



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

**DATE ISSUED:** March 22, 2012 **REPORT NO.** PC-12-023  
**ATTENTION:** Planning Commission, Agenda of March 29, 2012  
**SUBJECT:** AT&T MOBILITY – RANCHO SANTA FE LTE  
PROJECT NO. 224583, PROCESS FOUR  
**OWNERS:** MARK L. COLLINS  
**APPLICANT:** AT&T MOBILITY

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 14181 Mira Zanja Corte within the Torrey Highlands Community Planning Area?

**Staff Recommendation:**

1. **APPROVE** Planned Development Permit No. 953399 and;
2. **APPROVE** Conditional Use Permit No. 953400.

**Community Planning Group Recommendation:** On October 27, 2011, the Torrey Highlands Community Planning Group voted 13-1-0 to recommend approval of this project (Attachment 11).

**Environmental Review:** This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities), 15302 (Replacement and Reconstruction), and 15303 (New Construction). The environmental exemption determination for this project was made on January 26, 2012 and the opportunity to appeal that determination ends February 10, 2012 (Attachment 13).

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.

## **BACKGROUND**

AT&T Mobility originally obtained permit No. 30945 (PTS 10732 – Attachment 10) for this Wireless Communication facility (WCF) on August 27, 2003. The original approval consisted of six (6) antennas located on a 56-foot tall monopalm and a 300-square foot equipment enclosure behind a 6-foot tall chain link fence. The permit included an expiration condition for a period of 10 years from the original approval date. On August 25, 2006, AT&T submitted a Substantial Conformance Review application (PTS 99805) for an additional six antennas, resulting in a total of twelve antennas on the monopalm. The project was approved and maintained the original August 27, 2013 expiration date. AT&T is now requesting to modify this site to accommodate Long Term Evolution (LTE) Technology.

The WCF is located within the AR-1-1 zone and under the current regulations requires a Planned Development Permit (PDP) to exceed the 30-foot height limit allowed in the AR-1-1 zone and to exceed the maximum 250-square foot equipment enclosure size (Land Development Code 141.0420(g)(3)). The property is designated as an open space area within the Torrey Highlands Community Plan and is currently used as a nursery. The surrounding uses consists of open space to the north, to the east and to the west and residential use to the south. Per Municipal Code Section 141.0420(e)(2) a Conditional Use Permit (CUP) is required for the Wireless Communication Facility.

## **DISCUSSION**

**Project Description:** - The proposed modification would result in twelve new replacement antennas mounted on a replacement 56-foot tall monopalm to include a design featuring dead fronds. The replacement monopalm will include a total of 60 fronds at a minimum length of 8-feet. The antennas associated with this project will be set back a minimum of 24-inches behind the tip of the fronds. Additionally, the antennas are painted to match the fronds. The associated Tower Mounted Amplifiers (TMAs), Remote Radio Units (RRUs), and Surge Suppressors will be located inside the proposed dead fronds. The equipment associated with this project is located on the ground adjacent to the monopalm, secured behind a 6-foot tall chain link fence.

The equipment space will expand a total of 30-square feet to accommodate two additional equipment cabinets totaling 330-square feet. The 6-foot tall chain link fence would also include tan vinyl slats as identified on the zoning drawings. Under the current City of San Diego regulations, the Wireless Communication Facility Regulations Section 141.0420(g)(3), a maximum of 250-square feet is allowed for the equipment. Since the equipment enclosure exceeds the required 250-square foot limitation, a Planned Development Permit (PDP) is required for this deviation. Additionally, the AR-1-1 zone contains a height limit of 30-feet. The replacement 56-foot tall monopalm would also require a deviation to exceed the height limit within the AR-1-1 zone. If approved, this facility will continue to operate with a new ten year expiration date.

**Wireless Communication Facility (WCF) Regulation** - A PDP is required for the requested equipment size deviation to exceed the 250-square foot limitation permitted under Municipal Code Section 141.0420(g)(3). The project as designed complies with the City of San Diego Municipal Code Section 141.0420, which requires all WCF's to be designed with minimal visual impacts. Per the Municipal Code Section 141.0420(e)(2), a Conditional Use Permit (CUP) is required for all Wireless Communication Facility within the AR-1-1 zone containing residential uses. The CUP and the PDP shall be processed as a consolidated Process 4, Planning Commission decision.

**Community Plan Analysis** - The project location has been designated as open space in the Torrey Highlands Community Land Use Plan (Attachment 2). The Torrey Highlands Community Land Use Plan does not contain specific policies on wireless communication facility development.

**Council Policy 600-43** – The guidelines establishes a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 3 location according to Council Policy 600-43, which categorizes WCF's according to the land use in which they are located. The project is located in an agricultural zone with residential use.

**General Plan** - The General Plan, Section UD-A.15, states that WCFs 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. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The AT&T Mobility WCF design consists of twelve panel antennas mounted on a replacement 56-foot tall monopalm. AT&T is replacing the monopalm to improve upon the existing condition and to better conceal their equipment. While the antennas are visible, the newly replacement fronds would result in an immediate improvement with screening. Furthermore, the associated TMAs, RRUs, and Surge Suppressors will all be hidden inside the proposed dead fronds. The equipment associated with this project is on the ground, adjacent to the monopalm, behind a 6-foot tall chain link fence with tan vinyl slats. This project is located in a nursery with four other WCFs. It is anticipated that the other WCFs will also be improved when their permits expire. Therefore, staff has determined that the proposed WCF has been designed to be integrated and respectful to the neighborhood context.

**Conclusion** - The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the AR-1-1 zone (with exception to the height limit) and the Wireless Communication Facilities Regulations Section 141.0420 (with exception to Section 141.0420(g)(3) equipment size limitation). The project complies with all applicable zoning requirements with the exception of the requested height deviation and the equipment size deviation which would require a PDP. The WCF has been determined to be consistent with the General Plan and the Torrey Highlands Community Plan. Staff recommends that the Planning Commission approve Planned Development Permit No. 953399 and Conditional Use Permit No. 953400.

**ALTERNATIVES**

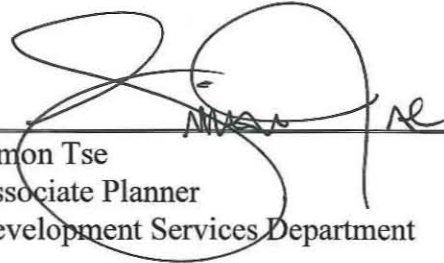
1. **APPROVE** Planned Development Permit No. 953399 and Conditional Use Permit No. 953400 **with modifications.**
2. **DENY** Planned Development Permit No. 953399 and Conditional Use Permit No. 953400 **if the Planning Commission makes written findings based on substantial evidence that the approval 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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Simon Tse  
Associate Planner  
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Project Site Plans
8. Photo Simulations
9. Project Site Photo(s)
10. Permit No. No. 30945/PTS 10732
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. CEQA Exemption
14. Notice of Hearing of Planning Commission
15. Project Chronology





## Aerial Photo

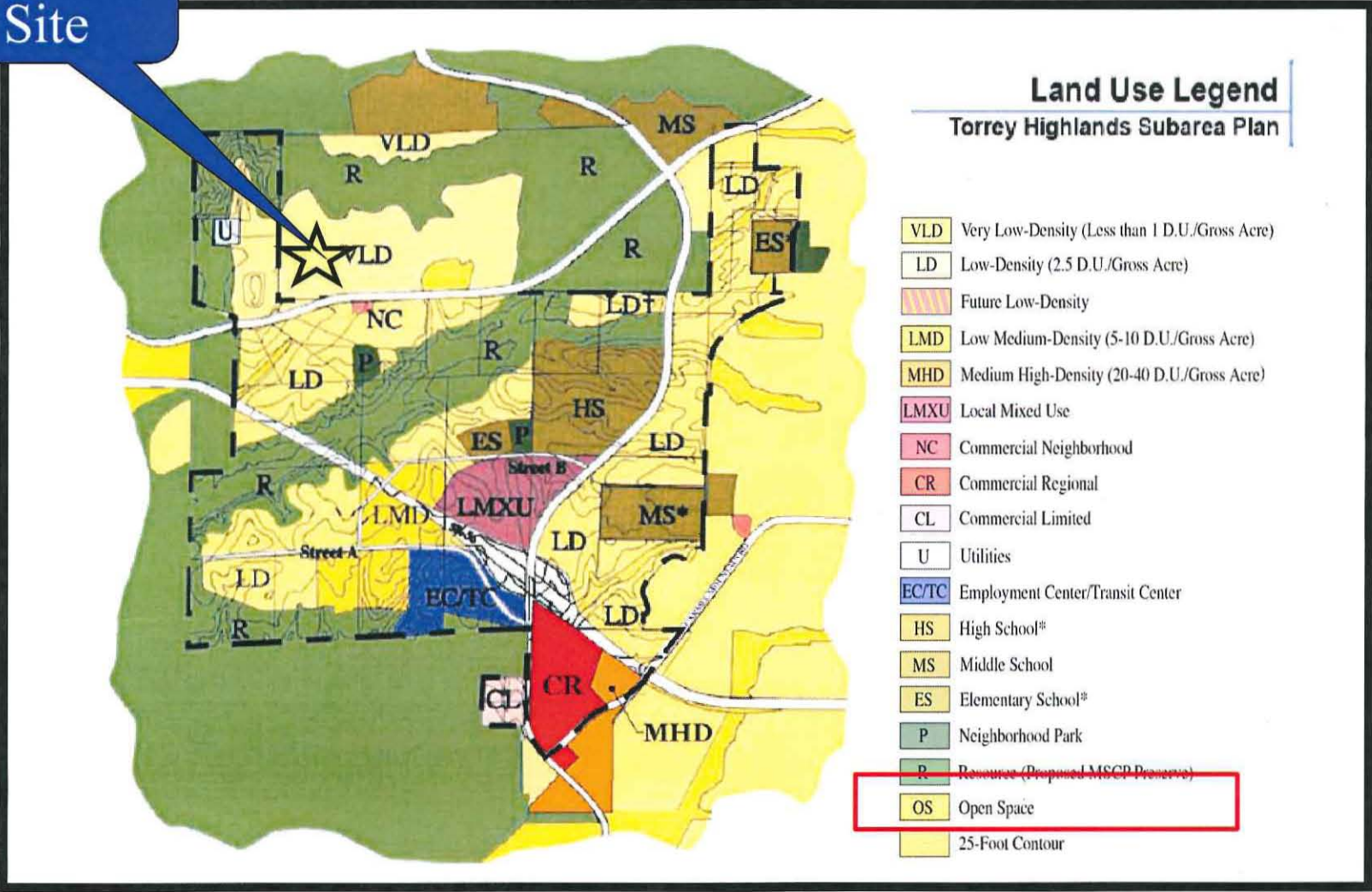
AT&T Mobility - Rancho Santa Fe LTE Project No. 224583  
14181 Mira Zanja Corte, San Diego, CA 92130



ATTACHMENT 1



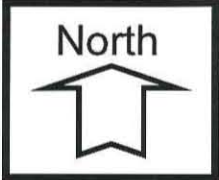
Project Site



# Community Land Use Map (Torrey Highlands)

AT&T Mobility - Rancho Santa Fe LTE Project No. 224583

14181 Mira Zanja Corte, San Diego, CA 92130





## Project Location Map

AT&T Mobility - Rancho Santa Fe LTE Project No. 224583  
14181 Mira Zanja Corte, San Diego, CA 92130



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	AT&T Mobility Rancho Santa Fe LTE			
<b>PROJECT DESCRIPTION:</b>	Modification of an existing Wireless Communication Facility. The modification consists of twelve antennas located on a replacement 56-foot tall monopalm. The associated TMAs, RRUs, and Surge Suppressors will be concealed behind the proposed dead fronds. The equipment associated with this project is located inside a 330-square foot chain link fence enclosure.			
<b>COMMUNITY PLAN AREA:</b>	Torrey Highlands			
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit & Conditional Use Permit			
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Open Space			
<b><u>ZONING INFORMATION:</u></b>				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <b><u>REQUIRED:</u></b>  <b>FRONT SETBACK:</b> 25'  <b>SIDE SETBACK:</b> 20'  <b>REAR SETBACK:</b> 25'  <b>HEIGHT:</b> 30'         </td> <td style="width: 50%; vertical-align: top;"> <b><u>PROPOSED:</u></b>  <b>FRONT SETBACK:</b> 25'  <b>SIDE SETBACK:</b> 20'  <b>REAR SETBACK:</b> 25'  <b>HEIGHT:</b> 56'         </td> </tr> </table>			<b><u>REQUIRED:</u></b> <b>FRONT SETBACK:</b> 25' <b>SIDE SETBACK:</b> 20' <b>REAR SETBACK:</b> 25' <b>HEIGHT:</b> 30'	<b><u>PROPOSED:</u></b> <b>FRONT SETBACK:</b> 25' <b>SIDE SETBACK:</b> 20' <b>REAR SETBACK:</b> 25' <b>HEIGHT:</b> 56'
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<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>		
<b>NORTH:</b>	AR-1-1/Open Space	Nursery/Open Space		
<b>SOUTH:</b>	AR-1-1/Open Space	Nursery		
<b>EAST:</b>	AR-1-1/Open Space	Nursery		
<b>WEST:</b>	AR-1-1/Open Space	Nursery/Open Space		
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	<ol style="list-style-type: none"> <li>1. Height deviation to exceed the 30-foot height limit to an overall height of 56-feet.</li> <li>2. Deviation to exceed the equipment size to 330-square feet, where 250-square feet is the maximum.</li> </ol>			
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 27, 2011, the Torrey Highlands Community Planning group voted 13-1-0 to support the AT&T Mobility Rancho Santa Fe LTE project.			



**PLANNING COMMISSION  
RESOLUTION NO.  
PLANNED DEVELOPMENT PERMIT NO. 953399  
CONDITIONAL USE PERMIT NO. 953400  
AT&T MOBILITY RANCHO SANTA FE LTE  
PTS NO. 224583**

WHEREAS, **MARK L. COLLINS**, Owner, and **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) consisting of twelve (12) replacement antennas located on a replacement 56-foot tall monopalm with a minimum of sixty (60) fronds. The associated Tower Mounted Amplifiers (TMAs), Remote Radio Units (RRUs), and Surge Suppressors will be located inside the proposed dead fronds. The equipment associated with the project is located inside a 330-square foot chain link fence enclosure with slats as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 953399 and Conditional Use Permit No. 953400;

WHEREAS, the project site is located at 14181 Mira Zanja Corte, San Diego, CA 92130, in the AR-1-1 zone of the Torrey Highlands Community Plan;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 11362, in the City of San Diego, according to map thereof filed in the Office of the County Recorder of San Diego County, June 5, 1981, being a division of a portion of the northwest quarter of the northwest quarter of section 11, township 14 south, range 3 west, San Bernardino Meridian, according to official plat thereof;

WHEREAS, on March 29, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 953399 and Conditional Use Permit No. 953400 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 26, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities), 15302 (Replacement and Reconstruction), and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 March 29, 2012.

FINDINGS:

**Findings for a Planned Development Permit - Section 126.0604**

- A. Findings for all Planned Development Permits (OUTSIDE THE COASTAL ZONE)**
- 1. The proposed development will not adversely affect the applicable land use plan;**

The Torrey Highlands Community Plan does not address Wireless Communication Facilities (WCFs) as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public views. The site is currently designated for open space in the Torrey Highlands Community Plan. AT&T Mobility is proposing to replace an existing first generation faux palm with a new 56-foot high faux palm tree designed to comply with the current design regulations. The proposed twelve (12) antennas, twelve (12) Remote Radio Units (RRUs), twelve (12) Tower Mounted Amplifiers (TMAs) and six (6) surge suppressors will all be painted to match the replacement fronds. Additionally, the fronds are designed with a greater mass allowing them to extend a minimum of 24-inches beyond the face of each antenna for maximum screening. The TMAs, RRUs, and the Surge Suppressors are located behind the proposed dead fronds. The equipment modification includes two (2) Long Term Evolution (LTE) cabinets located inside the 330-square foot equipment enclosure. To improve the enclosure, AT&T Mobility will also be undergrounding all cables to and from the replacement faux palm and will install new vinyl slats. The proposed modification to the existing WCF would not adversely affect the Torrey Highlands Community Plan or the City of San Diego General Plan and Progress Guide.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” On January 17, 2012, AT&T Mobility submitted an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

**3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code**

AT&T Mobility is proposing to replace an existing 56-foot tall first generation palm tree. The replacement palm will provide improvements such as greater frond mass to better screen the antennas; as well as a greater amount of fronds for a more effective concealment. In an effort to blend in with the existing palms, AT&T Mobility will attach dead fronds to the replacement faux palm for a more realistic appearance. The proposed twelve (12) antennas, twelve (12) Remote Radio Units (RRUs), twelve (12) Tower Mounted Amplifiers (TMAs) and six (6) surge suppressors will all be painted to match the fronds complying with LDC 141.0420 design for faux landscaping. The proposed modification complies with the Wireless Communication Facilities

Regulations Section 141.0420 with exception to the 30-foot height limit within the AR-1-1 zone and Section 141.0420(g)(3), equipment size limitation.

The proposed deviation to exceed the 30-foot height limit would result in a more desirable project since there are other similar live palms at the proposed monopalm height. Additionally, the associated TMAs, RRUs and Surge Suppressors are concealed inside an 11-foot 6-inch long raydome enclosed behind the dead fronds. Lowering the overall height to 30-feet would result in a design that would appear out of place in comparison to the adjacent palms on site. Under the current City of San Diego regulations, the WCF Regulations Section 141.0420(g)(3), a maximum of 250-square feet is allowed for the equipment. The equipment will be screened behind a 6-foot tall chain link fence with slats. More importantly, the equipment is located on the ground adjacent to the monopalm with limited visibility to the surrounding area. The existing use on site is a nursery which provides a buffer between the WCFs and the adjacent properties resulting in minimal visual impact. The equipment as modified would be screened appropriately and would not negatively affect the surrounding use on site. However, it should be noted that any future expansion to the equipment enclosure would be re-evaluated accordingly.

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

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

The Torrey Highlands Community Plan does not address Wireless Communication Facilities (WCFs) as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public views. The site is currently designated for open space in the Torrey Highlands Community Plan. AT&T Mobility is proposing to replace an existing first generation faux palm with a new 56-foot high faux palm tree designed to comply with the current design regulations. The proposed twelve (12) antennas, twelve (12) Remote Radio Units (RRUs), twelve (12) Tower Mounted Amplifiers (TMAs) and six (6) surge suppressors will all be painted to match the replacement fronds. Additionally, the fronds are designed with a greater mass allowing them to extend a minimum of 24-inches beyond the face of each antenna for maximum screening. The TMAs, RRUs, and the Surge Suppressors are located behind the proposed dead fronds. The equipment modification includes two (2) Long Term Evolution (LTE) cabinets located inside the 330-square foot equipment enclosure. To improve the enclosure, AT&T Mobility will also be undergrounding all cables to and from the replacement faux palm and will install new vinyl slats. The proposed modification to the existing WCF would not adversely affect the Torrey Highlands Community Plan or the City of San Diego General Plan and Progress Guide.

**(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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” On January



17, 2012, AT&T Mobility submitted an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

**(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**

AT&T Mobility is proposing to replace an existing 56-foot tall first generation palm tree. The replacement palm will provide improvements such as greater frond mass to better screen the antennas; as well as a greater amount of fronds for a more effective concealment. In an effort to blend in with the existing palms, AT&T Mobility will attach dead fronds to the replacement faux palm for a more realistic appearance. The proposed twelve (12) antennas, twelve (12) Remote Radio Units (RRUs), twelve (12) Tower Mounted Amplifiers (TMAs) and six (6) surge suppressors will all be painted to match the fronds complying with LDC 141.0420 design for faux landscaping. The proposed modification complies with the Wireless Communication Facilities Regulations Section 141.0420 with exception to the 30-foot height limit within the AR-1-1 zone and Section 141.0420(g)(3), equipment size limitation.

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

The proposed replacement 56-foot tall monopalm and the associated twelve (12) antennas are appropriate at the proposed location. There are four other WCF's disguised as monopalm on this property in addition to similar sized live palm species. This design will significantly improve the overall concealment and screening in comparison to the existing WCF. This property is currently designated as open space and is being used as a nursery. More importantly, there is an approximate 500-foot distance between the adjacent residential properties and this WCF. The proposed improvements are consistent with the current design guidelines for faux trees and would allow AT&T to continue to provide reliable coverage to the existing surrounding area in addition to enhancing their network to include Long Term Evolution (LTE) Technology.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 953399 and Conditional Use Permit No. 953400 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 953399 and Conditional Use Permit No. 953400, a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Associate Planner  
Development Services

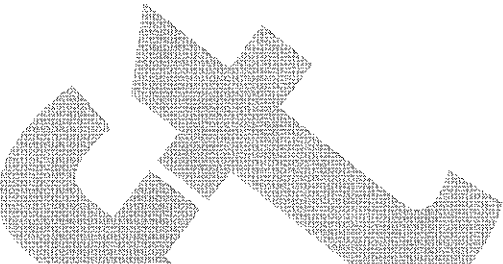
Adopted on: March 29, 2012

Internal Order No. 24001291

**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

INTERNAL ORDER NUMBER: 24001291

**PLANNED DEVELOPMENT PERMIT NO. 953399  
CONDITIONAL USE PERMIT NO. 953400  
AT&T MOBILITY - RANCHO SANTA FE LTE PROJECT NO. 224583  
PLANNING COMMISSION**

This Planned Development Permit No. 929351 is granted by the Planning Commission of the City of San Diego to **MARK L. COLLINS**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301 and 126.0601 and Land Development Code Section 141.0420. The project is located at 14181 Mira Zanja Corte in the AR-1-1 zone within the Torrey Highlands Community Plan. The project site is legally described as Parcel 2 of Parcel Map No. 11362, in the City of San Diego, according to map thereof filed in the Office of the County Recorder of San Diego County, June 5, 1981, being a division of a portion of the northwest quarter of the northwest quarter of section 11, township 14 south, range 3 west, San Bernardino Meridian, according to official plat thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owners and Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 29, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of twelve (12) replacement panel antennas on a 56-foot tall replacement monopalm with a minimum of 60 fronds. The equipment associated with the project is located inside a 330-square feet chain link fence enclosure with slats; and
- 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 April 12, 2015.
2. This Planned Development Permit [PDP] and the Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 29, 2022. 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.
3. No later than ninety (90) days prior to the expiration date of this Planned Development Permit [PDP] and Conditional Use Permit [CUP], the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.



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

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

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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 Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to,

settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

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

15. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

16. 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.

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

18. Twelve (12) antennas with the following dimensions: 6' - 4" by 1' by 6".

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

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

21. All proposed hand-holes shall be covered with bark material to match the monopalm trunk to the satisfaction of the Development Services Department.

22. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.

23. The fronds shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.

24. All exposed cables, brackets and supports shall be painted to match the monopalm fronds to the satisfaction of the Development Services Department.

25. The associated Tower Mounted Amplifiers (TMAs), Remote Radio Units (RRUs) and the Surge Suppressors shall be concealed inside a raydome (11.5 feet long and 6-feet in diameter). This radyome shall be concealed by faux dead fronds.
26. The chain link fence around the equipment cabinets shall include new tan vinyl slats to the satisfaction of the Development Services Department.
27. The Permittee shall submit a chin cover sample to staff for approval prior to the issuance of Construction Permits.
28. The applicant is required to provide color samples of the monopalm fronds and bark prior to Construction Permit issuance. This is to ensure that the proposed monopalm integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Construction Permit issuance. The exact mono-palm samples will be used during the FINAL INSPECTION. The color approved by Development Services Staff must be identical to the as-built monopalm.
29. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
30. 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.
31. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee 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.
32. All facilities and related equipment shall be maintained in good working order and 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.
33. 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:**

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



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

APPROVED by the Planning Commission of the City of San Diego on March 29, 2012 and Approved Resolution No. \_\_\_\_\_.

DRAFT

Planned Development Permit No. 953399

Conditional Use Permit No. 953400

Date of Approval: March 29, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Simon Tse  
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.**

**[MARK L. COLLINS]**  
Owner

By \_\_\_\_\_

**[AT&T MOBILITY]**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



**at&t**  
MOBILITY

**RANCHO SANTA FE LTE**  
**14181 MIRA ZANJA CORTE**  
**SAN DIEGO, CA 92130**  
**SD0599**  
**OPTIMAL**

**VICINITY MAP**

THOMAS GUIDE PAGE: 1188-J2

ADDRESS:  
14181 MIRA ZANJA CORTE  
SAN DIEGO, CA 92130

**ACCESSIBILITY DISCLAIMER**

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

**CONSULTANT TEAM**

**ARCHITECT:**  
BOOTH & SUAREZ ARCHITECTURE INC.  
325 CARLSBAD VILLAGE DRIVE, SUITE 02  
CARLSBAD, CA 92008  
(760) 434-8474  
(760) 434-8595 (FAX)

**LEASING/PLANNING:**  
TECHNOLOGY ASSOCIATES  
MONICA MORETTA  
5473 KEARNY VILLA ROAD, SUITE 300  
SAN DIEGO, CA 92123  
(619) 931-6011

**RF INFORMATION**

	LTE	GSM	UMTS
Tx	704.0 - 716.0 MHz	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1970 - 1980 MHz	874.6 - 879.6 MHz 1945 - 1950 MHz
Rx	734.0 - 746.0 MHz	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz
MAX EIRP:		LTE: 500 WATTS 850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS	

**PROJECT SUMMARY**

**APPLICANT:** AT&T MOBILITY  
5738 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121  
(858) 453-3388

**OWNER:** EVERGREEN NURSERY  
7150 BLACK MOUNTAIN RD.  
SAN DIEGO, CA 92130  
SITE CONTACT: MARK COLLINS  
(858) 481-0522

**JURISDICTION:** CITY OF SAN DIEGO

**PROJECT DESCRIPTION:**

- CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT PERMIT
- INSTALL (2) AT&T MOBILITY OUTDOOR EQUIPMENT CABINETS INSIDE EXISTING AT&T MOBILITY CHAINLINK EQUIPMENT COMPOUND
- INSTALL (12) 6'-4" AT&T MOBILITY PANEL ANTENNAS MOUNTED TO 56'-0" HIGH REPLACEMENT MONOPALM WITH MINIMUM (60) FRONDS OF A MINIMUM 8'-0" LENGTH LOCATED IN EXPANDED LEASE AREA WITH NEW CHAINLINK FENCE
- REMOVE EXISTING 56'-0" HIGH MONOPALM AND POLE BASE
- INSTALL (12) RRUS-11 UNITS MOUNTED TO REPLACEMENT MONOPALM BEHIND CONCEALMENT SHROUD WITH FAUX "DEAD FROND" FOLIAGE ATTACHED
- INSTALL (12) TMA UNITS MOUNTED TO REPLACEMENT MONOPALM BEHIND CONCEALMENT SHROUD WITH FAUX "DEAD FROND" FOLIAGE ATTACHED
- INSTALL (1) GPS ANTENNA MOUNTED TO PROPOSED EQUIPMENT CABINET
- ADD TAN PLASTIC SLATS TO EXISTING AND PROPOSED CHAINLINK FENCE
- REMOVE EXISTING GSM 850 CABINET

**LEGAL DESCRIPTION:**  
PARCEL 2 OF PARCEL MAP NO. 11362, IN THE CITY OF SAN DIEGO, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1981, BEING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF

**ASSESSORS PARCEL NUMBER:** 306-010-18

**EXISTING TYPE OF CONSTRUCTION:** S-2

**EXISTING ZONING:** AR-1-1

**NOTE:** THERE ARE (4) EXISTING TELECOMMUNICATIONS FACILITIES ON THIS PROPERTY (SPRINT/NEXTEL, T-MOBILE, VERIZON, & AT&T)

**SHEET SCHEDULE**

T-1	TITLE SHEET
A-1	SITE PLAN & ENLARGED SITE PLAN
A-2	EQUIPMENT PLAN & ANTENNA PLAN
A-3	EXTERIOR ELEVATIONS
A-4	MONOPALM ELEVATION

**SCALE**

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

**APPLICABLE CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION  
UNIFORM BUILDING CODE, 2010 EDITION  
UNIFORM PLUMBING CODE, 2010 EDITION  
UNIFORM MECHANICAL CODE, 2010 EDITION  
NATIONAL ELECTRICAL CODE, 2010 EDITION  
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL



PREPARED FOR

5738 PACIFIC CENTER BOULEVARD  
SAN DIEGO, CA 92121

**APPROVALS**

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

**PROJECT NAME**  
**RANCHO SANTA FE**  
**LTE**  
**OPTIMAL**  
**PROJECT NUMBER**  
**SD0599**  
14181 MIRA ZANJA CORTE  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

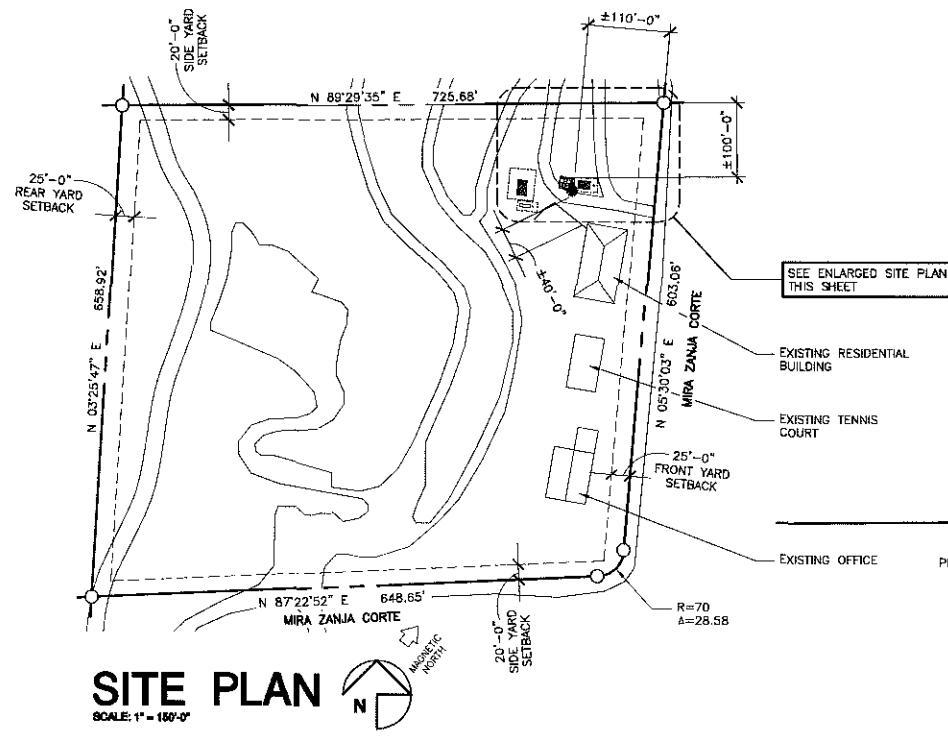
**DRAWING DATES**

10/07/10	PRELIM OPTIMAL ZD REVIEW (ra)
10/21/10	100% OPTIMAL ZD (ra)
10/24/10	ADDED FROND NOTE (raw)
02/17/11	ADDED RRUS-11 UNITS (acc)
07/06/11	REPLACE MONOPALM (acc)
07/21/11	REMOVE GSM 850 CABINET (acc)
08/25/11	RELOCATE MONOPALM (acc)
09/14/11	CITY COMMENTS (acc)
10/05/11	ADD DEAD FRONDS (acc)
12/15/11	ZD REVISION 8 -PLANNING DEPT COMMENTS (acc)
12/21/11	ZD REVISION 9 -ADD DETAIL (raw)

**SHEET TITLE**  
**TITLE SHEET**

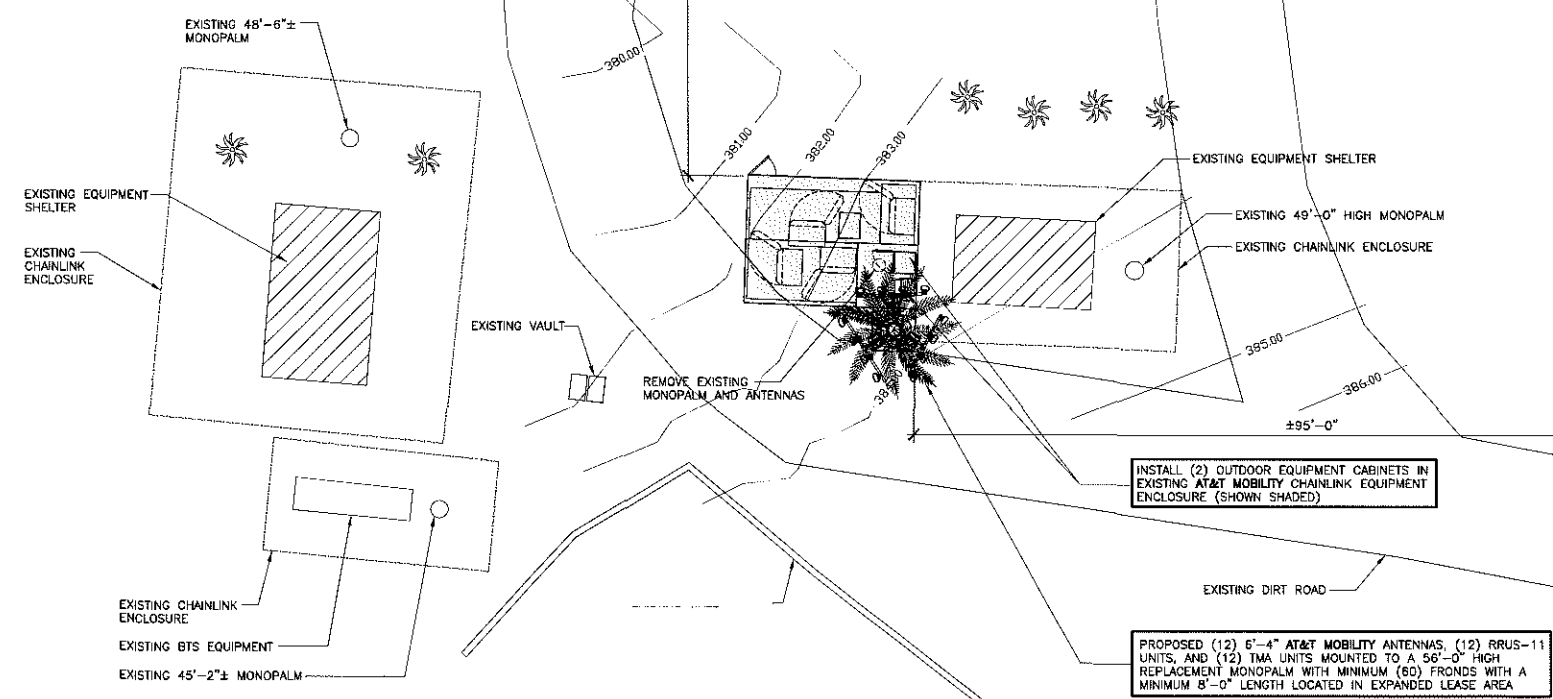
PROJECTS\AT&T LTE\10210

**T-1**



**ENGINEERING NOTES**

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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 OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX "G" OF THE CITY'S STORM WATER STANDARDS.



PREPARED FOR  
  
 5738 PACIFIC CENTER BOULEVARD  
 SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME  
**RANCHO SANTA FE LTE OPTIMAL**  
 PROJECT NUMBER  
**SD0599**  
 14181 MIRA ZANJA CORTE  
 SAN DIEGO, CA 92130  
 SAN DIEGO COUNTY

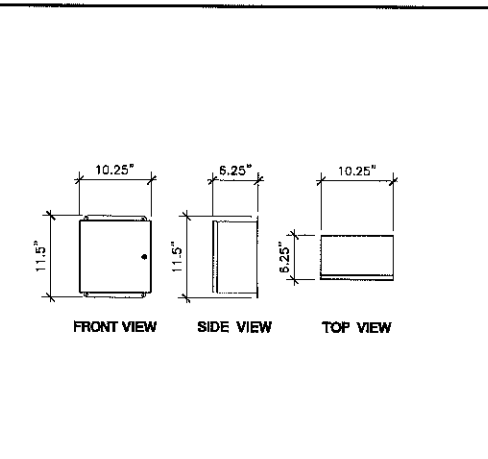
DRAWING DATES

10/07/10	PRELIM OPTIMAL ZD REVIEW (rat)
10/21/10	100% OPTIMAL ZD (rat)
10/24/10	ADDED FRONT NOTE (rew)
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07/06/11	REPLACE MONOPALM (acp)
07/21/11	REMOVE GSM 850 CABINET (acp)
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12/15/11	ZD REVISION 8 -PLANNING DEPT COMMENTS (acp)
12/21/11	ZD REVISION 9 -ADD DETAIL (rew)

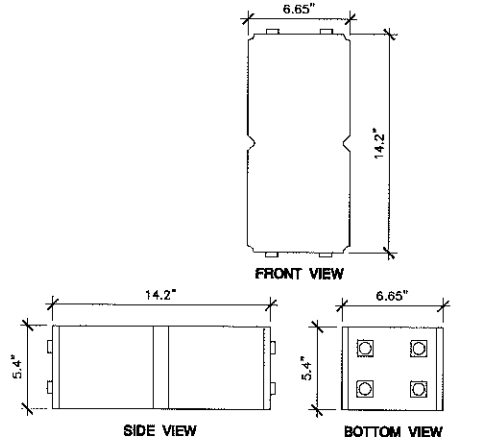
SHEET TITLE  
**SITE PLAN & ENLARGED SITE PLAN**

PROJECTS\AT&T LTE\10210

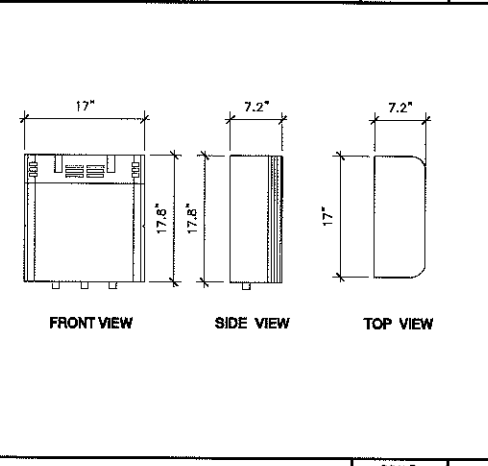
ANTENNA AND COAXIAL CABLE SCHEDULE											
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	TMA RRU-11	DOWNTILT	SKW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
A1	NORTHEAST	340°	TMA					4	70'-0"	6'-0"	7/8"
A2			RRUS-11	0'	N/A						
A3			RRUS-11								
A4			TMA								
B1	EAST	100°	TMA					4	70'-0"	6'-0"	7/8"
B2			RRUS-11	0'	N/A						
B3			RRUS-11								
B4			TMA								
C1	SOUTHWEST	220°	TMA					4	70'-0"	6'-0"	7/8"
C2			RRUS-11	0'	N/A						
C3			RRUS-11								
C4			TMA								
EXISTING GPS								2	15'-0"	-	1/2"
PROPOSED GPS								2	15'-0"	-	1/2"



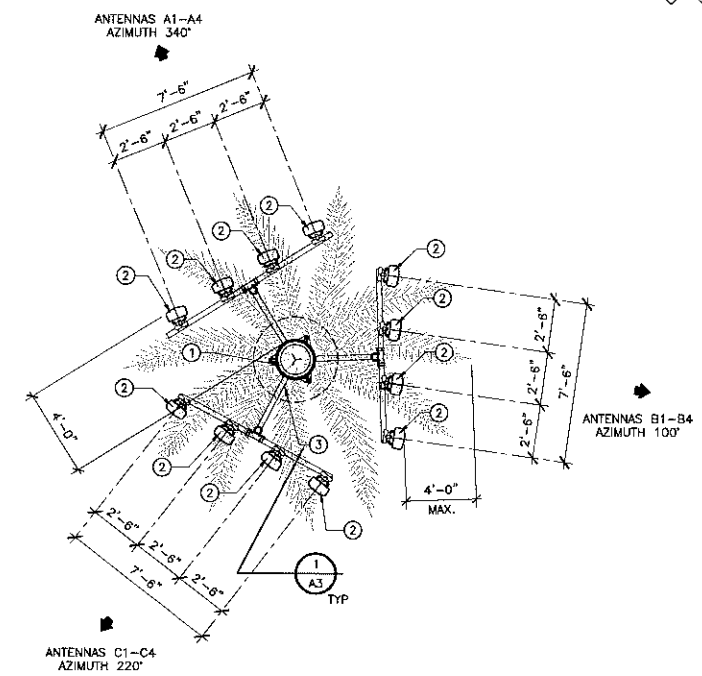
**SURGE SUPPRESSOR** SCALE: 1" = 1'-0" 1



**TMA UNIT** SCALE: NONE 2

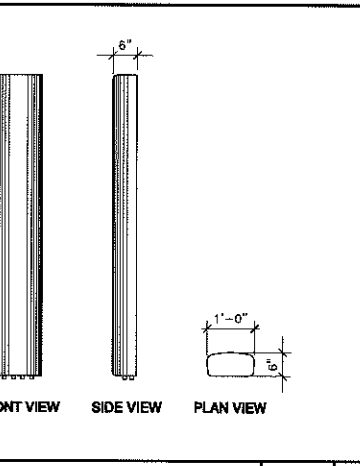


**REMOTE RADIO UNIT (RRUS-11)** SCALE: 1" = 1'-0" 3

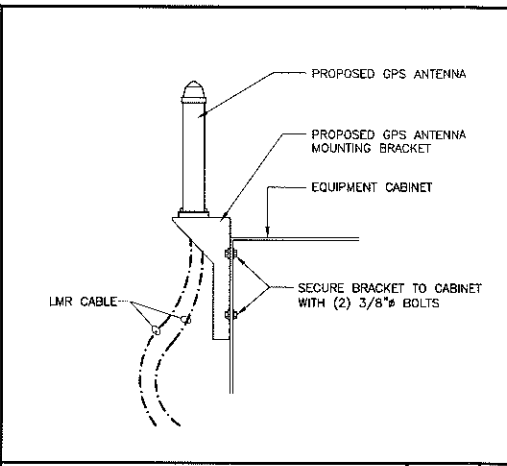


**ANTENNA PLAN** SCALE: 1/4" = 1'-0" ANTENNAS A1-A4 AZIMUTH 340° ANTENNAS B1-B4 AZIMUTH 100° ANTENNAS C1-C4 AZIMUTH 220°

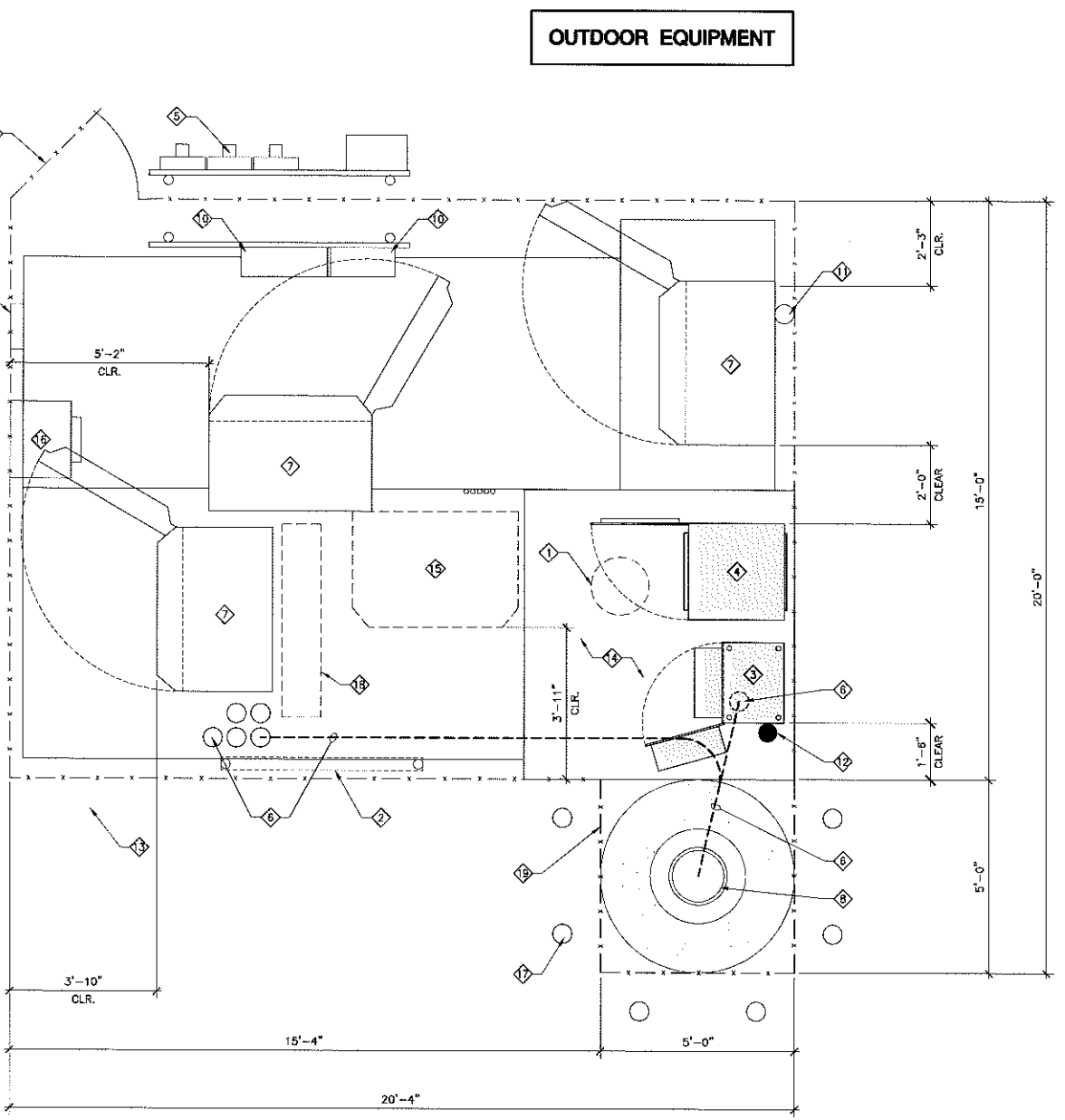
- ANTENNA PLAN NOTES:**
- PROPOSED 56'-0" HIGH REPLACEMENT MONOPALM WITH MINIMUM (60) FRONDS OF A MINIMUM 8'-0" LENGTH
  - PROPOSED 6'-4" AT&T MOBILITY PANEL ANTENNA (SHOWN SHADED). ALL PROPOSED ANTENNAS, MOUNTING ARMS, MOUNTING PIPES, & CABLES SHALL BE PAINTED TO MATCH PROPOSED FRONDS
  - PROPOSED CROSSARM SUPPORT MOUNTED TO MONOPALM (TYPICAL)



**PROPOSED PANEL ANTENNA** SCALE: NONE 4



**GPS ANTENNA MOUNTING** SCALE: NONE 5



**EQUIPMENT PLAN** SCALE: 1/2" = 1'-0"

- EQUIPMENT PLAN NOTES:**
- EXISTING AT&T MOBILITY 56'-0" HIGH MONOPALM TO BE REMOVED (SHOWN DASHED). REMOVE FOOTING TO 2'-0" BELOW GRADE
  - EXISTING DIPLEXER RACK
  - PROPOSED AT&T MOBILITY OUTDOOR EQUIPMENT CABINET (SHOWN SHADED) FOR LTE MAIN UNIT AND SURGE SUPPRESSOR
  - PROPOSED AT&T MOBILITY OUTDOOR EQUIPMENT CABINET ON A 14" HIGH PLINTH (SHOWN SHADED) FOR LTE POWER CONVERTER
  - EXISTING METERS MOUNTED TO UNISTRUT "H-FRAME" (TYPICAL OF 3)
  - PROPOSED 6" CONDUIT IN NEW UNDERGROUND TRENCH TO MONOPALM (TOTAL OF 6)
  - EXISTING OUTDOOR CABINETS
  - PROPOSED 56'-0" HIGH REPLACEMENT MONOPALM INSTALLED IN EXPANDED LEASE AREA WITH NEW CHAINLINK FENCE
  - EXISTING CHAINLINK GATE
  - EXISTING OUTDOOR PANELS
  - EXISTING GPS ANTENNA
  - PROPOSED GPS ANTENNA MOUNTED TO PROPOSED EQUIPMENT CABINET
  - EXISTING CHAINLINK FENCE. ADD TAN PLASTIC SLATS
  - PROPOSED CONCRETE PAD
  - REMOVE EXISTING GSM 850 CABINET. VERIFY IN FIELD PRIOR TO REMOVAL. RETURN CABINET TO AT&T MOBILITY.
  - EXISTING FIBER BOX
  - PROPOSED 6" x 3'-6" HIGH CONCRETE FILLED STEEL BOLLARD (TOTAL OF 6)
  - EXISTING ABOVE GROUND CABLE BRIDGE TO BE REMOVED (SHOWN DASHED)
  - PROPOSED 6'-0" HIGH CHAINLINK FENCE TO MATCH EXISTING. ADD TAN PLASTIC SLATS

**APPROVALS**

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME  
**RANCHO SANTA FE LTE OPTIMAL**  
PROJECT NUMBER  
**SD0599**  
14181 MIRA ZANJA CORTE  
SAN DIEGO, CA 92130  
SAN DIEGO COUNTY

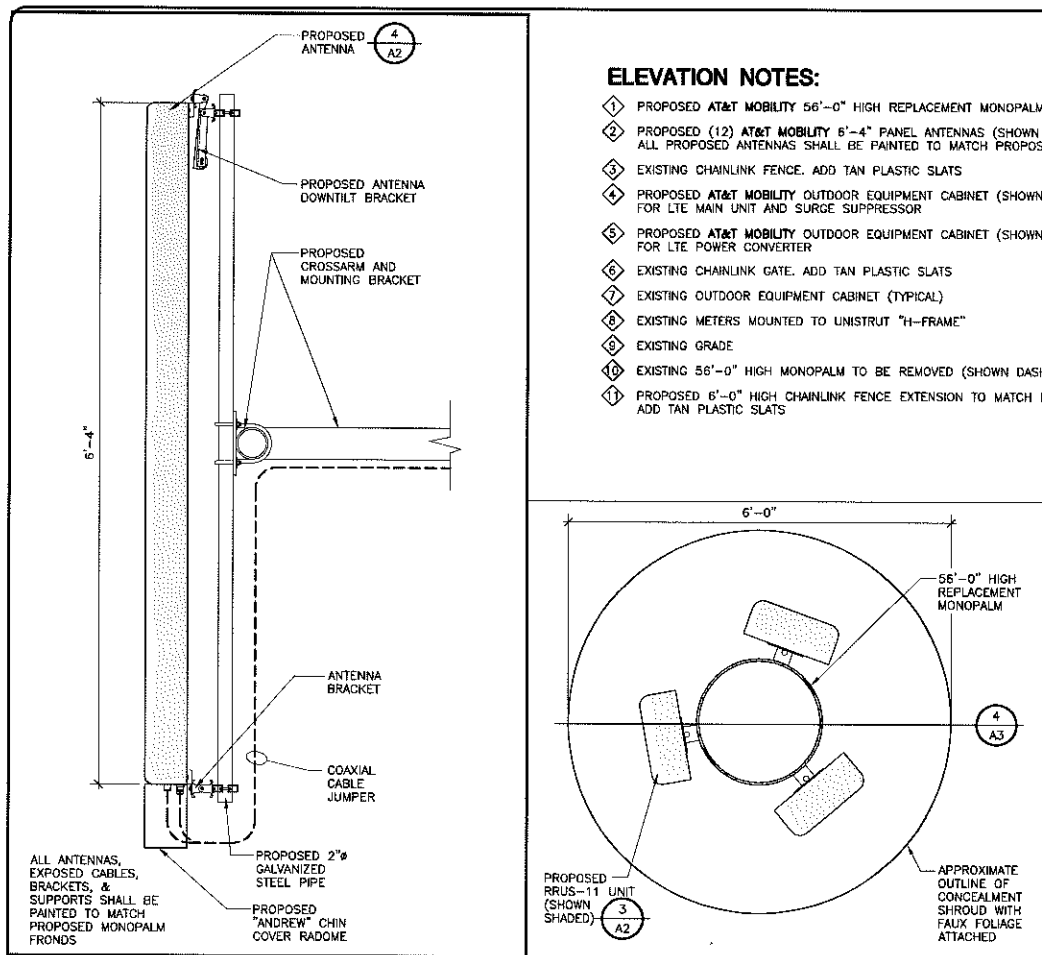
**DRAWING DATES**

10/07/10	PRELIM OPTIMAL 2D REVIEW (ral)
10/21/10	100% OPTIMAL 2D (ral)
10/24/10	ADDED FROND NOTE (rew)
02/17/11	ADDED RRU-11 UNITS (acp)
07/06/11	REPLACE MONOPALM (acp)
07/21/11	REMOVE GSM 850 CABINET (acp)
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09/14/11	CITY COMMENTS (acp)
10/05/11	ADD DEAD FRONDS (acp)
12/15/11	ZD REVISION B -PLANNING DEPT COMMENTS (acp)
12/21/11	ZD REVISION 9 -ADD DETAIL (rew)

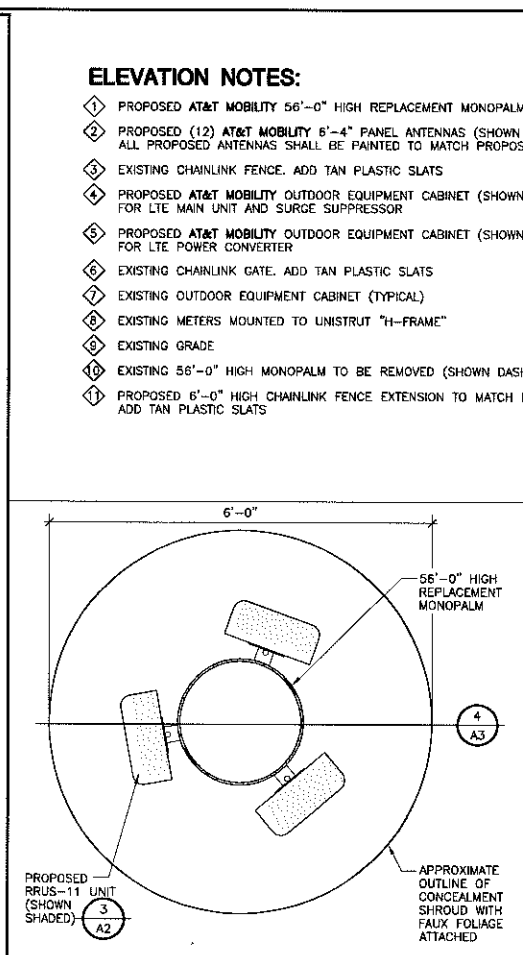
SHEET TITLE  
**ANTENNA PLAN & EQUIPMENT PLAN**

PROJECTS\AT&T LTE\10210

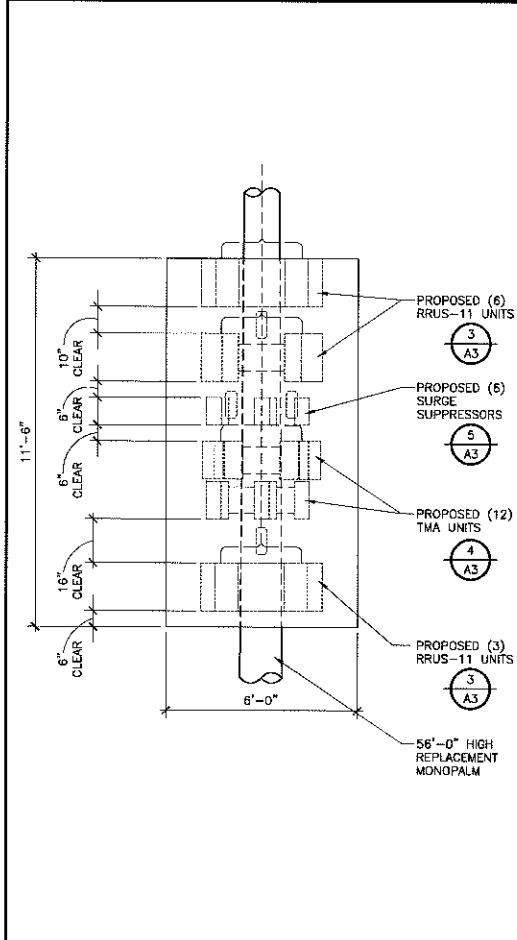




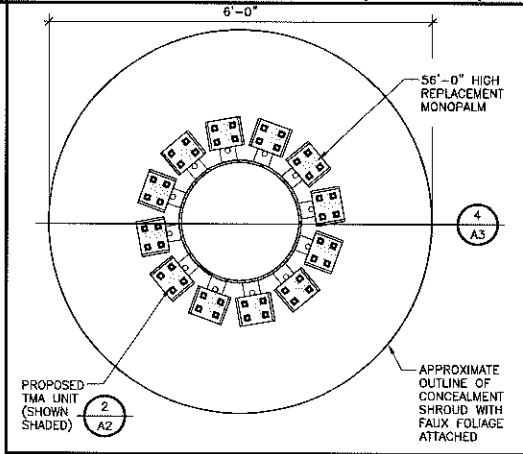
ANTENNA MOUNTING SCALE: 1" = 1'-0" 1



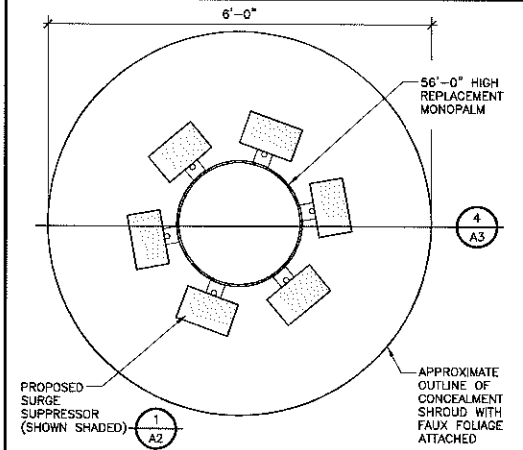
RRUS-11 PLAN SCALE: 3/4" = 1'-0" 3



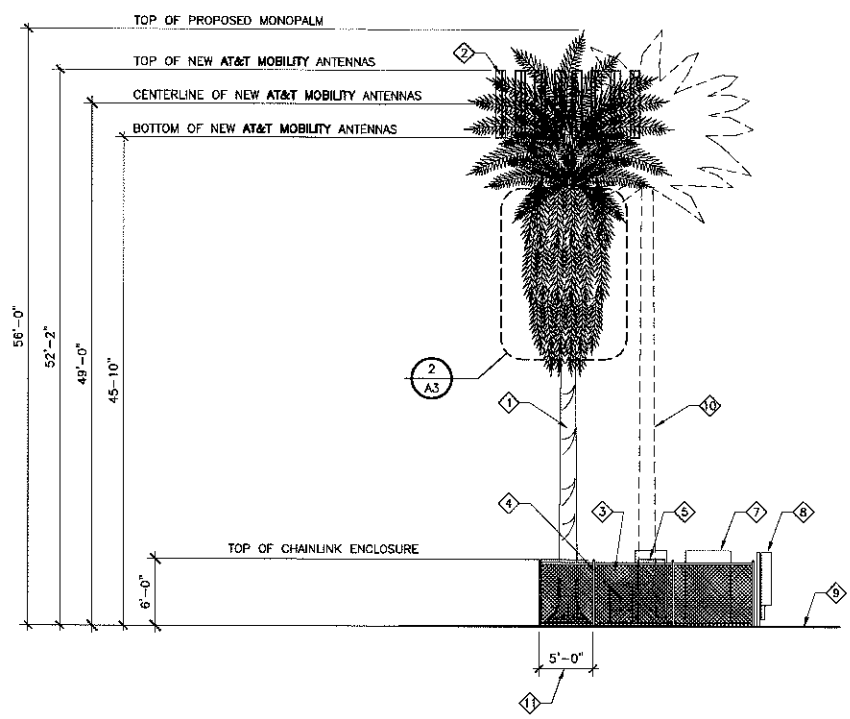
RRUS-11 & TMA MOUNTING DETAIL SCALE: 3/8" = 1'-0" 2



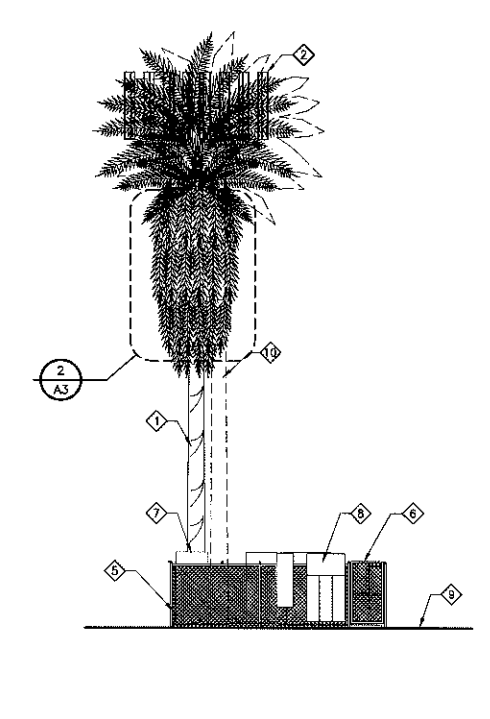
TMA PLAN SCALE: 3/4" = 1'-0" 4



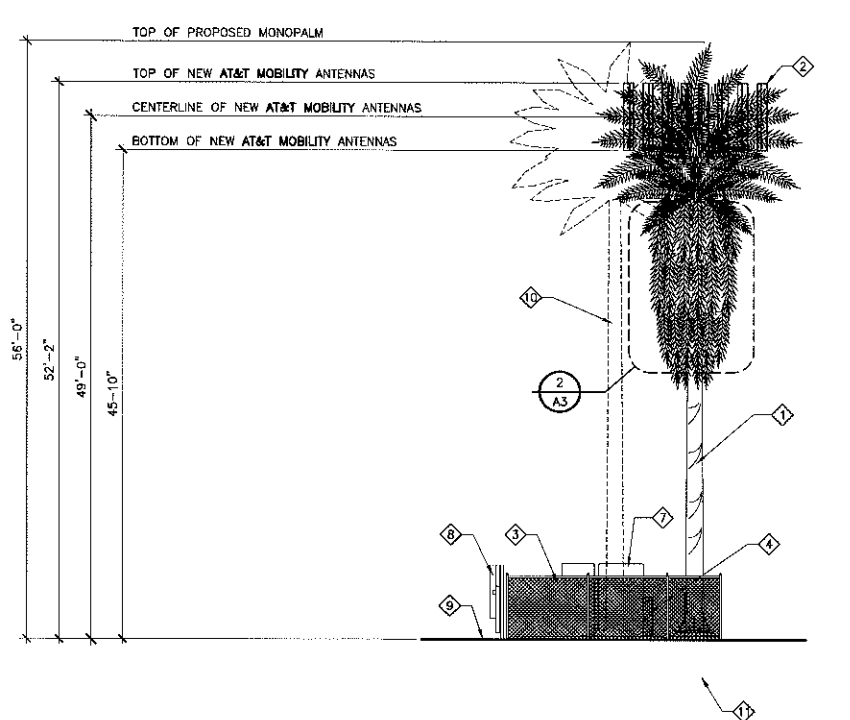
SURGE SUPPRESSOR PLAN SCALE: 3/4" = 1'-0" 5



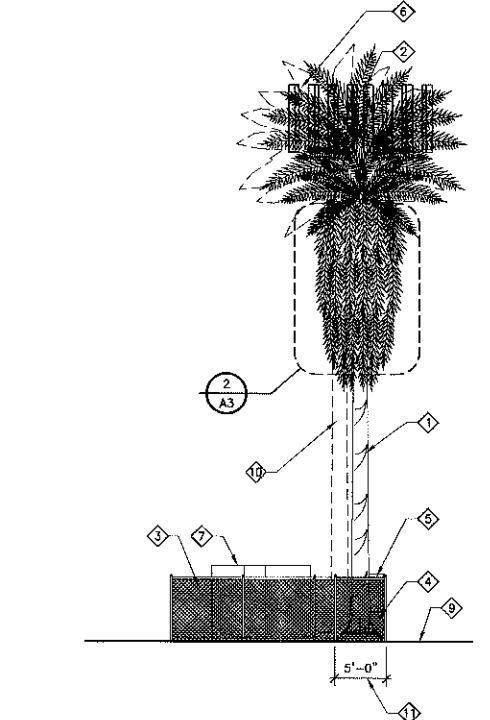
NORTH ELEVATION SCALE: 1/8" = 1'-0"



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



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



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

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 395 CARLSBAD VILLAGE DRIVE, SUITE D2  
 CARLSBAD, CA 92008 (760) 434-6474

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PREPARED FOR  
**at&t**  
 MOBILITY

5738 PACIFIC CENTER BOULEVARD  
 SAN DIEGO, CA 92121

---

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

---

PROJECT NAME  
**RANCHO SANTA FE**  
 LTE  
 OPTIMAL  
 PROJECT NUMBER  
**SD0599**  
 14181 MIRA ZANJA CORTE  
 SAN DIEGO, CA 92130  
 SAN DIEGO COUNTY

---

DRAWING DATES

10/07/10	PRELIM OPTIMAL ZD REVIEW (ral)
10/21/10	100% OPTIMAL ZD (ral)
10/24/10	ADDED FROND NOTE (raw)
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08/25/11	RELOCATE MONOPALM (acc)
09/14/11	CITY COMMENTS (acc)
10/05/11	ADD DEAD FRONDS (acc)
12/15/11	ZD REVISION 8
12/21/11	-PLANNING DEPT COMMENTS (acc) ZD REVISION 9 -ADD DETAIL (rew)

---

SHEET TITLE  
**EXTERIOR ELEVATIONS**

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PROJECTS\AT&T LTE\10210

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**A-3**

PROPOSED (12) 6'-4" AT&T MOBILITY ANTENNAS MOUNTED TO A 56'-0" HIGH REPLACEMENT MONOPALM WITH MINIMUM (50) FRONDS WITH A MINIMUM 8'-0" LENGTH LOCATED IN EXPANDED LEASE AREA

PROPOSED (12) AT&T MOBILITY RRUS-11 UNITS AND (12) TMA UNITS MOUNTED TO REPLACEMENT MONOPALM BEHIND CONCEALMENT SHROUD WITH FAUX "DEAD FROND" FOLIAGE ATTACHED

PROVIDE (3) 10" x 18" HANDHOLES

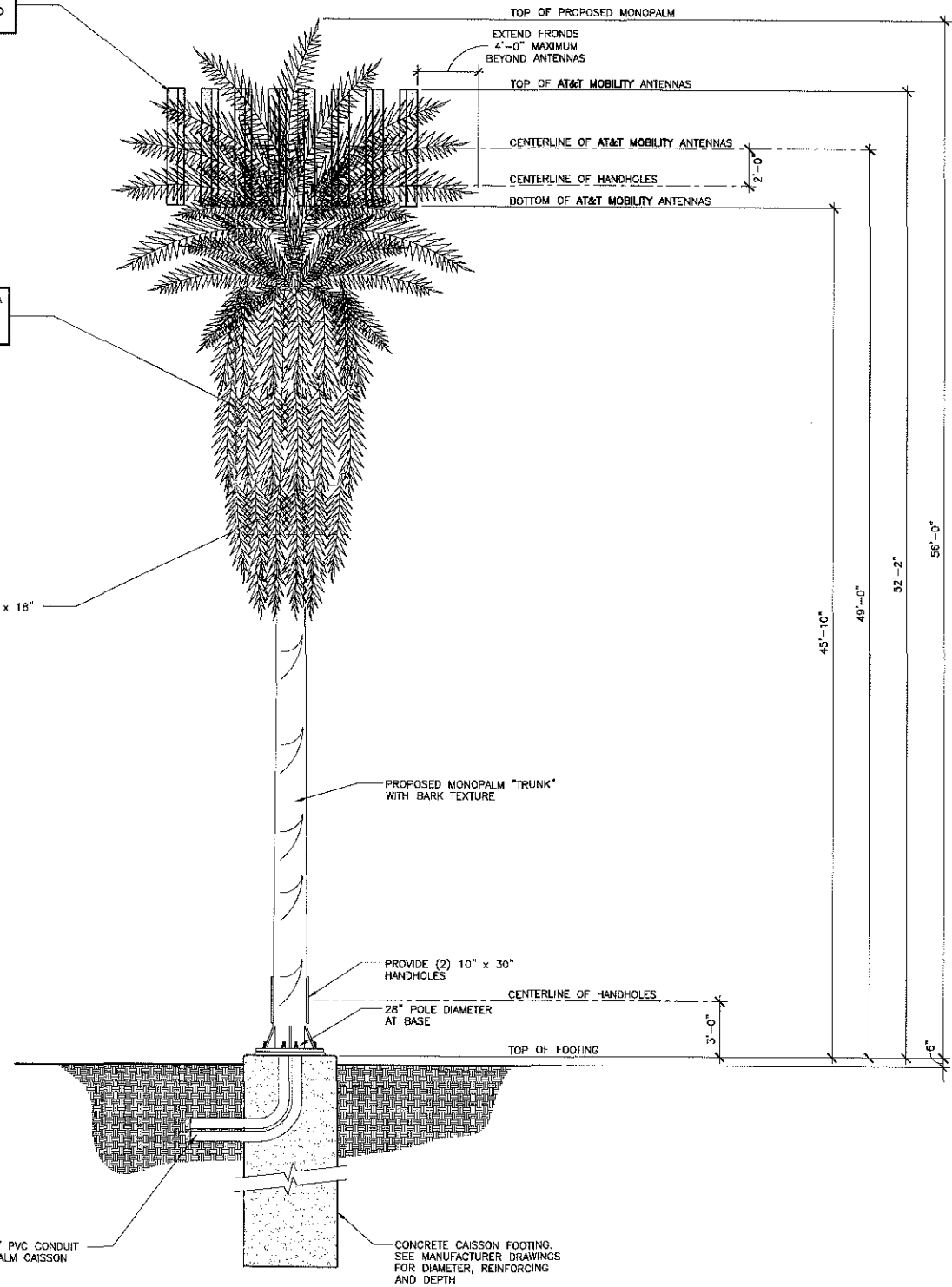
PROPOSED MONOPALM "TRUNK" WITH BARK TEXTURE

PROVIDE (2) 10" x 30" HANDHOLES

28" POLE DIAMETER AT BASE

PROPOSED (5) 6" PVC CONDUIT THROUGH MONOPALM CAISSON FOOTING

CONCRETE CAISSON FOOTING. SEE MANUFACTURER DRAWINGS FOR DIAMETER, REINFORCING AND DEPTH



# MONOPALM ELEVATION

SCALE: 1/4" = 1'-0"



PREPARED FOR  
  
 5738 PACIFIC CENTER BOULEVARD  
 SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME  
**RANCHO SANTA FE  
 LTE  
 OPTIMAL**  
 PROJECT NUMBER  
**SD0599**  
 14181 MIRA ZANJA CORTE  
 SAN DIEGO, CA 92130  
 SAN DIEGO COUNTY

DRAWING DATES

10/07/10	PRELIM OPTIMAL ZD REVIEW (ral)
10/21/10	100% OPTIMAL ZD (ral)
10/24/10	ADDED FROND NOTE (rew)
02/17/11	ADDED RRUS-11 UNITS (acp)
07/06/11	REPLACE MONOPALM (acp)
07/21/11	REMOVE GSM 850 CABINET (acp)
08/25/11	RELOCATE MONOPALM (acp)
09/14/11	CITY COMMENTS (acp)
10/05/11	ADD DEAD FRONDS (acp)
12/15/11	ZD REVISION 8
	-PLANNING DEPT COMMENTS (acp)
12/21/11	ZD REVISION 9 -ADD DETAIL (rew)

SHEET TITLE  
**MONOPALM ELEVATION**

PROJECTS\AT&T LTE\10210





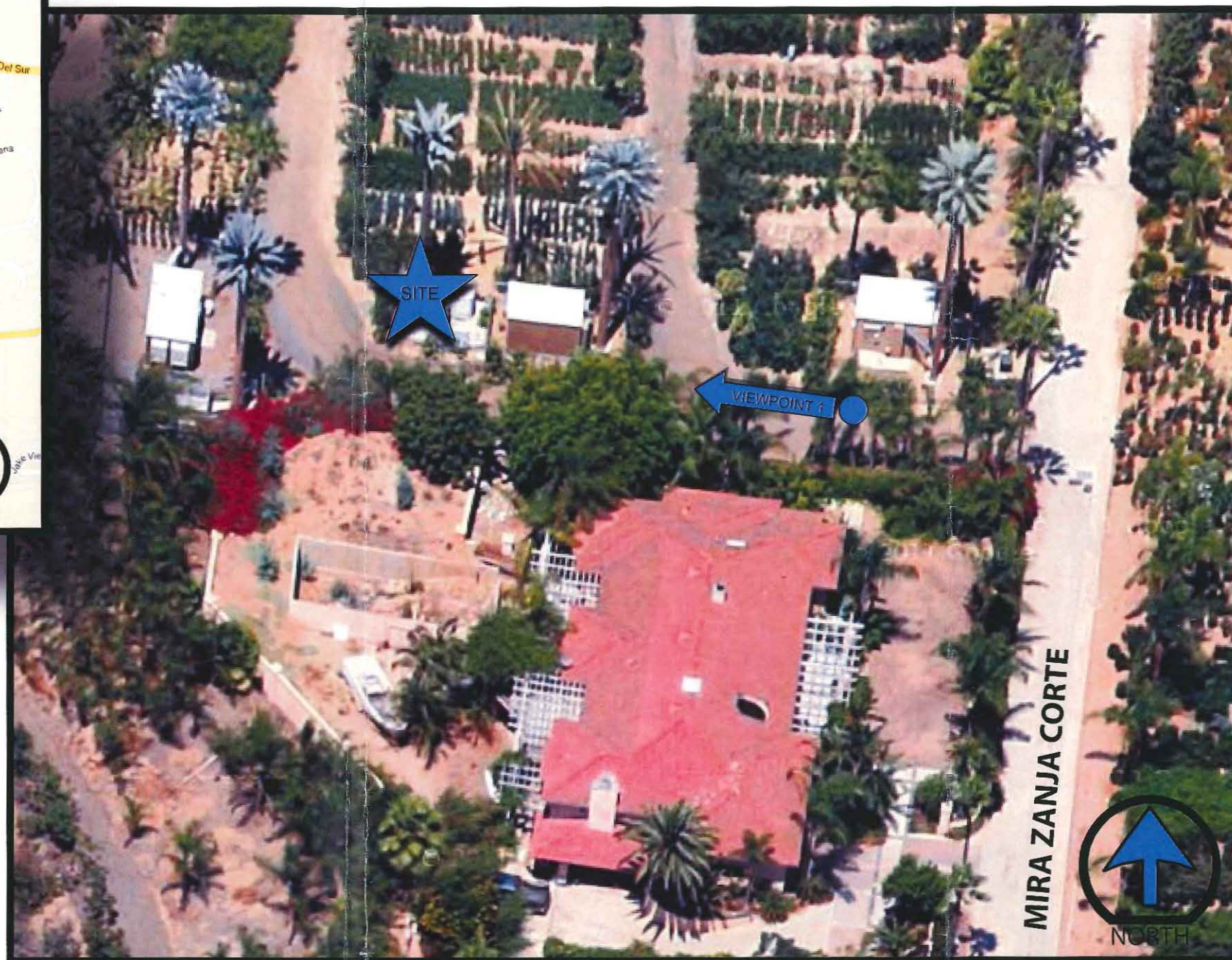
at&t

SD0599

# RANCHO SANTA FE

14181 MIRA ZANJA CORTE  
SAN DIEGO, CA 92130

Technology  Associates  
International Corporation



# AERIAL MAP





at&t

SD0599

# RANCHO SANTA FE

14181 MIRA ZANJA CORTE  
SAN DIEGO, CA 92130

**Technology Associates**  
International Corporation



**EXISTING**



**PROPOSED**

PROPOSED (12) 6'-4" AT&T ANTENNAS MOUNTED TO A 56' HIGH REPLACEMENT MONOPALM

PROPOSED 6' HIGH CHAINLINK FENCE TO MATCH EXISTING WITH TAN COLORED SLATS

PROPOSED 6"Ø x 3'-6" HIGH CONCRETE BOLLARDS

# VIEWPOINT 1



**Photo Survey**

**AT&T SD0599/Rancho Santa Fe**

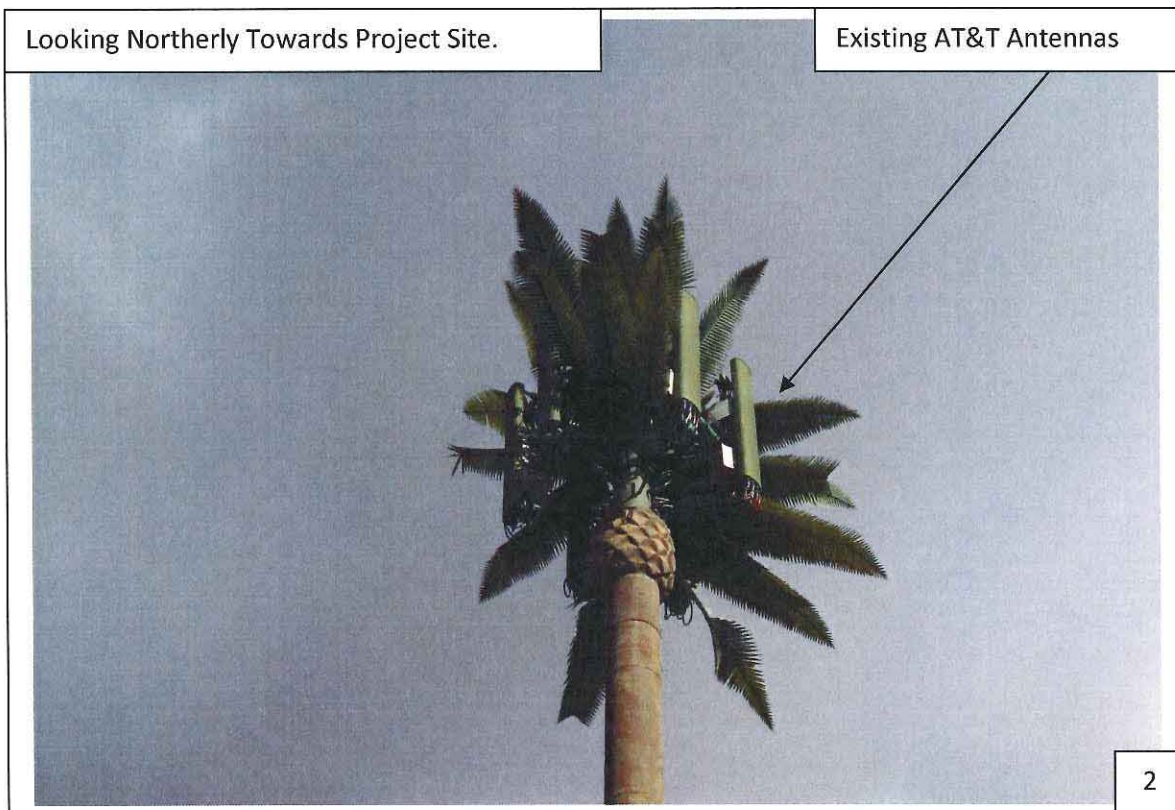
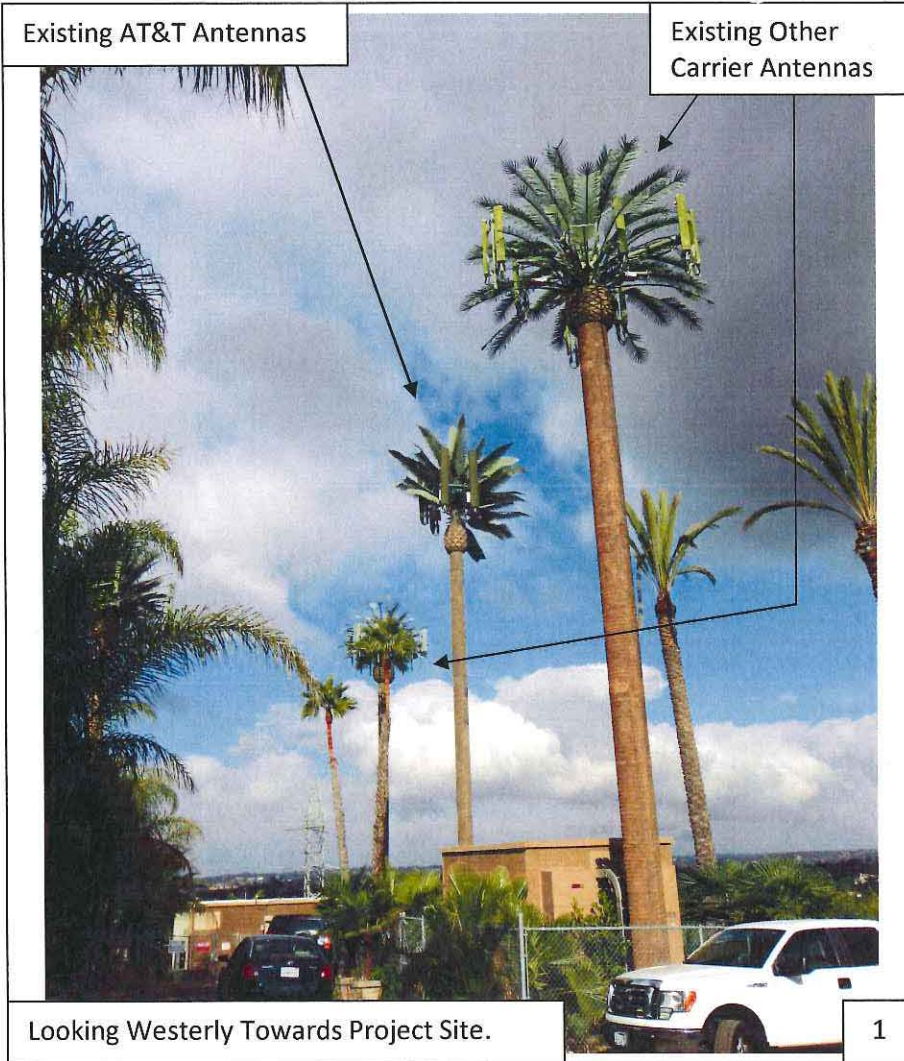
14181 Mira Zanja Corte, San Diego CA 92130



Photo Key

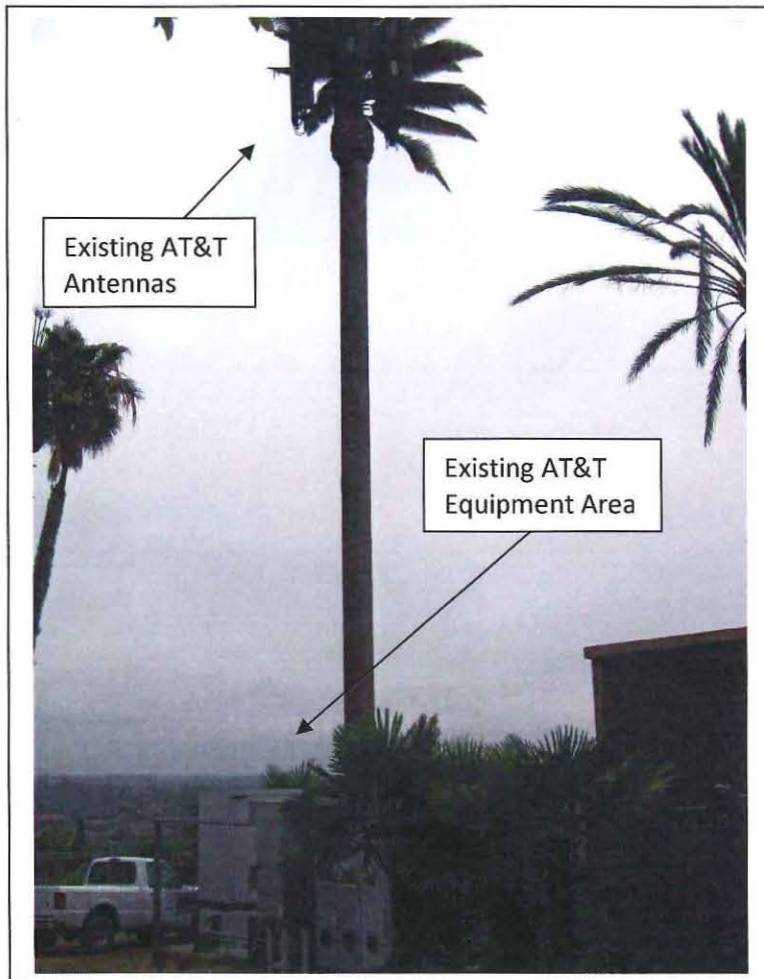








Looking Northerly From Project Site.







Overall Site View



THE CITY OF SAN DIEGO

Date: August 27, 2003

Applicant: VelociTel  
Agent for AT&T Wireless Services  
4909 Murphy Canyon Road  
Suite #320  
San Diego, CA 92123

Attn: Mark Brunette

Permit No.: JO# 41-0964 - PTS # 10732 Evergreen Approval # 30945

Address: 14181 Mira Zanga Corte

Subject: **WIRELESS COMMUNICATION FACILITY LIMITED USE APPROVAL**

**DEVELOPMENT SERVICES ACTION:**

It has been determined by **Development Services** that this proposal complies with Section 141.0405, Communication Antennas, of the City of San Diego's Land Development Code. This proposal has been determined to be exempt per Section 1526 of the California Environmental Quality Act (CEQA).

Development Services grants **APPROVAL** of your request subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated August 27, 2003. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Development Services.
- The project consists of six panel antennas (three antenna arrays of two antennas each) mounted to a 56-foot tall monopalm. The equipment cabinets are proposed on the ground screened to match other on-site shelters. The antenna should be completely integrated by the foliage of the palm tree to eliminate any visual impact.
- The equipment enclosure should be fully screened and matching the existing



**Development Services**

1222 First Avenue, MS 501 • San Diego, CA 92101-4155

Tel (619) 446-5460



Page 2  
AT&T Wireless  
August 27, 2003

facilities on site.

- The antennas should be well integrated with the tree branches to eliminate any visual impacts
- Prior to issuance of the final building permit, the applicant should provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antenna installed on the premises are below federal standards set by FCC. Radio Frequency measurements shall be taken from each property line, at various lengths, and from the premises at various locations.
- The facility should comply with the federal standards of the Radio Frequency Emission.
- The Permittee must submit construction documents for building permits within six months from the date of this approval or this authorization shall be null and void.
- 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.
- Development and use of the site shall conform to all applicable Codes, Ordinances, and jurisdictional land use plans.
- All facilities, related equipment and landscaping shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days. Damaged, dead or decaying plant material shall be replaced within thirty (30) calendar days.
- This **APPROVAL** and corresponding use of this site shall expire on **August 27, 2013**. 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.
- Prior to the expiration of this Approval, the Permittee may request an Administrative Extension of Time to the permit for an additional ten years. An Administrative Extension of Time may be granted by Development Services if it is determined that no material change in circumstance has occurred that would effect the validity of this approval.

Page 2  
AT&T Wireless  
August 27, 2003

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Review Division and stamped with the Development Services "CONFORMS" stamp. All modifications to this structure or site not directly approved by this permit shall require further review by Development Services.

Information Item Only:

Please note that an administrative planning hold will be placed on the project prior to final clearance from the City building inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your final inspection from your building inspector, please contact the Project Manager listed below at 619-446-5321 to schedule an inspection at least five working days prior to the scheduled Final Inspection date



**Nilia S. Koering**  
**Project Manager**



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

THE CITY OF SAN DIEGO

## Community Planning Committee Distribution Form Part 1

<b>Project Name:</b> AT&T Rancho Santa Fe SD0599		<b>Project Number:</b> 224583		<b>Distribution Date:</b> 10/27/2011	
<b>Project Scope/Location:</b> TORREY HIGHLANDS - AT&T Mobility is proposing to upgrade an existing Wireless Communication Facility (WCF) at 14181 Mira Zanja Corte, San Diego, CA 92130. The upgrade consists of twelve replacement antennas and two additional equipment cabinet. As part of this modification, AT&T will remove the existing monopalm and install a new monopalm. The project as proposed requires a Planned Development Permit and a Conditional Use Permit, consolidated Process 4, Planning Commission decision.					
<b>Applicant Name:</b> Michelle Thurman			<b>Applicant Phone Number:</b> (858) 300-2346		
<b>Project Manager:</b> Simon Tse		<b>Phone Number:</b> (619) 687-5984	<b>Fax Number:</b> 619.446.5499	<b>E-mail Address:</b> STse@Sandiego.gov	
<b>Project Issues (To be completed by Community Planning Committee for initial review):</b>  MOTION: To approve Project Number 224583 - 14181 Mira Zanja Corte (SD0599) with the following conditions:  1.) Maximize the number of fronds on tree, 60 fronds minimum; 2.) Minimize the frond arm length to no more than four feet; 3.) Screen the chain link fencing with neutral colored mesh or slats; 4.) Randomize the live and dead fronds; 5.) Protect all fencing along the driveway; and 6.) Site Plan, Page A-1: Change all references from "Existing Residential Buildings" to "Existing Buildings" on the parcel drawings.					
<i>Attach Additional Pages If Necessary.</i>			Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.					



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

THE CITY OF SAN DIEGO

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> AT&T Rancho Santa Fe SD0599	<b>Project Number:</b> 224583	<b>Distribution Date:</b> 10/27/2011
<b>Project Scope/Location:</b> TORREY HIGHLANDS - AT&T Mobility is proposing to upgrade an existing Wireless Communication Facility (WCF) at 14181 Mira Zanja Corte, San Diego, CA 92130. The upgrade consists of twelve replacement antennas and two additional equipment cabinet. As part of this modification, AT&T will remove the existing monopalm and install a new monopalm. The project as proposed requires a Planned Development Permit and a Conditional Use Permit, consolidated Process 4, Planning Commission decision.		
<b>Applicant Name:</b> Michelle Thurman		<b>Applicant Phone Number:</b> (858) 300-2346
<b>Project Manager:</b> Simon Tse	<b>Phone Number:</b> (619) 687-5984	<b>Fax Number:</b> (619) 446-5245
		<b>E-mail Address:</b> STse@Sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b> Moved by Clark, Second by Bende (Brooks voted NO because of surrounding residential properties) :		
<input type="checkbox"/> Vote to Approve	<b>Members Yes</b>	<b>Members No</b>
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	13	1
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	<b>Members Yes</b>	<b>Members No</b>
<input type="checkbox"/> Vote to Deny	<b>Members Yes</b>	<b>Members No</b>
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
<b>CONDITIONS:</b> See conditions attached in the Project Issues section of Part One.		
<b>NAME:</b> Charles Sellers		<b>TITLE:</b> Vice-Chair
<b>SIGNATURE:</b> 		<b>DATE:</b> 01-04-2012
<i>Attach Additional Pages If Necessary.</i>		Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.		



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

# Ownership Disclosure Statement

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

Project Title: SD0599/Rancho Santa Fe ( AT&T LTE Upgrade) Project No. For City Use Only

Project Address:  
 14181 Mira Zanja Corte, San Diego CA 92130

**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):  
 Mark L. Collins, Separate Property Trust  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 P.O. Box 503130  
 City/State/Zip:  
 San Diego, CA 92150-3130  
 Phone No: ( 858 ) 481-1434 Fax No:  
 Signature: Date: 10/31/2011

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:



NOTICE OF EXEMPTION

ATTACHMENT 13

TO:  X  RECORDER/COUNTY CLERK  
P.O. BOX 1750, MS A-33  
1600 PACIFIC HWY, ROOM 260  
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

                     OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814

PROJECT NO.: **224583**                      PROJECT TITLE: **AT&T RANCHO SANTA FE SD0599**

PROJECT LOCATION-SPECIFIC: **14181 Mira Zanja Corte, San Diego, CA 92130**  
PROJECT LOCATION-CITY/COUNTY: **SAN DIEGO/SAN DIEGO**

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: **PLANNED DEVELOPMENT PERMIT (PDP) AND CONDITIONAL USE PERMIT (CUP) for modifications to an existing Wireless Communication Facility (WCF). The project would modify the site by removing an existing 56'-tall monopalm and replacing with a new, 56'-tall monopalm with a minimum of sixty (60) fronds, a minimum of eight (8) feet in length. Twelve (12) new panel antennas would be mounted to the new monopalm. The project would also install two (2) new equipment cabinets in an existing equipment compound area; twelve (12) RRUs (concealed on faux tree behind "dead" fronds) ; twelve (12) TMA units (concealed on faux tree behind "dead" fronds); and one (1) GPS antenna. Plastic slats would be added to the equipment compound area to screen from view. The project site is located within the AR-1-1 zone within the Torrey Highlands Community Plan area.**

NAME OF PUBLIC AGENCY APPROVING PROJECT: **CITY OF SAN DIEGO**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: **KEVIN BECKER, AT&T MOBILITY, 7337 TRADE STREET, 3 EAST ROOM 3684, SAN DIEGO, CA 92121; 858-866-2531.**

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION : *SECTIONS 15301 (EXISTING FACILITIES); 15302 (REPLACEMENT/RECONSTRUCTION); AND 15303 (NEW CONSTRUCTION)*

REASONS WHY PROJECT IS EXEMPT: Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. Section 15302 allows for the replacement or reconstruction of existing facilities where the new facility will be located on the same site as that replaced and will have substantially the same purpose and capacity as that being replaced. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project..

LEAD AGENCY CONTACT PERSON: **M.BLAKE**

TELEPHONE: **(619) 446-5375**

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
 YES       NO

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

Matt [Signature] / Senior Planner  
SIGNATURE/TITLE

2/10/2012  
DATE

- CHECK ONE:
- SIGNED BY LEAD AGENCY
  - SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 12, 2012

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

---

<b>DATE OF HEARING:</b>	<b>March 29, 2012</b>
<b>TIME OF HEARING:</b>	<b>9:00 A.M.</b>
<b>LOCATION OF HEARING:</b>	<b>Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101</b>
<b>PROJECT TYPE:</b>	<b>PLANNED DEVELOPMENT PERMIT &amp; CONDITIONAL USE PERMIT PROCESS LEVEL 4</b>
<b>PROJECT NUMBER:</b>	<b>224583</b>
<b>PROJECT NAME:</b>	<b><u>AT&amp;T MOBILITY RANCHO SANTA FE LTE</u></b>
<b>APPLICANT:</b>	<b>Monica Moretta-Swing</b>
<b>COMMUNITY PLAN AREA:</b>	<b>Torrey Highlands</b>
<b>COUNCIL DISTRICT:</b>	<b>District 1</b>
<b>CITY PROJECT MANAGER:</b>	<b>Simon Tse, Associate Planner</b>
<b>PHONE NUMBER:</b>	<b>(619) 687-5984</b>

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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 to modify an existing Wireless Communication Facility (WCF). The project modification consists of twelve replacement antennas on a replacement 56-foot tall monopalm. The equipment associated with this modification is located inside the existing 330-square feet equipment enclosure. The property is located at 14181 Mira Zanja Corte in the AR-1-1 zone within the Torrey Highlands Community Planning Area.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the office of the City Clerk,

202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public 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.

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 No. 24001291

Revised 12/5/08 RH

**AT&T Mobility Rancho Santa Fe LTE**  
**PROJECT CHRONOLOGY**  
**PTS #244583 INT #24001291**

Date	Action	Description	City Review	Applicant Response
11.4.2010	First Submittal	Project Deemed Complete		
12.6.2010	First Assessment Letter		32 days	
10.27.2011	Second Submittal			315 days
12.12.2011	Second Assessment Letter		46 days	
2.10.2012	All issues resolved			60 days
3.29.2012	Scheduled for Planning Commission		48 days	
<b>Total Staff Time:</b>		Including City Holidays and Furlough	126 days	
<b>Total Applicant Time:</b>		Including City Holidays and Furlough		375 days
<b>Total Project Running Time:</b>		From Deemed Complete to PC Hearing	441 days	