



THE CITY OF SAN DIEGO  
**REPORT TO THE PLANNING COMMISSION**

**DATE ISSUED:** February 9, 2012                      **REPORT NO. PC-12-010**

**ATTENTION:**                      **Planning Commission, Agenda of February 16, 2012**

**SUBJECT:**                      AT&T – LIMBERG - PROJECT NO. 235214. PROCESS 4

**OWNER/**                      Laird Limberg  
**APPLICANT:**                      Mark Phillips, M&M Telecom, representing AT&T Mobility

**SUMMARY**

**Issue(s):** Should the Planning Commission approve modifications to an existing faux chimney for a wireless communication facility located at 5441 Lodi Street within the Clairemont Mesa Community Planning area?

**Staff Recommendation:**

1.     **Certify** Addendum to Mitigated Negative Declaration No. 235214; and
2.     **Approve** Conditional Use Permit No. 945081; and
3.     **Approve** Site Development Permit No. 945082.

**Community Planning Group Recommendation:** On October 18, 2011, the Clairemont Mesa Community Planning Group voted 10-0 to recommend approval of the AT&T – Limberg project (Attachment 10).

**Environmental Review:** An Addendum to Mitigated Negative Declaration No. 235214 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program was implemented with the original project and no new impacts would result from the modified project (Attachment 7).

**Fiscal Impact Statement:** All project related costs associated with processing this permit are paid out of a deposit account maintained by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** Not Applicable.

## **BACKGROUND**

The proposed project is a request to amend a previously approved Conditional Use Permit (CUP) and Site Development Permit (SDP), which permitted construction of an 18-foot, 4-inch tall faux chimney to conceal antennas for AT&T Mobility, and a 144-square foot equipment room adjacent to the chimney. The project was approved on May 28, 2008 by the Planning Commission. AT&T is now requesting to amend the previous permit to allow an expansion of the chimney footprint by 1-foot, 4-inches in order to accommodate replacement of the existing five antennas and the addition of three new antennas. Additionally, a 6-foot high sound wall is proposed in front of the existing condensing units located on the exterior of the equipment enclosure (Attachment 14).

The project site contains an existing single family residence on the south canyon rim above Highway-52 at 5441 Lodi Street in the RS-1-7 zone (Attachments 1, 2, and 3). The property is designated for low density residential in the Clairemont Mesa Community Plan and is immediately adjacent to and within 100 feet of the Multi-Habitat Planning Area (MHPA). Surrounding uses include open space and Marion Bear Park to the north and single unit residential uses to the east, west and south (Attachment 1).

The Communication Antenna regulations identify this type of proposal in a residential zone as requiring a Conditional Use Permit. The property does contain environmentally sensitive lands and is within 100-feet of the MHPA, thereby requiring a Site Development Permit in order to analyze potential impacts.

## **DISCUSSION**

### **Project Description:**

AT&T is proposing to modify the existing faux chimney by extending the foot print one-foot, four-inches in order to accommodate the replacement of the five antennas currently concealed within the chimney, and to add three new antennas. Equipment inside the existing 144-square foot equipment room will be upgraded for the new Long Term Evolution (LTE) technology, but there will be no increase in square footage. A six-foot high sound wall is being proposed in front of the existing condensing units, which are located on the exterior of the equipment room. The proposed modifications will take place on the existing concrete patio area at the rear of the house and there is no proposed encroachment into environmentally sensitive lands or the MHPA with this project (Attachments 8 and 14).

### **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 existing faux chimney will be expanded slightly to accommodate the additional antennas. The chimney is located at the back of the house and is similar in style, materials and height to the original chimney on the east side of the house. Based on the project's design, it is compatible with the City's General Plan. The Clairemont Mesa Community Plan does not specifically address WCF's.

**Conclusion:**

Staff has reviewed the proposed project and has determined the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the RS-1-7 zone, the Communication Antenna Regulations and the Environmentally Sensitive Lands Regulations. Therefore, Staff recommends approval of this project.

**ALTERNATIVES:**

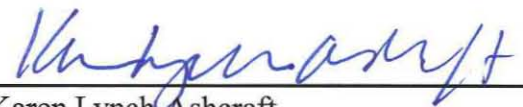
1. **Approve** Conditional Use Permit No. 945081 and Site Development Permit No. 945082, **with modifications.**
2. **Deny** Conditional Use Permit No. 945081 and Site Development Permit No. 945082, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Karen Lynch-Ashcraft  
Project Manager  
Development Services Department

BROUGHTON/KLA

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP

8. Photosimulation
9. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Notice of Public Hearing
14. Project Plans

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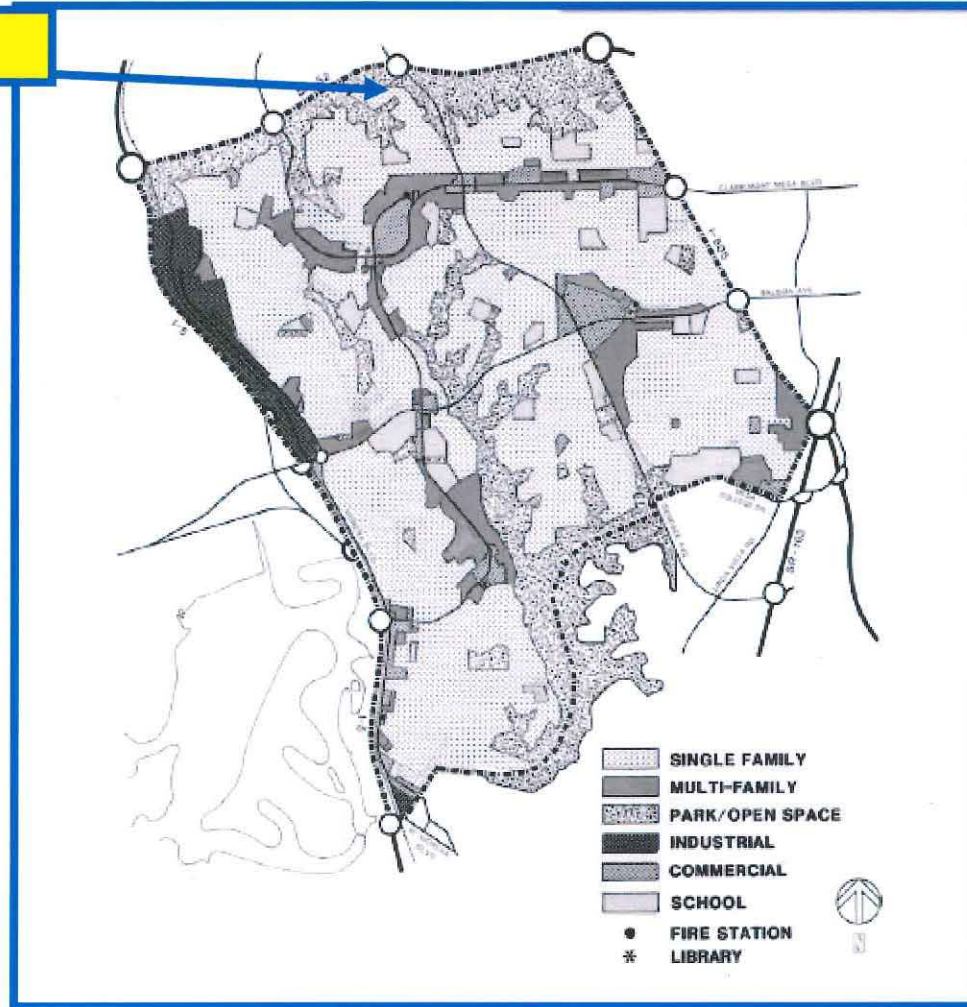
**Aerial Photo**

**AT&T- LIMBERG PROJECT NUMBER 235214**

**5441 LODI STREET**



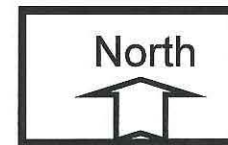
PROJECT SITE



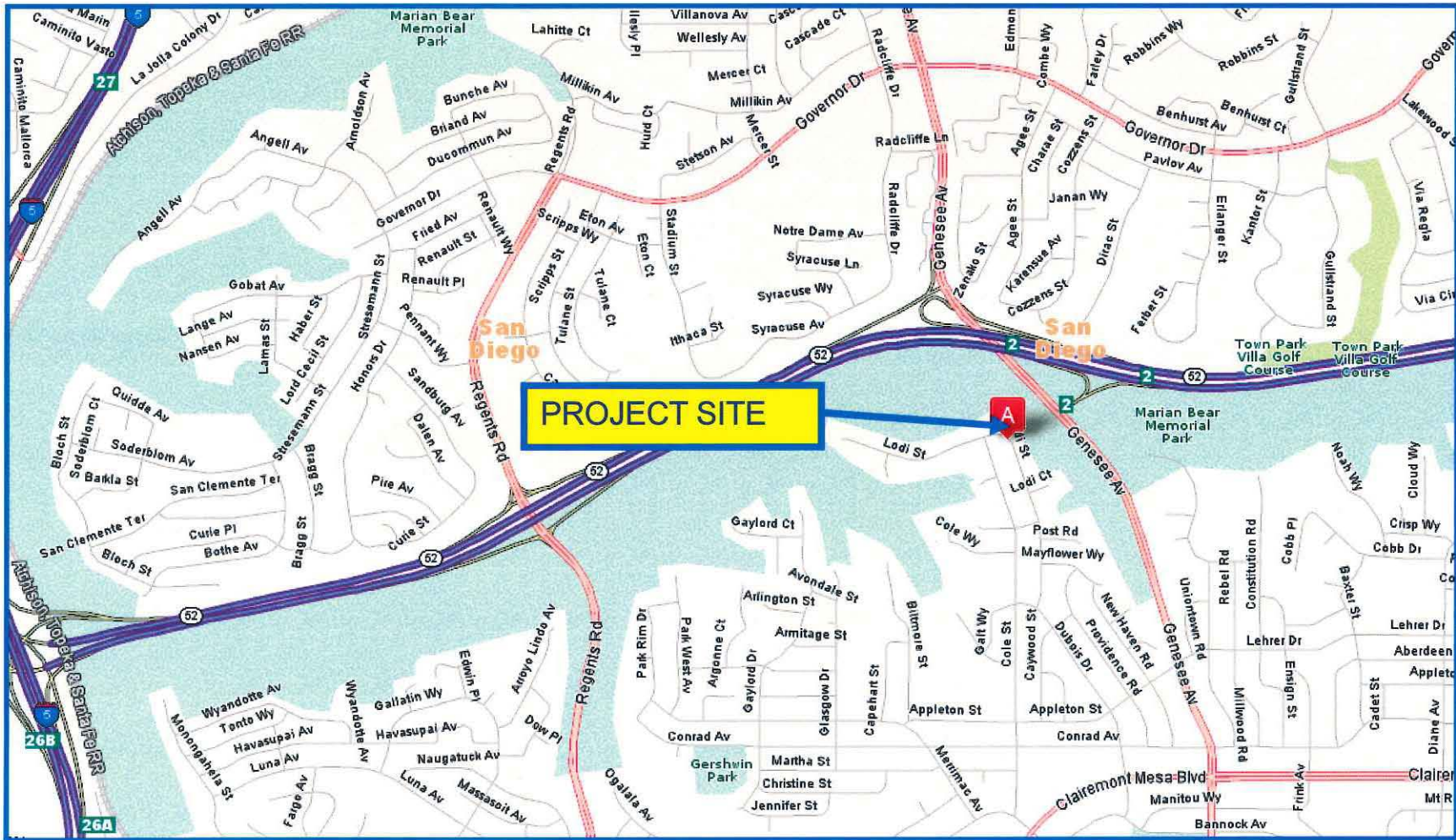
# CLAIREMONT MESA COMMUNITY PLAN MAP

AT&T - LIMBERG - PROJECT NUMBER 235214

5441 LODI STREET







## Project Location Map

AT&T – LIMBERG – PROJECT NUMBER 235214

5441 LODI STREET



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	AT&T – Limberg	
<b>PROJECT DESCRIPTION:</b>	Modification of an existing wireless communication facility consisting of replacement of the 5 approved antennas and a the addition of 3 new antennas inside of an expanded faux chimney with associated equipment located in a 141 sf equipment room and a 6' tall, 6' long block wall in front of the existing condensing units.	
<b>COMMUNITY PLAN AREA:</b>	Clairemont Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit/Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single Family	
<b><u>ZONING INFORMATION:</u></b>		
ZONE: RS-1-7		
HEIGHT LIMIT: 30-feet		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Park/Open Space; OP-1-1.	Marian Bear Natural Memorial Park
<b>SOUTH:</b>	Single Family; RS-1-7.	Single Unit Residential
<b>EAST:</b>	Single Family; RS-1-7.	Single Unit Residential
<b>WEST:</b>	Single Family; RS-1-7.	Single Unit Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 18, 2011, the Clairemont Community Planning Group voted 10-0 to recommend approval of the project.	



**PLANNING COMMISSION RESOLUTION NO.**  
**CONDITIONAL USE PERMIT NO. 945081**  
**SUTE DEVELOPMENT PERMIT NO. 945082**  
**AT&T – LIMBERG**  
**PROJECT NO. 235214 (MMRP)**  
**AMENDMENT TO PROJECT NO. 83523**  
**DRAFT**

WHEREAS, Laird Limberg, Owner and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 945081/945082), on portions of a .28-acre property;

WHEREAS, the project site is located at 5441 Lodi Street in the RS-1-7 zone of the Clairemont Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 617 of Heritage Addition Unit No. 7, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 3944, filed in the Office of the County Recorder of San Diego County, August 15, 1958;

WHEREAS, on February 16, 2012, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 945081 and Site Development Permit (SDP) No. 945082 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated February 16, 2012.

FINDINGS:

**Findings for Conditional Use Permit Approval – Section §126.0305**

**a) The proposed *development* will not adversely affect the applicable *land use plan*;**

The Clairemont Mesa Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This is an amendment to a previously approved project, which permitted a faux chimney and associated equipment room for AT&T Mobility. The current project proposes to expand the faux chimney in order to replace the existing antennas and add three new antennas as an upgrade to enable Long Term Evolution (LTE) technology. The project site is located at 5441 Lodi Street in the back yard of a residential lot situated above Highway-52 to the north. The AT&T facility is one of two communication facilities on the project site. T-Mobile has two antenna poles on the edge of the pad area overlooking Highway-52.

The chimney is the same height as the original chimney that was constructed as part of the house. It is situated at the back of the house and can be seen from Lodi Street, but does not appear out of place. Therefore, the project will not adversely affect the Clairemont Mesa Community Plan or the City of San Diego General Plan.

**b) The proposed *development* will not be detrimental to the public health, safety, and welfare;**

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To ensure that the FCC standards are being met, a condition has been added to the permit that requires AT&T to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

**c) The proposed *development* will comply to the maximum extent feasible with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code; and**

The faux chimney was previously approved by the Planning Commission in 2008. AT&T is proposing to expand the chimney footprint in order to replace the existing antennas with larger antennas and add three new antennas. The equipment will also be upgraded, but the existing 141-square foot room will not be expanded. The property is located within the RS-1-7 zone and complies with all of the development regulations for the zone. The project is situated completely on the concrete pad area of the backyard and does not propose any work beyond that so there would be no impacts to the environmentally sensitive lands or to the MHPA. The design of the project, a faux chimney at the back of a residential home complies with the Wireless Communication Facilities regulations requiring that these facilities be minimally visible through the use of architecture, landscape and siting solutions. Therefore, the project complies with the regulations of the Land Development Code and does not require any deviations.

**d) The proposed use is appropriate at the proposed location.**

City Council Policy No. 600-43 identifies preferences for locating wireless communication facilities. Residential properties are the least preferred, however, this project is an existing WCF originally permitted in 2000 under previous San Diego Municipal Code regulations and prior to the adoption of the Council Policy. AT&T’s coverage objective includes Highway-52 and the surrounding neighborhood. There are no other non-residential sites within the coverage objective other than Marian Bear Park and Highway-52 below. Relocating this facility to one of those two options would eliminate coverage to the neighborhood where the facility is located. The project as designed integrates well into the home and is similar in design to the original chimney that was constructed as part of the house. Because the antennas are completely concealed within the chimney, there are no

visual impact associated with the project and the location at the rear of the property results in a less noticeable project for the surrounding neighborhood.

**Site Development Permit - Section 126.0504**

**Findings for all Site Development Permits**

**a) The proposed development will not adversely affect the applicable land use plan;**

The Clairemont Mesa Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This is an amendment to a previously approved project, which permitted a faux chimney and associated equipment room for AT&T Mobility. The current project proposes to expand the faux chimney in order to replace the existing antennas and add three new antennas as an upgrade to enable Long Term Evolution (LTE) technology. The project site is located at 5441 Lodi Street in the back yard of a residential lot situated above Highway-52 to the north. The AT&T facility is one of two communication facilities on the project site. T-Mobile has two antenna poles on the edge of the pad area overlooking Highway-52. The chimney is the same height as the original chimney that was constructed as part of the house. It is situated at the back of the house and can be seen from Lodi Street, but does not appear out of place. Therefore, the project will not adversely affect the Clairemont Mesa Community Plan or the City of San Diego General Plan.

**b) The proposed development will not be detrimental to the public health, safety, and welfare; and**

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To ensure that the FCC standards are being met, a condition has been added to the permit that requires AT&T to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

**c) The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

The faux chimney was previously approved by the Planning Commission in 2008. AT&T is proposing to expand the chimney footprint in order to replace the existing antennas with larger antennas and add three new antennas. The equipment will also be upgraded, but the existing 141-square foot room will not be expanded. The property is located within the RS-1-7 zone and complies with all of the development regulations for the zone. The project is situated completely on the concrete pad area of the backyard and does not propose any work beyond that so there would be no impacts to the environmentally sensitive lands or to the MHPA. The design of the project, a faux



chimney at the back of a residential home complies with the Wireless Communication Facilities regulations requiring that these facilities be minimally visible through the use of architecture, landscape and siting solutions. Therefore, the project complies with the regulations of the Land Development Code and does not require any deviations.

### **Supplemental Findings--Environmentally Sensitive Lands**

**a) The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

Approximately half of the lot is improved with a single family home and hardscape. The rear half of the property remains undeveloped, containing steep slopes and native vegetation. A condition of the permit requires that a covenant of easement be recorded on the property to maintain this area in a natural state. The faux chimney and associated equipment are existing at the rear portion of the property and expansion of the chimney footprint by 1' 4" will take place on the concrete patio area. No work is proposed beyond the developed pad area, therefore there will be no disturbance to environmentally sensitive lands.

**b) The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

The WCF is existing at the back of the house on an improved portion of the property. The expansion of the faux chimney footprint will increase by 1' 4" and will occur on the existing concrete patio area. No alterations to natural land forms will occur as a result from this project.

**c) The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The existing WCF is situated at the rear of the house in the backyard on a developed concrete patio area. The environmentally sensitive lands exist on site on the northeastern portion of the lot sloping away from the house into a canyon. No improvements will take place beyond the existing concrete pad area. A condition of the permit requires that a covenant of easement be recorded on the property to maintain this area in a natural state.

**d) The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;**

The MHPA is located immediately adjacent to this property to the northeast, consisting of slopes leading down to San Clemente Canyon and Marion Bear Natural Park. A previous Mitigation Monitoring and Reporting Program was implemented with the project approved in 2008 and will continue to be implemented with this amendment. The Land Use Adjacency Guidelines requirements will remain the same. Therefore, this project will be consistent with the MSCP Subarea Plan.

**e) The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and**

This project is located in Clairemont Mesa, approximately four and a half miles from the nearest public beach; therefore the project will not cause impacts to these resources.

**f) The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

Mitigated Negative Declaration No. 83523 was adopted on May 28, 2008 by the City of San Diego Planning Commission. There are no new significant environmental impacts with this modification and the Land Use Adjacency Guidelines requirements remain the same. No new mitigation is required. AT&T is proposing to slightly expand the existing faux chimney footprint and add a 6-foot long, 6-foot tall block wall in front of the existing condensing units. All improvements will take place on the concrete patio area of the backyard, immediately adjacent to the house. No impacts will occur beyond the limit of work area identified in Exhibit A.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 945081 and SDP No. 945082 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 945081/945082, a copy of which is attached hereto and made a part hereof.

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Karen Lynch-Ashcraft  
Development Project Manager  
Development Services

Adopted on: February 16, 2012

Job Order No. 24001649

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001649

**CONDITIONL USE PERMIT NO. 945081**  
**SITE DEVELOPMENT PERMIT NO. 945082**  
**AT&T – LIMBERG**  
**PROJECT NO. 235214 (MMRP)**  
**AMENDMENT TO PROJECT NO. 83523**  
**PLANNING COMMISSION**  
**DRAFT**

This Conditional Use Permit No. 945081 and Site Development Permit No. 945082, Amendment to Project No. 83523 is granted by the Planning Commission of the City of San Diego to Laird Limberg, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and 143.0110. The .28-acre site is located at 5441 Lodi Street in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The project site is legally described as: Lot 617 of Heritage Addition Unit No. 7, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 3944, filed in the Office of the County Recorder of San Diego County, August 15, 1958.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 16, 2012, on file in the Development Services Department.

The project shall include:

- a. An existing faux chimney (3' x 2' 4") expanded to 4' x 4' 6" to conceal a total of eight antennas. Five existing 4' 7" antennas will be replaced with 8' 3" antennas and three new antennas will be added. Also included within the chimney are six Remote Radio Units (RRU's), ten Tower Mounted Amplifiers (TMA's) and one Surge Suppressor;



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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 5, 2015.
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
3. 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.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in **Mitigated Negative Declaration, No. 235214 (Addendum to No. 83523)**, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 235214, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

**Land Use (MHPA Adjacency)**

**ENGINEERING REQUIREMENTS:**

15. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

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

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

**PLANNING/DESIGN REQUIREMENTS:**

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



20. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
21. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
22. All new FRP material shall match the existing chimney in terms of color and material and design.
23. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the 'Exhibit A.'
24. The final product shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.
25. Please note that an Administrative Planning Hold will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 446-5351** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.
26. Prior to the issuance of a construction permit, the telecommunication provider shall provide an updated certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
27. 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.
28. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.
29. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.
30. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A"

for Sensitive Biological Resources and Steep Hillides, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

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

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on February 16, 2012 by Resolution No. XXXXXXXXXX.

Permit Type/PTS Approval No.: CUP No. 945081 and SDP No. 945082  
Date of Approval: February 16, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

---

Karen Lynch-Ashcraft  
Development Project Manager

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

---

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

**Laird Limberg**  
Owner

By \_\_\_\_\_  
Laird Limberg  
Owner

**AT&T Mobility**  
Permittee

By \_\_\_\_\_  
Kevin Becker  
Senior Real Estate and Construction  
Manager

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

ATTACHMENT 7

RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on October 2, 2011, Kevin Becker submitted an application to the Development Services Department for a Conditional Use Permit and Site Development Permit

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on February 16, 2012; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Addendum No. 235214 to Mitigated Negative Declaration No 83523, NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Addendum No. 235214 to Mitigated Negative Declaration No. 83523 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission; directing staff to file a Subsequent Action Notice of Determination.

BE IT FURTHER RESOLVED that the Planning Commission finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Addendum No. 235214 to Mitigated Negative Declaration No.83523, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the Planning Commission hereby adopts the updated Mitigation Monitoring and Reporting Program and incorporates by reference the previously adopted Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

By: \_\_\_\_\_  
Karen Lynch-Ashcraft, Development Project Manager

ATTACHMENT: Exhibit A, Updated Mitigation Monitoring and Reporting Program  
Previously Certified MND No. 83523 including previously adopted  
Mitigation, Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM  
FOR PROJECT No. 235214

SITE DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the previously certified Mitigated Negative Declaration (Project No. 83523) for LAND USE (MHPA ADJACENCY) and the updated MMRP stated below contained in Addendum No. 235214 shall be made conditions of approval in Site Development Permit and Conditional Use Permit as may be further described below.

**A. GENERAL REQUIREMENTS – PART I**

**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**

**Post Plan Check (After permit issuance/Prior to start of construction)**



## ATTACHMENT 7

**1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Biologist

**Note:**

**Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

**CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #235214 and /or Environmental Document # 235214, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

**Note:**

**Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

**3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

**4. MONITORING EXHIBITS**

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE:**

**Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

**5. OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<i><b>Issue Area</b></i>	<i><b>Document submittal</b></i>	<i><b>Assoc Inspection/Approvals/Notes</b></i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Biology	Biologist Limit of Work Verification	Limit of Work inspection



SS0082

*Limberg Residence  
5441 Lodi Street  
San Diego, CA 92117*

*INSTALLATION AS SEEN LOOKING NORTHEAST FROM LODI STREET*



**SITE PRIOR TO INSTALLATION**



**SITE AFTER INSTALLATION**



**VICINITY MAP**

*M&M Telecom, Inc.  
760-585-5104*





SS0082

*Limberg Residence  
5441 Lodi Street  
San Diego, CA 92117*

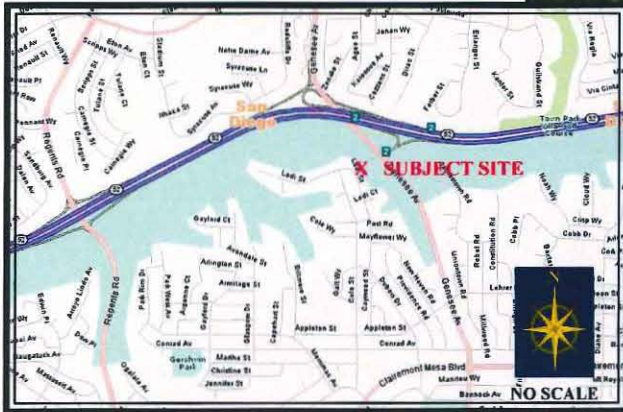
*INSTALLATION AS SEEN LOOKING NORTH FROM LODI STREET*



**SITE PRIOR TO INSTALLATION**



**SITE AFTER INSTALLATION**



**VICINITY MAP**

*M&M Telecom, Inc.  
760-585-5104*

ATTACHMENT 8





**LOOKING NORTHEAST AT SUBJECT PROPERTY**

11



**LOOKING EAST AT SUBJECT PROPERTY**

12





**LOOKING WEST FROM SUBJECT PROPERTY**

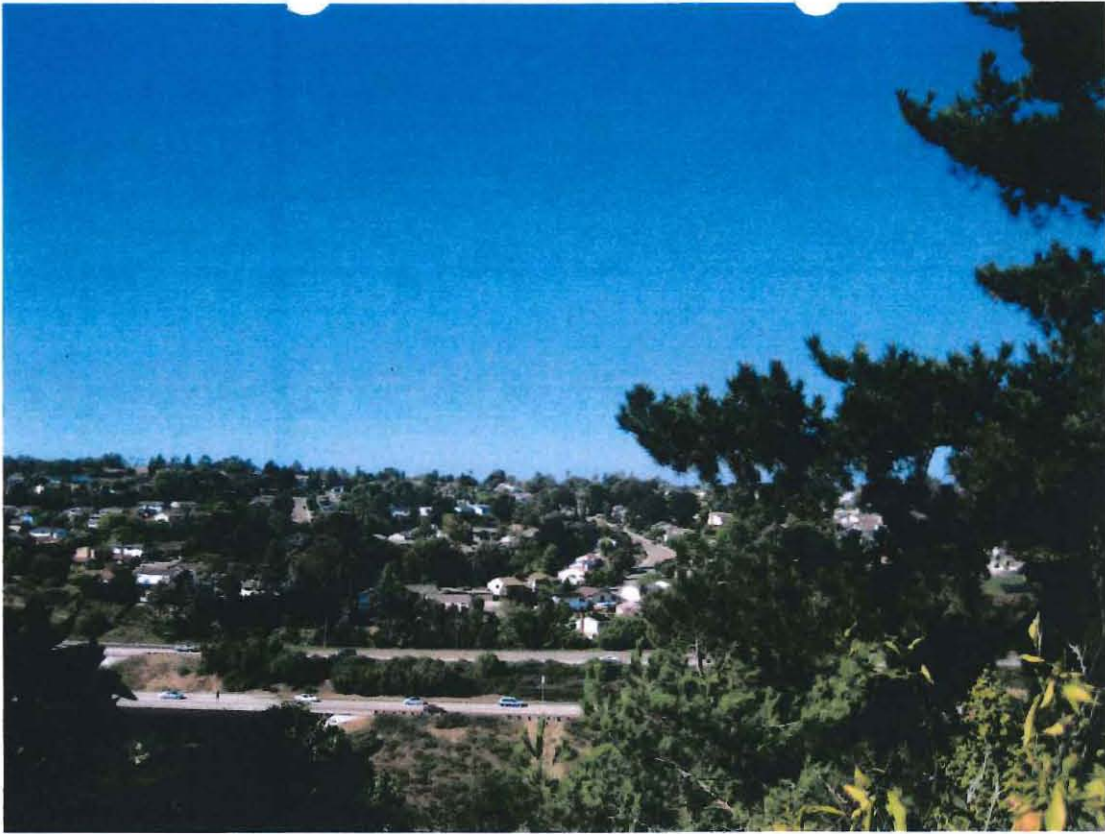
7



**LOOKING NORTHWEST FROM SUBJECT PROPERTY**

8





**LOOKING NORTH FROM SUBJECT PROPERTY**

1



**LOOKING NORTHEAST FROM SUBJECT PROPERTY**

2

<b>Clairemont Community Planning Group</b>
--

Minutes of the Meeting of  
October 18, 2011  
North Clairemont Friendship Center

P Jeff Barfield- <b>Secretary</b> P Jack Carpenter P Delana Hardacre	P Richard Jensen A Sheri Mongeau - P Kathy Monsour P Susan Mournian- <b>Treasurer</b>	P Billy Paul A Brooke Peterson – <b>Chair</b> P Margie Schmidt	P Donald Steele P Fiona Theseira- <b>Vice Chair</b> A Jacob Welhouse P Scott Wentworth
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P – Present A – Absent

### 1. Call to Order / Roll Call

Meeting called to order at 6:30 p.m. by Fiona Theseira, roll call was taken and quorum present.

### 2. Non-Agenda Public Comment

Public: None

Committee Members: None

### 3. Modifications to the Agenda

None

### 4. Approval of Minutes

Motion by Donald Steele, second by Delana Hardacre, to approve the minutes from the September 20, 2011, with minor corrections as noted.

**Vote: 6-0-3**, Susan Mournian, Jack Carpenter, and Fiona Theseira abstained due to their absence from this meeting. Billy Paul and Margie Schmidt arrived subsequent to the vote.

### 5. Council Representative Report

**District 6 Council Report** -Ernie Navarro, Community Liaison, enavarro@sandiego.gov  
Ernie Navarro reported the veterans day appreciation was a great success, well attended.

Ernie reported they will send out a notice (199 letter) to the whole community about the 3-way stop recommended at last meeting ( Acworth and Mt. Carrol) before making the recommendation to gauge support from the larger neighborhood. If support is not there, a different approach might be taken.

Richard Jenson asked what if the community disapproves, and Navarro responded that something else may be recommended.

Delana Hardacre asked about the status of several commercial sites, including Bay View, Balboa and Clairemont Dr. and Balboa and Genesee. Mr. Navarro responded that the Bay View Terrace has just sold, an In and Out Burger may be going in at Balboa and Genesee site, and he had no update for the Clairemont Dr. and Denver St. project.

It was announced that November 14 is regulatory relief day at the City Council. The council will hear testimony on problems with getting permits and approvals from the city in an effort to reduce regulatory burdens to new businesses.

## 6. Information Items

**101. Speed Bump Request, Mt. Abbey Avenue** (Karen Johnson, Community Member). Karen indicated the proponent will present in November. No testimony, public comment or action was taken. Item trailed until November.

## 7. Workshop Item

None

## 8. Action Items

**301. AT&T – Limberg** (Mark Phillips, M&M Telecom, Inc)  
Doug Munson and Mark Phillips spoke about the LTD project on Lodi Street for an existing residence with existing antennas (5). Three new antennas are being proposed. They are at the back of the house. No change to air conditioning of the units as they are inside the back of the house.

The CCPG asked questions about maintenance – it was stated by Doug Munson that it occurs 6 to 8 times a year. Visits are made in a small truck, with generally few personnel required.

Billy Paul stated he preferred them out of residential neighborhoods, he prefers tree antennas, but placing the antennas in the chimney is just as good.

Motion by Don Steele, Second by Delana Hardacre to recommend approval. **Billy Paul stated this is the first antenna project he has liked.**

**Vote: 10-0, motion passes.**

**302. Sorrento Towers Wireless Communications Facility** (Jamie Hall, American Tower Corporation)  
Jamie Hall presented for the applicant. It has been an existing facility since 1995, operated by Diable Communications (now America Tower), and they are proposing to add two new carriers, ATT and Clearwire, to three existing carriers. To be five total if approved. All omni antennas will be removed (used for pagers) from the penthouse. Other improvements to screen or integrate the antennas were described. A cumulative RF report was prepared, reviewed by staff, and approved. RF is no where near the FCC limits. A noise report was also conducted and found that with sound rated perimeter seals on the doors on the 13 and 14<sup>th</sup> floors, noise requirements will be met. Corner scores in the stucco are being added to the screen to emulate the exterior treatment on the building.

Motion by Billy Paul to recommend the project as proposed, second Don Steele. There was much discussion about the term of the CUP, and whether to exceed the 10-year standard for projects that provide superior aesthetic treatment. Mr. Paul agreed to modify his motion, acknowledging that the this project exceeds the city minimum design standards for wireless facilities and is a tremendous improvement over the existing condition.

**Vote: 10-0-0, motion passes.**

**303. Installation of "Parking of Vehicles for Sale Signage Not Prohibited",** Clairemont Drive between Burgener Blvd. and Iroquois Ave. (Gary Pence, City of San Diego Traffic Engineering)

Much discussion on the topic, mostly indicating not enough information is known about the proposal to make an informed decision..

Motion by Scott Wentworth, seconded by Margie Schmidt, to not recommend the signs, for lack of adequate information.

Billy Paul felt it was appropriate that the bike lane should be extended through the area proposed for the For Sale Restriction Area, but that was not added to the motion.

**Vote: 7-2-1, motion passes,** with Delana Hardacre abstaining.

Second motion, by Susan Mournian, requesting a staff presentation on the matter, seconded by Donald Steele.

**Vote: 10-0-0, motion passes.**

#### **Item 8. Reports to Group**

**Planning Department-** Brian Schoenfisch

None

**Town Council-** Sheri Mongeau

No report.

**BACAC**

No report.

**North Bay Redevelopment Project Area Committee**

Jeff indicated report will be provided on November 4 meeting.

**Chair**

No report.

**Secretary**

No report.

**Treasurer**

\$157 is in the account.

**CPC Report.**

No report



**Traffic and Transportation**

No report.

**Project Review**

No report

**Airports**

No report.

**Parking**

Susan reported new signs have been installed on the streets near Tecolote Park , prohibiting parking between 2 to 6 am. It appears to be helping the parking situation.

**Schools Liason**

No report.

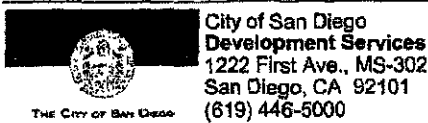
**Project Review Committee**

No report

**Additional Items**

Scott reported that on the Chipawaa Court, a resident has put chain link fence and a putting green in the canyon area below the home. He suggested an inquire with codes enforcement be made to insure proper permits were received. Don Steele indicated he will call codes enforcement.

Motion to adjoin made collectively by the CCPG, passes unanimously.  
Adjournment at 8:13 pm



# 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 **ADJUDICATION 11 262906**

**Project Title** **Project No. For City Use Only**  
 SS0082 LTE Optimal - Limberg Residence

**Project Address:**  
 5441 - 3/4 Lodi Street., San Diego, CA 92117

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

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

Additional pages attached  Yes  No

**Name of Individual (type or print):**  
 Laird "Skip" Limberg

Owner  Tenant/Lessee  Redevelopment Agency

**Street Address:**  
 5441 Lodi Street

**City/State/Zip:**  
 San Diego, CA 92117

**Phone No:** ( 858 ) 922-9257 **Fax No:**

**Signature:** *[Signature]* **Date:** 2/25/11

**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:**

**Project Chronology  
AT&T – Limberg  
PTS No. 235214**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
3/29/11	First Submittal			
4/26/11	Completeness Review Letter		28 days	
8/2/11	Project Resubmitted and Deemed Complete	Normal Submittal		3 months, 7 days
9/9/11	1 <sup>st</sup> Assessment Letter		1 month, 7 days	
11/9/11	Second Submittal			2 months
12/15/11	Issues Resolved		1 month, 6 days	
1/11/12	Draft Addendum Out		27 days	
1/25/12	Addendum Finalized		14 days	
2/16/12	Planning Commission Hearnig		22 days	
<b>TOTAL STAFF TIME**</b>			<b>5 months, 14 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>5 months , 7 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>		From Deemed Complete to PC Hearing	<b>10 months, 18 days</b>	

\*\*Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

ATTACHMENT 13

DATE OF NOTICE: February 2, 2012

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

---

<b>DATE OF HEARING:</b>	February 16, 2012
<b>TIME OF HEARING:</b>	9:00 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	Conditional Use Permit/Site Development Permit
<b>PROJECT NUMBER:</b>	235214
<b>PROJECT NAME:</b>	<u>AT&amp;T - LIMBERG</u>
<b>APPLICANT:</b>	Mark Phillips, M&M Telecom, Inc.
<b>COMMUNITY PLAN AREA:</b>	Clairemont Mesa
<b>COUNCIL DISTRICT:</b>	6
<b>CITY PROJECT MANAGER:</b>	Karen Lynch-Ashcraft, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 446-5351/ <a href="mailto:klynchash@sandiego.gov">klynchash@sandiego.gov</a>

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As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for the modification of an existing wireless communication facility consisting of the expansion of the rear chimney from 3' x 2' 4" to 4' x 4' 6". The current configuration conceals five antennas and this project proposes three additional antennas. The existing equipment will be upgraded and the equipment area is proposed to be slightly expanded to accommodate this. The project is located in the backyard of the home at 5441 Lodi Street

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. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission

## ATTACHMENT 13

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.

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.

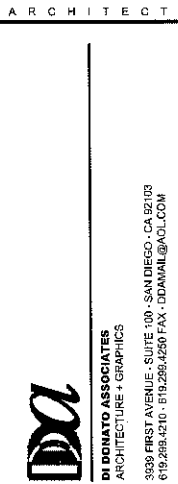
Internal Order Number: 24001649

Revised 7-27-11 HMD



# SS0082 LTE OPTIMAL LIMBERG RESIDENCE LTE OPTIMAL

5441-3/4 LODI STREET  
SAN DIEGO, CA 92117

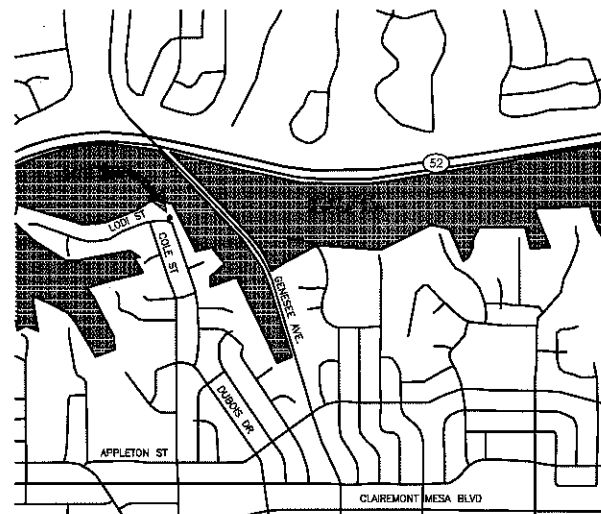


PROJECT NAME

SS0082 LTE OPTIMAL  
LIMBERG RESIDENCE LTE OPTIMAL  
5441-3/4 LODI STREET SAN DIEGO, CA 92117

**DRIVING DIRECTIONS FROM AT&T OFFICE:**

- TAKE I-805 SOUTH FROM SORRENTO VALLEY ROAD
- TAKE CA-52 EXIT
- TAKE GENESEE AVE EXIT ONTO GENESEE AVE SOUTH
- TURN RIGHT ON APPLETON ST.
- TURN RIGHT ON DUBOIS ST.
- TURN RIGHT ON LODI ST.
- CONTINUE ON LODI ST. TO WHERE SITE IS LOCATED



THOMAS GUIDE MAP #122B-E7

**VICINITY MAP**

1

LOT 617 OF HERITAGE ADDITION UNIT NO. 7, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3944, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 15, 1958

**LEGAL DESCRIPTION**

5

**PROJECT APPLICANT:**  
AT&T MOBILITY  
5738 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121

**CONSTRUCTION MANAGER:**  
JOHN CAPEBIANCO  
BLACK AND VEATCH  
9820 WILLOW CREEK ROAD  
SUITE 310  
SAN DIEGO, CA 92131

**PLANNING REPRESENTATIVE:**  
MARK PHILLIPS  
M&M TELECOM, INC.  
P.O. BOX 55  
POWAY, CA 92074  
619-378-3473

**SITE ACQUISITION:**  
DARLENE JACKSON  
M&M TELECOM, INC.  
P.O. BOX 55  
POWAY, CA 92074  
608-337-4618

**P.E. ENGINEERING REPRESENTATIVE:**  
RAVI JINDAL  
5738 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121  
619-699-9254

**PROPERTY OWNER:**  
LAIRD "SKIP" LIMBERG  
5441 LODI ST  
SAN DIEGO, CA 92117  
SITE CONTACT: LAIRD "SKIP" LIMBERG  
858-922-9257

**ARCHITECT:**  
DI DONATO ASSOCIATES  
3939 FIRST AVE. SUITE 100  
SAN DIEGO, CA 92103  
619.289.4210 PHONE  
619.289.4250 FAX  
ddamail@aol.com

**CONTACTS**

2

TECHNOLOGY	EIRP (WATTS)	TRANSMIT (MHz)		RECEIVE (MHz)	
		START	STOP	START	STOP
LTE	500.0	704.0	716.0	734.0	746.0

**LTE FREQUENCY CHART**

6

**PROJECT DESCRIPTION:**

THE PROJECT CONSISTS OF THE MODIFICATION OF AN EXISTING AT&T TELECOMMUNICATIONS SITE CONSISTING OF THE FOLLOWING:

A TOTAL OF (5) FIVE PREVIOUSLY APPROVED ANTENNAS ARE TO BE REPLACED AND (3) THREE PROPOSED ANTENNAS ARE TO BE ADDED INSIDE AN EXPANDED FAUX CHIMNEY, (6) SIX RRUS ARE TO BE ADDED, AS WELL AS THE ADDITION OF (1) ONE SURGE SUPPRESSOR AND (1) ONE GPS ANTENNA. THE EQUIPMENT CABINETS, LOCATED INSIDE AN EXISTING EQUIPMENT ENCLOSURE AT GROUND LEVEL, ARE TO BE MODIFIED PER THE LTE UPGRADE.

THE FACILITY WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COUNTY AND SURROUNDING CITIES BY PROVIDING MORE RELIABLE CELLULAR COMMUNICATION FROM THIS LOCATION.

NOTE: EXISTING CARRIERS: AT&T, T-MOBILE

EXISTING CUP# 262908  
EXISTING SDP# 552418

**SITE ADDRESS:**  
5441-3/4 LODI STREET  
SAN DIEGO, CA 92117

**JURISDICTION:**  
CITY OF SAN DIEGO

**ASSESSORS PARCEL NUMBER:**  
671-053-13

**CURRENT USE:**  
SINGLE FAMILY RESIDENCE

**LATITUDE:**  
32°50'39.70" N

**EXISTING OCCUPANCY:**  
S-2 AT EQUIPMENT ROOM

**LONGITUDE:**  
117°12'05.04" W

**PROPOSED OCCUPANCY:**  
UNCHANGED

**TOTAL SITE AREA:**  
12,180 SF

**SETBACKS:**  
FRONT: 15'  
SIDE: 4'  
STREET SIDE: N/A  
REAR: 13'

**EXISTING FLOOR AREA:**  
APPROX. 2,113 SF

**WATER/SEWAGE:**  
N/A

**PROPOSED PROJECT AREA:**  
N/A

**UTILITIES:**

**EXISTING TYPE OF CONSTRUCTION:**  
TYPE V-B

ELECTRICAL: SDG&E

**PROPOSED TYPE OF CONSTRUCTION:**  
TYPE V-B

TELEPHONE: AT&T

**EXISTING ZONING:**  
RS-1-7

FIRE DEPT.: CITY OF SAN DIEGO

**ALL WORK SHALL COMPLY WITH THE FOLLOW 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.

**PROJECT INFORMATION**

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

CBC SECTION 105B-BUILDING ACCESSIBILITY  
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

**ADA COMPLIANCE**

7

**T01 TITLE SHEET**

- Z01 SITE PLAN
- Z02 ELEVATIONS
- Z03 ELEVATIONS
- Z04 EQUIPMENT PLAN
- Z05 ANTENNA PLAN, DETAILS

**SHEET INDEX**

4

CONSTRUCTION REPRESENTATIVE	
SITE ACQUISITION	
R.F. ENGINEERING REPRESENTATIVE	
PLANNING REPRESENTATIVE	
AT&T REPRESENTATIVE	
LANDLORD	
A/E COORDINATOR	

**APPROVALS**

8

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
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01-17-12	KAC	REV 4 - PER PLANNING COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS  
**T01**  
TITLE SHEET

SS0082 LTE OPTIMAL

1029.01  
PLOT SCALE 1 : 1 (11x17 PAPER SIZE)

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LESSEE'S CERTIFICATE  
STANDARD WIRELESS FACILITY PROJECT  
FOR POST CONSTRUCTION BMP'S

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS  
5441-3/4 Lodi Street San Diego, CA 92117  
(ADDRESS OR LEGAL DESCRIPTION)

UNDERSTAND THAT, IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT  
MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO "IDENTIFY POLLUTANTS FROM  
THE PROJECT AREA" AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE POLLUTANTS ANTICIPATED BY THE PROPOSED  
LAND USE ARE AS FOLLOWS:

- SEDIMENTS
- NUTRIENTS
- TRASH AND DEBRIS
- OXYGEN DEMANDING SUBSTANCE
- OIL AND GREASE
- BACTERIA AND VIRUSES
- PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

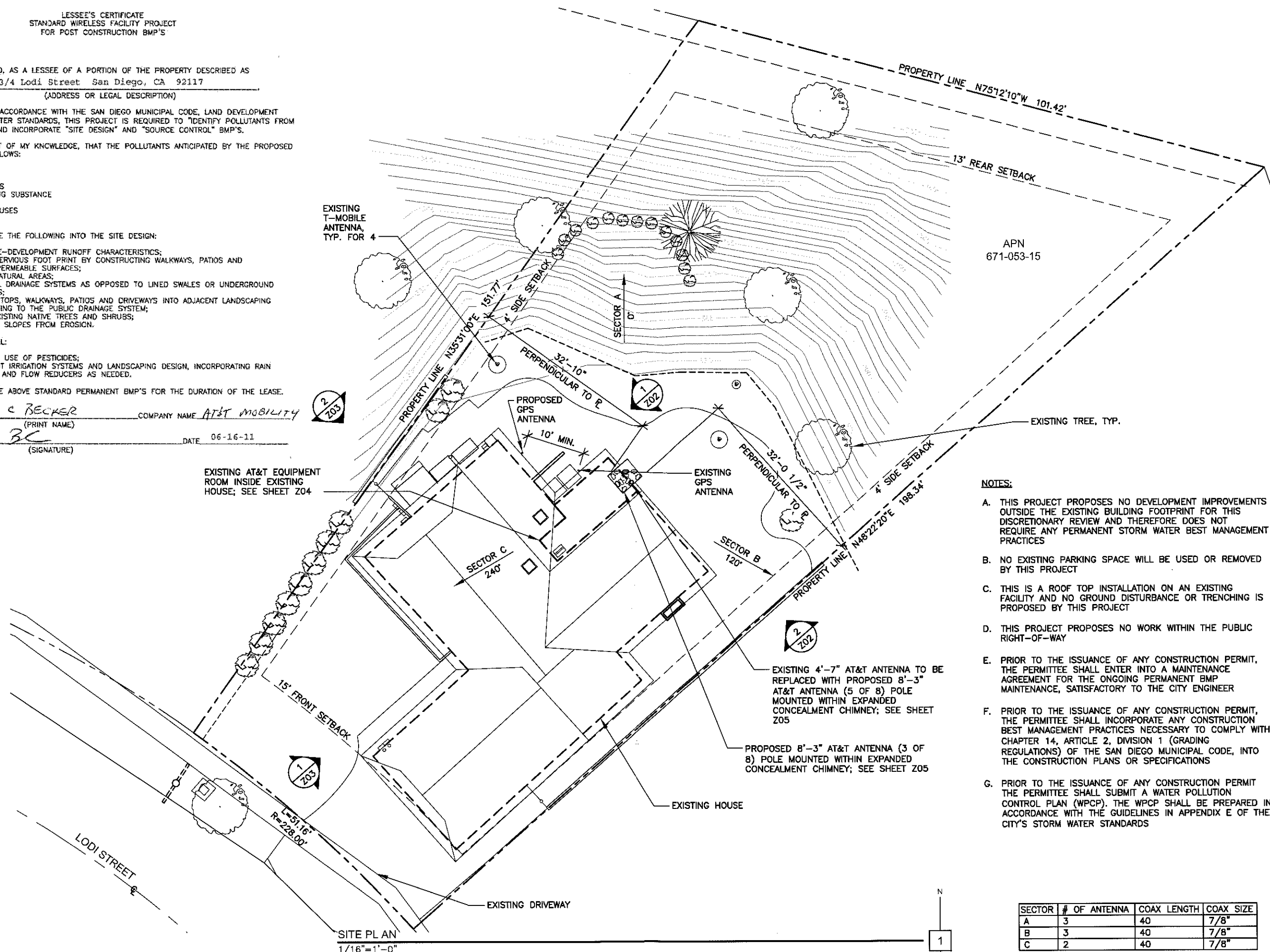
- MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS;
- MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES;
- CONSERVE NATURAL AREAS;
- USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS;
- DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM;
- PRESERVE EXISTING NATIVE TREES AND SHRUBS;
- PROTECT ALL SLOPES FROM EROSION.

ADDITIONALLY, I/WE WILL:

- MINIMIZE THE USE OF PESTICIDES;
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN, INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS AS NEEDED.

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S FOR THE DURATION OF THE LEASE.

LESSEE KEVIN C BECKER COMPANY NAME AT&T MOBILITY  
(PRINT NAME)  
LESSEE KE C BE DATE 06-16-11  
(SIGNATURE)



NOTES:

- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
- THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS

SECTOR	# OF ANTENNA	COAX LENGTH	COAX SIZE
A	3	40	7/8"
B	3	40	7/8"
C	2	40	7/8"

ARCHITECT

DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS  
3898 FIRST AVENUE, SUITE 100 - SAN DIEGO, CA 92103  
619.284.4210 - 619.239.4257 FAX - DDONATO@DCA.COM

PROJECT NAME

SS0082 LTE OPTIMAL  
LIMBERG RESIDENCE LTE OPTIMAL  
5441-3/4 LODI STREET SAN DIEGO, CA 92117

ISSUES REVISIONS

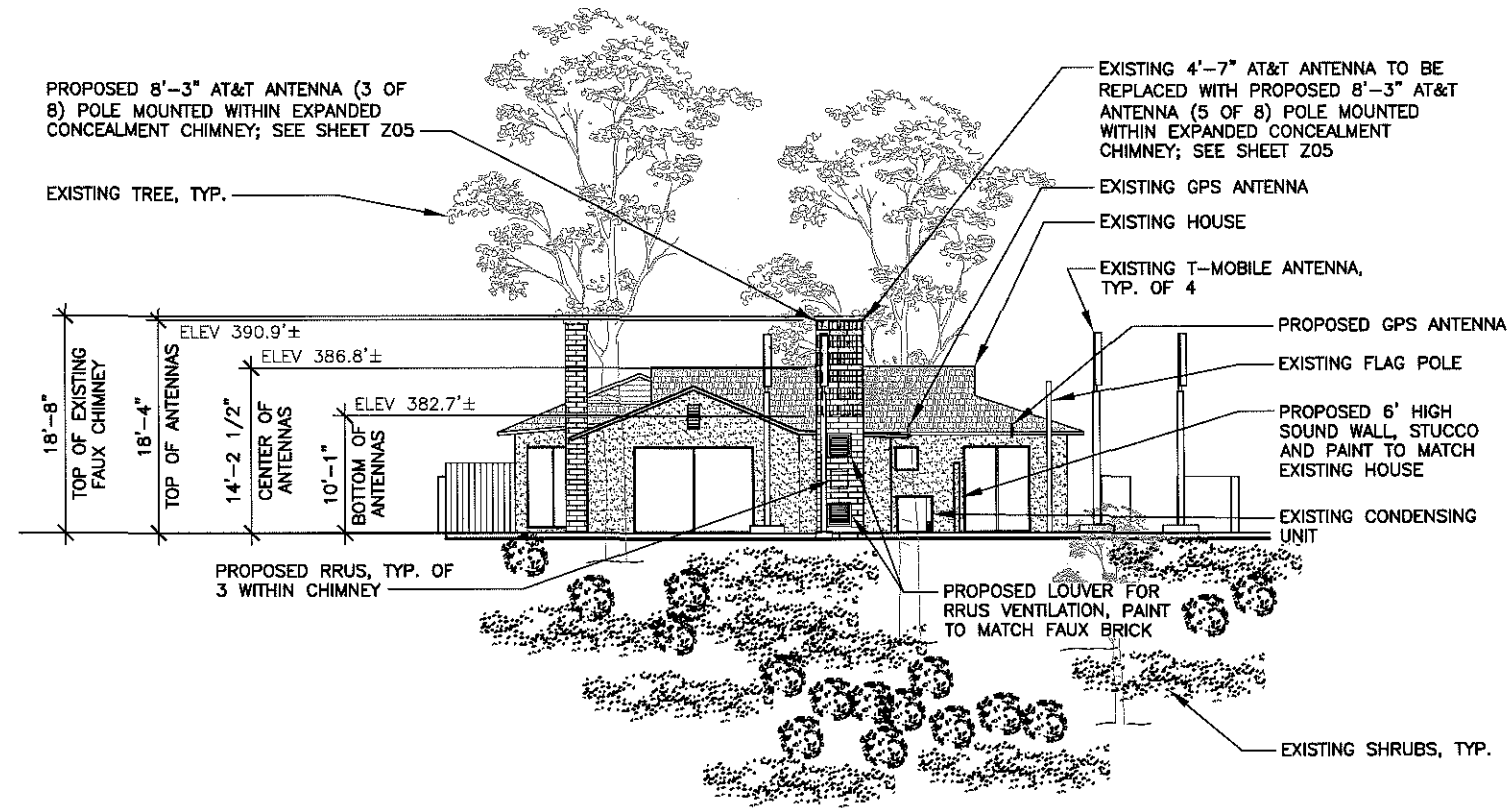
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SHEET INFORMATION

DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS

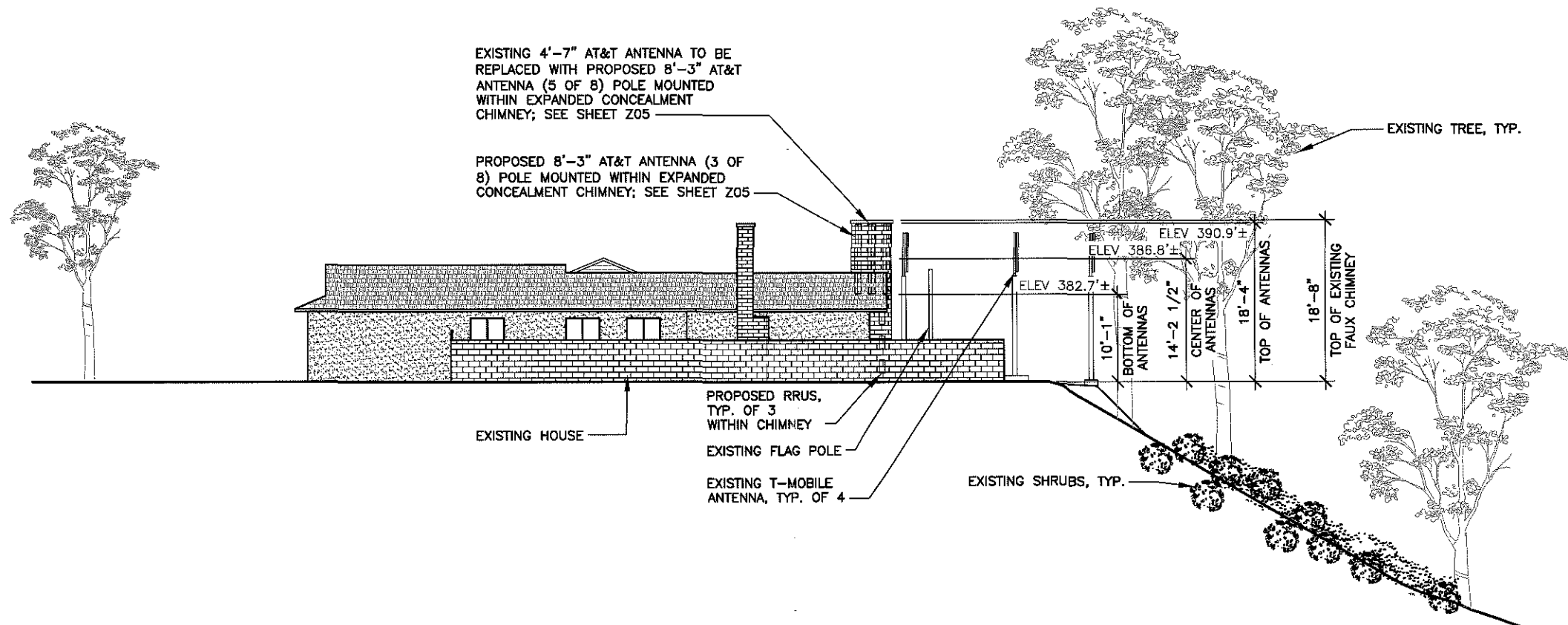
# Z01

SITE PLAN



NORTHEAST ELEVATION  
1/16"=1'-0"

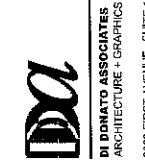
1



SOUTHEAST ELEVATION  
1/16"=1'-0"

2

ARCHITECT



DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS  
3659 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103  
619.299.4210 - 619.299.4650 FAX - DDANMAIL@AOL.COM

PROJECT NAME

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LIMBERG RESIDENCE LTE OPTIMAL  
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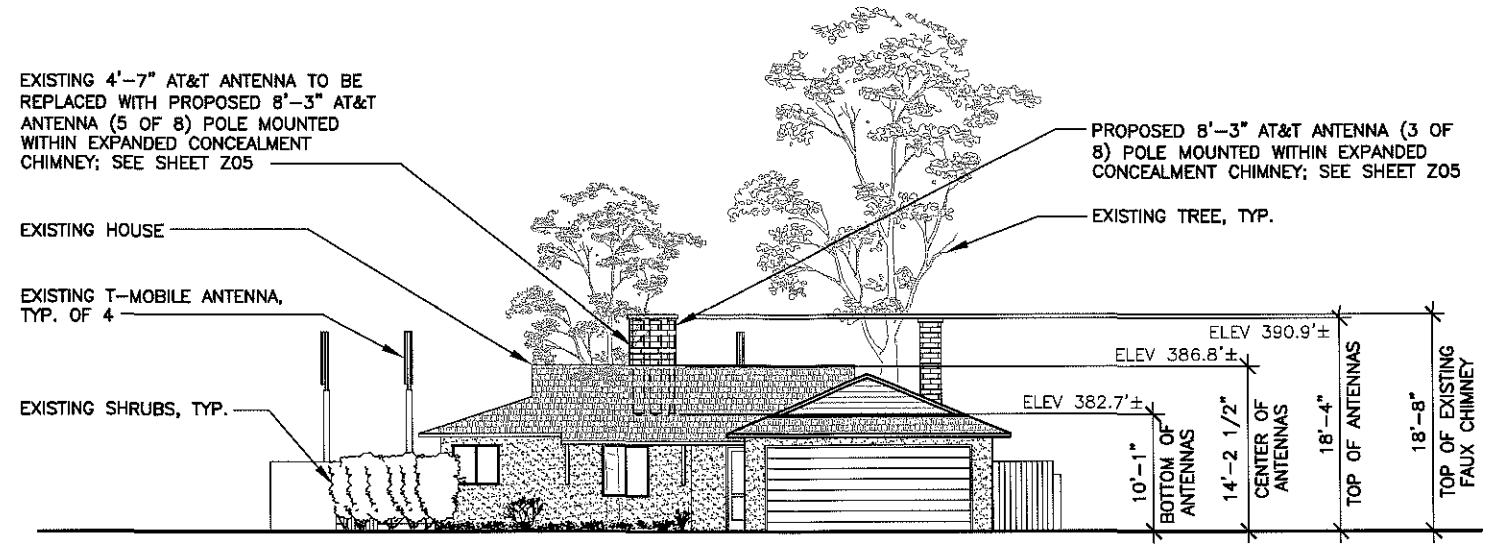
SHEET INFORMATION

DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS

Z02  
ELEVATIONS

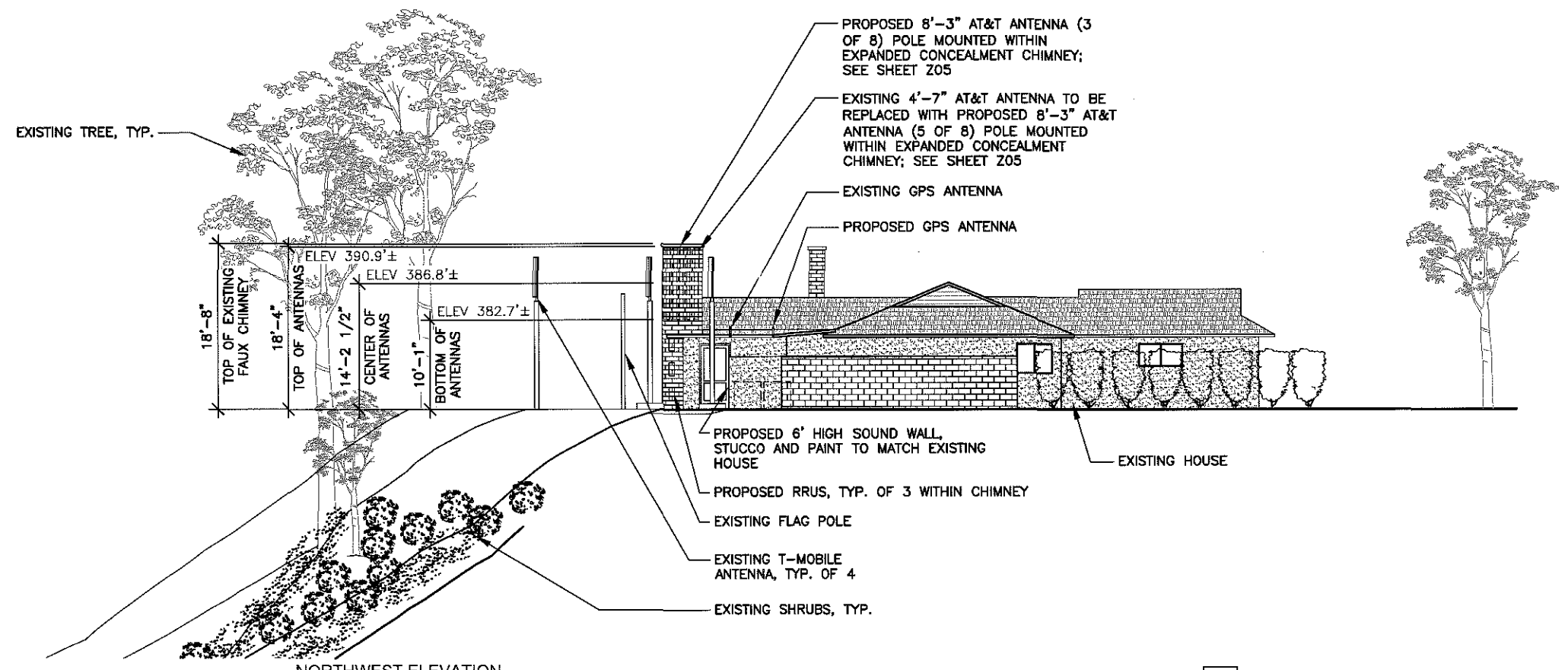
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PLOT SCALE 1 : 1 (11x17 PAPER SIZE)

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SOUTHWEST ELEVATION  
1/16"=1'-0"

1



NORTHWEST ELEVATION  
1/16"=1'-0"

2

ARCHITECT

**DI DONATO ASSOCIATES**  
ARCHITECTURE + GRAPHICS  
3839 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103  
619.299.4210 • 619.299.4250 FAX • DDAMAIL@GOLCCOM

PROJECT NAME

**SS0082 LTE OPTIMAL**  
**LIMBERG RESIDENCE LTE OPTIMAL**  
5441-3/4 LODI STREET SAN DIEGO, CA 92117

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ARCHITECTURE + GRAPHICS

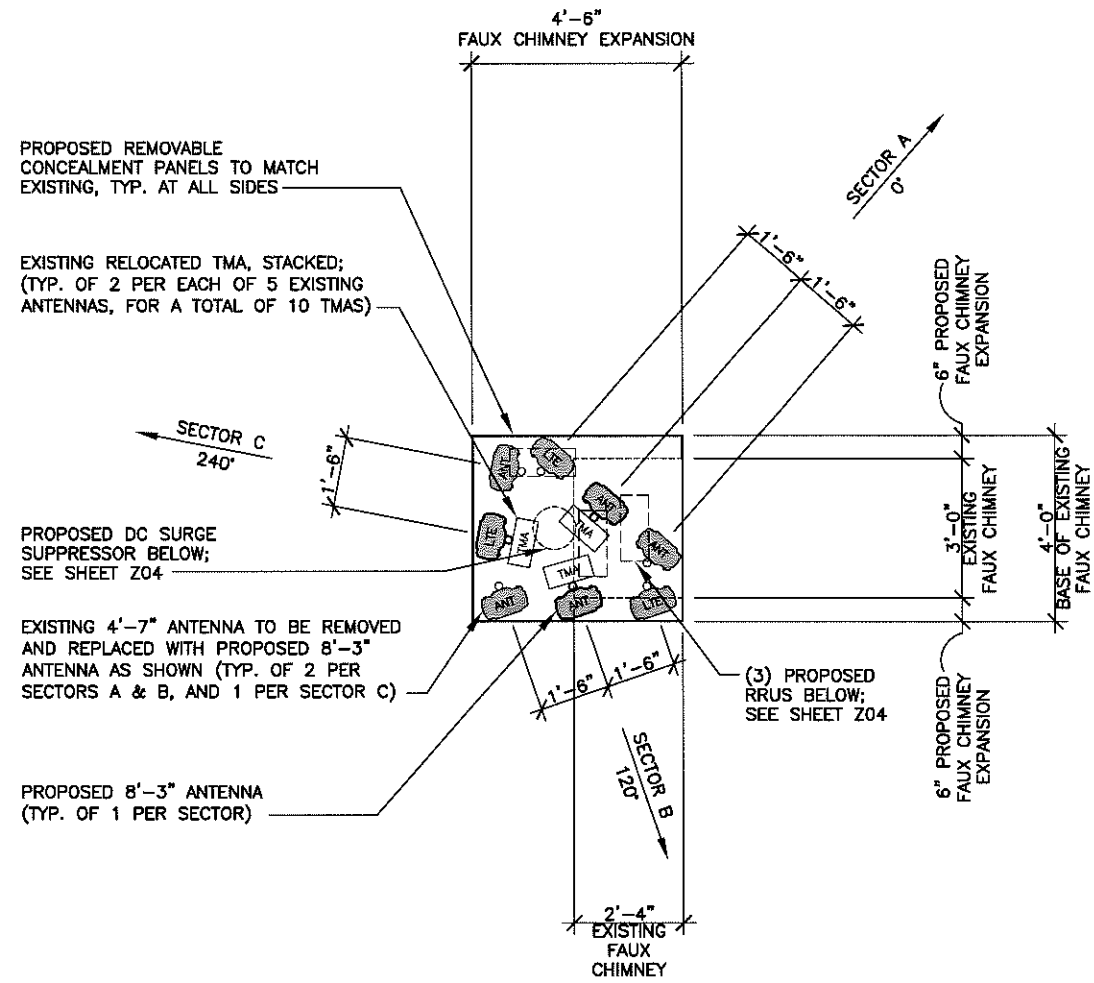
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ELEVATIONS

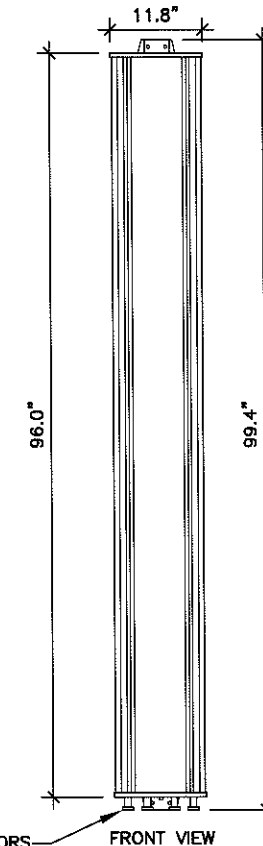
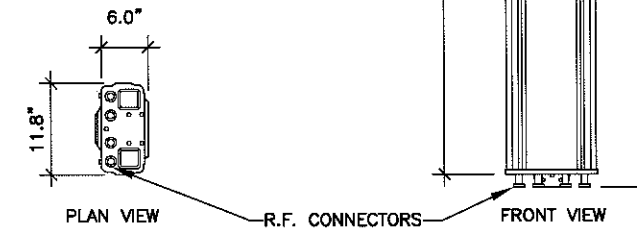
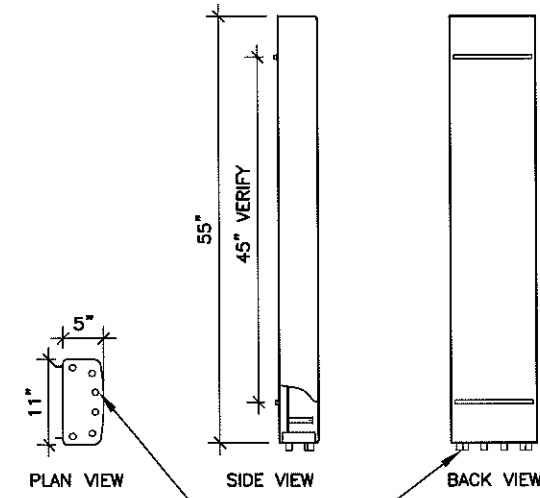
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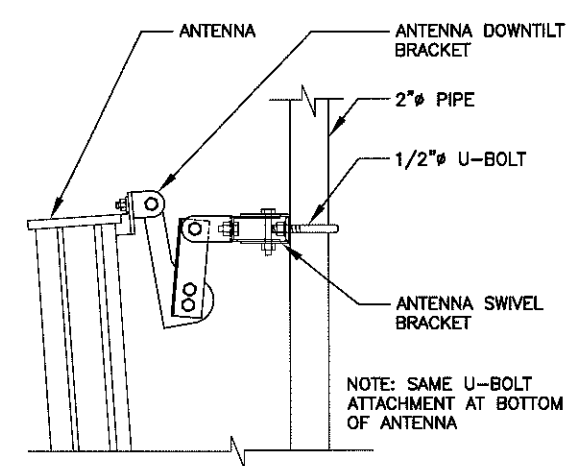




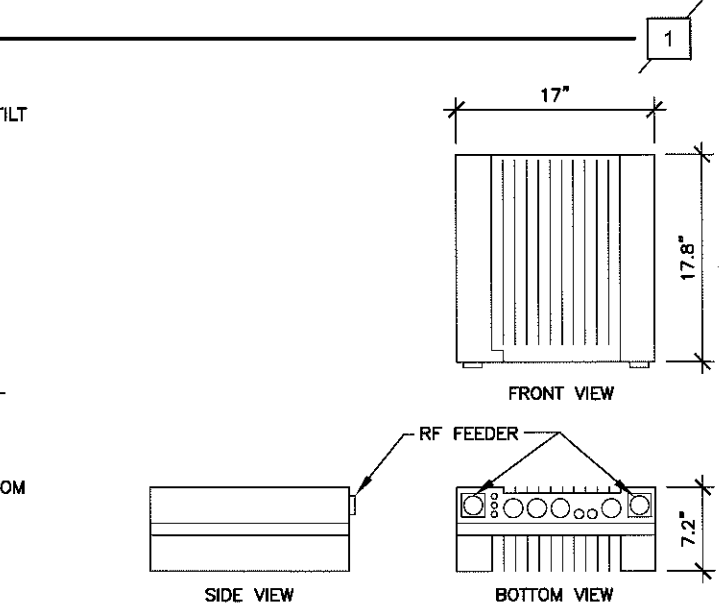
WEIGHT WITH BRACKETS: 78.7 LBS  
MODEL: KATHREIN 800 10766 K



ANTENNA LAYOUT  
1/4"=1'-0"

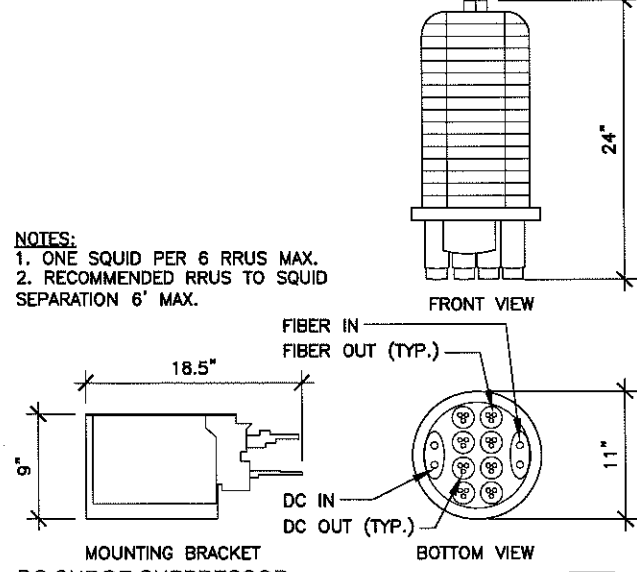


ANTENNA MOUNTING  
1"=1'-0"

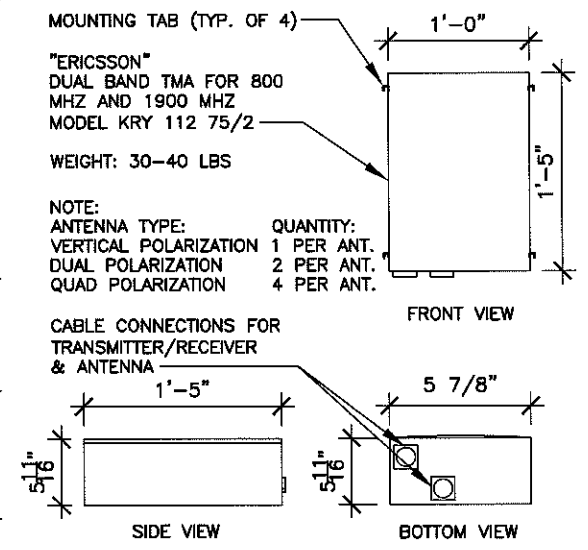


EXISTING ANTENNA  
1/2"=1'-0"

NOTES:  
1. ONE SQUID PER 6 RRUS MAX.  
2. RECOMMENDED RRUS TO SQUID SEPARATION 6' MAX.



PROPOSED ANTENNA  
1/2"=1'-0"



NOTE:  
ANTENNA TYPE: QUAD POLARIZATION  
QUANTITY: 4 PER ANT.

NOTE:  
ANTENNA TYPE: VERTICAL POLARIZATION  
QUANTITY: 2 PER ANT.

NOTE:  
ANTENNA TYPE: DUAL BAND TMA FOR 800 MHZ AND 1900 MHZ  
MODEL KRY 112 75/2  
WEIGHT: 30-40 LBS

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SHEET INFORMATION

DI DONATO ASSOCIATES  
ARCHITECTURE + GRAPHICS

**Z05**

ANTENNA LAYOUT,  
DETAILS

1029.01  
PLOT SCALE 1:1 (11x17 PAPER SIZE)

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