



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 3, 2009 **REPORT NO. PC-09-090**

ATTENTION: Planning Commission, Agenda of December 10, 2009

SUBJECT: T-MOBILE JOHNSON RESIDENCE - PROJECT NO. 129009.
PROCESS 4.

REFERENCE: Report to the Planning Commission, Report No. P-96-209

**OWNER/
APPLICANT:** Roger Brazil, Owner/T-Mobile, Applicant

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 4770 Norma Drive within the Kensington-Talmadge Neighborhood of the Mid-City Communities Planning area?

Staff Recommendation: APPROVE Conditional Use Permit No. 691805 and Site Development Permit No. 691806.

Community Planning Group Recommendation: The Kensington-Talmadge Planning Group voted to recommend approval of this project unanimously on September 10, 2008 (Attachment 9).

Environmental Review: This project was determined to be exempt per the Categorical Exemption for Existing Facilities, Section 15301 in accordance with State of California Environmental Quality Act (CEQA) Guidelines (Attachment 15). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 4, 2009, and the opportunity to appeal that determination ended March 16, 2009.

Fiscal Impact Statement: No cost to the City. All costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

The Kensington-Talmadge Neighborhood of the Mid-City Communities Planning Area designates the proposed site for Low Density Residential land use (Attachment 1). The site is located at 4770 Norma Drive (Attachment 2). A Conditional Use Permit and Hillside Review Permit No. 95-0350-73 (Attachment 3) for a Wireless Communication Facility (WCF) at this location was originally issued to William and Suzanne Johnson and Pacific Bell Mobile Services on September 12, 1996. This permitted the installation of two twenty foot high pipes containing two panel antennas each and two radio equipment cabinets within a five foot six inch concrete block fence enclosure (Attachment 4). In 2002, ownership of the WCF transferred to T-Mobile. The original Pacific Bell Mobile Services permit contains an expiration date of September 12, 2006 and T-Mobile has submitted an application for a Conditional Use Permit and Site Development Permit (CUP/SDP) to allow modifications to the facility and the ability to continue operating at this location. Cingular Wireless was also granted a permit to install and operate a facility at the site. The Cingular Wireless facility is located within the faux chimney on the residential structure. The property is surrounded by residential development to the west, east and south. An open space canyon and Fairmount Avenue is to the north (Attachment 5).

WCF's are permitted throughout the City as a separately regulated use by the WCF regulations, Land Development Code (LDC) section 141.0420. Council Policy 600-43, "Wireless Communication Facilities," assigns preference levels to the locations of WCF. This policy encourages that these facilities be located away from residential uses. Typically, WCF's proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower decision process level, such as a Limited Use or Neighborhood Use Permit. Since this facility is proposed on property located in a residential zone, a Process Four CUP/SDP is required.

The existing poles would be repainted an olive green color and additional planting would be provided (Attachment 6). No other changes or additions are proposed to the existing T-Mobile facility (Attachment 17).

General Plan Analysis

The City's General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. The T-Mobile antennas presently exist on the property and are screened by existing vegetation. Based on the project's design and existing conditions on the site, the proposed project is compatible with the City's General Plan. The Mid-City Communities Plan does not discuss wireless communication facilities.

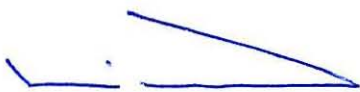
Conclusion

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The antennas are designed to be nearly imperceptible to the casual observer. The proposed project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the Uptown Community Plan. Staff has provided draft findings to support approval of the project (Attachment 8), and draft conditions of approval (Attachment 7). Staff is recommending the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve** Conditional Use Permit No. 691805 and Site Development Permit No. 691806, **with modifications.**
2. **Deny** Conditional Use Permit No. 691805 and Site Development Permit No. 691806, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alexander Hempton, AICP
Associate Planner
Development Services Department

KB/AFH

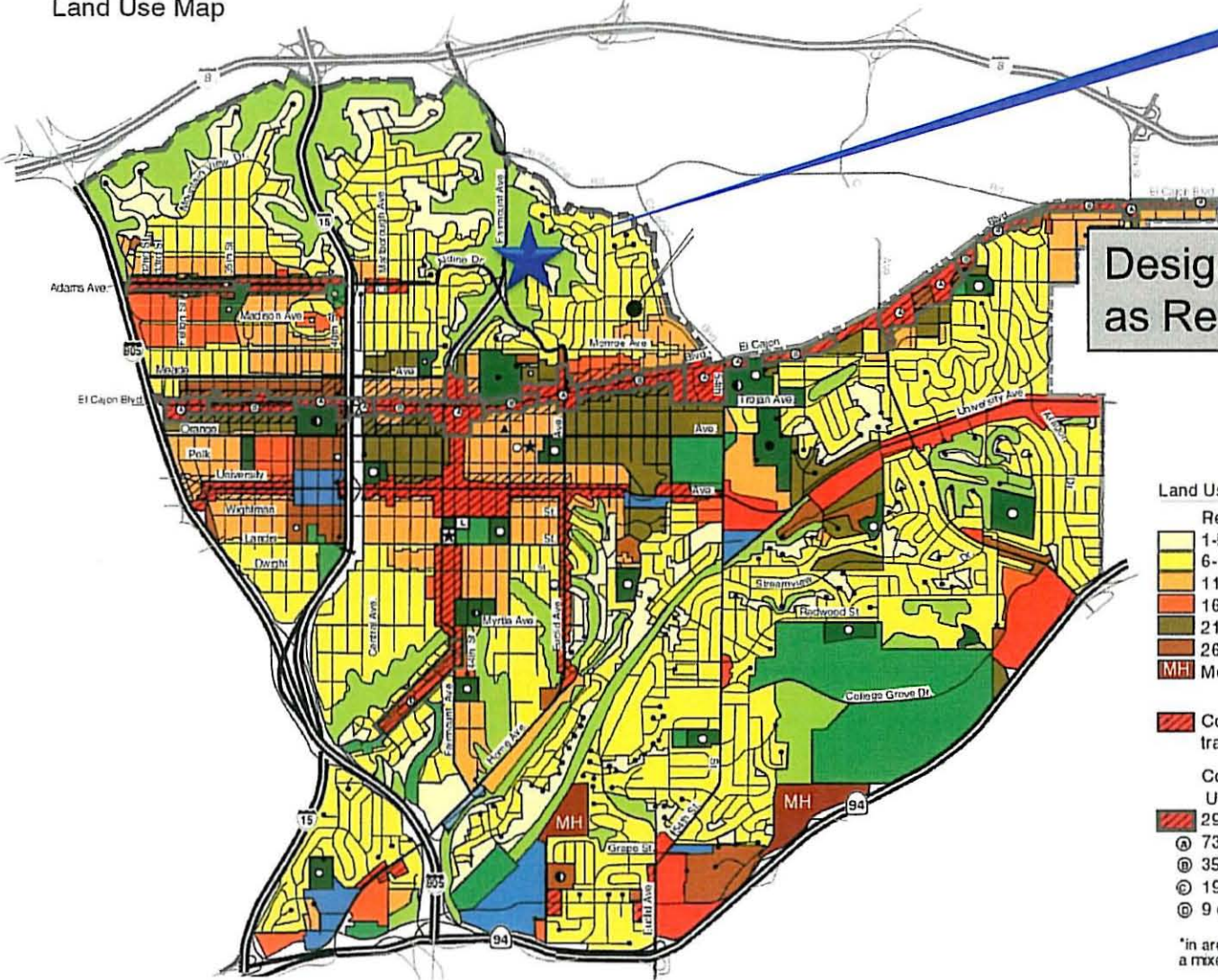
Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Report to the Planning Commission, Report No. P-96-209
4. Conditional Use Permit and Hillside Review Permit No. 95-0350-73
5. Aerial Photograph
6. Photo Simulations
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Community Planning Group Recommendation
10. Site Justification
11. Site Photos
12. Project Data Sheet
13. Ownership Disclosure Statement
14. Project Chronology

15. Environmental Exemption
16. Planning Commission Notice of Hearing
17. Project Plans

Project Site

Mid-City Communities Plan
Land Use Map



Designated and developed as Residential.

Land Use Legend

- Residential**
 - 1-5 du/ac
 - 6-10 du/ac
 - 11-15 du/ac
 - 16-20 du/ac
 - 21-25 du/ac
 - 26-30 du/ac
 - MH Mobile Home Park
- Commercial/Residential transition Zone**
- Commercial and Mixed Use**
 - 29 du/ac
 - 73 du/ac
 - 35 du/ac
 - 19 du/ac
 - 9 du/ac
- Industrial**
- Institutional**
- School**
- Elementary
- Junior High
- High School
- ▲
- ★
- L
-

*in areas where residential use is permitted, a mixed-use bonus to 43 du/ac is available

Page 1 of 1



Community Plan Land Use Designation

T-Mobile Johnson Residence, Project Number 129009

4770 Norma Drive

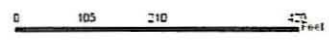


ATTACHMENT 1

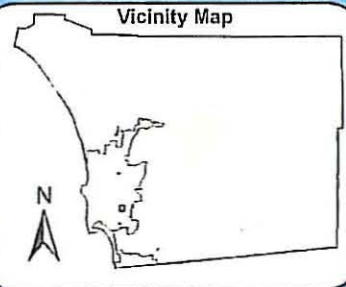


-  Freeway
-  Roads
-  Parcels

Site



1 inch = 267 feet



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 San Diego Geographic Information Source
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Plot Date: 11/04/09

City of San Diego



Report to the Planning Commission

DATE ISSUED: September 5, 1996 REPORT NO. P-96-209
ATTENTION: Planning Commission, Agenda of September 12, 1996.
SUBJECT: **PACIFIC BELL MOBILE SERVICES (PBMS)/JOHNSON RESIDENCE
CONDITIONAL USE/HILLSIDE REVIEW PERMIT (CUP/HRP) NO.
95-0350-73, TO ALLOW FOR THE CONSTRUCTION OF A WIRELESS
COMMUNICATION SYSTEM CONSISTING OF TWO, 20-FOOT-HIGH PIPE
MOUNTED PANEL ANTENNAS AND TWO EQUIPMENT CABINETS.
PROCESS 4.**

OWNER: WILLIAM AND SUZANNE JOHNSON
APPLICANT: PACIFIC BELL MOBILE SERVICES (PBMS)

SUMMARY:

Issue: Should the Planning Commission approve CUP/HRP 95-0350-73 for Pacific Bell Mobile Services for the installation and operation of a wireless communication system located at 4770 Norma Drive?

Development Services Business Center Recommendation:

1. **CERTIFY** Negative Declaration No. 95-0350-73, and
2. **APPROVE** Conditional Use/Hillside Review Permit No. 95-0350-73.

Community Planning Group Recommendation: On June 12, 1996, the Kensington-Talmadge Community Planning Board voted unanimously to approve CUP/HRP No. 95-0350-73.

Other Recommendations: None.

Environmental Impact: The Environmental Analysis Section has prepared Negative Declaration No. 95-0350-73 pursuant to Article 19, Section 15302 of the California Environmental Quality Act (CEQA).

Fiscal Impact: None.

Code Enforcement Impact: None.

Housing Affordability Impact: None.

BACKGROUND:

The project proposes to install and operate a wireless communication system located at 4770 Norma Drive. The 33,000-square foot lot is currently developed with a single-family residential structure. The project site is surrounded by a canyon to the north, Fairmount Ave. and residential development to the south, east and west (Attachment 1). The Mid City Community Plan designates the site for residential development and it is zoned R1-5000.

DISCUSSION:

The project proposal would consist of two 20-foot high antennas and two equipment cabinets to be located on a slope at the rear of a single family residence. Screening of the antennas and equipment cabinet would be provided by an existing small grove of scrub oak trees. The project would consist of 200 square feet of a 33,000-square foot lot. No additional parking would be required since the site is unmanned and requires only periodic maintenance. Grading would be minimal since the facility would be located on a portion of the lot which has been previously graded.

The project site overlooks a large canyon and the intersection of Fairmount Avenue and Montezuma Road. Approximately the top 10 feet of the antennas would be visible from the rear yards of the adjacent single family residences. Views of the site would be negligible from the public right of way due to the extreme height and distance of the property upon which the antennas are situated.

The Development Services Department recommends approval of CUP/HRP 95-0350-73 subject to the conditions contained in the Draft Conditional Use Permit (Attachment 3).

ALTERNATIVES:

1. Approve the project with modified conditions; or
2. Deny the project.

Respectfully submitted,

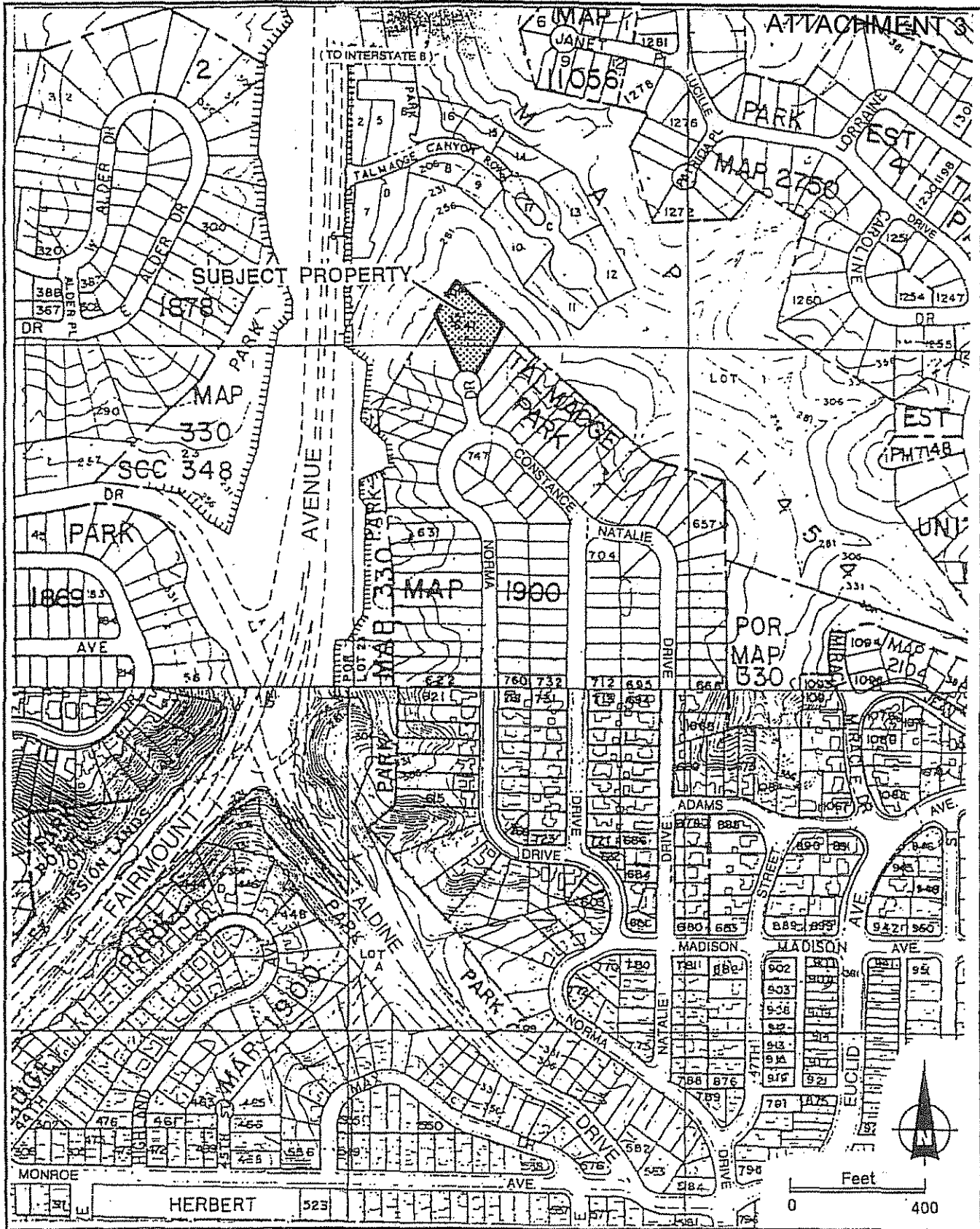


GARY HALBERT, DEPUTY DIRECTOR
Land Development Review



LINDA M. JOHNSON, PRINCIPAL PLANNER
Land Development Review

- ATTACHMENTS:
1. Project Location Map
 2. Project Site Plan and Elevations
 3. Draft Permit/Resolution Findings
 4. Ownership Disclosure Form



95-0350-73

(218-1740) 6-27-96 bf.



LOCATION MAP

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure
1

PREPARED FOR:

PACIFIC BELL
Mobile Services
2000 Westwood at 40th & Hill Street
Oklahoma City, Oklahoma 73106

APPROVAL:	DATE:
DESIGNER:	DATE:
CHECKER:	DATE:
P.C. REVIEWER:	DATE:

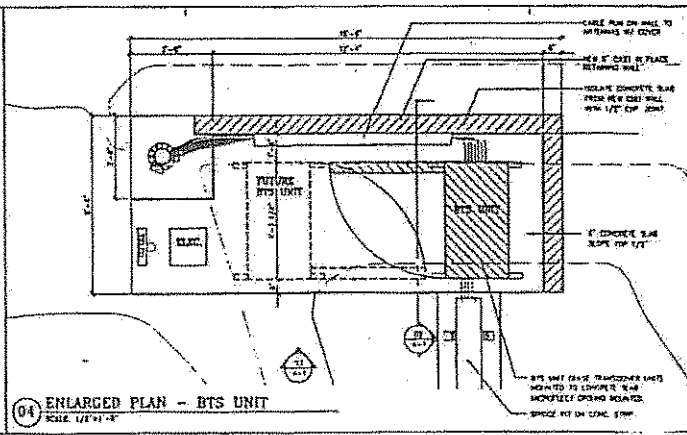
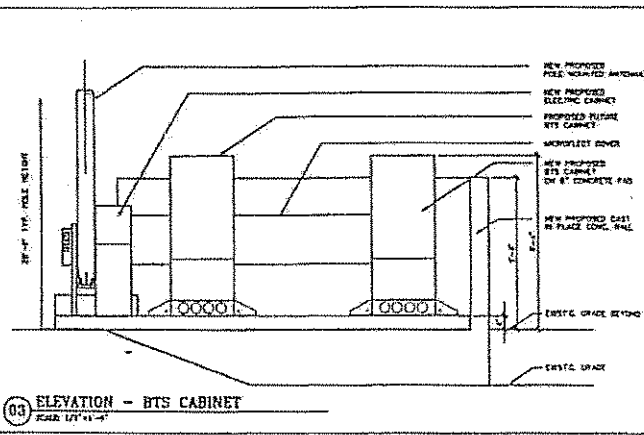
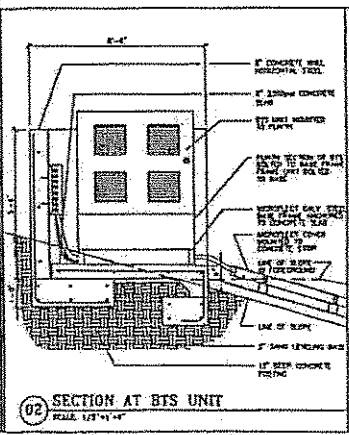
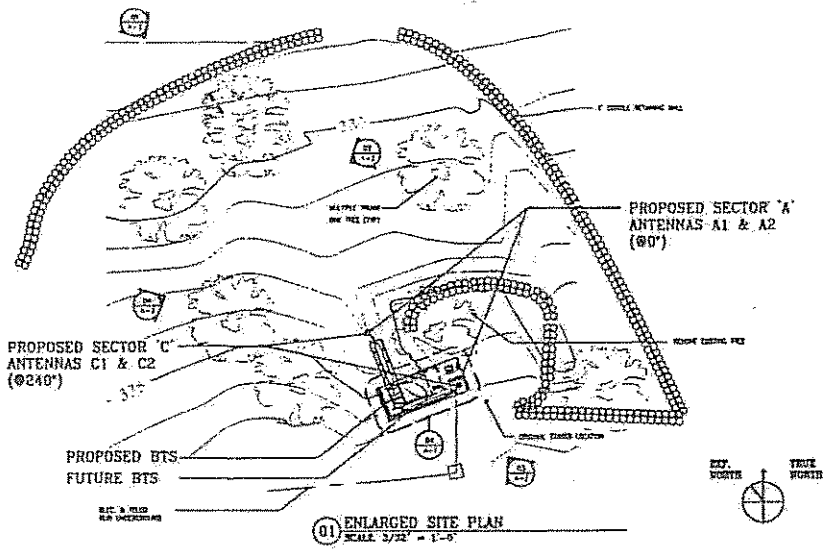
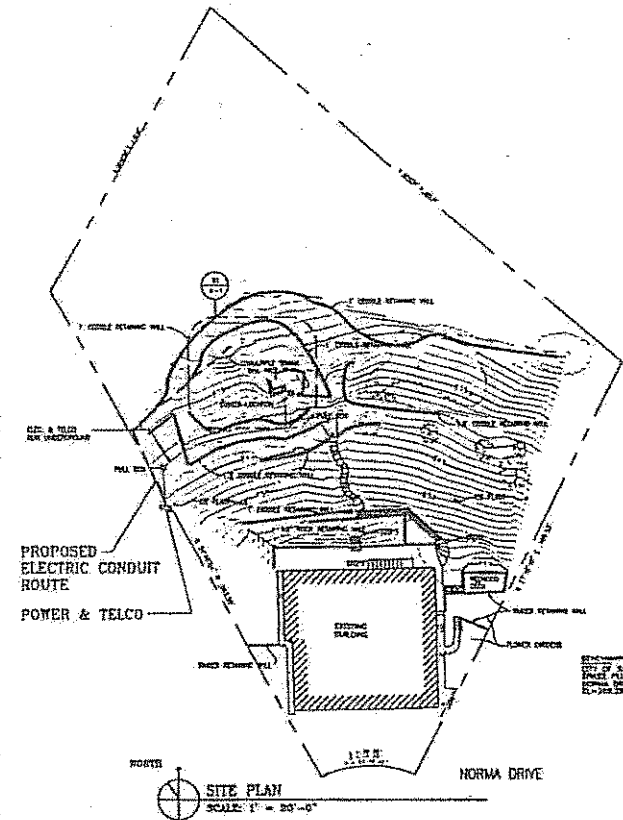
PROJECT NAME:
JOHNSON RESIDENCE
4776 NORMA DRIVE
NORMA, OKLA. 73109
10-000000

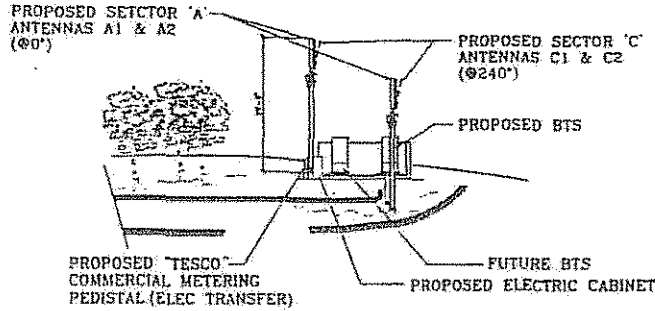
NO.	DATE	REVISION
1	3/27/00	ISSUE PERMITS
2	3/27	REV. PERMITS
3	3/27	REV. PERMITS
4	3/27	REV. PERMITS

ATTACHMENT 2
SITE PLAN
ENLARGED
PLAN, &
ANTENNA
DETAILS

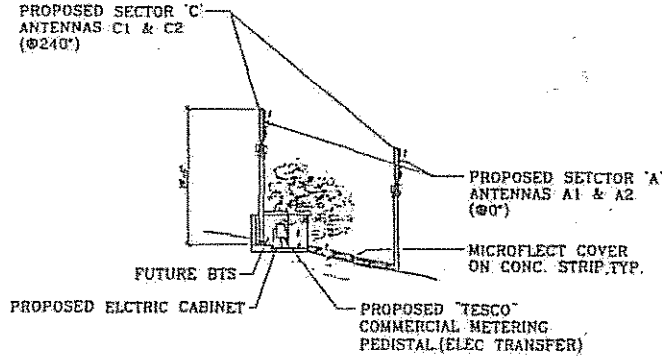
DRAWN BY:	R.A.M.
CHECKED BY:	J.H.T.
DATE:	10/15/00
SHEET NO:	13

A-1

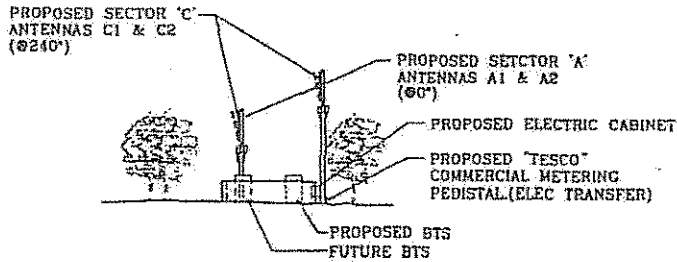




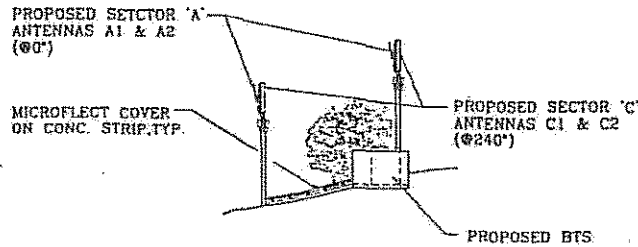
01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



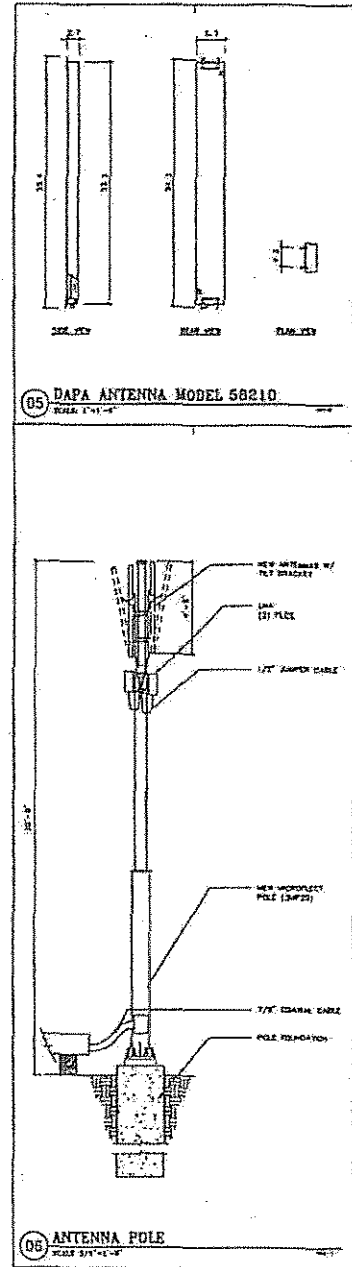
02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 WEST ELEVATION
SCALE: 1/8" = 1'-0"



THE STICHLER DESIGN GROUP, P.C.
1111 15th Street, Suite 1000
San Francisco, CA 94103
Tel: 415.774.8888

PREPARED FOR:
PACIFIC BELL
Mobile Services
400 MARKET ST. 4TH FLOOR
SAN FRANCISCO, CALIF. 94102

PROJECT NAME:
JOHNSON RESIDENCE
1770 AVENUE 20
SAN DIEGO, CA 92116
02-22-01

#	DATE	REVISION
1	3/17/01	ISSUE FOR PERMITS
2	3/27/01	REV. PERMITS
3	3/27/01	REV. PERMITS
4	3/27/01	REV. PERMITS
5	3/27/01	REV. PERMITS

APPROVED:

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 03/27/01

SHEET NO. 3

ATTACHMENT 2
ELEVATIONS & ANTENNA DETAILS

A-2



CITY OF SAN DIEGO
Development Services Department

Ownership Disclosure Statement

Project Name: Johnson Residence

Project Address: 4770 Norma Drive, San Diego, 92115

Legal Status (check one) Corporation Limited General
 Individual What State _____

Please list below the owner(s) of the above referenced property. Include individual partnerships and corporations.

1. WILLIAM JOHNSON *William Johnson* 1/26/96
Name (type or print) Signature Date

4770 NORMA DRIVE S.D. 284-3670 _____
Address Phone No. Fax No.

2. SUZANNE JOHNSON *Suzanne W. Johnson* 1/26/96
Name (type or print) Signature Date

S/A _____ _____
Address Phone No. Fax No.

3. _____ _____ _____
Name (type or print) Signature Date

_____ _____ _____
Address Phone No. Fax No.

4. _____ _____ _____
Name (type or print) Signature Date

_____ _____ _____
Address Phone No. Fax No.

Attention: 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 in writing at least thirty days prior to any public hearing on the subject property.

For City use only: Property Type _____

Case No _____ Date Filed _____

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 12.00 FEES: 29.00
AF: 15.00
MF: 1.00
CF: 1.00

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

2048

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE/HILLSIDE REVIEW PERMIT
NO. 95-0350-73
PLANNING COMMISSION
PACIFIC BELL MOBILE SERVICES (PBMS) - JOHNSON RESIDENCE

This Conditional Use/Hillside Review Permit is granted by the Planning Commission of the City of San Diego to William and Suzanne Johnson, OWNER, PACIFIC BELL MOBILE SERVICES (PBMS), PERMITTEE, pursuant to Section 101.0510, and 101.0454 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 located at 4770 Norma Drive, (Lot 641, Talmadge Park Unit No. 3, Map no. 1900), in the R1-5000 and R1-40,000 Zone of the Mid-City Community Plan Area.

2. The facility shall consist of the following on file in the Development Services:

Installation of two, 20-foot high pipes containing two panel antennas each and two radio equipment cabinets within a 5'-6" concrete block fence enclosure on top of a concrete pad (As shown on Exhibit "A" dated September 12, 1996 on file with Development Services).

3. The pipes and antennas shall be painted green to blend in with the surrounding native vegetation.

4. Prior to obtaining building permits a landscape plan shall be submitted illustrating screening of the facility from the adjacent residences with native vegetation (scrub oaks). Additionally, as part of the landscape plan, irrigation of the vegetation shall be required by drip or hand watering for a period of one year.

ORIGINAL

5. 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, Land Development Review Division;
- b. The Conditional Use/Hillside Review Permit is recorded by the Development Services Center in the office of the County Recorder.

6. Prior to the issuance of any building permits, the applicant shall:

- a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
- b. Show the location of all fire hydrants on the plot plan (UFC 10.301).

7. 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 application is approved.

8. All plans shall be in substantial conformance to Exhibit "A", dated September 12, 1996 on file in Development Services. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during construction it shall be repaired and or replaced in kind per the approved plans.

9. This Conditional Use/Hillside Review Permit is granted for a period of ten (10) years from September 12, 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 shall be removed from the site by the last owners/permittee of the use.

10. This Conditional Use/Hillside Review Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

11. This Conditional Use/Hillside Review Permit is a covenant running with the subject property and shall be binding upon the owners/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.

12. Pacific Bell Mobile Services shall cooperate in a good faith effort to allow other communication providers to locate at this site providing that the additional facility does not give rise to a substantial technical level or quality of service impairment of the existing communication facility.

13. 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 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 Owners/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.

14. 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.).

15. Within 30 days of expiration of this Permit/or discontinuance of this use (operation of this facility) the owner/permittee shall restore the site to its original condition which may include appropriate landscaping.

16. The continued use of this Permit shall be subject to the current and future regulations of the Federal Communications Commission and the California Public Utilities Commission. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agency.

Passed and adopted by the Planning Commission of the City of San Diego on September 12, 1996.

ORIGINAL

PLANNING COMMISSION RESOLUTION NO. 2296-PC
 GRANTING CONDITIONAL USE/HILLSIDE REVIEW
 PERMIT NO. 95-0350-73
 PACIFIC BELL MOBILE SERVICES (PBMS)-JOHNSON RESIDENCE

WHEREAS, William and Suzanne Johnson, Owner; Pacific Bell Mobile Services, Permittee, filed an application for a Conditional Use/Hillside Review Permit to construct and operate a wireless communication system which includes panel antennas mounted on two, 20-foot high pipes, and two equipment cabinets located at 4770 Norma Drive, (Lot 641, Talmadge Park Unit No. 3, Map no. 1900) in the R1-5000 and R1-40000 of the Mid-City Community Plan Area; and

WHEREAS, on September 12, 1996, the Planning Commission of the City of San Diego considered Conditional Use/Hillside Review Permit No. 95-0350-73, pursuant to Section 101.0510, and 101.0454 of the Municipal Code of the City of San Diego; and NOW, THEREFORE,

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

1. That the Planning Commission adopted the following written Findings, dated September 12, 1996:

CONDITIONAL USE PERMIT FINDINGS:

- A. THE PROPOSED USE WILL FULFILL AN INDIVIDUAL AND COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE GENERAL PLAN OR THE COMMUNITY PLAN, AND IF CONDUCTED IN CONFORMITY WITH THE CONDITIONS PROVIDED BY THE PERMIT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA; AND.

The proposed wireless communication facility will not adversely impact the General Plan and the Mid-City Community Plan which designates the site for residential use. Particular uses, such as wireless communication facilities which fulfill individual and community needs are permitted in residential and other zones by Conditional Use Permit. The proposed project will provide enhanced wireless communication service to this community as well as to adjacent communities. The proposed project as designed minimizes bulk and scale, it does not block views and it is not considered

obtrusive or visually significant. No detrimental effects to the health, safety, and general welfare are anticipated as a result of the proposed project which conforms with the accepted safety standard established by the American National Standards Institute and the National Council on Radiation Protection.

- B. THE PROPOSED USE WILL COMPLY WITH ALL THE RELEVANT REGULATIONS IN THIS CODE.

The proposed facility complies with the relevant regulations in the Municipal Code. The project complies with the 30'-0" height limit as established by the zone and will be screened from the adjacent properties by the addition of trees to the site.

HILLSIDE REVIEW PERMIT FINDINGS-MUNICIPAL CODE SECTION 101.0454

- A. THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED STRUCTURE(S) AND WILL RESULT IN THE MINIMUM DISTURBANCE OF SENSITIVE AREAS.

The project, as designed does not encroach into the hillside and would not disturb any sensitive areas or alter any natural landforms existing on site.

- B. THE GRADING PROPOSED IN CONNECTION WITH THE DEVELOPMENT WILL NOT RESULT IN SOIL EROSION, SILTING OF LOWER SLOPES, SLIDE DAMAGE, FLOODING, SEVERE SCARRING OR ANY OTHER GEOLOGICAL INSTABILITY WHICH WOULD AFFECT HEALTH, SAFETY AND GENERAL WELFARE AS APPROVED BY THE CITY ENGINEER.

The project, as designed, does not propose any grading in connection with the design and construction of the telecommunications facility. Less than 6 cubic yards of soil will be excavated for footings for the antennas and the foundation for the BTS unit.

- C. THE PROPOSED DEVELOPMENT RETAINS THE VISUAL QUALITY OF THE SITE, THE AESTHETIC QUALITIES OF THE AREA AND THE NEIGHBORHOOD CHARACTERISTICS BY UTILIZING PROPER STRUCTURAL SCALE AND CHARACTER, VARIED ARCHITECTURAL TREATMENTS, AND APPROPRIATE PLANT MATERIAL.

Through conditions of the permit, the proposed telecommunication facility will be screened by scrub

oak trees and painted green to minimize visual impact and preserve the aesthetic qualities of the area. Additional trees will be planted on the site to screen the antennas from the adjacent residences.

- D. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE OPEN SPACE ELEMENT OF THE CITY'S PROGRESS GUIDE AND GENERAL PLAN, THE OPEN SPACE AND SENSITIVE LAND ELEMENT OF THE APPLICABLE COMMUNITY PLAN, ANY OTHER ADOPTED APPLICABLE PLAN IN EFFECT FOR THIS SITE, AND THE ZONE. THE APPLICANT HAS DISCUSSED THE FEASIBILITY OF OPEN SPACE DEDICATIONS OR EASEMENTS WITH APPROPRIATE CITY STAFF.

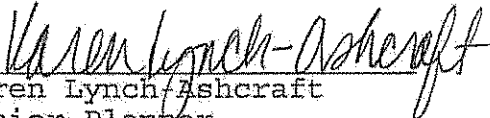
The additional appropriation of open space is not a requirement of this project. As designed the project is in conformance with the requirements of the City's Progress Guide and General Plan.


- E. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE QUALITATIVE GUIDELINES AND CRITERIA AS SET FORTH IN DOCUMENT NO. RR-262129, "HILLSIDE DESIGN AND DEVELOPMENT GUIDELINES."

The project is in conformance with the Qualitative Guidelines and criteria as set forth in the "Hillside Design and Development Guidelines". The project has been sited on an existing developed portion of the backyard and has been designed not to encroach into the hillside.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 95-0350-73 is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in Conditional Use Permit No. 95-0350-73, a copy of which is attached hereto and made a part hereof.


Karen Lynch-Ashcraft
Senior Planner


Linda Lugano
Legislative Recorder to
the Planning Commission

Type/Number of Document CUP 95-0350-73

Date of Approval September 12, 1996

STATE OF CALIFORNIA

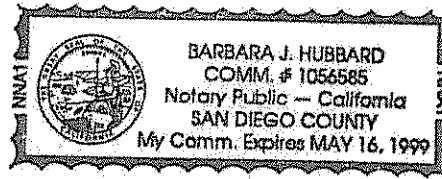
Karen Lynch Ashcraft
Karen Lynch Ashcraft, Senior Planner

COUNTY OF SAN DIEGO

On Sept. 27, 1996 before me, BARBARA J. HUBBARD (Notary Public), personally appeared Karen Lynch Ashcraft, Senior Planner of the Development Services Department of the City of San Diego, personally known to me 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 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.

Signature Barbara J. Hubbard
Barbara J. Hubbard



(Seal)

OWNER(S) SIGNATURE/NOTARIZATION:

PERMITTEE(S) SIGNATURE/NOTARIZATION:

OWNER(S)

THE UNDERSIGNED PERMITTEE(S) BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

OWNER(S)

OWNER: _____

PERMITTEE: Pacific Bell Mobile Services
Signed Malvaan Miller, WOM
Typed Name Pacific Bell Mobile Services

Signed William Johnson
Typed Name William Johnson

Signed Suzanne Johnson
Typed Name Suzanne Johnson

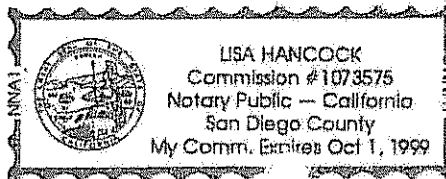
STATE OF California

COUNTY OF San Diego

On Sept. 25, 1996 before me, LISA HANCOCK (Name of Notary Public) personally appeared William Johnson and Suzanne Johnson, 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.

Signature Lisa Hancock



(Seal)

ORIGINAL



Aerial Photo

T-Mobile Johnson Residence – Project Number 129009

4770 Norma Drive

SD06220
Johnson Residence
4770 Norma Drive
San Diego, CA 92115



EXISTING



Existing T-Mobile poles and antennas to be re-painted olive green-brown

Proposed landscaping

ATTACHMENT 6

PROPOSED

Photosimulation of proposed changes to existing telecommunications site

SD06220
Johnson Residence
4770 Norma Drive
San Diego, CA 92115



EXISTING



Existing pole and antennas
repainted olive green-brown

ATTACHMENT 6

PROPOSED

Photosimulation of proposed changes to existing telecommunications site

SD06220
Johnson Residence
4770 Norma Drive
San Diego, CA 92115



EXISTING



ATTACHMENT 6

PROPOSED

Photosimulation of proposed changes to existing telecommunications site

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: 42-7769

CONDITIONAL USE PERMIT NO. 691805 AND
SITE DEVELOPMENT PERMIT NO. 691806
T-MOBILE JOHNSON RESIDENCE
PLANNING COMMISSION
Project Number 129009

This Conditional Use Permit No. 691805 and Site Development Permit No. 691806 is granted by the Planning Commission of the City of San Diego to ROGER BRAZIL, Owner, and T-MOBILE, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The site is located at 4770 Norma Drive in the OR-1-1, RS-1-1 and RS-1-7 Zones of the Mid-Cities Community Plan. The project site is legally described as Lot 641 of Talmadge Park Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 1900, filed in the Office of the County Recorder of San Diego County on March 23, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct and operate a Wireless Communication Facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 10, 2009, on file in the Development Services Department.

The project shall include:

- a. Two twenty foot high pipes painted olive green containing two panel antennas each and two radio equipment cabinets within a five foot six inch concrete block fence enclosure on a concrete pad;
- b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This CUP and SDP and corresponding use of this site shall **expire on December 10, 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.
5. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new permit application to the City Manager 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.
6. 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.
7. 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.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial 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.

11. 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.

12. 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.

13. 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.

PLANNING/DESIGN REQUIREMENTS:

14. No later than February 10, 2010, the Permittee shall provide certification providing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises comply with federal standards.

15. No later than February 10, 2010, the Permittee shall submit Landscape Construction Documents and a Site Plan, in compliance with the City's Project Submittal Requirements, demonstrating compliance with this CUP and SDP as shown on Exhibit "A".

16. No later than April 10, 2010, the Permittee shall implement all requirements of this CUP and SDP and shall obtain a "Final Planning Inspection."

17. Failure to comply with the timelines established in this permit shall result in fines and penalties administered by Neighborhood Code Compliance. Fines may accrue immediately.

18. 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.

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

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

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

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 December 10, 2009 by Resolution No. PC-09-XXX.

Permit Type/PTS Approval No.: Conditional Use Permit
No. 691805 and Site Development Permit No. 691806
Date of Approval: 12/10/2009

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Associate Planner

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

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

ROGER BRAZIL
Owner

By _____
Owner

T-MOBILE
Permittee

By _____
Kevin Becker
Deployment Manager

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

PLANNING COMMISSION
RESOLUTION NO. PC-09-XXX
CONDITIONAL USE PERMIT NO. 691805 AND
SITE DEVELOPMENT PERMIT NO. 691806
T-MOBILE JOHNSON RESIDENCE

WHEREAS, ROGER BRAZIL, Owner, and T-MOBILE, Permittee, filed an application with the City of San Diego for a permit to construct and operate a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 691805 and 691806);

WHEREAS, the project site is located at 4770 Norma Drive in the OR-1-1, RS-1-1 and RS-1-7 Zones of the Mid-Cities Community Plan;

WHEREAS, the project site is legally described as Lot 641 of Talmadge Park Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 1900, filed in the Office of the County Recorder of San Diego County on March 23, 1926;

WHEREAS, on December 10, 2009, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 691805 and Site Development Permit No. 691806 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated December 10, 2009.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The City of San Diego's General Plan (UD-15) requires any real or potential visual impact resulting from the permitting and operation of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to conceal or blend them into the immediate surrounding area. The General Plan further requires these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the General Plan states that equipment associated with wireless facilities will be concealed from view. The antennas associated with this wireless facility are located thousands of feet from any public vantage point or public right-of-way the antennas are inconspicuous from view and screened by existing vegetation and therefore complying with the requirements of the General Plan, the proposed project will be consistent with the standards of the General Plan. Therefore, this facility will not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency emissions to the extent that such facilities comply with the Federal Communication Commission’s standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure the Federal Communication Commission’s standards are being met, a condition has been added to the permit which requires T-Mobile to perform a cumulative model Radio Frequency test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. In addition, since this facility is located on a property with a residential use, a condition has been added to the permit to also require an “on-air” radio frequency study to demonstrate compliance once the facility has been activated. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area, within the jurisdiction of the City.

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

The project complies with the intent of all applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility Regulations as enumerated in the Land Development Code Section 141.0420. This section of the Land Development Code requires Wireless Communication Facilities be minimally visible through a variety of design techniques. In this case, the antennas are located thousands of feet from any public vantage point or public right-of-way the antennas are inconspicuous from view and screened by existing vegetation. The associated equipment is located within the existing five foot six inch high concrete fence. Therefore, this project complies with the applicable regulations of the Land Development Code.

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

Typically, the City of San Diego’s first preference is for Wireless Communication Facilities to be located on property containing non-residential uses. In this case, without the approval of the required permits the carrier will not obtain the required coverage objective. The carrier has conducted coverage studies and has determined that no other structures within the parameters of the coverage investigation would be able to provide the height required to meet the coverage objective. The proposed antennas will be concealed from view behind existing vegetation. Based on the screening of the poles and antennas and associated equipment and the carrier’s coverage and height requirements, this facility is appropriate at the proposed location.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. For additional substantiation, see Conditional Use Permit Finding No. 1 above.

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 emissions to the extent that such facilities comply with the Federal Communication Commission's standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. For additional substantiation, see Conditional Use Permit Finding No. 2 above.

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

The project complies with the intent of all applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility Regulations as enumerated in the Land Development Code Section 141.0420. This section of the Land Development Code requires Wireless Communication Facilities be minimally visible through a variety of design techniques. For additional substantiation, see Conditional Use Permit Finding No. 3 above.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 691805 and Site Development Permit No. 691806 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 691805 and 691806, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: December 10, 2009

Job Order No. 42-7769

KENSINGTON TALMADGE PLANNING GROUP
REGULAR MEETING
SEPTEMBER 10, 2008

A regular meeting of Kensington Talmadge Planning Group (KTPG) was called to order by Chair Tom Hebrank on September 10, 2008 at 6:39pm in the Kensington Community Church located at 4773 Marlborough Ave., San Diego, CA 92116.

Members present: Robert Coffin, Gail Greer, Tom Hebrank, Guy Hanford, Jeri Dilno, Shauna Pribyl, John Garrison, Jonathan Tibbits, Stephanie Glazer and Dave Pfeifer.

Members absent: Clinton Kisner, Sherry Hopwood, David Moty, Carl Davis, and Deborah Sharpe.

Also present: Victoria White, Fred Lindhal, Danielle Laman and numerous members of the public.

MODIFICATIONS TO AND ADOPTION OF AGENDA

A motion was made by J. Tibbits, seconded by J. Dilno, and unanimously approved to accept the current agenda without modifications.

MINUTES

After a motion made by B. Coffin and seconded by J. Garrison, the August 13, 2008 minutes were approved with changes by a vote of 9-0-1. J. Tibbits abstained.

TREASURER'S REPORT

S. Hopwood was not present at the meeting; thus, the August 2008 treasurer's report will be presented at the October 2008 KTPG meeting.

PUBLIC COMMUNICATIONS

Various members of the public were present and conveyed the following:

- I. P. Berge – Announced that she will not comment on or answer questions pertaining to projects involving the Historical Resources Board (HRB), including but not limited to the Mills Act, as she is a member of the HRB.

CITY/GOVERNMENT INFORMATION ITEMS

- I. **Susan Davis, US Congressional District 53** – No presentation was made on behalf of Congressperson Davis. However, N. Norvell dropped off the September 2008 volume of The Davis Dispatch newsletter for the community.
- II. **Toni Atkins, City Councilmember District 3** – A Chesebro fell ill and did not attend the meeting. By way of an email from A. Chesebro, which was read by T. Hebrank, the following was presented on behalf of Councilmember Atkins:
- a. The Councilmember had intended to participate in the September 2008 KTPG meeting. Unfortunately, T. Atkins had a last minute conflict. The Councilmember will attempt to attend a KTPG meeting in either October or November.
 - b. The Councilmember's office submitted the request to restripe the intersection of Adams Avenue and Marlborough Drive.
 - c. T. Atkins will attend the Kensington Talmadge Community Association (KTCA) meeting on September 17, 2008.
 - d. On September 4, 2008 the Councilmember's staff met with Cathy Winterrowd of the City of San Diego Planning Department and Harold Koenig & Mike Koonce of the KTCA. KTCA members delivered a summary of the report reported at the August 2008 KTPG meeting (see the KTPG August 2008 minutes for a summary). The KTCA will apply for a permit to temporarily take down the sign, replace the poles and cable wires in-kind, further evaluate the internal structure of the sign cabinet, repair the neon lighting and repaint the exterior. It is the KTCA's intention to work with the City's Planning Department and Historic Resources Board to make sure that all repairs and/or replacements are consistent with the historic designation of the sign and consistent with building code requirements. Further evaluation of the sign cabinet will determine how much of it will need to be replaced and how much can be salvaged and repaired. Either way, all efforts possible will be made to retain the sign's historicity and current aesthetic appearance.
- III. **City Planning Office** – On behalf of the City Planning Office, V. White made the following comments:
- a. On September 30, 2008 the City of San Diego, Development Services Department is hosting a workshop entitled Development Review Process and Permits. Please RSVP to (619) 235-5200 before September 26, 2008 if you would like to attend.
 - b. The City of San Diego, Office of Small Business will be offering a Storefront Improvement Program which offers architectural assistance and grants to businesses with 12 or fewer employees. A pamphlet summarizing the program was offered to the board and community.

- c. A member of the community inquired about a rumor that the city might alter the current 300 foot radius noticing provisions. V. White indicated that changes to the existing noticing policy are not planned at this time.

NON-COMMITTEE ACTION ITEMS

- I. **Filing Board Vacancies** – Chair, T. Hebrank announced that C. Kisner resigned from the Board in August 2008. After a motion made by T. Hebrank and seconded by D. Pfeiffer, the board appoints C. Kaminski to complete the balance of C. Kisner's two year term, which expires in 2009. A discussion ensues about C. Kaminski's absence from the current meeting, his prior participation in the KTPG, and his participation in the community. A call for the vote is made and the motion passes by a vote of 8-2-0. S. Pribyl and J. Garrison vote against the motion due to the absence of the candidate.
- II. **Subcommittee assignments** – Chair, T. Hebrank tables C. Kaminski's assignment to a subcommittee as he was not present to accept a Subcommittee Assignment.

NON- SUBCOMMITTEE INFORMATION ITEMS

None

C. Davis enters the meeting.

SUBCOMMITTEE AGENDAS

- I. **Neighborhood Facilities & Historical Resources Subcommittee (NFHRS) –**
- a. Non-Agenda Public Items:
 - i. None
 - b. Action Items:
 - i. Mills Act Letter. On behalf of the NFHRS, S. Glazer, Vice Chair, reads the proposed letter to the City of San Diego from the KTPG regarding the Mills Act. Furthermore, on behalf of NFHRS, S. Glazer motions for KTPG to endorse the letter and send it to the City of San Diego. The NFHRS provides the board with supporting literature for the recommendation including Historical Resources Board (HRB) Report No. HRB-08-052 dated July 18, 2008 and an article entitled "Historical Designation and Residential Property Values" published in the International Real Estate Review 2008 Vol. 11 No. 1: pp. 83-95. A discussion ensues as to why the HRB is making its recommendation, opposition to an exclusionary use of the Mills Act, the overall facts of opposing

sides, the impact of the letter and/or the proposed changes to the Mills Act on the business community. A call for the vote is made and the motion passes by a vote of 8-3-0. C. Davis, J. Tibbits, and D. Pfeiffer vote against endorsing the letter.

c. Information Items:

- i. Announcement of Subcommittee Officers. It was announced that the NFHRS voted S. Glazer as subcommittee Vice Chair and J. Dilno as subcommittee Secretary.
- ii. Kensington Sign. During the subcommittee meeting a brief history of the sign was provided by a subcommittee attendee including a summary of the August 2008 presentation by the KTCA. It was announced that the NFHRS decided to leave the item on future subcommittee agendas pending more factual information regarding the status of the inspection, appeal, and previous actions by the KTPG board.
- iii. Vision Statement. The NFHRS formed an Ad Hoc committee to review a proposed vision statement and make recommendations to the NFHRS.

II. Project Review Subcommittee (PRS) -

a. Non-Agenda Public Items:

- i. None

b. Action Items:

- i. Aldine Drive Slope Restoration: Chair, D. Pfeiffer, invites a representative of the Applicant and RBF Consulting to present and address the project.

1. The applicant stated that the issues raised in the recent assessment letter were not appropriate to the project. The applicant is close to responding to the assessment letter and resubmitting the responses to development services. The applicant did not address specific items in the assessment letter with the board and/or community.

2. It is announced that upon further research the applicant determined that the Public Facilities Financing planning provides monies for a class three bike lane on Aldine Drive. The applicant described that a class three bike lane requires 14 feet of roadway plus a three foot safety lane (a total of 31 feet). In light of the class three bike lane requirements, the proposed road width would increase. The applicant asked its consultants, RBF Consulting, to advise the city as to whether or not the width of the proposed road can be increased to allow for a class three bike lane. RBF Consulting answered, yes, with some variations in the currently proposed wall, a class three bike lane is feasible

in each direction of Aldine Drive. In addition, RBF Consulting announced that the alterations in the currently proposed project to allow for a class three bike lane will not delay the project. The applicant explained to the board and to the community that the Aldine Slope Restoration project will not include the construction of a class three bike lane; however, the project will not preclude a class three bike lane either.

3. Upon a number of questions raised by the board and the community, the following comments were made by the applicant:

- a. Once permits are received, it will take three to six months of work before the slope is stabilized.
- b. The applicant hopes to complete the project before the start of the 2010 rainy season.
- c. To go faster the boards advisory vote is needed and cooperation by individual homeowners in regard to access and easements.
- d. The applicant anticipates coming to the KTPG for the vote "at some point."
- e. Funding for the Aldine Slope Stabilization project was provided by a state emergency fund. If funds are not used by a specific date, then funding of the project is in jeopardy. The applicant has applied for an extension of time to use the funds. The applicant does not know the "drop dead date" but she will research the date and report the date back to the board.
- f. KTPG's PRS chair announces that a formal package has not been submitted to KTPG for comment and/or approval. The applicant will report back to the board regarding the status of submitting the complete package to KTPG.

ii. T-Mobile - Johnson Residence: Presented by Krystal Patterson of PlanCom, Inc. The PRS recommends that the project be approved as submitted with the following conditions;

1. Existing equipment painted a darker, camouflaging, color to better match predominate foliage color on the hill. All surfaces to be painted to eliminate shiny surfaces that are showing in the current implementation.
2. Add larger, native, trees behind the antennas and maintain the paint and all foliage for the duration of the C.U.P.

3. T-Mobile will prepare a yearly report on the maintenance of the paint job and the maintenance of the foliage and deliver to KTPG.
4. Fully comply with MHPA and brush management ordinances.

Upon a motion made by D. Pfeifer and seconded by J. Tibbits, the PRS motion is amend condition number two to read, "Add larger native, trees *and/or bushes in front of* the antennas..." in lieu of behind the antennas. The intent of the amendment is to better conceal the antennas. After a lot of discussion, D. Pfeifer motions to amend the first amendment to state, "Add larger native trees *and/or bushes around the antennas as needed to improve concealment* and maintain the paint..." S. Pribyl seconds the amended motion made by D. Pfeifer and call for the vote is announced. The amended motion passes by unanimous consent.

iii. Community Zoning Workshops: recommendation to alter the names of the workshop to "land use and zoning" simply "zoning"

1. 1st workshop to discuss existing conditions. City staff has agreed to help.
2. Vision workshop: key areas of focus or concern and identify specific goals. Solicit two architecture schools in town.
3. Consensus docket: establish a set of recommendations. It will probably sit on city staff shelf until our mid-city plan is amended.

Support a series of workshops and craft an visioning document to give to the city. Repeat the 3 steps 1st by DP 2nd by GG unanimous.

c. Information Items:

i. None.

III. Transportation & Safety Subcommittee (TSS) –

- a. No presentation was made because the subcommittee did not meet in August 2008.

IV. Membership, By-Laws & Communications Subcommittee (MBCS) –

- a. No presentation was made because the subcommittee did not meet in August 2008.

V. KTPG Liaison Committee Reports –

- a. Talmadge Maintenance Assessment District (TMAD) is presented by F. Lindahl.

- i. It was noted that the TMAD did not get the required number of signatures to operate as non-profit; thus, TMAD will continue soliciting signatures. The goal is to get 725 signed petitions and submit the signatures to the city.

- b. Community Planners Committee (CPC) presented by T. Hebrank.
 - i. No presentation was made because the subcommittee did not meet in August 2008.
- c. City Heights Redevelopment PAC (CHRPAC) presented by D. Laman.
 - i. A meeting will be held on October 14, 2008 regarding the I15 metro rail.
 - ii. The Euclid Tower is going to be replaced.
- d. City of San Diego Underground Conversion Project presented by F. Lindahl.
 - i. Notices have gone out to the public to change from FF to EE.

ADJOURNMENT

- I. Agenda for an upcoming KTPG meeting –**
 - a. Briefing about the state land use bill (SB 375).
 - b. Communications process that was decided by PRS.
 - c. Painting the utility boxes in Kensington and Talmadge.
 - d. Aldine Drive Slope Stabilization Project update.
 - e. Communications subcommittee to make fundraising recommendations.
- II. The meeting of the KTPG adjourned at 9:28pm. The next meeting will be held at 6:30pm on Wednesday, October 8, 2008 at the Kensington Community Church.**

Submitted by, Shauna Pribyl, KTPG Secretary on October 8, 2008.

I, Shauna Pribyl, am the Secretary of the Kensington Talmadge Planning Group and hereby certify that that these minutes were approved by the Kensington Talmadge Planning Group on Oct. 8, 2008.

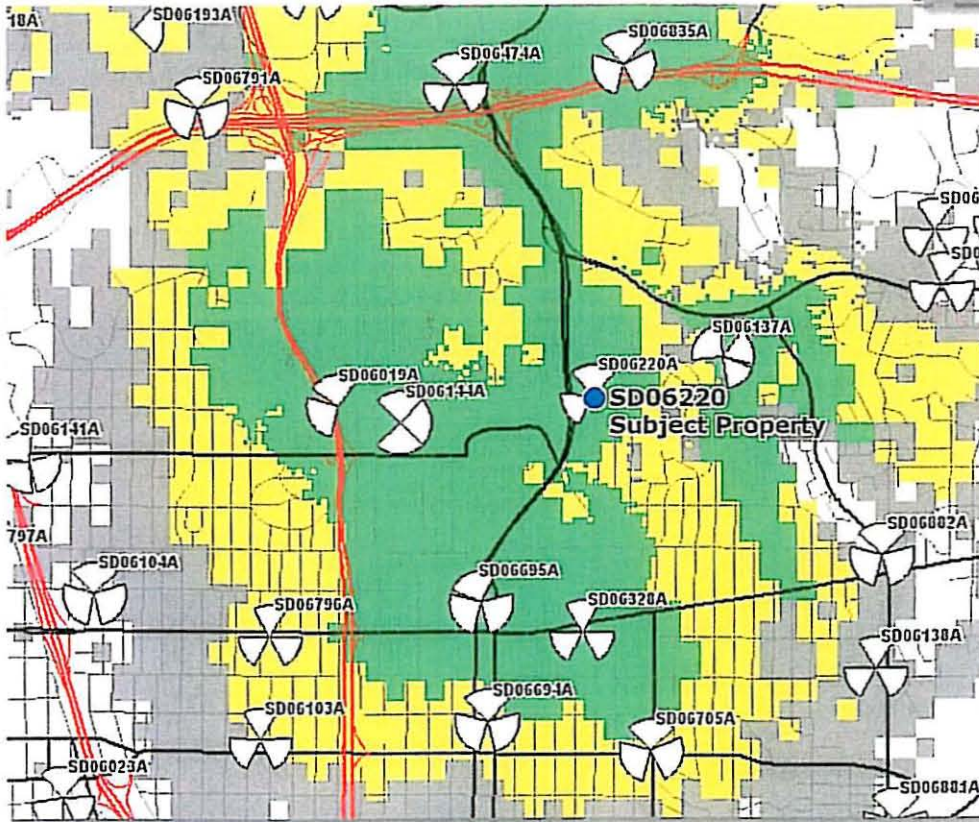


Shauna Pribyl, Secretary

11-12-08

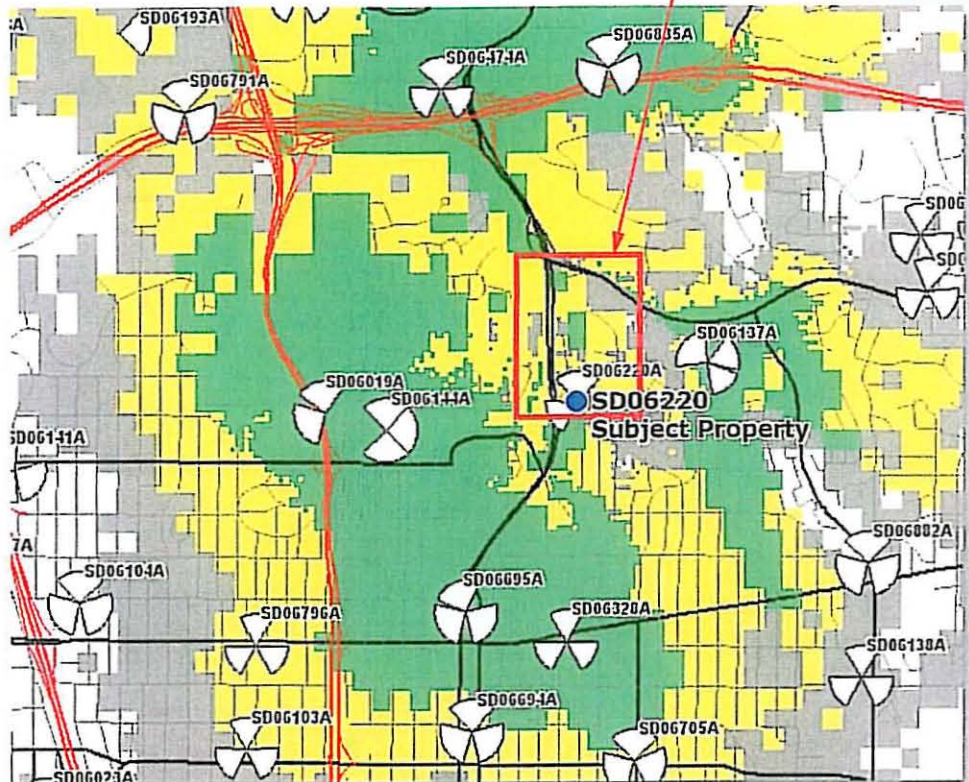
Date

SD 120
 Johnson Residence
 4770 Norma Drive
 San Diego, CA 92115



Existing coverage with SD06220

Coverage gap without SD06220



Proposed coverage area impacted without SD06220

Coverage Levels:

- Excellent
- Good/Variable
- Poor
- No Coverage



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

SD06220
Johnson Residence
4770 Norma Drive
San Diego, CA 92115

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

Prepared by:

PlanCom, Inc.
Contractor Representatives for
T-Mobile

302 State Place
Escondido, CA 92029
Contact: Krystal Patterson, Planning Consultant
(760) 715-8703

March 8, 2007



T-Mobile
Get more from life



①

LOOKING WEST



②

LOOKING NORTH

T-Mobile
Get more from life



③ LOOKING EAST



④ LOOKING SOUTH

T-Mobile
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5

LOOKING NORTH AT SUBJECT PROPERTY (NOT VISIBLE FROM STREET)



6

VIEW OF EXSTING GROUND MOUNTED BTS CABINETS AND ANTENNAS MASTS

T-Mobile
Get more from life




VIEW OF EXISTING ANTENNA MASTS

⑦


T-Mobile
Get more from life



 CLOSE-UP VIEW OF EXISTING BTS CABINETS

LOCATION OF EXISTING ANTENNA MASTS
WITHIN LANDSCAPING ON HILLSIDE



 VIEW OF EXISTING ANTENNA MASTS (PARTIALLY VISIBLE)

PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile Johnson Residence	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of two existing twenty-foot high poles with two antennas each and associated equipment.	
COMMUNITY PLAN AREA:	Mid-City Kensington-Talmadge	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Site Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-1 HEIGHT LIMIT: 24/30' FRONT SETBACK: 25' SIDE SETBACK: .08 (multiplied by lot width) STREETSIDE SETBACK: n/a REAR SETBACK: 25'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space, OR-1-1	Open Space
SOUTH:	Single-unit Residential, RS-1-7	Residential
EAST:	Single-unit Residential, RS-1-1	Residential
WEST:	Single-unit Residential, RS-1-1	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 10, 2008, the Kensington-Talmadge Community Planning Group voted to approve this project unanimously, with slight modifications, which will be implemented.	



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

THE CITY OF SAN DIEGO

Ownership Disclosure Statement

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

Project Title Project No. For City Use Only
 SD06220 Johnson Residence

Project Address:
 4770 Norma Drive, San Diego CA 92215

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

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

Additional pages attached Yes No

Name of Individual (type or print):
 ROGER BRAZIL
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 4770 NORMA DRIVE
 City/State/Zip: SAN DIEGO CA 92115
 Phone No: 619 640 6965 Fax No: _____
 Signature: [Signature] Date: 4.12.07

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: _____

DEVELOPMENT SERVICES
Project Chronology
T-Mobile Johnson Residence – Project No. 129009

Date	Action	Description	City Review Time	Applicant Response
05/01/07	First Submittal	Project Deemed Complete		
06/25/07	First Assessment Letter		55 days	
02/04/08	Second Submittal			224 days
03/07/08	Staff completes review		32 days	
11/13/08	Third Submittal			251 days
01/13/09	Staff completes review		61 days	
01/13/09	Fourth Submittal			0 days
02/11/09	Staff completes review		29 days	
04/08/09	Fifth Submittal			56 days
05/12/09	Staff completes review		34 days	
08/13/09	Sixth Submittal			93 days
09/02/09	Staff completes review		20 days	
09/22/09	Seventh Submittal			20 days
10/13/09	All issues resolved		21 days	
12/10/09	Public Hearing – Planning Commission		58 days	
TOTAL STAFF TIME			310 days	
TOTAL APPLICANT TIME				644 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	954 days (in calendar days)	

DETERMINATION OF ATTACHMENT 15
ENVIRONMENTAL EXEMPTION

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

Agency: CITY OF SAN DIEGO

Project No. 129009
 Job Order No. 42-7769

Date: 5/30/2007
 Date: 3/4/2009 (Updated)

Action/Permit(s): Conditional Use Permit (CUP) and Site Development Permit (SDP)

Description of Activity: T-Mobile Johnson Residence: Conditional Use Permit, ~~Planned Development Permit~~, and Site Development Permit for the renewal of expired permits for a wireless communication facility consisting of two existing 20'-0" high poles supporting two antennas each with associated equipment cabinets located at the base of the poles.

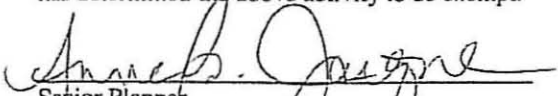
Location of Activity: Project is located at 4770 Norma Drive in the RS-1-7, RS-1-1, and OP-1-1 Zone in the Kensington-Talmadge Neighborhood of the Mid-City Communities Planning area, in the City of San Diego, County of San Diego, and State of California. Applicant: OMNIPoint DBA T-Mobile, 10180 Telesis Court, Suite 333, San Diego, California 92121, Kevin Becker, Phone 858-334-6121.

(CHECK BOXES BELOW)

1. This activity is EXEMPT FROM CEQA pursuant to:
- Section 15060 (c)(3) of the State CEQA Guidelines (the activity is not a project as defined in Section 15378)
 - Section 15061 (b)(3) of the State CEQA Guidelines (General Rule)
2. This project is EXEMPT FROM CEQA pursuant to State CEQA Guidelines Section checked below:

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

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


 Senior Planner
 Environmental Analysis Section

Distribution:

Natalie DeFreitas, Project Manager
 MMC
 EAS file



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 23, 2009

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	December 10, 2009
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	Conditional Use Permit and Site Development Permit, Process 4
PROJECT NUMBER:	129009
PROJECT NAME:	<u>T-MOBILE – JOHNSON RESIDENCE</u>
APPLICANT:	Shelly Kilbourn, PlanCom, Inc., agents for T-Mobile
COMMUNITY PLAN AREA:	Kensington-Talmadge
COUNCIL DISTRICT:	District 3
CITY PROJECT MANAGER:	Alex Hempton, AICP, Associate Planner
PHONE NUMBER:	(619) 446-5349

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit and Site Development Permit for a Wireless Communication Facility. The facility is existing, consisting of two twenty-foot tall poles supporting two antennas each. Equipment associated with the antennas is located adjacent to the poles. The facility will be painted to better blend in with the surrounding landscape and additional planting is proposed. This project is located at 4770 Norma Drive.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning

ATTACHMENT 16

Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on March 4, 2009 and the opportunity to appeal that determination ended March 19, 2009.

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

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Job Order No. 42-7769

Revised 12/5/08 RH

T-Mobile

NOT FOR USE ON COMMERCIAL VEHICLES T-MOBILE
EXCEPT UNDER WRITER'S AGREEMENT

SD06220 JOHNSON RESIDENCE

4770 NORMA DR
SAN DIEGO, CA 92115

ARCHITECT



DDM ARCHITECTS
3083 FIRST AVENUE, SUITE 100 SAN DIEGO, CA 92108
619.298.4200 FAX: 619.298.4201

PROJECT NAME

SD06220
JOHNSON RESIDENCE
4770 NORMA DR, SAN DIEGO, CA 92115

ISSUED REVISIONS

DATE	BY	REVISION
01-22-08	JZ	ISSUE FOR PERMITS
01-22-08	JZ	ISSUE FOR COMMENTS
03-18-08	JZ	REVISED PER LANDSCAPE COMMENTS

SHEET INFORMATION

DDM ARCHITECTS
ARCHITECTURE + GRAPHICS
T01
TITLE SHEET

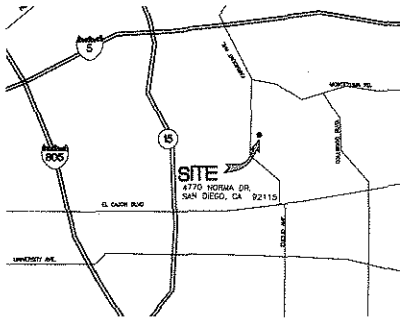
0703.03
PLOT SCALE 1/4" = 1'-0" 12/02/07

ATTACHMENT 17

Page 1 of 7

DRAWING DIRECTIONS FROM T-MOBILE OFFICE:

- HEAD SOUTH ON TELESIS COURT TOWARDS LUSK BOULEVARD
- TURN LEFT ON LUSK BOULEVARD
- TURN RIGHT ON MIRA MESA BOULEVARD
- TAKE THE 805 SOUTH
- EXIT EL CAJON BLVD
- TURN LEFT ON EL CAJON BLVD
- TURN LEFT ON 47TH
- BEAR LEFT ON NORMA DR
- TURN RIGHT ON NATALIE DR
- TURN RIGHT ON CONSTANCE DR
- TURN RIGHT ON NORMA DR



YAHOO MAPS

PROJECT APPLICANT:

GUNPOINT USA T-MOBILE
10180 TELESIS COURT
SUITE 333
SAN DIEGO, CA 92121
CONTACT:
619.519.3818 PHONE

CONSTRUCTION MANAGER:

T-MOBILE
10180 TELESIS COURT
SUITE 333
SAN DIEGO, CA 92121
619.519.3818 PHONE

PLANNING REPRESENTATIVE:

PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
PHONE

SITE ACQUISITION:

PLANCOM INC.
8620 LUSK BLVD.
8200
SAN DIEGO, CA 92121
PHONE

R.E. ENGINEERING REPRESENTATIVE:

T-MOBILE
10180 TELESIS COURT
SUITE 333
SAN DIEGO, CA 92121
PHONE

PROPERTY OWNER:

RODER AND LINDY ERZEL
4770 NORMA DR
SAN DIEGO, CA 92115
SITE CONTACT:

ARCHITECT:

DE DONATO ASSOCIATES
3309 FIRST AVE. SUITE 100
SAN DIEGO, CA 92103
619.298.4210 PHONE
619.298.4200 FAX
ddm@t-mobile.com

PROJECT DESCRIPTION:

RENEWAL OF 95-0300-73 CONSISTING OF FOUR (4) EXISTING ANTENNAS
AND TWO (2) 805 EQUIPMENT CABINETS.

NOTE: EXISTING CARRIERS: T-MOBILE; CONULAR WIRELESS

SITE ADDRESS:

4770 NORMA DR
SAN DIEGO, CA 92115

ADJACENT PARCEL NUMBERS:

485-440-10

LATITUDE:

32°45'58.75"N

LONGITUDE:

117°05'45.90"W

TOTAL SITE AREA:

33,198SF

EXISTING FLOOR AREA:

1593SF

IMPROVED FRONT AREA:

N/A (EXISTING)

EXISTING TYPE OF CONSTRUCTION:

TYPE V NON-HOTEL

PROPOSED TYPE OF CONSTRUCTION:

N/A (EXISTING)

EXISTING ZONING:

RS-1-1

RS-2-1

OR-3-1

OVERLAYS:

MD CITY COMMUNITIES PLANNING AREA
KENSINGTON-TALMADGE NEIGHBORHOOD

PROCESS:

CONDITIONAL USE PERMIT
SOFT DEVELOPMENT PERMIT
PLAN DEVELOPMENT PERMIT

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA BUILDING CODE, 2007 EDITION
 - CALIFORNIA PLUMBING CODE, 2007 EDITION
 - CALIFORNIA MECHANICAL CODE, 2007 EDITION
 - CALIFORNIA ELECTRICAL CODE, 2007 EDITION
 - CALIFORNIA FIRE CODE, 2007 EDITION
- IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

T01 TITLE SHEET

- Z01 SITE PLAN
- Z02 AREA PLAN
- Z03 ELEVATIONS
- Z04 ELEVATIONS
- Z05 ANTENNA DETAILS

L01 LANDSCAPE DEVELOPMENT PLAN

VICINITY MAP

LOT 841 OF TALMADGE PARK UNIT NO. 4, IN THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF
NO. 1850, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO
COUNTY, MARCH 23, 1926.

LEGAL DESCRIPTION

CONTACTS

#	DESCRIPTION OF TYPE OF INSPECTION REQUIRED	DESIGN STRENGTH

SPECIAL INSPECTIONS

PROJECT INFORMATION

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS
TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM
REQUIREMENTS TO PROVIDE BUILDING UPDATES FOR DISABLED ACCESS PER THE
FOLLOWING:

IBC SECTION 1059-BUILDING ACCESSIBILITY
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

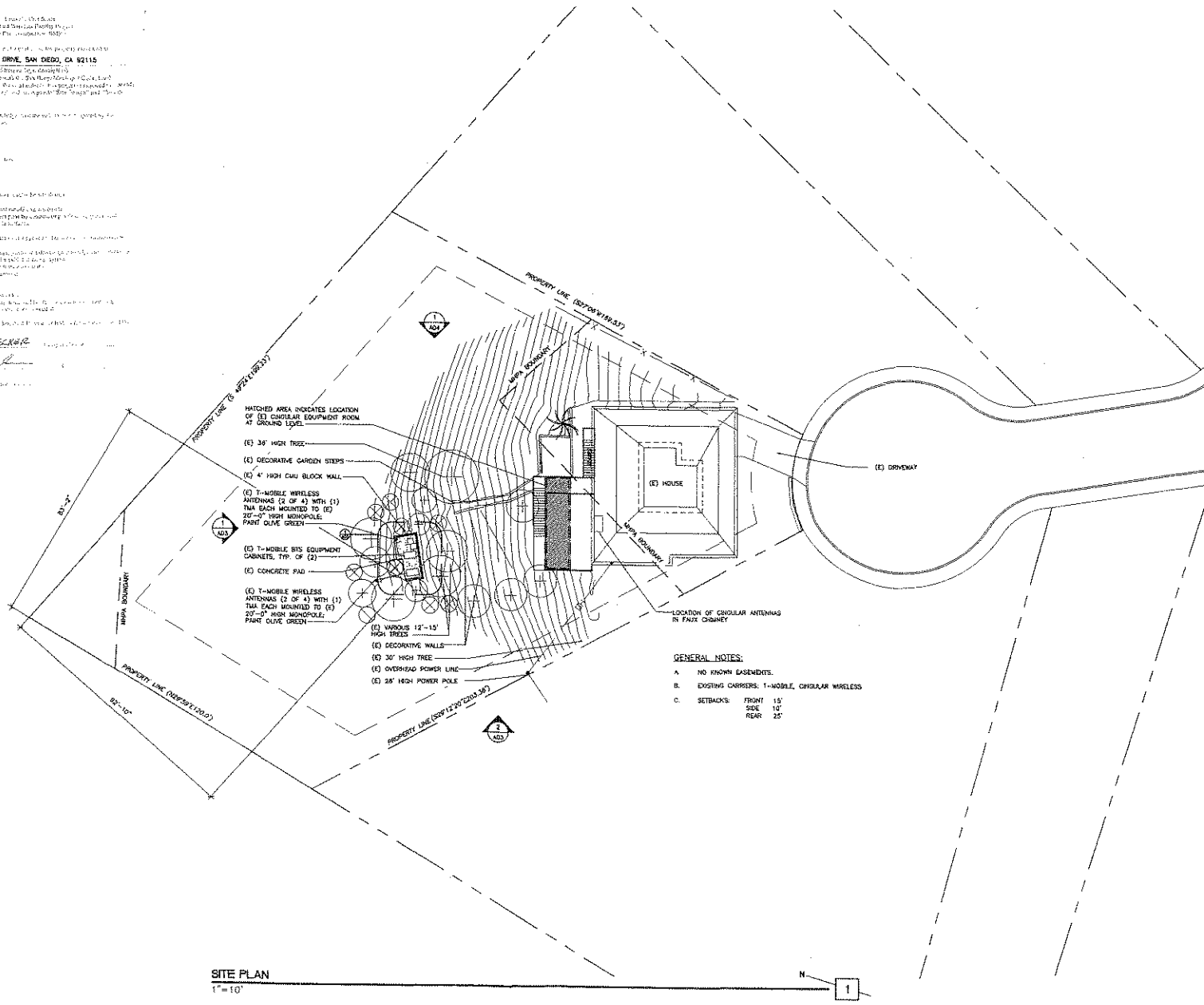
ADA COMPLIANCE

SHEET INDEX

CONSTRUCTION REPRESENTATIVE	DATE
SITE ACQUISITION	
R.E. ENGINEERING REPRESENTATIVE	
PLANNING REPRESENTATIVE	
T-MOBILE REPRESENTATIVE	
LANDLORD	
DM-0911	

APPROVALS

Title Block
 Project Name
 4775 NORMA DRIVE, SAN DIEGO, CA 92115
 Project No. 0208220
 Date: 08/15/07
 Scale: 1" = 10'
 Designer: [Signature]
 Checker: [Signature]
 Date: 08/15/07



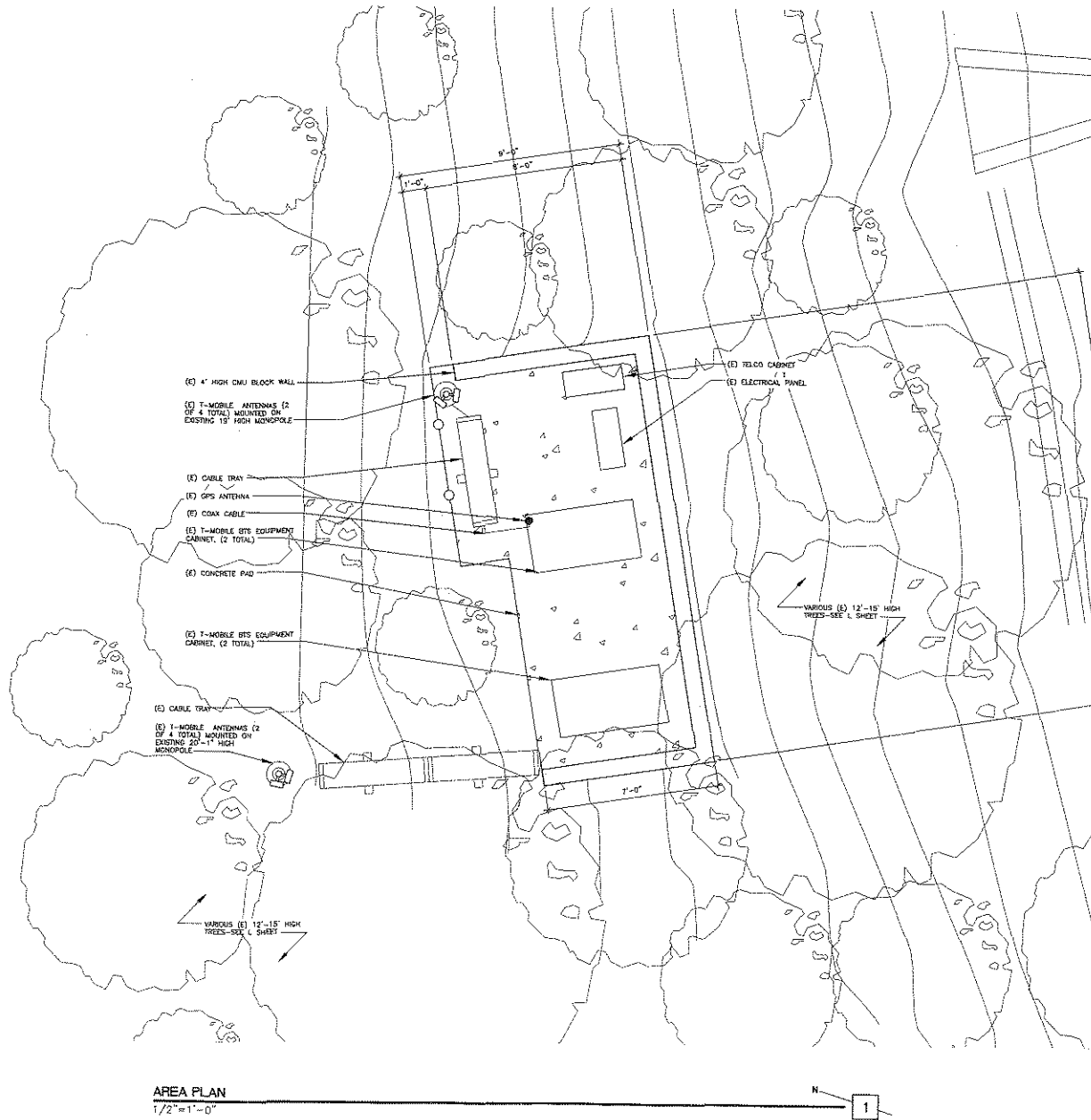
SITE PLAN
1" = 10'

ARCHITECT
 PROJECT NAME
 SD08220
JOHNSON RESIDENCE
 4775 NORMA DR., SAN DIEGO, CA 92115

ISSUES REVISIONS

NO.	DATE	BY	REVISION
01	08-15-07	JZ	ISSUE FOR PERMITS
02	08-15-07	JZ	ISSUE FOR PERMITS
03	08-15-07	JZ	ISSUE FOR PERMITS
04	08-15-07	JZ	ISSUE FOR PERMITS
05	08-15-07	JZ	ISSUE FOR PERMITS

SHEET INFORMATION
 DI DONATO ASSOCIATES
 ARCHITECTURE + GRAPHICS
Z01
 SITE PLAN
 PLOT SCALE: 1" = 10'-0" @ 11" X 17"



ARCHITECT

DA

DI DOMATO ASSOCIATES
ARCHITECTURE + GRAPHICS

300 FIRST AVENUE, SUITE 100 SAN DIEGO, CA 92103
619.294.6749 • 619.294.6700 FAX • INFO@DAAC.COM

PROJECT NAME

Mobile

800820
JOHNSON RESIDENCE
4770 RICHMOND DR. SAN DIEGO, CA 92115

ISSUES REVISIONS

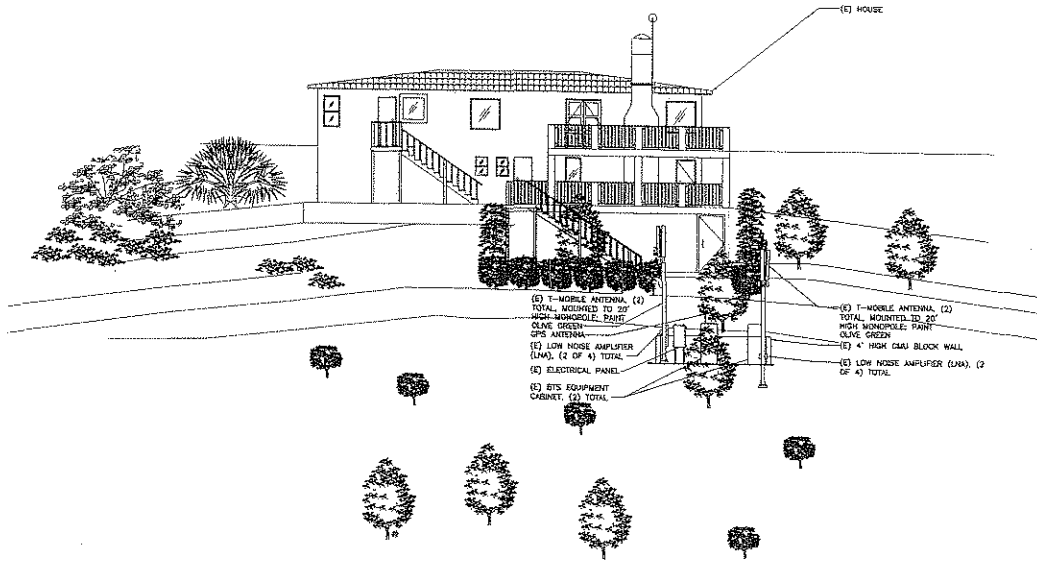
DATE	DESCRIPTION	BY	ISSUE
01-12-2010	ISSUE FOR REVIEW	DA	1
01-12-2010	ISSUE FOR REVIEW	DA	2
01-12-2010	ISSUE FOR REVIEW	DA	3
01-12-2010	ISSUE FOR REVIEW	DA	4
01-12-2010	ISSUE FOR REVIEW	DA	5
01-12-2010	ISSUE FOR REVIEW	DA	6
01-12-2010	ISSUE FOR REVIEW	DA	7
01-12-2010	ISSUE FOR REVIEW	DA	8
01-12-2010	ISSUE FOR REVIEW	DA	9
01-12-2010	ISSUE FOR REVIEW	DA	10
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01-12-2010	ISSUE FOR REVIEW	DA	16
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01-12-2010	ISSUE FOR REVIEW	DA	85
01-12-2010	ISSUE FOR REVIEW	DA	86
01-12-2010	ISSUE FOR REVIEW	DA	87
01-12-2010	ISSUE FOR REVIEW	DA	88
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01-12-2010	ISSUE FOR REVIEW	DA	96
01-12-2010	ISSUE FOR REVIEW	DA	97
01-12-2010	ISSUE FOR REVIEW	DA	98
01-12-2010	ISSUE FOR REVIEW	DA	99
01-12-2010	ISSUE FOR REVIEW	DA	100

SHEET INFORMATION

DI DOMATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z02
AREA PLAN

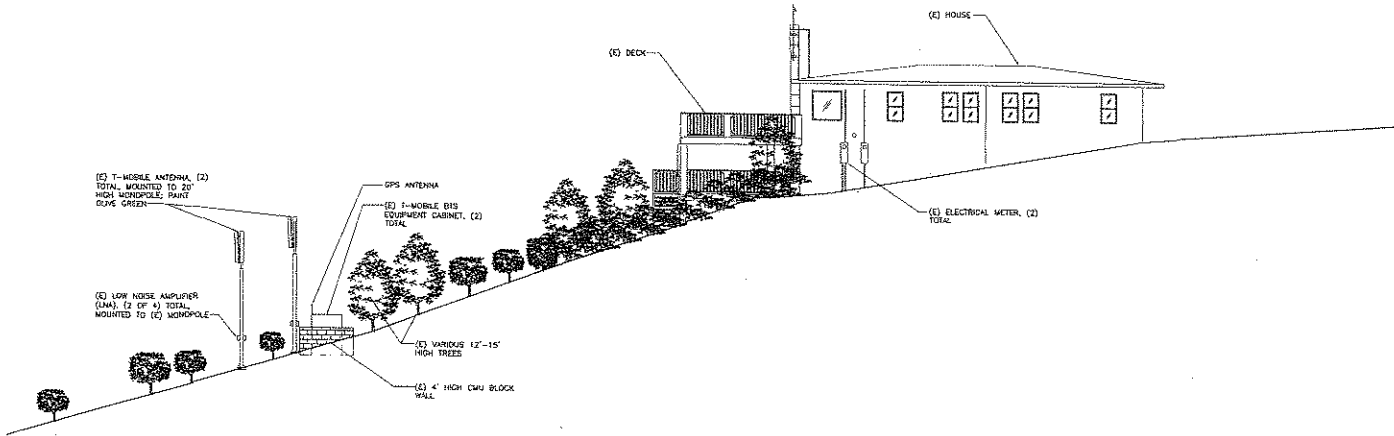
01/22/20
PLOT SCALE: 1/4"=1'-0" (AS SHOWN)



NORTH ELEVATION

1/8" = 1'-0"

1



WEST ELEVATION

1/8" = 1'-0"

2

ARCHITECTY

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PROJECT NAME

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SD06220
JOHNSON RESIDENCE
4770 TORANA DR., SAN DIEGO, CA 92115

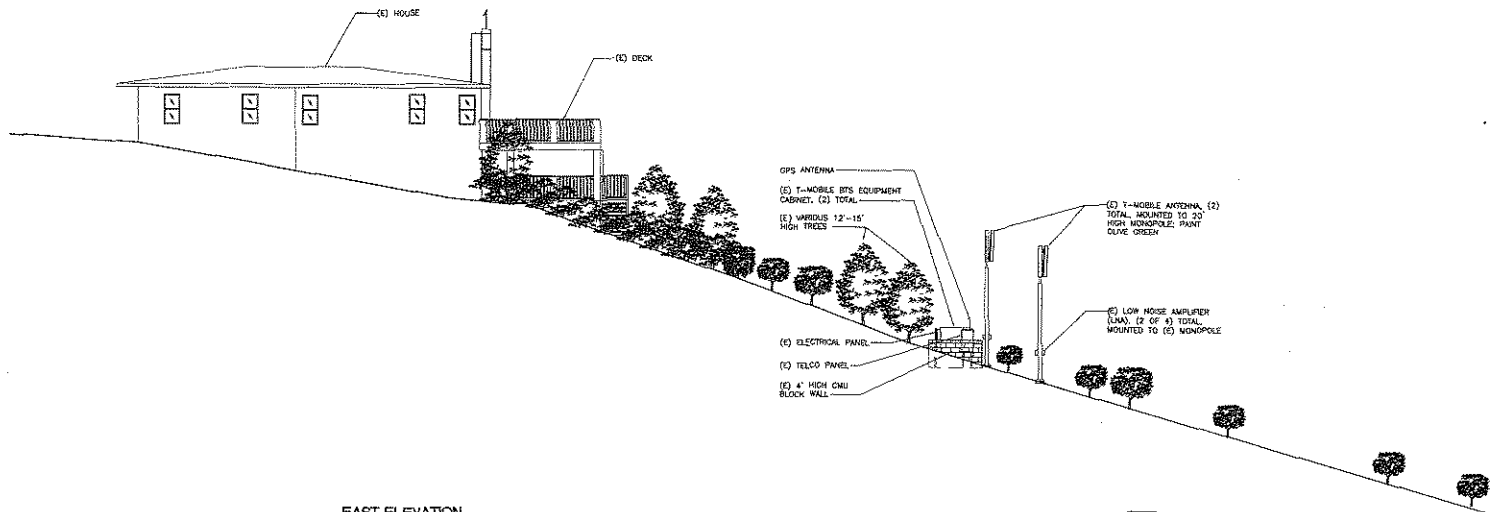
ISSUES REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01-15-09	ISSUE FOR PERMITS	MM	MM
2	01-15-09	ISSUE FOR PERMITS	MM	MM
3	01-15-09	ISSUE FOR PERMITS	MM	MM
4	01-15-09	ISSUE FOR PERMITS	MM	MM
5	01-15-09	ISSUE FOR PERMITS	MM	MM
6	01-15-09	ISSUE FOR PERMITS	MM	MM
7	01-15-09	ISSUE FOR PERMITS	MM	MM
8	01-15-09	ISSUE FOR PERMITS	MM	MM
9	01-15-09	ISSUE FOR PERMITS	MM	MM
10	01-15-09	ISSUE FOR PERMITS	MM	MM

BRIEF INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
Z03
ELEVATIONS

07/20/03
PLOT SCALE: 1/8" = 1'-0"



EAST ELEVATION

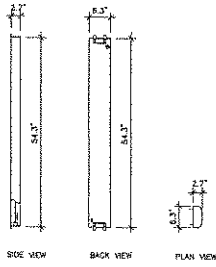
1/8" = 1'-0"

1

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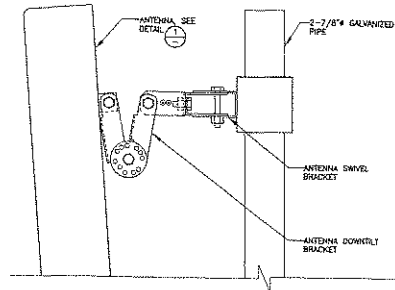
ARCHITECT		
	BI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS 2933 FIRST AVENUE, SUITE 100, SAN DIEGO, CALIFORNIA 92101 TEL: 619.591.8800 WWW.BIDONATO.COM	
PROJECT NAME		
 SD06220 JOHNSON RESIDENCE 4770 MARINA DR, SAN DIEGO, CA 92115		
ISSUE REVISIONS		
DATE	BY	REVISION
01-11-09	JL	ISSUE FOR REVIEW
01-15-09	JL	ISSUE FOR REVIEW
01-15-09	JL	REVISED FOR LANDSCAPING COMMENTS
SHEET INFORMATION		
BI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS		
Z04 ELEVATIONS		
<small>070223</small> <small>PLOT SCALE: 1/8" = 1'-0" (1/8" = 1'-0")</small>		

WEIGHT: 11 LBS. (5 KG)
 MODEL: EXISTING WIRELESS ANTENNA
 FROM PREVIOUS OWNER TO REMAIN



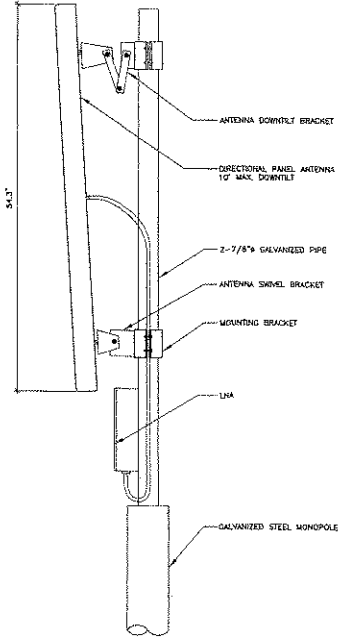
ANTENNA DETAIL
 3/4" = 1'-0"

1



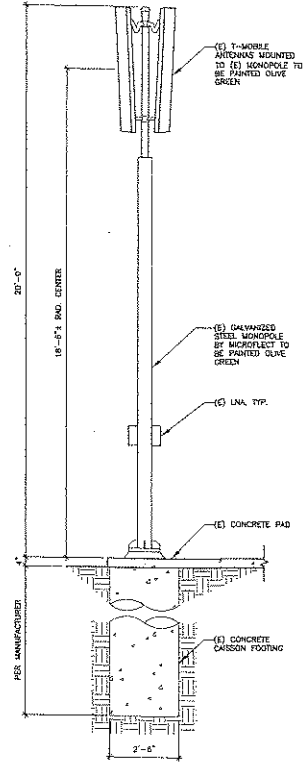
ANTENNA MOUNT
 3" = 1'-0"

2



ANTENNA MOUNTING DETAIL
 1-1/2" = 1'-0"

3



MONOPOLE DETAIL
 1/2" = 1'-0"

4

ARCHITECT

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ISSUE REVISIONS

DATE	BY	DESCRIPTION
04-10-07	JZ	ISSUE FOR REVIEW
01-02-08	JZ	ISSUE FOR REVIEW
03-11-09	JZ	REVISED FOR MANUFACTURING COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
 ARCHITECTURE + GRAPHICS

Z05
 ANTENNA DETAILS

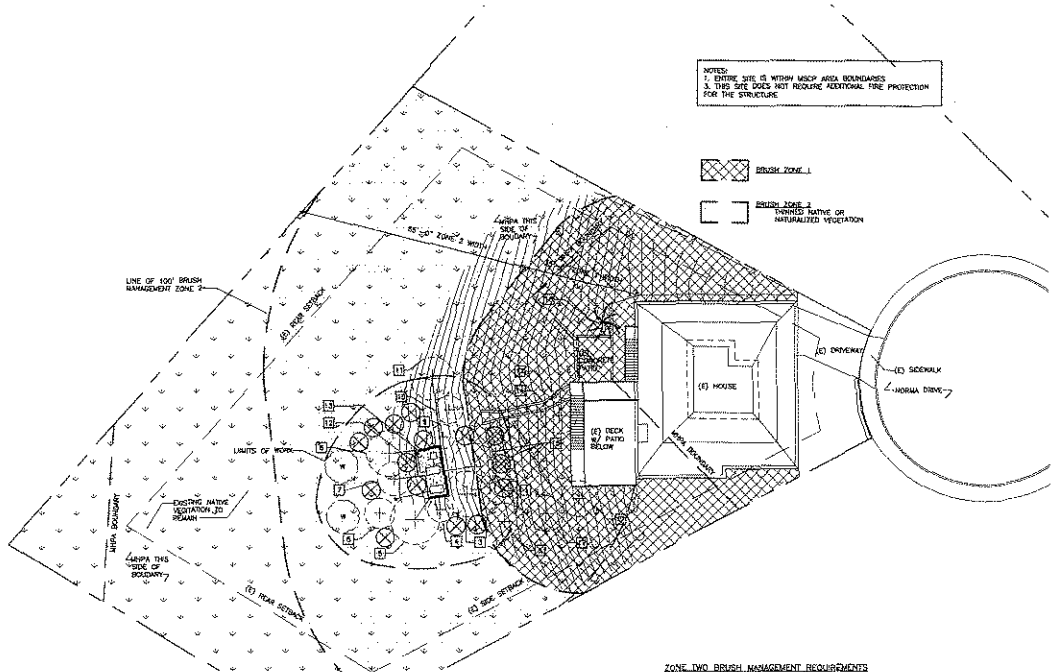
PROJECT
 PLOT SCALE: 1" = 0'-0" TO 5'-0"



DATE	ISSUE	DESCRIPTION
01-10-11	1	ISSUE
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01-10-11	3	ISSUE
01-10-11	4	ISSUE
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01-10-11	27	ISSUE
01-10-11	28	ISSUE
01-10-11	29	ISSUE
01-10-11	30	ISSUE

SHEET INFORMATION

BY DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
L01
LANDSCAPE PLAN



NOTES:
1. ENTIRE SITE IS WITHIN MSCP AND BOUNDARIES
2. THIS SITE DOES NOT REQUIRE VERTICAL FIRE PROTECTION FOR THE STRUCTURE

BRUSH ZONE 1
BRUSH ZONE 2
NATIVE OR NATURALIZED VEGETATION

1. ALL BRUSH MANAGEMENT ZONES SHALL BE PLANTED OR MAINTAINED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL-LANDSCAPE STANDARDS LOC 142.0412
2. REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS DROPPED AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE, ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR SPECIFIC FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE TO EACH BRUSH MANAGEMENT ZONE.
3. ZONE ONE IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAHM CHITTERS AND ORNAMENTAL PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL, AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
4. ZONE TWO SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, BRANCHED OF WEEDY SPECIES AND PERIODIC PRUNING AND TRAINING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED THROWERS OR OTHER TOOLS WHICH REMOVE SHALLOW STUBBLE THAT PROTECTS THE SOIL IS DISCOURAGED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL-PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SOMEWHAT LESS TO BRUI UP EXCESSIVE FUEL AND DEAD FUEL.
5. ON SLOPES ALL ORNAMENTAL DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS (E.G. MYRTLE) SHOULD BE PERIODICALLY SHAVED AND BRUSH REMOVED (INCLUDES GRASSES AND SOME ICE PLANTS). DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH. HOWEVER, A LIGHT APPLICATION OF BALANCED FERTILIZER MAY BE BENEFICIAL IN PROMOVING NEW GROWTH WHEN SEVERELY PRUNING OLD SHRUBS AND GROUNDCOVERS.
6. THIS LOT SHALL BE MAINTAINED BY THE HOMEOWNER.
7. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
8. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(e)].
9. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF SORES AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY REMOVED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF THE PREMISES [LOC 142.0410(d)].
12. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITH COASTAL SAGE SCRUB, MARITIME SUCCULANT SCRUB AND COASTAL SAGE-CHAPARRAL HABITAT FROM MARCH 1 TO AUGUST 15 EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WILL BE CONSISTENT WITH CONDITIONS OF SPECIES DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

ZONE TWO BRUSH MANAGEMENT REQUIREMENTS

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED 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, 30 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 8 INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA DESIGNATED GRASSES AS PART OF LEGAL DEVELOPMENT ACTIVITY AND 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, NONIRRIGATED, 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 24 INCHES. SINGLE SPECIMENS OF NATIVE TREES AND NATIVE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
(C) ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-DROW, LOW-CALORIE SFRAT HEADS MAY BE USED IN ZONE TWO.
(D) OVERDRY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
(E) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL, FIFTY PERCENT OF THE PLANTING AREA SHALL BE 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.
(6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
(7) EXCEPT AS PROVIDED IN SECTION 142.0412(f), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-044 CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

KEY NOTES

1. EXISTING 20' HIGH TREE TO REMAIN; CALIPER SIZE=9"
2. EXISTING 14' HIGH TREE TO REMAIN; CALIPER SIZE=7"
3. EXISTING 18' HIGH TREE TO REMAIN; CALIPER SIZE=12"
4. EXISTING 13' HIGH TREE TO REMAIN; CALIPER SIZE=5"
5. EXISTING 15' HIGH TREE TO REMAIN; CALIPER SIZE=8"
6. EXISTING 10' HIGH TREE TO REMAIN; CALIPER SIZE=6"
7. EXISTING 15' HIGH TREE TO REMAIN; CALIPER SIZE=9"
8. EXISTING 13' HIGH TREE TO REMAIN; CALIPER SIZE=10"
9. EXISTING 8' HIGH TREE TO REMAIN; CALIPER SIZE=4"
10. EXISTING 13' HIGH TREE TO REMAIN; CALIPER SIZE=8"
11. EXISTING 15' HIGH TREE TO REMAIN; CALIPER SIZE=7"
12. EXISTING CONCRETE PAD TO REMAIN
13. EXISTING 4" HIGH CHW WALL TO REMAIN
14. EXISTING PATHWAY TO REMAIN
15. EXISTING 1' HIGH DECORATIVE GARDEN WALL TO REMAIN
16. EXISTING 21' HIGH PALM TREE TO REMAIN; CALIPER SIZE=8"
17. EXISTING 15' HIGH TREE TO REMAIN; CALIPER SIZE=6"

ZONE ONE REQUIREMENTS

- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NONHABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
- (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 15 FEET AS MEASURED FROM THE STRUCTURES TO THE DROP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT 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-DOMINANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
(C) ZONE ONE IRRIGATION OVERDRY 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.

PLANTING NOTES

Symbol	Botanical name	Common name	Size	Qty	%	Mature height/ spread	Form/function
Shrub/ Groundcover	MIXED SAGE-CHAPARRAL AND WEEDS	BRUSH	VARIES	N/A	N/A	VARIES	EXISTING SHRUBS/ GROUNDCOVER TO BE THINNED PER BRUSH MANAGEMENT REQUIREMENTS
Tree	QUERCUS DUMOSA	SCRUB OAK	VARIES	N/A	N/A	VARIES	EXISTING TREE TO REMAIN
W	JUGLANS CALIFORNICA	CALIFORNIA WALNUT	10 GAL.	2	12%	20' HIGH 20' WIDE	SCREEN
X	CEANOTHUS	CALIFORNIA LILAC	5 GAL.	15	88%	8' HIGH 6' WIDE	SCREEN

PLANTING LEGEND

NTS

LANDSCAPE DEVELOPMENT/ BRUSH MANAGEMENT PLAN

1/16"=1'-0"