



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 7, 2013 **REPORT NO. PC-13-064**

ATTENTION: Planning Commission, Agenda of November 14, 2013

SUBJECT: T-MOBILE - MORRISON - PROJECT NO. 237433. PROCESS 4

REFERENCE: Planning Commission Docket June 13, 2013
<http://www.sandiego.gov/planning-commission/pdf/pcreports/2013/pc13064.pdf>

**OWNER/
APPLICANT:** Margaret Morrison
T-Mobile West, LLC

SUMMARY

Issue: Should the Planning Commission approve a wireless communication facility located at 4864 Lila Drive in the Kensington-Talmadge Community Planning area?

Staff Recommendation:

1. Approve Conditional Use Permit No. 851376;
2. Approve Planned Development Permit No. 1125814; and
3. Approve Site Development Permit No. 1125815.

Community Planning Group Recommendation: On October 9, 2013, the Kensington-Talmadge Planning Group voted 11-2 to recommend approval of the T-Mobile project (Attachment 11).

Environmental Review: This project is not pending an appeal of the environmental determination. This project is exempt from environmental review pursuant to Article 19, Section 15301, Existing Facilities. The environmental exemption determination for this project was made on April 15, 2013 and the opportunity to appeal that determination ended April 29, 2013 (Attachment 7).

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

Code Enforcement Impact: None.

Housing Impact Statement: Not Applicable.

BACKGROUND

This project is an application for an existing Wireless Communication Facility (WCF) approved under CUP 95-0350-08 on March 19, 1996. A Substantial Conformance Review was approved on July 11, 2001 to add an antenna to the existing facility and the expiration date was extended to July 11, 2011. The existing facility consists of two 14'-6" tall poles currently supporting a total of five antennas (Attachment 8). The project is situated in the back yard of a home overlooking Montezuma Road in the RS-1-7/RS-1-1/OR-1-1 zones in the Kensington-Talmadge Community Planning area (Attachments 1, 2, and 3). There are single unit homes to the west, east and south. An open space canyon, owned by the Homeowners Association for the residential complex below the property along Collwood Boulevard, lies to the northeast with Montezuma Road just beyond.

WCFs within residential zones where residential uses exist require a CUP. It is the least preferred location pursuant to Council Policy 600-43, however, when the carrier can demonstrate that there are no other higher preference locations within the target area, residential properties can be considered. In this situation, the WCF has existed on site since 1996 providing service to the neighborhood and the surrounding community. There are no non-residential properties in the surrounding area that would be able to provide the same coverage. The project requires a PDP to deviate from the rear and side yard setbacks and the SDP is required due to the proximity to Environmentally Sensitive Lands and the Multiple Habitat Planning Area (MHPA) that abuts the property.

The backyard contains a built-in swimming pool and a basketball court, and AT&T currently maintains a first generation monopalm approximately 15-feet to the west of the T-Mobile WCF.

DISCUSSION

Project Description:

Since the June 13, 2013 Planning Commission meeting, T-Mobile and AT&T have met with the community planning group, the land use subcommittee and the neighbors in an effort to discuss different scenarios that would minimize the impact on the surrounding area. The resulting project is a new 27'-6" faux pine tree supporting eight AT&T panel antennas and associated technical components at the approximate height of 22-feet and six T-Mobile panel antennas at the approximate height of 14-feet (Attachment 9). T-Mobile's equipment will remain in the northeastern end of the backyard and will be screened by wood lattice on top of the existing perimeter retaining wall and new vines. AT&T will be relocating their equipment into a new block wall enclosure that observes the side yard setback on the eastern side of the rear yard (Attachment 9). On October 9, 2013, the Kensington – Talmadge Planning Group voted to recommend approval of both projects (Attachment 11). A condition was added to the permits to require additional landscape on the western side of the rear yard with input from the neighboring

property owner.

The original CUP approval was granted in 1996 under the previous Municipal Code. The zone at the time was R-1-5000 and R1-40,000/HR which had different setback requirements, but even so, at the time, deviations were permitted with the processing of a CUP, which is how the WCF was approved in the current location. With the adoption of the Land Development Code, the zone was changed to RS-1-7 for the portion of the lot where the house is located, and divided between OR-1-1 and RS-1-1 for the remaining lot area.

A PDP is necessary since the existing equipment encroaches into both the side and rear yard setbacks. Relocating the equipment cabinets out of the setbacks would be challenging since available space in the backyard is limited due to existing improvements including a basketball court and a swimming pool. The cabinets are low scale and will be screened by new wood lattice and vines minimizing any potential visual impacts.

An SDP is required due to the proximity of the WCF to the ESL and MHPA that immediately abuts the property. The project is not proposing any impacts to those areas; however the Land Use Adjacency Guidelines will be applied to this project with conditions included in the permit.

Communication Antenna Regulations (LDC Section 141.0405) – All WCFs on residential property require a CUP due to the sensitive nature of the use. A WCF must be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions. The facility is situated in the back yard of a home and is visible to Lila Drive and to some surrounding residential properties. The addition of trees including Canary Island Pines and others that will be determined with the help of the homeowner to the west will provide screening to Lila Drive and the surrounding canyon rim homes. From below, the speed of the cars along Montezuma Road and the topographical difference of approximately 160-feet will aid in mitigating the visual impact of the facility.

Council Policy 600-43 – The guidelines promote the use of camouflage design techniques to minimize the visual impact to the surrounding community. Consideration of integrating the project with the existing environment through landscaping are promoted in this policy and T-Mobile is proposing to remove their existing pipe mounted antennas and install new antennas on to the new AT&T faux pine tree. The addition of trees and shrubs to aid in screening the WCF from both the street and the surrounding canyon rim properties will provide a backdrop that will help to better integrate the project into the backyard setting.

General Plan – The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. Again, the new faux pine tree and proposed trees will help to integrate the WCF into the property, minimizing any potential visual impacts.

Conclusion:

Staff has reviewed the revised project and with the exception of the rear and side yard setbacks, it has determined the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development

regulations of the OR-1-1 zone, where the entire WCF is located, the Communication Antenna Regulations and Environmentally Sensitive Lands. The required findings have been proposed (Attachment 5) to support staff's recommendation.

Therefore, staff recommends the Planning Commission approve CUP No. 851376, PDP No. 1128514 and SDP No. 1125815.

ALTERNATIVES:

1. **Approve** CUP No. 851376, PDP No. 1128514 and SDP No. 1125815 **with modifications.**
2. **Deny** CUP No. 851376, PDP No. 1128514 and SDP No. 1125815, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Acting Deputy Director
Development Services Department

Karen Lynch
Project Manager
Development Services Department

TOMLINSON/KAL

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photo Survey
9. Photosimulations
10. Coverage Maps
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Notice of Public Hearing
15. Project Plans



PROJECT SITE



Aerial Photo

T-MOBILE- MORRISON PROJECT NUMBER 237433

4864 LILA DRIVE

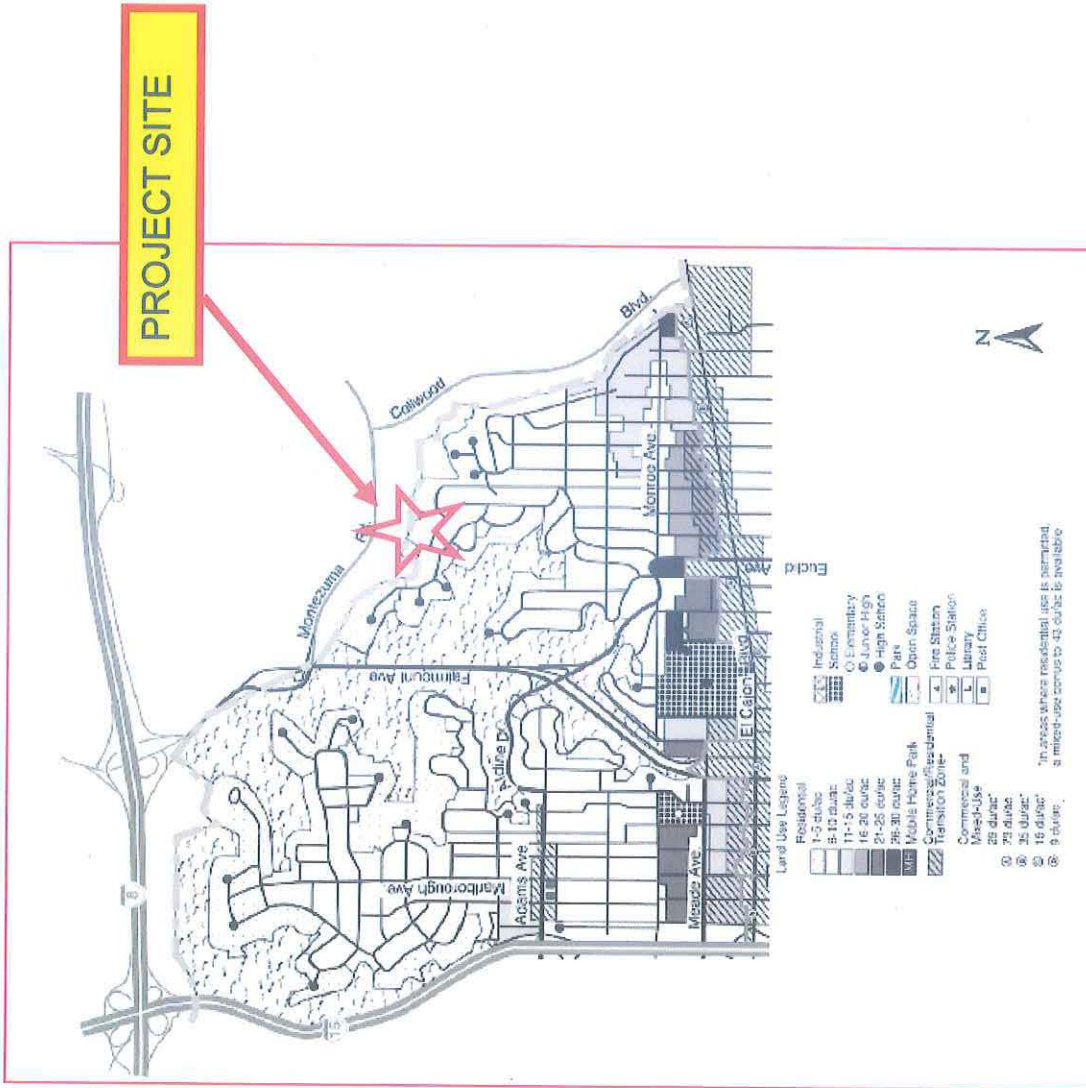


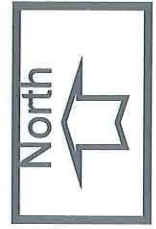
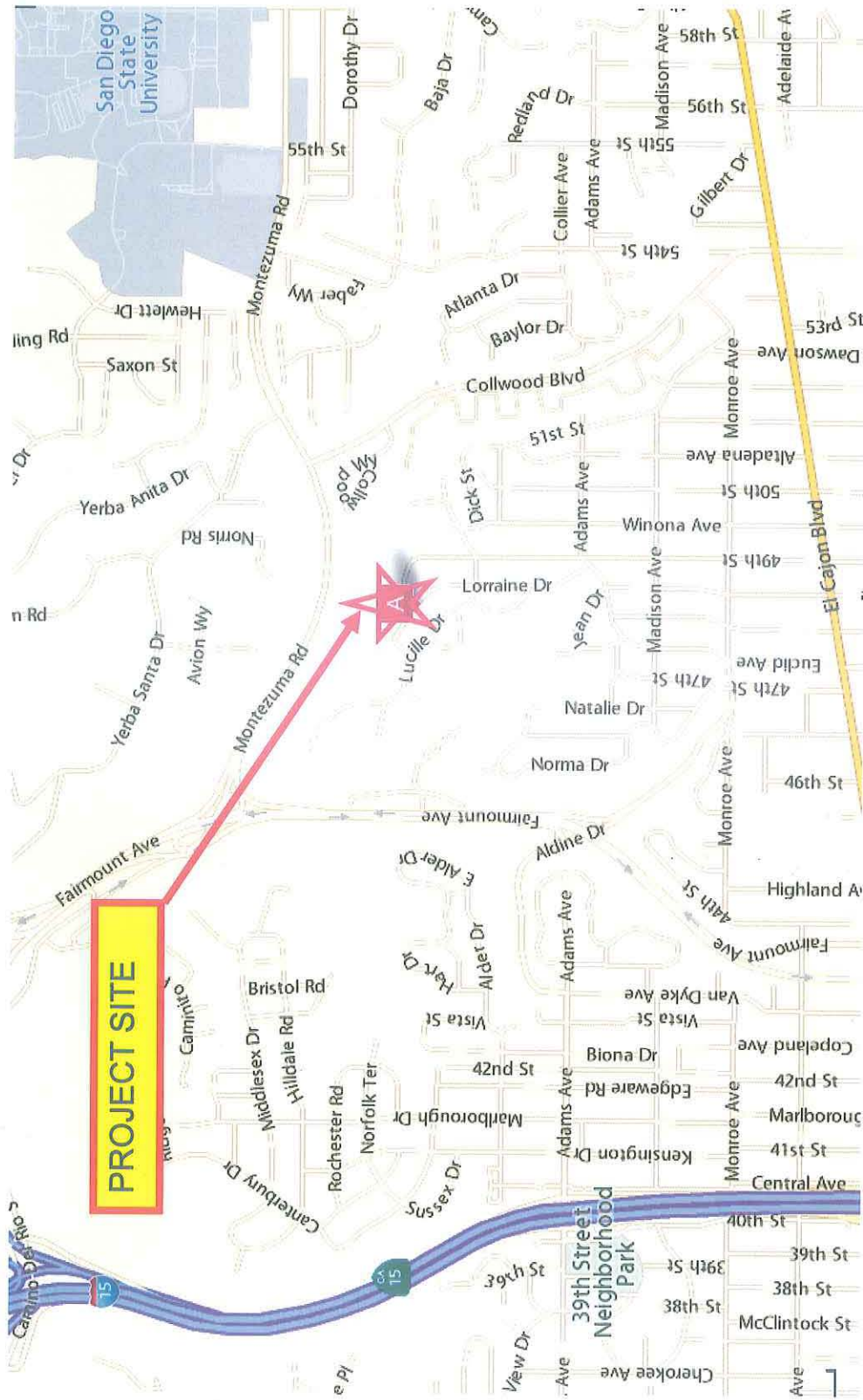


KENSINGTON-TALMADGE COMMUNITY PLAN MAP

I-MOBILE- MORRISON PROJECT NUMBER 237433

4864 LILA DRIVE





Project Location Map
T-MOBILE- MORRISON PROJECT NUMBER 237433
4864 LILA DRIVE



PROJECT DATA SHEET

| | | |
|--|--|--------------------------|
| PROJECT NAME: | T-Mobile - Morrison | |
| PROJECT DESCRIPTION: | An wireless communication facility consisting of six panel antennas to be located on the new AT&T faux pine tree with three associated existing equipment cabinets located behind new screening. | |
| COMMUNITY PLAN AREA: | Kensington-Talmadge | |
| DISCRETIONARY ACTIONS: | Conditional Use Permit, Planned Development Permit, Site Development Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Single Family Residential | |
| <u>ZONING INFORMATION:</u> | | |
| ZONE: RS-1-7/RS-1-1/OR-1-1 HEIGHT LIMIT: 30-Foot maximum height limit. FRONT SETBACK: 15 feet. SIDE SETBACK: 8 feet. REAR SETBACK: 20 feet. | | |
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Park/Open Space; OR-1-1. | Vacant Open Space |
| SOUTH: | Single-Family Residential; RS-1-7 | Single Unit Residential |
| EAST: | Single-Family Residential; RS-1-7. | Single Unit Residential |
| WEST: | Single-Family Residential; RS-1-7 | Single Unit Residential |
| DEVIATIONS OR VARIANCES REQUESTED: | Deviation to encroach into the side and rear yard setbacks. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | On October 9, 2013, the Kensington-Talmadge Planning Group voted 11-2 to recommend approval of this project. | |

**PLANNING COMMISSION RESOLUTION NO.
CONDITIONAL USE PERMIT (CUP) NO. 851376
PLANNED DEVELOPMENT PERMIT (PDP) NO. 1125814
SITE DEVELOPMENT PERMIT (SDP) NO. 1125815
T-MOBILE – MORRISON
PROJECT NO. 237433
DRAFT**

WHEREAS, Margaret Morrison, Owner and T-Mobile, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 815376, 1125814 and 1125815) on portions of a .98-acre site;

WHEREAS, the project site is located at 4864 Lila Drive in the RS-1-7, RS-1-1 and OR-1-1 zones of the Kensington-Talmadge Community Plan area;

WHEREAS, the project site is legally described as: Lot 1137 of Talmadge Park Estates, Unit No. 2 in the City of San Diego County of San Diego, State of California, according to Map thereof No. 1306 filed in the Office of the Recorder of San Diego County, March 12, 1946;

WHEREAS, on November 14, 2013, the Planning Commission of the City of San Diego considered CUP No. 851376, PDP No. 1125814 and SDP No. 1125815, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 15, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) 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 14, 2013.

FINDINGS:

Conditional Use Permit – Section §126.0305

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

The Kensington-Talmadge Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The project site is located in the backyard of a home overlooking Montezuma Road. The T-Mobile facility is one of two communication facilities on the

project site, both of which can be seen from Lila Drive and also from other canyon rim homes. The permit associated with the existing pipe mounted antennas is expired and T-Mobile is now proposing to remove the pipe mounts and associated antennas and install six new panel antennas on a new 27'-6" faux pine tree that AT&T is proposing to install as part of their project (PTS 205425). The existing T-Mobile equipment will remain in the current location, which is located within the side and rear setbacks on the northeastern portion of the backyard. An existing wire mesh fence located on the top of the perimeter retaining wall will be replaced with a wood trellis screen and vine pockets will be added to screen the equipment from the neighboring properties. In an effort to provide additional screening of the WCF, T-Mobile and AT&T will be meeting with the property owner to the west to determine placement and species of trees to be reviewed by landscape staff prior to issuance of any construction permits. With these additions and modifications, the proposed T-Mobile WCF will not adversely affect the Community Plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (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 as concluded in the Radio Frequency Electromagnetic Fields Exposure Report, dated January 19, 2012. Therefore, 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; and

The original facility was approved by the Planning Commission on March 19, 1996. The Conditional Use Permit (CUP) included a ten-year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the Planning Commission imposed a ten-year limit in order to re-evaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and T-Mobile is now seeking to obtain another permit to maintain a facility at this location and make improvements to the WCF in order to comply with current design standards. The project was approved under the previous Municipal Code, which permitted deviations with a CUP. The WCF was installed at the edge of the backyard in order to "see" over the canyon rim down to Montezuma Road. The regulations have changed since 2000 and the equipment is now located within the side and rear yard setback. Although T-Mobile is proposing to install their antennas on the new AT&T faux pine tree, the low scale equipment cabinets will remain where they are within the setbacks. The existing metal mesh fence on top of the perimeter retaining wall will be replaced with wood trellis screening and vine pockets will be added so that the equipment will eventually be completely screened from neighboring properties. Additionally, the AT&T faux pine will be completely located within the rear setback, which means the T-Mobile antennas will also require a deviation for the encroachment of the antennas into the rear yard setback. Relocating the tree out of the 20' rear yard setback would require increasing the height of the tree significantly in order to maintain current coverage levels. Relocating the equipment out of the setbacks would be difficult to accomplish without interfering with the number of accessory structures and uses currently located in the Morrison backyard.

T-Mobile and AT&T are proposing to add landscape in order to aid in blending the facility into the backyard setting and minimize any visibility from the street. The T-Mobile WCF complies with all of the other development regulations of the OR-1-1 zone and with the addition of the pine needle socks, the landscape, and upgrade of the fencing material; it will meet the objectives of the Communication Antenna regulations to minimize visibility.

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

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

New regulations and policies have been in effect for the last nine years which guide the location and aesthetics of these types of facilities. A wireless communication facility proposed in a residential area would be required to justify why other less sensitive land uses were not explored. In this case, the facility has operated in this location since 1996 providing service to the neighborhood and the surrounding community. There are no non-residential properties within the search ring other than vacant privately owned open space zones, which are also the least preferred land uses pursuant to Council Policy 600-43, Wireless Communication Facilities. The land beyond the Morrison property to the north is all part of the Multiple Habitat Planning Area (MHPA) which contains environmentally sensitive lands and has development and access constraints in addition to being owned by the Homeowners Association for the condominium complex below the Morrison property. The improvements T-Mobile is proposing include additional landscaping, pine needle socks to cover the antennas and an upgraded fence along the existing block retaining wall on the perimeter of the property. All of these improvements occur on the Morrison property and have no impacts to the environmentally sensitive lands to the north. Conditions have been included in the permit to ensure the Land Use Adjacency Guidelines will be adhered to during the life of the permit.

The only other potential location for a WCF in the immediate area is the Public Right-of-Way (ROW). These types of installations typically have more of an impact on the neighborhood due to the number of antennas supported on a light pole and the equipment that would have to be installed on the ground beside the light pole. Screening those WCF projects in the ROW is limited to low scale shrubs, which does not address the visual impact of the bulk at the top of the pole.

Combining the T-Mobile antennas on a proposed faux AT&T tree along with AT&T's antennas will minimize the number of vertical structures needed to support both carriers and therefore reduce any visual impacts associated with the WCFs. The faux tree is set back approximately 160-feet from Lila Drive and the tree will be located approximately in the middle of the back edge of the rear yard, which along with additional landscape will reduce the visual impacts to the two immediately adjacent homeowners. T-Mobile's antennas are at approximately 14-feet in height and covered with antenna socks. The branches will also extend a minimum of 24" beyond the antennas further screening the antennas. The lack of non-residential properties in the search ring for relocation purposes and the proximity of this project from Lila Drive along with the proposed landscape and screening improvements, this WCF is appropriate at this location.

Planned Development Permit - Section 126.0604**1. The proposed development will not adversely affect the applicable land use plan;**

The Kensington-Talmadge Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The project site is located in the backyard of a home overlooking Montezuma Road. The T-Mobile facility is one of two communication facilities on the project site, both of which can be seen from Lila Drive and also from other canyon rim homes. The permit associated with the existing pipe mounted antennas is expired and T-Mobile is now proposing to remove the pipe mounts and associated antennas and install six new panel antennas on a new 27'-6" faux pine tree that AT&T is proposing to install as part of their project (PTS 205425). The existing T-Mobile equipment will remain in the current location, which is located within the side and rear setbacks on the northeastern portion of the backyard. An existing wire mesh fence located on the top of the perimeter retaining wall will be replaced with a wood trellis screen and vine pockets will be added to screen the equipment from the neighboring properties. In an effort to provide additional screening of the WCF, T-Mobile and AT&T will be meeting with the property owner to the west to determine placement and species of trees to be reviewed by landscape staff prior to issuance of any construction permits. With these additions and modifications, the proposed T-Mobile WCF will not adversely affect the Community Plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (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 as concluded in the Radio Frequency Electromagnetic Fields Exposure Report, dated January 19, 2012. Therefore, 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 proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The T-Mobile WCF is located at the edge of the Morrison backyard overlooking Montezuma Road. The required rear yard setback in the OR-1-1 zone is 20-feet and the required side yard setback is 8-feet. The entire WCF is located within both setbacks. The location on the edge of the backyard affords a topographical advantage to provide wireless service to the surrounding community. If the WCF were relocated out of the setbacks, the poles would have to increase in height in order for the antennas to "see over" the shadow created by the distance away from the canyon edge. This would increase the visibility of the poles to Lila Drive and potentially to the adjacent neighbors. The antenna poles as they are situated now are set back approximately 160-feet from Lila Drive. With the addition of the faux vine mesh socks and landscape they will become less visible to Lila Drive and the new landscape will create a

backdrop for the antenna poles when viewed from the north looking toward the backyard. With these modifications, the WCF will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations.

Site Development Permit - Section 126.0504

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

The Kensington-Talmadge Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This project is existing and was designed in accordance with the standards in place at the time of the original approval in 1996. The project site is located in the backyard of a home overlooking Montezuma Road. The T-Mobile facility is one of two communication facilities on the project site, both of which can be seen from Lila Drive and also from other canyon rim homes. In order to achieve compliance with the General Plan recommendations, T-Mobile is proposing to add faux vine mesh on the antenna poles in order to help them blend into the landscape backdrop. T-Mobile is also adding five 24-inch box Western Redbud trees to enhance the landscape setting and to aid in integrating the facility to minimize visual impacts from Lila Drive and the surrounding canyon rim. With these additions, the proposed T-Mobile WCF will not adversely affect the Community Plan.

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 as concluded in the Radio Frequency Electromagnetic Fields Exposure Report, dated January 19, 2012. Therefore, 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 original facility was approved by the Planning Commission on March 19, 1996. The Conditional Use Permit (CUP) included a ten-year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the Planning Commission imposed a ten-year limit in order to re-evaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and T-Mobile is now seeking to obtain another permit to maintain a facility at this location and make improvements to the WCF in order to comply with current design standards. The project was approved under the previous Municipal Code, which permitted deviations with a CUP. The WCF was installed at the edge of the backyard in order to "see" over the canyon rim down to Montezuma Road. The regulations have changed since 2000 and the equipment is now located within the side and rear yard setback. Although T-Mobile is proposing to install their antennas on the new AT&T faux pine tree, the low scale equipment cabinets will remain where they are

within the setbacks. The existing metal mesh fence on top of the perimeter retaining wall will be replaced with wood trellis screening and vine pockets will be added so that the equipment will eventually be completely screened from neighboring properties. Additionally, the AT&T faux pine will be completely located within the rear setback, which means the T-Mobile antennas will also require a deviation for the encroachment of the antennas into the rear yard setback. Relocating the tree out of the 20' rear yard setback would require increasing the height of the tree significantly in order to maintain current coverage levels. Relocating the equipment out of the setbacks would be difficult to accomplish without interfering with the number of accessory structures and uses currently located in the Morrison backyard.

T-Mobile and AT&T are proposing to add landscape in order to aid in blending the facility into the backyard setting and minimize any visibility from the street. The T-Mobile WCF complies with all of the other development regulations of the OR-1-1 zone and with the addition of the pine needle socks, the landscape, and upgrade of the fencing material; it will meet the objectives of the Communication Antenna regulations to minimize visibility.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 851376/PDP No. 1125814/SDP No. 1125815 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.'s 853176/1125814/1125815, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on November 14, 2013

Job Order No. 24001722

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 2401722

CONDITIONAL USE PERMIT (CUP) NO. 851376
PLANNED DEVELOPMENT PERMIT (PDP) NO. 1125814
SITE DEVELOPMENT PERMIT (SDP) NO. 1125815
T-MOBILE – MORRISON
PROJECT NO. 237433
PLANNING COMMISSION
DRAFT

This CUP No. 85137/PDP No. 1125814/SDP No. 1125815 is granted by the Planning Commission of the City of San Diego to Margaret Morrison, Owner, and T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Divisions 5 and 6. The .98-acre site is located at 4864 Lila Drive in the RS-1-7/RS-1-1/OR-1-1 zones of the Kensington-Talmadge Community Planning area. The project site is legally described as: Lot 1137 of Talmadge Park Estates, Unit No. 2 in the City of San Diego County of San Diego, State of California, according to Map thereof No. 1306 filed in the Office of the Recorder of San Diego County, March 12, 1946.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 14, 2013, on file in the Development Services Department.

The project shall include:

- a. The installation of six T-Mobile panel antennas (56" x 12" x 7.9") and three Tower Mounted Amplifiers (TMA) on a 27'-6" AT&T monopine (processed under PTS 205425);
- b. Removal of two existing pipe mounts supporting panel antennas;

- c. Three existing equipment cabinets currently located within the side and rear yard setbacks (0' rear where 20' is required and 0' side where 8' is required);
- d. Landscaping (planting, irrigation and landscape related improvements);
- b. Replacement of the existing wire mesh fence on top of the perimeter retaining wall with wood lattice. Both the new fence and the CMU wall upon which it is located will be painted to blend with the landscape below;
- 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 November 29, 2013.
2. This CUP/PDP/SDP and corresponding use of this site shall **expire on November 29, 2023**. 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 T-Mobile to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

- b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void,

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

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction 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.

15. 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:

16. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

17. Additional landscape required as a result of a meeting with the adjacent property owner to the west shall be approved by Development Services prior to issuance of Building Permits.

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

19. FOR EXISTING LANDSCAPING- Submit landscape and irrigation construction documents for Area of Work, consistent with the Land Development Manual, Municipal Code and Landscape Standards, to the Development Services Department for approval. Plans shall show connectivity to existing irrigation. and rain sensor. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.

21. If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the wireless communication facility, then replacement trees of a similar size shall be planted to the satisfaction of the City Manager

22. Upon notification by Development Services, any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15-gallon size or 60-inch box size /15 foot BTH material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15gal. shrub, 60"tree.

MULTIPLE SPECIES CONSERVATION PROGRAM:

23. Due to the adjacency to the MHPA, the development must conform to all applicable Land Use Adjacency Guidelines (LUAG) (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA. Prior to issuance of Construction Permits, identify the MSCP boundaries and provide LUAG notes on the construction plans.

24. Lighting should be directed away from the MHPA, and shielded.

25. Drainage should be directed away from the MHPA, or if not possible, must not drain directly into the MHPA. Instead, runoff should flow into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA.

26. No invasive plant species shall be planted in or adjacent to the MHPA.

27. Due to the site's location adjacent to the MHPA, construction noise will need to be avoided, if possible, during the breeding season of the California gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence.

28. If the species is/are not identified within the MHPA, no additional measures will be required. If present, measures to minimize noise impacts are required and will include temporary noise walls/berms as determined by Development Services. If a survey is not conducted and construction is proposed during the species' breeding season, presence will be assumed and a temporary wall/berm is required. Noise levels from construction activities during the bird

breeding season shall not exceed 60 dBA hourly LEQ at the edge of the occupied MHPA, or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ.

PLANNING/DESIGN REQUIREMENTS:

29. 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.
30. The paint color of the new wood lattice screen shall match the existing wood lattice on site
31. The color of the CMU retaining wall shall match the surrounding landscape palette and shall be approved by Development Services prior to issuance of Building Permits.
32. Required landscape as a result of meeting with the adjacent property owner to the west shall be approved by Development Services prior to issuance of Building Permits.
33. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
34. Radio-frequency transparent "socks" fully covering the front and back of the antennas (and any other components) shall be installed.
35. Exposed mounting apparatus shall be removed and shall not remain on the faux pine absent antennas at any time.
36. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
37. 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.
38. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
39. 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.
40. 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."

41. No overhead cabling is allowed for this project.
42. Exposed mounting apparatus absent antennas is not permitted.
43. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
44. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
45. 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.
46. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/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.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 14, 2013 by Resolution No. XXXXXXXXX.

Permit Type/PTS Approval No.: CUP No. 851376/PDP No. 1125814/SDP No. 1125815
Date of Approval: November 14, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
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.

Margaret Morrison
Owner

By _____

T-Mobile West, LLC
Permittee

By _____
Michael Fulton
General Manager

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

NOTICE OF EXEMPTION

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

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

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

PROJECT NO.: 237433

PROJECT TITLE: T-MOBILE MORRISON

PROJECT LOCATION-SPECIFIC: 4864 Lila Drive, San Diego, California 92115

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP), Planned Development Permit (PDP), and Site Development Permit (SDP) to allow for a wireless communication facility (WCF) consisting of two existing 14'-6" high antenna poles, each supporting three antennas and covered with faux vines. Associated equipment cabinets are located adjacent to the antenna poles (in the rear setback) and would be screened by a combination of landscape and fencing.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Debra DePratti (Applicant), Deprattiinc (Firm), 13948 Calle Bueno
Garnar, Jamul, CA 91935
(619) 222-3869

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: CEQA EXEMPTION 15301-(EXISTING FACILITIES)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from CEQA pursuant to Section 15301 – which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP, PDP, and SDP, to allow for a WCF consisting of two existing 14'-6" high antenna poles, and associated equipment cabinets are located adjacent to the antenna poles (in the rear setback) involves a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Rhonda Benally

TELEPHONE: (619) 446-5468

IF FILED BY APPLICANT:

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

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

Anna M. M... AICP Senior Planner
SIGNATURE/TITLE

APRIL 15, 2013
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SD06137 Morrison Residence Photo Survey



1. View looking south at North Elevation .
2. View looking west at East Elevation.



SD06137 Morrison Residence Photo Survey

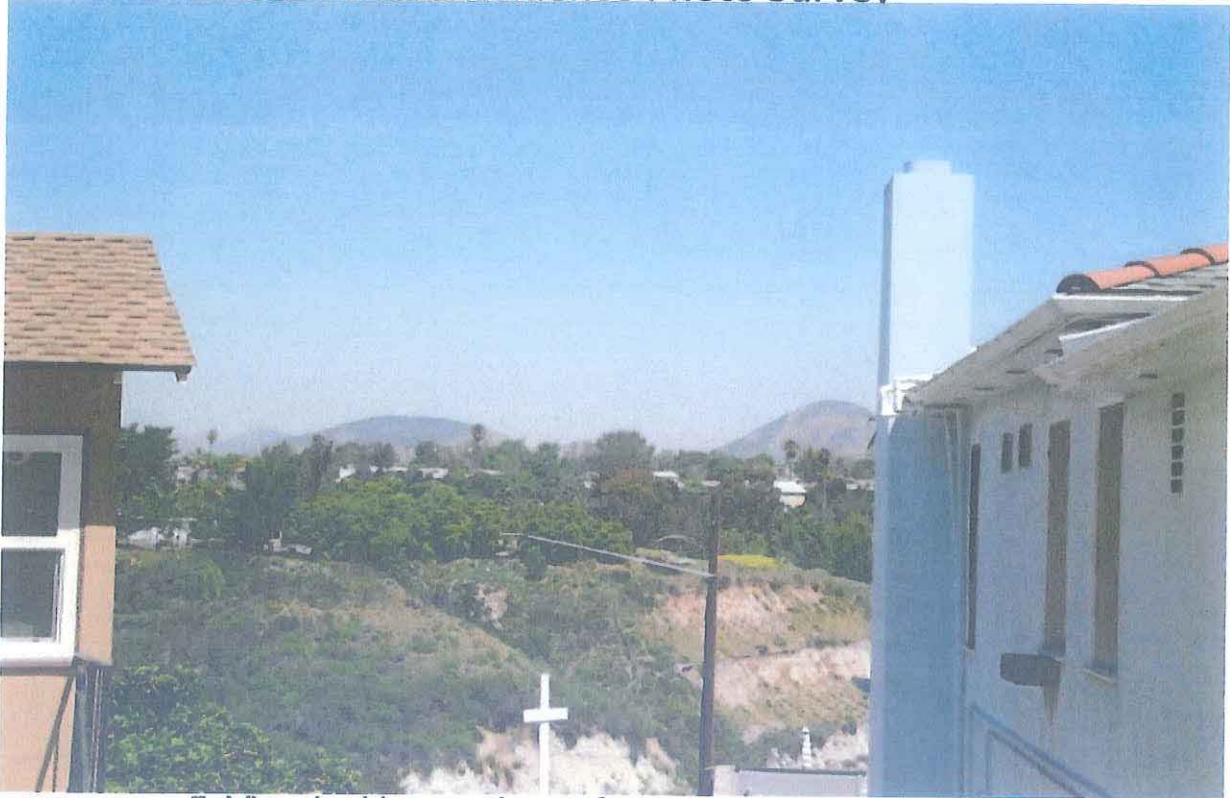


3. View looking west at East Elevation ZOOM.

4. View looking northeast at Southwest Elevation



SD06137 Morrison Residence Photo Survey



5. View looking northeast from north of Site.
6. View looking east , site behind house.



SD06137 Morrison Residence Photo Survey



7. View looking south from front of House/Site .
8. View looking west from front of House/Site.



EXISTING



SD0085
Morrison Pole
4864 Lila Dr.
San Diego, CA 92115
LTE Overlay

Proposed monopine to replace existing monopalm
Proposed live pine trees



PROPOSED

Photosimulation of proposed telecommunications site

EXISTING

ATTACHMENT 9



SD0085
Morrison Pole
4864 Lila Dr.
San Diego, CA 92115
LTE Overlay



Proposed landscaping



PROPOSED

Photosimulation of proposed telecommunications site

EXISTING

ATTACHMENT 9

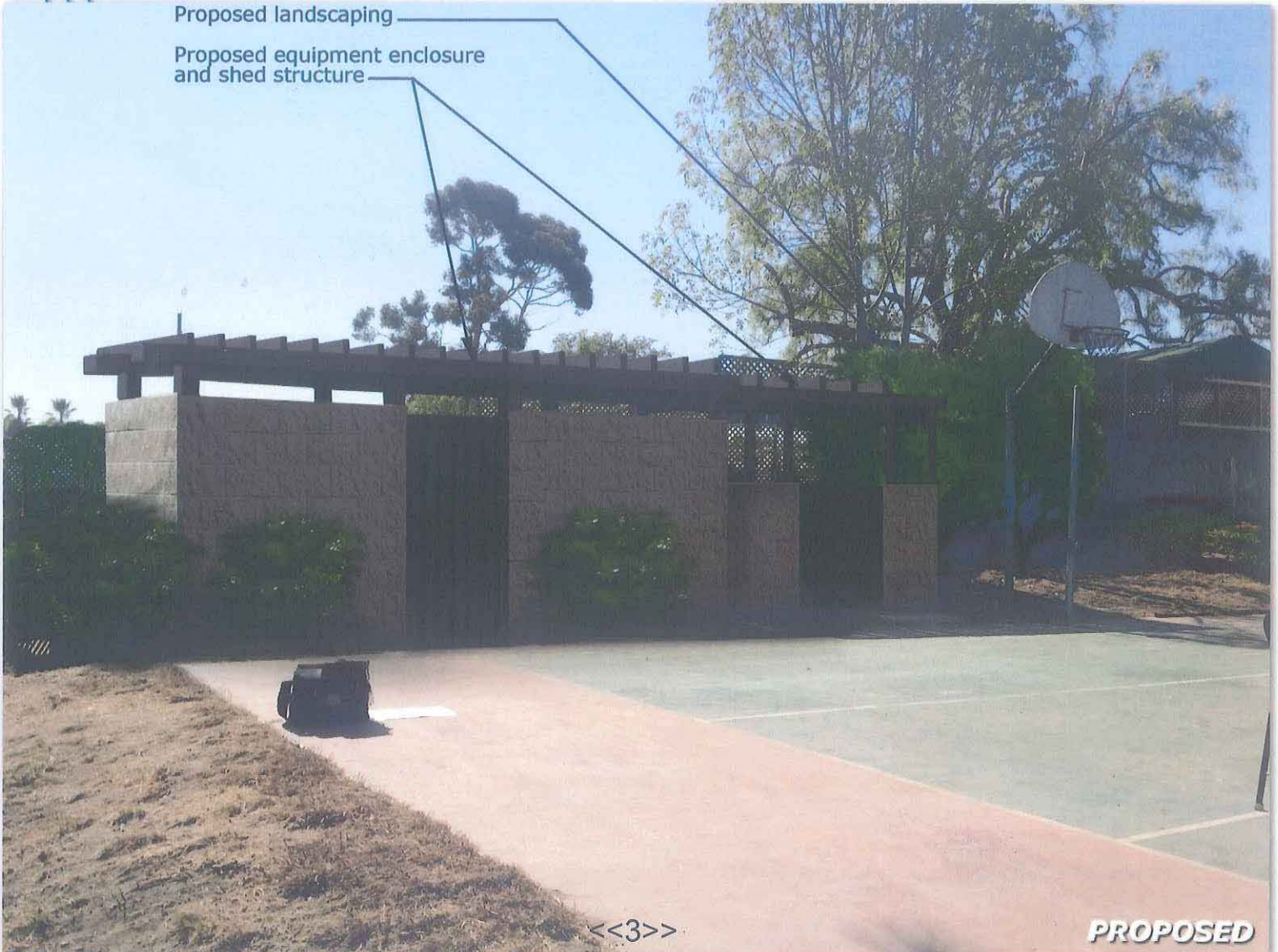


SD0085
Morrison Pole
4864 Lila Dr.
San Diego, CA 92115
LTE Overlay



Proposed landscaping

Proposed equipment enclosure and shed structure

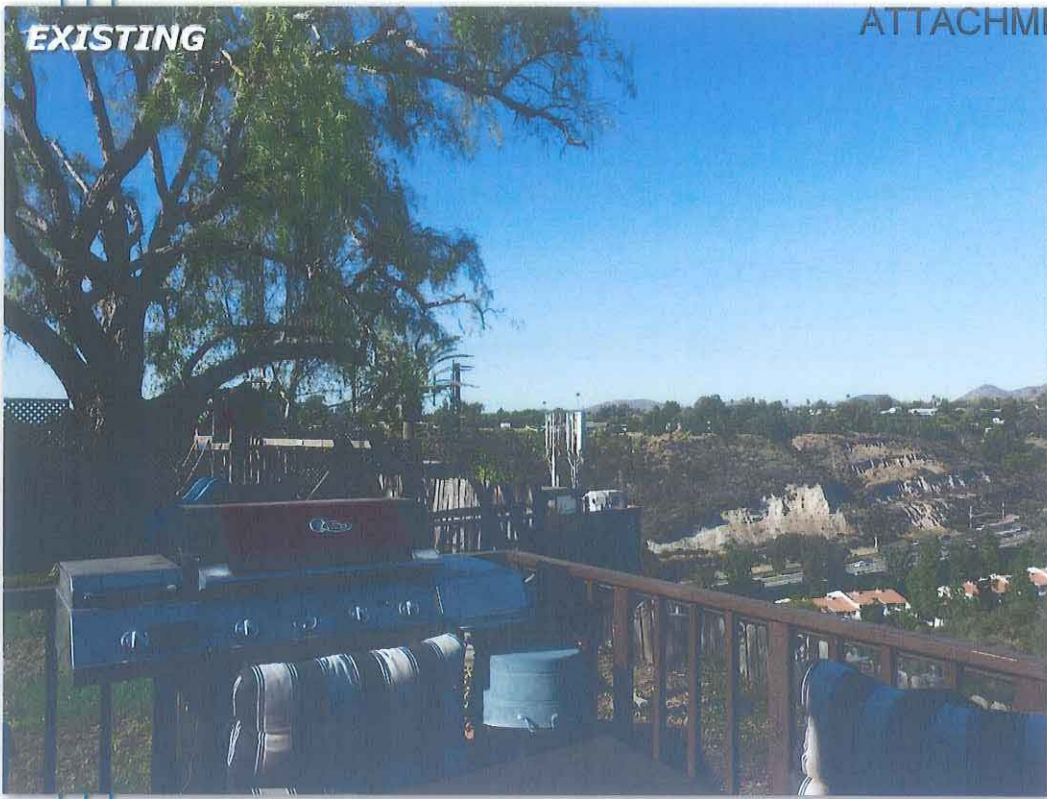


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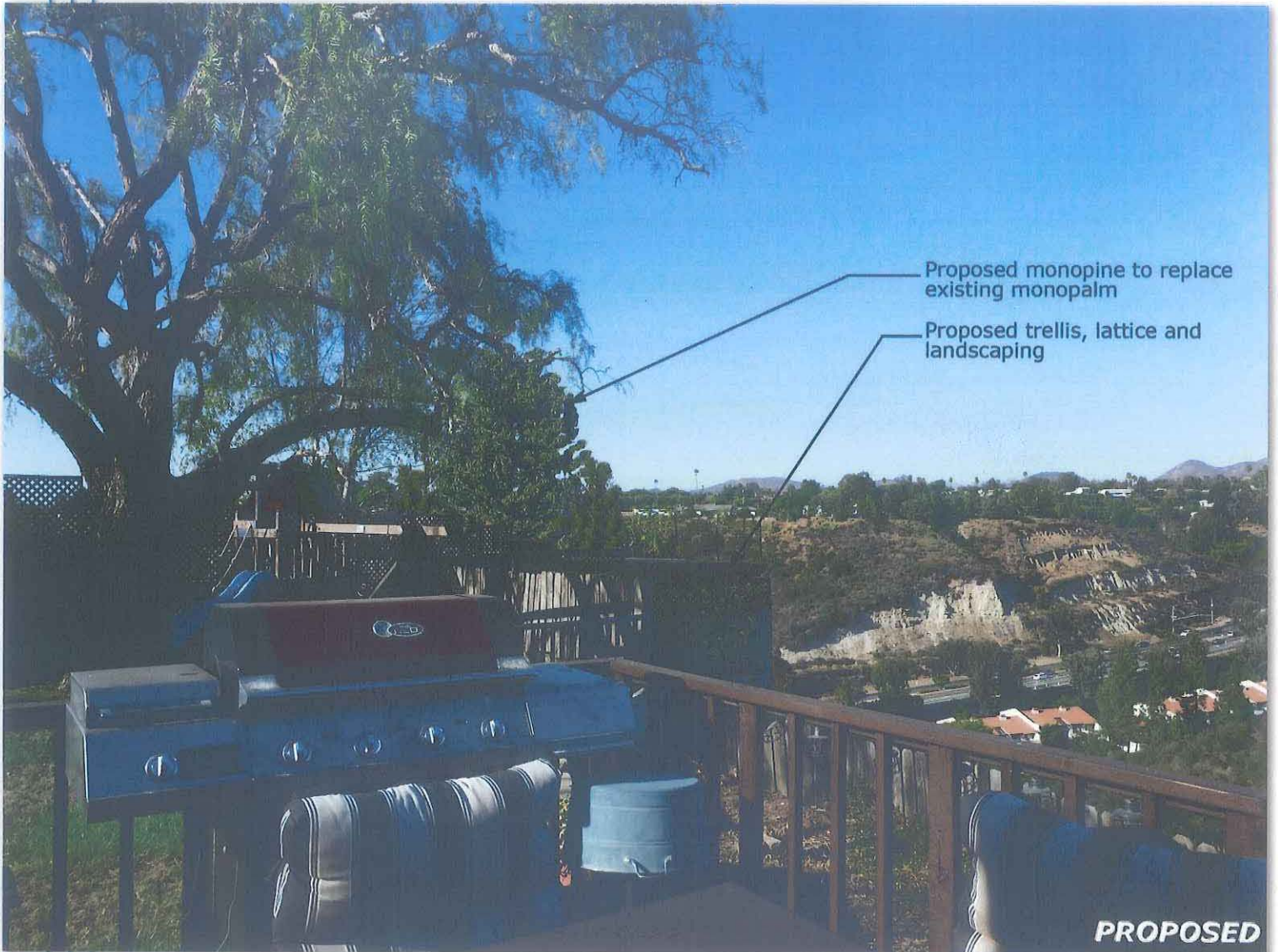
PROPOSED

Photosimulation of proposed telecommunications site

EXISTING



SD0085
Morrison Pole
4864 Lila Dr.
San Diego, CA 92115
LTE Overlay



Proposed monopine to replace existing monopalm

Proposed trellis, lattice and landscaping

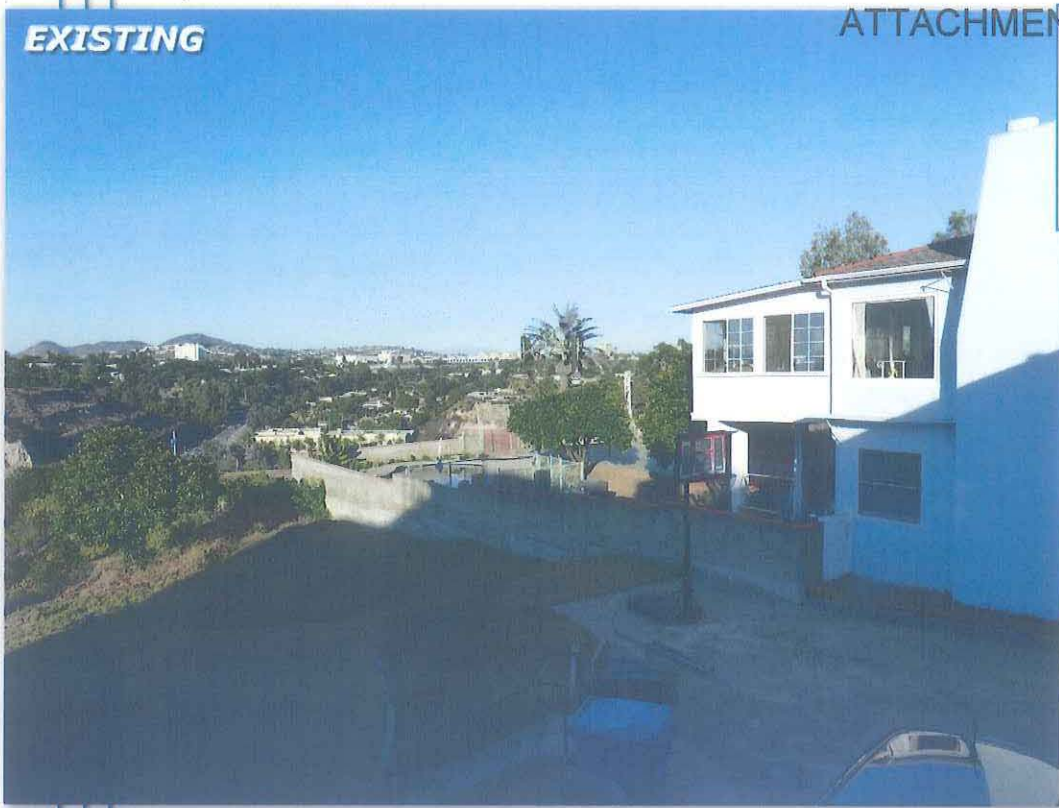
PROPOSED

EXISTING

ATTACHMENT 9

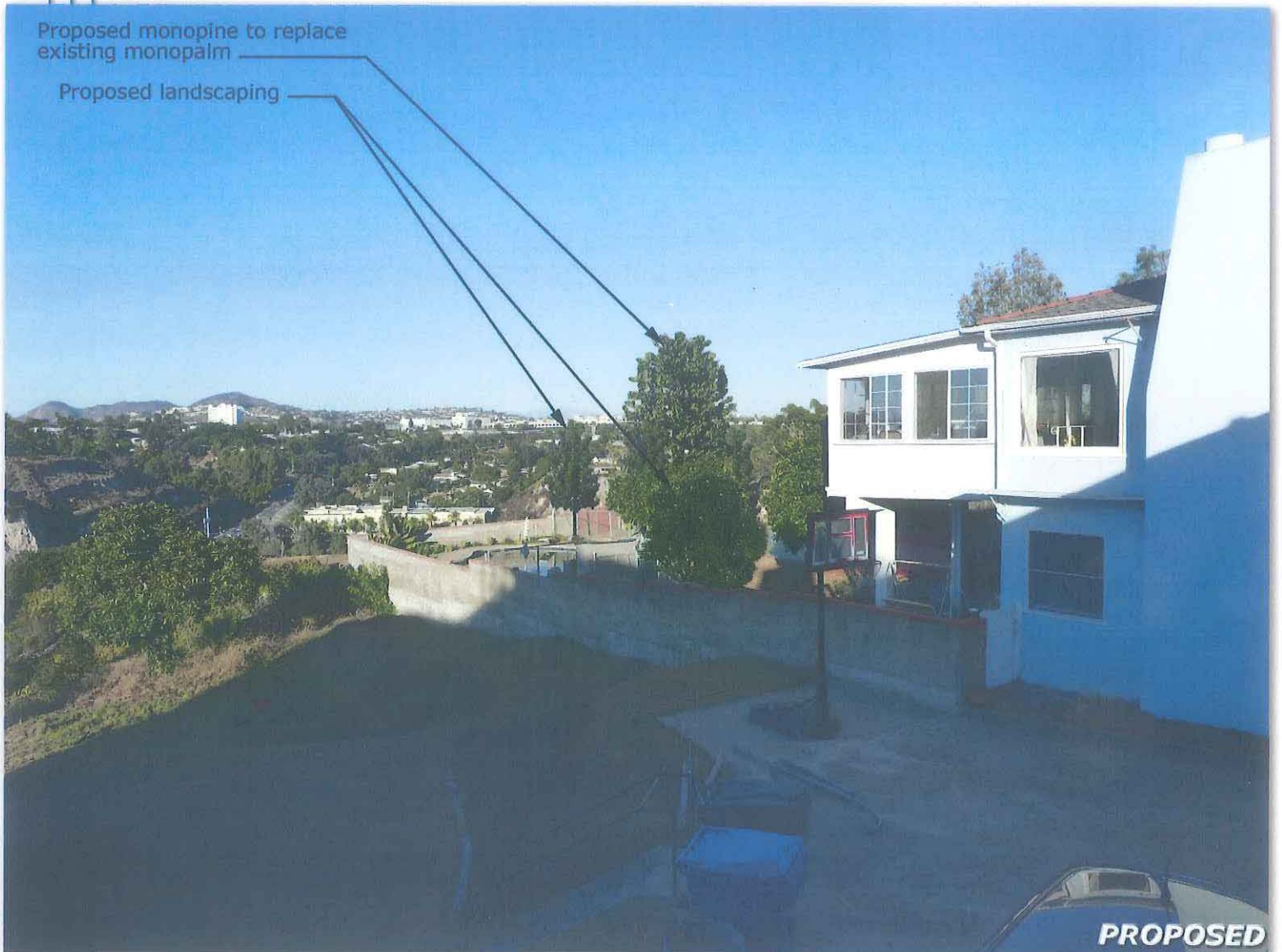


SD0085
Morrison Pole
4864 Lila Dr.
San Diego, CA 92115
LTE Overlay



Proposed monopine to replace existing monopalm

Proposed landscaping



PROPOSED

Photosimulation of proposed telecommunications site



SD06137 Coverage Map

RF Team San Diego Market
Apr 13, 2011



...T...Mobile...

Contents:

Plots: 2G

- SD06137 coverage
- SD06137 On-Air neighbor sites coverage
- SD06137 with On-Air neighbor sites coverage

Plots: 3G

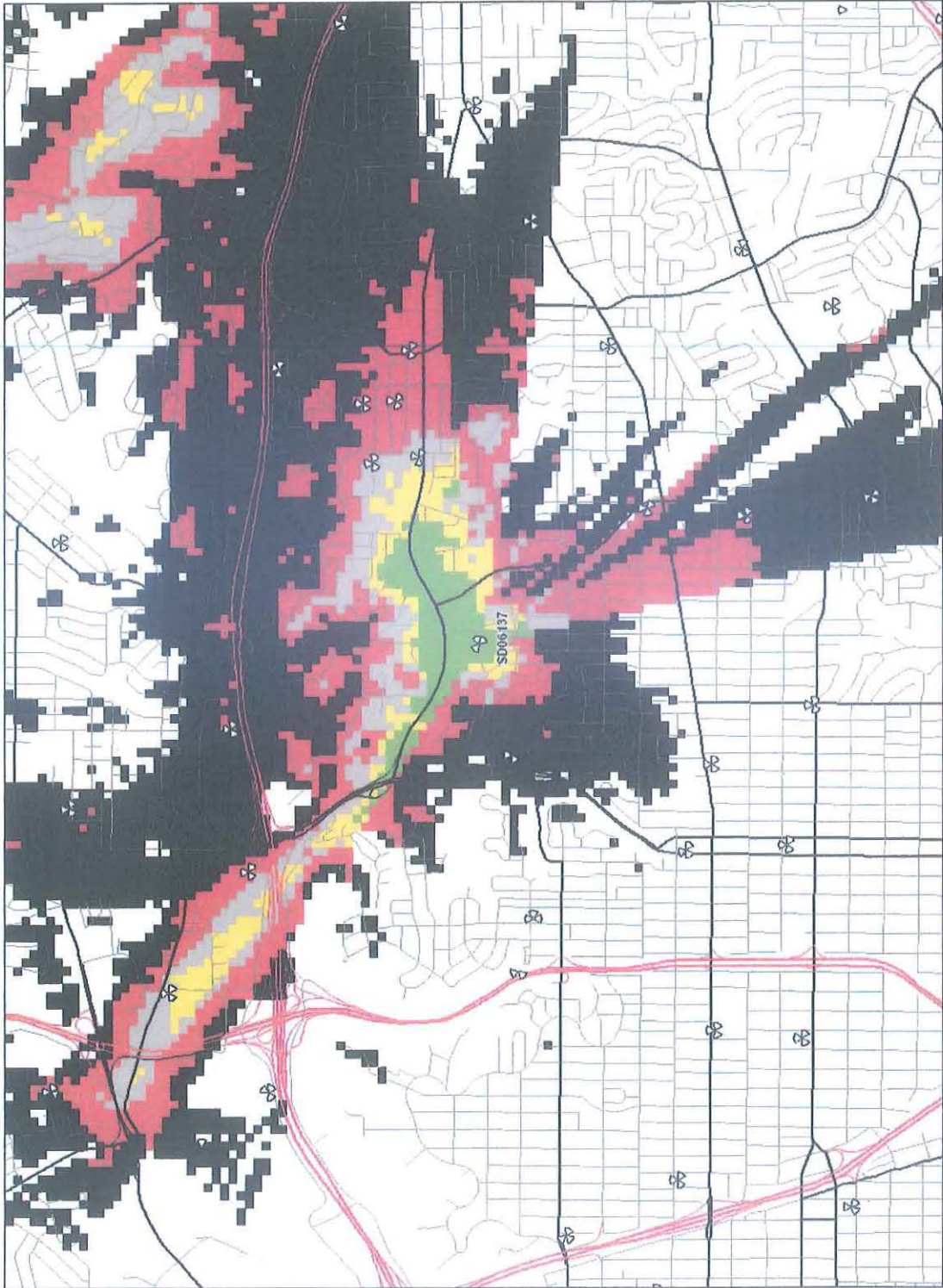
- SD06137 coverage
- SD06137 On-Air neighbor sites coverage
- SD06137 with On-Air neighbor sites coverage

2

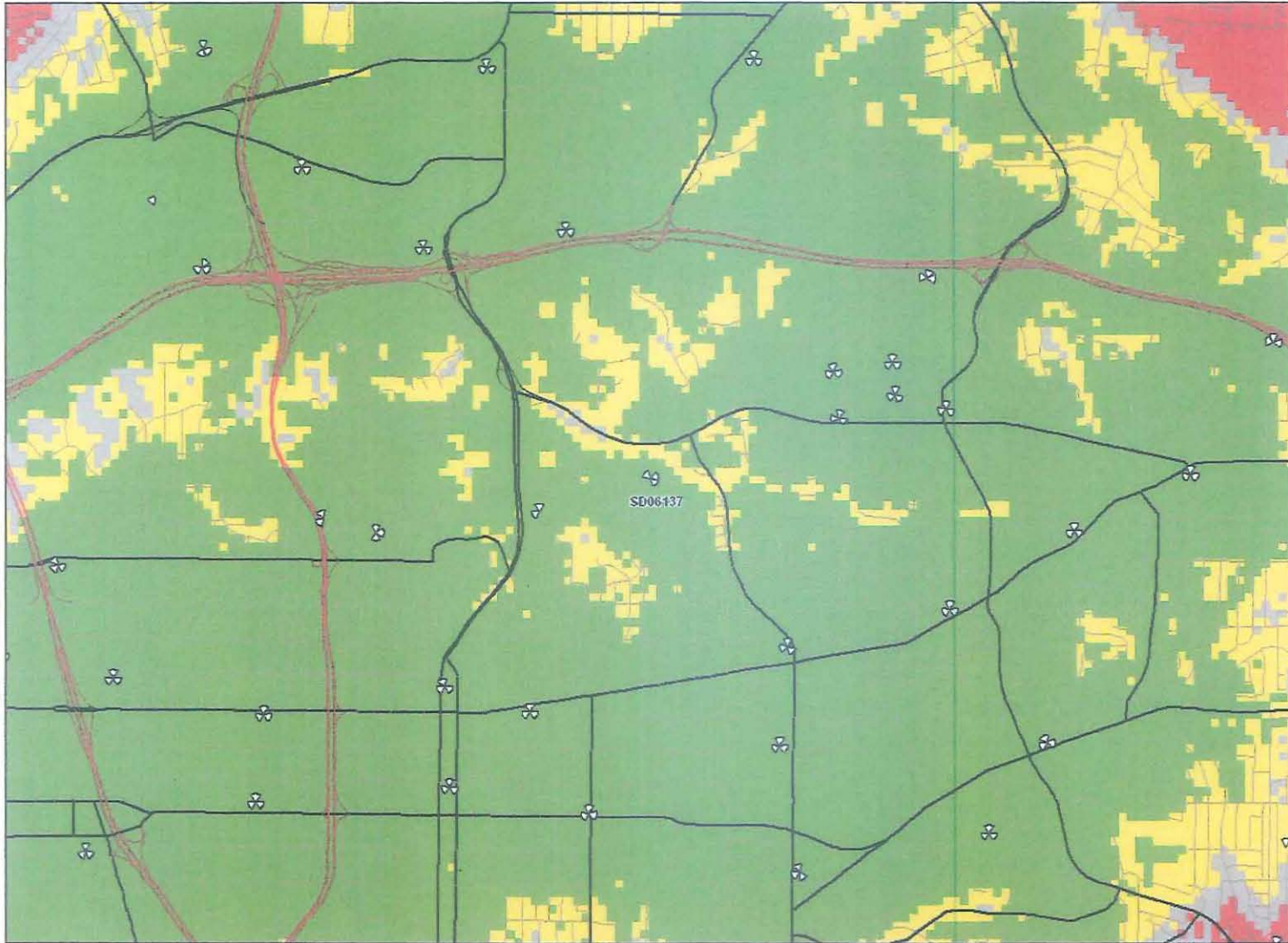


T-Mobile

2G: SD06137 Coverage



2G: On Air neighbor sites coverage

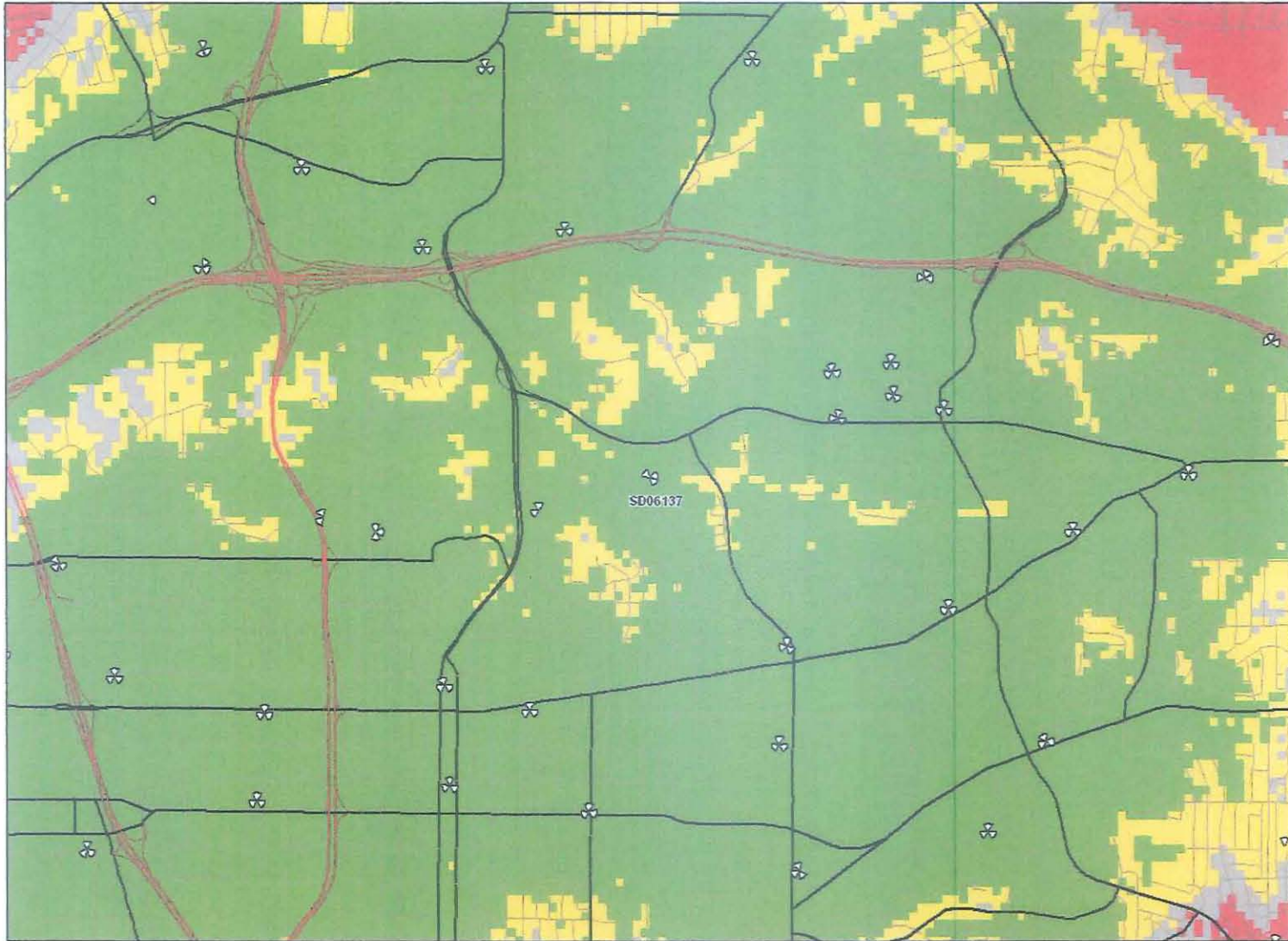


4

Legend: Coverage Level

- | | | |
|-------------------------|-------------|-------------------|
| In Building Commercial | Outdoor | Poor to No Signal |
| In Building Residential | No Coverage | |





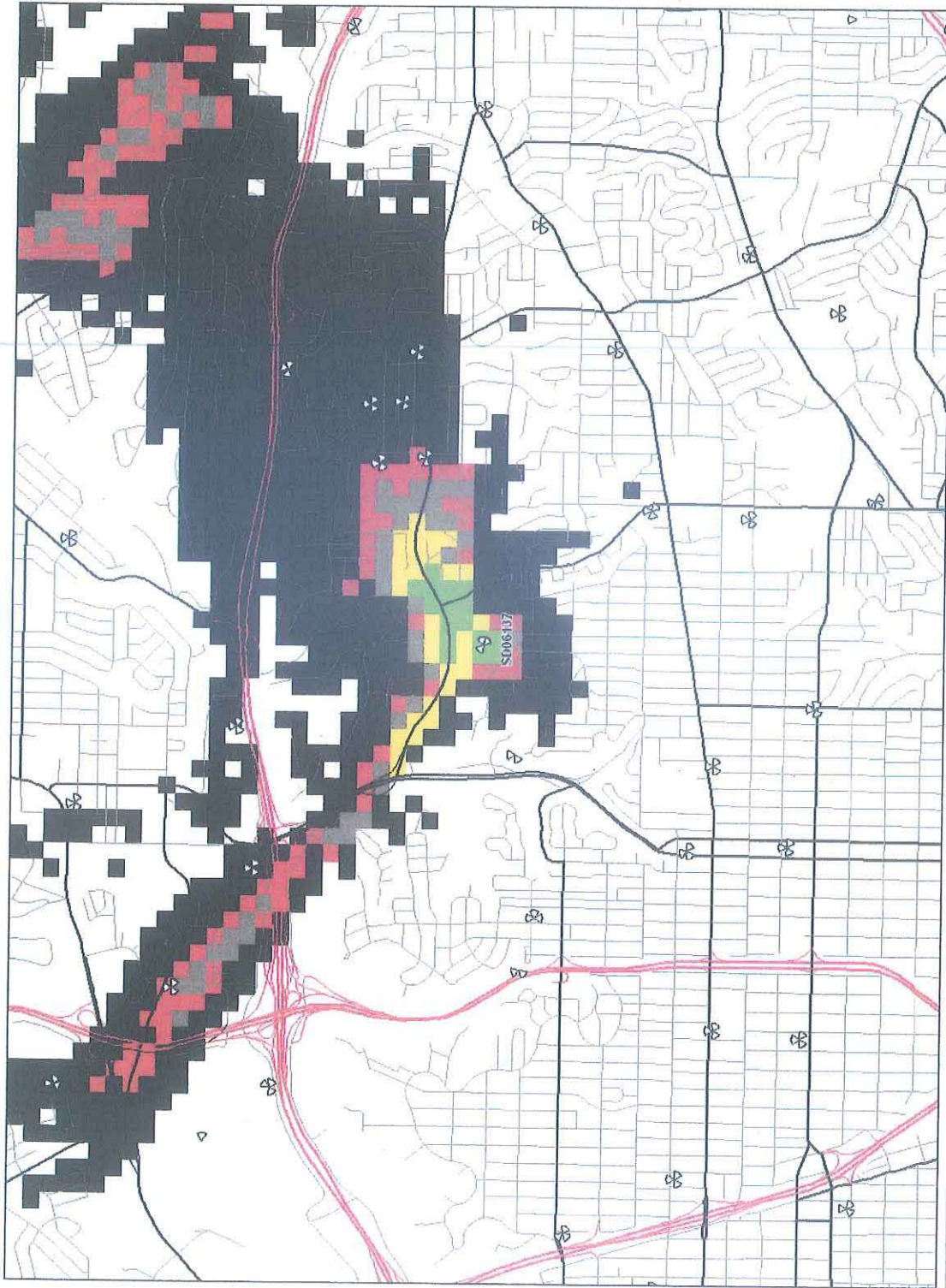
Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |



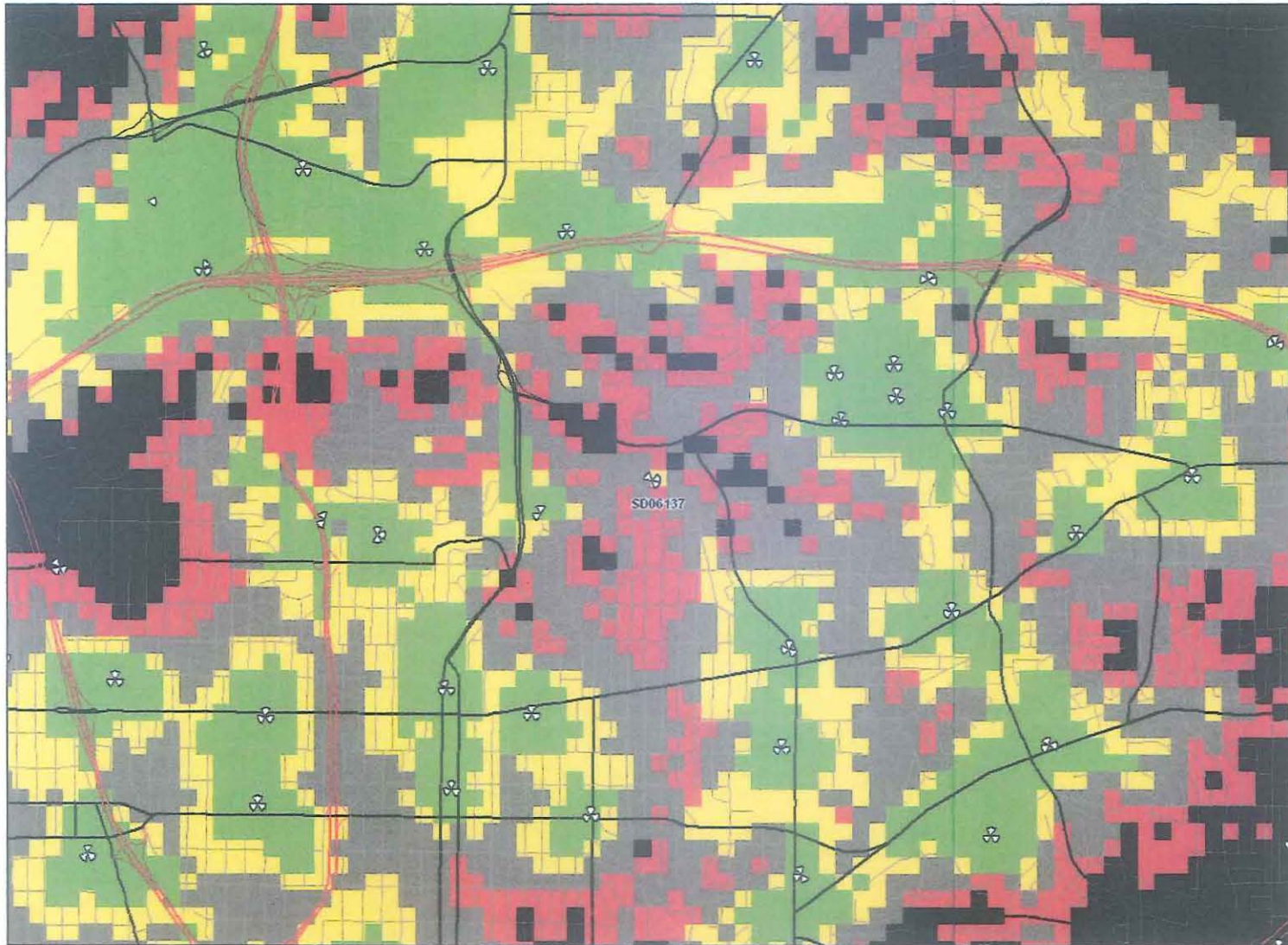
T-Mobile

3G: SD06137 Coverage



- Legend: Coverage Level**
- In Building Commercial
 - In Building Residential
 - Outdoor
 - Poor to No Signal
 - No Coverage



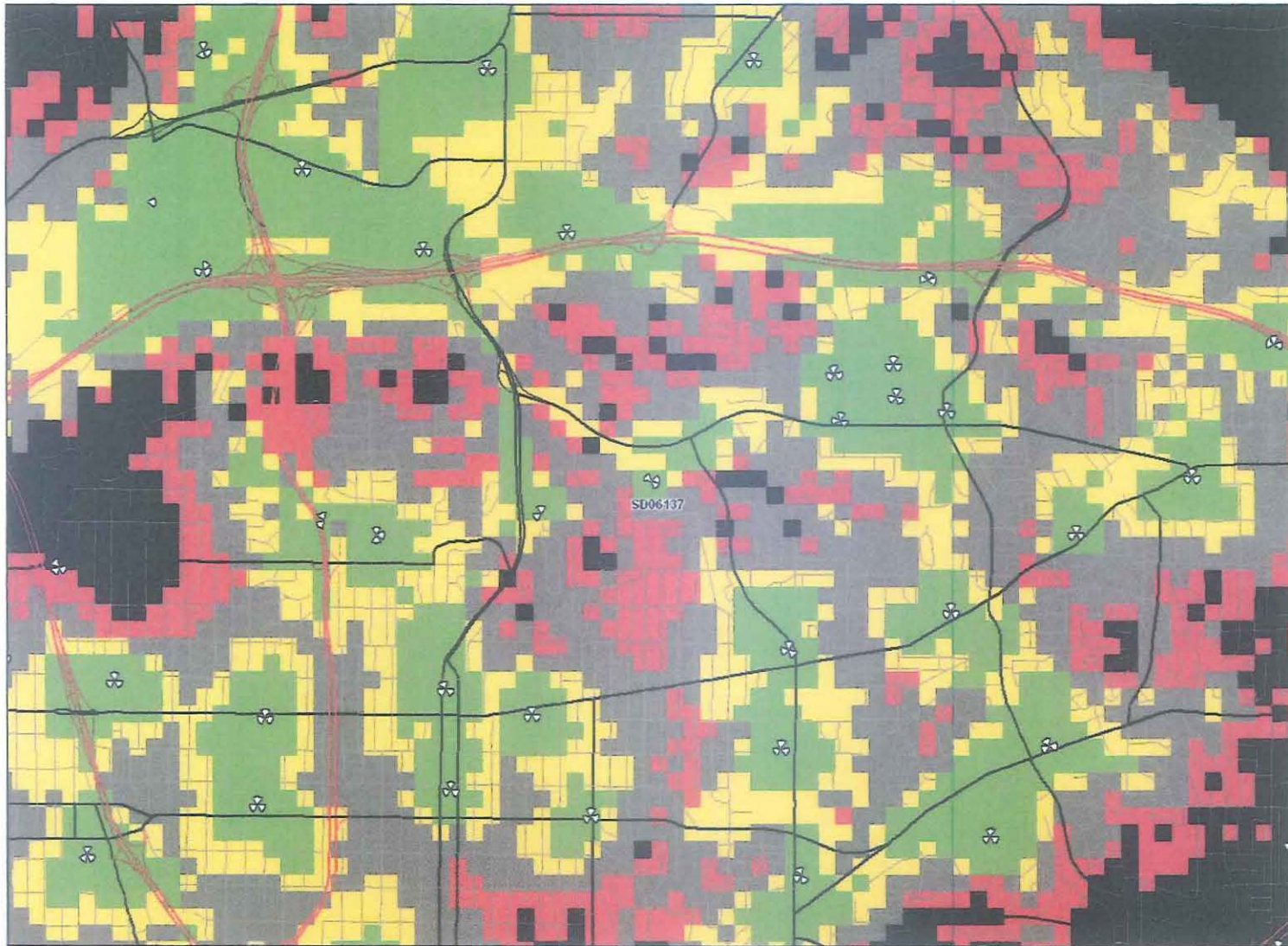


7

Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |





8

Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |





P.O. Box 16391, San Diego CA 92176

October 15, 2013

Ms Karen Lynch-Ashcraft
Telecom Section, Entitlements
Development Services
1010 Second Avenue
San Diego, CA 92101

RE: Morrison Pole 4864 Lila Drive WCF (AT&T & T-Mobile)
Project #168151 and SD0085

Dear Ms Lynch-Ashcraft:

At the October 9th, 2013 meeting of the Kensington-Talmadge Planning Group, the planning group, by an 11-2 vote, recommended approval of a permit for an existing Wireless Communications Facility at 4864 Lila Drive. The approval granted was for the plans submitted by AT&T and T-Mobile dated October 4th, 2013. Of particular note regarding these plans are the proposals to co-locate the antennas onto one tower, and to re-locate AT&T's supporting equipment towards the northeastern end of the property near the existing T-Mobile equipment, with an 8 foot setback from the property line with 4870 Lila Drive (M. Beauvais).

In discussions at the meeting, the wireless communications providers agreed to work with Ms Maren Clausen, 4858 Lila Drive, to select a fast growing, and most likely a non-deciduous tree for the western side of the site. However, this was not made a condition of the planning group's approval of the project.

Sincerely,

A handwritten signature in cursive script that reads "David K. Moty".

David K. Moty
Chair, Kensington-Talmadge Planning Group
kentalpc@yahoo.com

cc: Megan Beauvais, Maren Clausen, Debra DePratti, Shelly Kilbourn



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

SD06137 Morrison Residence

Project Address:

4864 Lila Drive

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):

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Owner Tenant/Lessee Redevelopment Agency

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No:

Fax No:

Phone No:

Fax No:

Signature :

Date:

Signature :

Date:

Name of Individual (type or print):

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Owner Tenant/Lessee Redevelopment Agency

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No:

Fax No:

Phone No:

Fax No:

Signature :

Date:

Signature :

Date:

Project Title:

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? DE Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
 T-Mobile West Corporation

Owner Tenant/Lessee

Street Address:
 10509 Vista Sorrento Parkway

City/State/Zip:
 San Diego CA 92121

Phone No: (858) 334-6139 Fax No:

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

Title (type or print):
 Director *VICE PRESIDENT*

Signature: *[Signature]* Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

**Project Chronology
T-Mobile - Morrison
PTS No. 237433**

| Date | Action | Description | City Review Time | Applicant Response |
|-------------------------------------|---------------------------------------|---|-----------------------------------|-----------------------------------|
| 4/20/11 | Submittal for Completeness Check | | | |
| 6/7/11 | Completeness Review Assessment | | 1 month, 18 days | |
| 8/8/11 | Resubmittal for Completeness Check | Deemed Complete | | |
| 12/12/11 | Deemed Complete, | | 1 month, 13 days | |
| 2/2/12 | First Assessment | | | 2 months, 21 days |
| 5/7/12 | Resubmittal | | 3 months, 5 days | |
| 7/19/12 | Second Assessment | | | 2 months, 12 days |
| 12/6/12 | Resubmittal | | 4 months, 17 days | |
| 3/1/13 | Third Assessment | | | 42 months, 23 days |
| 4/11/13 | Resubmittal | | 10 days | |
| 4/19/13 | Issues Resolved | | | 8 days |
| 6/13/13 | Planning Commission Hearing | | 1 month, 17 days | |
| 11/14/13 | Continued Planning Commission Hearing | Time to allow stakeholders to address design concerns | | |
| TOTAL STAFF TIME** | | | 8 months | |
| TOTAL APPLICANT TIME** | | | | 2 years, 7 months, 18 days |
| TOTAL PROJECT RUNNING TIME** | | | 2 years, 6 months, 25 days | |

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 30, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: June 13, 2013
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/ PLANNED
DEVELOPMENT PERMIT / SITE DEVELOPMENT
PERMIT, EXEMPT FROM CEQA PROCESS FOUR
237433

PROJECT NUMBER: 237433
PROJECT NAME: T-MOBILE – MORRISON
APPLICANT: Debra DePratti, DePratti, Inc.

COMMUNITY PLAN AREA: Kensington-Talmadge
COUNCIL DISTRICT: 9

CITY PROJECT MANAGER: Karen Lynch, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5351/ klynchash@san Diego.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 Wireless Communication Facility (WCF) consisting of two 14'-6" poles supporting three panel antennas each, covered with faux vine socks. Associated equipment consists of three outdoor cabinets. The WCF is located in the backyard of the home at 4864 Lila Drive

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. 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

ATTACHMENT 14

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 April 15, 2013 and the opportunity to appeal that determination ended April 29, 2013.

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: 24001722.

Revised 10-4-12 HMD-

ABBREVIATIONS

| | | | |
|--------|--|----------|-------------------------|
| AB. | ANCHOR BOLT | INSUL | INSULATION |
| ADJ | ADJUSTABLE/ADJACENT | INT | INTERIOR |
| AFF | ABOVE FINISH FLOOR | JT | JOINT |
| ALT | ALTERNATE | LAM | LAMINATED |
| ALUM | ALUMINUM | L.N.A. | LOW NOISE AMPLIFIER |
| ANT | ANTENNA | MATL | MATERIAL |
| ASTM | AMERICAN SOCIETY FOR TESTING & MATERIALS | MAY | MAXIMUM |
| BD | BOARD | MECH | MECHANICAL |
| BLDG | BUILDING | MED | MEDIUM |
| BL'G | BLOCKING | MFR | MANUFACTURER |
| BM | BEAM | MIN | MINIMUM |
| B.N. | BOUNDARY NAILING | MIR | MIRROR |
| B.O. | BOTTOM OF | MISC | MISCELLANEOUS |
| C | CONDUIT | MM | MILLIMETER(S) |
| CHAM | CHAMFER | M.O. | MASONRY OPENING |
| C.I.P. | CAST IN PLACE | MTD | MOUNTED |
| CIR | CIRCLE | MTL | METAL |
| CIRC | CIRCUMFERENCE | (N) | NEW |
| CLR | CLEAR | N.I.C. | NOT IN CONTRACT |
| C.M.U. | CONCRETE MASONRY UNIT | NOM | NOMINAL |
| COL | COLUMN | N.T.S. | NOT TO SCALE |
| COMB | COMBINATION | O.C. | ON CENTER |
| CONC | CONCRETE | O.D. | OUTSIDE DIAMETER |
| CONS | CONSTRUCTION | OPNG | OPENING |
| CONT | CONTINUOUS | OPP | OPPOSITE |
| CTR | CENTER | (N) | PROPOSED |
| D.B. | DIRECT BURIAL | PERI | PERIMETER |
| DBL | DOUBLE | PL | PLATE OR PROPERTY LINE |
| DET | DETAIL | PLST | PLASTER |
| D.F. | DOUGLAS FIR | PT | POINT |
| DI | DIAMETER | P.T. | PRESSURE TREATED |
| DIM | DIMENSION | R | RADIUS |
| DIV | DIVISION | R.D. | ROOF DRAIN |
| DN | DOWN | REF | REFERENCE |
| DR | DOOR | REQ'D | REQUIRED |
| D.S. | DOWN SPOUT | REV | REVISION |
| DWG | DRAWING | R.J. | ROOF JOIST |
| (E) | EXISTING | RM | ROOM |
| EA | EACH | R.O. | ROUGH OPENING |
| EL | ELEVATION | R.O.W. | RIGHT OF WAY |
| E.N. | EDGE NAILING | RT | ROUTE |
| E.O. | EDGE OF | SCHED | SCHEDULE |
| E.O.S. | EDGE OF SLAB | SECT | SECTION |
| EPS | EXPANDED POLYSTYRENE | SHT | SHEET |
| EQ | EQUAL | SIM | SIMILAR |
| EQUIP | EQUIPMENT | SPEC | SPECIFICATION(S) |
| EXT | EXTERIOR | SQ | SQUARE |
| F.D. | FLOOR DRAIN | SQ.FT. | SQUARE FOOT |
| FIN | FINISH | S.S. | STAINLESS STEEL |
| F.J. | FLOOR JOIST | STD | STANDARDS |
| FLR | FLOOR | STL | STEEL |
| F.N. | FIELD NAILING | SUSP | SUSPENDED |
| FND | FOUNDATION | SYM | SYMMETRICAL |
| F.O. | FACE OF | TEL-TELE | TELEPHONE |
| F.O.C. | FACE OF CONC/CURB | TEMP | TEMPORARY/TEMPERATURE |
| F.O.F. | FACE OF FINISH | THK | THICK(NESS) |
| F.O.M. | FACE OF MASONRY | T&B | TOP & BOTTOM |
| F.O.S. | FACE OF STUD | T.O. | TOP OF |
| FR | FRAME | T.O.C. | TOP OF CONCRETE OR CURB |
| F.R.P. | FIBER REINFORCED POLYMER | T.O.M. | TOP OF MASONRY |
| F.S. | FINISH SURFACE | T.O.P. | TOP OF PLATE |
| FT | FEET | T.O.W. | TOP OF WALL |
| FTG | FOOTING | T.M.A. | TOWER MOUNTED AMPLIFIER |
| FUT | FUTURE | TYP | TYPICAL |
| GA | GAUGE | U.G. | UNDER GROUND |
| GALV | GALVANIZED | U.L.O. | UNLESS NOTED OTHERWISE |
| GL | GLASS | V.I.F. | VERIFY IN FIELD |
| G.L.B. | GLUE LAM BEAM | VERT | VERTICAL |
| GYP | GYP-SUM | V.C.T. | VINYL COMPOSITION TILE |
| H.B. | HOSE BIBB | W.P. | WATER/WEATHER PROOF |
| H.D. | HEAVY DUTY | WT | WEIGHT |
| HDWR | HARDWARE | W/ | WITH |
| H.M. | HOLLOW METAL | W/O | WITHOUT |
| HORIZ | HORIZONTAL | XFMR | TRANSFORMER |
| HR | HOUR | | |
| HT | HEIGHT | | |
| I.D. | INSIDE DIAMETER | | |

T-Mobile

SD06137

MORRISON RESIDENCE

4864 LILA DRIVE
SAN DIEGO, CA 92115

THE FOLLOWING INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

| REVISIONS | | | |
|-----------|----------|-------------------|----|
| REV | DATE | DESCRIPTION | BY |
| 0 | 08/26/13 | RELOCATE ANTENNAS | RU |
| 1 | 09/10/13 | RF ENGR REVISION | RU |
| 2 | 10/04/13 | LANDLORD REVISION | RU |
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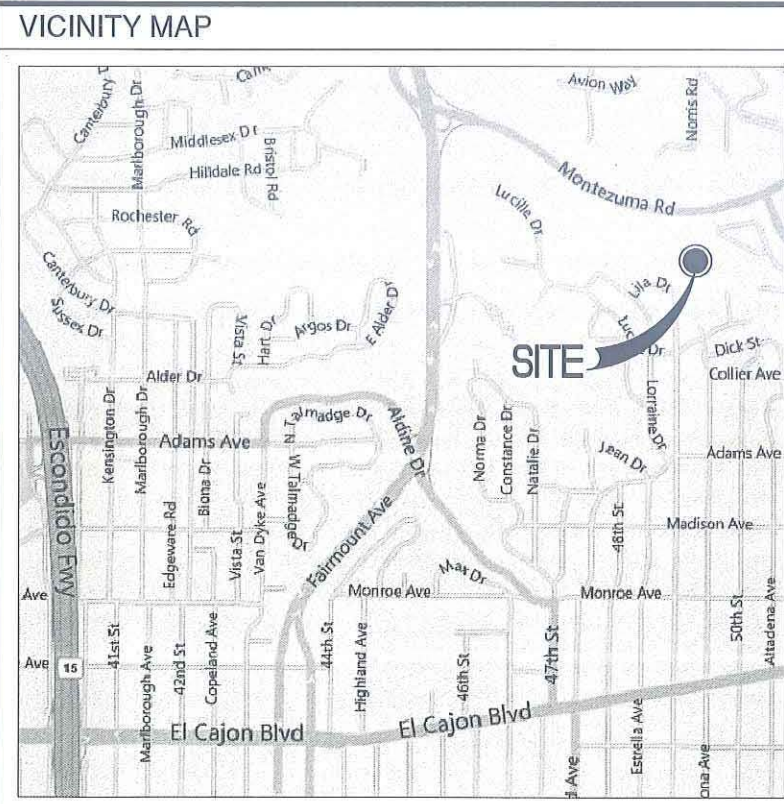
T-Mobile
10509 Vista Sorrento PKWY., Suite 206
San Diego, Ca 92121

MSA
Architecture & Planning, Inc.
3194 Airport Loop Drive, Suite C1
Costa Mesa, CA 92626
Ph. 949.252.1177
Ex. 949.296.0470
www.msa-ep.com

PROJECT DESCRIPTION

CUP RENEWAL OF EXISTING T-MOBILE SITE TO INCLUDE:

- REMOVAL OF (2) EXISTING T-MOBILE MONOPOLES AND ANTENNAS AND ASSOCIATED COAX CABLES AND COLOCATING WITH PROPOSED AT&T MONOPINE
- INSTALLATION & COLOCATION OF (6) ERICSSON AIR21 PANEL ANTENNAS AND (3) ERICSSON TMA's ON PROPOSED AT&T MONOPINE
- REMOVAL OF EXISTING CHAIN-LINK FENCING AROUND T-MOBILE EQUIPMENT AND MATCHING PROPOSED AT&T CMU WALL ENCLOSURE AND WOOD TRELLIS TOP INCLUDING LATTICE AROUND PERMETER WALLS
- INSTALLATION OF UNDERGROUND TRENCH FOR T-MOBILE COAX CABLES FROM EQUIPMENT CABINETS TO ANTENNAS ON PROPOSED AT&T MONOPINE



SHEET INDEX

| | |
|----|--|
| T1 | TITLE SHEET |
| T2 | LESSEE'S CERTIFICATE FOR POST CONSTRUCTION BMP'S |
| T3 | ZONING SITE MAP |
| A1 | SITE PLAN |
| A2 | EQUIPMENT & ANTENNA LAYOUT |
| A3 | EXTERIOR ELEVATIONS |
| A4 | EXTERIOR ELEVATIONS |
| A5 | DETAILS |

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

| | |
|---|--------------------------------------|
| 1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2010 | 6. ANSI / EIA-222 E&F |
| 2. CALIFORNIA BUILDING CODES 2010 | 7. LOCAL BUILDING CODES |
| 3. CALIFORNIA ELECTRICAL CODES 2010 | 8. CITY / COUNTY ORDINANCES |
| 4. CALIFORNIA MECHANICAL CODES 2010 | 9. CALIFORNIA FIRE CODE 2010 EDITION |
| 5. CALIFORNIA PLUMBING CODES 2010 | |

AREA OF EXISTING CONSTRUCTION: 8,000 SQ. FT.
EXISTING OCCUPANCY TYPE: R-1
EXISTING CONSTRUCTION TYPE: V-B
HEIGHT OF EXISTING CONSTRUCTION: 2 STORY RESIDENTIAL BLDG.
AREA OF PROPOSED CONSTRUCTION: N/A
PROPOSED OCCUPANCY TYPE: B-2
PROPOSED CONSTRUCTION TYPE: V-B

| APPLICANT/LESSEE | PROPERTY INFORMATION |
|---|--|
| T-MOBILE 10509 VISTA SORRENTO PKWY., STE. 206 SAN DIEGO, CA 92121 | OWNER: GEORGE & MARGARET MORRISON ADDRESS: 4864 LILA DRIVE SAN DIEGO, CA 92115 |
| | CONTACT: - PHONE: - |
| | CURRENT ZONING: R-1 |
| | PRIOR ZONING APPROVAL #: 95-0350-08.01 |
| | A.P.N.: 465-191-18 |

SYMBOLS

| | | |
|--|---------------|-------------------------------|
| | DETAIL NUMBER | SECTION REFERENCE |
| | SHEET NUMBER | |
| | | DETAIL REFERENCE |
| | | EXTERIOR ELEVATION REFERENCE |
| | | INTERIOR ELEVATION REFERENCE |
| | | KEY NOTE REFERENCE |
| | | DATUM ELEVATION |
| | | SPOT ELEVATION |
| | | DRAINAGE DIRECTION (DOWNWARD) |
| | | EXTERIOR FINISH REFERENCE |

LEGAL DESCRIPTION

LOT 1137 OF TALMADGE PARK ESTATES UNIT 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. ACCORDING TO MAP THEREOF NO. 2306 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY MARCH 12, 1946.

PROJECT TEAM

SITE ACQUISITION:
DEPRATTI INCORPORATED
13948 CALLE BUENO GANAR
JAMUL, CA 91935

CONTACT: DEBRA DEPRATTI GARDNER
PHONE: (619) 726-8110

ARCHITECT:
MSA ARCHITECTURE & PLANNING
3194 AIRPORT LOOP DRIVE, SUITE C1
COSTA MESA, CA 92626

CONTACT: RUSS ULEP
PHONE: (949) 251-1177 EXT. 225

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

| | PRINT NAME | SIGNATURE | DATE |
|----------------------|------------|-----------|------|
| LANDLORD | | | |
| SITE ACQUISITION | | | |
| ZONING | | | |
| RF ENGINEER | | | |
| CONSTRUCTION MANAGER | | | |

A&E SEAL:

CONSULTANT:

Deprattinc.
Debra DePratti Gardner
DePratti Incorporated
(619) 726-8110

PROJECT NUMBER:
SD06137

PROJECT NAME & ADDRESS:
MORRISON RESIDENCE
4864 LILA DRIVE
SAN DIEGO, CA 92115

SHEET TITLE:
TITLE SHEET

SHEET NO.:
T1

THE FOLLOWING INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

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 Fx. 949.256.0470
 www.msa-ap.com

A&E SEAL:

CONSULTANT:

 Debra DePrattl Gardner
 DePrattl Incorporated
 (619) 726-8110

PROJECT NUMBER:
SD06137
 PROJECT NAME & ADDRESS:
 MORRISON RESIDENCE
 4864 LILA DRIVE
 SAN DIEGO, CA 92115

SHEET TITLE:
 LESSEE'S CERTIFICATE
 FOR POST
 CONSTRUCTION BMP'S

SHEET NO.:
T2

**Lessee's Certificate
 Standard Wireless Facility Project
 for Post-construction BMP's**

I / we the undersigned, as lessee of a portion of the property described as
4864 LILA DRIVE, SAN DIEGO, CA 92115
 (Address or legal description)
 understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMP's.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee Kirt Burbach Company Name T-Mobile
 (print name)
 Lessee [Signature] Date 6/6/2011
 (signature)

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A&E SEAL:

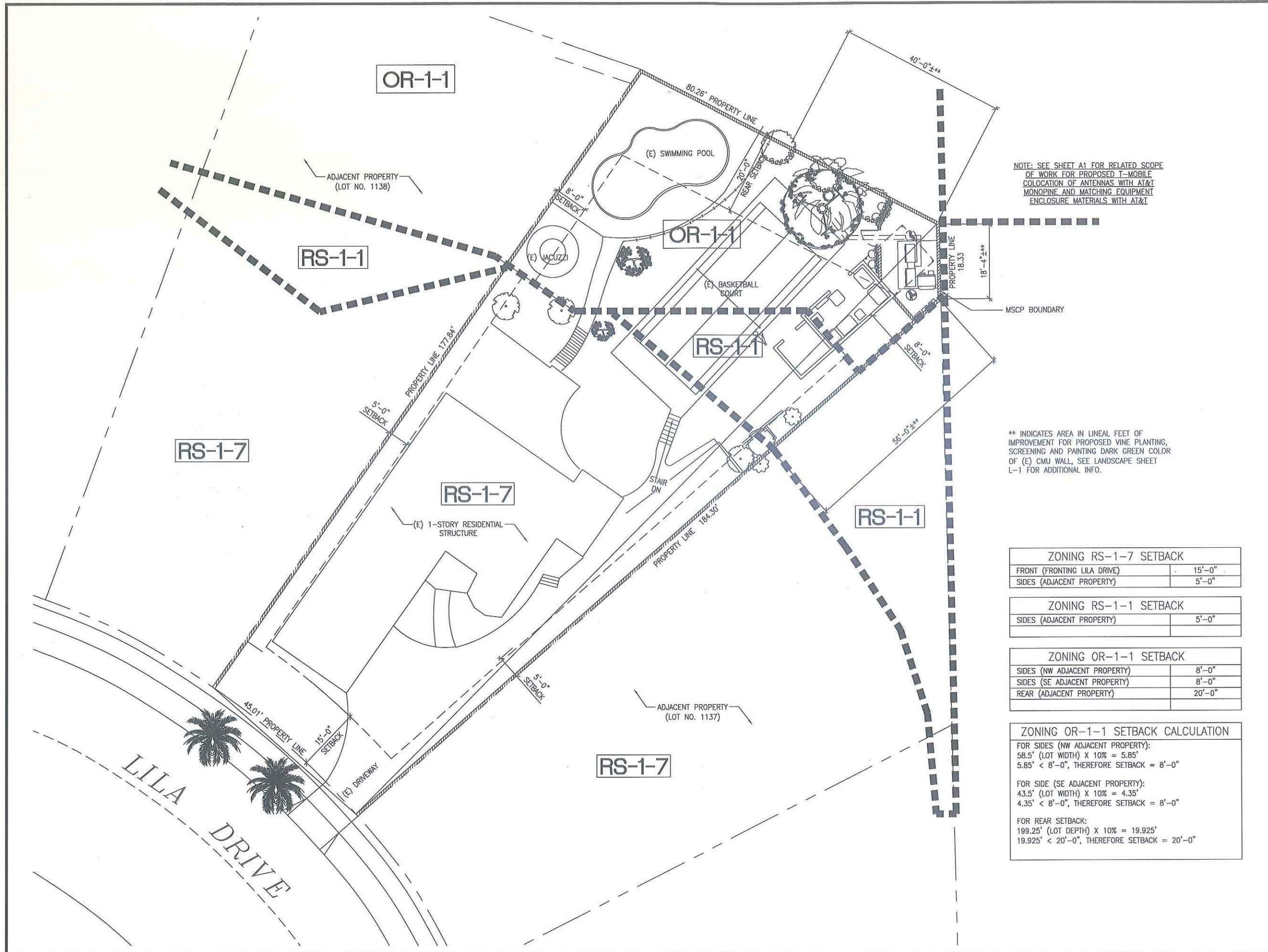
CONSULTANT:

 Debra DePratti Gardner
 DePratti Incorporated
 (619) 726-8110

PROJECT NUMBER:
SD06137
 PROJECT NAME & ADDRESS:
MORRISON RESIDENCE
 4864 LILA DRIVE
 SAN DIEGO, CA 92115

SHEET TITLE:
ZONING SITE MAP

SHEET NO.:
T3



NOTE: SEE SHEET A1 FOR RELATED SCOPE OF WORK FOR PROPOSED T-MOBILE COLOCATION OF ANTENNAS WITH AT&T MONOPINE AND MATCHING EQUIPMENT ENCLOSURE MATERIALS WITH AT&T

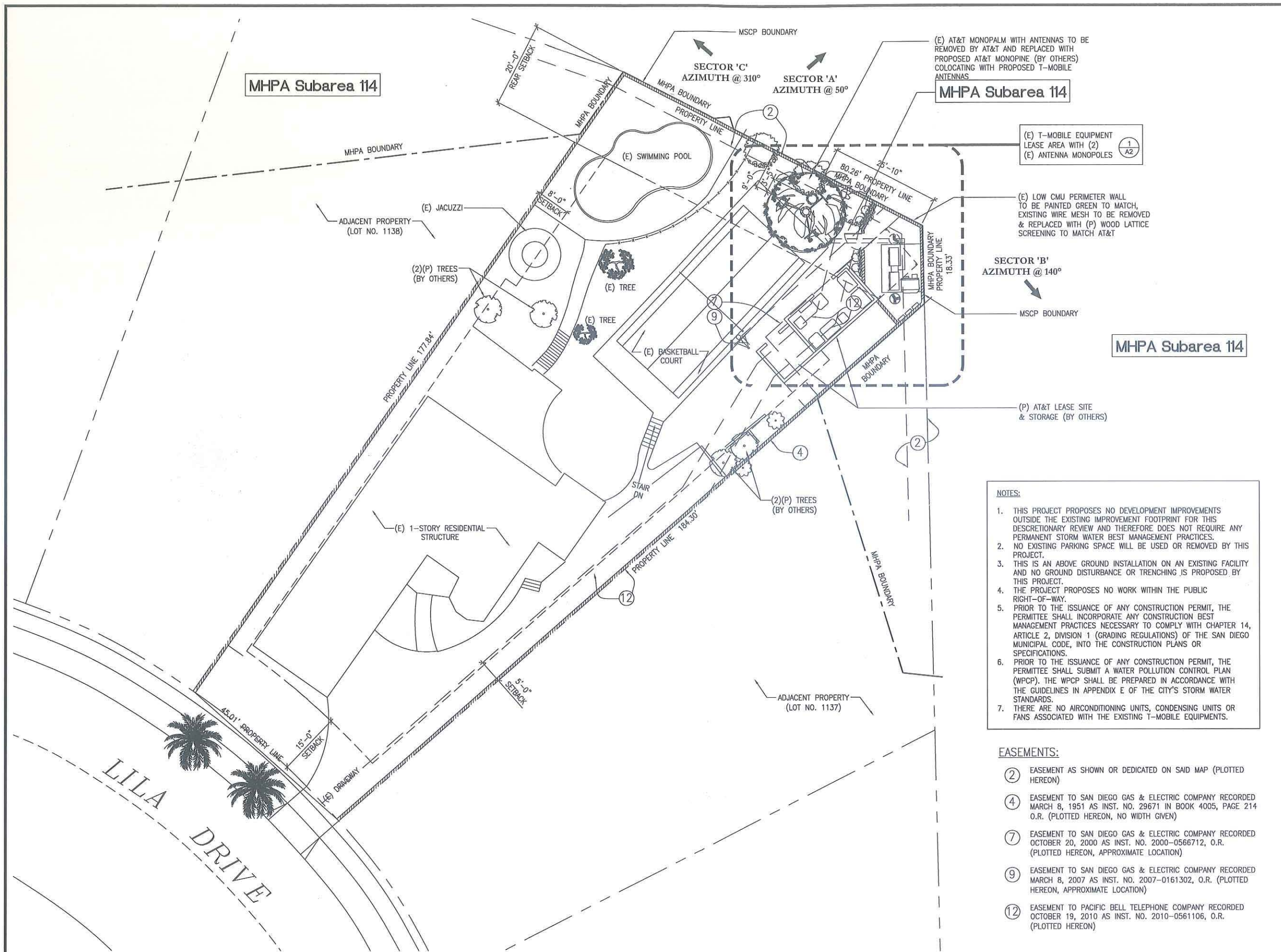
** INDICATES AREA IN LINEAL FEET OF IMPROVEMENT FOR PROPOSED VINE PLANTING, SCREENING AND PAINTING DARK GREEN COLOR OF (E) CMU WALL, SEE LANDSCAPE SHEET L-1 FOR ADDITIONAL INFO.

| ZONING RS-1-7 SETBACK | |
|-----------------------------|--------|
| FRONT (FRONTING LILA DRIVE) | 15'-0" |
| SIDES (ADJACENT PROPERTY) | 5'-0" |

| ZONING RS-1-1 SETBACK | |
|---------------------------|-------|
| SIDES (ADJACENT PROPERTY) | 5'-0" |

| ZONING OR-1-1 SETBACK | |
|------------------------------|--------|
| SIDES (NW ADJACENT PROPERTY) | 8'-0" |
| SIDES (SE ADJACENT PROPERTY) | 8'-0" |
| REAR (ADJACENT PROPERTY) | 20'-0" |

| ZONING OR-1-1 SETBACK CALCULATION | |
|--|--|
| FOR SIDES (NW ADJACENT PROPERTY): | |
| 58.5' (LOT WIDTH) X 10% = 5.85' | |
| 5.85' < 8'-0", THEREFORE SETBACK = 8'-0" | |
| FOR SIDE (SE ADJACENT PROPERTY): | |
| 43.5' (LOT WIDTH) X 10% = 4.35' | |
| 4.35' < 8'-0", THEREFORE SETBACK = 8'-0" | |
| FOR REAR SETBACK: | |
| 199.25' (LOT DEPTH) X 10% = 19.925' | |
| 19.925' < 20'-0", THEREFORE SETBACK = 20'-0" | |



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A&E SEAL:

CONSULTANT:

 Debra DePratti Gardner
 DePratti Incorporated
 (619) 726-8110

PROJECT NUMBER:
SD06137
 PROJECT NAME & ADDRESS:
MORRISON RESIDENCE
 4864 LILA DRIVE
 SAN DIEGO, CA 92115

SHEET TITLE:
SITE PLAN

SHEET NO.:
A1

(E) AT&T MONOPALM WITH ANTENNAS TO BE REMOVED BY AT&T AND REPLACED WITH PROPOSED AT&T MONOPINE (BY OTHERS) COLOCATING WITH PROPOSED T-MOBILE ANTENNAS

(E) T-MOBILE EQUIPMENT LEASE AREA WITH (2) (E) ANTENNA MONOPOLES

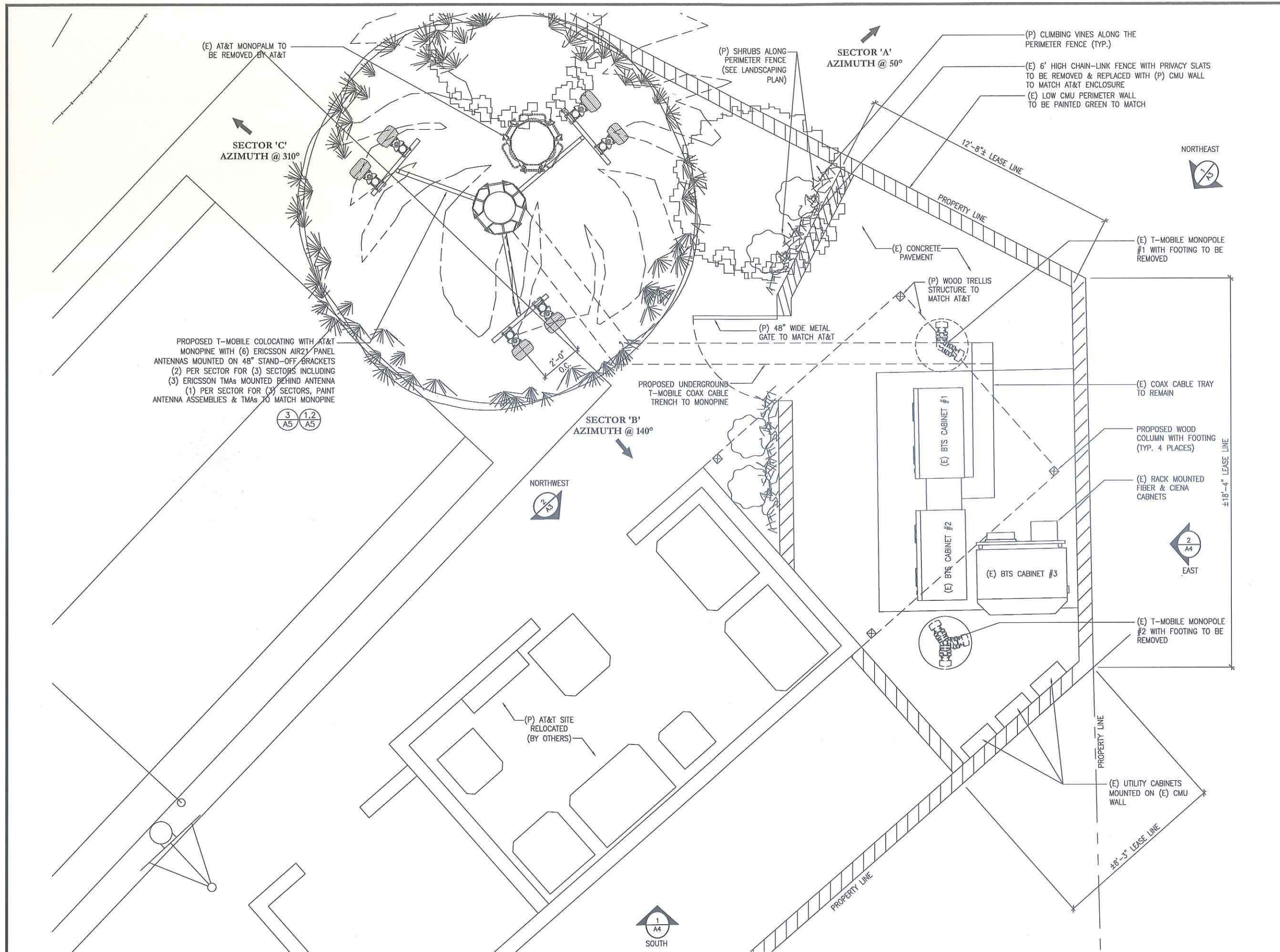
(E) LOW CMU PERIMETER WALL TO BE PAINTED GREEN TO MATCH, EXISTING WIRE MESH TO BE REMOVED & REPLACED WITH (P) WOOD LATTICE SCREENING TO MATCH AT&T

SECTOR 'B' AZIMUTH @ 140°

(P) AT&T LEASE SITE & STORAGE (BY OTHERS)

- NOTES:**
- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING IMPROVEMENT FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 - NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - THIS IS AN ABOVE GROUND INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 - THE PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
 - THERE ARE NO AIRCONDITIONING UNITS, CONDENSING UNITS OR FANS ASSOCIATED WITH THE EXISTING T-MOBILE EQUIPMENTS.

- EASEMENTS:**
- EASEMENT AS SHOWN OR DEDICATED ON SAID MAP (PLOTTED HEREON)
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED MARCH 8, 1951 AS INST. NO. 29671 IN BOOK 4005, PAGE 214 O.R. (PLOTTED HEREON, NO WIDTH GIVEN)
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED OCTOBER 20, 2000 AS INST. NO. 2000-0566712, O.R. (PLOTTED HEREON, APPROXIMATE LOCATION)
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED MARCH 8, 2007 AS INST. NO. 2007-0161302, O.R. (PLOTTED HEREON, APPROXIMATE LOCATION)
 - EASEMENT TO PACIFIC BELL TELEPHONE COMPANY RECORDED OCTOBER 19, 2010 AS INST. NO. 2010-0561106, O.R. (PLOTTED HEREON)



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A&E SEAL:
 2
 A4
 EAST

CONSULTANT:
DePrattinc.
 Debra DePratti Gardner
 DePratti Incorporated
 (619) 726-8110

PROJECT NUMBER:
SD06137
 PROJECT NAME & ADDRESS:
 MORRISON RESIDENCE
 4864 LILA DRIVE
 SAN DIEGO, CA 92115

SHEET TITLE:
 PROPOSED ANTENNA & EQUIPMENT PLAN

SHEET NO.:
A2

PROPOSED ANTENNA AND EQUIPMENT PLAN

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PROJECT NUMBER:

SD06137

PROJECT NAME & ADDRESS:

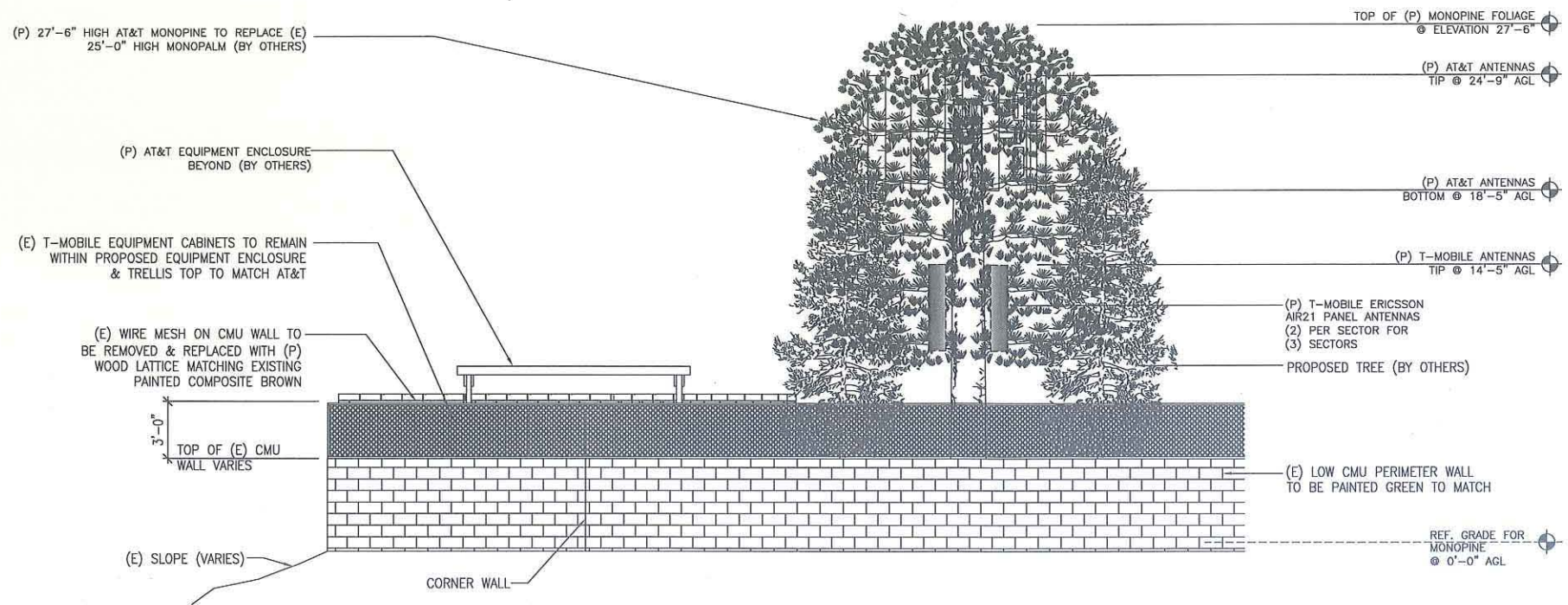
MORRISON RESIDENCE
 4864 LILA DRIVE
 SAN DIEGO, CA 92115

SHEET TITLE:

EXTERIOR ELEVATIONS

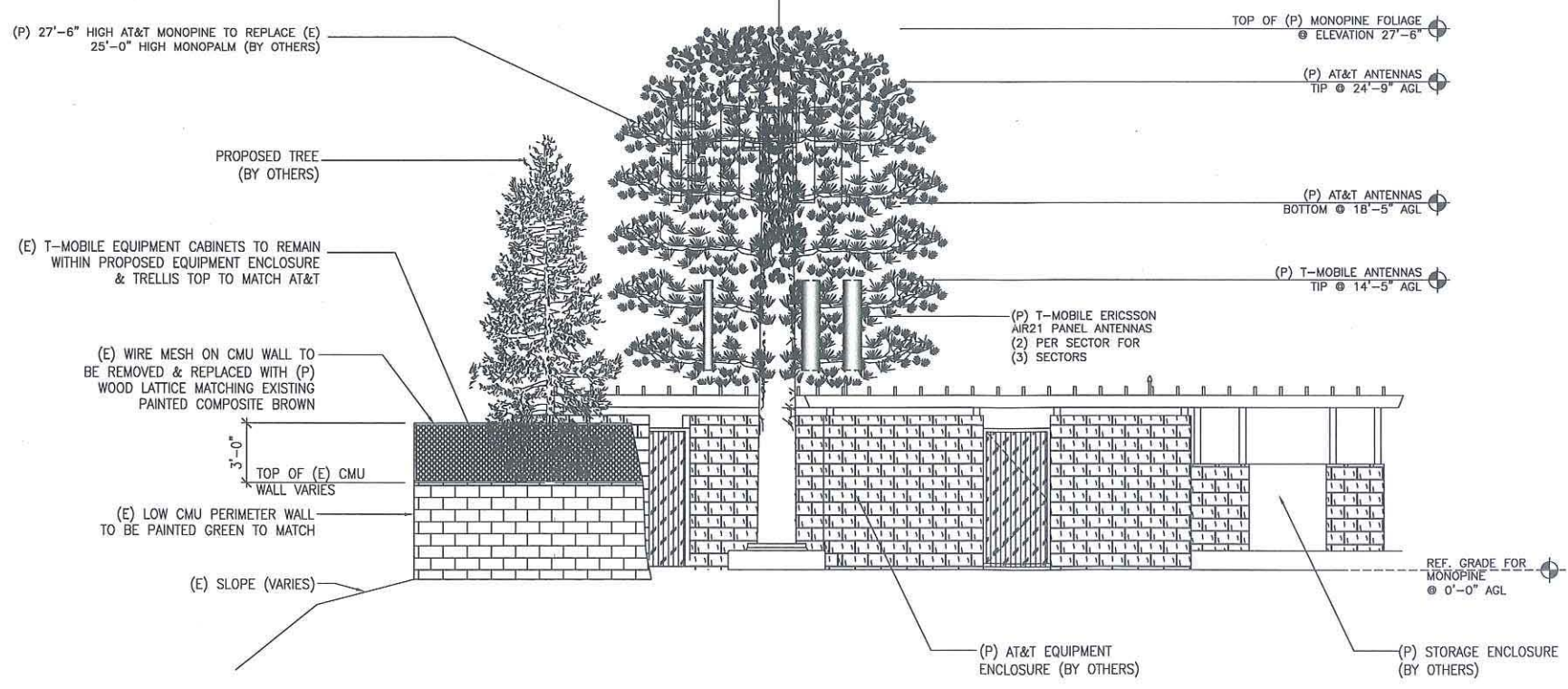
SHEET NO.:

A3



NORTHEAST ELEVATION

SCALE 1/4"=1'
 0' 1' 3' 7' 1



NORTHWEST ELEVATION

SCALE 1/4"=1'
 0' 1' 3' 7' 2

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| REVISIONS | | | |
|-----------|----------|-------------------|----|
| REV | DATE | DESCRIPTION | BY |
| 0 | 08/26/13 | RELOCATE ANTENNAS | RU |
| 1 | 09/10/13 | RF ENGR REVISION | RU |
| 2 | 10/04/13 | LANDLORD REVISION | RU |
| | | | |
| | | | |
| | | | |

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CONSULTANT:

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 Debra DePratt Gardner
 DePratt Incorporated
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PROJECT NUMBER:

SD06137

PROJECT NAME & ADDRESS:

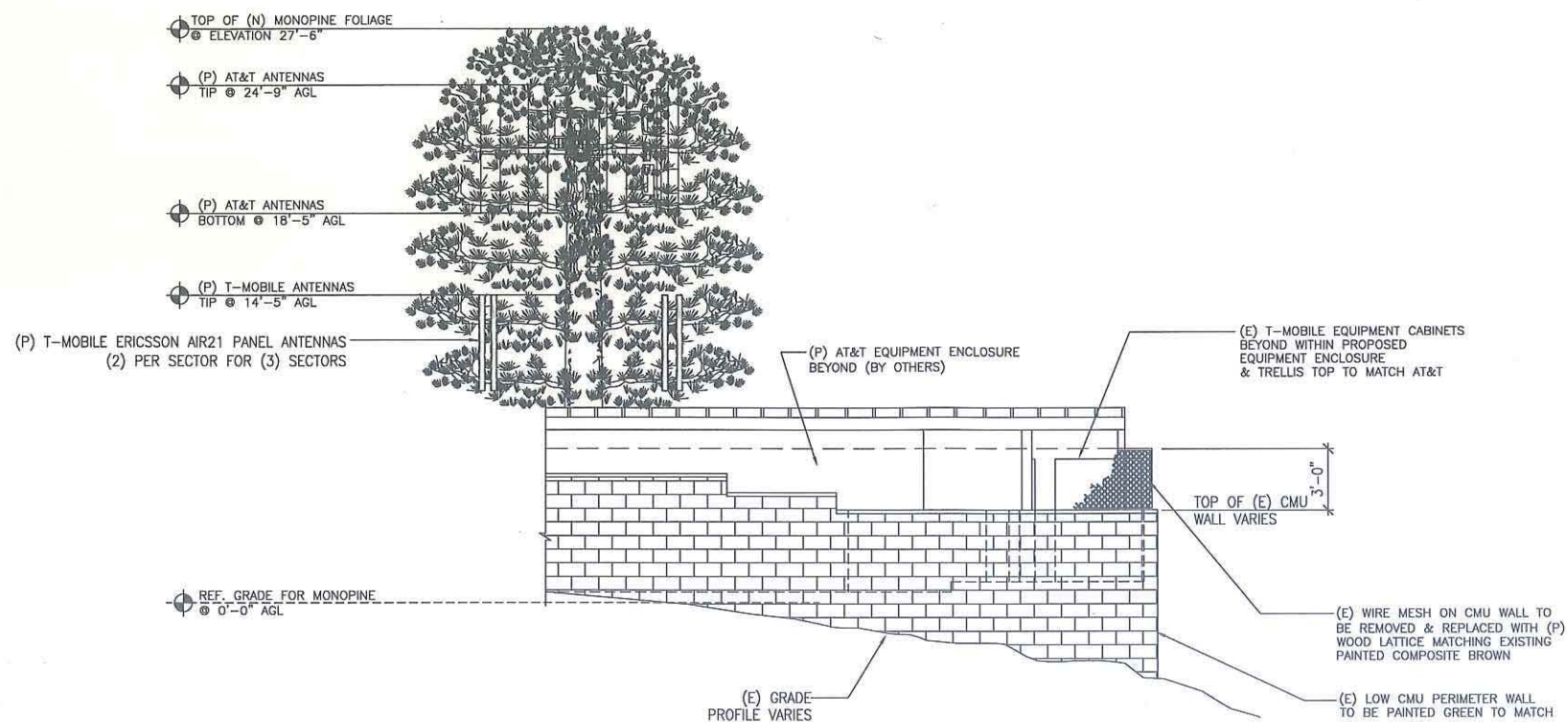
MORRISON RESIDENCE
 4864 LILA DRIVE
 SAN DIEGO, CA 92115

SHEET TITLE:

EXTERIOR ELEVATIONS

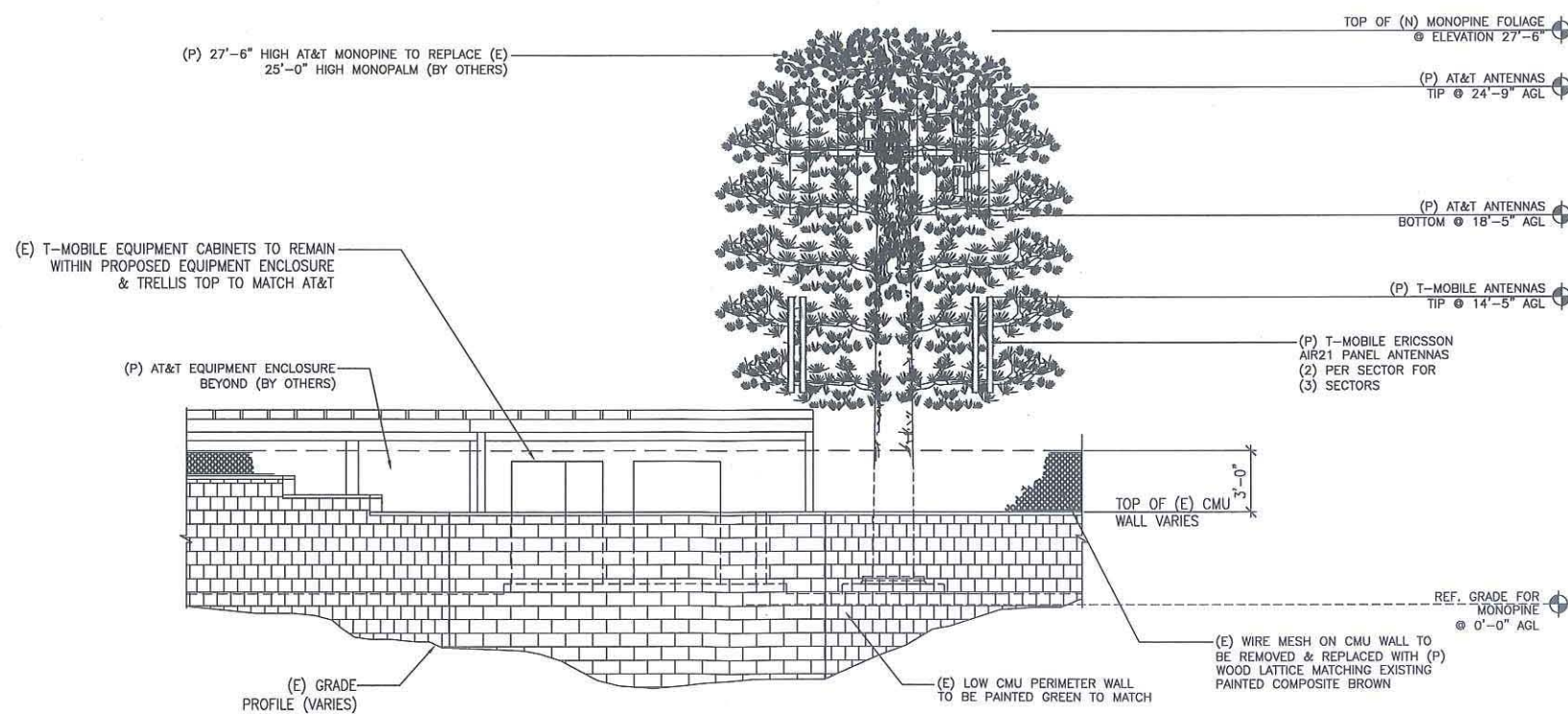
SHEET NO.:

A4



SOUTH ELEVATION

SCALE 1/4"=1'
 0' 1' 3' 7' 1



EAST ELEVATION

SCALE 1/4"=1'
 0' 1' 3' 7' 2

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MORRISON RESIDENCE
 4864 LILA DRIVE
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SHEET TITLE:

DETAILS

SHEET NO.:

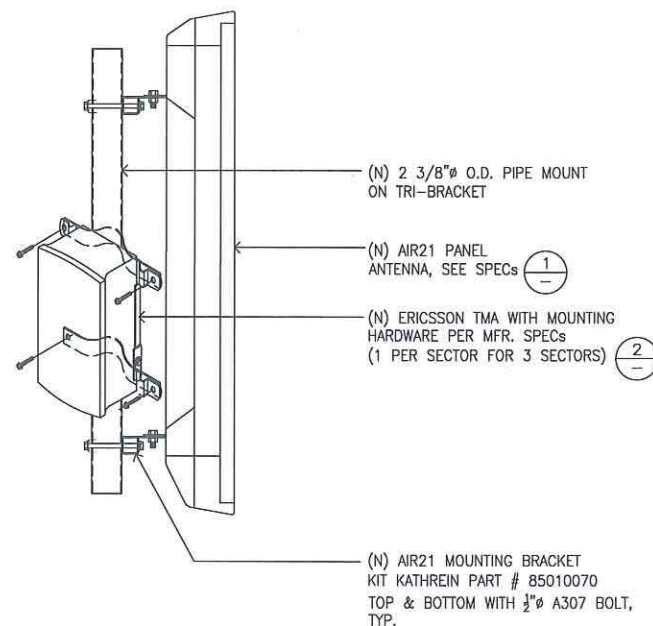
A5

NOT USED

6 NOT USED

5 NOT USED

4



NOTE: PAINT ANTENNA ASSEMBLY TO MATCH MONOPINE.

Double TMA 17/21, Premium

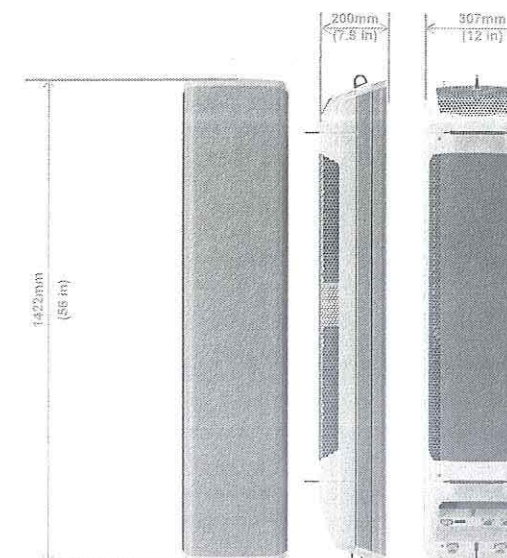
3GPP/AISG compatible w. RET interface



Mechanical specifications

Dimensions (W x H x D): 6 x 7 x 3 in (155 x 176 x 71 mm)
 Weight: 11 lb (5 kg)
 RF connectors: 7-16 DIN female
 Ground connectors: M8
 DC/Alarm: Superimposed on the RF signal
 Mounting: Pole or wall mounting

- Physical Characteristics and Environment:
- H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
 - 41.5 kg (91 lbs). Two mounting brackets - add'l 2.1 kg (5 lbs).
 - <750 N Wind load (worst direction, static @ 150 km/h)
 - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
 - Heat dissipation 300 W



TYPICAL ANTENNA AND TMA MOUNT

3 PROPOSED ERICSSON TMA DATA

2 PROPOSED ERICSSON PANEL ANTENNA DATA

1