



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 21, 2012 **REPORT NO. PC-12-115**

ATTENTION: Planning Commission, Agenda of November 29, 2012

SUBJECT: AT&T – Via Capri - PROJECT NO. 241382. PROCESS 4.

**OWNER/
APPLICANT:** GEORGE K. REESE REVOCABLE TRUST /
AT&T MOBILITY and CROWN CASTLE INTERNATIONAL

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 7990 Via Capri within the La Jolla Community Planning Area?

Staff Recommendation: APPROVE Site Development Permit No. 955851, Conditional Use Permit No. 875407, and Coastal Development Permit No. 875408.

Community Planning Group Recommendation: The La Jolla Community Planning Association voted to recommend approval of this project 15-0-1 at their March 1, 2012 meeting (Attachment 12).

Environmental Review: On October 22, 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 Sections 15301 (Existing Facilities), 15302 (Replacement/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. The opportunity to appeal this determination ended November 13, 2012.

Fiscal Impact Statement: AT&T Mobility is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND & DISCUSSION

AT&T currently operates a Wireless Communication Facility (WCF) at this location in the backyard of a single-unit house located at 7990 Via Capri in the La Jolla community planning area. The project site is zoned SF (Single Family) in the La Jolla Shores Planned District and the La Jolla Community Plan designates the property as Very Low Density Residential. Surrounding uses include single-unit residential development to the south, north, and west. Open space is located to the east. La Jolla Parkway (previously Ardath Road) is at the base of the hillside to the northeast (Attachments 1, 2, 3, and 4).

AT&T – Via Capri is an application for a Process 4 Site Development Permit (SDP), Conditional Use Permit (CUP), and Coastal Development Permit (CDP). These approvals will replace the previous approval (permit number 91-0303-26, issued on May 8, 1995) which permitted the existing facility. The existing WCF, consisting of four (4) panel antennas mounted on poles, will be expanded and modified to allow eight (8) panel antennas mounted on a new faux shrub structure (Attachment 8). The proposed modifications are part of AT&T's Long Term Evolution (LTE) network plans to expand coverage and capacity (Attachments 9 and 10). Verizon Wireless also operates a WCF on this property adjacent to AT&T's installation.

WCF's are permitted in residential zones with a residential use with the processing of a Process 4 CUP. An SDP is required due to the proximity of the project to Environmentally Sensitive Lands (ESL) and a CDP is required as the project is located within the Coastal Permit Overlay Zone.

Community Plan Analysis:

The La Jolla Community Plan and Local Coastal Program Land Use Plan states that telecommunication structures should be analyzed for visual impact in addition to ensuring public review and comment for those facilities located in residential areas. It also recommends that the Citywide Telecommunications Policy be adhered to. Council Policy 600-43, City of San Diego Wireless Communication Facilities, outlines location preferences for WCF's where commercial and industrial properties have a higher preference and residential properties are the least preferred. In this case, the WCF has been located on this property for the past 17 years. The entire area surrounding this project site is residential so providing coverage in this same vicinity would require use of a residential property or encroachment into open space. The project site provides service to AT&T Mobility customers traveling in and around the La Jolla Parkway area as well portions of Interstate 5 and Highway 52. The project's proposed expansion and modification will allow AT&T to increase coverage and capacity, while also providing a design that more effectively camouflages the antennas with the surroundings. The equipment will be located along a level area at the top of the slope.

The La Jolla Community Plan and Local Coastal program Land Use Plan also identifies steep

slopes as an important environmental resource to be protected. The AT&T – Via Capri project proposes minimal excavation for the modification to the existing WCF. All grading activities will include planting to provide screening of the WCF.

The City’s General Plan, Section UD-A.15, addresses WCF’s as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project complies with the requirements of the General Plan for WCF’s. The antennas will be mounted to a “faux shrub” structure with the addition of live plant material, to screen and integrate the antennas with the surrounding environment. The design is respectful and compatible with the surrounding neighborhood context. Equipment associated with the antennas, located at the top of the slope, and painted dark brown/green will enable the equipment to blend in with the hillside landscape.

Based on this analysis, the project is compatible with the La Jolla Community Plan and the City’s General Plan.

Conclusion:

This project complies with the applicable regulations of the Land Development Code, the La Jolla Community Plan, and the City’s General Plan. The La Jolla Community Planning Association has recommended approval of the project and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of SDP No. 955851, CUP No. 875407, and CDP No. 875408.

ALTERNATIVES

- 1. **Approve SDP No. 955851, CUP No. 875407, and CDP No. 875408, with modifications.**
- 2. **Deny SDP No. 955851, CUP No. 875407, and CDP No. 875408, 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,



Mike Westlake
Assistant Deputy Director
Development Services Department



Alex Hempton, AICP
Development Project Manager
Development Services Department

BROUGHTON/AFH

Attachments:

1. Aerial Photo
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. Notice of Right to Appeal (NORA) – Env. Exemption
8. Photo Simulations
9. Site Justification
10. Coverage Maps
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing
16. Photographic Survey



Aerial Photo

AT&T – Via Capri – Project Number 241382

7990 Via Capri

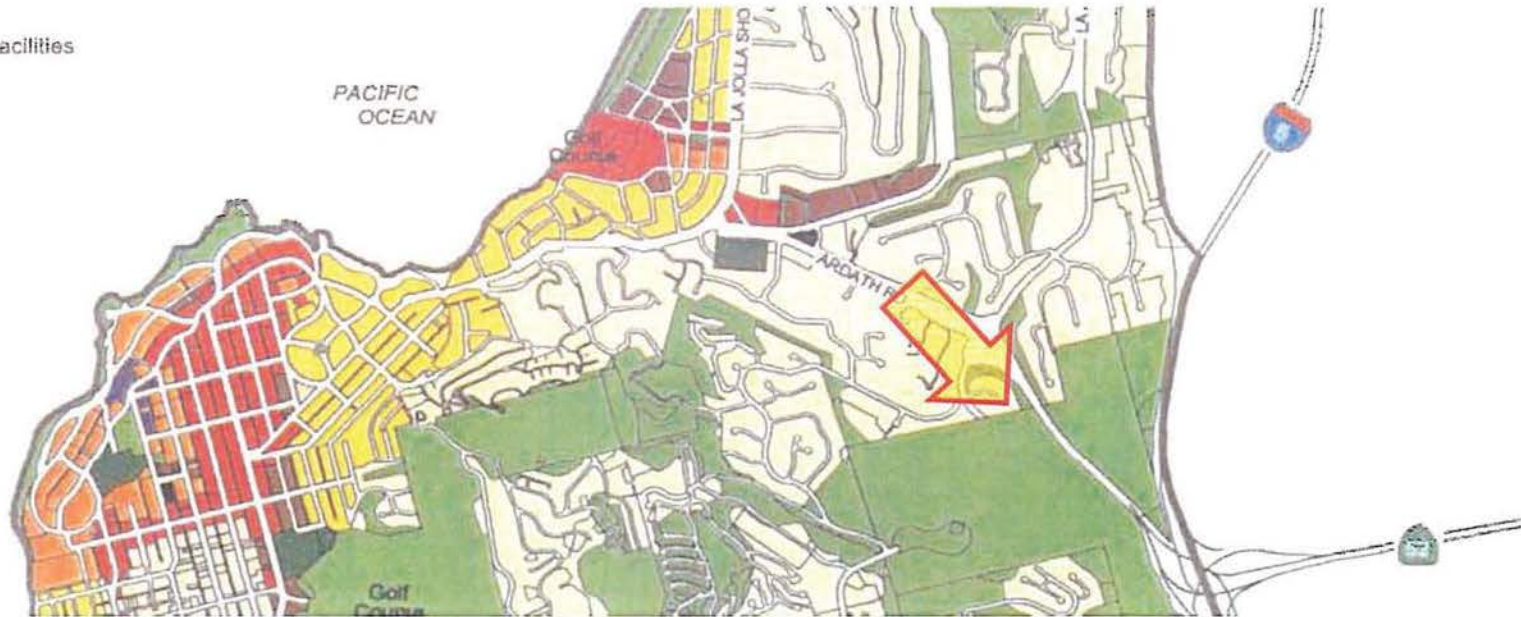




Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities

Designated as residential.

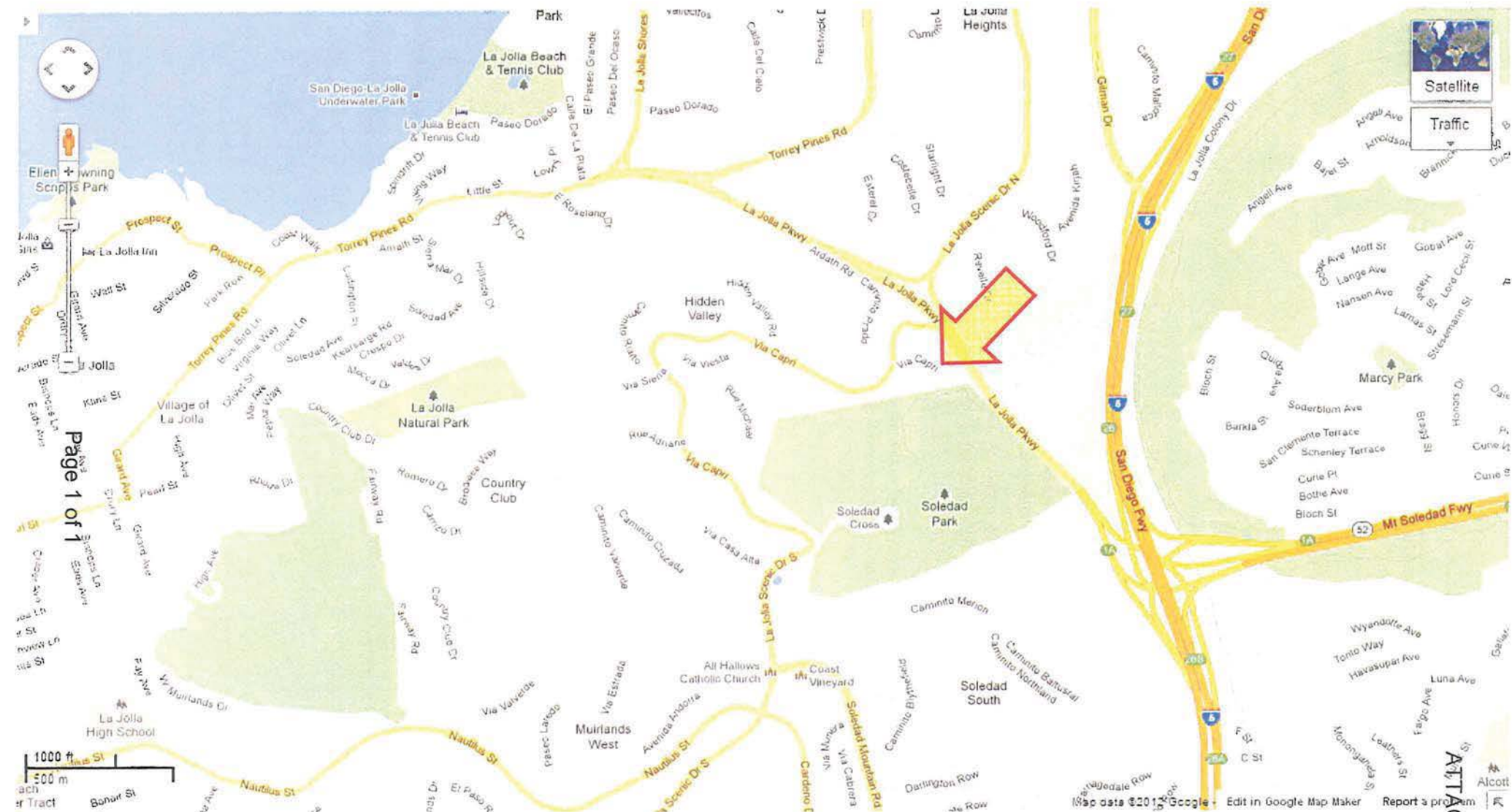


Community Plan Land Use Map

AT&T – Via Capri – Project Number 241382

7990 Via Capri





Project Location Map
AT&T – Via Capri – Project Number 241382
7990 Via Capri



PROJECT DATA SHEET		
PROJECT NAME:	AT&T – Via Capri	
PROJECT DESCRIPTION:	Conditional Use Permit, Coastal Development Permit, and Site Development Permit for a Wireless Communication Facility consisting of eight panel antennas mounted on a faux shrub structure with equipment associated with the antennas located adjacent to the antennas.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Coastal Development Permit, and Site Development Permit – Process 4	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: La Jolla Shores Planned District (LJSPD) - SF		
HEIGHT LIMIT: 30'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, LJSPD-SF	Residential
SOUTH:	Open Space, OP-2-1	Open Space
EAST:	Residential, LJSPD-SF	Residential
WEST:	Residential, LJSPD-SF	Residential
DEVIATIONS OR VARIANCES REQUESTED:	No deviations requested.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	At the March 1, 2012 meeting of the La Jolla Community Planning Association, the planning group voted to recommend approval of the project 15-0-1.	

**PLANNING COMMISSION RESOLUTION No. XXXX
CONDITIONAL USE PERMIT No. 875407
COASTAL DEVELOPMENT PERMIT No. 875408
SITE DEVELOPMENT PERMIT No. 955851
AT&T – VIA CAPRI
PROJECT NO. 241382**

WHEREAS, GEORGE K. REESE, REVOCABLE TRUST, Owner, and AT&T MOBILITY and CROWN CASTLE INTERNATIONAL, Co-Permittees, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility consisting of eight (8) panel antennas concealed within a 20-foot high “faux shrub” with associated equipment located adjacent to the antennas (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 875407, 875408, and 955851), on portions of a 0.63 acre lot;

WHEREAS, the project site is located at 7990 Via Capri in the La Jolla Shores Planned District-SF zone of the La Jolla community plan;

WHEREAS, the project site is legally described as Lot 36 of Map No. 6662, in the City of La Jolla, County of San Diego, State of California, as shown on said map, recorded in the office of the recorder of said county;

WHEREAS, on November 29, 2012, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 875407, Coastal Development Permit No. 875408, and Site Development Permit No. 955851 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 22, 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 Sections 15301 (Existing Facilities), 15302 (Replacement/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;

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 November 29, 2012.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

Section A.15 of the Urban Design section of the City of San Diego’s General Plan addresses 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. AT&T currently operates a WCF at this location

consisting of four panel antennas. As part of a network upgrade, the existing antennas will be replaced with additional, larger antennas. These antennas will be camouflaged on a new faux shrub structure and equipment cabinets located near the faux shrub will be painted to blend in with the hillside. Additional landscape material will be planted to integrate the faux shrub and help screen the equipment.

The La Jolla Community Plan and Local Coastal Program Land states that telecommunication structures should be analyzed for visual impact and also to ensure public review and comment. This project is located in the backyard of a hillside home. The existing facility is not screened; however it is painted green to blend in with the existing vegetation. The modified facility, and installation of a new faux shrub screening structure, will enable AT&T to add additional, larger antennas in a way that is visually compatible with the hillside landscape and respectful of the neighborhood context. Therefore, the project will not adversely affect the applicable land use plans.

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

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

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

This project complies with the regulations of the Land Development Code, specifically the WCF Regulations, LDC 141.0420. WCF’s are permitted in residential zones with a residential use with the processing of a Conditional Use Permit. No deviations are proposed as part of this project.

The WCF Design Requirements state that WCF’s shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF’s through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the panel antennas are proposed to be located on a new faux shrub screening structure. Proposed shrubs and other landscape material will act to improve the appearance of the WCF as seen from the public right-of-way and adjacent properties. Based on the design of the facility, the project complies with the applicable regulations of the Land Development Code.

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

WCF's are permitted in residential zones, with a residential use with the processing of a Conditional Use Permit. While Council Policy 600-43 encourages that carriers locate WCF in non-residential areas, this is not always possible. In this case AT&T needs to provide coverage in this area, which is surrounded by residential uses. The location of the WCF, located on the slope in the backyard of a residential development adjacent to La Jolla Parkway, is compatible with the existing residential development and adjacent open space areas and the WCF is appropriate at this location.

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

This project is not located near an existing physical access way or a public access way identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan. Although the WCF is not located in an area that would impact views of the ocean or other scenic resources, the facility will be modified to become a faux shrub, able to more effectively screen and integrate the antennas, with the addition of live planting. The design will help minimize the visibility of the WCF, which will enhance any potential negative views that may occur.

- 2. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The rear portion of this property is almost entirely within steep slopes covered predominantly with ice plant. Two bench cuts exist on the slope to aid in drainage. The majority of modifications and new components will occur in and along that bench cut, however minimal excavation is required to provide a path for the conduit from the new equipment cabinet to the antennas, in addition to the holes needed for the faux shrub structure and the new landscape materials. All together, there will be 3.8 cubic yards of excavation and all proposed disturbance will be recompact and planted so that there are no negative impacts associated with this project.

- 3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The La Jolla Community Plan and Local Coastal Program Land Use Plan states that telecommunication structures should be analyzed for visual impact in addition to ensuring public review and comment for those facilities located in residential areas. It also recommends that the Citywide Telecommunications Policy be adhered to. Council Policy 600-43, City of San Diego Wireless Communication Facilities, outlines location preferences for WCF's where commercial and industrial properties have a higher preference and residential properties are the least preferred.

In this case, the WCF has been located on this property for the past 17 years. The entire area surrounding this project site is residential so providing coverage in this same vicinity would have required use of a residential property or encroachment into open space. The project site provides service to AT&T Mobility customers traveling in and around the La Jolla Parkway area as well portions of Interstate 5 and Highway 52. The project includes relocating existing antennas and adding antennas onto a faux shrub structure. The faux shrub, along with the addition of live landscape material, will act to screen and integrate the facility and improve views from the public right-of-way and adjacent properties. Equipment associated with the antennas will be tlocated along a level area of the slope that may have been a drainage swale at one time. Painting of the equipment and additional landscaping will provide screening and integration of the equipment.

The La Jolla Community Plan and Local Coastal program Land Use Plan also identifies steep slopes as an important environmental resource to be protected. This project proposes minimal excavation for the modification to the existing WCF. All grading activities will include restoration and planting to provide screening for the WCF.

- 4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

This project is located approximately 1 ½ miles east of the Pacific Ocean, therefore, the project will not impact public access or public recreation policies contained within the California Coastal Act.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses 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. AT&T currently operates a WCF at this location consisting of four panel antennas. As part of a network upgrade, the existing antennas will be replaced with additional, larger antennas. These antennas will be camouflaged on a new faux shrub structure and equipment cabinets located near the faux shrub will be painted to blend in with the hillside. Additional landscape material will be planted to integrate the faux shrub and help screen the equipment.

The La Jolla Community Plan and Local Coastal Program Land states that telecommunication structures should be analyzed for visual impact and also to ensure public review and comment. This project is located in the backyard of a hillside home. The existing facility is not screened; however it is painted green to blend in with the existing vegetation. The modified facility, and installation of a new faux shrub screening structure, will enable AT&T to add additional, larger

antennas in a way that is visually compatible with the hillside landscape and respectful of the neighborhood context. Therefore, the project will not adversely affect the applicable land use plans.

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

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

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

The project complies with all applicable development regulations of the Land Development Code. Wireless Communication Facilities (WCF) are permitted in residential zones with a Conditional Use Permit. LDC Section 141.0420 requires WCF’s to be minimally visible through the use of architecture, landscape and siting solutions. This project is located on a slope in the rear portion of a property containing a single family home. The modified project will include construction of a faux shrub structure, designed to camouflage the existing four (4) and additional four (4) antennas. Landscape screening will assist in minimizing views of the facility from surrounding properties, the public right-of-way and homes across the canyon. The project site is located in the Coastal Overlay Zone, Non-Appealable Area 2, which requires a Coastal Development Permit, even though the project site is approximately 1 ½ miles east from the Pacific Ocean. A Site Development Permit is required due to the Environmentally Sensitive Lands present on the property. A total of 3.8 cubic yards will be excavated within the steep slope area and will include trenching to provide conduit from the equipment cabinet to the antennas, excavation for the new faux shrub structure and holes for the new landscape material. All disturbed areas will be revegetated. The project complies with the regulations contained within the San Diego Land Development Code.

B. Supplemental Findings – Environmentally Sensitive Lands

1. 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;

The project site is located on the rear portion of a single family home. The home and backyard are relatively flat, but beyond the pad area, the lot slopes steeply down to La Jolla Parkway where the majority of the property is considered steep slopes. A Site Development Permit is required in order to ensure that the development proposed for this project complies with the Environmentally

Sensitive Lands regulations. A total of 3.8 cubic yards will be excavated within the steep slope area and will include trenching to provide conduit from the equipment cabinet to the antennas, excavation for the new faux shrub structure and holes for the new landscape material. All disturbed areas will be revegetated as appropriate. The project complies with the regulations contained within the San Diego Land Development Code.

- 2. 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 project consists of minimal grading for the new equipment cabinet, the conduit from that cabinet to the antennas, a hole for a new faux shrub structure and holes where the new landscape will be planted. All together, a maximum of 3.8 cubic yards will be excavated in both the steep slopes and in the disturbed areas. The proposed excavation will not result in undue risk from geologic or erosional forces, flood hazards or fire hazards.

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

The project is located on the rear portion of a single family home on a steeply sloping embankment. There are two bench cuts running horizontally across the entire embankment. The majority of the project is proposed on the upper bench cut. Minimal excavation is required on the steep slopes, which includes trenching for the conduit from the equipment to the antennas, a hole for the new post for the faux shrub structure and holes for the new landscape material. All of these areas will be restored to the original condition and revegetated as appropriate.

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

The project site is not located in the MHPA nor is it located immediately adjacent to it.

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

The project site is located approximately 1 ½ miles east of the Pacific Ocean, therefore it will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

- 6. 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.**

No negative impacts occur as a result of this project proposal and no mitigation is required.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 875407, Coastal Development Permit No. 875408, and Site Development Permit No. 955851 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 875407, 875408, and 955851, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: November 29, 2012

Internal Order No. 24001884

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001884

SITE DEVELOPMENT PERMIT NO. 955851
CONDITIONAL USE PERMIT NO. 875407
COASTAL DEVELOPMENT PERMIT NO. 875408
AT&T – VIA CAPRI, PROJECT NO. 241382
PLANNING COMMISSION

This SITE DEVELOPMENT PERMIT (SDP) No. 955851, CONDITIONAL USE PERMIT (CUP) No. 875407, AND COASTAL DEVELOPMENT PERMIT (CDP) No. 875408 are granted by the Planning Commission of the City of San Diego to the GEORGE K. REESE REVOCABLE TRUST, Owner, and AT&T MOBILITY and CROWN CASTLE INTERNATIONAL, Co-Permittees, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0501, 126.0301, and 126.0701. The 0.63-acre site is located at 7990 Via Capri in the La Jolla Shores Planned District-SF zone(s) of the La Jolla community plan. The project site is legally described as: Lot 36 of Azure Coast Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6662, filed in the Office of the County Recorder of San Diego County, June 11, 1970.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 29, 2012, on file in the Development Services Department.

The project shall include:

- a. A total of eight (8) panel antennas (with the following maximum size dimensions: 75.5" by 11.8" by 6.0"), sixteen (16) remote radio units (RRUs), two (2) surge suppressors, and eight (8) PBC02 units mounted on a new "faux shrub" structure, with equipment cabinets located adjacent to the faux shrub;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. 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 December 13, 2015.
2. This CDP, CUP, and SDP and corresponding use of this site shall expire on November 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 of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/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. The project proposes to export 4 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
16. 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.
17. 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.
18. 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.

LANDSCAPE REQUIREMENTS:

19. Prior to the issuance of a construction permit, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this Permit and Exhibit 'A' on file in the office of Development Services Department.
20. Landscape installed as part of the project shall be maintained and irrigated for the life of the permit. All required landscape shall be maintained in a disease, weed and litter tree condition at all times.
21. Prior to activation of facility, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.
22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed

during demolition or construction, it shall be repaired and/ or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

23. 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.

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

25. All exposed cables, brackets, supports, and equipment mounted to the faux shrub shall be painted to match the faux shrub foliage to the satisfaction of the Development Services Department.

26. RF socks fully covering the front and back of the antennas (and any other components) shall be utilized.

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

28. The Owner/Permittee is required to provide color samples of the faux shrub prior to Building Permit issuance. This is to ensure that the proposed faux shrub integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux shrub color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux shrub.

29. The Owner/Permittee shall maintain all facilities and related equipment 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.

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. 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.'

32. No overhead cabling is allowed for this project.

33. Exposed mounting apparatus shall be removed and shall not remain on the faux shrub absent antennas.
34. The Owner/Permittee shall not cause or allow the antennas located on the faux shrub to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed in this permit.
35. The final product shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.
36. Prior to the issuance of a construction permit, the Permittee shall provide a 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.
37. 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.
38. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA and the FCC to the satisfaction of the Development Services Department.

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 November 29, 2012 and PC-XXXX.

Permit Type/PTS Approval No.: CUP No. 875407, CDP No. 875408, and SDP No. 955851
Date of Approval: 11/29/2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
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.

AT&T MOBILITY
Co-Permittee

By _____
Elizabeth Ramirez
Project Manager
Network Services, San Diego

CROWN CASTLE INTERNATIONAL
Co-Permittee

By _____

**GEORGE K. REESE REVOCABLE
TRUST**
Owner

By _____
George K. Reese
Owner

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



THE CITY OF SAN DIEGO

Date of Notice: October 22, 2012

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24001884

PROJECT NAME/NUMBER: AT&T Via Capri/Project No. 241382
COMMUNITY PLAN AREA: La Jolla Community Plan Area
COUNCIL DISTRICT: 1
LOCATION: 7990 Via Capri, La Jolla, CA

PROJECT DESCRIPTION: SITE DEVELOPMENT PERMIT (SDP), COASTAL DEVELOPMENT PERMIT (CDP) AND CONDITIONAL USE PERMIT (CUP) to modify an existing Wireless Communication Facility (WCF) located at 7990 Via Capri. The project proposes to replace four (4) existing antennas with new antennas and the addition of the following: four (4) new antennas (for a total of eight (8)); sixteen (16) RRUs; two (2) surge suppressors; eight (8) PBCO2 units; and one (1) GPS antenna. The equipment will be screened via painting of the equipment, the addition of a faux bush, and the use of faux leaf covers. The site is located within the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, and Airport Influence Area overlay zones.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego City Planning Commission (Process 4).

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities); 15302 (Replacement/Reconstruction); and 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Staff.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Sections 15301, 15302, and 15303. 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.

CITY CONTACT: Alex Hempton, Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5349

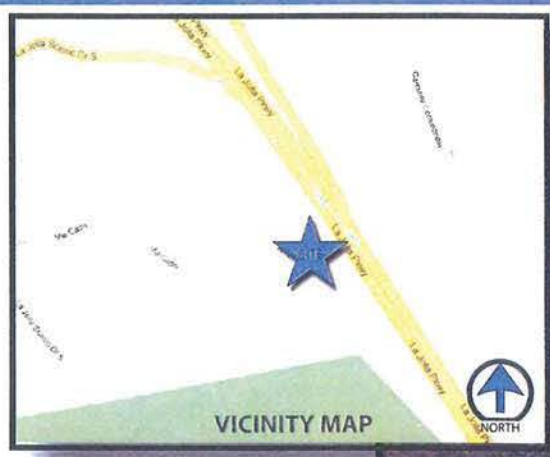
On October 22, 2012, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City of San Diego Planning Commission. If you have any questions about this determination, contact the Project Manager above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



SD0609
ARDATH
7990 VIA CAPRI
LA JOLLA, CA 92037

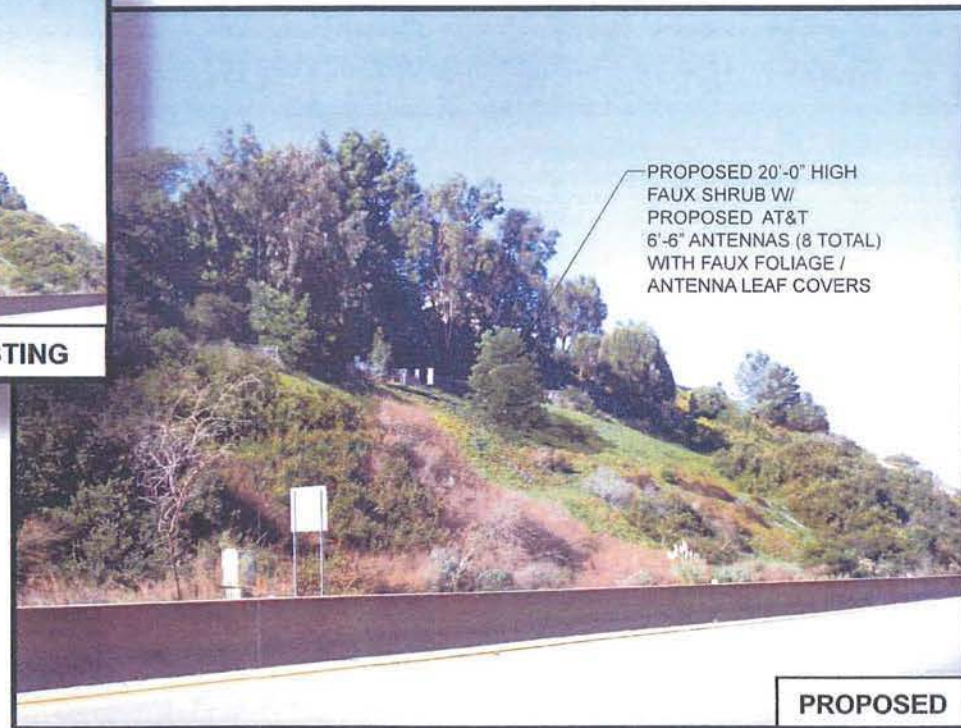
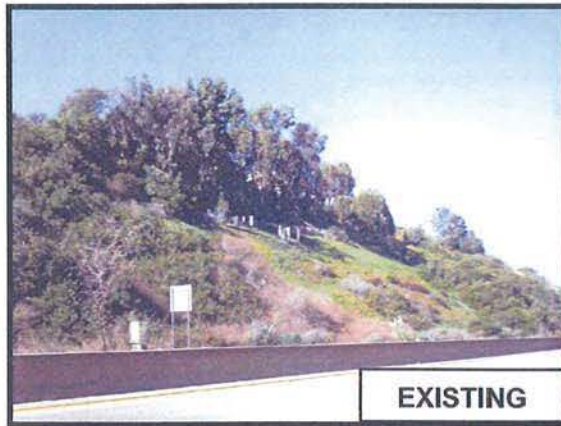


AERIAL MAP



SD0609
ARDATH
7990 VIA CAPRI
LA JOLLA, CA 92037

Technology  Associates
International Corporation



VIEWPOINT 1



June 9, 2011

Karen Lynch-Ashcraft
 City Planning Manager
 City of San Diego
Development Services Division
 1222 First Avenue
 San Diego, CA 92101

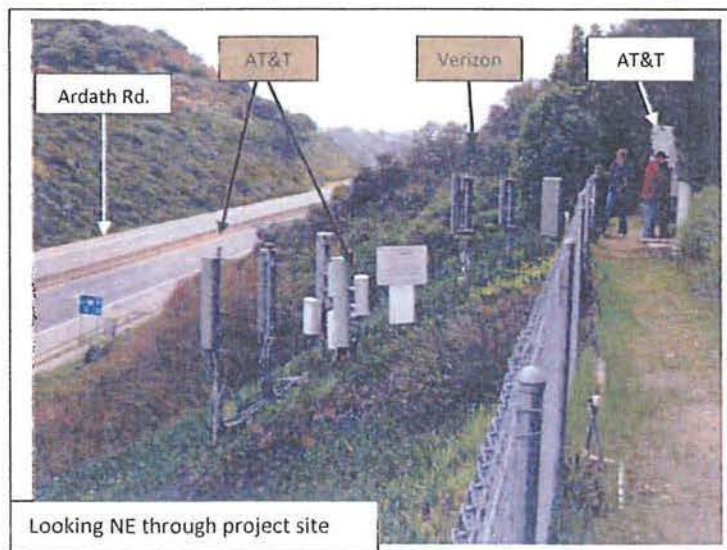
SUBJECT: Process 4 Conditional Use Permit for a Modification of an Existing AT&T Wireless Communications Facility. AT&T Site SD0609/Ardath, Located at 7990 Via Capri. Existing Permit No. 91-0303-26.

Karen:

Thank you for receiving this application for a Process-4 Conditional Use Permit modification for AT&T's existing "Ardath Rd." facility. We are confident that you will find the application material complete and that the design proposed for the subject modification is appropriate and supportable.

Background

On May 8, 1995, the Development Services Division issued a land use permit for the subject wireless communications facility (WCF) located at 7990 Via Capri. This existing WCF is located on the southerly side of La Jolla Parkway near the summit of this road as it crosses the hill between Freeway-5 and the La Jolla community. The existing facility is located on a site which is occupied with a single-family dwelling, and is also occupied with one other existing WCF (Verizon Wireless). These two existing facilities are not within (close) view of or located near any residential dwellings. The WCFs are located on a rear, sloping portion of the subject property facing towards La Jolla Parkway. This modification seeks to add "LTE"/4G broadband technology to the site. The existing conditions of the site consist of the four panel antennas located on four steel posts. Per the photograph on the left, these



existing antennas are located on a steep slope which is covered by non-native ice plant. There is some ancillary support equipment in place with the antennas. While the property is owned by the on-site home owner, this cellular facility is owned by Crown Castle. The AT&T base station equipment is partially visible here, located on the inside of the chain link fence, consisting of "microcell" type outdoor type radio and support cabinets. The existing antenna configuration consists of two sectors with two antennas per sector (4 antennas total).

Project Description

The project proposes to take the existing site configuration and expands upon it in the least impactful manner possible, using the smallest available equipment. Per the project plans submitted herewith, the antenna modification consists of the installation of new LTE base station equipment within the existing equipment area. No new or increased "footprint" is required for the proposed LTE base station equipment. Per Sheet Z-05 of the project plans, one existing "3303" cabinet would be removed and one PBC02 cabinet would be relocated. Thus a net of one (1) equipment cabinet would be added to the site. Also proposed is the removal of the existing (4) antennas and the installation of (8) total antennas (a net increase of 4 antennas). The new configuration provides (4) antennas per sector; the site would remain a 2-sector facility. In addition to the above, the following ancillary equipment is proposed: 12 RRUs, 4 surge suppressors and 1 GPS antenna. The TMA units are existing.

For antenna concealment, a backdrop of foliage is proposed to minimize antenna silhouetting. A 10-ft. faux "broadleaf" bush is proposed behind the antenna array, and camouflaging is proposed on the antennas so that they will blend with the existing / proposed site setting. No overall increase to antenna height would occur with the proposed project. It should be noted that the antennas in the project area do not project into the skyline, but have the steep slope as a backdrop and thus the visual prominence of the site is limited. The only realistic location from which the site can be seen is from west-bound La Jolla Scenic Drive, with the antennas appearing momentarily to the left of vehicular traffic. The low-profile mountings of the two existing carriers' installations are not prominent and are probably not noticed by the average person. When traveling on east-bound La Jolla Scenic Drive, intervening topography and foliage prevent the project area from being readily viewed. Thus, with the proposed foliage and camouflaging, the proposed project would have a reduced visual impact and an overall minimal visual impact.

Technical Analysis Project Justification

The project site, consisting of three (4) panel antennas and associated equipment is proposed to be modified with the addition for (4) additional antennas, with integrating landscaping, and the addition of (1) small radio cabinet. The project as it exists is visible from La Jolla Scenic Drive, but only to west-bound motorists. The proposed integrating landscape screening would reduce the site's visual prominence from the public right-of-way.

The subject wireless facility was approved in 1995 and has operated in compliance with existing permits since that time. The project site is necessary for the on-going functioning of the AT&T wireless network. The proposed project modification is to allow a "4G" broadband upgrade to the existing site. As documented on the attached RF coverage maps, the site is necessary for the on-going functioning of the AT&T network. The attached RF Coverage Maps depict the coverage conditions.

The project site is zoned LJSPD-SF (RS-1-3 on zoning map), a single-family residential zone, and is occupied with an existing single family dwelling.

The existing project site constitutes lower-preference (Preference-4) wireless location, being a residentially-zoned and residentially-developed property. The San Diego telecommunications codes and guidelines do not preclude the use of residential locations, but require that such locations be provided with sufficient justification regarding a lack of any higher preference sites.

The existing site was originally chosen due to a lack of non-residential or institutional land uses. Since the time that the site was established, both the land use and zoning patterns have remained the same; there are no higher preference land uses or zones available for this particular facility. The primary object of coverage is the adjacent segment of La Jolla Scenic Drive; without this existing AT&T facility, a significant gap in coverage would exist in the project area. The zoning map provided below details the surrounding zoning situation.

Regarding noise, the proposed modification would have no significant impact to noise, and the site abuts a busy, noise-generating roadway.

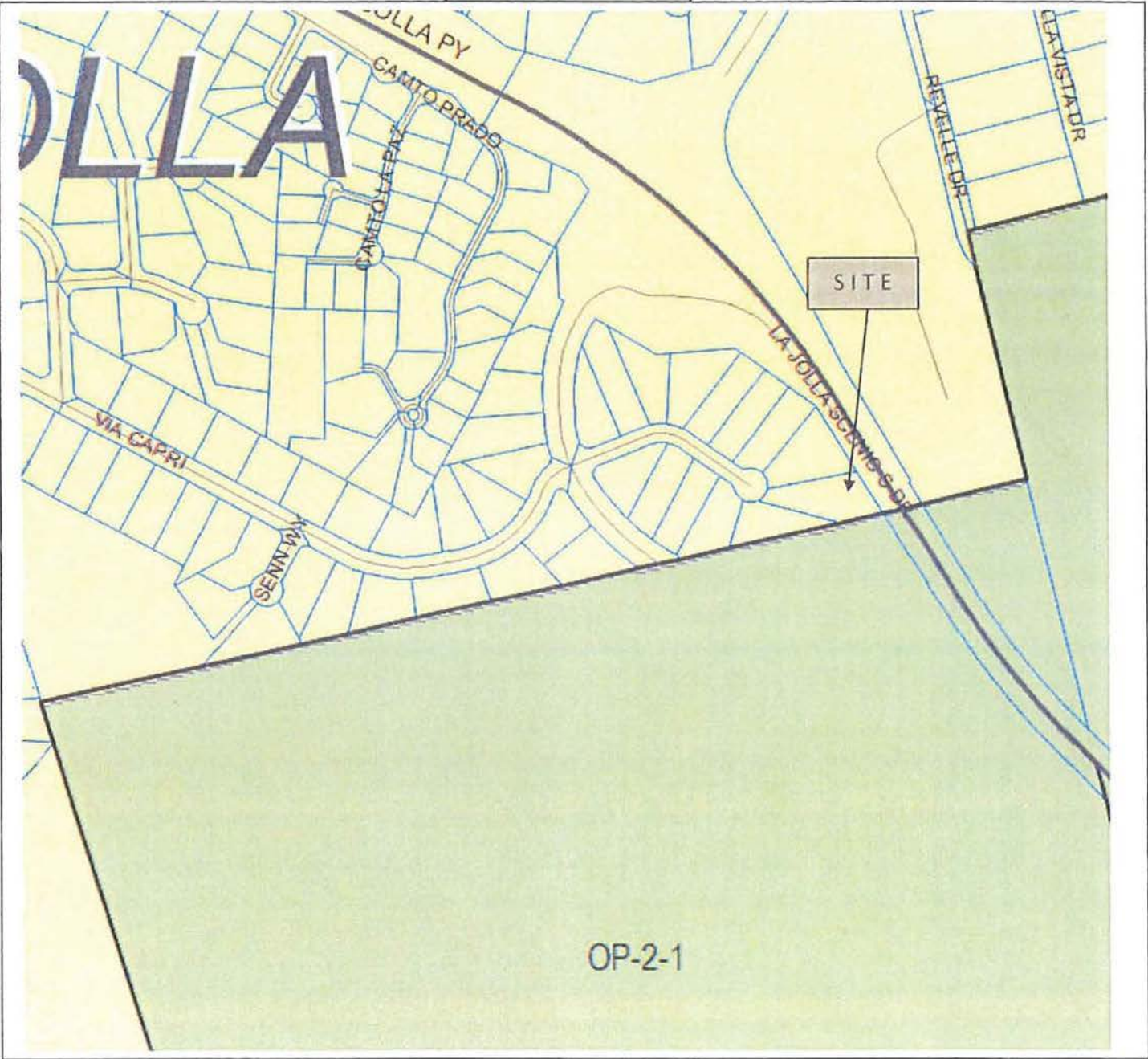
Thank you sincerely for taking the time to review this application and discussion. I can be contacted at (619) 993-1057 / james.kennedy@taic.net should there be any questions or comments regarding the application for the *AT&T Ardath Rd.* facility.

Thank you.

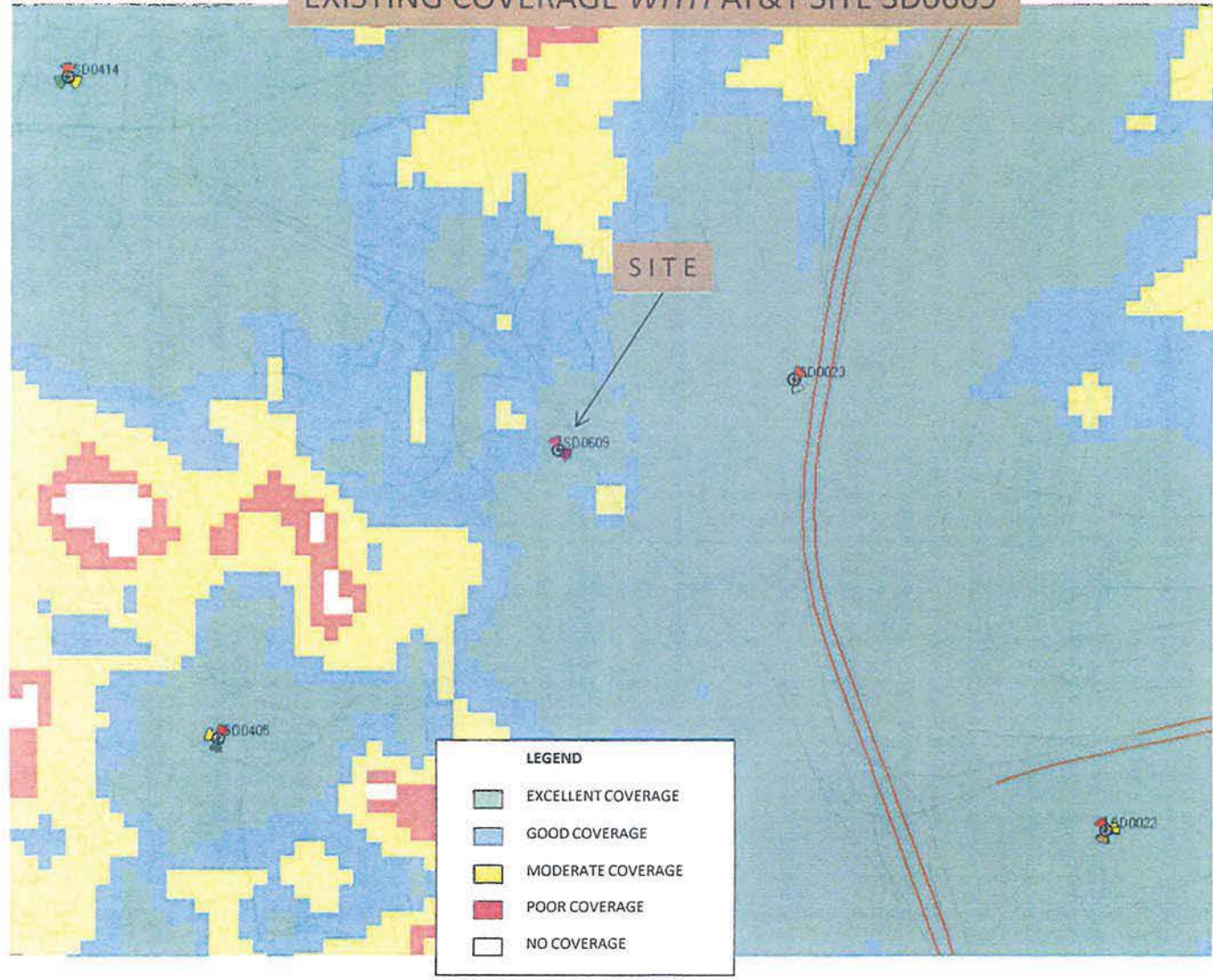


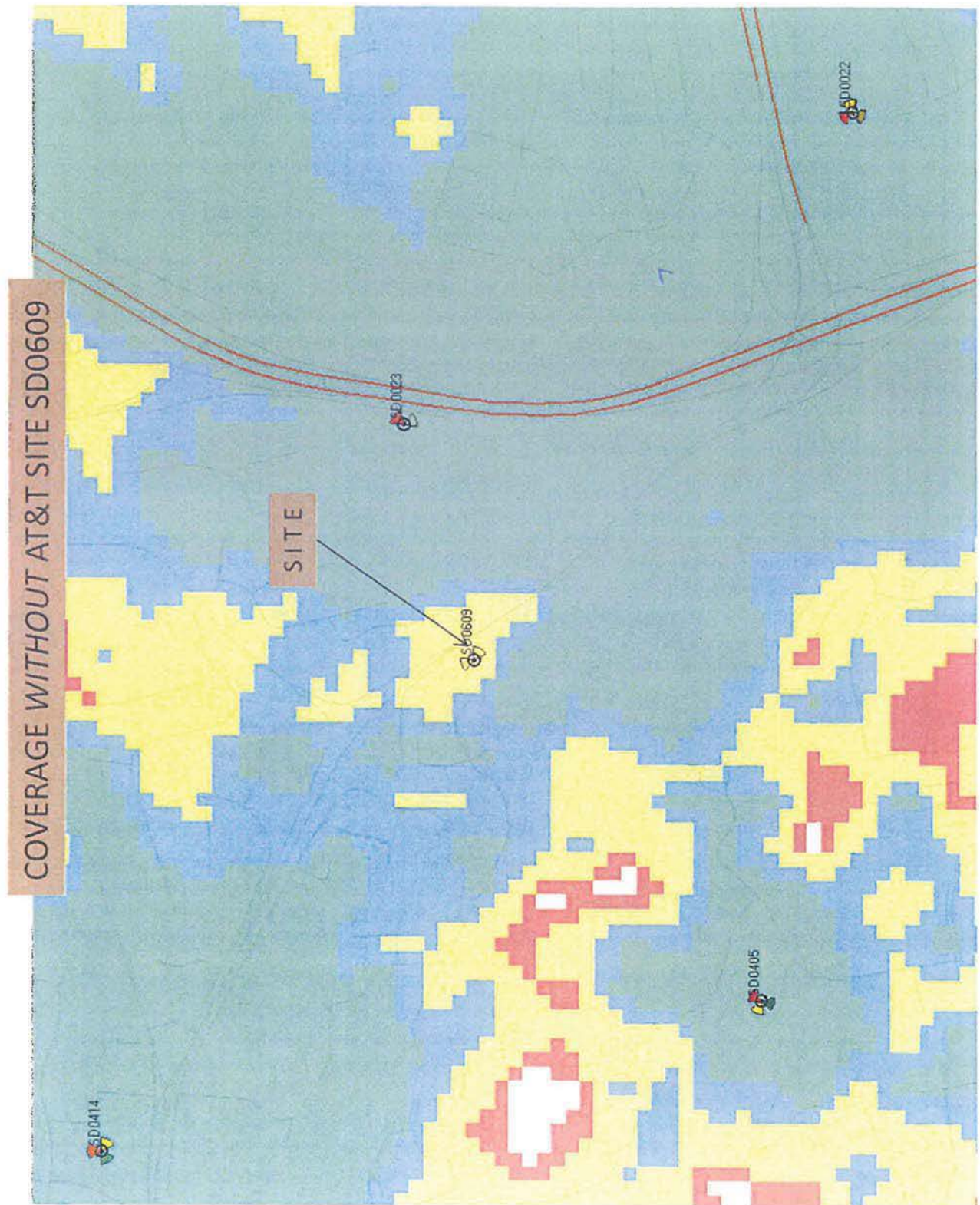
Jim Kennedy
Project Manager

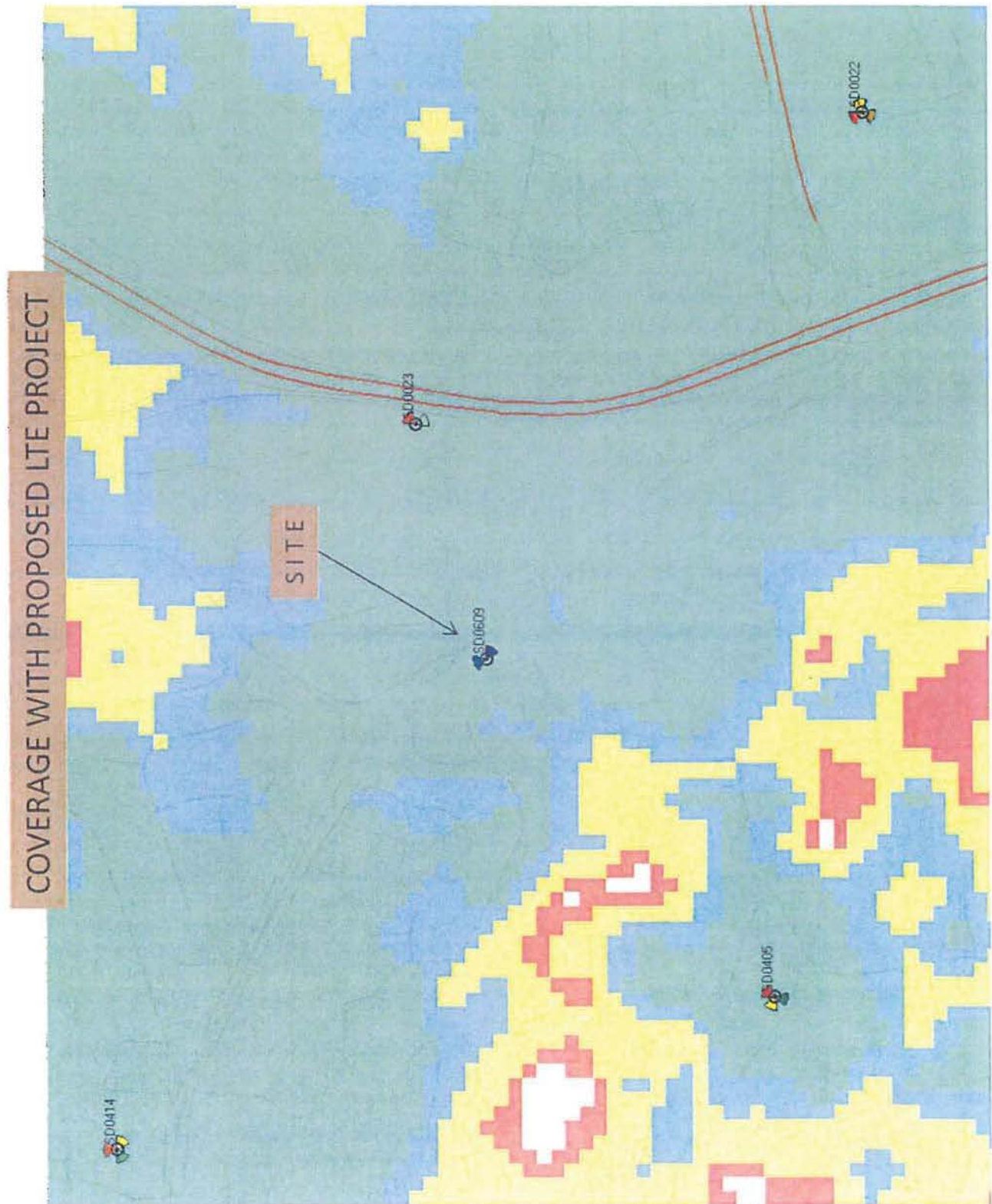
Zoning Map



EXISTING COVERAGE WITH AT&T SITE SD0609









SD0609 LTE OPTIMAL ARDATH OPTIMAL

7990 VIA CAPRI
LA JOLLA, CA 92037

ARCHITECT

PROJECT NAME

SD0609 LTE OPTIMAL
ARDATH OPTIMAL
7990 VIA CAPRI LA JOLLA, CA 92037

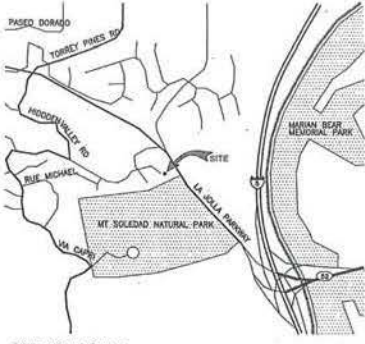
ISSUES REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUE FOR PERMITTING
2	08/11/11	ISSUE FOR PERMITTING
3	08/11/11	ISSUE FOR PERMITTING
4	08/11/11	ISSUE FOR PERMITTING
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100	08/11/11	ISSUE FOR PERMITTING

SHEET INFORMATION

SD0609 LTE OPTIMAL
7990 VIA CAPRI LA JOLLA, CA 92037
11/17/11 PAPER SIZE

- DRIVING DIRECTIONS FROM AT&T OFFICE:
- HEAD WEST ON LUSK BLVD TO VISTA SORRENTO PARKWAY
 - TURN RIGHT ON VISTA SORRENTO PARKWAY
 - TURN LEFT ON SORRENTO VALLEY BLVD
 - TURN RIGHT ON ROSSELLE STREET AND MERGE ON I-5 SOUTH
 - TAKE LA JOLLA VILLAGE DRIVE EXIT AND HEAD WEST
 - TURN LEFT ON TORREY PINES ROAD
 - TURN LEFT ON HODDEN VALLEY ROAD
 - TURN ONTO VIA CAPRI TO END OF CLDESTINE



THOMAS GUIDE MAP #1227-J8

VICINITY MAP 1

LOT 38 OF MAP NO. 8882, IN THE CITY OF LA JOLLA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON SAID MAP, RECORDED IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION 5

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

CONSTRUCTION MANAGER:
CRAN BUCKLEY
BLACK AND VEATCH
1625 WILLOW CREEK ROAD,
SUITE 310
SAN DIEGO, CA 92121

PLANNING REPRESENTATIVE:
R.F. ENGINEERING REPRESENTATIVE
8423 VANDER VEGE ROAD
SUITE 200
SAN DIEGO, CA 92123
619-952-1057

SITE ACQUISITION:
RICK FORTNER
TECHNOLOGY ASSOCIATES
8423 VANDER VEGE ROAD
SUITE 200
SAN DIEGO, CA 92123
619-616-1248

R.F. ENGINEERING REPRESENTATIVE:
KAROLINE ADAMANTAKIS
8708 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

PROPERTY OWNER:
CROWN CABLE INC.
512 CONTACT ROBERT BRUKER
802 803.3050 PHOENIX

ARCHITECT:
R.F. ENGINEERING ASSOCIATES
3100 FIRST AVE. SUITE 100
SAN DIEGO, CA 92103
619-288-4700 PHOENIX
619-288-4256 FAX
rfengr@aol.com

CONTACTS 2

TECHNOLOGY	ERP (MHz)	TRANSMIT (MHz)		RECEIVE (MHz)	
		START	STOP	START	STOP
LTE	800.0	704.0	716.0	734.0	746.0

LTE FREQUENCY CHART 6

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF A CUP MODIFICATION AND SITE DEVELOPMENT PERMIT FOR THE FOLLOWING:

A TOTAL OF (4) FOUR PREVIOUSLY APPROVED ANTENNAS ARE TO BE REPLACED ON EXISTING POLES, AS WELL AS THE ADDITION OF (4) FOUR NEW LTE ANTENNAS, (16) SIXTEEN NEW, (2) TWO NEW EXTERIOR, (2) TWO NEW POLE MOUNT, AND (1) ONE NEW ANTENNA. THE ANTENNAS AND ALL ASSOCIATED HOUSING MATERIAL AND ACCESSORY EQUIPMENT WILL BE PAINTED FOREST GREEN AND WILL BE SCREENED WITH A "FOLIAGE" SCREENING 10 FEET IN HEIGHT. ALL PANEL ANTENNAS WILL BE FITTED WITH "RAIN FURROW" LEAF CANALS. THE EXISTING OUTDOOR EQUIPMENT CABINETS ARE TO BE MAINTAINED, WITH NEW BASE-STATION EQUIPMENT ADDED FOR THE LTE UPGRADE. THE BASE STATION EQUIPMENT WILL BE PAINTED FOREST GREEN.

NOTE: EXISTING CARRIERS AT&T, VERIZON

SITE ADDRESS:
7990 VIA CAPRI
LA JOLLA, CA 92037

APPLICANT:
CITY OF SAN DIEGO

CURRENT USE:
RESIDENTIAL AND TELECOMMUNICATION SITE

EXISTING OCCUPANCY:
N/A

PROPOSED OCCUPANCY:
N/A (OUTDOOR EQUIPMENT)

SETBACKS:
FRONT: 20'
SIDE: 4'
STREET SIDE: N/A
REAR: 20'

WATER/SEWER:
N/A

UTILITIES:
ELECTRICAL: SDG&E
TELEPHONE: AT&T
FIRE DEPT., CITY OF SAN DIEGO

LAND USE DEVELOPMENT PERMIT REQUIRED:
SITE DEVELOPMENT PERMIT (SDP)

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA BUILDING CODE, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT INFORMATION 3

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS EQUIPMENT SHOULD BE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPDATES FOR DISABLED ACCESS PER THE FOLLOWING:
CSO SECTION 800A-800B ACCESSIBILITY
CALIFORNIA ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

ADA COMPLIANCE 7

- T01 TITLE SHEET
Z01 SITE PLAN
Z02 AREA PLAN
Z03 ELEVATIONS
Z04 ELEVATIONS
Z05 EQUIPMENT PLAN
Z06 ANTENNA PLAN, DETAILS
L01 LANDSCAPE DEVELOPMENT PLAN

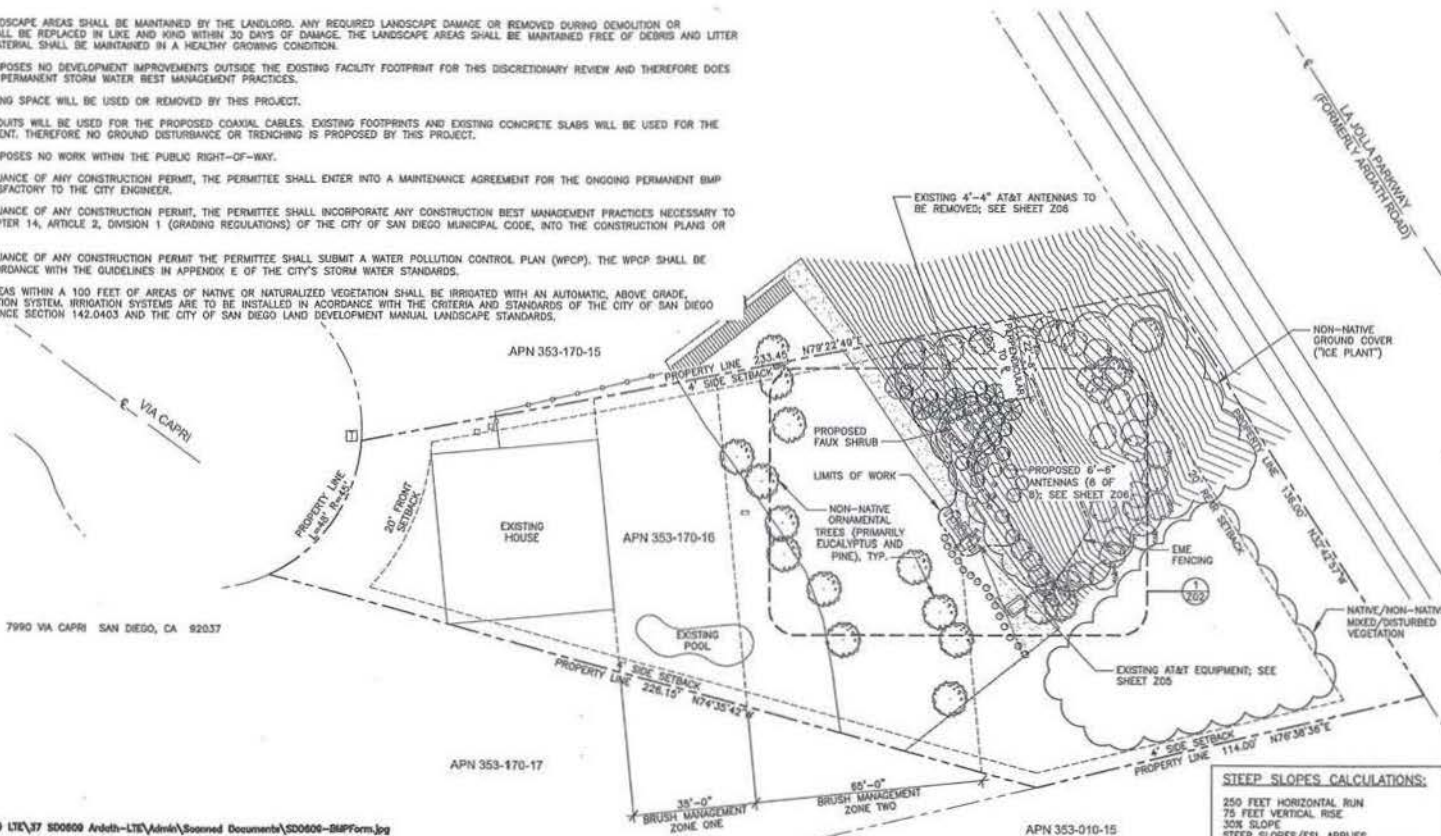
SHEET INDEX 4

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

APPROVALS 8

NOTES:

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LANDLORD. ANY REQUIRED LANDSCAPE DAMAGE OR REMOVED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN LIKE AND KIND WITHIN 30 DAYS OF DAMAGE. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.
2. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING FACILITY FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
3. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
4. THE EXISTING CONDUITS WILL BE USED FOR THE PROPOSED COAXIAL CABLES. EXISTING FOOTPRINTS AND EXISTING CONCRETE SLABS WILL BE USED FOR THE PROPOSED EQUIPMENT, THEREFORE NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
5. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE CITY OF SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITEE 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.
9. ALL DISTURBED AREAS WITHIN A 100 FEET OF AREAS OF NATIVE OR NATURALIZED VEGETATION SHALL BE IRRIGATED WITH AN AUTOMATIC, ABOVE GRADE, TEMPORARY IRRIGATION SYSTEM. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.



7990 VIA CAPRI SAN DIEGO, CA 92037

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DEVELOPMENT AREA CALCULATION:

- TOTAL PROPERTY SIZE = 27350.8 SF
 - ALLOWABLE DEVELOPED AREA FOR PROPERTY WITH LESS THAN 9.1% STEEP HILLSIDES = 20%
 - 20 x 27350.8 SF = 5470.1 SF
 - AREA OF PROPERTY WITHOUT STEEP HILLSIDES = 8891.4 SF = 32.5%
 - > 8891.4 SF (32.5%) > 5470.1 SF (20%) -> DEVELOPMENT MUST BE ON AREA WITHOUT STEEP HILLSIDES...
- HOWEVER...
- *** EXCEPTION FOR TELECOM FACILITIES:
 - ADDITIONAL PUBLIC UTILITY ALLOWABLE STEEP HILLSIDES ENCROACHMENT = 15%
 - 15 x 27350.8 SF = 4102.5 SF
 - DEVELOPED AREA ON STEEP HILLSIDES (TELECOM EQUIPMENT & ACCESS PATH) = 910 SF = 3.3%
 - > 910 SF (3.3%) < 4102.5 SF (15%) -> OK

SITE PLAN
1"=30'-0"

06-24-11

STEEP SLOPES CALCULATIONS:

250 FEET HORIZONTAL RUN
75 FEET VERTICAL RISE
30% SLOPE
STEEP SLOPES/ESL APPLIES
SITE DEVELOPMENT PERMIT REQUIRED

GRADING TABULATION:

TOTAL AMOUNT OF SITE TO BE GRADED: 0 S.F.
% OF TOTAL SITE: 0%
AMOUNT OF CUT: 3.8 CUBIC YARDS
MAXIMUM DEPTH OF CUT: 10 FEET
AMOUNT OF FILL: 0 CUBIC YARDS
MAXIMUM DEPTH OF FILL: 0 FEET
MAXIMUM HEIGHT OF FILL SLOPE: 0 FEET
MAXIMUM HEIGHT OF CUT SLOPE: 0 FEET
AMOUNT OF EXPORT: 3.8 CUBIC YARDS
RETAINING/CURB WALLS LENGTH: 0 FEET
MAXIMUM RETAINING WALL HEIGHT: 0 FEET

SECTOR	# OF ANTENNA	COAX LENGTH	COAX SIZE
A	4	45'	7/8"
B	4	45'	7/8"

ARCHITECT

at&t

SD0609 LTE OPTIMAL
ARDATH OPTIMAL
7990 VIA CAPRI, SAN DIEGO, CA 92037

ISSUES REVISIONS

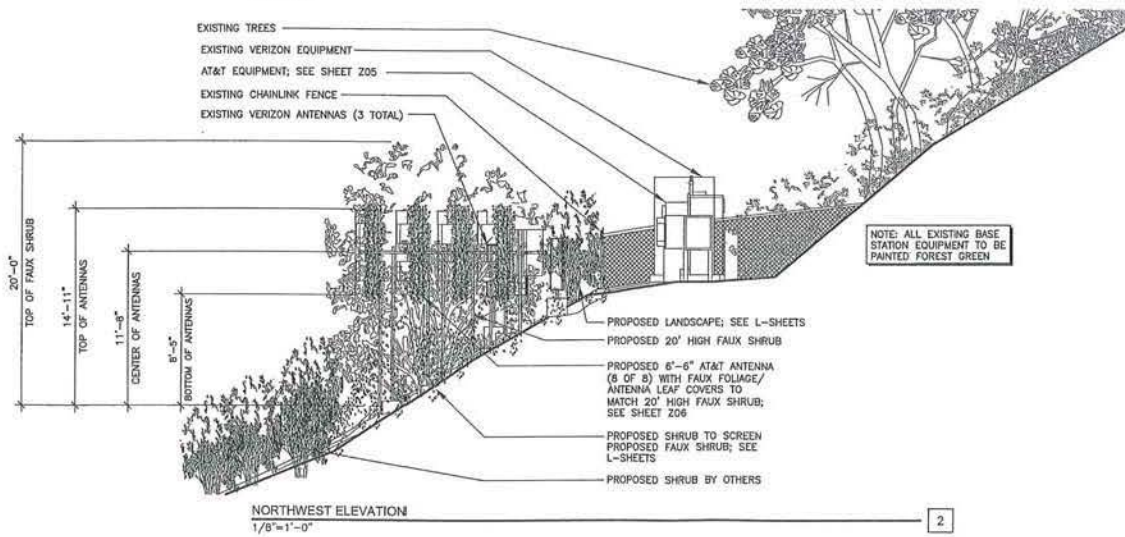
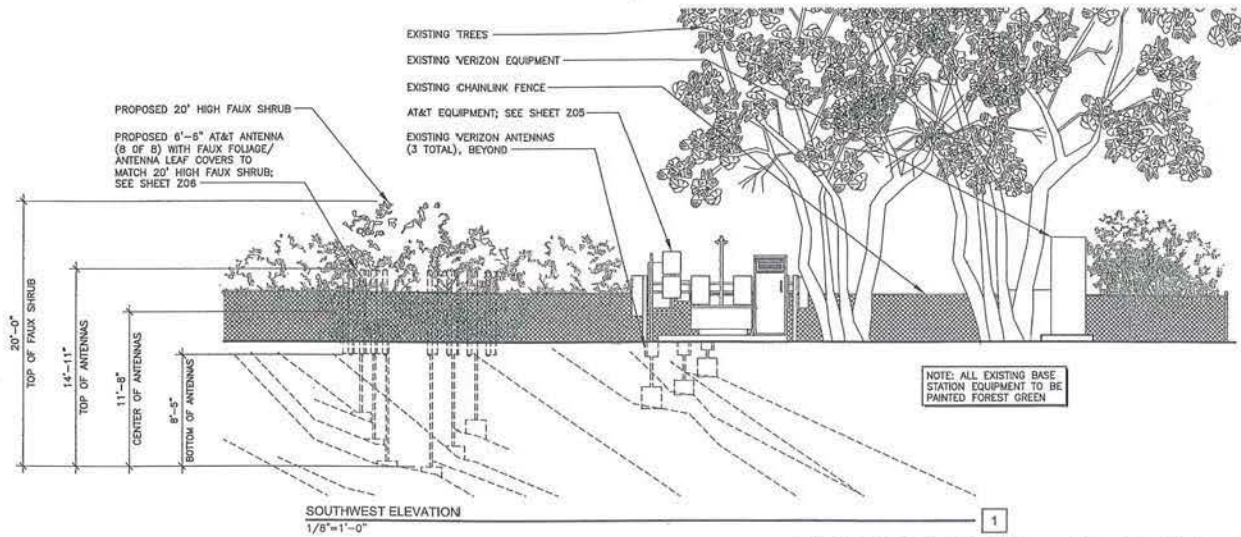
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SHEET INFORMATION

SD0609 LTE OPTIMAL
ARDATH OPTIMAL
7990 VIA CAPRI, SAN DIEGO, CA 92037

Z01
SITE PLAN

100%
PLOT SCALE 1/16"=1' PAPER 8000



ARCHITECT

DA
DESIGN ASSOCIATES
ARCHITECTS
200 MARKET AVENUE, SUITE 100 SAN RAFAEL, CA 94901
415.452.4100 • 415.452.4101 FAX • WWW.DA-ARCH.COM

PROJECT NAME

at&t
SD0609 LTE OPTIMAL
ARDATH OPTIMAL
7000 VA DRIVE SUITE 100 JARVIS, CA 94527

ISSUES REVISIONS

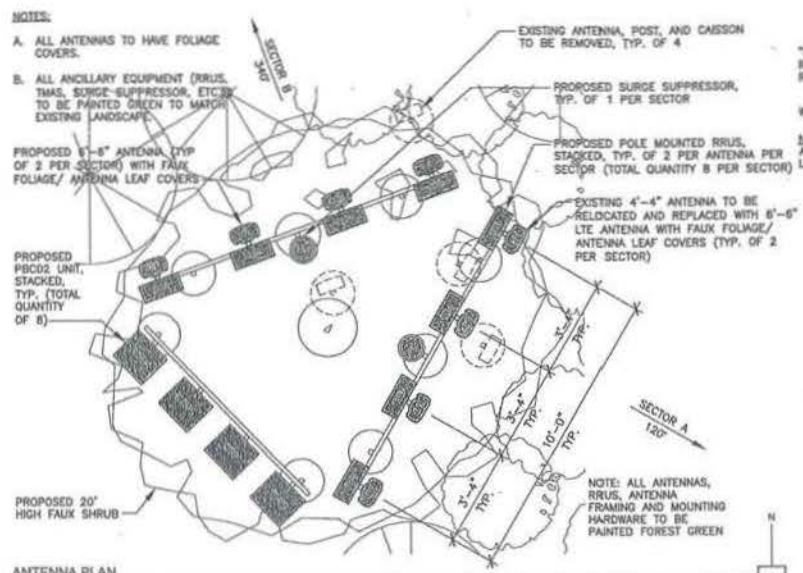
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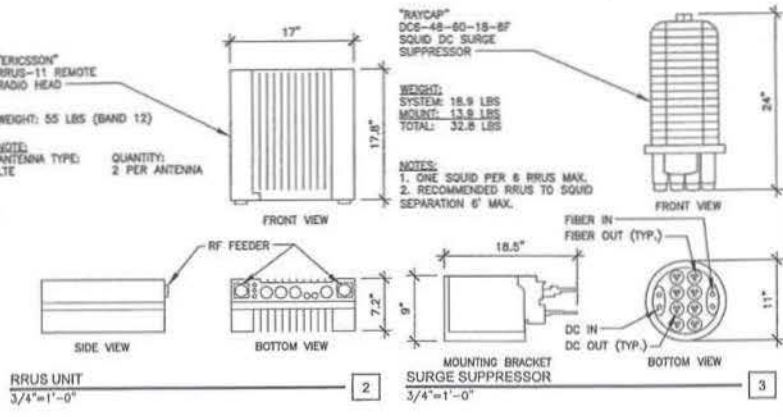
SD DESIGN ASSOCIATES
ARCHITECTURE • GRAPHICS

Z04
ELEVATIONS

100% OF
PLOT SCALE 1/16"=1'-0" (PAPER 30X42)

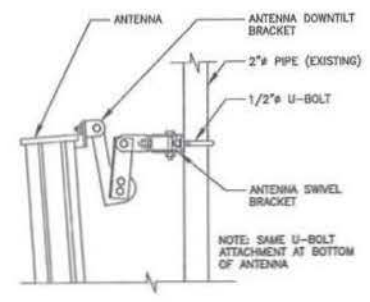


ANTENNA PLAN
1/4"=1'-0"



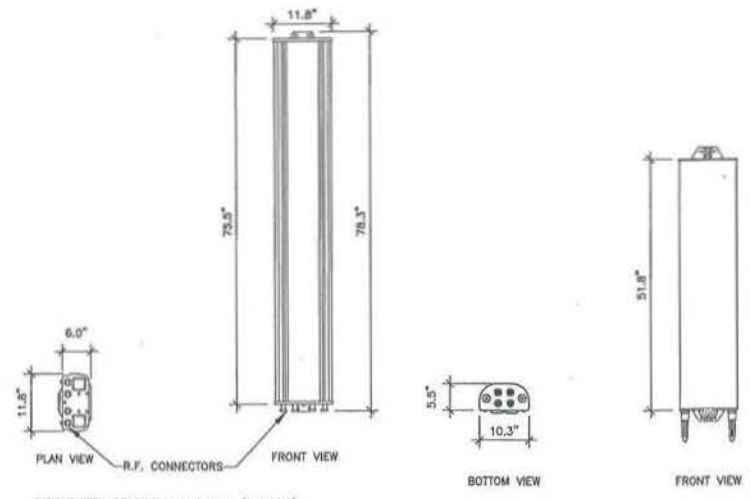
RRUS UNIT
3/4"=1'-0"

MOUNTING BRACKET SURGE SUPPRESSOR
3/4"=1'-0"



ANTENNA MOUNTING
1"=1'-0"

NOT USED
NTS



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

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

ARCHITECT

DA DESIGN ASSOCIATES
ARCHITECTURE + GRAPHICS
1001 FIRST AVENUE, SUITE 100 SAN BRUNO, CA 94065
TEL: 925.435.0070 FAX: 925.435.0071 WWW.DAARCHITECT.COM

PROJECT NAME

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SD0609 LTE OPTIMAL
ARDATH OPTIMAL
788 W. GARDEN U. AUSTIN, TX 78702

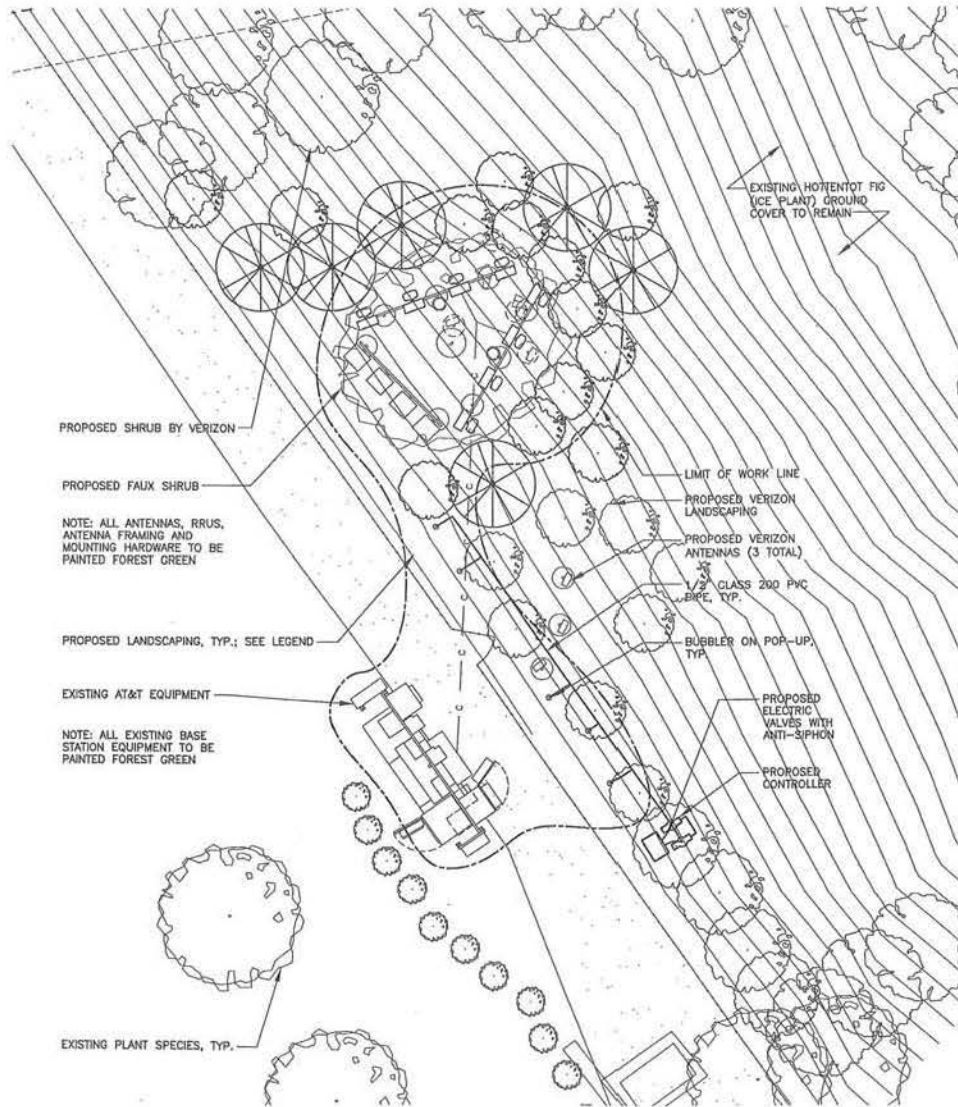
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SHEET INFORMATION

BY DINIATO ASSOCIATES ARCHITECTURE + GRAPHICS

Z06
ANTENNA DETAILS

10/25/17
PLOT SCALE: 1/1" (PLOT/PAPER SIZE)



PROPOSED SHRUB BY VERIZON

PROPOSED FAUX SHRUB

NOTE: ALL ANTENNAS, RRUS, ANTENNA FRAMING AND MOUNTING HARDWARE TO BE PAINTED FOREST GREEN

PROPOSED LANDSCAPING, TYP.; SEE LEGEND

EXISTING AT&T EQUIPMENT

NOTE: ALL EXISTING BASE STATION EQUIPMENT TO BE PAINTED FOREST GREEN

EXISTING PLANT SPECIES, TYP.

EXISTING HOTWATOT FIG (ICE PLANT) GROUND COVER TO REMAIN

LIMIT OF WORK LINE

PROPOSED VERIZON LANDSCAPING

PROPOSED VERIZON ANTENNAS (3 TOTAL)

1/2" CLASS 200 PVC PIPE, TYP.

BUBBLER ON POP-UP, TYP.

PROPOSED ELECTRIC VALVES WITH ANTI-3/PHON

PROPOSED CONTROLLER

LANDSCAPE PLAN
1/8"=1'-0"

1. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
2. PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY AND HEALTH. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
3. PLANT COUNTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLAN.
4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM ALL BUILDING AND FINISH GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
5. LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, TRASH, CLIPPINGS, ROCK AND OTHER DEBRIS IN PLANTING AREAS. BAKE AND FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
6. PLANTING PITS SHALL BE PER PLANTING DETAILS.
7. PLANTING PITS AND PLANTERS SHALL BE BACKFILLED PER SOIL TEST REPORT FOR PLANTING. CONTRACTOR SHALL PROVIDE RESULTS OF AN AGRONOMIC SOILS TEST TO THE OWNER. CONTRACTOR SHALL ADD AMENDMENTS TO THE PLANTING AREAS PER SOILS TESTING RECOMMENDATIONS.
8. TREES AND SHRUBS SHALL BE FERTILIZED AT TIME OF PLANTING WITH 21-GRAM AGRIFORM TABLETS AT THE FOLLOWING RATES:
GROUND COVER - 1/2 TABLET
1 GAL. SIZE - 1 TABLET
5 GAL. SIZE - 3 TABLETS
15 GAL. SIZE - 5 TABLETS
24" BOX - 8 TABLETS
36" BOX - 10 TABLETS
48" BOX - 12 TABLETS
9. VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE IN 24 HOUR PERIOD.
10. POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, & 90 DAYS AFTER PLANTING.
11. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF THREE HUNDRED AND SIXTY-TWO (362) DAYS AFTER FINAL ACCEPTANCE OF THE BUILDING. ALL AREAS SHALL BE KEPT CLEAN, WATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS WATERED SHALL BE REPLACED WITHIN TWO (2) WEEKS. OWNER SHALL MAINTAIN SITE AFTER CONTRACTOR MAINTENANCE PERIOD.
12. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES - ONE YEAR; SHRUBS AND GROUND COVER - THREE MONTHS.
13. WHERE TREE TRUNKS ARE WITHIN 6" OF PAVING, CONTRACTOR SHALL INSTALL ROOT BARRIER BY "BIO-BARRIER" PER MANUFACTURER'S SPECIFICATIONS.
14. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. [142.0413(0)]
15. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
16. ALL DISTURBED AREAS WITHIN A 100 FEET OF AREAS OF NATIVE OR NATURALIZED VEGETATION SHALL BE IRRIGATED WITH AN AUTOMATIC, ABOVE GRADE, TEMPORARY IRRIGATION SYSTEM. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS.
17. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LANDLORD. ANY REQUIRED LANDSCAPE DAMAGE OR REMOVED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN LIKE AND KIND WITHIN 30 DAYS OF DAMAGE. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

PLANTING NOTES

NTS 2

Symbol	Botanical name	Common name	Size	Qty	Mature height/spread	Form/function
	existing plant species	varies	existing	ex.	existing	existing
	Heteromera Arbutifolia	Toyon	5 gallon	6	8' high 8' wide	equipment screen
	Rhaphiolepis Indica	India Hawthorn	15 gallon	12	5' high 5' wide	equipment screen

PLANTING LEGEND

NTS 3



P.O. BOX 889
LA JOLLA
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900
<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 01 March 2012

Attention: Alex Hampton, PM
City of San Diego

Project: AT&T Via Capri CUP
7990 Via Capri
PN: 241382

Motion: To accept the recommendation of the LJ Shores Permit Review Committee: : **Vote: 15-0-1**
Findings can be made for a CUP, CDP and a SDP based on plans dated Dec 15, 2011, with the revisions dated February 28, 2012, that address painting the existing and proposed equipment to an olive drab shade to blend in with the landscaping.

01 March 2012

Submitted by: Tony Crisafi, President
La Jolla CPA

Date

PO Box 889, La Jolla, CA 92038
http://www.LaJollaCPA.org
Voicemail: 858.456.7900
info@LaJollaCPA.org

President: Tony Crisafi
Vice President: Rob Whittemore
Treasurer: Jim Fitzgerald
Secretary: Dan Allen



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month
La Jolla Recreation Center, 615 Prospect Street

Thursday, 1 March 2012

D R A F T MINUTES – REGULAR MEETING

Trustees Present: Dan Allen, Cynthia Bond, Tom Brady, Laura DuCharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Cindy Thorsen, Rob Whittemore, Ray Weiss.

1. Welcome and Call To Order: Tony Crisafi, President, at 6:59 PM

2. Adopt the Agenda

Approved Motion: Motion to adopt the Agenda, (Fitzgerald/LaCava, 15-0-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Weiss, Whittemore.
Abstain: Crisafi.

3. Meeting Minutes Review and Approval – 2 February

Approved Motion: Motion to approve the Minutes of 2 February, (LaCava/Merten, 14-0-2).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Weiss, Whittemore.
Abstain: Fitzgerald, Crisafi.

4. Elected Officials Report - Information Only

A. Council District 2 - Councilmember Kevin Faulconer

Rep: Katherine Miles, 619.236.6622, kmiles@sandiego.gov

Ms. Miles was not present.

B. Council District 1 - Councilmember Sherri Lightner

Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov

Ms. Demorest reported some surplus funds available in the City budget. The Managed Competition program resolved that trash pickup will continue with City forces. **Trustee Weiss** asked why trash pickup occurs on Martin Luther King Day. **Ms. Demorest** will look into that.

5. Non-Agenda Public Comment – Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://physicalplanning.ucsd.edu>

Ms. Delouri provided written updates on campus development projects and for further information referred to the website physicalplanning.ucsd.edu. **Trustee Whittemore** asked about parking restriction at a viewsite near **Ms. Delouri** will look into that.

General Public Comment

Luis Scharr, City of San Diego Engineering and Capital Projects Department, presented information on Pump Station #27 on Avenida de la Playa. The pump station failed in 2010. New equipment arrives in April. Heavy work is planned May through August, and all work should be done in October.

6. Non-Agenda Items for Trustee Discussion

Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

Trustee Fitzgerald stated his objection to statements made at the Planning Commission on 16 February at the hearing of LJCPA's appeal on Hennessy's Sidewalk Café by Mark Lyon about the LJCPA questioning our motives and integrity.

Trustee Courtney requested a review of the City policy on crediting steep hillside lot area in determining building area ratios. **President Crisafi** said he would initiate an inquiry with the Development Services staff.

At this point the sequence of the agenda was modified to hear Item 12.

12. Children's Pool Walkway Beautification – Action Item

Coast Blvd. - Project of the La Jolla Parks & Beaches to redesign of the public promenade and belvedere on Coast Boulevard at the Children's Pool. Total improved area: 11,610 SF. Improved pathways: approx. 10,000 SF (475 linear feet). Planting area: 1,703 SF.

Previous Action: LJTC recommends approval, Feb '12

Previous Action: LJP&B recommends approval, Nov '11

PDO ACTION (FEB 2012): PDO Committee supports this project 8-0-0.

Project landscape architect **Jim Neri** made the presentation with plan. It is hoped to complete this work at the same time the Children's Pool lifeguard tower is rebuilt. Cost is estimated at \$250,000. Funds are being solicited.

Trustee LaCava praised **Phyllis Minick** for the work she has been doing on this project.

Approved Motion: Motion to endorse the landscape concept plan for the Children's Pool walkway, (LaCava/Manno, 15-0-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Weiss, Whittemore.

Abstain: Crisafi.

At this point the sequence of the agenda was restored.

7. Officer's Reports

Reports were made at the Annual Meeting held earlier. There were no additional reports.

8. President's Report – Action Items where indicated**A. Children's Pool Update**

The seals issue is in court.

B. 8490 Whale Watch Way – Hearing Feb. 6th

The appeal was rejected by the City Council by vote of 4 to 4.

C. Hennessy's Sidewalk Café – Feb 16th Planning Commission

Hearing Officer returned this application to Community Group for review of new design, and it is Item 14 on this evening's agenda.

D. Save the La Jolla Post Office

President Crisafi proposed to send a letter to support the La Jolla Historical Society's efforts to save the La Jolla Post Office. **Trustee Allen** questioned whether this issue was in the scope of the LJCPA's function.

Approved Motion: Motion that the President draft a letter to support the La Jolla Historical Society's efforts to save the La Jolla Post Office, (Costello/Conboy, 11-1-1).

In favor: Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Weiss, Whittemore.

Opposed: Allen.

Abstain: Crisafi.

E. Alleged code violation process – discussion

Postponed to next month

F. Ione Stiegler

President Crisafi announced that Ione Stiegler, Chair of the Planned District Ordinance Committee, has been accepted as a Fellow of the American Institute of Architects. **Trustees** expressed their congratulations.

9. Consent Agenda – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

A. Gillispie School Exterior Identification Sign

PDO ACTION: proposed signage conforms to the PDO 8-0-0.

7380 Girard Ave - Upgrade of existing identification sign

B. Tapfever Studios

PDO ACTION: proposed signage conforms to the PDO 8-0-0.

5628 La Jolla Blvd - Signage - 21 x 2 = 42 square feet allowed for wall mounted signage. Existing sign 32 square feet. New signage if a continuous box is drawn around the words can be no more than 10 square feet. The wording will stretch 16 feet long x 5 inches tall.

C. Miller Residence

DPR ACTION: Findings can be made for a Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site at 440 Belvedere St. Dec 20: 3-1-1, Feb 14: 7-0-1.

440 Belvedere Street - CDP to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site; on the Consent Agenda for the January LJCPA meeting and was pulled by Trustee Conboy; reheard at February DPR.

D. Salami Residence

PRC Action: Findings can be made for a SDP based on the revised plans dated Feb 28, 2012 that indicate a 2 foot increase in the side yard setback along the north-east exterior wall resulting in a 6' 2" side yard setback at the narrowest point. 6-0-1

2712 Costebelle Dr -SDP (possibly for Environmentally Sensitive Lands) for a 3,984 sf two story addition to an existing SFR on a 21,386 sf site.

E. Sinclaire Residence

PRC Action: Findings can be made for a CDP and a SDP based on the plans dated Feb 27, 2012 and submitted to the City that include the Coastal Commission-approved guest house. 5-0-2

2075 Soledad Avenue - CDP and SDP: Demolish the existing and construct a new 7,977 sf SFR on a 53,099 sf lot. Existing guest quarters (2098 sf) will remain. Lot Line Adjustment to swap 250 sf with 2065 Soledad Avenue.

F. AT&T Via Capri CUP

PRC Action: Findings can be made for a CUP, CDP and a SDP based on plans dated 12-15- 2011, with the revisions dated February 28,2012, that address painting the existing and proposed equipment to an olive drab shade to blend in with the landscaping. 6-0-1

7990 Via Capri – CDP, SDP and CUP for Wireless Communication Facility modification to remove 4 existing antennas and install 8 antennas mounted to a faux shrub. Process 4.

G. Zegarra Retaining Wall

PRC Action: More information is needed. Continue item to a future [LJSPRC] meeting. Information needed. 6-0-1

2974 Cto. Bello (fronting on North La Jolla Scenic Drive) SDP for previously reviewed and permitted (2006) retaining wall and NDP for modifications to existing free standing wall in the PROW of LJ Scenic Drive. Property borders Pottery Canyon open space.

H. Cuvier Street Diagonal Parking

T & T ACTION: Approve change of parking from parallel to diagonal parking on Cuvier Street. 6-0-0
Change parallel parking on Cuvier to be diagonal parking

I. Valet Parking 7979 Ivanhoe and 484 Prospect St.

T & T ACTION: unclear

Consideration of a valet parking zone at 7979 Ivanhoe and 484 Prospect Street.

Items G and I were removed from the Consent Agenda. **Helen Boyden** reported on Item G that the PRC needs more information and has continued it. Item I was pulled by Trustee LaCava last month to send back to T&T. T&T has not taken final action. **Trustee Courtney** questioned the report of the T&T action.

Approved Motion: Motion

To accept the actions of the Planned District Ordinance Committee: (A) Gillispie School Exterior Identification Sign: proposed signage conforms to the PDO, (B) Tapfever Studios: proposed signage conforms to the PDO, and forward the recommendations to the City,

To accept the action of the Development Permit Review Committee: (C) Miller Residence: Findings can be made for a Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site at 440 Belvedere St. , and forward the recommendation to the City,

To accept the recommendation of the LJ Shores Permit Review Committee: (D) Salami Residence: Findings can be made for a SDP based on the revised plans dated Feb 28, 2012 that indicate a 2 foot increase in the side yard setback along the north-east exterior wall resulting in a 6' 2" side yard setback at the narrowest point, (E) Sinclair Residence: Findings can be made for a CDP and a SDP based on the plans dated Feb 27, 2012 and submitted to the City that include the Coastal Commission-approved guest house, (F) AT&T Via Capri CUP: Findings can be made for a CUP, CDP and a SDP based on plans dated Dec 15, 2011, with the revisions dated February 28, 2012, that address painting the existing and proposed equipment to an olive drab shade to blend in with the landscaping, and forward the recommendations to the City,

To accept the action of the Traffic & Transportation Board: (H) Cuvier Street Diagonal Parking: Approve change of parking from parallel to diagonal parking on Cuvier Street, and forward the recommendation to the City, (Gabsch/Merten, 15-0-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Weiss, Whittemore.
Abstain: Crisafi.

10. Reports from Other Advisory Committees - Information only

A. La Jolla Community Parking District Advisory Board – Inactive

B. Coastal Access and Parking Board - Meets 1st Tues, 4pm, La Jolla Recreation Center.

Trustee LaCava will be resigning as chairman of the Coastal Access and Parking Board. A new chairman will be

sought. **Trustee Gabsch** acknowledged **Trustee LaCava's** service over several recent years.

- C. Community Planners Committee** – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego
Trustee LaCava reported that CPC is supporting changing lighting standards to private commercial maintenance; CPC endorsed clarified City policies 600-24 and 600-33 concerning how projects are reviewed. President Crisafi announced that **Trustee LaCava** will remain our representative to CPC and is being considered for the chairmanship of CPC.

- D. La Jolla Parks & Beaches, Inc.** – Meets 4th Mon, 4pm, La Jolla Recreation Center

11. Discussion on Applicants Opting Out of Community Review -Continued to next month.

Examples:

- a. Sea Ridge Custom Residence
- b. Kooklani Residence

13. Kretowicz Residence EOT – Action Item

7957 Princess Street - EOT for SDP 482270 for previously constructed improvements and additions to an existing SFR to remain on a 22,725 SF site.

DPR ACTION (JAN 2012): Deny EOT as no new condition is required to comply with state or Federal law. Findings cannot be made for an Extension of Time (EOT) for Site Development Permit as needed to continue processing the Coastal Development Permit. 4-3-0

LJCPA ACTION (FEB 2012): Pulled from Consent Agenda

Claude-Anthony Marengo, project architect, and **Ure Kretowicz** described the situation. The residence had been rebuilt without complete permits, and after-the-fact plans were approved by the City Council in 2008. That permit was then appealed to the Coastal Commission. Negotiations with the Coastal Commission have resolved all but one issue. The EOT is needed to continue negotiations with the Coastal Commission toward a permit, even though the project will differ slightly from the 2008 City-approved plans due to issues raised in the appeal and since settled with the Coastal Commission. **Trustee Merten** asked if a trellis and spa near the cliff edge was still included, and **Mr. Marengo** said that it will be removed according to the Coastal Commission terms. **Trustee Costello** asked about the structure that encroaches on the street right-of-way, and **Mr. Kretowicz** said that encroachment was the consequence of the street being laid out inaccurately at a time in the past after the building was already there, and the Coastal Commission would allow that to remain. **Mr. Kretowicz** said the final issue that is unresolved with the Coastal Commission is being litigated. That issue concerns interference with coastal access across the property. **Mr. Marengo** said this final issue has nothing to do with the request for an EOT, and denial of the EOT could undo resolution of the settled issues. **Trustees Thorsen, LaCava** and **Allen** addressed whether the Commission's actions of July and November 2011 were not final and had not essentially concluded the matter granting no Coastal Development Permit. **Mr. Marengo** said that negotiations with the Coastal Commission continue. Discussion dwelled on the matter of whether the present project status should be considered not in compliance with state law, which is a condition for findings rejecting an EOT.

Approved Motion: Kretowicz Residence: Findings can NOT be made for an Extension of Time (EOT) for Site Development Permit, (Whittemore/Costello, 11-1-4).

In favor: Allen, Bond, Brady, Costello, Courtney, Gabsch, Little, Merten, Thorsen, Weiss, Whittemore.

Opposed: Conboy.

Abstain: Crisafi, Fitzgerald, LaCava, Manno.

14. Hennessey's Sidewalk Café – Action Item

7811 Herschel Ave - Installing wrought iron fence as an encroachment into the public right-of-way.

PDO ACTION (SEP 2011): Sidewalk Café Use conforms with the PDO, 6-0-0

DPR ACTION (OCT 2011): FINAL REVIEW - motion fails – no recommendation to report

LJCPA ACTION (NOV 2011): Findings can NOT be made for a Neighborhood Use Permit for a sidewalk café within the public right-of-way, 11-2-2.

LJCPA ACTION (FEB 2012): Ratify the appeal of Hennessey's Sidewalk Café, 15-0-1.

Hearing Officer ACTION (FEB 2012): return to Community Group for review of new design

Claude-Anthony Marengo, project architect, was present to answer questions. After discussion no action was taken. The appeal stands.

Trustee Election Results

Election Chair **Tim Lucas** presented the vote count to **President Crisafi**, who then announced the results: Elected to three year terms: Cynthia Bond, Tom Brady, Dan Courtney, Nancy Manno, Phil Merten and Cindy Thorsen. Elected to one-year terms to fill vacancies: Devin Burstein and Fran Zimmerman. (Darcy Ashley had been a declared candidate at the last LJCPA meeting but subsequently withdrew her name.)

The number of ballots cast was 86. **President Crisafi** announced that results can be challenged until Thursday, March 8, 5:00 pm. If no challenge, the ballots will be destroyed.

President Crisafi thanked Election Chair **Trustee Tim Lucas** for, once again, running a flawless election, and thanked all of the Community Members who graciously contributed their time assisting **Trustee Lucas**. **Trustees** expressed their gratitude.

At this point (8:25PM) President Crisafi recused himself. Vice President Whittemore assumed the chairmanship of the meeting.

15. Encore Trust – Full Review by Trustees per request of Applicant - Action Item

9872 La Jolla Farms Road – CDP & SDP to construct a 21,592 SF single family residence and 2,149 SF guest quarters on a vacant 1.52 acre

DPR ACTION (FEB 2012): To approve project as presented. Findings can be made for a CDP and SDP to construct a 17,949 SF single family residence (without guest quarters) on vacant 1.52 acre site at 9872 La Jolla Farms Rd. 5-3-1.

LJCPA ACTION (NOV 2011): Return to DPR to allow neighbor input. 13-0-1-1

DPR ACTION (NOV 15, 2011): Findings can be made for a Coastal Development Permit and Site Development Permit to construct a 21,592 SF single-family residence and 2,149 SF guest quarters on a vacant 1.52-acre site at 9872 La Jolla Farms Road. 3-4-0

DPR ACTION (NOV 8, 2011): rescind the Committee to actions of 13 Sept 2011 on the Encore Trust Residence. 7-0-1

LJCPA ACTION (OCT 2011): Pulled from Consent Agenda

DPR ACTION (SEP 2011): To approve project as presented. Findings can be made for a CDP and SDP to construct a 23,741 SF single family residence (with guest quarters) on vacant 1.52 acre site at 9872 La Jolla Farms Road. 5-0-0.

Marty Weinberg, applicant, and **Paul Metcalf** and **Joe LaCava**, applicant's consultants, presented. This included handouts and a PowerPoint presentation. The parcel is in La Jolla Farms and between the ocean and the first road but not on the coastal bluffs. It is presently vacant, and there is an existing permitted project for this site. Since originally presented to the DPR, to the LJCPA in November and to neighbors the project has been downsized, including deletion of a guest house. An easement will be given for the existing trail to the beach that crosses a corner of the property. View corridors imposed on the existing permitted project will be imposed on the new project.

Tony Crisafi, opponent's consultant, and **Evelyn Heidelberg**, of Procopio, Cory, Hargreaves & Savitch, presented a petition signed by 65 neighbors and printed material. Their assertion is that the project is inconsistent with Community Plan-designated public view protection, claiming particularly that Scenic Overlooks must be maintained or, if degraded, mitigated. They showed exhibits of comparable projects with details of how Scenic Overlooks were respected. **Mr. Crisafi** showed an alternative lot coverage that reduced view blockage.

Key issues subsequently discussed were the ocean view from the Scenic Roadway, the view from the identified Scenic Overlook on Blackgold Road, the elevation of the building area resulting from original lot subdivision and the existing permitted project for this site. **Michelle Weinberg** spoke in rebuttal to the opponents. Neighbors **Mike Bruiser** and **Irv Wheeler** spoke in opposition. **Trustees Costello, Thorsen, Allen, Merten, Bond, Fitzgerald** and **Manno** spoke supporting aspects the project. **Trustee Courtney** supported the neighbors based on the number opposing according to their petition.

At this point (9:30 PM) Trustees Crisafi and LaCava left the room.

Approved Motion: Encore Trust: Findings can be made for a CDP and SDP to construct a 17,949 SF single family residence (without guest quarters) on a vacant 1.52 acre site at 9872 La Jolla Farms Road. Project complies with the Scenic Overlook as defined as a view over private property from a public Right of Way, (Thorsen/Conboy, 8-3-3).

In favor: Allen, Brady, Conboy, Fitzgerald, Gabsch, Manno, Merten, Thorsen.

Opposed: Bond, Costello, Courtney.

Abstain: Little, Weiss, Whittemore.

Recused - out of room: Crisafi, LaCava.

16. Adjourn, at 9:42 PM.

Next Regular Monthly Meeting, 5 April 2012, 6:00 pm.

DRAFT 02, 06MAR12

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 Modification
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title **Project No. For City Use Only**
 AT&T SD0609/Ardath Rd. 2A1382

Project Address:
 7990 Via Capri, 92037

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): George Reese <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: 7990 Via Capri City/State/Zip: San Diego, CA 92037 Phone No: _____ Fax No: _____ Signature:  Date: June 9-11	Name of Individual (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Signature: _____ Date: _____
Name of Individual (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Signature: _____ Date: _____	Name of Individual (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Signature: _____ Date: _____

Corporate Governance



Randall L. Stephenson is chairman of the board, chief executive officer and president of AT&T Inc. He was appointed to the position in 2007.

Since becoming chairman, Mr. Stephenson has strengthened AT&T's position as the world's largest telecommunications company and as a global leader in mobile broadband and IP-based business communications services. Under his leadership, AT&T also has accelerated its growth in advanced TV services and is a leader in local search advertising.

Mr. Stephenson previously served as the company's chief operating officer, from 2004 to 2007, where he was responsible for all wireless and wired operations, and as senior executive vice president and chief financial officer from 2001 to 2004.

Mr. Stephenson was appointed to AT&T's board of directors in 2005.

Born in Oklahoma City, Mr. Stephenson began his career with Southwestern Bell Telephone in 1982 in the information technology organization in Oklahoma. He then progressed through a series of leadership positions including an assignment in Mexico City as SBC International's director of finance, overseeing SBC's ownership interest in Teléfonos de México. In 1996 he was named controller for SBC Communications. Mr. Stephenson also served as senior vice president-Consumer Marketing.

Under Mr. Stephenson's leadership, AT&T announced the largest education initiative in company history — AT&T Aspire — a \$100 million philanthropic program to help strengthen student success and workforce readiness.

He is a member of the board of directors of Emerson Electric Co. and a National Executive Board member of the Boy Scouts of America (BSA).

Leadership

AT&T Board Bios



Randall L. Stephenson



James H. Blanchard



Gilbert F. Amelio



Reuben V. Anderson



Jaime Chico Pardo



Scott T. Ford

James P. Kelly



Jon C. Madonna



John B. McCoy



Joyce M. Roché



Matthew K. Rose



Laura D'Andrea Tyson

Crown Castle International - Management Team



W. Benjamin Moreland was appointed Crown Castle's President and Chief Executive Officer in July 2008. Prior to this appointment, he served as Crown Castle's Executive Vice President and Chief Financial Officer, from April 2000. Prior to that he served as Senior Vice President and Treasurer of Crown Castle and its domestic subsidiaries from October 1999. Mr. Moreland joined Crown Castle following 15 years with Chase Manhattan Bank, primarily in corporate finance and real estate investment banking.



James D. Young was appointed Chief Operating Officer in February 2009. Prior to this appointment, he served as President, U.S. Tower Operations from October 2005. He is responsible for the management of all operational groups including the four Areas, Property Management, Operations, Service Delivery, Performance Improvement, Information Technology, and National Site Development. Mr. Young also sits on the Board of Directors for Crown Castle's business in Australia. With more than 21 years of experience in the telecom industry, Mr. Young has served in several key capacities for various organizations. Prior to joining Crown Castle, he served as the Northeast Region Vice President of Network Operations for Sprint/Nextel, before that spending several years with GTE in a variety of leadership positions across multiple disciplines.



Jay A. Brown was appointed Senior Vice President, Chief Financial Officer and Treasurer of Crown Castle in July 2008. Prior to that, Mr. Brown served as Treasurer of Crown Castle from May 2004. Since joining Crown Castle in August 1999, he has served in a number of positions in corporate development and corporate finance. Prior to joining Crown Castle, Mr. Brown worked for a start-up health care company and Arthur Andersen LLP. He is responsible for general corporate financing and compliance activities for Crown Castle. Mr. Brown is a Certified Public Accountant.



E. Blake Hawk has been Executive Vice President and General Counsel since February 1999. Mr. Hawk was an attorney with Brown, Parker & Leahy, LLP in Houston, Texas from 1980 to 1999 and became a partner with the firm in 1986. Mr. Hawk has been licensed as an attorney and a Certified Public Accountant since 1976.



Patrick Slowey was appointed Senior Vice President of Sales and Chief Commercial Officer in 2012. Prior to this appointment, he served as Senior Vice President of Sales and Customer Relations. Prior to that, he served as Vice President of National Sales of Crown Castle USA. Mr. Slowey joined Crown Castle in 2000 as Vice President of Business Development, Crown Castle USA. Before joining CCI, Mr. Slowey worked with the wireless carriers Nextel and McCaw Communications (ATT Wireless), as well as Air Products and Chemicals, in various Sales and Operations Management positions.



Phil Kelley was appointed Senior Vice President, Corporate Development and Strategy in September 2008. Prior to that appointment, Mr. Kelley served as Managing Director of Crown Castle Australia from May 2004. Before that he served as Vice-President of Crown Castle in the US with primary responsibility for the strategic oversight of Crown Castle's subsidiary companies and mergers and acquisitions efforts. Prior to joining Crown Castle International in April of 1997, Phil was a financial analyst, then an asset manager with Archon Group, a wholly-owned subsidiary of Goldman Sachs of New York. He graduated cum laude from Harvard University with a concentration in Economics.

Project Chronology

AT&T – Via Capri – Project No. 241382

Date	Action	Description	City Review Time	Applicant Response Time
12/22/2011	First Submittal	Project Deemed Complete		
2/10/2012	First Assessment Letter		50	
5/4/2012	Second Submittal			84
6/8/2012	Second Assessment Letter		35	
9/20/2012	Third Submittal			104
10/19/2012	All issues resolved		29	
11/29/2012	Public Hearing – Planning Commission		41	
TOTAL STAFF TIME			155	
TOTAL APPLICANT TIME				188
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	343 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 13, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	November 29, 2012
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT (CUP), COASTAL DEVELOPMENT PERMIT (CDP), AND SITE DEVELOPMENT PERMIT (SDP), PROCESS FOUR
PROJECT NUMBER:	241382
PROJECT NAME:	<u>AT&T – VIA CAPRI</u>
APPLICANT:	Glori Suarez, Technology Associates, EC, agents representing AT&T Mobility
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District 1
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit, Coastal Development Permit, and Site Development Permit for a Wireless Communication Facility consisting of a faux shrub concealing eight (8) panel antennas on the hillside to the south of La Jolla Parkway, with associated outdoor equipment located adjacent to the antennas. The project is located at 7990 Via Capri.

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 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 on October 22, 2012 and the opportunity to appeal that determination ends November 13, 2012.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

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: 24001884

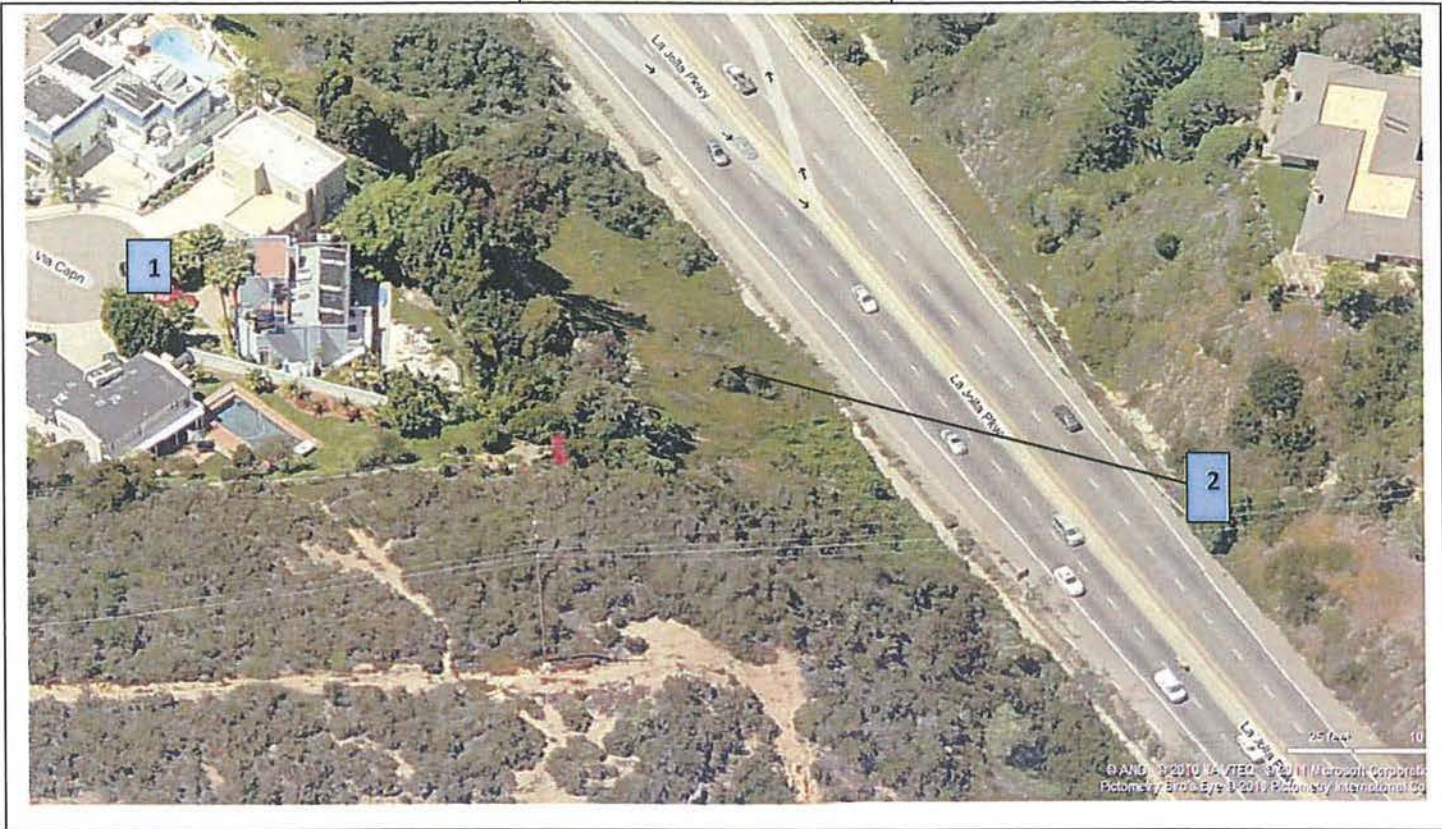
Revised 10-4-12 HMD

Photo Survey

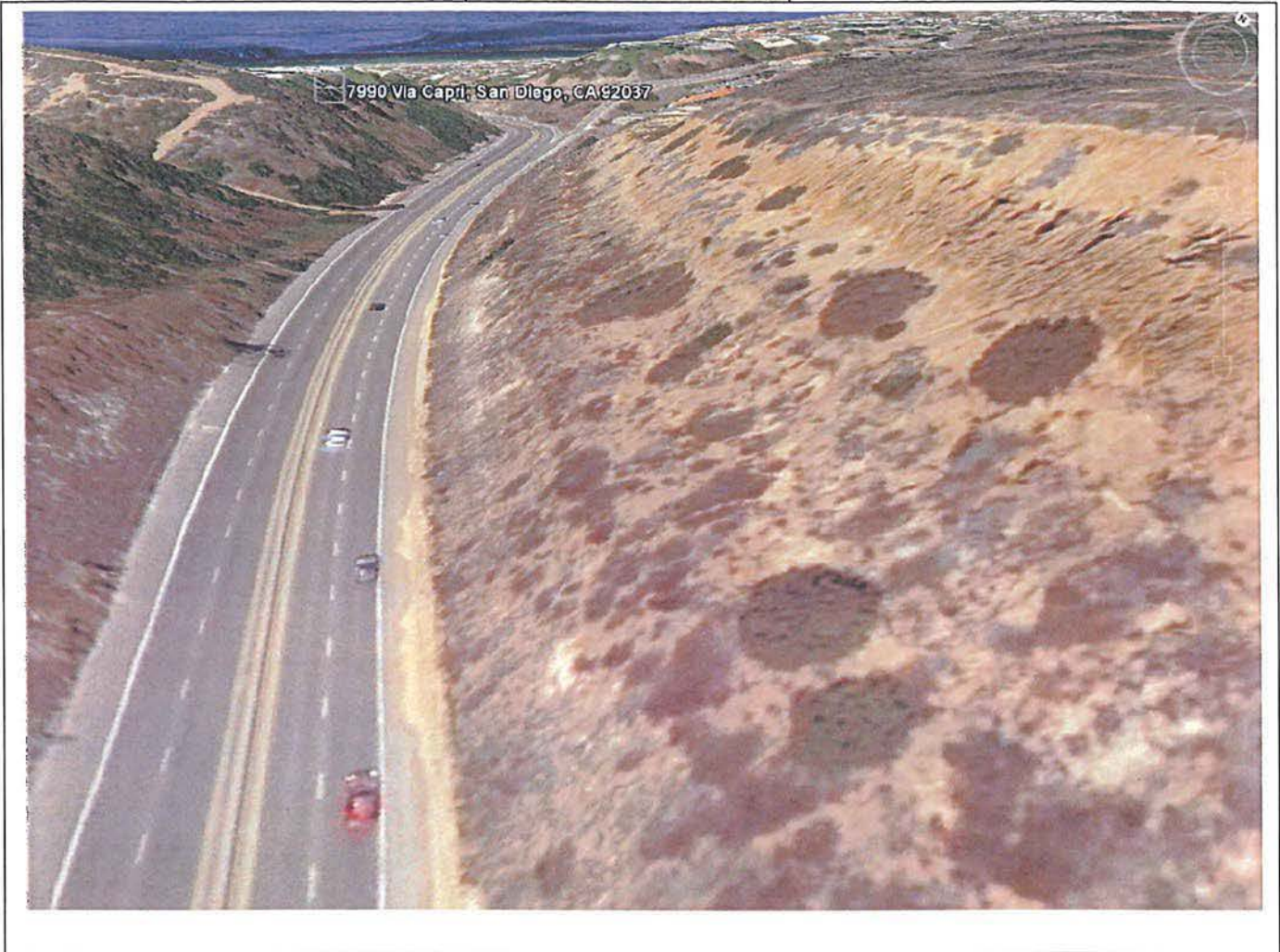
AT&T SD0609/Ardath Rd.

7990 Via Capri., 92037

Photo Key



Aerial Topo





On-site residence

1



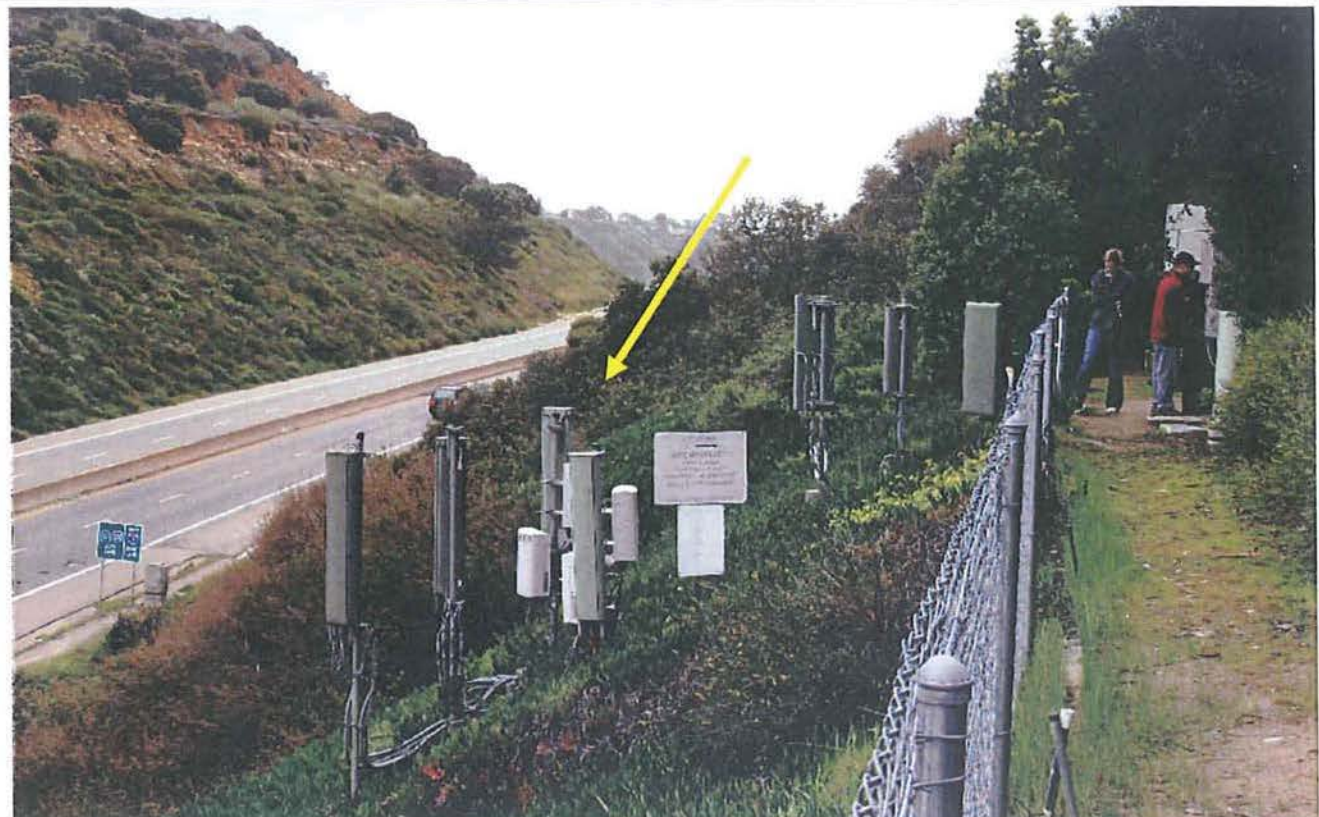
Looking SE towards project site

2



Steps down from back yard to project area

3



Looking east towards AT&T base station equipment

4



AT&T base station area

5



AT&T base station area

6



Back side of AT&T base station area

7



AT&T antennas in background and Verizon antennas in foreground

8



AT&T post-mounted antennas