



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 14, 2009 **REPORT NO. PC-09-040**

ATTENTION: Planning Commission, Agenda of May 21, 2009

SUBJECT: T-MOBILE REGENTS, PROJECT NO. 102315.
PROCESS 4

OWNER: Ida A. Jeffery-Boheme

APPLICANT: Omnipoint Communications, Inc. DBA T-Mobile

SUMMARY

Issue(s): Should the Planning Commission approve a Conditional Use Permit, a Site Development Permit and a Planned Development Permit for a wireless communication facility located in the backyard of a home at 4985 Monongahela Street in the Clairemont Mesa Planning area?

Staff Recommendation:

1. CERTIFY Mitigated Negative Declaration No. 102315 and ADOPT Mitigation Monitoring and Reporting Program; and
2. APPROVE CUP No. 337135; and
3. APPROVE SDP No. 584367; and
4. APPROVE PDP No. 641329.

Community Planning Group Recommendation: On March 20, 2007, the Clairemont Mesa Planning Committee voted 7-4-0 to recommend approval of the project (Attachment 10).

Environmental Review: A MITIGATED NEGATIVE DECLARATION, LDR No. 102315, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented which will reduce to a level of

insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: All costs associated with processing this project are being paid for by T-Mobile.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

This project is an application for an existing wireless communication facility (wcf) approved under CUP 95-0350-013 and expired March 19, 2006 (Attachment 9). The facility consists of two 14 foot high poles supporting two antennas each and two associated equipment cabinets situated in the back yard of a home overlooking Highway-52 in the RS-1-7 zone in the Clairemont Mesa Community Planning area (Attachments 1, 2, 3 and 5). There are single unit homes to the west and south. San Clemente Canyon is below the property to the east and north with Highway-52 beyond. This project was submitted under the previous Communication Antenna regulations (Section 141.0405 - Attachment 13) and this facility is considered major as it is located in a residential zone containing a residential use.

The original project was approved with a CUP under the previous Municipal Code, which required minimum four foot setbacks in the R-1-5 zone for the rear and side yards. With the adoption of the Land Development Code, the setbacks were amended so that the minimum rear yard is now 13-feet and the minimum side yard is 11.2-feet.

Environmentally Sensitive Lands are mapped on the property; however, the existing facility is not being proposed to be modified and the addition of landscape will not take place outside of the existing disturbed area of the lot (Attachment 5). The Multiple Habitat Planning Area (MHPA) is located just to the east and north of the property; however, no part of the existing project encroaches into the area. An MMRP has been prepared to address any potential impacts associated with adjacency issues. Additionally, the existing facility is located within the rear and side yard setbacks, which requires a PDP.

There is an existing AT&T wcf on site consisting of a 20-foot high faux palm supporting 12 antennas with associated equipment cabinets. The CUP for that facility expires on March 30, 2010 (Attachment 5).

DISCUSSION

Project Description:

T-Mobile does not propose to make any modifications to this site other than the addition of landscape to help screen the appearance of the facility from Monongahela Street and from Highway-52 below. The property is situated at the terminus of Monongahela Street on a

prominent point above Highway-52 and Interstate-5 (Attachments 1 and 5). The existing facility can be seen from both the Monongahela Street cul-de-sac and from Highway-52; however, with the addition of 24-inch box Coast Live Oaks and numerous Toyon shrubs, the visibility of the facility, in time, is anticipated to be minimal.

A PDP is necessary since the existing facility encroaches into both the side and rear yard setbacks. If T-Mobile were required to relocate their poles and cabinets out of the setbacks, they would become more visible to the cul-de-sac and would most likely require an increase in height to see over the canyon edge in order to provide the same coverage as the poles in the current location. The addition of trees and shrubs along the southeastern edge of the pad area will mitigate the visual impact of the poles from the cul-de-sac as well as from below along Highway-52.

The following Municipal Code and land use policy documents are applicable to this project:

Communication Antenna regulations (LDC Section 141.0405) – All wcf's on residential property are considered major telecommunication facilities due to the sensitive nature of the use. A major telecommunication facility must be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions. The facility is situated in the back yard of a home on a cul-de-sac and is currently visible to those driving or walking past the house on the street (Attachment 6). The addition of landscape, including Coast Live Oaks and Toyons will screen the facility from the cul-de-sac. From below, the speed of the cars along Highway-52 and the topographical difference of 200-feet aid in mitigating the visual impact of the facility.

Council Policy 600-43 – The guidelines promote the use of camouflage design techniques to minimize the visual impact to the surrounding community. Consideration of integrating the project with the existing environment through landscaping are promoted in this policy and T-Mobile is proposing to add trees and shrubs to aid in screening the wcf from both the cul-de-sac and Highway-52 below.

General Plan – The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. Again, this wcf will be screened by the landscape proposed with this project.

Environmental Analysis:

A Mitigated Negative Declaration was prepared for this project to address potential significant environmental effects related to Land Use/Multiple Species Conservation Program (MSCP). The project site borders the Multi-Habitat Planning Area (MHPA) on the north and east, however, there are no impacts to the area proposed with this project (Attachment 5). Mitigation measures require that T-Mobile address MHPA adjacency issues and monitor construction activities during and outside of the California Gnatcatcher breeding season. Implementation of these measures will ensure that any potential impact to the MHPA will be reduced to below a level of significance.

Project-Related Issues:

The existing wcf is located within the side and rear yard setbacks. The original CUP approval was granted in 1996 under the previous Municipal Code (Attachment 13). The zone at the time was R-1-5, which required 4-foot minimum side and rear yard setbacks. With the adoption of the Land Development Code, the zone was changed to RS-1-7 and the corresponding setbacks were also changed. The rear yard setback is now 13-feet resulting in all but the southern most pole located in the setback. The side yard setback is now 11.2 feet resulting in the entire wcf located within the setback (Attachment 5). As it exists, the facility is very visible to the cul-de-sac. If the wcf were relocated out of the setbacks, it would be moved closer to the cul-de-sac, most likely requiring the facility to increase in height to “see” over the canyon edge and provide the same coverage that the facility currently provides.

This half acre property is located on a prominent mesa top above Highway-52 at the end of a cul-de-sac. The actual facility is situated on the most northeastern part of the lot, which is the furthest point from any adjacent residential uses.

The addition of Coast Live Oaks and Toyons will provide the necessary screening of the poles from the cul-de-sac, as well as from Highway-52 below the property. Staff believes that maintaining the two 14-foot high poles in their current location with the additional landscaping, meets the intent and purpose of the Communication Antenna regulations.

Conclusion:

Staff has reviewed the proposed project and has determined the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the RS-1-7 zone, the Communication Antenna Regulations and Environmentally Sensitive Lands. The required findings have been made (Attachment 8) to support staff’s recommendation. Therefore, staff recommends the Planning Commission approve Conditional Use Permit No. 337135, Site Development Permit no. 584367 and PDP No. 641329.

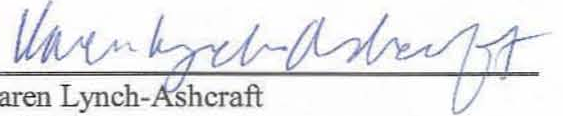
ALTERNATIVE

1. Approve CUP No. 337135, SDP No. 584367 and PDP No. 641329 with modifications.
2. Deny CUP No. 337135, SDP No. 584367 and PDP No. 641329, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Karen Lynch-Ashcraft
Project Manager
Development Services Department

BROUGHTON/kla

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Photographs
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Copy of Recorded Permit (CUP No. 95-0350-013)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Section 141.0405, Communication Antennas

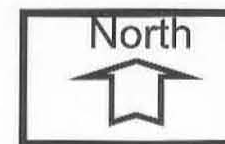
Rev 01-04-07/rh



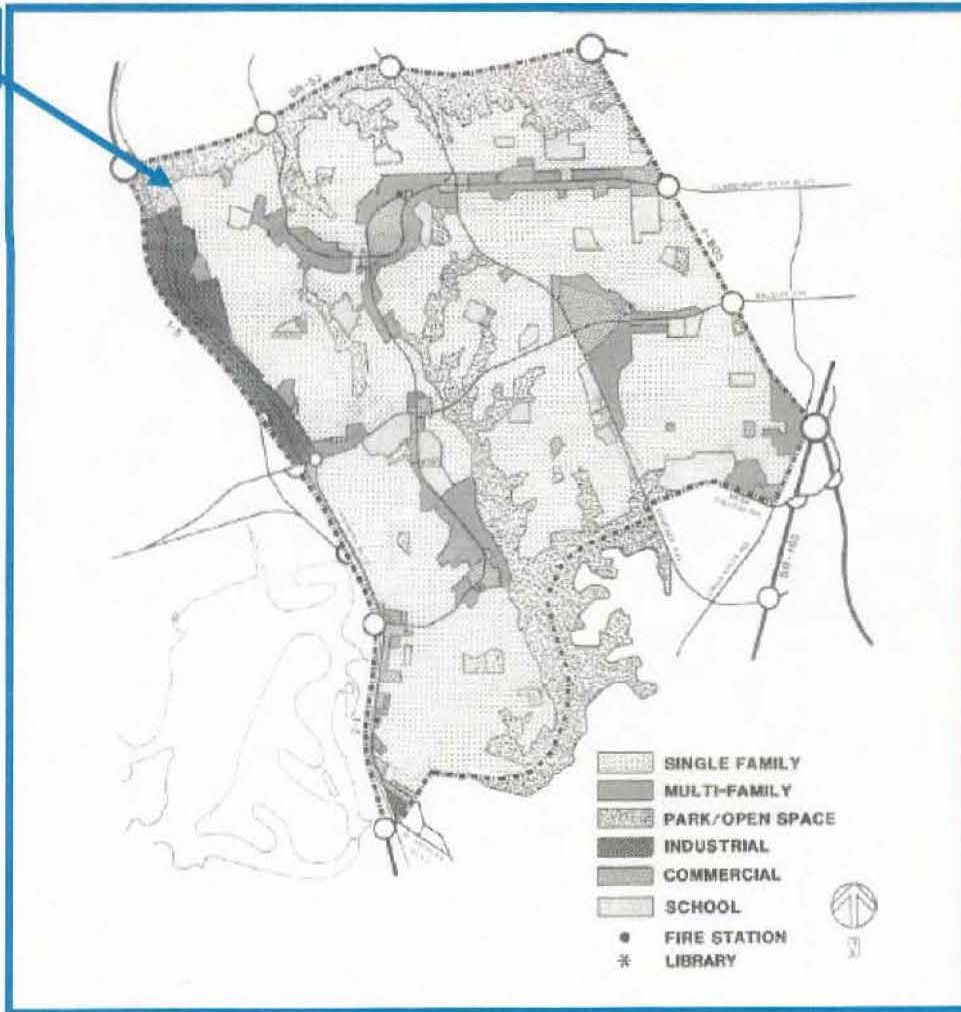
Aerial Photo

T-MOBILE- REGENTS PROJECT NUMBER 102315

4985 MONONGAHELA STREET



PROJECT SITE

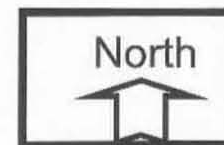


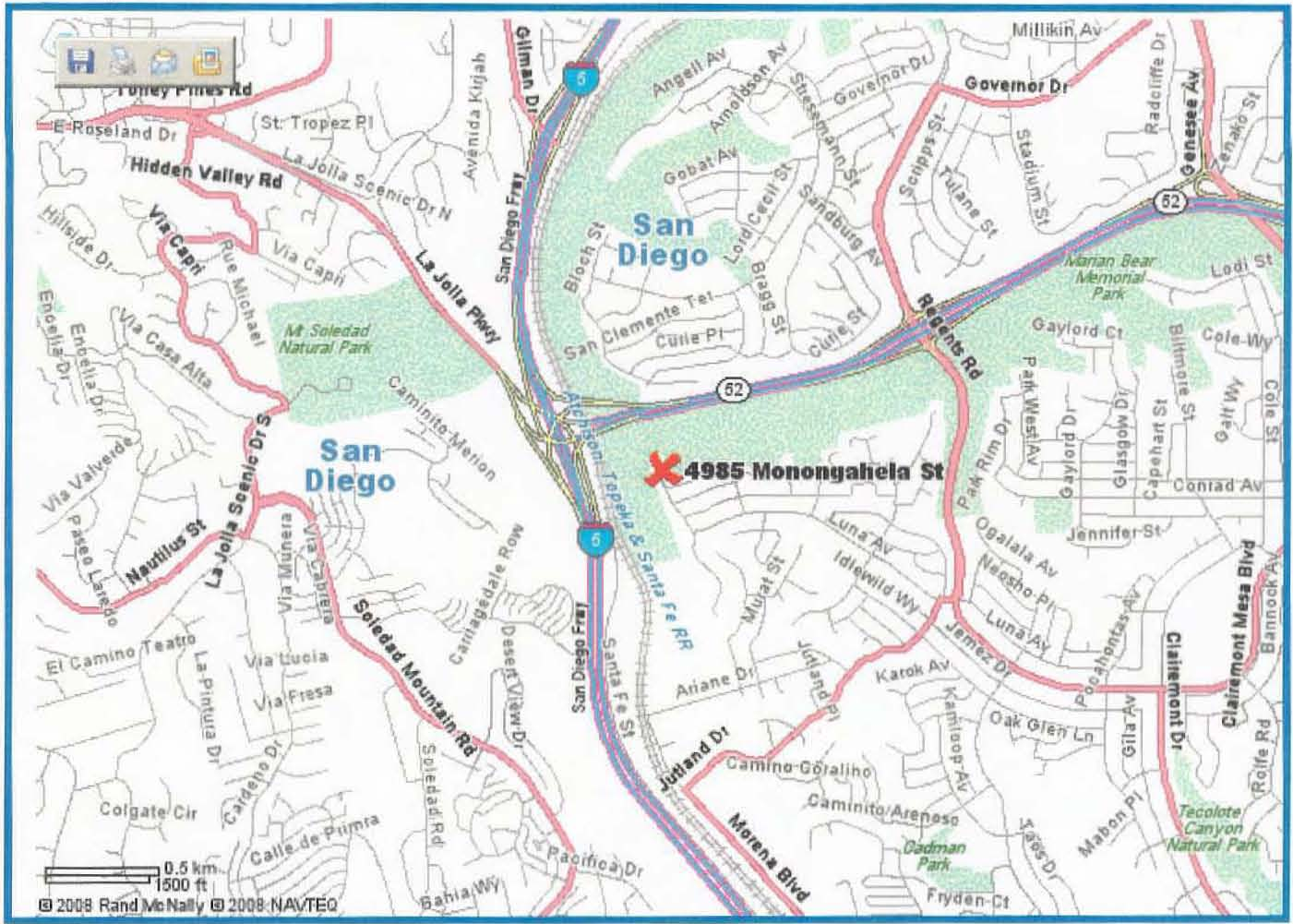
CLAIREMONT MESA COMMUNITY PLAN MAP



T-MOBILE – REGENTS – PROJECT NUMBER 102315

4985 MONONGAHELA STREET

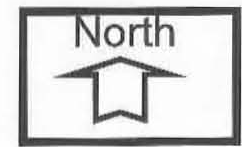




Project Location Map

T-MOBILE – REGENTS– PROJECT NUMBER 102315

4985 MONONGAHELA STREET



PROJECT DATA SHEET

PROJECT NAME:	T-Mobile -- Regents
PROJECT DESCRIPTION:	A wireless communication facility consisting of two 14-foot high poles supporting two antennas each and associated equipment cabinets.
COMMUNITY PLAN AREA:	Clairemont Mesa
DISCRETIONARY ACTIONS:	Conditional Use Permit/Site Development Permit/Planned Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Single-Family Residential

ZONING INFORMATION:

ZONE: RS-1-7

HEIGHT LIMIT: 30-Foot maximum height limit.

LOT SIZE: 5,000 square-foot minimum lot size.

FRONT SETBACK: 15 feet.

SIDE SETBACK: 11.2 feet.

REAR SETBACK: 13 feet.

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Park/Open Space; OP-1-1.	Park/Open Space
SOUTH:	Single-Family Residential; RS-1-7.	Single Unit Residential
EAST:	Park/Open Space;	Park/Open Space

No.	Revision / Issue	Date
J	Client Comments	2-4-08
K	Client Comments	5-3-08
L	Client Comments	8-3-08

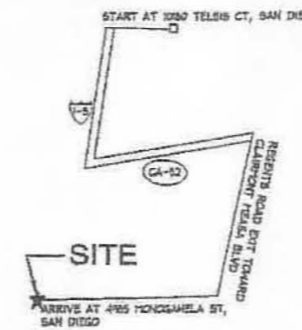
No.	Revision / Issue	Date
A	Issued For Review	2-13-08
B	Client Comments	3-21-08
C	Client Comments	4-18-08
D	Client Comments	11-07-08
E	Client Comments	1-23-09
F	Client Comments	2-05-09
G	Client Comments	5-3-09
H	Client Comments	6-04-09
I	Client Comments	1-17-10



T-Mobile

REGENTS JEFFREYS RESIDENCE
4985 MONONGALHELA STREET, SAN DIEGO, CA 92117
SD06068

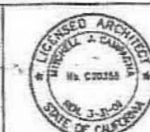
DIRECTIONS TO SITE
 START AT 1030 TELESIS CT, SAN DIEGO
 TURN RIGHT ON LUSK BLVD
 TURN RIGHT ON VISTA SORRENTO PKY
 TURN LEFT ON SORRENTO VALLEY BLVD
 TURN RIGHT ON SCORSELLE ST
 TURN LEFT ON I-5 SOUTH
 TAKE EXIT 16A ONTO CA-52 EAST TOWARD SAN CLEMENTE CYN
 TAKE THE REGENTS ROAD EXIT TOWARD CLAIRBORNE MESA BLVD
 TURN RIGHT ON LUNA AVE
 TURN RIGHT ON MONONGALHELA ST
 ARRIVE AT 4985 MONONGALHELA ST, SAN DIEGO



RF INITIALS: _____ DATE: _____
 ZONING/PLANNING INITIALS: _____ DATE: _____
 ARCHITECT INITIALS: _____ DATE: _____
 CONSTRUCTION INITIALS: _____ DATE: _____
 SITE ACQUISITION INITIALS: _____ DATE: _____
 LANDLORD INITIALS: _____ DATE: _____

ACCESSIBILITY DISCLAIMER
 THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT STATEMENT
 I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 4 OF THE CALIFORNIA STATE CODE.



DIRECTIONS TO SITE **VICINITY MAP** **CLIENT APPROVALS** **TITLE 24 COMPLIANCE**

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
 1. CALIFORNIA BUILDING CODE - 2007 (PART 2 OF TITLE 24)
 2. CALIFORNIA PLUMBING CODE - 2007 (PART 3 OF TITLE 24)
 3. CALIFORNIA MECHANICAL CODE - 2007 (PART 4 OF TITLE 24)
 4. CALIFORNIA ELECTRICAL CODE - 2007 (PART 5 OF TITLE 24)
 5. CALIFORNIA FIRE CODE - 2007 (PART 9 OF TITLE 24)
 6. CALIFORNIA FIRST CODE - 2007 (PART 9 OF TITLE 24)
 7. LIFE SAFETY CODE - H.F.P.A. 801 - 1985 & 1995
 8. NATIONAL COUNCIL ON RADIATION PROTECTION AND MEASUREMENTS #54
 9. RULES AND REGULATIONS OF PRIVATE AND PUBLIC UTILITIES AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 10. AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
 11. FEDERAL SPECIFICATIONS (FED. SPEC.)
 12. UNDERWRITERS LABORATORIES
 13. NATIONAL FIREPROTECTION ASSOCIATION (NFPA) (AS ADOPTED BY THE STATE AGENCIES)

SITE NAME: REGENTS JEFFREYS RESIDENCE
SITE NUMBER: SD06068
SITE ADDRESS: 4985 MONONGALHELA STREET, SAN DIEGO, CA 92117
OWNER: IDA JEFFREYS
 4985 MONONGALHELA STREET, SAN DIEGO, CA 92117
 (416) 273-0944
APPLICANT: T-MOBILE
 1030 TELESIS CT #333, SAN DIEGO, CA 92101

TELECOMMUNICATION CARRIERS: ATT/CARRIER IS CURRENTLY LOCATED AT THIS SITE.
ASSESSOR'S PARCEL NUMBER: 355-811-22
CURRENT ZONING: RS-1-7
PROCESS: NFP SPRINKLERED BLDG.

(E) BLDG. OCCUPANCY: R-1
(E) TYPE OF CONSTRUCTION: V-1R
(E) T-MOBILE OCCUPANCY: B
(E) TYPE OF CONSTRUCTION: V-N

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT
 REMOVAL OF CUP 18-0365 CONSISTING OF AN UNOCCUPIED, DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY. THIS FACILITY CONSISTS 50 S.F. OF LEASE AREA W/ 2 OUTDOOR BTS CABINETS AND FOUR EXISTING DIRECTIONAL ANTENNAS MOUNTED TO MONOPOLES.

OPERATING FREQUENCIES: TRANSMIT: 1920-1930MHz
 RECEIVE: 1930-1940MHz
 ERP: -
LATITUDE: 32° 50' 10" N
LONGITUDE: 117° 14' 04" W

ARCHITECTS & ENGINEERS:
 MITCHELL J. ARCHITECTURE
 4043 ROMBON COURT, SUITE N
 SAN DIEGO, CA 92111
 TEL: (619) 550-9152
 FAX: (619) 450-9140
CONTACT: ART BROWN (PROJECT MANAGER)

PLANNING:
 PLANGUY, INC.
 502 STATE PLACE
 ESCONDIDO, CA 92029
CONTACT: KRISTAL PATTERSON
 TEL: (760) 735-8703
 FAX: (760) 735-4913

LANDSCAPE ARCHITECT:
 DARSON DESIGN ASSOCIATES, INC.
 304 MOUNT LA PLATTA DRIVE
 SAN DIEGO, CA 92117
 TEL: (619) 541-2077
 FAX: (619) 541-2078
CONTACT: DANIEL CURRIGHAM

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & ANTENNA LAYOUT
A-201	EXTERIOR ELEVATIONS
D-501	ANTENNA DETAILS
L-101	LANDSCAPE INVENTORY
L-102	IRRIGATION PLAN
L-103	PLANTING PLAN
L-104	BRUSH MANAGEMENT PLAN

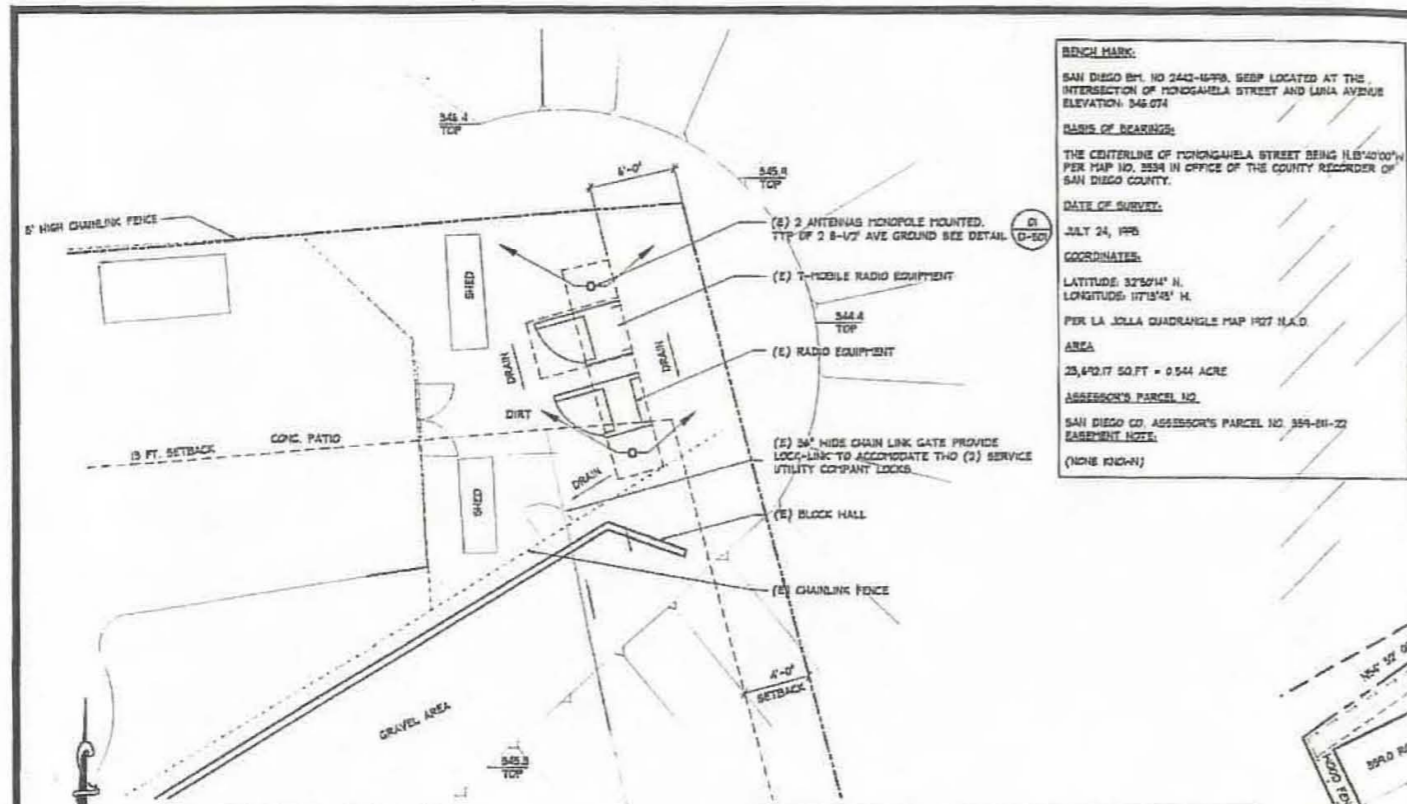
PTS# 102315
 42-7972

APPLICABLE CODES **PROJECT SUMMARY** **CONSULTANT TEAM** **SHEET INDEX**

G-001

No.	Revision / Issue	Date
J	Client Comments	2-4-08
K	Client Comments	6-5-08
L	Client Comments	8-5-08

No.	Revision / Issue	Date
A	Issued For Review	2-13-06
B	Client Comments	3-21-06
C	Client Comments	4-18-06
D	Client Comments	11-07-06
E	Client Comments	1-23-07
F	Client Comments	2-06-07
G	Client Comments	3-14-07
H	Client Comments	6-04-07
I	Client Comments	1-17-08



BENCH MARK:
SAN DIEGO BM. NO. 2442-1478, BEEP LOCATED AT THE INTERSECTION OF MONONGAMELA STREET AND LINA AVENUE ELEVATION: 246.074

BASIS OF BEARINGS:
THE CENTERLINE OF MONONGAMELA STREET BEING N15°40'00" W PER MAP NO. 3534 IN OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

DATE OF SURVEY:
JULY 24, 1998

COORDINATES:
LATITUDE: 32°50'4" N.
LONGITUDE: 117°15'42" W.
PER LA JOLLA QUADRANGLE MAP 1927 N.A.C.D.

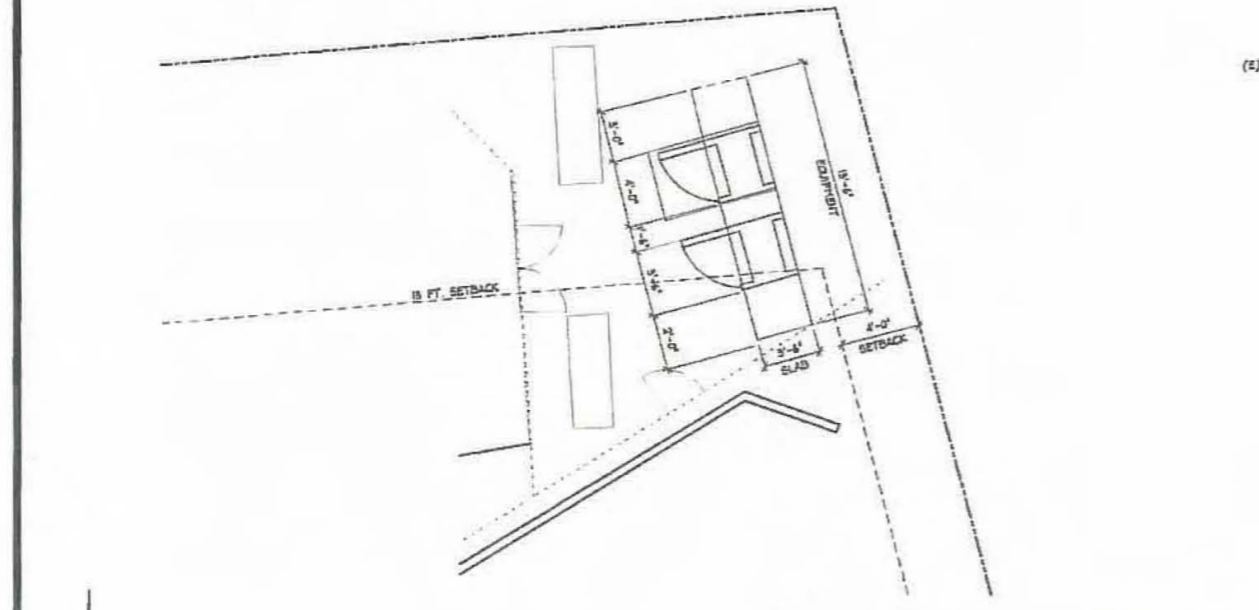
AREA:
25,492.17 SQ. FT. = 0.584 ACRE

ASSESSOR'S PARCEL NO.
SAN DIEGO CO. ASSESSOR'S PARCEL NO. 354-011-22

BASEMENT NOTE:
(NONE KNOWN)

NOTE:

1. LIGHTING SHOULD BE DIRECTED AWAY FROM THE MHPA, AND SHIELDED IF NECESSARY.
2. DRAINAGE TO BE DIRECTED AWAY FROM MHPA.



LEGAL DESCRIPTION:
LOT 131 GLEN OAKS HEIGHTS UNIT NO. 2 ANNEX, IN CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



Site Plan & Antenna Layout
Mobile
architectur Mitchell J architecture
 REGENT'S JEFFERYS RESIDENCE
 10180 TELLSIS CT #233
 SAN DIEGO, CA 92131
 619.451.1100 (fax) / 619.593.1100 (cell)
 4800 LA JOLLA VILLAGE CENTER
 SAN DIEGO, CA 92131
 619.451.1100 (cell)

LICENSED ARCHITECT
 MICHAEL J. MITCHELL
 No. C20325
 STATE OF CALIFORNIA

Project: 06103.03
 Date: 02-13-06
 Drawn by: JJB
 Check by: mjmc
 Scale: AS SHOWN
 Mitchell J. Architecture
A-101

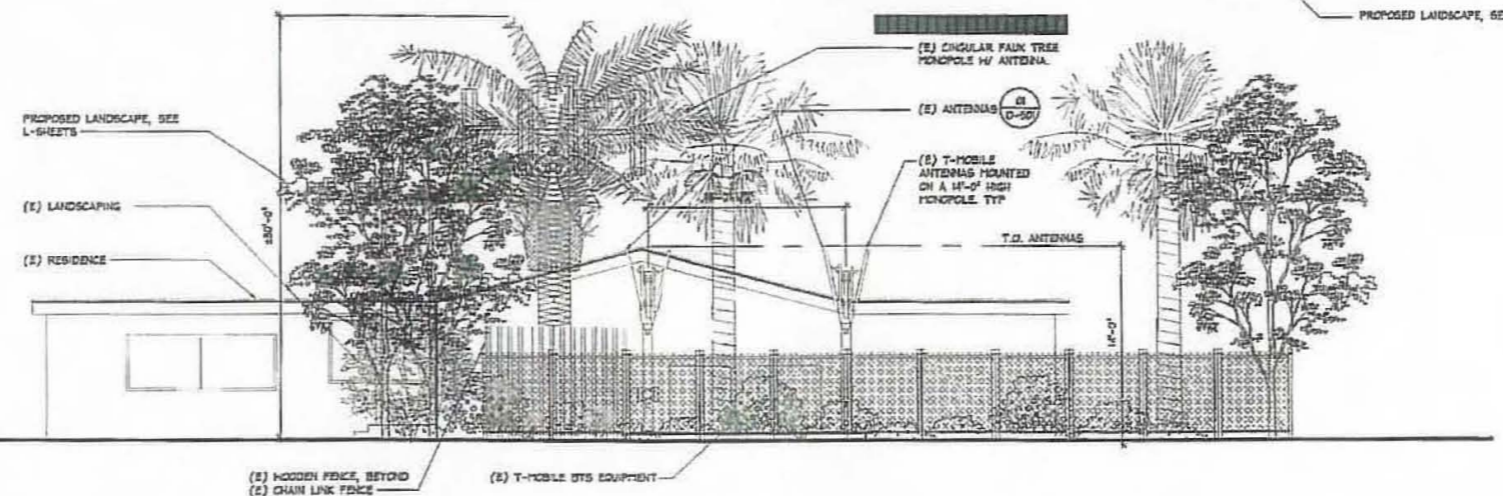
01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



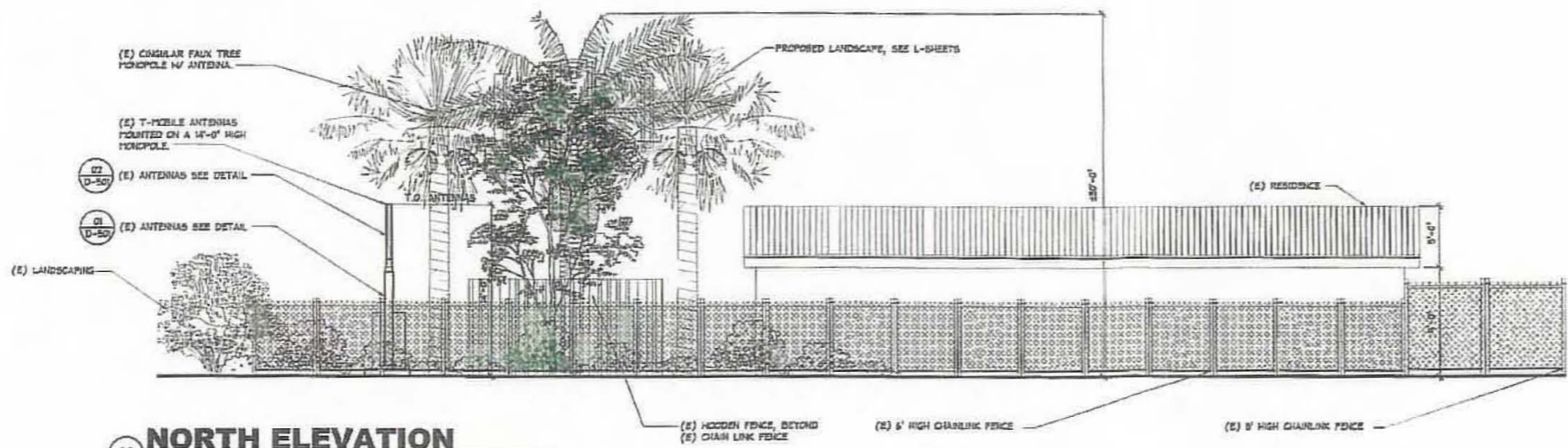
No.	Revision / Item	Date
J	Client Comments	2-3-08
K	Client Comments	5-5-08
L	Client Comments	8-5-08

No.	Revision / Item	Date
A	Initial Peer Review	2-13-06
B	Client Comments	1-21-06
C	Client Comments	4-18-06
D	Client Comments	11-01-06
E	Client Comments	1-23-07
F	Client Comments	3-06-07
G	Client Comments	5-3-07
H	Client Comments	6-04-07
I	Client Comments	1-17-08

02 EAST ELEVATION
SCALE: 1/4" = 1'-0"



03 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Exterior Elevations
 MICHAEL J. ARCHITECTURE, INC.
 10180 TELLEPS CT #333
 SAN DIEGO, CA 92121
 (619) 444-1111
 www.mitchellj.com

Mitchell J. Architecture
 REGENT'S JEFFERYS RESIDENCE
 4985 MONOGAMELA STREET
 SAN DIEGO, CA 92117



Project: 06103.03
 Date: 02-13-06
 Drawn by: ddb
 Checked by: mjc
 Scale: 1/8" = 1'-0"

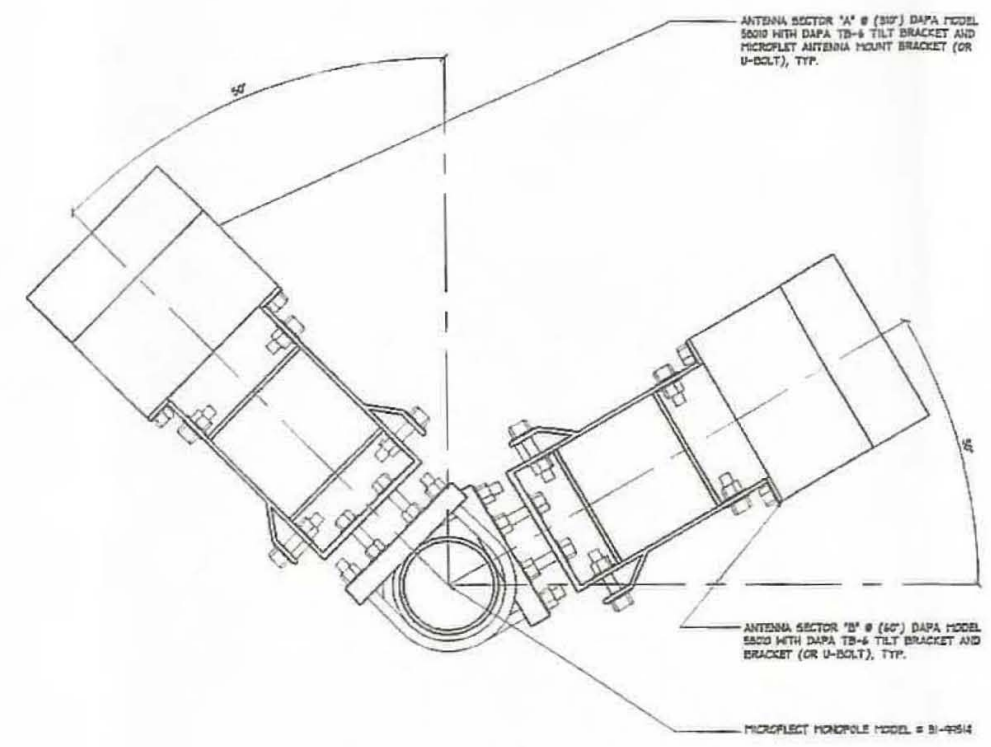
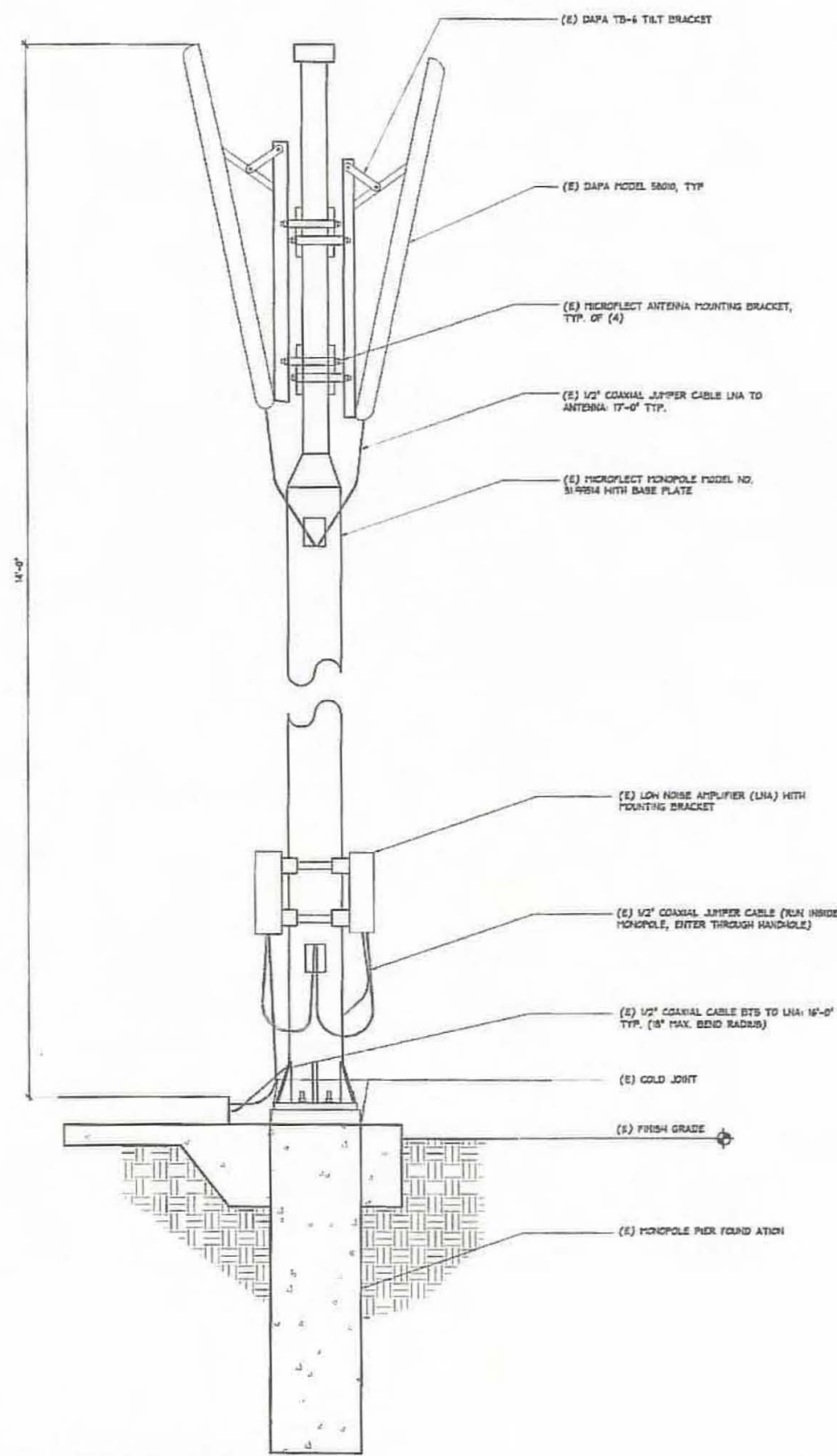
A-201

Plan Check No:

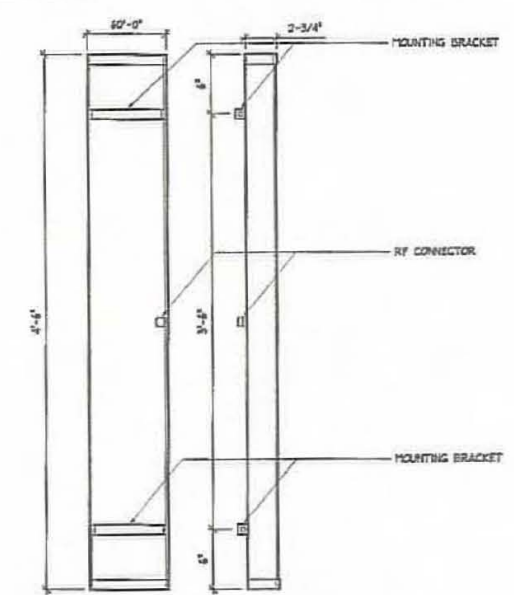
No.	Revision / Issue	Date
J	Client Comments	2-4-08
K	Client Comments	6-5-08
L	Client Comments	8-8-08

NOTE:
MONOPOLE, PANEL ANTENNAS AND ALL EQUIPMENT TO BE PAINTED TO MATCH (E) SURROUNDINGS

No.	Revision / Issue	Date
A	Issued For Bidding	2-12-06
B	Client Comments	3-21-06
C	Client Comments	4-18-06
D	Client Comments	11-07-06
E	Client Comments	1-23-07
F	Client Comments	2-06-07
G	Client Comments	5-1-07
H	Client Comments	6-04-07
I	Client Comments	1-17-08



01 **PLAN**
SCALE: 1" = 1'-0"



03 **EMS ANTENNA DETAIL**
SCALE: 1-1/2" = 1'-0"

02 **MONOPOLE DETAIL**
SCALE: 1/2" = 1'-0"

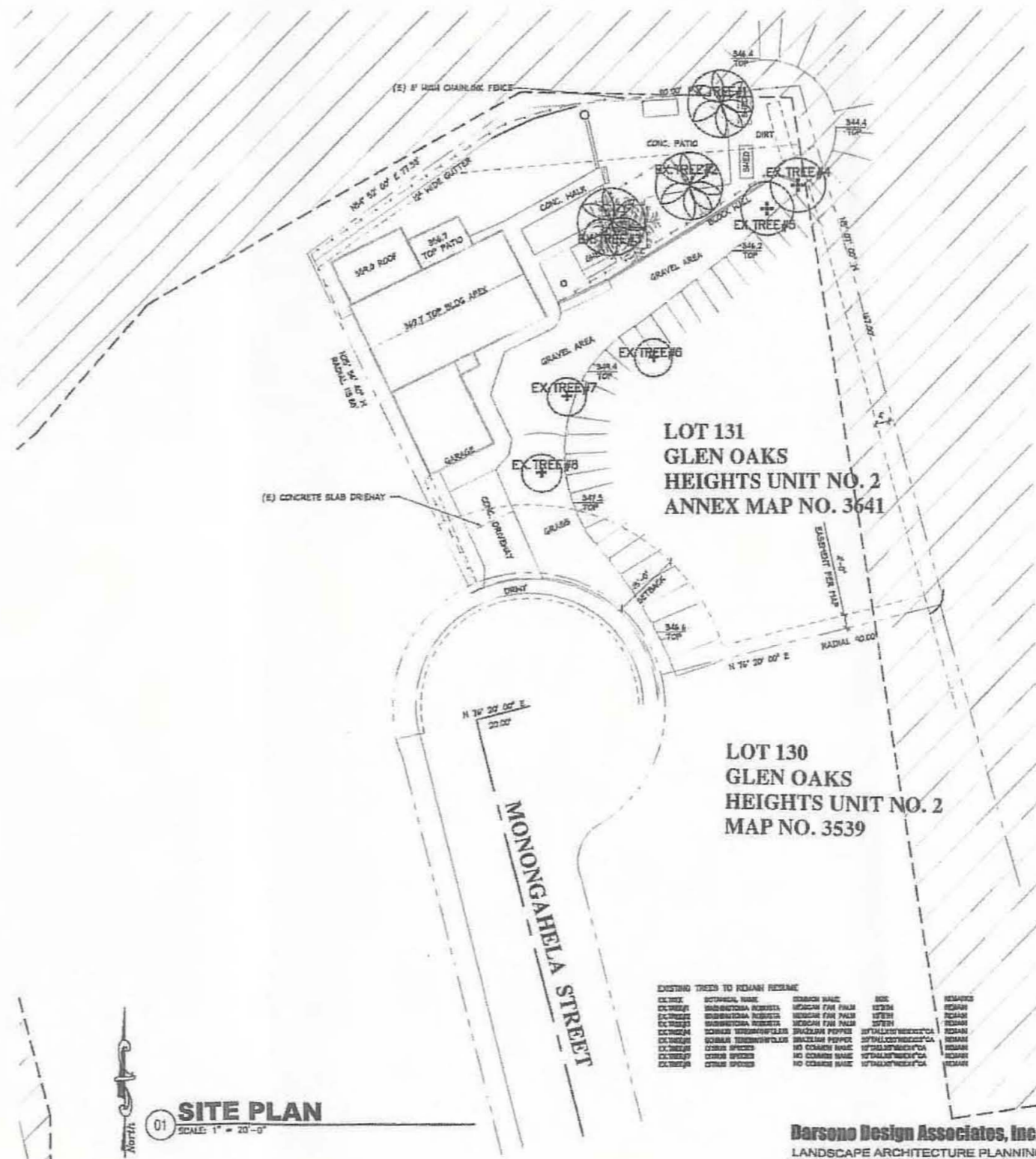
ANTENNA DETAIL
 REGENT'S JEFFREY'S RESIDENCE
 3985 MONTEBELLA STREET
 SAN DIEGO, CA 92117
T-Mobile
 10180 TELLSIS CT #313
 SAN DIEGO, CA 92121
archiclcure Mitchell J. Architecture



Project	06103.03
Date	02-13-06
Drawn by	dlb
Checked by	mjc
Scale	1/8" = 1'-0"

D-501

Plan Check No:



SITE PLAN
SCALE: 1" = 20'-0"

EXISTING TREES TO REMAIN

EX TREE #	SPECIES	DBH (IN)	HT (FT)	HEALTH	REMARKS
EX TREE #1	MONSIEUR	12"	15'	GOOD	REMAIN
EX TREE #2	MONSIEUR	12"	15'	GOOD	REMAIN
EX TREE #3	MONSIEUR	12"	15'	GOOD	REMAIN
EX TREE #4	MONSIEUR	12"	15'	GOOD	REMAIN
EX TREE #5	MONSIEUR	12"	15'	GOOD	REMAIN
EX TREE #6	MONSIEUR	12"	15'	GOOD	REMAIN
EX TREE #7	MONSIEUR	12"	15'	GOOD	REMAIN
EX TREE #8	MONSIEUR	12"	15'	GOOD	REMAIN

Barsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
5514 MOUNT LA PLATA DRIVE SAN DIEGO, CA 92117
PHONE (619) 641-2007 FAX (619) 641-2008

No.	Revision / Date	Date
A	Issued For Review	2-13-06
B	Client Comments	3-21-06
C	Client Comments	4-12-06
D	Client Comments	11-07-06
E	Client Comments	1-23-07
F	Client Comments	2-06-07
G	Client Comments	5-3-07

Existing Tree Inventory
 REGENTS JEFFERY'S RESIDENCE
 4983 MONOGAHELA STREET
 SAN DIEGO, CA 92117
 MICHELL J. ARCHITECTURE, INC.
 4933 BARNES COURT, SUITE 1
 SAN DIEGO, CA 92111 / MARCH 10, 2007
 MICHELL J. ARCHITECTURE, INC.
 4933 BARNES COURT, SUITE 1
 SAN DIEGO, CA 92111 / MARCH 10, 2007
T-Mobile
 10180 TELLSIS CT #233
 SAN DIEGO, CA 92121
architectur **Michell J.** **architectur**



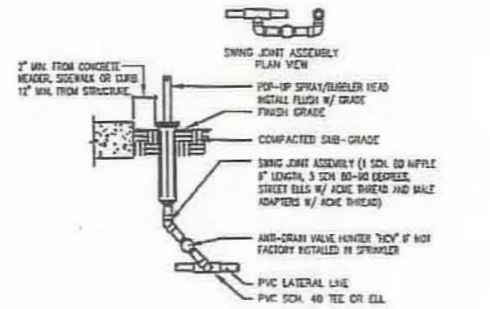
Project	06103.03
Date	02-13-06
Drawn by	barsono
Checked by	mjr
Scale	AS SHOWN

L-101

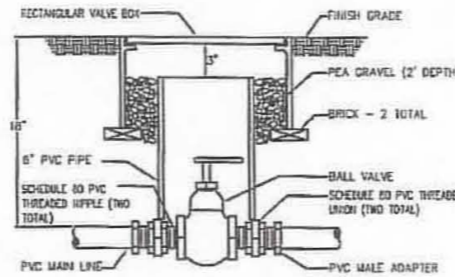
Plan Check No:

IRRIGATION SPECIFICATIONS:

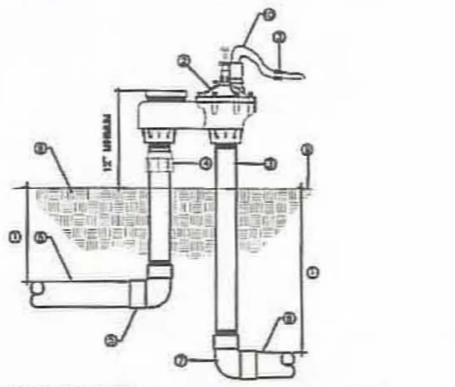
- ALL IRRIGATION MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- IRRIGATION PLAN IS DIAGRAMATIC ONLY.
- CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL EXISTING SITE CONDITIONS.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF THE WALKWAYS, WALLS, STREETS AND DRIVES.
- AS A MINIMUM, ALL IRRIGATION HEADS LOCATED ADJACENT TO WALKWAYS, STREETS AND DRIVES SHALL BE INSTALLED ON POP-UP BODIES.
- WHEN THE IRRIGATION SYSTEMS ARE COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER/DEVELOPER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT, SHALL PERFORM A TEST OF COVERAGE OF WATER AFFORDED THE PLANTING AREAS TO ENSURE THAT IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
- PRIOR TO BURYING IRRIGATION LINES:
 - ALL MAINLINE IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 150 PSI FOR A PERIOD OF FOUR (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
 - ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR.
 - THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18) INCHES DEEP, AND ALL LATERAL LINES SHALL BE BURIED TWELVE (12) INCHES DEEP. DEPTH FOR BOTH MAINLINE AND LATERAL LINES, WHEN PASSING UNDER FUTURE DRIVES, SHALL BE BURIED THIRTY (30) INCHES DEEP INSIDE SCHEDULE 40 SLEEVES TWICE THE DIAMETER OF THE SLEEVED LINE.
- MAIN LINES: ALL PIPING UNDER CONSTANT PRESSURE BETWEEN WATER METER AND DR SUPPLY SYSTEM AND CONTROL VALVES AS PER LOCAL CODE OR SHALL BE PVC SCHEDULE 40 OR CLASS 315 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.
- LATERAL LINES: ALL PIPING UNDER INTERMITTENT PRESSURE, DOWN STREAM OR CONTROL VALVES SHALL BE RIGID PVC 1120, SDR 21 OR CLASS 200 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.
- ALL PLASTIC FITTINGS SHALL BE RIGID POLYVINYL CHLORIDE, STANDARD SCHEDULE 40 TYPE 1 AND 1L. ALL RISERS AND NIPPLES SHALL BE REAMED SCHEDULE 80 PVC.
- ALL REMOTE CONTROL VALVES SHALL BE INSTALLED 18" FROM THE TOP OR TOE OF SLOPE A MINIMUM OF 18" ABOVE THE HIGHEST SPRINKLER HEAD ON THE SERVICED SYSTEM. BALL VALVES SHALL BE INSTALLED IN TEN (10) INCH ROUND VALVE BOXES WITH PEA GRAVEL BENEATH THE VALVE, SEE DETAIL.
- ALL WIRE SHALL BE ANTI-UP DIRECT BURIAL TYPE, AND ALL CONNECTIONS SHALL BE MADE WITH "PEN-TITE" CONNECTORS OR APPROVED EQUAL SPLICES ARE NOT ACCEPTABLE. TWO (2) ADDITIONAL WIRES SHALL BE RUN FROM THE CONTROLLER/S TO THE LAST VALVE ON THE MAINLINE. AN ADDITIONAL TWO (2) WIRES SHALL BE RUN FOR EACH SPLIT IN THE MAINLINE.
- ALL WIRE SHALL BE BUNDLED AND PLACED BENEATH THE MAINLINE AND TAPED AT INTERVALS OF TEN (10) FEET. ALL WIRE SHALL BE SLEEVED SEPARATELY WHEN PASSING UNDER PAVED AREAS. SLEEVES SHALL BE TWICE THE DIAMETER OF THE BUNDLED WIRE OR A MINIMUM OF FOUR (4) INCHES IN DIAMETER.
- ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40, A MINIMUM OF 2" TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS.
- AUTOMATIC CONTROLLER/S ARE TO BE WALL MOUNTED OUTSIDE BUILDING AREA. A 120 VOLT RECEPTICAL SHALL BE PROVIDED BY THE OWNER/DEVELOPER. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DIRECTIONS. VERIFY EXACT LOCATION OF THE CONTROLLER INSTALLATION WITH OWNER PRIOR TO FINAL CONNECTION.
- ALL IRRIGATION LINES AND APPURTENANCES, WITH THE EXCEPTION OF IRRIGATION LATERALS AND HEADS PROVIDING IRRIGATION OF AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
- CHECK VALVES SHALL BE INSTALLED AS NECESSARY TO PREVENT DRAINAGE OF THE VARIOUS LATERAL SYSTEMS FROM OCCURRING AT THE HEADS OF LOWEST ELEVATION. NO MORE THAN TWELVE (12) FEET OF ELEVATION CHANGE SHALL SEPARATE CHECK VALVES. CHECK VALVES SHALL BE FIVE (5) PSI RATED.
- AFTER ALL NEW IRRIGATION PIPING AND RISERS ARE IN PLACE AND CONNECTED AND ALL OTHER NECESSARY WORK HAS BEEN COMPLETED, BUT PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, REMOTE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE ENTIRE SYSTEM.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THE WORK OF THIS SECTION ON A DAILY BASIS.
- THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICES AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER/DEVELOPER.
- IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF THIRTY (30) DAYS AND SHALL WATER ON A DAILY BASIS.
- ALL OTHER LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MAKE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE IRRIGATION CONTRACTOR.



A POP-UP SPRAY/BUBBLER HEAD (6" & 12") SCALE

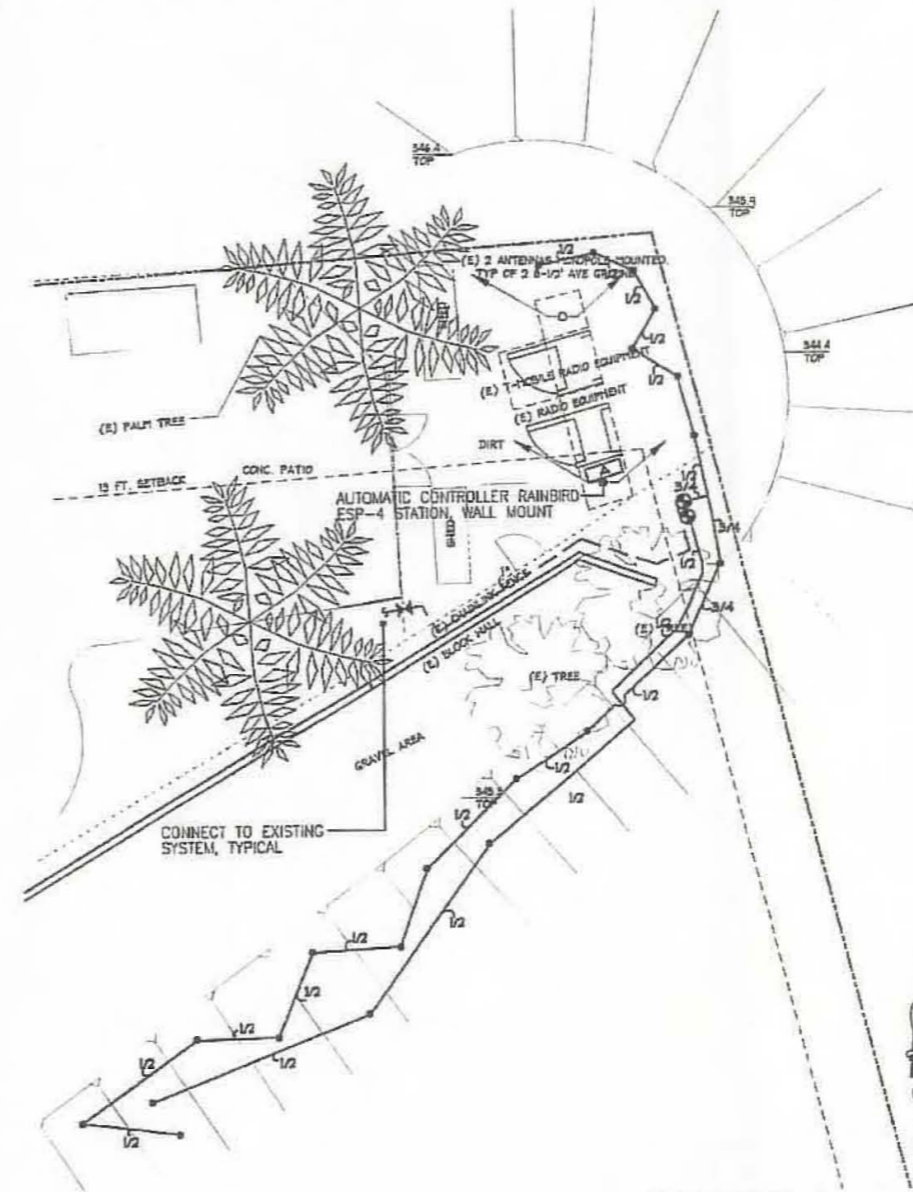


B BALL VALVE SCALE



C REMOTE CONTROL VALVE SCALE

- 1 BURIAL DEPTH (COVER): MAIN LINE AND CONTROL WIRES-18"; LATERAL LINES-12"
- 2 REMOTE CONTROL VALVE (ANTI-SIPHON)
- 3 SCHEDULE 80 PVC NIPPLES, TYP.
- 4 SCHEDULE 80 PVC UNION, ADAPT TO SOLVENT-WELD ON DISCHARGE SIDE OF UNION.
- 5 LATERAL LINE
- 6 MAINLINE
- 7 THREADED MAINLINE FITTING
- 8 COMPACTED BACKFILL
- 9 FINISH GRADE
- 10 IRRIGATION CONTROL WIRES
- 11 WATERPROOF WIRE CONNECTORS



02 PARTIAL PLAN SCALE: 1" = 10'-0"

IRRIGATION LEGEND (EQUIPMENT)

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PRESSURE	RADIUS	GPM
•	POP-UP SPRAY	RAINBIRD	1806-SF	30 PSI	5'	0.4 (Q)
○	BALL VALVE	SPEARS BALL VALVE	1" SIZE/INSTALL IN PLASTIC VALVE BOX			
○	REMOTE CONTROL VALVE	RAINBIRD	ASVF SERIES	1"		
—	SCHEDULE 40 PVC MAINLINE	PVC CLASS 315 BURY	18" DEEP MINIMUM		SEE PLAN FOR SIZE	
—	SCHEDULE 40 PVC BROWN LINE	ON GRADE TEMPORARY IRRIGATION LINE			SEE PLAN FOR SIZE	
A	AUTOMATIC CONTROLLER	RAINBIRD	ESP-4 STATION OUTDOOR WALL MOUNT			

NOTE: ALL LANDSCAPE AND IRRIGATION SHALL CONFORM WITH THE LAND DEVELOPMENT CODE LANDSCAPE REGULATIONS, AND THE LAND DEVELOPMENT MANUAL—LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

No.	Revision / Issue	Date
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G	Client Comments	5-3-07

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Checked by	mjc
Scale	AS SHOWN

L-102

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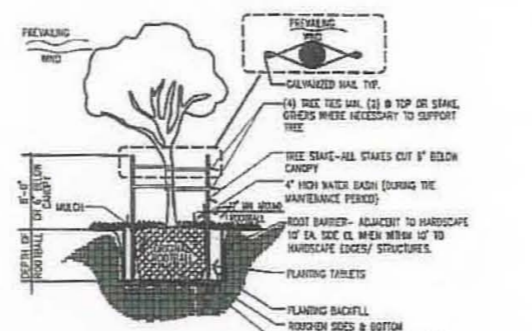
PLANTING SPECIFICATIONS:

- ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, INCLUDING ALL SLOPE GROUND COVER, TRASH, CLIPPINGS, ROCK OVER TWO (2) INCHES IN DIAMETER AND OTHER DEBRIS FROM ALL PLANTING AREAS ON THE SITE AND DISPOSE OF IT AT AN APPROVED DISPOSAL AREA.
- LANDSCAPE CONTRACTOR SHALL RAKE AND FINE GRADE ALL AREAS TO BE PLANTED PRIOR TO THE COMMENCEMENT OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINISH GRADING OF THE SITE. SITE SHALL BE RECEIVED AT PLUS OR MINUS ONE (1) INCH.
- ALL NEW PLANTING AREAS AND SLOPES ARE TO BE WATERED FOR FIFTEEN (15) DAYS PRIOR TO HERBICIDE APPLICATION. "ROUND-UP" HERBICIDE TO BE SPRAYED ON WEEDS PER MANUFACTURER'S DIRECTIONS. REPEAT APPLICATIONS MAY BE NECESSARY AFTER REQUIRED MINIMUM OF TWO (2), DEPENDING UPON WEED GROWTH. PLANTING TO COMMENCE TWELVE (12) DAYS AFTER LAST APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1000 SQ. FT. RAKED INTO THE TOP TWO (2) INCHES OF SOIL.
 - SIX (6) LBS OF 16-7-12-IRON FERTILIZER
 - THREE (3) POUNDS OF AGRICULTURAL GYPSUM
- PRIOR TO THE INCORPORATION OF THE AMENDMENTS, ALL PLANTING AREAS ARE TO BE THOROUGHLY WATERED IN A MANNER THAT WILL PASS A MINIMUM OF TWELVE (12) INCHES OF WATER THROUGH THE SURFACE SOIL ZONE. THIS PROCEDURE IS CALLED LEACHING AND ONLY WHEN COMPLETED AND SOLUBLE SALTS ARE ADEQUATELY LOW SHALL THE ABOVE AMENDMENTS BE INCORPORATED.
- FOR EACH CUBIC YARD OF BACKFILL CONSISTING OF LEACHED ON-SITE SOIL AND 40% NITROGEN STABILIZED WOOD SHAVINGS, THE FOLLOWING AMENDMENTS SHALL BE INCORPORATED:
 - 1 LB. AGRIFORM SLOW RELEASE FERTILIZER 12-12-12
 - 2 LBS. IRON SULFATE (DO NOT PLACE ON CONCRETE SURFACES)
 - 1 LB. SOIL SULPHUR

NOTE: THE ABOVE SOIL AMENDMENTS IN ITEMS SIX (6) AND EIGHT (8) ARE SPECIFIED FOR BIDDING PURPOSES ONLY. A MINIMUM OF THREE (3) SOIL SAMPLES SHALL BE TAKEN FROM VARIOUS POINTS IN THE SLOPE PLANTING AREAS AND ANALYZED BY SOIL TESTING LABORATORY. RECOMMENDATIONS FOR TREE AND SHRUB BACKFILL, AS WELL AS BROADCAST AMENDMENT RECOMMENDATIONS FOR ALL SLOPE AREAS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

 - PLANTING TABLETS 20-10-5
 - 2-21 GRAM TABLETS PER 1 GALLON CONTAINER
 - 3-21 GRAM TABLETS PER 5 GALLON CONTAINER
 - 4-21 GRAM TABLETS PER 15 GALLON CONTAINER
 - 1-21 GRAM TABLET PER 4" OF BOX SIZE
- ALL TREES SHALL BE PLANTED OUTSIDE THE PUBLIC RIGHT-OF-WAY UNDER THE FOLLOWING CONDITIONS:
 - 10'-0" AWAY FROM TRAFFIC SIGNS (STOP SIGNS)
 - 2'-0" AWAY FROM UNDERGROUND UTILITY LINES
 - 10'-0" AWAY FROM ABOVE GROUND UTILITY STRUCTURES
 - 10'-0" AWAY FROM DRIVEWAYS (ENTRIES)
 - 25'-0" AWAY FROM INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)

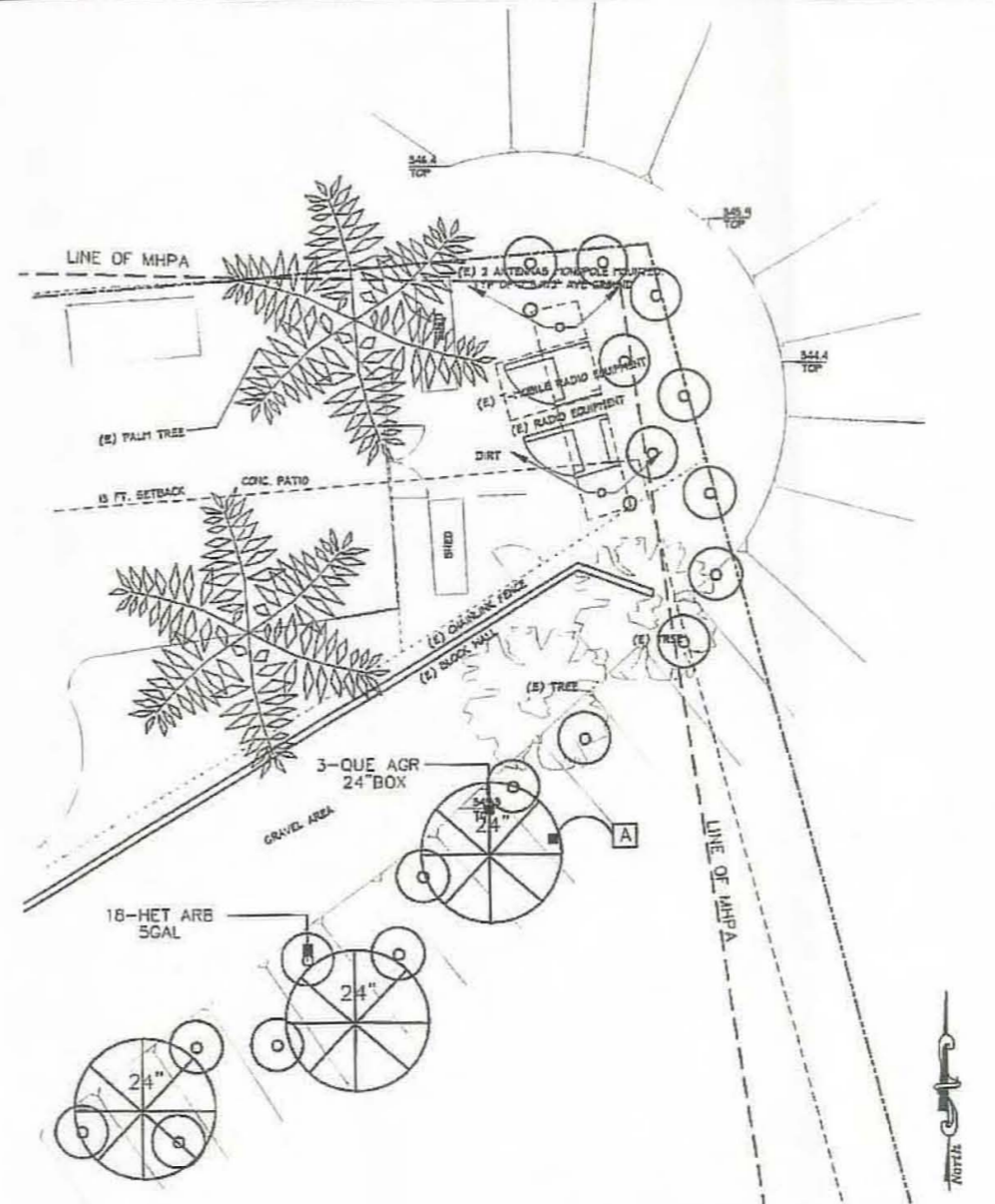
SHOULD IT BE NECESSARY TO PLANT WITHIN 10'-0" OF HARDSCAPE, WALLS AND/OR STRUCTURES, A ROOT CONTROL BARRIER SHALL BE UTILIZED. BARRIER SHALL EXTEND ALONG THE EDGE OF THE HARDSCAPE, WALL AND/OR STRUCTURE BEING PROTECTED TO THE EXTENT OF THE MATURE DRIP LINE OF THE TREE (MINIMUM 10'-0").
- PLANT PITS SHALL BE SQUARE AND TWO (2) TIMES GREATER IN DIAMETER THAN THE PLANT CONTAINER AND AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF THE CONTAINER.
- ALL WATERING BASINS SHALL RECEIVE A MINIMUM OF TWO (2) INCHES OF SHREDDED BARK MULCH. A ONE (1) CUBIC YARD SAMPLE OF MULCH TO BE USED SHALL BE DELIVERED TO THE SITE FOR INSPECTION BY THE OWNER/LANDSCAPE ARCHITECT.
- ALL STANDARD TREES SHALL BE DOUBLED STAKED AS PER DETAIL.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF LANDSCAPE CONTRACTORS ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PLANT MATERIAL TO FULFILL THE DESIGN INTENT OF THESE DRAWINGS.
- TWENTY FOUR (24) HOURS PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT OWNER/LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL AND ITS INTENDED LOCATION ON SITE. PHOTOGRAPHS ARE REQUIRED FOR ALL 24" BOX OR LARGER TREES.
- THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION REMOVING ALL USED MATERIALS, TRASH, AND TOOLS ON A DAILY BASIS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF THIRTY (30) DAYS, GUARANTEE ALL SHRUBS FOR NINETY (90) DAYS AND ALL TREES FOR ONE (1) YEAR. GUARANTEE PERIOD FOR ALL TREES AND SHRUBS SHALL COMMENCE UPON WRITTEN APPROVAL OF THE OWNER AT THE END OF THE MAINTENANCE PERIOD OR EXTENSION THEREOF.
- LANDSCAPE CONTRACTOR SHALL BE HOLD RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT OF MATERIALS MADE NECESSARY THROUGH THE ACTION OR NEGLIGENCE OF HIS CREW.
- UPON COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER/LANDSCAPE ARCHITECT AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP LIKE MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE COMMENCEMENT OF THE MAINTENANCE PERIOD.



A TREE PLANTING / STAKING SCALE



B SHRUB PLANTING SCALE



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHTS X SPREAD	REMARKS	C. SYMBOL	QUANTITIES
TREES						
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX/7'-0"X3'-0"	STANDARD		3
SHRUBS						
	HETEROMELES ARBUTIFOLIA	TOYON	SGAL/16"X16"	-----		18
GROUNDCOVERS						

A 2" DEEP WAL ON BARK MULCH SHALL BE INSTALLED IN ALL TREES AND SHRUBS, 5'-0" RING (TYPICAL).

LANDSCAPE NOTES:

- "ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS."
- "MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER, THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."

Barsono Design Associates, Inc.
 LANDSCAPE ARCHITECTURE PLANNING
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G	Client Comments	5-14-07

PLANTING PLAN
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Scale	AS SHOWN

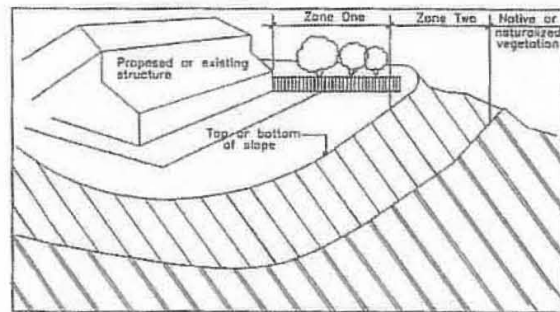
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Plan Check No:

Brush Management:

- (a) Brush management is required in all base zones for the types of development listed below when they are adjacent to any highly flammable area of native or naturalized vegetation that is greater than 10 acres as mapped by the City of San Diego, or adjacent to any area of native or naturalized vegetation that is greater than 50 acres, as shown in Table 142-04A. However, within the Coastal Overlay Zone, brush management is required for all coastal development within the MHPA and/or adjacent to steep hillsides containing sensitive biological resources.
 - (1) New structures
 - (2) Additions to structures
 - (3) Subdivisions that create lots where new structures could be located
 - (4) Existing structures
- (b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of flammable vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04D.

Diagram 142-04D
Brush Management Zones



- (1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with a gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property that received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.
- (c) Where brush management is required by this Section, the width of Zone One and Zone Two shall meet or exceed that shown in Table 142-04H. Where development is adjacent to slopes or vegetation that meets the criteria shown in the table, the required Zone One and Zone Two width shall be increased by the dimension shown. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone (a) on the adjacent property in perpetuity.

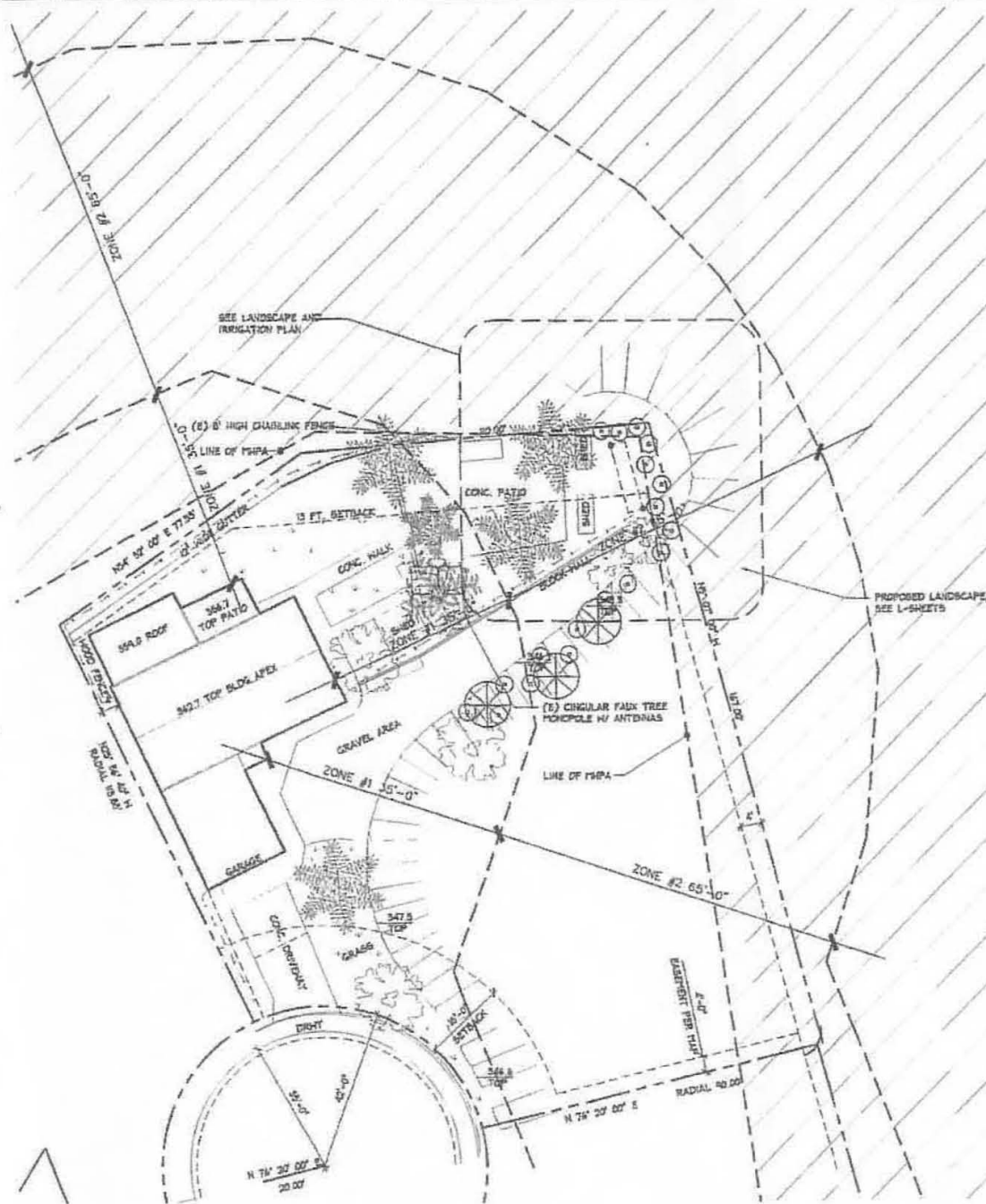
Diagram 142-04H
Brush Management Zone Width Requirements

Criteria	Property Locations	
	West of Interstate 805 and O'Connor Road	East of Interstate 805 and O'Connor Road
Minimum Zone One Width (see Section 142.0412(e))	35ft	25ft
Additional Zone One Width (see Section 142.0412(e)) Required when development is adjacent to slopes greater than 4:1 gradient that are 30 feet or greater in vertical height, or adjacent to vegetation greater than 24 inches in height, or adjacent to the MHPA		
Zone One Width Within the Coastal Zone for developments containing steep hillsides with sensitive biological resources		
Minimum Zone Two Width (see Section 142.0412(f))	65ft	65ft
Additional Zone Two Width Required when Zone Two is on slopes greater than 4:1 gradient that are 50 feet or greater in vertical height, or the vegetation in Zone Two is greater than 42 inches in height. This additional width is not required for Zone Two located within the MHPA.		

- (c) The width of brush management Zone One shall be increased by 10 feet for structures that do not meet all of the following requirements:
 - (1) Roof materials shall be fire retardant. Wood shake shingles, whether fire retardant treated or untreated, are not permitted.
 - (2) Walls, eaves, and overhangs shall be one-hour, fire-resistive.
 - (3) Eave vents shall be covered with wire screen not to exceed 1/4-inch mesh.
- (a) Where additional Zone One width is required adjacent to the MHPA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
 - (1) The required front yard setback of the base zone may be reduced by 5 feet.
 - (2) A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or
 - (3) The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards for the Land Development Manual.
- (f) The minimum Zone Two width may be decreased by 2 feet for each 1 foot of increase in Zone One width over the minimum shown in Table 142-04H.

- Manual.
 - (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
 - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
 - (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
 - (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

- (h) Zone Two Requirements
 - (1) The required Zone Two width shall be provided between Zone One and the undisturbed, flammable vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 - (2) No structures shall be constructed in Zone Two.
 - (3) Within Zone Two, 50 percent of the plants over 18 inches in height shall be cut and cleared to a height of 6 inches.
 - (4) Within Zone Two, all plants remaining after 50 percent are cut and cleared shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual.
 - (5) The following standards shall be used where Zone Two area is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native or naturalized, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - (B) New plants shall be low-growing with a maximum height at maturity of 2 feet. Single specimens of fire-resistive native trees may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures.
 - (C) All new Zone Two plantings shall be temporarily irrigated until established. Permanent irrigation is not allowed in Zone Two. Only low flow, low gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation.
 - (D) Where Zone Two is being revegetated as required of Section 142.0411(a), revegetation shall comply with the spacing standards in the planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (i) The Fire Chief may modify the requirements of this section if the following conditions exist:
 - (1) The modification to the requirements shall achieve an equivalent level of fire protection as provided by this section, other regulations of the Land Development Code, and the minimum standards contained in the Land Development Manual; and
 - (2) The modification to the requirements is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- (j) If the Fire Chief approves a modified plan in accordance with this section as part of the City's approval of a development permit, the modifications shall be recorded with the approved permit conditions.
- (k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- (l) Brush management for existing structures shall be performed by the owner of the with this section for any area, independent of size, location, or condition if it is property that contains the flammable vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.



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Brush Management Plan

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BRUSH MANAGEMENT PLAN
SCALE: 1" = 20'-0"



Project	06103.03
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Checked by	mjc
Scale	AS SHOWN

L-104

Plan Check No:

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Regents Jeffreys Residence
4985 Monongalhela Street
San Diego CA 92117



EXISTING



Existing pole mounted antennas

ATTACHMENT 6

Photo-realization of existing telecommunications site

Existing site location

SD06068
Regents Jefferys Residence
4985 Woodbridge Rd
San Diego, CA 92117



Existing site location
(behind trees)



2 Existing conditions



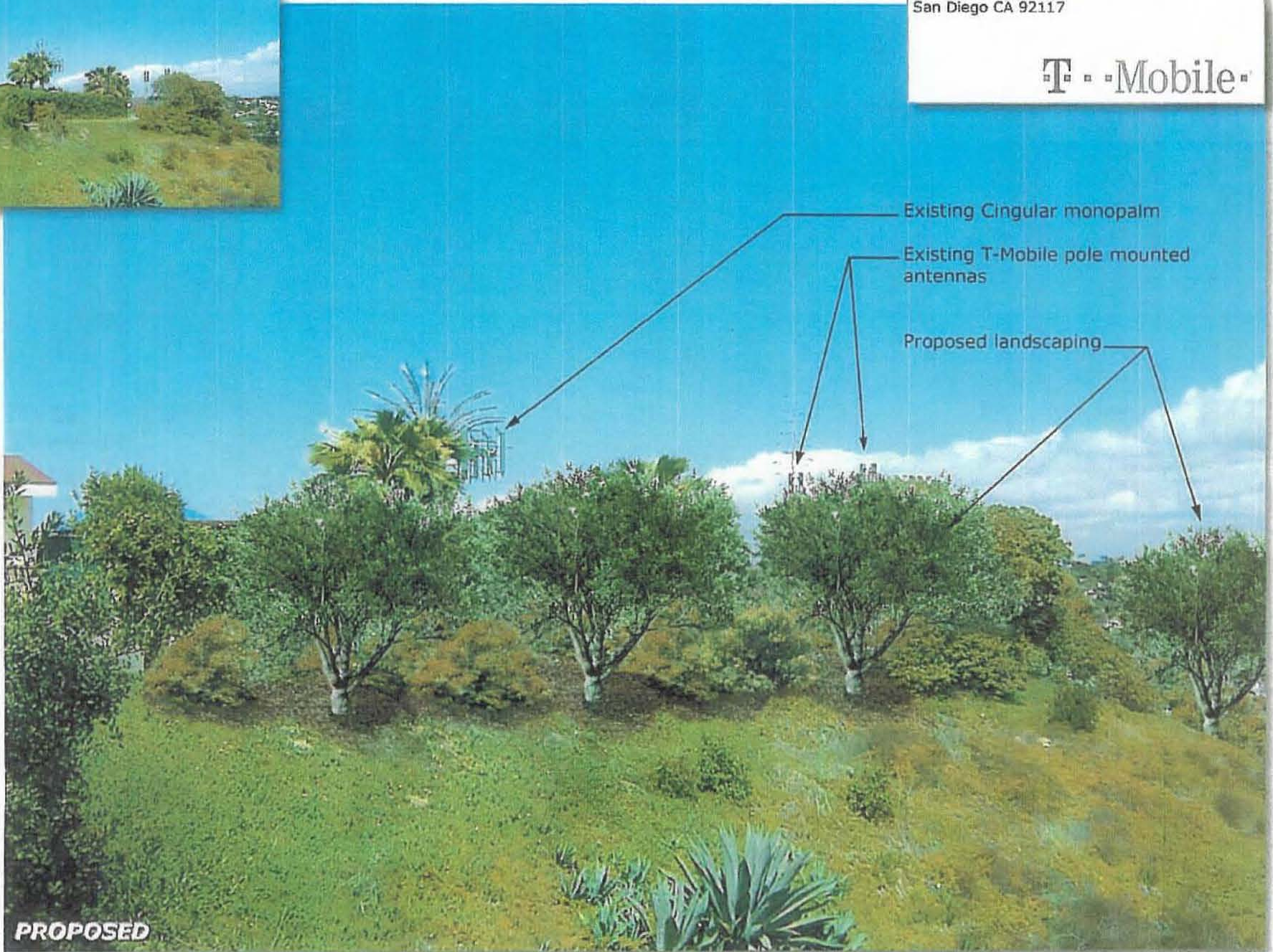
EXISTING



SD06068
Regents Jeffreys Residence
4985 Monongalhela Street
San Diego CA 92117



4



PROPOSED

Photostimulation of changes to existing telecommunications site

ATTACHMENT 6

EXISTING



Existing Cingular monopalm

Existing T-Mobile pole mounted antennas

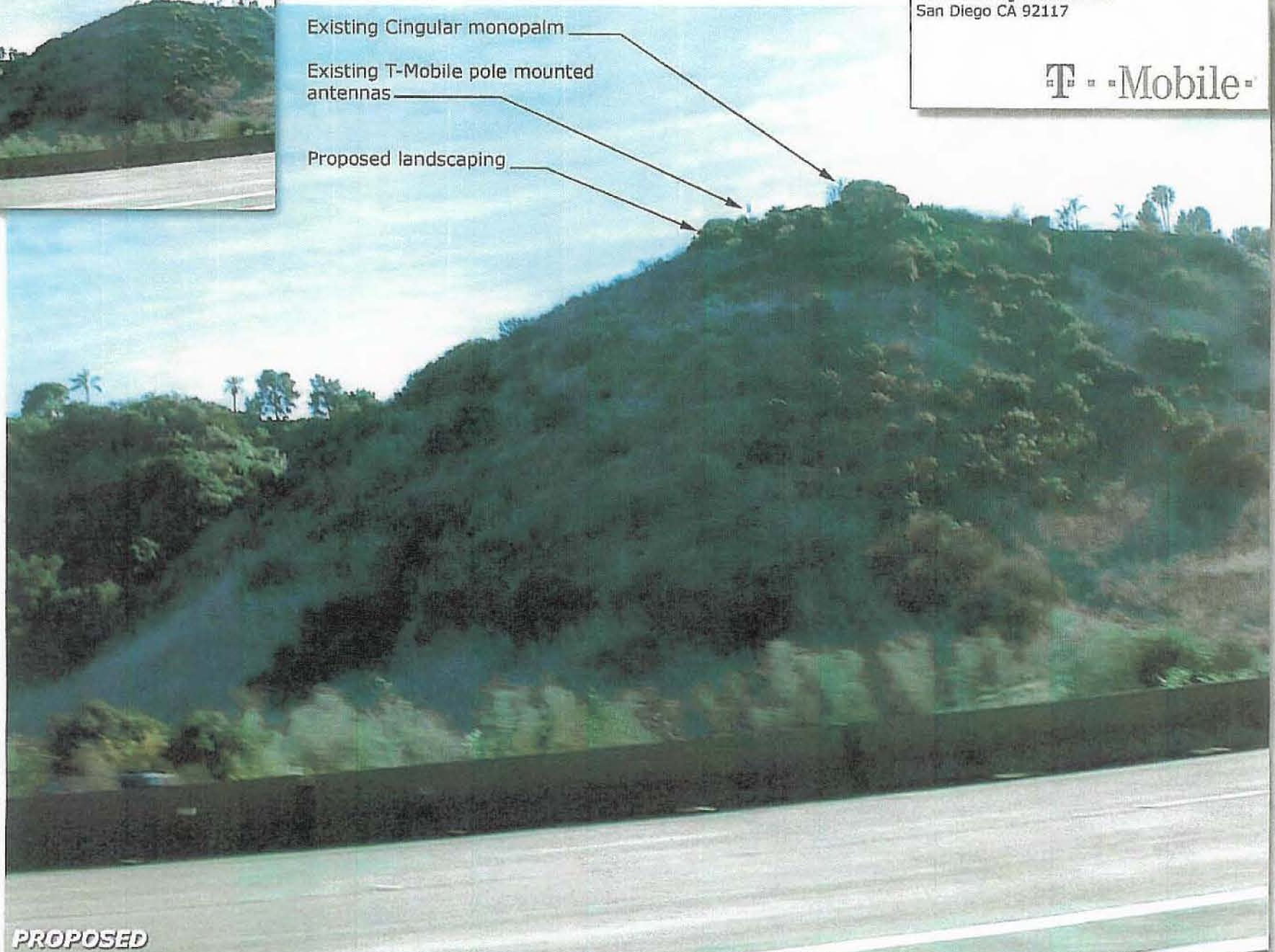
Proposed landscaping

SD06068
Regents Jeffreys Residence
4985 Monongalhela Street
San Diego CA 92117

T-Mobile

5

PROPOSED



Photosimulation of changes to existing telecommunications site: Viewpoint #6

ATTACHMENT 6

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: 42-7572

CONDITIONAL USE PERMIT NO. 337135
SITE DEVELOPMENT PERMIT NO. 584367
PLANNED DEVELOPMENT PERMIT NO. 641329
MMRP
T-MOBILE – REGENTS
PROJECT NO. 102315
Planning Commission
DRAFT

This Conditional Use Permit, Site Development Permit and Planned Development Permit are granted by the Planning Commission of the City of San Diego to Ida A. Jeffery-Boheme, Owner, and Omnipoint Communications Inc., DBA T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0405. The .54 acre site is located at 4985 Monongahela Street in the RS-1-7 zone(s) of the Clairemont Mesa Community Planning area. The project site is legally described as Lot 31, Glen Oaks Heights, Unit No. 2, Map No. 3441.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 21, 2009, on file in the Development Services Department.

The project shall include:

- a. Two 14 foot high poles supporting two panel antennas each and two associated equipment cabinets;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. 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 **APPROVAL** and corresponding use of this site **shall expire on May 21, 2019**. Upon expiration of this permit, 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.
2. No later than 90 days prior to the expiration date of this Permit, the Permit Holder may submit a new Permit 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 compliance, which may include penalties and fines.
3. Under no circumstances, does approval of this permit authorize T-Mobile to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).

9. 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.

10. 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.

11. 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.

12. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project
14. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in MITIGATED NEGATIVE DECLARATION, NO. 102315, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
15. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in MITIGATED NEGATIVE DECLARATION), NO. 102315, satisfactory to the Development Services Department and the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:
- Land Use/Multiple Species Conservation Program
Coastal California Gnatcatcher (Federally Threatened)
16. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

LANDSCAPE REQUIREMENTS:

17. 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. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
18. 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.
19. Prior to issuance of any construction permits for buildings (including shell), complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
20. 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 Final Landscape Inspection.

21. Prior to issuance activation of facility, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

22. Any plant material required by this permit that dies, is "topped," or improperly pruned within 3 years of this permit shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on Exhibit "A" or this permit. Required shrubs that die or are improperly maintained 3 years or more after installation shall be replaced with 15 gallon size, and required trees that die, are "topped," or improperly pruned 3 years or more after the date of this permit shall be replaced with 60-inch box size material. The Development Services Department may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

23. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) for this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

24. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

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

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

27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

28. 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.

PERFORMANCE MEASURES

29. Within six months (November 21, 2009) of approval of this permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.

30. Within six months of discretionary permit issuance, complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

31. Within 90 days of Landscape Construction Document approval, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

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.

APPROVED by the Planning Commission of the City of San Diego on May 21, 2009 by Resolution No. XXXXXX.

Permit Type/PTS Approval No.: CUP No. 337135/SDP No. 584367/PDP No. 641329

Date of Approval: May 21, 2009

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

**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.**

Omnipoint Communications
Owner/Permittee

By _____
Kevin Becker
Deployment Manager

Owner/Permittee

By _____
Ida A. Jeffery-Boheme
Owner

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

PLANNING COMMISSION
RESOLUTION NO. XXXXX
CONDITIONAL USE PERMIT NO. 337135
SITE DEVELOPMENT PERMIT NO. 584367
PLANNED DEVELOPMENT PERMIT NO. 641329
T-MOBILE – REGENTS
PROJECT NO. 102315
DRAFT

WHEREAS, Ida A. Jeffery-Boheme, Owner and Omnipoint Communications, DBA T-Mobile, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 337135), on portions of a .54 acre site;

WHEREAS, the project site is located at 4985 Monongahela Street in the RS-1-7 of the Clairemont Mesa Community Planning area;

WHEREAS, the project site is legally described as Lot 31, Glen Oaks Heights, Unit No. 2, Map No. 3441;

WHEREAS, on May 21, 2009, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 337135 pursuant to the Land Development Code of the City of San Diego;

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 May 21, 2009.

FINDINGS:

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 as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This project is existing and was designed in accordance with the standards in place at the time of the original approval in 1996. The project site is located at the terminus of Monongahela Street in the back yard of a residential lot situated above Highway-52 to the north and Interstate-5 to the west. The T-Mobile facility is one of two communication facilities on the project site, both of which can be seen from the Monongahela Street cul-de-sac and also from below on Highway-52. In order to achieve compliance with the General Plan recommendations, T-Mobile is proposing to add landscape screening along the eastern and northern portions of the property to aid in blending the facility into the surrounding hillside so that views from below and also from the cul-de-sac will be minimal.

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) emission 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 that requires T-Mobile to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

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

The facility was originally approved by the Planning Commission on March 30, 1996. The Conditional Use Permit (CUP) included a ten year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the Planning Commission imposed a ten year limit in order to re-evaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and T-Mobile is now seeking to obtain another CUP to maintain the facility. The project was approved under the previous Municipal Code, which required minimum four foot setbacks in the R-1-5 zone for the rear and side yard setbacks. With the adoption of the Land Development Code, the setbacks were amended so that the rear yard is now 13-feet and the side yard is 11.2-feet, which puts the facility within the rear and side yard setbacks. Relocating out of the setbacks, will move the facility closer to the street and closer to adjacent residences. T-Mobile is proposing to add a landscape material in order to aid in blending the facility into the surrounding hillside and minimize the visibility from the street. The project complies with all of the other development regulations of the RS-1-7 zone and with the addition of landscape; it will meet the objectives of the Communication Antenna regulations to minimize visibility.

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

This project is an existing wireless communication facility permitted in 1996 under previous San Diego Municipal Code regulations. There were no regulations or adopted guidelines specific to wireless communication facilities at that time. The project was processed as a Conditional Use Permit and was approved by the Planning Commission with a condition allowing the facility to operate for a period of ten years.

New regulations and policies have been in effect for the last eight years which guide the location and aesthetics of these types of facilities. A wireless communication facility proposed in a residential area would be required to justify why other less sensitive land uses were not explored. In this case, the facility has operated for the past 12 years with virtually no complaints and the

carrier has invested a substantial amount of capital in addition to the fact that the facility was part of the original anchor that the network was built around. It is located high above two freeways and is not immediately visible to commuters below on Highway-52. Visibility of the facility is currently from the Monongahela cul-de-sac. Conditions have been placed in the permit to require the addition of 24-inch box Coast Live Oaks, which will aid in screening of the facility from the street level.

Site Development Permit - Section 126.0504

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

The Clairemont Mesa Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This project is existing and was designed in accordance with the standards in place at the time of the original approval in 1996. The project site is located at the terminus of Monongahela Street in the backyard of a residential lot situated above Highway-52 to the north and Interstate-5 to the west. The T-Mobile facility is one of two communication facilities on the project site, both of which can be seen from the Monongahela Street cul-de-sac and also from below on Highway-52. In order to achieve compliance with the General Plan recommendations, T-Mobile is proposing to add landscape screening along the eastern and northern portions of the property to aid in blending the facility into the surrounding hillside so that views from below and also from the cul-de-sac will be minimal.

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

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) emission 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 that requires T-Mobile to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The facility was originally approved by the Planning Commission on March 30, 1996. The Conditional Use Permit (CUP) included a ten year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the Planning Commission imposed a ten year limit in order to re-evaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and T-Mobile

is now seeking to obtain another CUP to maintain the facility. The project was approved under the previous Municipal Code, which required minimum four foot setbacks in the R-1-5 zone for the rear and side yard setbacks. With the adoption of the Land Development Code, the setbacks were amended so that the rear yard is now 13-feet and the side yard is 11.2-feet, which puts the facility within the rear and side yard setbacks. Relocating out of the setbacks, will move the facility closer to the street and closer to adjacent residences. T-Mobile is proposing to add landscape material in order to aid in blending the facility into the surrounding hillside and minimize the visibility from the street. The project complies with all of the other development regulations of the RS-1-7 zone and with the addition of landscape; it will meet the objectives of the Communication Antenna regulations to minimize visibility.

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 Clairemont Mesa Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This project is existing and was designed in accordance with the standards in place at the time of the original approval in 1996. The project site is located at the terminus of Monongahela Street in the backyard of a residential lot situated above Highway-52 to the north and Interstate-5 to the west. The T-Mobile facility is one of two communication facilities on the project site, both of which can be seen from the Monongahela Street cul-de-sac and also from below on Highway-52. In order to achieve compliance with the General Plan recommendations, T-Mobile is proposing to add landscape screening along the eastern portion of the property to aid in blending the facility into the surrounding hillside so that views from below and also from the cul-de-sac will be minimal.

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) emission 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 that requires T-Mobile to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The facility was originally approved by the Planning Commission on March 30, 1996. The Conditional Use Permit (CUP) included a ten year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the Planning Commission imposed a ten year limit in order to re-evaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and T-Mobile is now seeking to obtain another CUP to maintain the facility. The project was approved under the previous Municipal Code, which required minimum four foot setbacks in the R-1-5 zone for the rear and side yard setbacks. With the adoption of the Land Development Code, the setbacks were amended so that the rear yard is now 13-feet and the side yard is 11.2-feet, which puts the facility within the rear and side yard setbacks. Relocating out of the setbacks, will move the facility closer to the street and closer to adjacent residences. T-Mobile is proposing to add landscape material in order to aid in blending the facility into the surrounding hillside and minimize the visibility from the street. The project complies with all of the other development regulations of the RS-1-7 zone and with the addition of landscape; it will meet the objectives of the Communication Antenna regulations to minimize visibility.

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

The existing facility is a significant visual impact to pedestrians and autos traveling along the northern end of Monongahela Street. The property sits on a mesa top 200 feet above Highway-52 and Interstate-5, so the visual impact of the antennas is minimal due to the topographical differential and the speed of the drivers along the two highways. The addition of Live Coast Oaks and Toyons will screen the antenna poles from the cul-de-sac and will also aid in integrating them into the skyline from below the property. The facility, as it exists, provides wireless communication services to travelers along Highway-52 and Interstate-5, as well as to T-Mobile subscribers in and around 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.

The project currently encroaches into both the side and rear yard setbacks. The original project was approved under the previous Municipal Code. The facility was built based on the previous zoning, R-1-5, which permitted 4-foot rear and side yard setbacks. With the adoption of the Land Development Code, the new zone became RS-1-7 and the setbacks increased significantly. The required rear yard setback is 13-feet and the required side yard setback is 11.2-feet. If the facility were to be relocated out of the setbacks, it would move the facility closer to Monongahela Street, making it much more visible to the street and neighbors. Additionally, in order to maintain the same service level, the poles would have to increase in height in order to “see” over the canyon edge. Maintaining the poles in their current location and minimizing their visibility with additional landscaping, will result in a more desirable project than one that complies with strict conformance of the development regulations of the zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No.337135, Site Development Permit No. 584367 and Planned development Permit No. 641329 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.'s 337135, 584367 and 641329, copies of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: September 17, 2008

Job Order No. 42-7572

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

1570

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 16.00 FEES: 40.00
AF: 23.00
MF: 1.00

AND WHEN RECORDED MAIL TO
CITY CLERK'S OFFICE
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 95-0350-13

CITY COUNCIL

PBMS-REGENTS

This conditional use permit is granted by the Council of The City of San Diego to IDA JEFFERYS, Owner and PACIFIC BELL MOBILE SERVICES, Permittee, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

1. Subject to the terms and conditions set forth in this permit, permission is granted to the Owner/Permittee for the installation of a wireless communication facility (Personal Communication Services [PCS]) at 4985 Monongahela Street, also described as Lot 131 Glen Oaks Heights Unit No. 2 according to map therefore No. 3641, in the Clairemont Mesa Planning area, in the R1-5000 zone.
2. The facility shall consist of the following:
 - a. Installation of four (4) 14-foot-high ground-mounted panel PCS antennas and two (2) equipment cabinets.
3. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Development Services Department, DEP Division;
 - b. The conditional use permit is recorded by the Development Services Department in the office of the County Recorder.
4. Prior to the issuance of building permits, complete building plans shall be submitted to the Development Services Department Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated March 19, 1996, on file in the office of the Development Services

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Department. No change, modification or alteration shall be made unless appropriate applications, findings of substantial conformance or amendment of this permit shall have been granted.

5. Prior to the issuance of any building permits, the applicant shall:
 - a. Ensure that building address numbers are visible and legible from the street (Uniform Fire Code ("UFC") § 10.208).
 - b. Show the location of all fire hydrants on the plot plan (UFC § 10.301).
6. This conditional use permit must be used within 36 months after the date of City approval or the permit shall be void. An extension of time may be granted as set forth in Section 111.1122 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.
7. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
8. This conditional use permit is granted for a period of ten (10) years from March 19, 1996, at which time it will become null and void unless a new application for a conditional use permit is applied for and approved under the procedures in effect at that time. At such time as the conditional use permit expires or ceases to be utilized, all antennas and equipment will be removed from the site by the last Owner/Permittee of the use.
9. This conditional use permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.
10. This conditional use 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.
11. 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 discretionary 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 special rights which the holder of the permit

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is obtaining as a result of this permit. It is the intent of the City that the owner of the property which is the subject of this permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the owner of the property be allowed the special and extraordinary rights conveyed by this permit, but only if the owner complies with all the conditions of 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 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 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 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.

12. The issuance of this permit by The City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).
13. Within 30 days of discontinuing operation of this facility, the Owner/Permittee shall restore the site to its original condition which may include appropriate landscaping.

Passed and adopted by the Council of The City of San Diego on March 19, 1996 by, Resolution No. R-287067.

AUTHENTICATED BY THE CITY MANAGER

By *Tina P. Christiansen*

Tina P. Christiansen, A.I.A.
Development Services Manager
for the City Manager

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

^{Ida}
IDA JEFFERYS
Owner/Permittee

By *Ida P. Jefferys*

PACIFIC BELL MOBILE SERVICES

By *Russell*

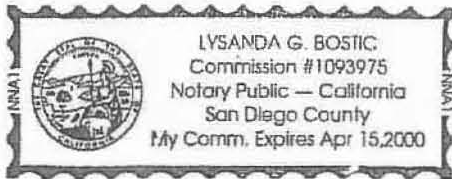
NOTE: Notary acknowledgments must be attached per Civil Code Section 1180, et seq.
Form=p.ack

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ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On May 31, 1996, before me, LYSANDA G. BOSTIC, the undersigned, a Notary Public in and for said State, personally appeared Tina P. Christiansen, Development Services Manager, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lysanda G. Bostic
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Pacific Bell Mobile Services
Corp 95-0450-13 Res No. R-257067 Regentia

Document Date: March 19, 1996 Number of Pages: 4

Signer is Representing: The City of San Diego

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

1575

State of California

County of San Diego

On May 22, 1996 before me, Sheryl Hudson, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Ida Jeffery
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sheryl Hudson
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Conditional Use Permit No. 95-0350-13

Document Date: March 19, 1996 Number of Pages: 4

Signer(s) Other Than Named Above: Susan Gregg

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ida Jeffery

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

1576

State of California

County of San Diego

On May 22, 1996 before me, Sheryl Hudson, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Susan Gregg
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sheryl Hudson
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Conditional Use Permit No. 95-0350-13

Document Date: March 19, 1996 Number of Pages: 4

Signer(s) Other Than Named Above: Ida Jeffery

Capacity(ies) Claimed by Signer(s)

Signer's Name: Susan Gregg

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Pacific Bell
mobile Services

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

1577

(R-96-1243)

RESOLUTION NUMBER R-287067

ADOPTED ON MARCH 19, 1996

WHEREAS, John Kern, California Communication Council, appealed the decision of the Planning Commission in approving Conditional Use Permit No. 95-0350-13 submitted by IDA JEFFERYS, Owner and PACIFIC BELL MOBILE SERVICES, Permittee, to construct and operate a wireless communication system (Personal Communication System [PCS]), which includes four (4) 14-foot-high ground-mounted panel antennas and two (2) equipment cabinets, located at 4985 Monongabela Street, also described as Lot 131, Glen Oaks Heights Unit No. 2, in the Clairemont Mesa Community Plan area, in the R1-5000 zone; and

WHEREAS, the matter was set for public hearing on March 19, 1996, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Conditional Use Permit No. 95-0350-13:

1. The proposed use will fulfill an individual and community need and will not adversely affect the General Plan or the community plan.

The project site is designated for R1-5000 (Residential) by the General Plan and the Clairemont Mesa Community Plan. Nevertheless, particular uses which fulfill individual and

ORIGINAL

community needs are permitted in residential and other zones by conditional use permit. This project will not adversely impact the General Plan nor the Clairemont Mesa Community Plan. The 14-foot ground-mounted antennas will be green to match the landscaping. The 5'-2" high equipment cabinets will be completely concealed by the existing 6-foot high ivy covered block wall and will be green to blend in with the landscaping.

2. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity.

Radio frequency energy transmission from the proposed antenna system would not result in significant health and safety risks to the surrounding area. The transmissions would have a safe exposure level of .001 microwatts per square centimeter, well below the accepted safety standard of 1,233 microwatts per square centimeter established by the American National Standards Institute and the National Council on Radiation Protection.

3. The proposed use will comply with the relevant regulations in the Municipal Code.

The proposed facility complies with the relevant regulations in the Municipal Code. This conditional use permit will be granted for a period of ten years, at which time it will become null and void unless a new application for a conditional use permit is applied for.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of John Kern, California Communications Council, is denied; the decision of the Planning Commission is sustained, and Conditional Use Permit No. 95-0350-13 is hereby granted to IDA JEFFREYS, Owner and PACIFIC BELL MOBILE SYSTEMS, Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By


Richard A. Duvernay
Deputy City Attorney

RAD:pev
04/15/96
Or.Dept:Clerk
R-96-1243
Form=r.permit

1580

Passed and adopted by the Council of The City of San Diego on MAR 19 1969 by the following vote:

YEAS: MATHIS, WEAR, STEVENS, WARDEN, STALLINGS

NAYS: KEHOE, McCARTY, VARGAS

NOT PRESENT: MAYOR GOLDING

AUTHENTICATED BY:

SUSAN GOLDING
Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(SEAL)

By: Myrna Skelley, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. R- 287067, passed and adopted by the Council of The City of San Diego, California on MAR 19 1969.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(SEAL)

By: *Myrna Skelley*, Deputy

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DOCUMENT PERMIT - CUP NO. 95-0350-13 PAC. BELL MOBILE SERVICES

FILED - March 19, 1996

**OWNER/PERMITTEE - JEFFERYS/PAC.
BELL MOBILE SERVICES**

To construct and operate a wireless communication system at 4985 Monongabela Street in the Clairemont Mesa Community Plan area.

CC: Permit Intake Supervisor - Dev.
Services, MS #501
(For distribution)

cfq 6/03/96

1851

Clairemont Mesa Planning Committee

Minutes of the Meeting of
March 20, 2007
North Clairemont Friendship Center

P Jack Carpenter P Richard Jensen	P Sheri Mongeau P Kathy Monsour P Eleanor Mang – Chair A Susan Mournian- Treas.	P Billy Paul P Chris Rink P Thomas Schmidt P Brooke Peterson- Sec.	P Donald Steele P Scott Wentworth P Alys Masek
--------------------------------------	--	---	--

P – Present A – Absent

Call to Order / Roll Call

Eleanor Mang, Chair, called the meeting to order at 6:35 p.m. Attendance called by Brooke Peterson and quorum present.

Communications from Committee

None.

Communications from the Public

John Ziebarth announced that the Balboa Mesa and Genesee Plaza expansion project decisions by Planning Commission have been appealed based on inadequacy of the CEQA analysis and will be going to City Council on April 10.

Josh Vashbinder from Grub& Ellis introduced himself as the developer of the property along Morena Blvd. where the trailer park is currently located and let the Committee know that Centex Homes as pulled their project.

Brian Smith as a citizen of the community expressed his concern that the city streets were being used as parking storage. He informed the Committee that he had circulated a letter stating his concerns and requested support for his petition. Councilwoman Frye's office agreed to respond to his concern and check into the status of his petition.

Modifications to the Agenda

None.

Approval of Minutes

The minutes were approved with one stated change 10-0-1.

Workshop Items

None.

Action Items

301. Garfield Starbuck Project (Sydnee Freeman)

Ms. Freeman presented the changes that had been made to the project since the last time the item had come before the Committee particularly in reference to the concern on the rezone and announced that the Negative Declaration had been circulated for public review beginning March 19th. Maps were provided detailed those parcels proposed to be rezoned to CC-1-3.

Committee comments:

- Billy Paul expressed concern that the proposed rezone areas were still not clear, that potential noise generation had not been addressed sufficiently in project design, and requested that the applicant consider providing motorcycle parking spaces. Motorcycle spaces will not be proposed, as all standard vehicle spaces are necessary to meet the parking requirements.
- Thomas Schmidt expressed concern regarding the height of the wall along the project boundary noting that he though noise may still affect adjacent residences.
- Richard Jensen recommended that the applicant consider anti-graffiti paint on the sound wall and asked that it be a condition of approval.

No public comments were made.

Jack made a motion to recommend approval of the project on condition that the change in zoning only affects the parcel as illustrated in the figure distributed by Ms. Freeman at the 3/20/07 meeting (dated 1/19/07. Motion was seconded by Donald Steele. Vote 10-1-0, motion passed.

302. SD06068 T-Mobil Regents PTS#102315, CUP Renewal at 4985 Monongahela Street (Shelley Kilborn)

Ms. Kilborn presented a request for renewal of a T-mobile cell tower site. The project renewal includes two 14-ft. poles with two antennas plus two cabinets for equipment. There are also Cingular Wireless poles already located nearby.

Committee comments:

- Richard Jensen asked whether technical improvements had been made that would allow the towers to be shorter.

Donald Steele made a motion to recommend approval of the project and Jack Carpenter seconded the motion.

Chris Rink noted that he would not approve the project without replace the tower with a faux tree. Billy Paul agreed with Chris's comment.

Vote 7-4-0, motion passed.

303. T-Mobile Limberg Residence PTS#98933, CUP Renewal at 5441 Lodi Street

Ms. Kilborn presented a request for renewal of a T-mobile cell tower site. The project renewal includes four 16 ½-ft. poles plus two cabinets for equipment and a 6-ft. screening wall.

Donald Steele made a motion to recommend approval of the project; Jack Carpenter seconded the motion. Vote 7-4-0, motion passed.

Information Items

Eleanor Mang announced the results of the election. There were nine vacancies. The following candidates were elected to a two year term: Jeff Barfield, Newt Ferris, Alys Masek, Sheri

Mongeau, Kathy Monsour, Susan Mournian, and Brooke Peterson. Thomas Schmidt was elected to a one year term to fulfill the remainder of the term vacated by Brandon Tappen.

Reports to Committee

Council Office 6 - West (Keith Corry):

Spring clean up will be held April 28th though the date may change based on feedback that the Bay Cleanup is scheduled for that day also. Water and Sewer rate increases went into affect. There is discussion occurring at City Council regarding budget cuts being made mid-year. The Park & Recreation Department is being divided into the existing Planning and General Services Departments.

Planning Department (Brian Schoenfisch):

Brian announced that the Community Orientation Workshop (COW) would be held April 28th. He also reported that he is looking into whether the project at the top of Regents Road has a valid permit.

Brian also noted that the proposed rezone associated with the Mesa College Parking Structure project will result in 14 acres of previously undedicated parkland going to the City as dedicated parkland and designated open space. Mesa College will also host a presentation of Canyon lands and annual days with activities in the canyon.

Other Community Organizations

Clairemont Town Council – The April 5th meeting will be a presentation by Mike Singelton, KTU&A of the Fiesta Island Plan.

CMPC Reports

Treasurer's Report (Mournian): None.

Secretary's Report (Peterson): None.

Vice Chair's Report (Vinti): None.

Chair's Report (Mang): Eleanor agreed to chair the April meeting until the Committee had opportunity to elect new officers.

Sub-Committee Reports:

Bylaws (Masek): Bylaws are almost final and will be done soon.

CPC (Mang): Sheri Mongeau will attend the March meeting in Eleanor's place.

Mission Bay Park (Rink): None.

Project Review (Rink): None.

Visioning Task Force (Carpenter): Jack Carpenter will send the report to the Committee for review following the Task Force meeting for comments to be made as a group at a future meeting (to be determined).

Traffic & Transportation (Paul): Billy Paul noted that he is looking into the future plans for the San Diego Trolley extension, which will include stops within Clairemont along Morena Blvd.

North Bay Redevelopment Project (vacant): None.

Parking (Mourmian): None.

Adjournment at 8:55 p.m. Next meeting to be held on April 17, 2007.



City of San Diego
 Development Services
 1727 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: SD00068 Regents **Project No. For City Use Only**
Project Address:
 4985 Monongahela Street, San Diego, CA 92117

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

High here →

Name of Individual (type or print):
 IDA A JEFFERY - Redevelopment Agency
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
 4985 Monongahela Street
City/State/Zip:
 San Diego, CA 92117
Phone No: 619-273-0164 **Fax No:** 619-549-1244
Signature: [Signature] **Date:** 7-21-06

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature: **Date:**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature: **Date:**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
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
 DS-318 (5-05)

Project Title: SD06068 Regents	Project No. (For City Use Only)
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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): _____

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: _____

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: _____

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: _____

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: _____

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: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature : _____ Date: _____

DEVELOPMENT SERVICES
Project Chronology
T-MOBILE -- REGENTS
CONDITIONAL USE/SITE DEVELOPMENT PERMIT- PROJECT NO. 102315

Date	Action	Description	City Review Time	Applicant Response Time
5/2/06	First Submittal	Project Deemed Complete		
6/15/06	First Submittal Assessment Letter	Initial Review completed	1 month, 13 days	
2/9/07	Second Submittal			7 months, 25 days
4/18/07	Second Assessment Letter		2 months, 9 days	
8/2/07	Third Submittal			3 months, 15 days
9/17/07	Third Assessment Letter		1 month, 15 days	
3/25/08	Fourth Submittal			6 months, 8 days
5/21/08	Fourth Assessment Letter		1 month, 26 days	
8/8/08	Fifth Submittal			2 months, 18 days
8/15/08	Issues Resolved		7 days	
8/7/08	MND Finaled			
5/21/09	Planning Commission Hearing		9 months, 14 days	
TOTAL STAFF TIME**			1 year, 4 months, 24 days	
TOTAL APPLICANT TIME**				1 year, 8 months, 6 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to Planning Commission Hearing	3 years, 19 days	

**Based on 30 days equals to one month.

San Diego Municipal Code Chapter 14: General Regulations
(12-2001)

§141.0405 Communication Antennas

- (a) Section 141.0405 regulates the following communication antennas. Amateur (HAM) radio facilities or temporary telecommunication facilities necessitated by natural or man-made disasters are not regulated as communication antennas. Section 141.0405 does not apply to single dish antennas smaller than 24 inches in diameter or to remote panel antennas less than 24 inches in length and in width, except when associated with another telecommunication facility.
- (1) Minor telecommunication facilities: Antenna facilities used in wireless telephone services, paging systems, or similar services that comply with all development regulations of the underlying zone and overlay(s) and that meet the criteria in Section 141.0405(e)(1) or (2).
 - (2) Major telecommunication facilities: Antenna facilities that do not meet the criteria for minor telecommunication facilities in Section 141.0405(e)(1) or (2).
 - (3) Satellite antennas: Antennas capable of transmitting or receiving signals to or from a transmitter or a transmitter relay located in a planetary orbit. Satellite antennas include satellite earth stations, television-reception-only satellite antennas, and satellite microwave antennas.
- (b) General Rules for Telecommunication Facilities
All telecommunication facilities must comply with the following requirements:
- (1) All approved telecommunication facilities must comply with the Federal standards for RF radiation in accordance with the Telecommunication Act of 1996 or any subsequent amendment to the Act pertaining to RF radiation. Documentation shall be submitted to the City providing evidence that the cumulative field measurements of radiofrequency power densities for all antennas installed on the *premises* are below the Federal standards.
 - (2) Except in the event of an emergency, routine maintenance and inspection of telecommunication facilities located on residentially zoned *premises*, including all of the system

components, shall occur during normal business hours between 8:00 a.m. and 5:00 p.m. Monday through Friday.

- (3) Antenna facilities or associated equipment proposed for installation in the *public right-of-way* are subject to the following regulations:
 - (A) Antennas or associated equipment located in *public right-of-way* which is adjacent to a residentially zoned *premises* may be permitted with a Neighborhood Use Permit.
 - (B) Antennas and associated equipment located in the *public right-of-way* adjacent to non-residentially zoned *premises* are subject to review and approval by the City Manager.
 - (C) All equipment associated with antenna facilities shall be undergrounded, except for small services connection boxes or as permitted in Section 141.0405(b)(4).
 - (D) A construction plan must be submitted to and is subject to review and approval by the City Engineer in accordance with Chapter 6, Article 2.
- (4) Antennas and associated equipment located in the *public right-of-way* may be placed above ground only if the equipment is integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, enhanced landscape architecture, or complementary siting solutions to minimize visual or pedestrian impacts. These facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three.
- (c) Temporary facilities that provide services to public events and are limited to a one-time maximum duration of 90 calendar days are subject to the temporary use permit procedures in Chapter 12, Article 3, Division 4.
- (d) All telecommunication facilities that are required to obtain encroachment authorization to locate on city-owned dedicated or designated parkland or open space areas shall comply with the following:

- (1) The City Manager shall determine that the proposed facility would not be detrimental to the City's property interest; would not preclude other appropriate uses; would not change or interfere with the use or purpose of the parkland or open space; and would not violate any deed restrictions related to City property, map requirements or other land use regulations.
 - (2) The proposed facility shall be integrated with existing park facilities or open space; shall not disturb the environmental integrity of the parkland or open space; and shall be disguised such that it does not detract from the recreational or natural character of the parkland or open space.
 - (3) The proposed facility shall be consistent with The City of San Diego Progress Guide and General Plan.
- (e) Minor Telecommunication Facilities

Minor telecommunication facilities are permitted as a limited use or may be permitted with a Neighborhood Use Permit in the zones indicated with an "L" or an "N", respectively, in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) An antenna facility will be considered a minor telecommunication facility if the facility, including equipment and *structures*, is concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, or *accessory use structures*.
- (2) In an effort to encourage collocation and to recognize that some telecommunication facilities are minimally visible, the following shall be considered minor telecommunication facilities:
 - (A) Additions or modifications to telecommunication facilities that do not increase the area occupied by the antennas or the existing antenna enclosure by more than 100 percent of the originally approved facility and do not increase the area occupied by an outdoor equipment unit more than 150 feet beyond the originally approved facility, if the additions and modifications are designed to minimize visibility.

- (B) Panel-shaped antennas that are flush-mounted to an existing *building facade* on at least one edge, extend a maximum of 18 inches from the *building facade* at any edge, do not exceed the height of the building, and are designed to blend with the color and texture of the existing building.
 - (C) Whip antennas if the number of antennas that are visible from the *public right-of-way* does not exceed six, if the antennas measure 4 inches or less in diameter, and if they have a mounting apparatus that is concealed from public view.
- (3) Minor telecommunication facilities are not permitted in the following locations:
- (A) On *premises* that are developed with residential uses in residential zones;
 - (B) On vacant *premises* zoned for residential development;
 - (C) On *premises* that have been designated as *historical resources*;
 - (D) On *premises* that have been designated or mapped as containing sensitive resources;
 - (E) On *premises* within the *MHPA*; or
 - (F) On *premises* that are leased for billboard use.
- (4) The installation of a minor telecommunication facility shall not result in the elimination of required parking spaces.
- (5) Minor telecommunication facilities that terminate operation shall be removed by the operator within 90 calendar days of termination.
- (f) Major Telecommunication Facilities

Major telecommunication facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three, except that major telecommunication facilities on dedicated or designated parkland and open space may be permitted with a

Conditional Use Permit decided in accordance with Process Five, in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) Major telecommunication facilities are not permitted in the following locations:
 - (A) On *premises* containing designated *historical resources*;
 - (B) Within viewsheds of designated and recommended State Scenic Highways and City Scenic Routes; or
 - (C) Within ½ mile of another major telecommunication facility, unless the proposed facility will be concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, and *accessory use structures*.
 - (D) Within the Coastal Overlay Zone, on *premises* within the MHPA and/or containing *steep hillsides* with *sensitive biological resources*, or within public view corridors or view sheds identified in applicable *land use plans*.
- (2) Major telecommunication facilities shall be designed to be minimally visible through the use of architecture, landscape architecture, and siting solutions.
- (3) Major telecommunication facilities shall use the smallest and least visually intrusive antennas and components that meet the requirements of the facility.

(g) Satellite Antennas

Satellite antennas are permitted as a limited use subject to Section 141.0405(g)(2), and may be permitted with a Neighborhood Use Permit subject to Section 141.0405(g)(3), or with a Conditional Use Permit decided in accordance with Process Three subject to Section 141.0405(g)(4).

- (1) Exemption. Satellite antennas that are 5 feet in diameter or smaller are permitted in all zones and are exempt from this section.
- (2) Limited Use Regulations. Satellite antennas that exceed 5 feet in diameter are permitted as a limited use in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.
 - (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* that have been designated as *historical resources*.
 - (C) Satellite antennas shall not exceed 10 feet in diameter.
 - (D) Ground-mounted satellite antennas shall not exceed 15 feet in *structure height*.
 - (E) Ground-mounted satellite antennas shall not be located in the *street yard*, *front yard*, or *street side yard* of a *premises*.
 - (F) Satellite antennas shall not be light-reflective.
 - (G) Satellite antennas shall not have any *sign copy* on them nor shall they be illuminated.
 - (H) Ground-, roof-, and pole-mounted satellite antennas shall be *screened* by fencing, buildings, or parapets that appear to be an integral part of the building, or by landscaping so that not more than 25 percent of the antenna height is visible from the *grade* level of adjacent *premises* and adjacent *public rights-of-way*.
- (3) Neighborhood Use Permit Regulations. Proposed satellite antennas that do not comply with Section 141.0405(b)(2) may be permitted with a Neighborhood Use Permit subject to the following regulations.
 - (A) Satellite antennas are not permitted within the *MHPA*.

- (B) Satellite antennas are not permitted on *premises* that have been designated as *historical resources*.
 - (C) Satellite antennas shall not exceed 10 feet in diameter.
 - (D) Satellite antennas shall not be light-reflective.
 - (E) Satellite antennas shall not have any *sign copy* on them nor shall they be illuminated.
 - (F) The visual impacts of the antenna to adjacent *premises* and adjacent *public rights-of-way* shall be minimized by the positioning of the antenna on the site and the use of landscape or other *screening*.
- (4) Conditional Use Permit Regulations. Except for proposed satellite antennas which are *accessory uses* in industrial zones, proposed satellite antennas that exceed 10 feet in diameter may be permitted only with a Conditional Use Permit decided in accordance with Process Three subject to the following regulations.
- (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* or its appurtenances that have been designated as *historical resources*.
 - (C) The visual impacts of the antenna to adjacent *premises* and adjacent *public rights-of-way* shall be minimized by the positioning of the antenna on the site and the use of landscaping or other *screening*.

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)