RANCHO PEÑASQUITOS PLANNING BOARD
REGULAR MEETING AGENDA

Wednesday; January 9, 2008 at 7:30 PM

Sandpiper Room at the DoubleTree Golf Resort
14455 Peñasquitos Drive; San Diego, CA 92129-1603

7:30 pm - Call to Order
7:31 pm - Agenda Modifications
7:35 pm - Approval of Minutes (December 5, 2007)
7:45 pm - San Diego Fire Department (Stations 40 and/or 42)
7:50 pm - Public Forum (Limited to 3 minutes per person and 12 minutes per topic)

8:00 pm - Announcements & Informational Items:
- San Diego City Mayoral Office (Stephen Lew: slew@sandiego.gov)
- San Diego City Council District One (Madeleine Baudoin: mbaudoin@sandiego.gov)
- San Diego City Planning & Community Investment (Jennifer Cordeau: jcordeau@sandiego.gov)

New Business: None

8:30pm - Reports:

Chair Report: Charles Sellers (cts.cpa@sdccu.net)
Vice-Chair Report: Joost Bende (rppb@san.rr.com)
Secretary Report: Jeanine Politte (jeanine@jpolitte.com)

Standing Committee Reports:
- Land Use (Jon Becker: jon.becker@tcb.aecom.com)
- Wireless (Lynn Murphy: rp_murphys@sbcglobal.net)

Ad Hoc Committee Reports:
- Bylaws & Elections (Bill Diehl)
- Community Funds (Bill Diehl)
- Transportation (Jim LaGrone)
- Santa Fe Summit (Jon Becker)

Liaison and Organization Reports:
- Community Planners Cmte (Charles Sellers)
- Black Mtn Open Space (Sudha Garudadri)
- MCAS Miramar CLF (Dennis Spurr)
- Peñasquitos East MAD (Bill Diehl)
- Recreation Council (Jim LaGrone)
- Town Council (Mike Shoecraft)

9:30pm - Adjournment.

LAND USE COMMITTEE WILL NOT MEET THIS MONTH (JANUARY 2008).
WIRELESS COMMITTEE WILL MEET ON JANUARY 17, 2008 AT 6:30PM IN THE DOUBLETREE RESORT.
FUTURE RPPB MEETINGS: 2-6-08; 3-5-08; 4-2-08; 5-7-08; 6-4-08; 7-2-08; 8-6-08; 9-3-08; 10-1-08; 11-5-08.

Rancho Peñasquitos Planning Board
Meeting Minutes

January 9, 2008

Attendees: Dan Barker, Jon Becker, Bill Diehl, Sudha Garudadri, Wayne Kaneyuki, Pamela Kelly, Jim LaGrone, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, Dennis Spurr, Christopher Woo

Absent: Joost Bende, Lynn Murphy

Community Members & Guests (Voluntary Sign-in): Marshall Merrifield, Darcy Ashley, John Keating, Sherri Lightner, Pam Blackwill.

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1. The meeting was called to order at 7:40pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications:
   a. Deferred approval of the December 5, 2007 RPPB meeting minutes to February regular meeting due to distribution problems.
3. Guests:
   a. Officer Paul Lennon, San Diego Police Dept., announced that the new Storefront location is now open at Los Peñasquitos Elementary School. The storefront covers Rancho Peñasquitos, Sabre Springs, and Carmel Mtn. Ranch. Officer Lennon explained the types of services offered through the storefront – inquiries, arrange for an RSVP officer to check on your home while you're on vacation, check on elderly & disabled residents, and property engraving, etc. The location will be used daily Monday - Friday and periodically after-hours by the officers on duty also; Rancho Bernardo Storefront covers RB & San Pasqual; Northwestern Division/Carmel Valley covers Torrey Highlands and Black Mtn. Ranch. Officer Lennon can be reached at 858-538-8091.
   Radar Trailers are available, but there is a 1-month wait list; cannot be placed in bike lane. Officer Wang may be contacted about scheduling a trailer in your neighborhood by calling 858-538-8090.
4. NON-AGENDA, PUBLIC COMMENTS:
   a. Harvey Payne, Rancho Peñasquitos Concerned Citizens' Chair, gave an update on the Sunrise Powerlink alternatives to the last 13.5 miles (the Coastal Link) of the project. The recently released Draft EIR/EIS (7,000 pages) is available to review at the local library and online at http://www.cpuc.ca.gov/Environment/info/aspen/sunrise/toc-deir.htm.
   The Draft EIR/EIS concludes that RPCC's coastal system upgrade alternative, which calls for stopping the proposed line at the Sycamore Canyon Substation (assuming the Commission determines that the line should be built), is the environmentally superior alternative within the Coastal link. The Draft EIR/EIS also concludes that an alternative route proposed by RPCC within the Coastal Link – Pomerado Road to Miramar Road (a mostly underground route), is environmentally superior to the proposed route put forward by SDG&E. Only written public comment will be accepted, deadline is April 11, 2008.
   The Public Utilities Commission/BLM is holding a series of meetings at various locations to allow the public to ask questions and the CPUC will be holding five public participation hearings between February 25 and 27. Meeting locations & times -

http://www.cpuc.ca.gov/Environment/info/aspen/sunrise/sunrise.htm. CPUC should have a final decision sometime in August 2008.

b. Sherry Lightner introduced herself to attendees as a candidate for City Council District 1 seat.
c. Marshall Merrifield, also a District 1 candidate introduced himself.
d. Bill Diehl invited the City Council candidates to attend the next Rec Council meeting at Canyonside Park.

5. ANNOUNCEMENTS & INFORMATION ITEMS:
   a. San Diego City Council District 1 Report – Madeleine Baudoin (619) 236-7293
   - Jerry Mitchell, Fire Safety Council (858) 945-6303, is in charge of handling application & permits to use goats for brush management. Applications & Bulletin were distributed. Madeleine offered to arrange a field trip to observe the goats in action.
   - Mayor Jerry Sander's State of the City Address is 1/10/08 and all RPPB members should have received an invite to attend; note that only a couple members received the invite.
   - Bill Diehl thanked Madeleine for her help getting Park & Rec a new area manager and the reorganization of the Park & Rec Department. She will get Bill the new organization chart. Hilltop Park and Ridgewood Park projects are in limbo due to contracts not being awarded because of the reorganization. Councilman Peter's office will issue an official memo on the reorganization.
   b. San Diego City Planning & Community Investment Report – Jennifer Cordeau - none
6. BUSINESS. No projects presented or reviewed.
7. REPORTS.
   a. Chair Report – Charles Sellers
   - Charles asked Madeleine to hand deliver the new RPPB Bylaws and handed her a CD containing the RPPB Bylaws. Note: city departments are encountering issues with attachments getting stripped from email messages.
   - Wireless Appeal Applications for the following projects at BMMS: T-Mobile PTS No. 6749, Cingular PTS No. 10860, and Sprint-Nextel PTS No. 16218 were handed to Madeleine to hand deliver to the Development Services Dept. (See Attachment #1). Appeal grounds: Approval of the projects are in direct conflict with the unanimous recommendation for denial made to the City by the responsible Community Planning Group on May 3, 2006 and communicated thereafter to the Project Manager, Karen Lynch-Ashcraft. An appeal hearing must be held within 60 calendar days following the filing of the appeal hearing application.
   b. Vice-Chair Report – Joost Bende – no report
   c. Secretary Report – Jeanine Politte – no report
   d. Standing Committee Reports:
      - Land Use (Jon Becker)
      - Doubletree reps reported that their client has not made a decision on further actions.
      - Cresta Bella reps are working with the city to develop a redevelopment plan that works with the Community Plan and approved density limits, although no new initiation or application has been filed yet.
      - Santa Fe Summit II & III – a subcommittee of RPPB & community members (Chair Jon Becker, Wayne Kaneyuki, John Keating, and Joost Bende) is meeting with SFS reps and the project manager, Tim Daly, to look at options and find a solution: reshaping the form and height of buildings, reviewing a photo simulation of

elevations and the visual impacts for 5,6, & 10 story building images viewed from multiple locations in Peñasquitos including Hilltop Park, portions of Park Village, and the highest eastern rise at Hwy. 56 at Black Mtn. Rd.

- John Keating added that the parking structure entrance is un-signaled, need to review in conjunction with access points to parking & drop off areas.
- Charles added that he and Madeleine attended the 1st meeting of the subcommittee along with Tim Daly who is not going to support our position.
- Jon noted that SFS reps have asked for a hold on decision until RPPB provides input.
- John Keating said the original approved plans and artist renderings need to be reviewed.
- Jon Becker will get copies of the approved plans/renderings and bring to the next meeting.

- Wireless (Lynn Murphy) - Charles noted that a new project arrived this week and reps from all pending projects have not contacted the Wireless Chair to get on the Wireless Sub-committee agenda.

e. Ad Hoc Committee Reports:

- Bylaws/Elections (Bill Diehl)
  - Bylaws have been completed and handed off (see earlier item under Chair's report).
  - March 2008 RPPB Elections – Bill has received 3 candidate applications to-date, will email election docs to Jeanine to email to e-lists and Mike will get posted on the PQ Town Council website. Completed applications must be submitted before the February 6th meeting to any of the following board members: Bill Diehl, Charles Sellers or Jeanine Politte.
- Community Funds (Bill Diehl)
  - Bill should a status report to present at the next meeting.
- Transportation (Jim LaGrone)
  - Torrey Del Mar Neighborhood Park will be turned over to the city on 1/27/ 2008. "SLOW Children Playing" signs have been requested to be posted along street adjacent to park; Madeleine is working on.
  - Westview High School's north parking lot exit onto Camino Del Sur needs "Keep Clear" painted on the street to help alleviate backup into the intersection.
  - John Keating inquired if the letter to Armstrong Nursery, thanking them for the great job reworking the adjacent driveway onto Carmel Mtn. Rd., had been sent yet. Charles said the letter has gone out.

f. Liaison and Organization Reports:

- Community Planners Committee (Charles Sellers) – no report.
- Black Mountain Ranch Open Space (Sudha Garudadri)
  - Sudha is having problems getting a response to her email & phone inquiries to the Ranger. Charles asked Sudha to send him the Ranger's email and he would attempt to contact.
  - Ranger Station project status – Madeleine reported that design plans should be ready to view and will contact Joost & Janette Waltz to view and sign off on plans. Bill added that it looks like they will ask for more money to build project.
- MCAS Miramar Community Leaders Forum (Spurr and Diehl)
  - Dennis reported that the San Diego County Land Use Commission made a presentation on land use compatibility plans for Miramar Air Station (Air Installations Compatible Use Zones, revised March 2005) which identified the

cumulative noise levels, accident potential zones, and obstruction clearance criteria associated with airfield operations and its impacts on surrounding communities.

- Peñasquitos East MAD (Bill Diehl)
  - Bill hopes to have budgets signed off this month; been waiting for staff input on additional charges.
- Recreation Council (Jim LaGrone)
  - Election of council members was in December; no new candidates came forward and Bill Diehl was reelected.
  - Linear Park on Salmon River Rd. (Dog Park) - On 12/26/07 Bill Diehl picked up a letter from County Water Authority with additional plan comments. This was the 3rd review. He took to Schmidt Design to modify plans. Next steps - back to Water Authority for additional review and approval.
- Town Council (Mike Shoecraft)
  - Prop C forum was held on 12/6/07.
  - City Council District 1 Candidate Forum is scheduled in April.
  - Received nonprofit status determination letter; became a 501(c)(3) effective 7/9/2007.
  - Bill Diehl asked about the status of Sports Banners that were to have been ordered. Mike said the banners were in limbo until status was approved; will check into.
  - Fiesta planning (1st meeting for 2008 Fiesta) will be on 2/7/08 prior to their regular meeting.

The meeting was adjourned at 9:02pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary
Approved as presented, 2/6/08.

1/9/08 Attachment 1
RPPB Mtg Minutes

DEVELOPMENT PERMIT/ENVIRONMENTAL DETERMINATION

Appeal Procedure

THE CITY OF SAN DIEGO

CITY OF SAN DIEGO DEVELOPMENT SERVICES
1222 FIRST AVENUE, MS 302, SAN DIEGO, CA 92101
CALL (619) 446-5210 FOR INFORMATION.

INFORMATION BULLETIN
505
APRIL 2007

This Information Bulletin discusses the appeal procedure for Development Permits processed in accordance with Processes Two, Three, Four Decisions, and Environmental Determinations.

As discussed within San Diego Municipal Code (SDMC) Chapter 11, Article 2, Division 5, discretionary permits decided in accordance with Processes Two, Three and Four decisions are appealable to higher decision-making levels. Process Two and Three permit decisions are appealable to the Planning Commission. Process Four permit decisions are appealable to the City Council. Appeals of Environmental Determinations may be made after all project appeal rights have been exhausted. There is no local administrative permit or environmental determination appeal procedure for Process Five decisions.

All appeals must be made in accordance with the procedures listed in SDMC Chapter 11, Article 2, Division 5. All appeals must be made no later than close of business, within ten (10) business days of the original decision date (Process Three and Four), and within twelve (12) business days of the original decision date for Process Two decisions only. Business days are defined within SDMC Sections 113.0103 and 21.04.

Only those persons or agencies qualified as "Interested Persons" in accordance with SDMC Section 113.0103 shall be permitted to file an appeal of a Process Three or Four project. Process Two projects may be appealed by any person. Appeals of Environmental Determinations made by the Planning Commission may only be filed by interested persons while appeals of Environmental Determinations made by the Development Services Department may be filed by anyone.

Any questions regarding specific projects should be referred to the assigned Development Project Manager at Development Services.

I. APPEAL CRITERIA

The following criteria will be used in determining the valid filing of an appeal (see Municipal Code Section 112.0510):

- ❑ Fully completed Development Permit/Environmental Determination Appeal Application (DS-3031)
- ❑ Original signature of appellant on Development Permit Appeal Application (DS-3031)
- ❑ Completion of "Grounds for Appeal"
- ❑ Payment of Appeal Fee, if applicable

Documents referenced in this Information Bulletin

- San Diego Municipal Code
- **Development Permit Appeal Application (DS-3031)**
- Council Policy 600-24 - **Community Planning Groups**

❑ All above items submitted to the appropriate location prior to close of business. at the end of the appeal period (see below).

Faxed appeals are not accepted.

Decision Appealed	Appeal Period
Process Two	within 12 business days of the decision date
Process Three	within 10 business days of the decision date
Process Four	within 10 business days of the decision date
Environmental Determination:	
Decisions by the Development Services Department	within 10 business days from the date of posting of the Notice of Right to Appeal or within 15 business days from the date of the environmental determination
Decisions by the Planning Commission	within 10 business days of the decision date

II. FEES

A $100 Appeal Fee is required for appeals, except for those filed by the recognized Community Planning Group (CPG) for the project area or a Community Planning Group which immediately abuts another CPG area (see Note below). Contesting of the appeal fee requirement must be made prior to the end of the appeal period, with a final determination made prior to the end of the appeal period. Failure to provide the appeal fee as required prior to the end of the appeal period shall constitute an invalid appeal.

NOTE: Appeal fees are non-refundable, also the Appeal Fee shall only be waived for appeals filed by the recognized Community Planning

Group for the project area (Reference Council Policy 600-24), or a Community Planning Group which immediately abuts another CPG area . When a recognized Community Planning Group files an appeal, the Appeal Form must be signed by the current Chair or President of the applicable group, acting on behalf of the Community Planning Group. The current Chair or President will be verified by the most updated list maintained by the City Planning and Community Investment Department.

III. FILING LOCATION FOR APPEALS

Process Two and Three - City of San Diego, Development Services Department, 1222 First Avenue, 3rd Floor, Cashier, San Diego, CA 92101. For office hours and information phone: (619) 446-5210.

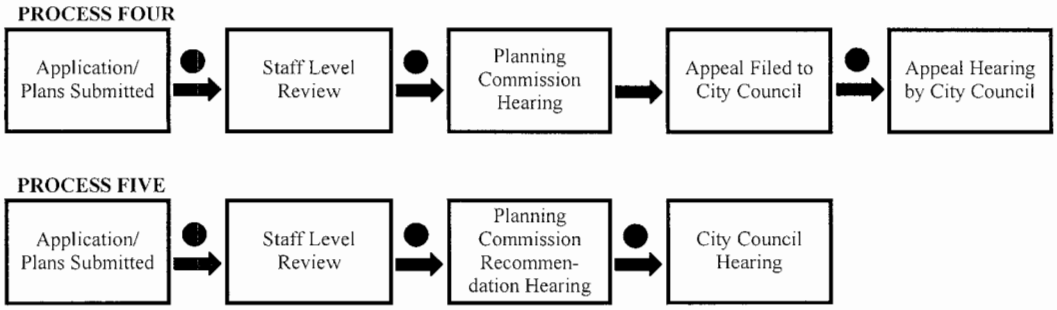
Process Four and Environmental Determination - City of San Diego, City Clerk's Office, 202 "C" Street, 2nd Floor, San Diego, CA 92101. Phone: (619) 533-4000.

IV. INVALID APPEALS

Failure to provide any of the required items in the above checklist (see Section I, Appeal Criteria) by the end of the appeal period, or appeals made by those person(s) **not qualified** as an "interested person" (for Process 3 and 4 permit decisions only) shall constitute an invalid appeal. In this instance, the initial decision by the Process Two, Three or Four decision maker shall be the final decision of the City of San Diego.

V. APPEALS TO THE COASTAL COMMISSION

For those projects within the Appealable Jurisdiction of the Coastal Overlay Zone (as noted on Map C-730, and defined by SDMC Section 113.0103), appeals of the final decision of the City of San Diego may be made to the California Coastal Commission in accordance with procedures set forth in SDMC Section 126.0710. Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. Phone (619) 767-2370. Appeals must be filed within 10 working days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department.



Key

● Public Notice to Property Owners and Tenants within 300 Feet and to Community Planning Groups

○ "Limited" Notice to Applicant and Anyone Requesting Notice

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)
(Amended 11-28-2005 by O-19444; effective 2-9-2006.)

§112.0502 Process One

An application for a permit, map, or other matter acted upon in accordance with Process One may be approved or denied by a staff person designated by the City Manager pursuant to Section 111.0205. A public hearing will not be held.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§112.0503 Process Two

An application for a permit or other matter acted upon in accordance with Process Two may be initially approved, conditionally approved, or denied by a staff person designated by the City Manager pursuant to Section 111.0205. A public hearing will not be held. An appeal hearing is available upon written request in accordance with Section 112.0504. A Process Two decision shall be made in the following manner.

(a) Notice. The designated staff person shall mail a Notice of Future Decision to the persons identified in Section 112.0302(b). Persons who wish to receive notice of the approval or denial of the application may request this information from the staff person. The request must be received no later than 10 *business days* after the date on which the Notice of Future Decision is mailed.

(b) Decision Process. The designated staff person may approve, conditionally approve, or deny the application without a public hearing. The decision shall be made no less than 11 *business days* after the date on which the Notice of Future Decision is mailed to allow for sufficient time for public comment.

This 11 *business days* minimum time frame for a staff decision will be extended by a period not to exceed an additional 20 *business days* to allow time for a recommendation by a recognized community planning group, if requested by the group's chair, or the chair's designee. Notification of the decision shall be given to the *applicant* and to those persons who request notification in accordance with this section, no later than 2 *business days* after the *decision date*.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§112.0504 Process Two Appeal Hearing

The Planning Commission shall hear appeals of Process Two decisions subject to the following.

(a) Persons Who Can Appeal. The following persons may request an appeal hearing after the designated staff person's decision:

(1) An *applicant*; or

(2) Any other person who files an application for a Process Two appeal hearing in accordance with Section 112.0504(b).

(b) Request for a Process Two Appeal Hearing. A Process Two decision may be appealed by filing an application for a Process Two appeal hearing with the City Manager no later than 12 *business days* after the *decision date*.

(c) Scheduling an Appeal Hearing. The City Manager shall assign a date for an appeal hearing before the Planning Commission no later than 10 calendar days after the date on which an application for the appeal hearing is filed with the City Manager. The appeal hearing shall generally be held within 60 calendar days following the filing of the application for the hearing. The appeal hearing shall be noticed in accordance with Section 112.0308.

(d) Power to Act on the Decision at Appeal Hearing. At the conclusion of the appeal hearing, the Planning Commission may affirm, reverse, or modify the staff decision.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§112.0505 Process Three

An application for a permit, map, or other matter acted upon in accordance with Process Three may be approved, conditionally approved, or denied by a Hearing Officer in the following manner.

(a) Notice. The City Manager shall mail a Notice of Application to the persons described in Section 112.0302(b) no later than 10 *business days* after the date on which an application for a permit, map, or other matter is *deemed complete*.

City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101
(619) 446-5210

THE CITY OF SAN DIEGO

Development Permit/ Environmental Determination Appeal Application

FORM
DS-3031
MARCH 2007

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:
- ☑ Process Two Decision - Appeal to Planning Commission
- ☐ Process Three Decision - Appeal to Planning Commission
- ☐ Process Four Decision - Appeal to City Council
- ☐ Environmental Determination - Appeal to City Council
- ☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant *Please check one* ☐ Applicant ☑ Officially recognized Planning Committee ☐ "Interested Person" (Per M.C. Sec. 113.0103)

Name
Rancho Penasquitos Planning Board (Charles Sellers, Chair)

Address	City	State	Zip Code	Telephone
8931 Oviedo Street;	San Diego,	CA	92129-2149	(858) 484-3911.

3. Applicant Name *(As shown on the Permit/Approval being appealed). Complete if different from appellant.*

Shelly Kilbourn of PlanComm, Inc. for T-Mobile

4. Project Information

Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
PTS # 06749 (T-Mobile at Black Mountain Middle School)	January 7, 2008	Karen Lynch-Ashcraft

Decision (describe the permit/approval decision):

Approval for the construction of a wireless communications facility consisting of antennas and an associated equipment enclosure.

5. Grounds for Appeal *(Please check all that apply)*
- ☐ Factual Error (Process Three and Four decisions only)
- ☐ Conflict with other matters (Process Three and Four decisions only)
- ☐ Findings Not Supported (Process Three and Four decisions only)
- ☐ New Information (Process Three and Four decisions only)
- ☐ City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (*Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)*

This approval is in direct conflict with the unanimous recommendation for denial made to the City by the responsible Community Planning Group on May 3, 2006 and communicated thereafter to the Project Manager named above.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: _____ Date: January 10, 2007.

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

THE CITY OF SAN DIEGO

Date of Notice: January 7, 2008

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

Job Order No. 42-7530

APPROVAL TYPE(S):	**Neighborhood Use Permit**
PROJECT NAME/NUMBER:	**T-Mobile – Black Mountain Middle School** **PTS No. 6749**
APPLICANT:	**Shelly Kilbourn, PlanCom, Inc.**
COMMUNITY PLAN AREA:	**Rancho Penasquitos**
COUNCIL DISTRICT:	**1**
CITY PROJECT MANAGER:	**Karen Lynch-Ashcraft, Development Project Manager**
MAILING ADDRESS:	**1222 First Avenue, MS 501 San Diego, CA 92101-4153**
PHONE NUMBER:	**(619) 446-5351**

On January 7, 2008, Development Services Staff APPROVED an application for a wireless communication facility consisting of a new 35 foot high monopine supporting 12 panel antennas (12 additional antennas for Cingular Wireless are approved under NUP No. 520534) and the construction of an associated equipment enclosure located on the perimeter of the sports field at Black Mountain Middle School located at 9353 Oviedo Street. If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than twelve (12) business days of the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The decision of the Planning Commission is final. This information will be made available in alternative formats for persons with disabilities upon request.

The certification of an Environmental Impact Report, adoption of a Mitigated Negative Declaration or Negative Declaration may be appealed to the City Council **after all other appeal rights have been exhausted.** All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Planning Commission's certification/adoption of the environmental document. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.

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San Diego, CA 92101
(619) 446-5210

THE CITY OF SAN DIEGO

Development Permit/ Environmental Determination Appeal Application

FORM DS-3031
MARCH 2007

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:
- ☑ Process Two Decision - Appeal to Planning Commission
- ☐ Process Three Decision - Appeal to Planning Commission
- ☐ Process Four Decision - Appeal to City Council
- ☐ Environmental Determination - Appeal to City Council
- ☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant *Please check one* ☐ Applicant ☑ Officially recognized Planning Committee ☐ "Interested Person" (Per M.C. Sec. 113.0103)

Name
Rancho Penasquitos Planning Board (Charles Sellers, Chair)

Address	City	State	Zip Code	Telephone
8931 Oviedo Street;	San Diego,	CA	92129-2149	(858) 484-3911.

3. Applicant Name *(As shown on the Permit/Approval being appealed). Complete if different from appellant.*

Shelly Kilbourn of PlanComm, Inc. for Cingular

4. Project Information

Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
PTS # 10860 (Cingular - Black Mountain Middle School)	January 7, 2008	Karen Lynch-Ashcraft

Decision (describe the permit/approval decision):

Approval for the construction of a wireless communications facility consisting of antennas and an associated equipment enclosure.

5. Grounds for Appeal ***(Please check all that apply)***
- ☐ Factual Error (Process Three and Four decisions only)
- ☐ Conflict with other matters (Process Three and Four decisions only)
- ☐ Findings Not Supported (Process Three and Four decisions only)
- ☐ New Information (Process Three and Four decisions only)
- ☐ City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (*Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.*)

This approval is in direct conflict with the unanimous recommendation for denial made to the City by the responsible Community Planning Group on May 3, 2006 and communicated thereafter to the Project Manager named above.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: _____ Date: January 10, 2007.

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

THE CITY OF SAN DIEGO

Date of Notice: January 7, 2008

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

Job Order No. 42-7606

APPROVAL TYPE(S):	**Neighborhood Use Permit**
PROJECT NAME/NUMBER:	**Cingular – Black Mountain Middle School** **PTS No. 10860**
APPLICANT:	**Shelly Kilbourn, PlanCom, Inc.**
COMMUNITY PLAN AREA:	**Rancho Penasquitos**
COUNCIL DISTRICT:	**1**
CITY PROJECT MANAGER:	**Karen Lynch-Ashcraft, Development Project Manager**
MAILING ADDRESS:	**1222 First Avenue, MS 501, San Diego, CA 92101-4153**
PHONE NUMBER:	**(619) 446-5351**

On January 7, 2008, Development Services Staff APPROVED an application for a wireless communicaiton facility consisting of the installation of 12 panel antennas on to a T-Mobile monopine (approved under NUP No. 520535) and the construction of an associated equipment enclosure on the perimerter of the sports field of Black Mountain Middel School located at 9353 Oviedo Street. If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than twelve (12) business days of the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The decision of the Planning Commission is final. This information will be made available in alternative formats for persons with disabilities upon request.

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THE CITY OF SAN DIEGO

Development Permit/ Environmental Determination Appeal Application

FORM DS-3031
MARCH 2007

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:
- ☑ Process Two Decision - Appeal to Planning Commission
- ☐ Process Three Decision - Appeal to Planning Commission
- ☐ Process Four Decision - Appeal to City Council
- ☐ Environmental Determination - Appeal to City Council
- ☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant *Please check one* ☐ Applicant ☑ Officially recognized Planning Committee ☐ "Interested Person" (Per M.C. Sec. 113.0103)

Name
Rancho Penasquitos Planning Board (Charles Sellers, Chair)

Address	City	State	Zip Code	Telephone
8931 Oviedo Street;	San Diego,	CA	92129-2149	(858) 484-3911.

3. Applicant Name *(As shown on the Permit/Approval being appealed). Complete if different from appellant.*

Anne Ford for Sprint/Nextel

4. Project Information

Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
PTS # 16218 (Sprint/Nextel - Black Mtn. Middle School)	January 7, 2008	Karen Lynch-Ashcraft

Decision (describe the permit/approval decision):

Approval for the construction of a wireless communications facility consisting of antennas and an associated equipment enclosure.

5. Grounds for Appeal ***(Please check all that apply)***
- ☐ Factual Error (Process Three and Four decisions only)
- ☐ Conflict with other matters (Process Three and Four decisions only)
- ☐ Findings Not Supported (Process Three and Four decisions only)
- ☐ New Information (Process Three and Four decisions only)
- ☐ City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (*Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)*

This approval is in direct conflict with the unanimous recommendation for denial made to the City by the responsible Community Planning Group on May 3, 2006 and communicated thereafter to the Project Manager named above.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: _____ Date: January 10, 2007.

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

THE CITY OF SAN DIEGO

Date of Notice: January 7, 2008

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

Job Order No. 42-4616

APPROVAL TYPE(S):	**Neighborhood Use Permit**
PROJECT NAME/NUMBER:	**Sprint Nextel- Black Mountain Middle School** **PTS No. 16218**
APPLICANT:	**Anne Ford, Sprint Nextel**
COMMUNITY PLAN AREA:	**Rancho Penasquitos**
COUNCIL DISTRICT:	**1**
CITY PROJECT MANAGER:	**Karen Lynch-Ashcraft, Development Project Manager**
MAILING ADDRESS:	**1222 First Avenue, MS 501, San Diego, CA 92101-4153**
PHONE NUMBER:	**(619) 446-5351**

On January 7, 2008, Development Services Staff APPROVED an application for a wireless communication facilitiy consisting of the installation of 12 panel antennas on to an existing Verizon monopine and the construction of an associated equipment enclosure on the sports field of Black Mountain Middle School located at 9353 Oviedo Street. If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than twelve (12) business days of the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The decision of the Planning Commission is final. This information will be made available in alternative formats for persons with disabilities upon request.

The certification of an Environmental Impact Report, adoption of a Mitigated Negative Declaration or Negative Declaration may be appealed to the City Council **after all other appeal rights have been exhausted.** All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Planning Commission's certification/adoption of the environmental document. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.