



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** October 9, 2008      **REPORT NO. PC-08-134**

**ATTENTION:**      **Planning Commission, Agenda of October 16, 2008**

**SUBJECT:**      AT&T LA MIRAGE - PROJECT NO. 141324. PROCESS 4

**OWNER/  
APPLICANT:**      ERP Operating Limited Partnership/  
AT&T Mobility

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Wireless Communication Facility at 6426 Ambrosia Drive within the Tierrasanta community planning area?

**Staff Recommendation:**

**APPROVE** Conditional Use Permit (CUP) No. 593089 and Planned Development Permit (PDP) No. 593090

**Community Planning Group Recommendation:** The Tierrasanta Community Planning Group voted to recommend approval of this project 15-0-0 on July 16, 2008 (Attachment 12).

**Environmental Review:** This project was found to be exempt per the Categorical Exemption for Existing Facilities, Section 15301 in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

**Fiscal Impact Statement:** AT&T Mobility is the financially responsible party for this project and is responsible for costs associated with processing this project.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** Not applicable.

## **BACKGROUND**

Wireless Communication Facilities (WCF's) are permitted throughout the City as a separately regulated use by the Wireless Communication Facility regulations, Land Development Code (LDC) section 141.0420. On July 26, 2006, Cingular (now AT&T Mobility) was issued a CUP for twelve (12) antennas. Most of the antennas were proposed to be located inside faux chimneys, however one sector (three antennas) was proposed to be located on the top portion of a chimney extension. When Cingular went through building permit review, it was determined that the radio frequency transparent materials could not be used on the chimney extension. As a result, Cingular was not able to construct one of the antenna sectors. AT&T Mobility has now applied for an amendment to the existing CUP to relocate the one sector of four antennas that was not built. The remaining sector is proposed to be located within a new 47 foot 10 inch tall faux chimney. The facility will still have a total of twelve antennas all located behind radio frequency transparent material.

Council Policy 600-43 assigns preference levels to the locations of WCF's. This policy encourages that these facilities be located away from residential uses. Typically, WCF's proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower process level (such as a Limited Use or Neighborhood Use Permit). Since this facility is proposed on a building that is located in a residential zone and contains a residential use, a Conditional Use Permit, Process 4 is required. Since the proposed faux chimney exceeds the RM-2-5 zone's 40 foot height limit, a Planned Development Permit is also required.

The faux chimney design proposed by AT&T Mobility allows for the antennas to be located at the height desired by the applicant while also integrating well with the existing architecture of the buildings. In fact, another carrier has constructed a similar facility on an adjacent building.

### **General Plan Analysis:**

The City's General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. The antennas associated with this facility are proposed to be located within a chimney, behind radio frequency (RF) transparent screening, designed to be architecturally compatible with the existing building. Associated equipment will be concealed within the building. Based on the project's design, it is compatible with the City's General Plan. The Tierrasanta Community Plan does not discuss wireless communication facilities.

### **Conclusion:**

Staff supports the design as proposed. The antennas are located behind radio frequency transparent screening and are designed as integral elements of the building. This project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the applicable land use plans. Therefore, Staff recommends approval of this project.

## ALTERNATIVES

1. **Approve** Conditional Use Permit (CUP) No. 593089 and Planned Development Permit (PDP) No. 593090, **with modifications.**
2. **Deny** Conditional Use Permit (CUP) No. 593089 and Planned Development Permit (PDP) No. 593090, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Alexander Hempton, AICP  
Associate Planner  
Development Services Department

KB/AFH

### Attachments:

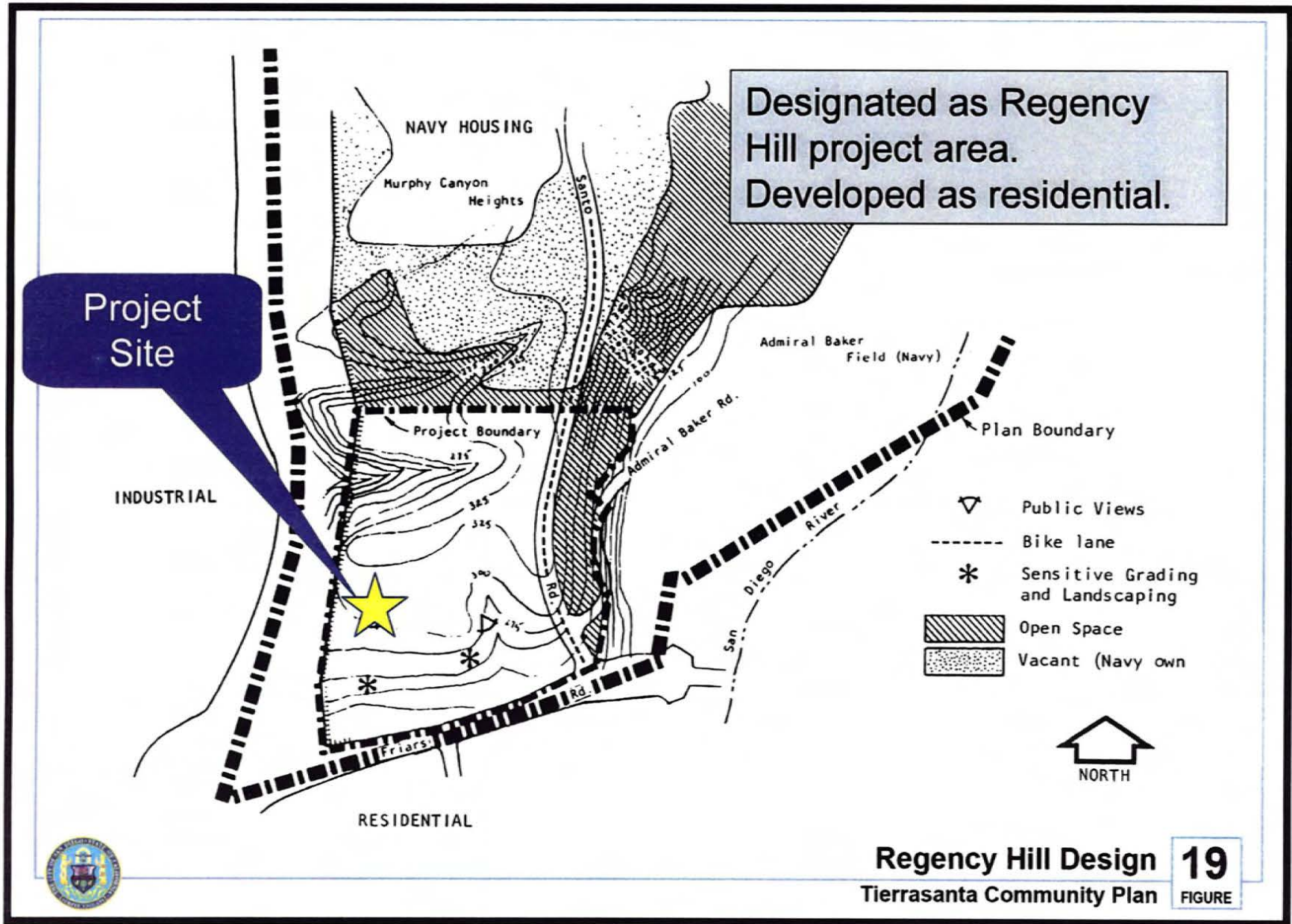
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Site Plan
6. Photo Simulations
7. Site Justification
8. Site Photos
9. Draft Permit with Conditions
10. Draft Resolution with Findings
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Environmental Exemption
15. Notice of Planning Commission Hearing
16. Plans



## Aerial Photo

AT&T La Mirage – Project Number 141324

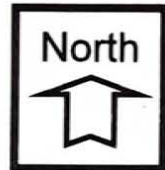
6426 Ambrosia Drive

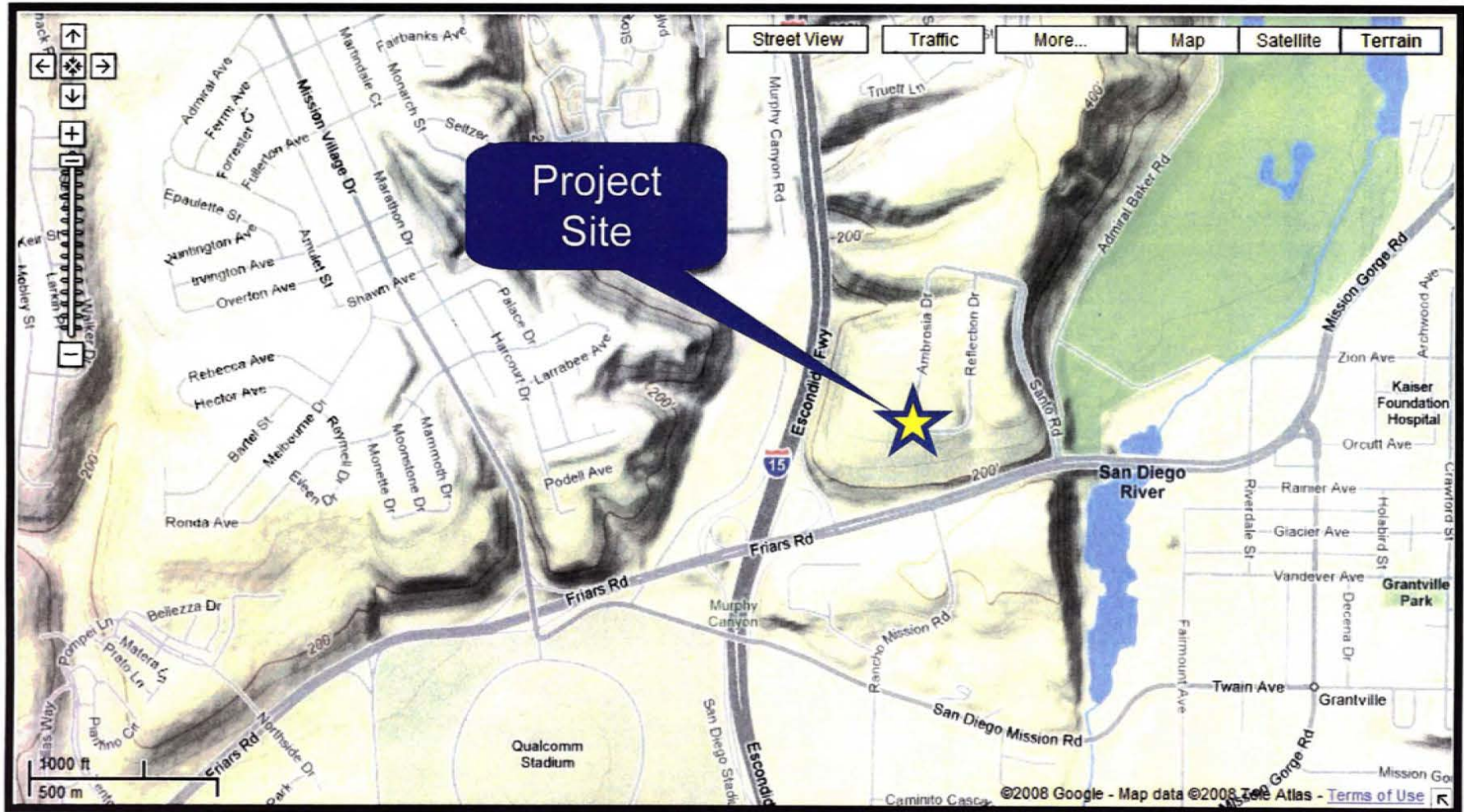


## Community Plan Land Use Designation

AT&T La Mirage, Project Number 141324

6426 Ambrosia Drive

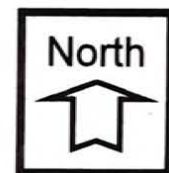




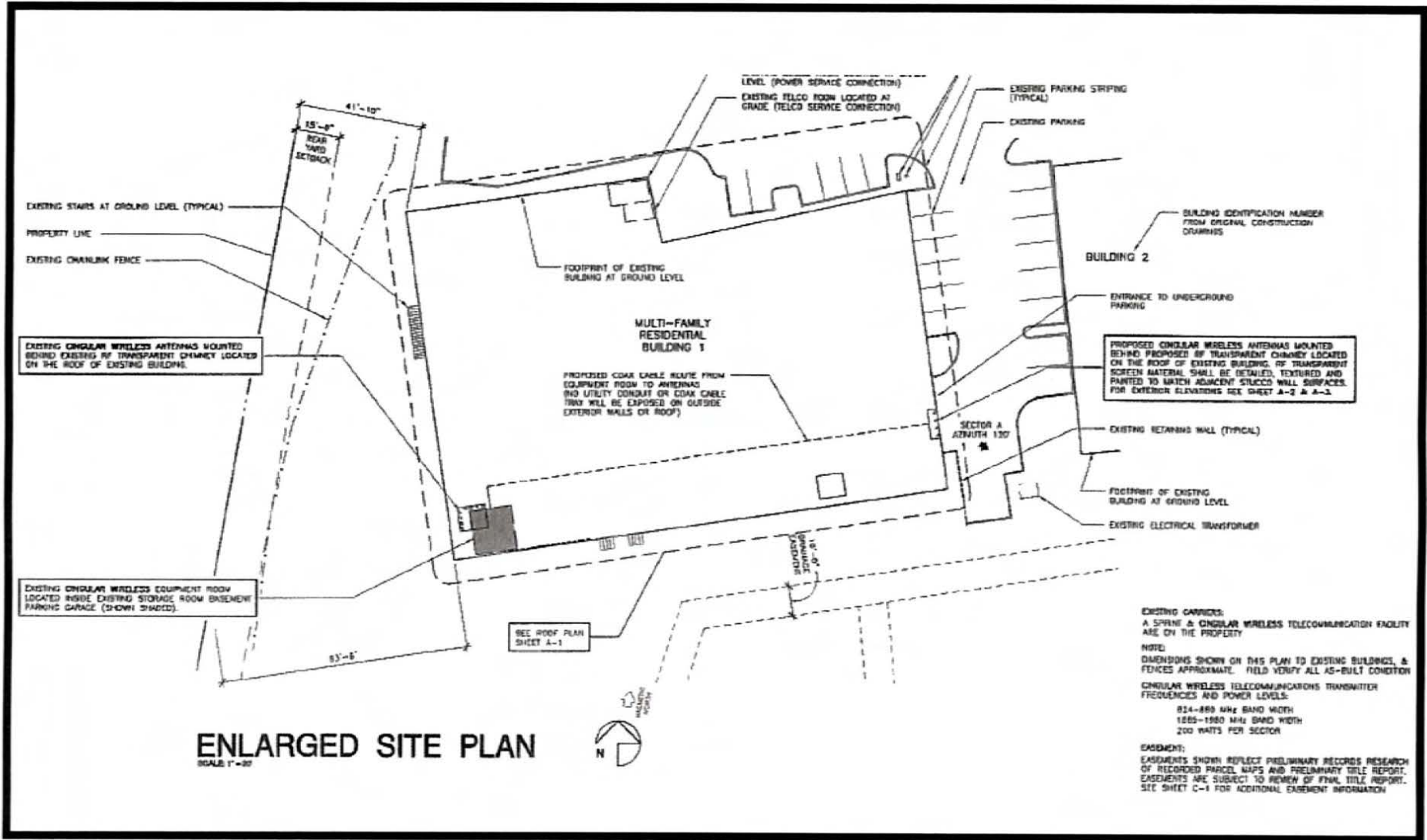
## Project Location Map

AT&T La Mirage – Project Number 141324

6426 Ambrosia Drive



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	AT&T La Mirage	
<b>PROJECT DESCRIPTION:</b>	Wireless Communication Facility (WCF) consisting of four (4) panel-type antennas mounted within a faux chimney located on an existing apartment building.	
<b>COMMUNITY PLAN AREA:</b>	Tierrasanta	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit and Planned Development Permit (Process 4)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Developed as Residential/Regency Hill project area	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RM-2-5 <b>HEIGHT LIMIT:</b> 40' <b>FRONT SETBACK:</b> 15'/20' <b>SIDE SETBACK:</b> 5' <b>STREETSIDE SETBACK:</b> 10' <b>REAR SETBACK:</b> 15'		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Multi-unit Residential RM-2-5	Residential
<b>SOUTH:</b>	Multi-unit Residential RM-1-1	Residential
<b>EAST:</b>	Multi-unit Residential RM-2-5	Residential
<b>WEST:</b>	Residential/Open Space RS-1-1	Residential/Open Space/Freeway
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	This project requests a deviation in height. The height limit is 40 feet and this project requests a deviation of 7 feet 10 inches for a total height of 47 feet 10 inches.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On July 16, 2008 the Tierrasanta Community Planning Group voted 15-0-0 to recommend approval of the project.	



**Enlarged Site Plan**  
**AT&T La Mirage – Project Number 141324**  
 6426 Ambrosia Drive



SS-108-02  
La Mirage  
6426 Ambrosia Drive  
San Diego, CA 92124



**EXISTING**

Existing antennas mounted within existing RF transparent chimney

Proposed antennas mounted within proposed RF transparent chimney element matching existing building



**PROPOSED**

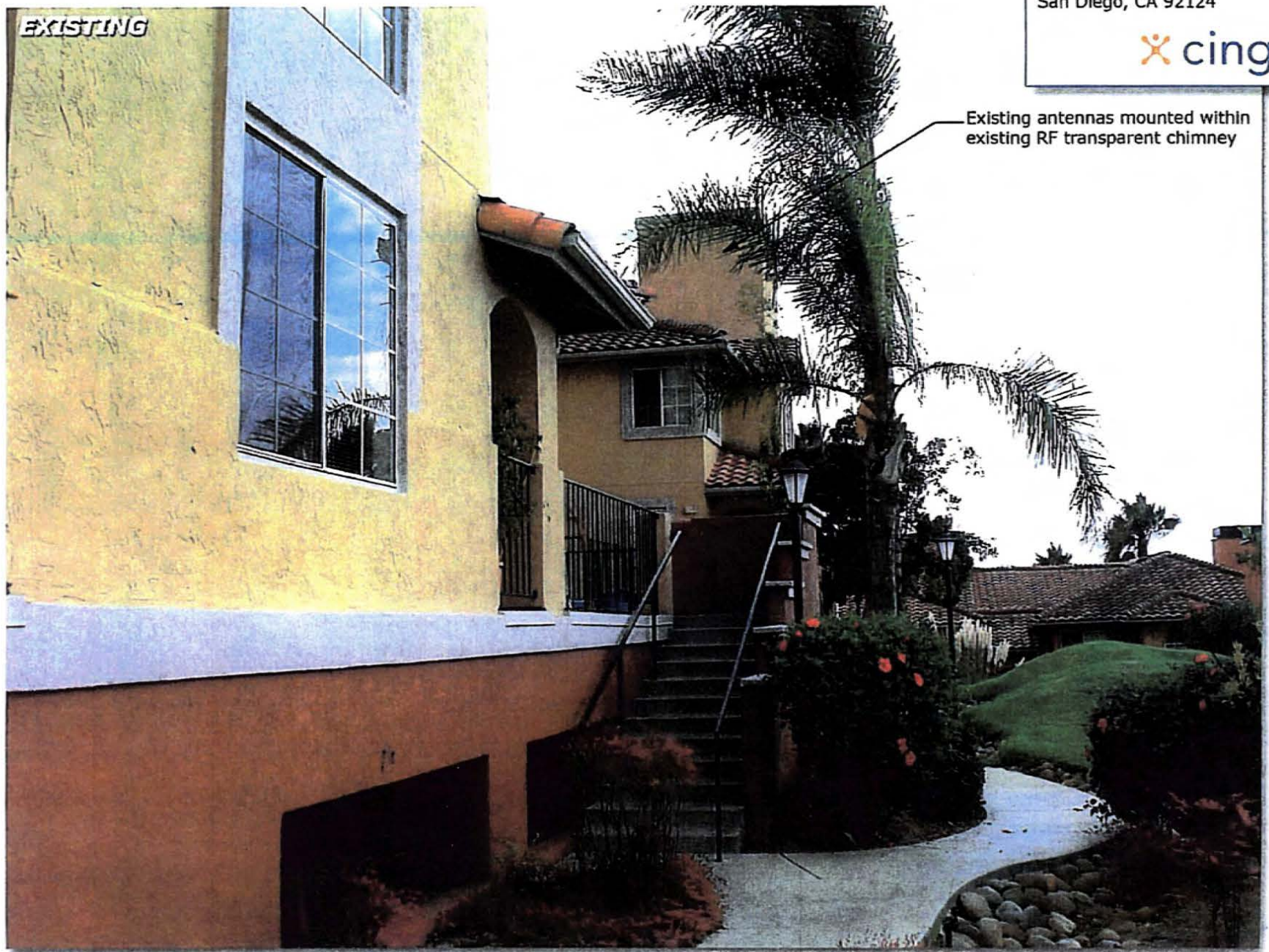
ATTACHMENT 6

*Photosimulation of proposed telecommunications site*

SS-108-02  
La Mirage  
6426 Ambrosia Drive  
San Diego, CA 92124



**EXISTING**



Existing antennas mounted within existing RF transparent chimney

Page 2 of 2

*Photorealization of existing telecommunications site*

ATTACHMENT 6

**PLANCOM** INC

Telecommunications Project Management

May 27, 2008

*Sent Via Hand Delivery*

City of San Diego  
Karen Lynch-Ashcraft  
1222 First Avenue  
San Diego, CA 92121

RE: AT&T Mobility - Amendment to Conditional Use Permit  
La Mirage, 6426 Ambrosia Street

Dear Ms. Lynch-Ashcraft:

Enclosed for your review is an application for a Conditional Use Permit for an amendment to the above referenced project. A Conditional Use Permit was approved for this site and allowed 8 antennas to be located inside a new chimney structure designed to match existing chimneys on the building and 4 antennas to be located on a modified existing chimney. The associated equipment was located in the garage basement of the building.

Due to Fire Rating issues resulting from the use of RF screening material on the existing chimney, the original design could not be approved by the Building Department and therefore could not be built. In order to provide the third sector of antennas, AT&T is proposing to locate the 4 antennas inside a new chimney at the eastern end of the building. The new chimney has been designed to match the existing chimneys on the building at a height of 40 feet. As with the existing antennas, the proposed antennas will not be visible from the exterior of the building. The associated equipment will remain in the previously approved location.

We believe this amendment to the original Conditional Use Permit is consistent with the applicable City regulations. Additionally, the site is completely concealed from view; therefore, we respectfully request there be no expiration on the amended Conditional Use Permit.

If you have any questions or additional comments, please contact me at (760) 715-8703.

**PlanCom, Inc.**  
*Contractor Representative for*  
T-Mobile



Krystal Patterson

## PROJECT DESCRIPTION & JUSTIFICATION

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PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**SS108-02**

**La Mirage**

16426 Ambrosia Drive  
San Diego, CA 92124

Prepared for:

**City of San Diego**

Development Services Department  
1222 First Avenue  
San Diego, CA 92101

Prepared by:

**PlanCom, Inc.**

*Contractor Representatives for*  
**AT&T**

302 State Place  
Escondido, CA 92029

(619) 223-1357

Contact: Shelly Kilbourn, Land Use Consultant

May 27, 2008

### **Project Description**

The project proposes to locate 4 antennas inside a new chimney at the eastern end of the multi-family building. The new chimney has been designed to match the existing chimneys on the building at a height of 40 feet.

In 2006, a Conditional Use Permit was approved for this site allowing 8 antennas to be located inside a new chimney structure designed to match existing chimneys on the building and 4 antennas to be located on a modified existing chimney. The associated equipment was to be located in the garage basement of the building.

Due to Fire Rating issues resulting from the use of RF screening material on the existing chimney, the original design could not be approved by the Building Department and therefore the third sector could not be built. The proposed amendment will allow AT&T to locate their third sector of antennas. As with the existing antennas, the proposed antennas will not be visible from the exterior of the building. The associated equipment will remain in the previously approved location.

### **SITE CHARACTERISTICS**

The proposed project is located at 6426 Ambrosia Drive between Friars Road and Aero Drive (Tierrasanta Blvd). The underlying zoning of the proposed site is RM-1-1.

The surrounding land uses are as follows:

North:	Open Space and Residential
South:	Friars Road with Residential Beyond
East:	Open Space with Commercial Beyond
West:	I-15 Freeway

### **SITE SELECTION**

AT&T engineering, planning, and leasing staff have been working to improve, enhance, and expand the network throughout the County of San Diego. This site was chosen because of its location within the intended coverage area. Additionally, it allowed a design that would screen the antennas and equipment. Finally, the site provided the opportunity to collocate with an existing wireless carrier, as preferred by the City's regulations.

**Preference 3 Location:**

The proposed facility is located on a multi-family residential property. Preference 1 or 2 sites were not chosen, because there are no viable lower preference sites in the coverage area. The site is located on a large multi-family residential development that covers a significant portion of the hillside. This site currently houses a Sprint PCS facility in addition to the existing AT&T facility.

The facility is entirely concealed from view. Therefore, we believe the La Mirage site as designed meets AT&T's needs while also meeting the City's requirements for wireless communications facilities.

**Co-Location of Wireless Facilities**

Sprint PCS exists at this site.



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**PHOTO STUDY & KEY MAP**

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PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**SS108-02**

La Mirage  
6426 Ambrosia Drive  
San Diego, CA 92124

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*  
**Cingular Wireless**

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

February 27, 2008



Address **6426 Ambrosia Dr**  
**San Diego, CA 92124**



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ATTACHMENT 8





Looking at East Elevation



Looking at East elevation



Existing Equipment Room



Looking East



Looking East



Looking North



Looking Northeast at site



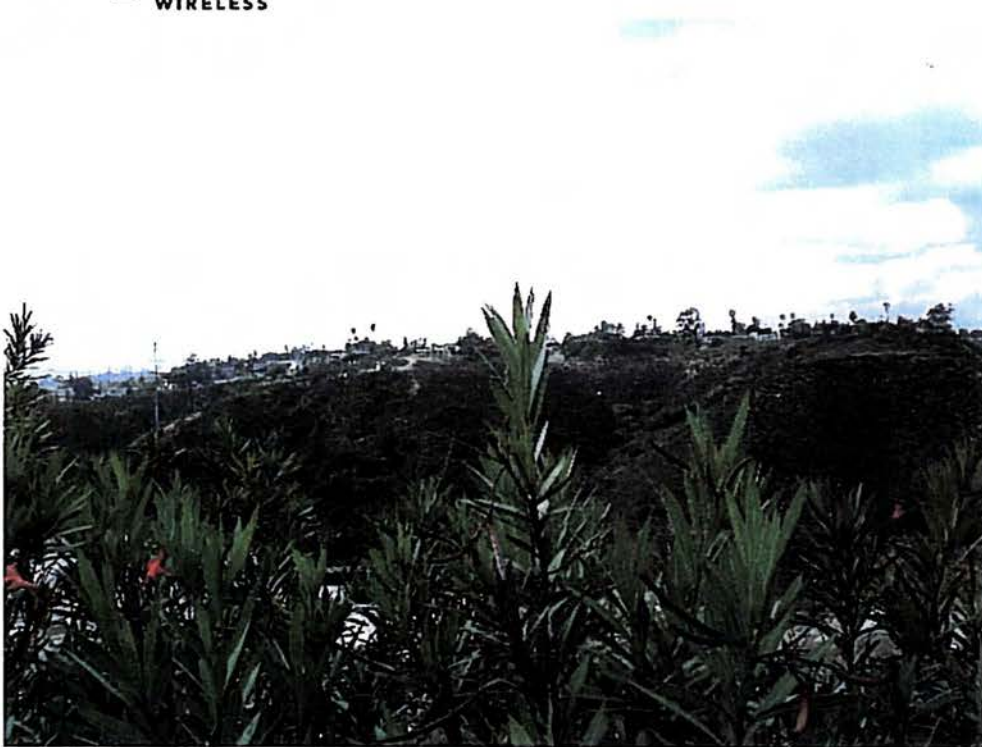
Looking South



Looking South



Looking South



Looking West



Looking West



Looking at North elevation



Looking at South elevation



Looking at West elevation



**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-8630

CONDITIONAL USE PERMIT NO. 593089  
PLANNED DEVELOPMENT PERMIT NO. 593090  
AMENDMENT TO CONDITIONAL USE PERMIT NO. 270546  
**AT&T LA MIRAGE**  
**PLANNING COMMISSION**

This CONDITIONAL USE PERMIT (CUP) NO. 593089 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 593090 is granted by the **Planning Commission** of the City of San Diego to ERP OPERATING LIMITED PARTNERSHIP, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The site is located at 6426 Ambrosia Drive in the RM-2-5 zone of the Tierrasanta Community Plan. The project site is legally described as Lot 3 of Hilltop, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 9577, filed in the Office of the County Recorder of San Diego County on February 26, 1980.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct and operate a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 16, 2008, on file in the Development Services Department.

The project shall include:

- a. Four (4) panel-type antennas mounted within a new 47'10" high chimney behind radio frequency (RF) transparent screens. The 47'10" high chimney deviates from the 40' height limit and is permitted with the processing of this Planned Development Permit;
- b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. 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.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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" condition(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.

10. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

#### **ENGINEERING REQUIREMENTS:**

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

12. Prior to the issuance of any construction permits, the applicant 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.

13. 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.

**PLANNING/DESIGN REQUIREMENTS:**

14. 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.

15. Prior to the issuance of a construction permit, the Permittee shall provide certification providing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises comply with federal standards.

16. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

17. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

18. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

19. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

20. The building materials and paint used for the parapet screening wall extension shall not result in any noticeable lines or edges in the transition from the existing building. The radio frequency material and parapet addition shall be maintained free of peeling paint and damaged paneling. Repairs and maintenance shall be made to the facility immediately, upon request by the City.

**INFORMATION ONLY:**

- 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 ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
  
- This development may be subject to impact fees at the time of construction permit issuance

## ATTACHMENT 9

APPROVED by the Planning Commission of the City of San Diego on October 16, 2008 by Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: CUP/593089  
and PDP/593090  
Date of Approval: 10/16/2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Alexander Hempton, AICP  
Associate Planner

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 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.

**ERP OPERATING LIMITED  
PARTNERSHIP**  
Owner

By \_\_\_\_\_  
Owner

**AT&T MOBILITY**  
Permittee

By \_\_\_\_\_  
Kevin McGee  
Deployment Manager

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

PLANNING COMMISSION  
RESOLUTION NO. PC-XXXX  
CONDITIONAL USE PERMIT NO. 593089  
PLANNED DEVELOPMENT PERMIT NO. 593090  
**AT&T LA MIRAGE**

WHEREAS, EQUITY RESIDENTIAL PROPERTY, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to construct and operate a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 593089 and 593090);

WHEREAS, the project site is located at 6426 Ambrosia Drive in the RM-2-5 zone of the Tierrasanta Community Plan;

WHEREAS, the project site is legally described as Lot 3 of Hilltop, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 9577, filed in the Office of the County Recorder of San Diego County of February 26, 1980;

WHEREAS, on October 16, 2008, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 593089 and Planned Development Permit No. 593090 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated October 16, 2008.

FINDINGS:

**Conditional Use Permit - Section 126.0305**

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

The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. Since the antennas associated with this wireless facility are located within a faux chimney behind radio frequency (RF) transparent screening walls, designed to integrate architecturally with the existing building, the antennas are concealed from view thus complying with the requirements of the General Plan. In addition, the equipment associated with this facility is located within the interior of the existing building, and is concealed. Therefore, this facility will not adversely affect the applicable land use plan.

**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. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. In addition, since this facility is located on a building with residential use, a condition has been added to the permit to also require an “on-air” radio frequency study to demonstrate compliance once the facility has been activated. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

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

The project complies with the intent of all applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCF’s be minimally visible through a variety of design techniques. In this case, the antennas are mounted behind a new architecturally integrated RF transparent chimney on an existing building. The associated equipment is located within the existing building. The existing use of the property is a residential use in a residential zone and as such, requires a Conditional Use Permit, Process 4. The project does propose to deviate from the 40 foot height limit which is being processed with the approval of a Planned Development Permit. Therefore, this project complies with the applicable regulations of the Land Development Code.

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

Typically, the City of San Diego’s first preference is that WCF’s be located on property containing non-residential uses. In this case, the height of the existing apartment building allows the carrier to obtain the required coverage objective. The carrier has conducted coverage studies and has determined that no other structures within the “search ring” would be able to provide the height required to meet the coverage objective. The proposed antennas will be concealed from view behind an RF transparent chimney. In addition, another carrier is located in a similar fashion on an adjacent building. Based on the concealment of the antennas and associated equipment and the carrier’s coverage and height requirements, this facility is appropriate at the proposed location.



**Planned Development Permit - Section 126.0604****A. Findings for all Planned Development Permits****1. The proposed development will not adversely affect the applicable land use plan;**

The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. Since the antennas associated with this wireless facility are located within a faux chimney behind radio frequency (RF) transparent screening walls, designed to integrate architecturally with the existing building, the antennas are concealed from view thus complying with the requirements of the General Plan. In addition, the equipment associated with this facility is located within the interior of the existing building, and is concealed. Therefore, this facility will not adversely affect the applicable land use plan.

**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. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. In addition, since this facility is located on a building with residential use, a condition has been added to the permit to also require an "on-air" radio frequency study to demonstrate compliance once the facility has been activated. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

**3. The proposed development will comply with the regulations of the Land Development Code;**

This development complies with all applicable regulations of the Land Development Code, except for the 40 foot height limit of the RM-2-5 zone. This project proposes to deviate 7 feet 10 inches from the height limit for a total faux chimney height of 47 feet 10 inches. The Planned Development Permit allows for certain deviations from regulations, such as height, if certain findings can be made.

A variety of chimneys of varying heights (some at 43 feet tall) already exist as part of this apartment complex. The additional chimney at this height will blend in with the existing chimneys and architectural features on site. Chimneys are taller than the buildings that they serve and in this case a chimney of this height will not look out of the ordinary. In addition, the first level of the building serves as a parking garage at a slightly lower elevation than the surrounding

finished grade. This makes the chimney seem as if it is lower than 47 feet when viewed from the street. Even though the proposed faux chimney is taller than the zone height limit, the project is still compatible with the existing development and regulations.

**4. The proposed development, when considered as a whole, will be beneficial to the community; and**

This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other devices. The facility provides these wireless services in a way that is aesthetically pleasing and blends in with the residential context that surrounds it. Therefore, this development will be beneficial to the community.

**5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

This project proposes to deviate 7 feet 10 inches from the height limit of 40 feet for the RM-2-5 zone. This will result in a faux chimney 47 feet 10 inches tall. A chimney of this height is appropriate at this location as a variety of chimneys of varying heights (some at 43 feet tall) already exist as part of this apartment complex. The additional chimney at this height will blend in with the existing chimneys and architectural features on site. Chimneys are taller than the buildings that they serve and in this case a chimney of this height will not look out of the ordinary. In addition, the first level of the building serves as a parking garage at a slightly lower elevation than the surrounding finished grade. This makes the chimney seem as if it is lower than 47 feet when viewed from the street.

If this project was designed in strict conformance with the regulations, additional chimneys or other antenna facilities would be necessary to meet the same coverage objectives that the currently proposed faux chimney and antennas provide. A lower height would potentially require the chimney to be located in a more prominent location toward the entrance or perimeter of the property, as opposed to the more central internal location currently proposed. The proposed chimney is not out of line with other existing building features and it is more preferable to keep the number of additional chimneys at the minimum amount necessary. The proposed facility consolidates the four additional antennas in one chimney and is in a manner that complies with the applicable regulations.

Therefore, the faux chimney at this height is appropriate at this location and results in a more desirable project than if it was designed in strict conformance with the development regulations for the RM-2-5 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 593089 and PLANNED DEVELOPMENT PERMIT NO. 593090 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 593089 and 593090, a copy of which is attached hereto and made a part hereof.

---

Alexander Hempton, AICP  
Associate Planner  
Development Services

Adopted on: October 16, 2008

Job Order No. 42-8683



San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5210

Community Planning  
Committee  
Distribution Form Part 2

Project Name : <b>Cingular La Mirage</b>		Project Number <b>141324</b>	Distribution Date <b>05/29/08</b>
Project Scope : TIERRASANTA JO# 42-8683 Conditional Use Permit Amendment of CUP No. xxxxxx for the relocation of 4 antennas to a new chimney at the eastern end of the existing building. Zone = RM-2-5			
Project Location <b>6426 Ambrosia Dr</b>			
Applicant Name: <b>Krystal Patterson</b>		Applicant Phone No. <b>760-715-8703</b>	
Related Projects			
Project Manager <b>Karen Lynch-Ashcraft</b>		Phone Number <b>446-5351</b>	Fax Number <b>(619) 446-5245</b>
		E-mail Address <b>KLynchAshcraft@san diego.gov</b>	
Community Plan <b>Tierrasanta</b>		Council District <b>7</b>	
Existing Zone	Proposed Zone	Building Height	Number of Stories
			FAR
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve		Members Yes <b>15</b>	Members No <b>0</b>
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No
<input type="checkbox"/> Vote to Deny		Members Yes	Members No
Agenda Date:	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS:			
NAME <b>Scott Hasson</b>		TITLE <b>President</b>	
SIGNATURE <b>Scott Hasson</b>		DATE <b>7-25-08</b>	
<p><i>Attach Additional Pages If Necessary.</i> Please Return Within 30 Days of Distribution of Project Plans To:                  Project Management Division                  City Of San Diego                  Development Services Department                  1222 First Avenue, MS 302                  San Diego, CA 92101</p>			

Printed on recycled paper. This information is available in alternative formats for persons with disabilities.  
 To request this document in alternative format, call (619) 446-5446 or (800) 735-2929 (T).  
 Be sure to see us on the WorldWide Web at [www.sandicgo.gov/development-services](http://www.sandicgo.gov/development-services)



**Tierrasanta  
Community Council**

**Officers 2008-2009**

**Scott Hasson**  
President & Chairman  
Tel: 858-496-0525  
Scotthasson007@yahoo.com

**Donovan Geiger**  
Vice President

**Vacant**  
Vice President

**Fred Zuckerman**  
Chief Financial Officer

**Donna Jackson**  
Secretary

**Area Directors 2008-2009**

red=Absent

- Richard Rees** (Area 1)
- Dan Lazzaro** (Area 3)
- Frank Tepedino** (Area 3)
- Lee Campbell** (Area 4)
- Joe Battaglia** (Area 4)
- Sam Myers** (Area 5)
- Ian Fetterman** (Area 6)
- Tim Taylor** (Area 7)
- Jerry Bierman** (Area 7)
- Robert Aguilar Jr.** (Area 7)
- Richard Orr** (Area 8)

**Tierrasanta Community Council  
and Planning Group**

**Mailing Address:**  
4985 La Cuenta Drive,  
San Diego, CA 92124

**Website:**  
[www.tierrasantacc.org](http://www.tierrasantacc.org)

***FINAL MINUTES***

**REGULAR MEETING**

Wednesday, July 16, 2008 at 7:00 PM

held at the:  
Tierrasanta Recreation Center  
11220 Clairemont Mesa Blvd, San Diego, CA 92124

**7:00 Call to order**

**Pledge of Allegiance**

**Introduction of Members & Quorum Check**

**Guest Sign-in**

**Approval of Minutes from June 18, 2008**

**Agenda Review**, Prioritization or Scheduling of Items;  
also, **Requests for Additions** (requires 2/3 majority vote)

**Special Announcements**

**Eulogy for SGT Ricky Vaughn**

SGT Ricky Vaughn passed away April 7 in Iraq.

**7:10 Non-Agenda Public Comment**

Any member of the public may address a community issue not elsewhere included in the agenda. Upon recognition by the Chair, each speaker may take up to 3 minutes (speakers may be limited to less if several speakers want to address the same issue). While there can be limited discussion, please note that the TCC as a Planning Group is *prohibited* from acting on (voting on) any issue not already on the agenda for this meeting.

Notes at end of Document for Non Agenda public comment



ATTACHMENT 11  
**TCC FINAL Minutes for July 16, 2008**  
**Page 2 of 8**

**Representatives to the TCC**

**Government Elected Officials**

**S.D. Fire Dept:** Battalion Captains Julie Bardsley ("A" shift), Roger Yoshioka ("B") & (various) ("C")  
**S.D. Police Dept:** Officer Christina Burhans (tel: 858-495-7943, [CBurhans@pd.sandiego.gov](mailto:CBurhans@pd.sandiego.gov))  
**S.D. Police Non-emergency tel:** 619-531-2000  
**Congressman Duncan Hunter** (R, 52<sup>nd</sup> District): Joe Browning (tel: 619-579-3001, [Joe.Browning@mail.house.gov](mailto:Joe.Browning@mail.house.gov))  
**Governor Arnold Schwarzenegger** (R): Cameron Durckel (telephone: 619-525-4641, [Cameron.Durckel@gov.ca.gov](mailto:Cameron.Durckel@gov.ca.gov))  
**State Senator Dennis Hollingsworth** (R, 36th District): Ellen Malin (tel: 619-596-3136, [Ellen.Malin@sen.ca.gov](mailto:Ellen.Malin@sen.ca.gov))  
**State Senator Christine Kehoe** (D, 39th District): Sean Wherley (tel: 619-645-3133, [Sean.Wherley@sen.ca.gov](mailto:Sean.Wherley@sen.ca.gov))  
**Assemblywoman Lori Saldana** (D, 76th Dist.): Shawn Veen (tel: 619-645-3090, [Shawn.Veen@asm.ca.gov](mailto:Shawn.Veen@asm.ca.gov))  
**Assemblyman Joel Anderson** (R, 77th District): Giovanni Cattaneo, (tel 619-441-2322 [Giovanni.cattaneo@asm.ca.gov](mailto:Giovanni.cattaneo@asm.ca.gov))  
**Assemblywoman Shirley Horton** (R, 78th Dist.): Fernando Reyes (tel: 619-462-7878, [Fernando.Reyes@asm.ca.gov](mailto:Fernando.Reyes@asm.ca.gov))  
**County Supervisor Pam Slater-Price** (3rd District): Mark Olson (tel: 619-531-5855, [mark.olson@sdcounty.ca.gov](mailto:mark.olson@sdcounty.ca.gov))  
**San Diego Mayor Jerry Sanders:** Stephen Lew (tel: 619-236-6330, [SLew@sandiego.gov](mailto:SLew@sandiego.gov))  
**City Councilman Jim Madaffer** (7th District): Leslie Webb (tel: 619-236-6677, [LWebb@sandiego.gov](mailto:LWebb@sandiego.gov))

**Representatives of Government Organizations**

**US Navy (Military Housing):** Jerry Dunaway (tel: 619-532-1230, [Jerry.Dunaway@navy.mil](mailto:Jerry.Dunaway@navy.mil))  
**US Marine Corps (Military Housing):** Jack Harkins (tel: 858-577-6678, [Jack.Harkins@usmc.mil](mailto:Jack.Harkins@usmc.mil))  
**US Navy (Admiral Baker Golf Course):** Sheila Donovan (tel: 619-532-1253 [donovansm@efdswnavfac.navy.mil](mailto:donovansm@efdswnavfac.navy.mil))  
**S.D. Unified School Dist (Military Housing):** James Watts (tel: 858-627-7241, [JWatts@sandi.net](mailto:JWatts@sandi.net))  
**SDUSD (Gov't Relations):** Arun Ramanathan (tel: 619-725-7085, [ARamanathan@sandi.net](mailto:ARamanathan@sandi.net))  
**Serra High School:** Joe Schmidt ([jschmidt1@sandi.net](mailto:jschmidt1@sandi.net)) and Jeff Thomas ([JThomas1@sandi.net](mailto:JThomas1@sandi.net))  
**San Diego Planning Department:** Dan Monroe (tel: 619-235-5204, [DMMonroe@sandiego.gov](mailto:DMMonroe@sandiego.gov))  
**Metropolitan Transit Service:** Denis Desmond (tel: 619-515-0929, [Denis.Desmond@sdmts.com](mailto:Denis.Desmond@sdmts.com))  
**Redevelopment Agency (Grantville):** Tracy Reed (tel: 619-553-7519, [TReed@sandiego.gov](mailto:TReed@sandiego.gov))  
**Tierrasanta Recreation Center:** Mark Moncey (tel: 858-573-1394, [MMoncey@sandiego.gov](mailto:MMoncey@sandiego.gov))  
**Tierrasanta Library:** Jennifer Suder (tel: 858-573-1384, [JSuder@sandiego.gov](mailto:JSuder@sandiego.gov))

**Tierrasanta Community Service Organizations**

**Tierrasanta Kiwanis Club:** President is Marty Cary ([MartinCary@msn.com](mailto:MartinCary@msn.com))  
**Tierrasanta Junior Woman's Club:** President is Joyce Muinos ([Jmuinos@sbcglobal.net](mailto:Jmuinos@sbcglobal.net))  
**Tierrasanta Recreation Council:** President is John Brust ([johnnyb@email.com](mailto:johnnyb@email.com))  
**Tierrasanta CERT:** President is Mike George ([MGeorge2@san.rr.com](mailto:MGeorge2@san.rr.com))  
**Open Space Committee:** Chairman is Deanna Spehn ([Dspehn1@san.rr.com](mailto:Dspehn1@san.rr.com))  
**Tierrasanta Foundation:** President is Eric Germain ([egermain@pacbell.net](mailto:egermain@pacbell.net))

**Meeting of the TCC as Tierrasanta's recognized Community Planning Group**

*CPG business, functions, agenda items and votes are subject to Council Policy 600-24 and the Brown Act.*

Minutes from 6/18 mtng approved 10-0.

**ACTION & INFORMATION ITEMS:****\*\*\*Time Certain 7:45pm\*\*\***

**Item 110: AT&T/ Cingular La Mirage PTS 141324/ DSD 85448(SS 108-02) (15 min):** The applicant will discuss their cell phone site for our review and approval at the La Mirage apt.

**Comments:** CDC has forwarded the project to the TCC in support the project as written.

**Shelly Kilborn presented a proposal to add 4 additional antennas into a chimney.**

**Vote from CDC was unanimously approved.**

**Motion by Director Lazzaro, 2<sup>nd</sup> by Director Tepedino, to support the project.**

**Approved unanimously. 15-0-0**

**Action: The TCC supports or does not support this Project.**

**\*\*\*Time Certain 8pm\*\*\***

**Item 111: PCN process (30 min):** SDPD Sgt Howard Labore will give the TCC a broad overview of the PCN process.

**SDPD Sgt Howard Labore reviewed the process for applying for a license to sell alcohol. PCN = Public Convenience or Necessity. He went over specific criteria that are used in the process of deciding whether or not to approve. Once a license is issued, the license is at that location forever. Even if conditions are placed on a license, the license holder may request a revision every year; the police department may deny the request if there is valid reason the request should not be granted. He said the police department denied the 7-11's PCN request.**

**Action: None needed, Information only.**

**\*\*\*Time Certain 9:00pm\*\*\***

**Item 112: Bylaws Changes (15 min):** VP Donovan Geiger will go over the changes: TCC City and State Bylaws Revision:

**TCC Bylaws revision to comply with Council Policy 600-24 clarifying voting procedures in relation to the Tierra Times and elimination of the 2<sup>nd</sup> Vice President seat.**

**Unanimously approved by the TCC Bylaws Committee.**

**Motion by Director Lazzaro to approve the bylaws. 2<sup>nd</sup> by Director Tepedino.**

**Treasurer Zuckerman said he doesn't think we're allowed to have 2 sets of bylaws.**

**Conversation was continued to vote.**

**Motion passes, 15-0. Unanimous approval of the new bylaws both city and state.**

**Action: Approve Revised TCC City and State Bylaws as Submitted by TCC Bylaws Committee**

**COMMITTEE & REPRESENTATIVE REPORTS:** short info-only updates.

**AT&T Mobility Executives**

**Ralph de la Vega**

President and Chief Executive Officer-  
AT&T Mobility

**Paul R. Roth**

President-Sales and Marketing

**Kristin S. Rinne**

Senior Vice President-Architecture &  
Planning

**Kathleen L. Dowling**

Senior Vice President-Customer Service

**Peter A. Ritcher**

Senior Vice President and Wireless  
Chief Financial Officer

**John Dwyer**

Senior Vice President, Sales Operations  
and Customer Experience

**Martin E. Grambow**

Senior Vice President and General  
Counsel AT&T Mobility/ and Senior Vice  
President & Assistant General Counsel -  
Southeast AT&T Services, Inc.

**Kent Mathy**

President-Small Business

**Glenn Lurie**

President-National Distribution

**Fred Devereux**

President - Wireless Operations/West

**Steve Hodges**

Regional President-Northeast

**Bill Hague**

Executive Vice President - International

**Stephen A. McGaw**

Senior Vice President - Wireless  
Strategy

**LeAnn Priebe**

Regional President-Central

**William Hogg**

President, Network Services

**Pam Parisian**

Senior Vice President-IT, AT&T Mobility  
(Wireless)

**Steve Sitton**

Regional President-Southeast

**David Christopher**

Chief Marketing Officer-Wireless





City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

**Project Title** \_\_\_\_\_ **Project No. For City Use Only** \_\_\_\_\_

SS0108-02 La Mirage

**Project Address:**

6426 Ambrosia Drive, San Diego, CA 92124

**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.*

Additional pages attached  Yes  No

Name of individual (type or print): \_\_\_\_\_

Name of individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_

Fax No: \_\_\_\_\_

Phone No: \_\_\_\_\_

Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name of individual (type or print): \_\_\_\_\_

Name of individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_

Fax No: \_\_\_\_\_

Phone No: \_\_\_\_\_

Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

This information is available in alternative formats for persons with disabilities.  
 Be sure to see us on the World Wide Web at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)  
 DS-312 (15-05)

Project Title: SS0108-02 La Mirage	Project No. (For City Use Only)
---------------------------------------	---------------------------------

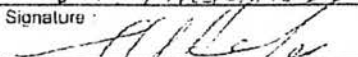
**Part II - To be completed when property is held by a corporation or partnership**

Legal Status (please check):

- Corporation (  Limited Liability -or-  General) 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):  
**ERP OPERATING LIMITED PARTNERSHIP**  
 Owner  Tenant/Lessee  
**1222 N. RIVERSIDE PLZ. STE. 400**  
 Street Address:  
**CHICAGO, IL 60606**  
 City/State/Zip:  
**312/474-1300**  
 Phone No: Fax No:  
**STUART HELFMAN**  
 Name of Corporate Officer/Partner (type or print):

Title (type or print):  
**V.P. FACILITIES**  
 Signature:  Date:  
**1-24-05**

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):  
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 Owner  Tenant/Lessee  
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 Street Address:  
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 Name of Corporate Officer/Partner (type or print):

Title (type or print):  
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 Signature: \_\_\_\_\_ Date:  
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Corporate/Partnership Name (type or print):  
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 Owner  Tenant/Lessee  
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Title (type or print):  
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Corporate/Partnership Name (type or print):  
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 Name of Corporate Officer/Partner (type or print):

Title (type or print):  
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 Signature: \_\_\_\_\_ Date:  
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Corporate/Partnership Name (type or print):  
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 Street Address:  
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 City/State/Zip:  
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 Phone No: Fax No:  
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 Name of Corporate Officer/Partner (type or print):

Title (type or print):  
 \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date:  
 \_\_\_\_\_

DEVELOPMENT SERVICES  
**Project Chronology**  
 AT&T – La Mirage – Project No. 141324

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
5/28/08	First Submittal	Project Deemed Complete		
7/9/08	First Assessment Letter		42	
8/15/08	Second Submittal			37
9/8/08	All issues resolved		24	
10/16/08	Public Hearing – Planning Commission		38	
<b>TOTAL STAFF TIME</b>			<b>104</b>	
<b>TOTAL APPLICANT TIME</b>				<b>37</b>
<b>TOTAL PROJECT RUNNING TIME</b>		From Deemed Complete to Planning Commission Hearing	<b>141 (in calendar days)</b>	

DETERMINATION OF ATTACHMENT 14  
**ENVIRONMENTAL EXEMPTION**

Pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines

Agency: CITY OF SAN DIEGO

Project No.: 141324

Date: July 8, 2008

**Action/Permit(s):** Conditional Use Permit (CUP), Process 4

**Description of Activity:** AT&T La Mirage Applicant proposes an Amendment of Conditional Use Permit No.270546 for the relocation of four antennas on the inside of a new chimney at the eastern end of Building 1 of the La Mirage apartment complex located at 6426 Ambrosia Drive. The site, at 6426 Ambrosia Drive is within the RM-2-5 Zone, within the Tierrasanta Community Planning Area. Applicant: Krystal Patterson 760-715-8703 point of contact.


**Location of Activity:** 6426 Ambrosia Drive, San Diego, California Lot 3 of Hilltop, Map No. 9577, City and County of San Diego.

1.  This activity is **EXEMPT FROM CEQA** pursuant to:
- Section 15060(b) (3) of the State CEQA Guidelines (the activity is not a project as defined in Section 15378).
2.  This project is **EXEMPT FROM CEQA** pursuant to State CEQA Guidelines Section checked below:

ARTICLE 19 of GUIDELINES CATEGORICAL EXEMPTIONS (Incomplete list)		ARTICLE 18 of GUIDELINES STATUTORY EXEMPTIONS (Incomplete list)	
Section	Short Name	Section	Short Name
<input checked="" type="checkbox"/> 15301	Existing Facilities	<input type="checkbox"/> 15261	Ongoing Project
<input type="checkbox"/> 15302	Replacement or Reconstruction	<input type="checkbox"/> 15262	Feasibility and Planning Studies
<input type="checkbox"/> 15303	New Construction or Conversion of Small Structures	<input type="checkbox"/> 15265	Adoption of Coastal Plans and Programs
<input type="checkbox"/> 15304	Minor Alterations to Land	<input type="checkbox"/> 15268	Ministerial Projects
<input type="checkbox"/> 15305	Minor Alteration in Land Use	<input type="checkbox"/> 15269	Emergency Projects
<input type="checkbox"/> 15306	Information Collection	<input type="checkbox"/> Other	
<input type="checkbox"/> 15311	Accessory Structures		
<input type="checkbox"/> 15312	Surplus Government Property Sales		
<input type="checkbox"/> 15315	Minor Land Divisions		
<input type="checkbox"/> 15317	Open Space Contracts or Easements		
<input type="checkbox"/> 15319	Annexation of Existing Facilities and Lots for Exempt Facilities		
<input type="checkbox"/> 15325	Transfer of Ownership of Interest in Land to Preserve Open Space		
<input type="checkbox"/> Other			

It is hereby certified that the City of San Diego has determined the above activity to be exempt:

Distribution: Alexander Hempton, DPM  
 Allison Sherwood Senior Planner  
 Reviewers file

  
 Allison Sherwood, SENIOR PLANNER  
 Environmental Analysis Section

Analyst: Lizzi



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 2, 2008

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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**DATE OF HEARING:** October 16, 2008  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
202 C Street, San Diego, California 92101

**PROJECT TYPE:** CONDITIONAL USE PERMIT and  
PLANNED DEVELOPMENT PERMIT  
**PROJECT NUMBER:** 141324  
**PROJECT NAME:** AT&T – La Mirage  
**APPLICANT:** Shelly Kilbourn, PlanCom, Inc., Agent for AT&T

**COMMUNITY PLAN AREA:** Tierrasanta  
**COUNCIL DISTRICT:** District 7

**CITY PROJECT MANAGER:** Alex Hempton, AICP, Associate Planner  
**PHONE NUMBER:** (619) 446-5349

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As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF). This is an amendment of Conditional Use Permit No. 270546. This project proposes locating four antennas on the inside of a new chimney at the eastern end of Building 1 of the La Mirage apartment complex, located at 6426 Ambrosia Drive.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public

## ATTACHMENT 15

hearing described in this notice, or written in correspondence to the City at or before the public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

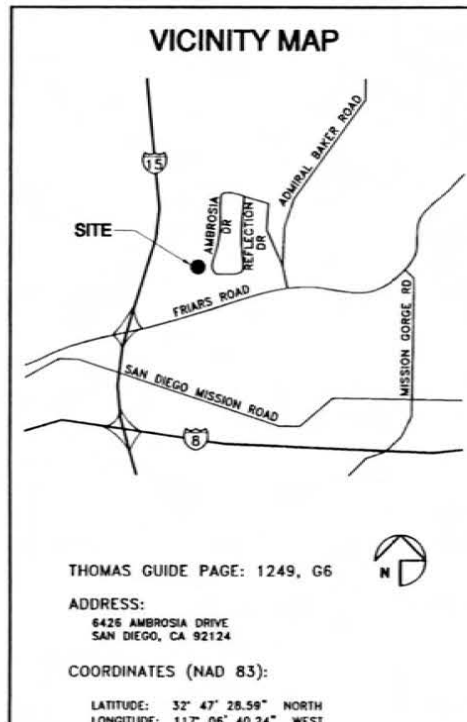
This project was determined to be categorically exempt from the California Environmental Quality Act on July 8, 2008 and the opportunity to appeal that determination ended July 29, 2008.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Job Order No. 42-8683



LA MIRAGE  
 6426 AMBROSIA DRIVE  
 SAN DIEGO, CA 92124  
 SS-108-02



Former  
 PTS 85448  
 CUP  
 270546

**CONSULTANT TEAM**

**ARCHITECT:**  
 WILLIAM BOOTH & ROBERT SUAREZ  
 ARCHITECTURE & PLANNING  
 P.O. BOX 4651  
 CARLSBAD, CA 92018  
 (760) 434-8474  
 (760) 434-8596 (FAX)

**ELECTRICAL CONSULTANT:**  
 WALTER D. CAMP, ELECTRICAL ENGINEER, PE  
 8211 STATION VILLAGE LANE # 1202  
 SAN DIEGO, CA. 92108  
 (619) 344-3466

**SURVEYOR:**  
 CAL YADA  
 108 BUSINESS CENTER DRIVE  
 CORONA, CA 92880  
 (951) 280-9960  
 (951) 280-9746 (FAX)

**PROJECT SUMMARY**

**APPLICANT:** CINGULAR WIRELESS  
 6925 LUSK BOULEVARD  
 SAN DIEGO, CA 92121  
 (858) 453-3388

**OWNER:** EQUITY RESIDENTIAL PROPERTY  
 MANAGEMENT GROUP  
 2 NORTH RIVERSIDE PLAZA, SUITE 400  
 CHICAGO, IL 60606

**SITE CONTACT:**  
 DAN MURPHY (619) 281-5200

**DEVELOPMENT SUMMARY:**

- INSTALLATION OF ONE ANTENNA SECTOR OF FOUR ANTENNAS. ANTENNAS SHALL BE MOUNTED BEHIND PROPOSED RF TRANSPARENT CHIMNEY LOCATED ON THE ROOF OF EXISTING BUILDING.

**LEGAL DESCRIPTION:**  
 LOT 3 OF HILLTOP, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9577, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OF FEBRUARY 26, 1980.

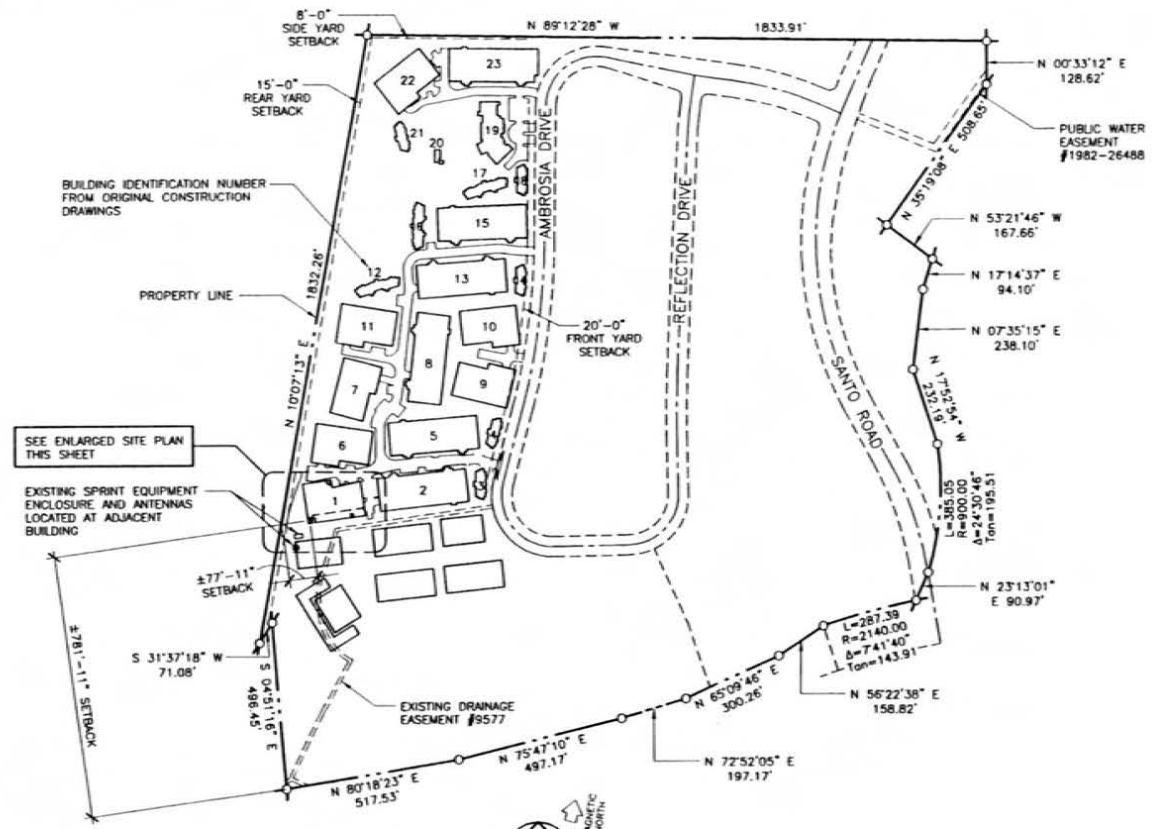
**PROJECT ADDRESS:** 6426 AMBROSIA DRIVE  
 SAN DIEGO, CA 92124

**ASSESSORS PARCEL NUMBER:** 434-020-051

**EXISTING ZONING:** RM-1-1

**TOTAL SITE AREA:** 3,256,110 SQ. FT.  
 = 74.75 ACRES

**EXISTING BUILDING OCCUPANCY AND USE:** R-1 - MULTI-FAMILY RESIDENTIAL  
 S-3 - PARKING GARAGE



**SITE PLAN**  
SCALE: 1" = 20'

License Certificate  
Standard Wireless Facility Project  
For Pre-construction (MFP)

As indicated, as issuer of a license of the property identified as:  
6426 AMBROSIA DRIVE, SAN DIEGO, CA 92124  
(Address or legal description)

undertaken, in accordance with the San Diego Municipal Code, Land Development Manual, Wireless Station Standards, this project is required to "Identify Pedestals from the Project Area" and incorporate "San Diego" and "Vertical Control" MFP's.

Results to the best of my knowledge: that the pedastals assigned by the proposed used are set as follows:

- Setbacks
- Neighborhood
- Trunk & Detail
- Coax Cabling Schedule
- PC & Coax
- Roofing & Vents
- Procedures

I will incorporate the following into the site design:

- Maximize yet accommodate overall site utilization
- Minimize interference from other existing wireless, power and other services with possible exceptions
- Protective neutral areas
- Use aerial drainage systems as opposed to land areas as configured drainage systems
- Drifts roof tops, walkways, porches and driveways into adjacent landscaping prior to planting to the public line edge to retain
- Protective retaining walls and shrubs
- Protect all single base antennas

Additional: Site will:

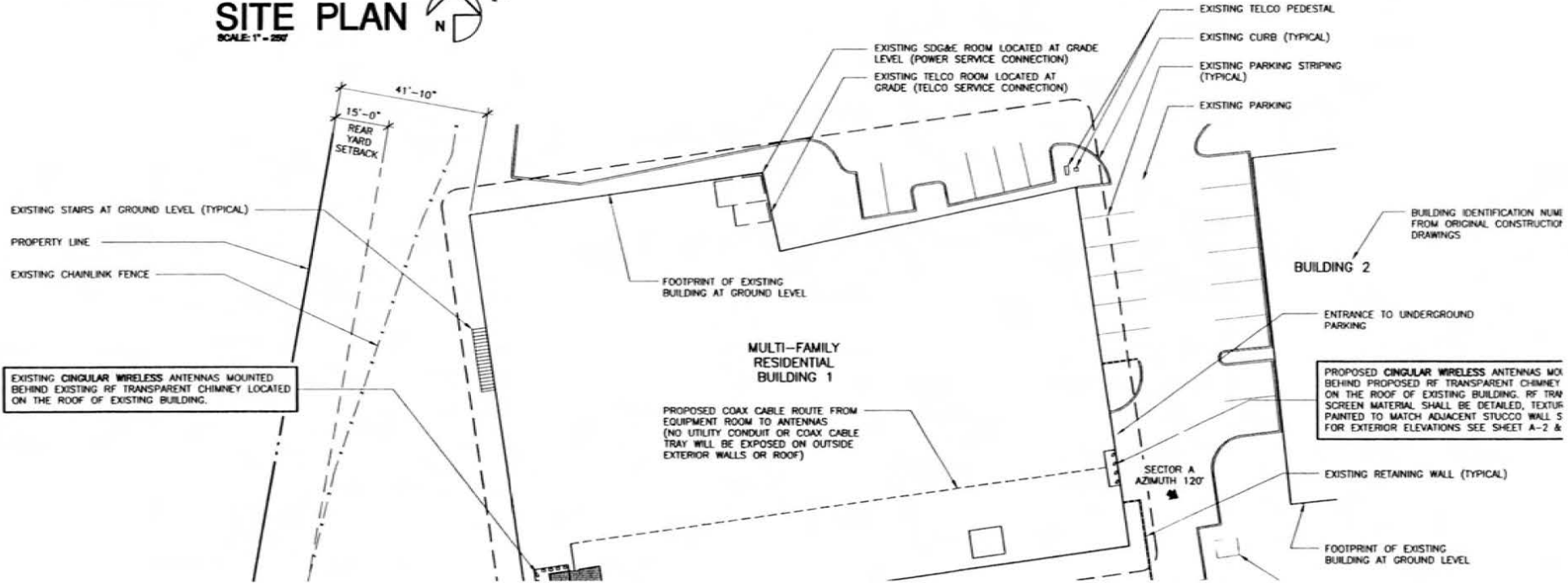
- Maximize the use of pedestals
- Use wireless equipment systems and landscape design, incorporating sun shield devices and fire protection as needed

I have reviewed the above Standard Preconstruction MFP for the location of the tower.

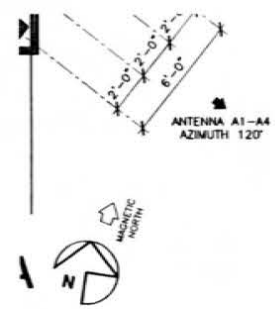
Order Number: \_\_\_\_\_ License Type: \_\_\_\_\_ Order Amount: \_\_\_\_\_

License # \_\_\_\_\_

NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT 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 STANDARD.







- ③ EXISTING TELCO AND ELECTRICAL ROUTE MOUNTED ON CEILING OF EXISTING GARAGE
- ④ OUTLINE OF EXISTING TELCO & ELECTRICAL ROOM AT GROUND LEVEL (SHOWN DASHED)
- ⑤ DIRECTION OF EXISTING ROOF SLOPE
- ⑥ OPEN TO COURTYARD
- ⑦ EXISTING CHIMNEYS
- ⑧ EXISTING BUILT-UP ROOF
- ⑨ EXISTING CINGULAR WIRELESS ANTENNAS AND TMA UNITS MOUNTED INSIDE EXISTING CHIMNEY
- ⑩ EXISTING RF TRANSPARENT CHIMNEY.
- ⑪ PROPOSED CINGULAR WIRELESS ANTENNAS AND TMA UNITS MOUNTED INSIDE NEW CHIMNEY
- ⑫ PROPOSED RF TRANSPARENT CHIMNEY. SCREEN FINISH TO MATCH EXISTING ADJACENT WALLS.
- ⑬ EXISTING ROOF TILES
- ⑭ EXISTING BUILDING PARAPET
- ⑮ PROPOSED COAX CABLE CHASE

6925 LUSK BOULEVARD  
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

**LA MIRAGE**

PROJECT NUMBER

**SS-108-02**

6426 AMBROSIA DR.  
SAN DIEGO, CA 92124  
SAN DIEGO COUNTY

DRAWING DATES

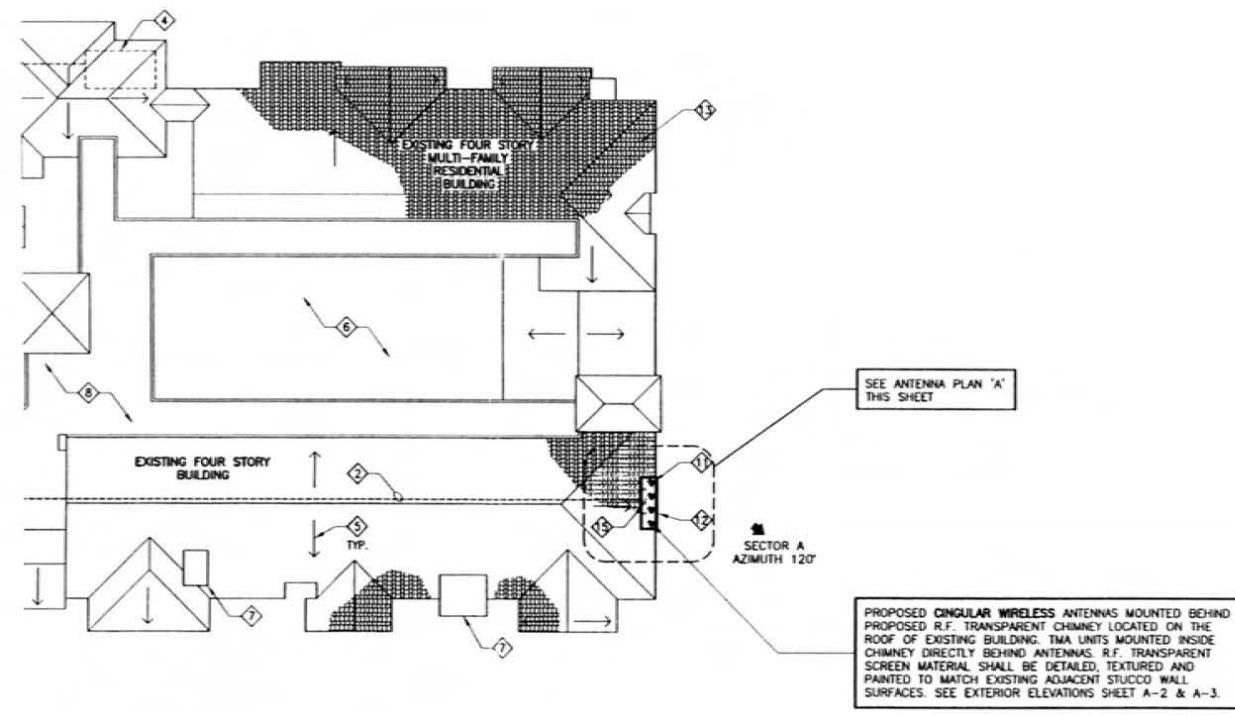
08/21/07	PRELIM 2D REVIEW (rd)
07/22/08	PLANNING COMMENTS (ao)

SHEET TITLE

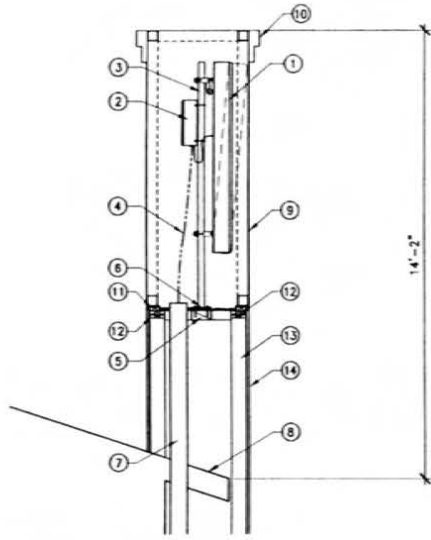
**ROOF  
&  
ANTENNA PLANS**

PROJECTS\cingular\05097zd\05097za1.dwg

**A-1**



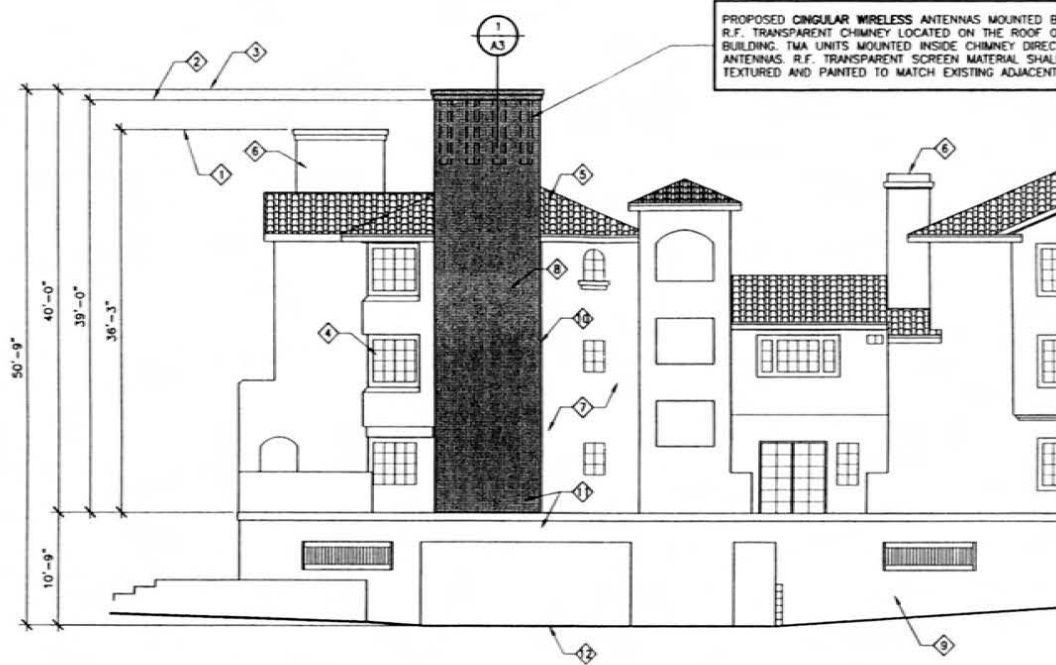
EXISTING CINGULAR WIRELESS EQUIPMENT ROOM LOCATED INSIDE PARKING GARAGE OF EXISTING BUILDING (SHOWN SHADED).



**DETAIL 1**  
SCALE: 3/8" = 1'-0"

**DETAIL NOTES:**

- |   |   |
|---|---|
| ① PROPOSED CINGULAR WIRELESS PIPE MOUNTED ANTENNA | ⑨ PROPOSED RF TRANSPARENT MATERIAL WITH STUCCO FINISH TO MATCH EXISTING ADJACENT WALLS          |
| ② PROPOSED CINGULAR WIRELESS PIPE MOUNTED TMA     | ⑩ PROPOSED RF TRANSPARENT ARCHITECTURAL FEATURE TO MATCH EXISTING                               |
| ③ PROPOSED GALVANIZED STEEL ANTENNA MOUNTING PIPE | ⑪ PROPOSED CURB   |
| ④ PROPOSED COAXIAL CABLE                          | ⑫ PROPOSED DOUBLE TOP PLATE AS REQUIRED   |
| ⑤ PROPOSED 4x BLOCKING                            | ⑬ PROPOSED 2x FRAMING AS REQUIRED   |
| ⑥ PROPOSED GALVANIZED STEEL PLATE                 | ⑭ PROPOSED STUCCO FINISH OVER METAL LATH OVER BUILDING PAPER OVER PLYWOOD SHEATHING AS REQUIRED |
| ⑦ PROPOSED PVC CONDUIT SLEEVE FOR COAXIAL CABLE   |   |
| ⑧ EXISTING BUILDING PROFILE                       |   |

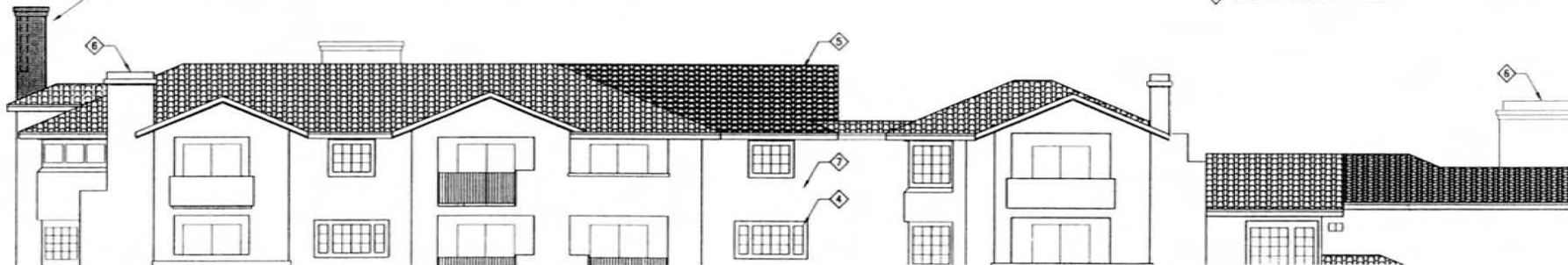


**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATION NOTES:**

- |  |
|--|
| ① TOP OF EXISTING CHIMNEY  |
| ② TOP OF PROPOSED CINGULAR WIRELESS ANTENNAS   |
| ③ TOP OF PROPOSED RF TRANSPARENT CHIMNEY   |
| ④ EXISTING WINDOWS (TYPICAL)   |
| ⑤ EXISTING ROOF TILES  |
| ⑥ EXISTING CHIMNEY   |
| ⑦ EXISTING STUCCO FINISHED WALLS   |
| ⑧ PROPOSED CHASE FOR COAX CABLE (SHOWN SHADED) PROVIDE STUCCO FINISH TO MATCH ADJACENT WALLS |
| ⑨ EXISTING BASEMENT GARAGE   |
| ⑩ EXISTING REGLET  |
| ⑪ ALIGN PROPOSED CHIMNEY WITH EXISTING BASEMENT GARAGE                                       |
| ⑫ EXISTING GRADE OR PAVING   |

PROPOSED CINGULAR WIRELESS ANTENNAS MOUNTED BEHIND PROPOSED R.F. TRANSPARENT CHIMNEY LOCATED ON THE ROOF OF EXISTING BUILDING. TMA UNITS MOUNTED INSIDE CHIMNEY DIRECTLY BEHIND ANTENNAS. R.F. TRANSPARENT SCREEN MATERIAL SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING ADJACENT WALL SURFACES.



6925 LUSK BOULEVARD  
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

**LA MIRAGE**

PROJECT NUMBER

**SS-108-02**

6426 REFLECTION DR  
SAN DIEGO, CA 92124  
SAN DIEGO COUNTY

DRAWING DATES

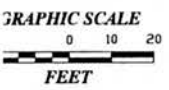
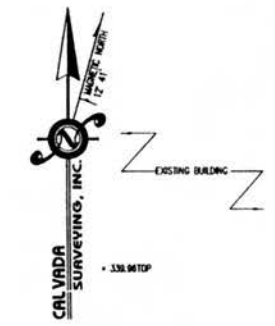
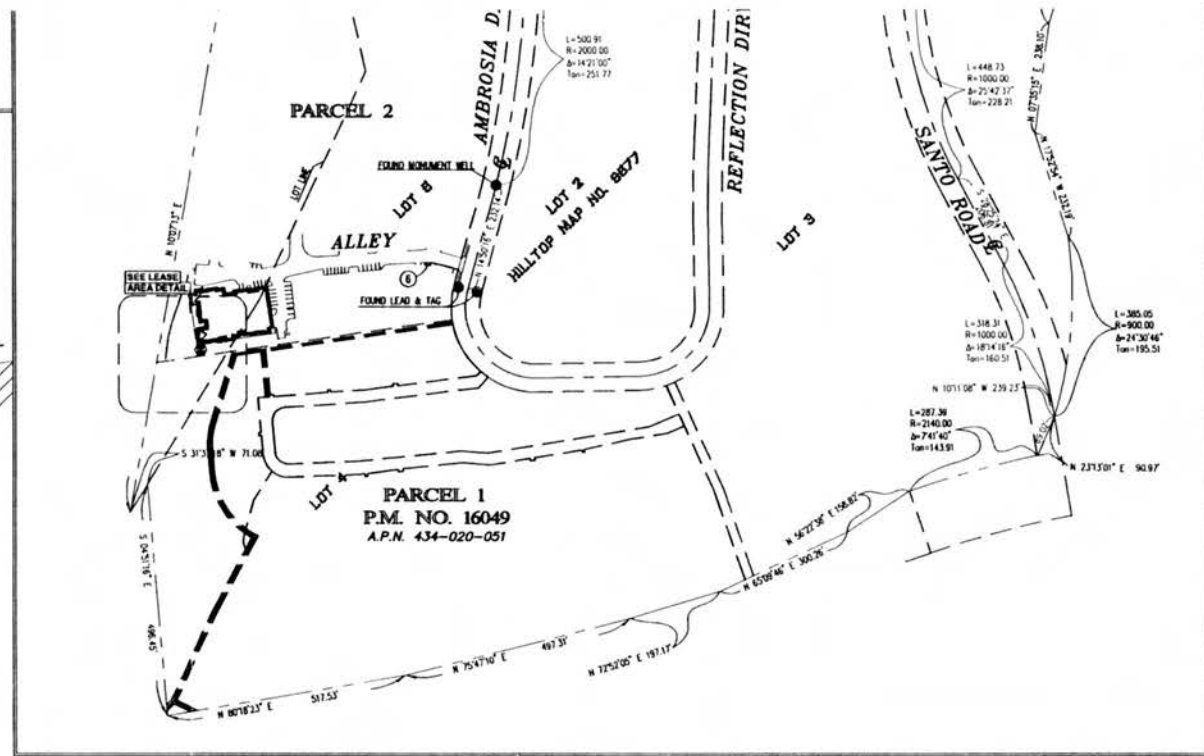
07/07/05	PRELIM SURVEY	JO/JAC
07/08/05	FINAL	JAC
07/25/05	ADD ELEVATIONS	JAC

SHEET TITLE

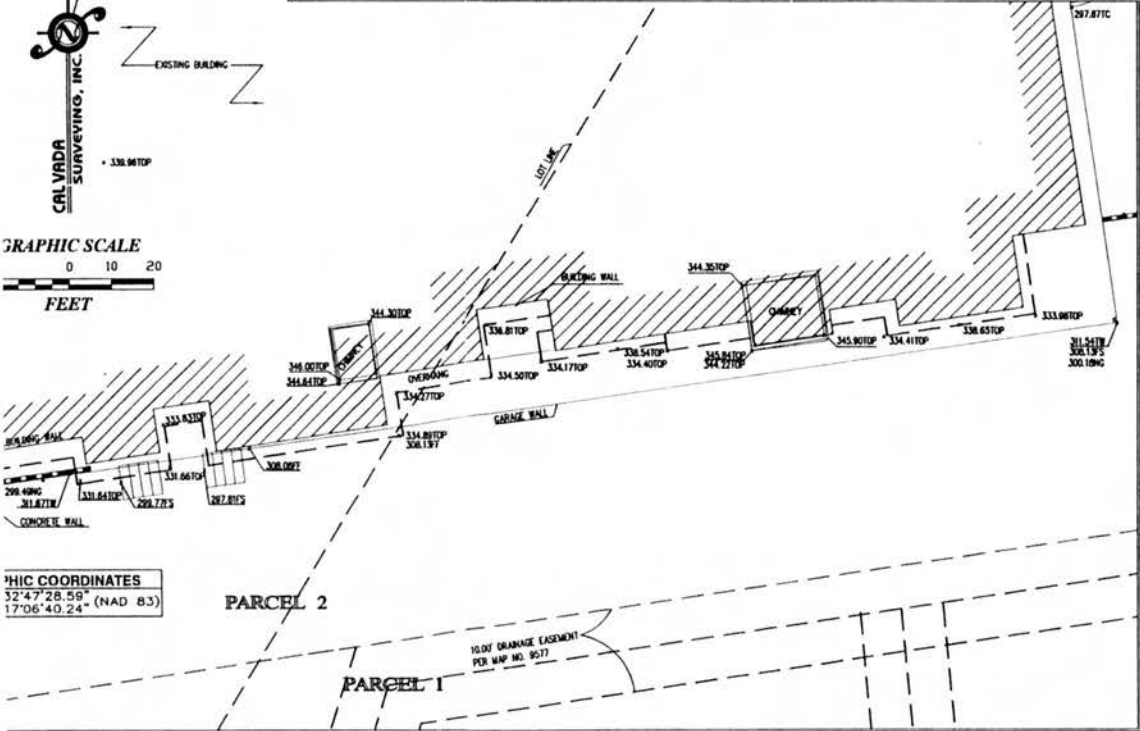
**GROUND SURVEY**

PROJECTS\cingular\05097zd\05097zC1.dwg

**C-1**



NAD 83 COORDINATES  
32°47'28.59" (NAD 83)  
17°06'40.24" (NAD 83)



**Legend**

FS	FRESH SURFACE	—○—○—	WROUGHT IRON FENCE
NG	NATURAL GROUND	—○—○—	CHAIN LINK FENCE
—	POWER POLE	TM	TEMPORARY BENCH MARK
⊙	SEWER MANHOLE	CM	WATER METER
⊙	RETAINING/BLOCK WALL	⊙	TELEPHONE MANHOLE
⊙	SURVEY CONTROL POINT	⊙	STREET LIGHT
⊙	CONCRETE PAVEMENT	⊙	PARKING LOT LIGHTING
⊙	EDGE OF PAVEMENT	⊙	ELECTRIC BOX
⊙	PALM TREE	⊙	ELECTRIC VAULT
⊙	TREE	⊙	GM
⊙	FLOWLINE	⊙	GAS METER
⊙	TOP OF CURB	⊙	GAS VAULT
⊙	RAILROAD TRACKS	⊙	STORM DRAIN
⊙	CATCH BASIN	⊙	TELEPHONE VAULT
⊙	TOP OF SLOPE	⊙	TOW
⊙	TOE OF SLOPE	⊙	TOP OF WALL
⊙	TOE	⊙	WATER VALVE
⊙	PROPERTY LINE	⊙	TOP OF PARAPET
⊙	SET BRASS TAG	⊙	RIDGE LINE
⊙	IN EPOXY	⊙	FF
⊙	ROOF AREA DRAIN	⊙	FRESH FLOOR
⊙	CELLULAR ARRAY	⊙	GEODETIC COORDINATES
⊙	ANTENNA	⊙	GRADE BREAK
⊙	WHIP ANTENNA	⊙	AC
⊙	MICROWAVE ANTENNA	⊙	AIR CONDITIONING UNIT
⊙	TELECOMMUNICATIONS	⊙	TP
⊙	MONOPOLE	⊙	TOP OF POLE
⊙	DISH ANTENNA	⊙	HP
		⊙	HIGH POINT
		⊙	LSD
		⊙	TOP OF STRUCTURE
		⊙	TE
		⊙	TRASH ENCLOSURE
		⊙	TR
		⊙	ELECTRIC TRANSFORMER
		⊙	TELEVISION ANTENNA
		⊙	FD
		⊙	FIRE HYDRANT/FIRE DEPARTMENT CONNECTION