 92117 in the RM-1-1 zone of the Clairemont Mesa Community Planning Area. The project site is legally described as Lots 3447, 3448, 3449 of Clairemont Unit No. 16 according to Map thereof No. 3145 filed in the office of the County Recorder of San Diego County, October 22, 1954.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 21, 2015, on file in the Development Services Department.

The project shall include:

a. A Wireless Communication Facility (WCF) consisting of a total of twelve (12) panel antennas on a 30-foot tall monopine. The associated cabinets will be concealed inside a 250-square foot equipment enclosure with a matching trellis;

b. Twenty-four (24) Remote Radio Units, four (4) Raycaps, and two (2) Global Positioning (GPS) Antennas;

c. Removal of two (2) wood light standards and installation three (3) new 25-foot tall light standards;
d. Landscaping (planting, irrigation and landscape related improvements); and

e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 4, 2018.

2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on January 21, 2025. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.

3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.

5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit “A.” Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney’s fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or
obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 99-cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

16. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

17. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

18. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:


20. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

21. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this
Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.

23. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

24. Prior to installation of faux trees, applicant shall provide BDR-Landscaping with samples of proposed tree(s) leaves.

PLANNING/DESIGN REQUIREMENTS:

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

26. No overhead cabling is permitted.

27. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

28. Photosimulations in color for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit “A.”

29. The Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here: (78” by 14.8” by 8.6).

30. Top of antenna height not to exceed 27'-0”.

31. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

32. Antennas shall be painted and textured to match the monopine/branches to the satisfaction of the Development Services Department.

33. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.
34. All coaxial conduits shall be routed up through the caisson and into the monopine to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.

35. Branches shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.

36. Starting branch height shall be no higher than 10-feet.

37. All exposed cables, brackets and supports shall be painted to match the mono-pine foliage to the satisfaction of the Development Services Department.

38. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

39. The applicant shall provide color samples of the mono-pines branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built mono-pines.

40. Monopines rely on existing and/or proposed trees to integrate with the surroundings. Additional trees may be required, to effectively integrate the monopine, to the satisfaction of the Development Services Department.

41. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 687-5984 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
• Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

• This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on January 21, 2015 and HO-XX-XXX (TBD).
AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse, Development Project Manager
City of San Diego

NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Clairemont Christian Church
Owner

By ________________
Name: ____________________________
Title: ____________________________

AT&T Mobility
Permittee

By ________________
Name: ____________________________
Title: ____________________________

NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.
NOTICE OF EXEMPTION

TO:  X Recorder/County Clerk
     P.O. Box 1750, MS A-33
     1600 Pacific Hwy, Room 260
     San Diego, CA 92101-2422

     OFFICE OF PLANNING AND RESEARCH
     1400 Tenth Street, Room 121
     SACRAMENTO, CA 95814

FROM:  City of San Diego
        Development Services Department
        1222 First Avenue, MS 501
        San Diego, CA 92101

PROJECT NO.:  327884

PROJECT TITLE:  AT&T Cadman Park

PROJECT LOCATION-SPECIFIC:  The site is located at 4330 Moraga Ave San Diego, CA 92117 within the Clairemont Mesa Community Plan area.

PROJECT LOCATION-CITY/COUNTY:  San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT:  A Conditional Use Permit (CUP) to allow for the installation of a Wireless Communication Facility (WCF) consisting of twelve antennas located on a 30-foot tall monopine and a 249-square foot outdoor WCF equipment enclosure located at a church site. The proposed project complies with height and bulk regulations and is located on a project site that is currently developed with two other wireless carriers.

NAME OF PUBLIC AGENCY APPROVING PROJECT:  City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:  PlanCom, Inc, 302 State Place Escondido CA 92029. (760) 715-8703, Contact Krystal Peterson.

EXEMPT STATUS:

( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c))
(X) CATEGORICAL EXEMPTIONS: 15303 (NEW CONSTRUCTION)
( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT:  The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction of limited numbers of new, small facilities and the installation of small new equipment. Since the project would be constructed at one location and the monopine pole is not exceeding any height regulations the exemption is appropriate. Furthermore, since the project would occur on a developed site lacking sensitive resources the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON:  JEFF SZYMANSKI

TELEPHONE:  (619) 446-5324

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

SIGNATURE/DATE:  /SINCE PLANNER  January 9, 2015

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:
PHOTO STUDY & KEY MAP

SD0458
Cadman Park
4330 Moraga Avenue
San Diego, CA 92117

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:
PlanCom, Inc.
Contractor Representatives for
AT&T Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

May 8, 2013
Looking at north elevation

Looking at south elevation
Looking at east elevation

Looking at west elevation
Looking north from site

Looking south from site
Looking east from site

Looking west from site
Photosimulation of proposed telecommunications site
Minutes of the Meeting of
February 18, 2014
North Clairemont Friendship Center

<table>
<thead>
<tr>
<th>P</th>
<th>Jeff Barfield-Chair</th>
<th>P</th>
<th>Jack Carpenter</th>
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<th>Richard Jensen</th>
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<th>Donald Steele</th>
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<tr>
<td>A</td>
<td>Fiona Theseira -Vice Chair</td>
<td>A</td>
<td>Keith Hartz</td>
<td>P</td>
<td>Billy Paul</td>
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<td>Jacob Weinhauer</td>
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<td>P</td>
<td>Delana Hardacre-Secretary</td>
<td>P</td>
<td>Debra Howell</td>
<td>P</td>
<td>Michael Puente</td>
<td>P</td>
<td>Scott Wentworth</td>
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<td>P</td>
<td>Susan Mournian-Treasurer</td>
<td>P</td>
<td>Travis Jaedtke</td>
<td>P</td>
<td>Margie Schmidt</td>
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P - Present  A - Absent  L-Late

Item 1. **Call to Order / Roll Call**

Meeting was called to order at 6:35 p.m. by Chair Jeff Barfield. Roll call was taken and a quorum present.

Item 2. **Non-Agenda Public Comment** – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. NOTE: 3-minute time limit per speaker.

**Public:**
Carol Kim announced her candidacy running for SD Council District 6

**Committee Members:**
Billy Paul – We talked about the Coastal rail trail last month. It goes from UTC and will end at Gilman Drive trail. Along Santa Fe Street by the creek it will have its own bridge to cross the street. It will go under the I-5 bridge and connect to Mike Gotch Bridge in Bay Park.

Delana Hardacre – At the February Town Council meeting the police department announced that they caught two suspects in Bay Park that they believe broke into numerous cars on February 3rd and 4th. They wanted to encourage the community if you or anyone you know had your car broken into and property stolen, please call the police department as they have numerous stolen items that needed to be identified.

Susan Mournian – ATT wants to erect a 54’ monopine tree at Tecolote Park. That will go to Linda Vista CPC to be voted on.

Item 3. **Modifications to the Agenda** – Requires 2/3 approval.

None

Item 4. **Approval of Minutes**

Motion to approve minutes for January 21, 2014, by Jack Carpenter, second by Margie Schmidt.

Vote: 8-0-3 Approved

Item 5. **Council Representative Reports**

**District 2 Council Report** (Ian Clampett, Community Liaison, iclampett@sandiego.gov)

The tentative date for swearing in of Kevin Faulconer will be March 3rd. There will be about a 2 week application process for an appointee to take care of vacant district (6 week process). There will no special
election to fill Kevin's spot. Until appointee filled, and if you live in Kevin's area and don't know who to contact, you can continue to contact Ian until things have settled down.

Ian will be going to work for Kevin. A question was asked if Kevin would keep open office hours – Ian not sure. He will relay that to mayor elect.

Don Steele commented that he has been very pleased with Ian's preparation and responses to things during his support to the District.

**District 6 Council Report** (Ernie Navarro and Shirley Owen, Community Liaison, Onavarro@sandiego.gov)

Ernie Navarro – a rail study is being done along the Morena corridor. Will start to look at Clairemont and Balboa corridor for trolley. FYI - Local environment recycle will take place in the Mount streets next Tuesday, February 25th. If you want more information on where and when, email Ernie.

Shirley Owen – There is a major cleanup for Clairemont scheduled for Saturday, June 14th at Madison HS.

**Item 6. Information Items**

None

**Item 7. Workshop Items**

None

**Item 8. Potential Action Items**

301. **AT&T Cadman Park – Clairemont Christian Church Telecommunication Facility**, (Shelley Kilbourne) Possible reconsideration of previous recommendation to approve.

Jeff Barfield – Explained Simon Tiu called and said they jumped the gun and came to us for approval before notices were sent out to the neighbors. He asked if we would reconsider.

Don Steele made motion to reconsider if notices and processes were not followed, seconded by Billy Paul.

**Vote: 11-0-0 Approved**

Shelley Kilbourne said the proposal is to add a 30' monopine tree with 12 antennas and an equipment enclosure (similar to what Verizon already has on property). They tried to upgrade property with landscaping, parking lot improvements and light standards along the southern property line. Will be adding 54 shrubs, 15 trees and ground cover in the parking lot. They suggested Purple Orchid tree; the Committee suggested Evergreen Pear.

Q. Richard Jensen - Are there any changes since November meeting?
A. Shelley Kilbourne - None

Q. Billy Paul - Does the homeowner want chain link fence or do they want something else?
A. Shelley K. - Have not heard anything to date.

Q. Debra Howell - In your 2nd view, what have you done so the homeowner doesn’t have to look at the building?
A. Shelley K. - They are putting in shrubs. It will look the same as the back of the Verizon building.
Q. Billy Paul - What is the noise level?
A. Shelley K. - They have had a study done and are in compliance.

Q. Susan Mournian - Is there any way they don't have to look like white trailers? Can you paint them another color?
A. Shelley K. - They are working to match the color scheme with the church.

Q. Steve Innis - Will they be replacing lighting in the parking lot? Have you done a study to see how it would affect the neighbors?
A. Shelley K. - Yes, it will shine down directly on the parking lot and they will look nicer than the current ones.

Michim Lindsey (represents homeowner, Michael Stephano, directly next to the church) - Mr. Stephano did some research and found devaluation of homeowner property, and he also has a radiation concern. They measured the radiation from his property line which is several hundred feet different and doesn't feel their readings were accurate. He is also concerned about placement of lights that are directly next to his property. He mentioned he did not get the public notice in 2009 in time to properly comment when some of the previous things were done. Has concern of children drinking/smoking in the area, particularly behind the buildings.

Shelley K. responded to Mr. Stephano's concerns. The RF study was updated and took into consideration the new structure. Numbers in the study are correct. The light placement is not changing from the one that currently exists there now. The public notice in 2009 project was closed in 2010 and reopened in 2013. Kids smoking and drinking on church property - he might want to talk to the church about that concern. Reduction of property value - there are studies that actually go both ways. People buy next to cell phone towers to get good reception.

Maureen Smith (next door neighbor to Michael Stephano) - There is already a homeless issue behind the buildings - concerned it will get worse.

Shelley K. - They will work with the church to see if they can come up with a solution. They could possibly put a fence between the two enclosures to help with people getting in between.

Albert Bain - Church spokesperson commented he hadn't noticed any increase in homeless people being there. In fact, he felt it had gotten better.

Motion by Don Steele to approve the project as proposed, seconded by Billy Paul.

Amendment to the Motion made by Susan Mournian - In addition to approving project as proposed, a 6 foot solid fence should be added (just where there is no solid fence now) between property owners Stephano, Smith and Hobbs and church property and caging the area with a lock between the buildings.

Vote: 10-1-0 - Approved.

302. Revisions to Council Policy 600-24, CPC Recommendation (Jeff Barfield, Chair)

Jeff Barfield - The City Planning Committee (CPC) approved a draft revision to the Council policy (how we operate and function and enforce the Brown Act). The CPC approved and sent to the City. The City made changes and is going back to the CPC in March. They want recommendations yes or no on the revisions from all the planning groups.
Jeff mailed out a copy of the revision to the CCPC to review for this meeting. Since it was such a lengthy document and we all hadn't had a chance to review, Jeff suggested we read and send him an email with any comments.

Motion by Don Steele to continue this discussion at our next meeting in March, seconded by Richard Jensen.

Vote: 11-0-0 Approved

Item 9. **Reports to Group**

**Airports (Keith Hartz)**

None – No meeting

**BACAC (Billy Paul)**

None

**Chair (Jeff Barfield)**

CCPC elections will be in March. Up for election are even numbers years. There are 9 on even years and 5 odd years. We also need committee members to man the elections.

**CPC Report (Jeff Barfield)**

At the last meeting the staff issued a Climate Action Plan (draft) which did not get voted on. Staff is trying to figure out how to reduce greenhouse gas.

Jeff Barfield feels he will be confirmed on the Parking board.

**Development Services Department (Brian Schoenfisch)**

None

**Parking (Susan Moumian)**

None

**Project Review (Jack Carpenter)**

None

**Secretary (Delana Hardacre)**

None

**Town Council (Delana Hardacre)**

Mentioned car break-ins during Non-Agenda Public Comments

**Traffic & Transportation (Billy Paul)**

None
Treasurer (Susan Moumian)

$272.00 Balance

Vice Chair (Fiona Theseira)

None

Vision Task Force (Jack Carpenter)

Concerns:
- Vehicle noise, understand there is an updated City Bike plan (would like to see the one for Clairemont).
- Traffic control – all we do is band-aid. We should demand that this be addressed.
- The trolley stop at Balboa – there is no parking on the East side of tracks.
- No plan for pedestrian bridge right now.
- Jeff Barfield will contact both MB and PB about this issue to have combined workshop to address these deficiencies.

Additional Items:

Adjournment at 8:33 PM
# Ownership Disclosure Statement

**Part I - To be completed when property is held by individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map, or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

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**Additional pages attached**  
Yes  
No

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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

- Corporation (please check) Limited Liability - or - General (please check) What State? _____ Corporate Identification No. __________
- Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles, and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached  □ Yes □ No

Corporate/Partnership Name (type or print):
Christian Church Pacific Southwest Region

Owner Tenant/Lessee
Street Address: 4330 Moraga Avenue
City/State/Zip: San Diego, CA 92117
Phone No: 619-247-5100
Fax No:

Name of Corporate Officer/Partner (type or print):

ALBERT I. BAIN
Title (type or print): TRUSTEE, BOARD CHAIRMAN
Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):

Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee
Street Address:
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**Total Staff Time:** Including City Holidays and Furlough 131 days

**Total Applicant Time:** Including City Holidays and Furlough 410 days

**Total Project Running Time:** From Deemed Complete to PC Hearing 541 days
Conditional Use Permit

1. The proposed development will not adversely affect the applicable land use plan;

The Clairemont Mesa Community Plan does not specifically address WCF’s, but the City’s General Plan requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or by using screening techniques to hide or blend the facilities into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. The plan also states that equipment associated with wireless facilities should be concealed from view. The project proposed to camouflage antennas on a 30 foot tall faux pine tree. The proposed faux tree is located at the rear of the property and surrounded by existing trees on site as well as the addition of fifteen (15) new trees to further integrate the faux tree on the property. The equipment associated with the facility is located on the ground adjacent to the faux tree. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code;

The project complies with the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations. This section of the code requires that WCFs be minimally visible through the use of architecture, landscape, and siting solutions. WCFs are
permitted as faux landscape, such as the proposed faux pine tree, when existing
trees of similar size and species are present or when trees of a similar species that
will reach the same size of the faux tree are proposed. Existing trees are present
on site and fifteen (15) additional trees are being provided as part of the project to
help screen and integrate the faux tree. Therefore, this project complies with the
applicable regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location

WCFs are permitted in residential zones, with a non-residential use where
antennas are less than 100 feet from the property line of a day care, elementary
school, middle school or residential use with the processing of a Conditional Use
Permit, Process 3. Consistent with Council Policy 600-43, WCFs are more
preferred on property zoned as a commercial or industrial and less preferred on
properties zoned for agricultural, residential and open space uses. However,
wireless carriers are required to provide coverage within their license area, which
sometimes necessitates locating in a less preferred location. In this case, the WCF
has been designed as a faux tree, situated at the rear of the property with existing
and proposed trees and other landscape material and will not disrupt the
surrounding uses. Therefore, the proposed use is appropriate at the proposed
location.

Neighborhood Development Permit

1. The proposed development will not adversely affect the applicable land use
plan;

The Clairemont Mesa Community Plan does not specifically address WCF’s, but
the City’s General Plan requires that the visual impact of wireless facilities be
minimized by concealing wireless facilities in existing structures or by using
screening techniques to hide or blend the facilities into the surrounding area. The
plan also calls for these facilities to be designed to be aesthetically pleasing and
respectful of the neighborhood context. The plan also states that equipment
associated with wireless facilities should be concealed from view. The project
proposed to camouflage antennas on a 30 foot tall faux pine tree. The proposed
faux tree is located at the rear of the property and surrounded by existing trees on
site as well as the addition of fifteen (15) new trees to further integrate the faux
tree on the property. The equipment associated with the facility is located on the
ground adjacent to the faux tree. Based on the design of this project, the WCF
will not adversely affect the applicable land use plans.

2. The proposed development will not be detrimental to the public health,
safety, and welfare;
The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code;

The project complies with the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations. This section of the code requires that WCFs be minimally visible through the use of architecture, landscape, and siting solutions. WCFs are permitted as faux landscape, such as the proposed faux pine tree, when existing trees of similar size and species are present or when trees of a similar species that will reach the same size of the faux tree are proposed. Existing trees are present on site and fifteen (15) additional trees are being provided as part of the project to help screen and integrate the faux tree. Therefore, this project complies with the applicable regulations of the Land Development Code.
SITE JUSTIFICATION
AT&T
Cadman Park
4330 Moraga Avenue

PROJECT DESCRIPTION

The project proposes to install a wireless communication facility at a church property located at 4330 Moraga Avenue in the Clairemont Mesa Community Plan area. The proposed facility is to install twelve (12) antennas on a 30 foot monopine and an equipment enclosure on the ground adjacent to the existing Verizon Wireless equipment enclosure.

The subject property is zoned RM-1-1 and is developed with a church and two other wireless communication facilities. The property is surrounded by residential development and an elementary school.

SITE DESIGN

The antennas will be mounted on a 30 foot monopine on the south end of the church building adjacent to the parking lot. The associated equipment will also be located on the ground adjacent to the existing Verizon Wireless equipment enclosure. AT&T’s enclosure has been designed to match both Verizon’s building as well as the church.

TECHNICAL ANALYSIS/SITE JUSTIFICATION

The proposed facility will provide increased wireless service coverage and capacity to AT&T customers in the surrounding area. The coverage will include the surrounding residential development area surrounding the project site. Coverage plots have been provided to show the existing and proposed service to the area.

PREFERENCE 2 LOCATION

The property is a preference 2 location because it is zoned for residential uses but is development with a non-residential use. The process is a Conditional Use Permit because the proposed wireless communication facility is located within 100 feet from the adjacent school property line.

Verizon Wireless and T-Mobile are currently located on this property.
Existing coverage

Coverage Levels:

- Excellent
- Variable
- Poor
- No Coverage

Proposed coverage