



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, August 6, 2012 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: June 4, 2012
- D. Announcements

II. Non Agenda Public Comment (2 minutes each).

Please fill out a Public Comment Sheet and give to Chair prior to the meeting.

III. Action

- A. **Sprint Nextel – University Avenue – 3810 Bancroft Street (Project No. 242203)**: Proposed modification/expansion of an existing Wireless Communication Facility (WCF) located at 3810 Bancroft Street (North Park Baptist Church) in the CL-1 zone of the Greater North Park Community Planning Area. Project proposes to add 12 radio transmitters and 4 combiners to the existing 11 antennas, 1 GPA antenna, and 6 equipment cabinets. The existing WCF permit has expired; the proposed modification requires a Site Development Permit (SDP) (Process 3). Process 3 decisions are made by the Hearing Officer and may be appealed to the Planning Commission.

City of San Diego Project Mgr: Alex Hempton, (619) 446-5349, ahempton@sandiego.gov

- B. **AT&T - Boundary St. (Public Right-of-Way, 4375 1/3 Boundary St., Project No. 226649)**: Proposed Conditional Use Permit (CUP) and Site Development Permit (SDP) (Process 4) for a Wireless Communication Facility (WCF) in the public right-of-way consisting of a 50'-0" high tower, supporting 12 panel antennas, and an approximately 11'-9" by 25'-3" underground vault for associated equipment. The project is located at 4369 Boundary Street and Meade Avenue in the MR-800B zone of the Greater North Park Community Planning area. Process 4 decisions are made by the Planning Commission and may be appealed to the City Council.

On February 2, 2012, the UD/PR Subcommittee voted 10-0 to deny the proposed project. The project has been redesigned from previous submittals: the tower height has been reduced from 50' to 40' and the equipment enclosure has been relocated to the base of the tower. The project consultant will present the new design for potential action by the Subcommittee.

City of San Diego Project Mgr: Alex Hempton, (619) 446-5349, ahempton@sandiego.gov

IV. Information

A. **Harding Residence - 2531 34th Street (Project No. 276413)**: Proposed Neighborhood Development Permit for Environmentally Sensitive Lands (Process 2) for an addition to an existing single-family residence on a 0.24-acre parcel located at 2531 34th Street within the RS-1-7 and RS-1-1 zones. A Process 2 decision is made by City staff. 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.

City of San Diego Project Mgr: Tim Daly, (619) 446-5356, tdaly@sandiego.gov

B. **Louisiana Pharmacy Mixed-Use - 2035 University Avenue (Project No. 264931)**: Site Development Permit (SDP) (Process 3) to construct a three-story mixed use structure, with 8 residential for-rent units and 2,467 sq. ft. of commercial space, on a vacant 0.24-acre site at 2305 University Avenue in the CL-2 Zone of the Mid City Communities District within the Greater North Park Community Plan. The project is requesting a 0' setback on the east side. Process 3 decisions are made by the Hearing Officer and may be appealed to the Planning Commission.

City of San Diego Project Mgr: Sandra Teasley, (619) 446-5271, steasley@sandiego.gov

V. Unfinished, New Business & Future Agenda Items

None

Next scheduled meeting date: Monday, October 1, 2012

VI. Adjournment (8:00 pm)

The next meeting of the North Park Planning Committee is August 21, 2012, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way, 2nd floor (across from the North Park parking garage).

For information about the Urban Design Project Review Subcommittee please contact the Chair, Robert Barry, at robert.barry@cox.net.

Like us:  [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us:  [@NPPlanning](https://twitter.com/NPPlanning)



THE CITY OF SAN DIEGO

March 22, 2012

Becky Siskowski
DePratti, Inc., agents representing Sprint Nextel
726 Atwood Pl.
San Marcos, CA 92069

E-mail: bsiskowski@deprattiinc.com

Dear Becky Siskowski:

Subject: Sprint Nextel University Ave., 2nd Review Assessment
Project #242203; Internal Order #24001891
Located at: 3810 Bancroft St.
Project Deemed Complete Date: 8/4/11

Development Services has completed a review of the most recent submittal of this project. Enclosed, a "Cycle Issues Report" provides review issues from staff representing various disciplines and outside agencies. Please submit the materials listed in the "Submittal Requirements Report" as soon as possible to facilitate efficient processing of your project.

Prior to resubmitting your project, refer to Information Bulletin 536 which outlines Wireless Communication Facility (WCF) project submittal requirements and provides answers to frequently asked questions. Information Bulletins are available online at:
<http://www.sandiego.gov/development-services/>

If additional requirements arise during subsequent project reviews, we will identify the issues and the reason for the requirements. If the outstanding review issues are not resolved or required information is not submitted, we will continue processing the project; however please be advised that the project may be denied if the issues are not satisfactorily addressed or if the findings for approval cannot be made in the affirmative.

San Diego Municipal Code (SDMC) Section 126.0114 requires that permit applications be closed if the applicant fails to submit the requested information, fees, or deposits within 90 calendar days. Once closed, the application, plans, and other data submitted may be destroyed. To reapply the applicant may submit a new application, with all required submittal materials and fees. To avoid the closure of your application, you must resubmit your project with the materials and revisions requested **on or before June 25, 2012**. To resubmit plans, call (619) 446-5300 for an appointment. Resubmittals may also be done on a walk-in basis, however wait times vary. In either case, please check in on the third floor of the Development Services Center at 1222 First Avenue, San Diego, CA 92101. During the time it takes for you to resubmit your project

application, your application will be tolled for purposes of the time periods specified in the FCC Shot Clock Ruling.

At your appointment, please provide the plans, information, revisions, and/or other documentation requested in the enclosed Cycle Issues Report and Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

Environmental Review Fees: The fees described below relate to the environmental review of this project and vary based on whether the project is exempt or requires an environmental document.

San Diego County Clerk Fee: The San Diego County Clerk now requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk will be required prior to the distribution of the draft environmental document for public review.

CEQA Fees: Additionally California Environmental Quality Act (CEQA) filing fees are required for projects with an environmental document (ND, MND or EIR): A Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Game Fee (CDFG) filing fee or a CDFG "No Effect" form, and a San Diego County document handling fee.

If you believe you have evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the "Process for No Effect Determinations" on the California Department of Fish and Game web site, http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html (under the "No Effect Determinations" section), or you may contact Leslee Newton-Reed at CDFG by phone (858) 467-4281 or e-mail at newtonreed@dfg.ca.gov.

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFG "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk". **-or-**
- A check, payable to the "San Diego County Clerk" in the amount of \$2060.25 (\$2,010.25 CDFG fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$2,842.25 (\$2,792.25 CDFG Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFG “No Effect” Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

For projects with an environmental exemption: A Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 documentary handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the “San Diego County Clerk” in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

Our most recent records show that there is a balance of \$2,662.20 in the Deposit Account for your project. However, please be advised that the cost of this review has not been posted to your Deposit Account, and it may take four to six weeks to post these charges to the account. Therefore, **before resubmitting your project**, please pay the enclosed invoice.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, the plans and documentation listed in the Submittal Requirements Report, and/or any modifications to the project scope. I may be reached by phone at (619) 446-5349 or via e-mail at ahempton@sandiego.gov.

Sincerely,

Alex Hempton, AICP
Associate Planner

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report
3. Invoice

cc: File



Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: 242203 **Title:** Sprint Nextel University Ave.
Project Mgr: Hempton, Alexander (619) 446-5349

Ahempton@sandiego.gov



Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/06/2012	Deemed Complete on 03/06/2012
Reviewing Discipline: Plan-Historic	Cycle Distributed: 03/06/2012	
Reviewer: Oakley, Jeffrey (619) 236-6582	Assigned: 03/08/2012	
Hours of Review: 1.00	Started: 03/22/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 03/20/2012	
	Completed: 03/22/2012	COMPLETED LATE
	Closed: 03/22/2012	

- . The review due date was changed to 03/20/2012 from 03/27/2012 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: New Document Required.
- . We request a 3rd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Plan-Historic (1 of which are new issues).
- . Last month Plan-Historic performed 166 reviews, 94.0% were on-time, and 94.9% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	Staff cannot make a determination with the information provided please provide the following documents: (1) Provide a copy of the County Assessors Building Record for the subject property. (From Cycle 2)
<input checked="" type="checkbox"/>	7	(2) Provide a copy of the Notice of Completion, available at the County Assessor's Office (County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101.) If a Notice of Completion cannot be located, provide the following note on a sheet of paper along with the date: "Notice of Completion cannot be located." (From Cycle 2)
<input checked="" type="checkbox"/>	8	(3) Adequate photo documentation of the property has not been provided. Please provide a complete photo survey for all buildings on the property. The photo survey must include a photo key showing all building footprints and the location that each photo was taken from. The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Photographs must be provided as quality color prints no smaller than 4"x6", and digitally on a CD-ROM. (From Cycle 2)

2nd Review (Change to Process)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	The DPM has informed the Historical Resources staff that the project is being changed to a Process 3, Site Development Permit [SDP]. In accordance with information Bulletin #580, all discretionary projects including Process 3 projects are required to provide additional documents to Historical Resources to review. Please see the link below for Information Bulletin #580. Staff will review this project once all discretionary documents have been submitted under the next review:

<http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib580.pdf> (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 03/06/2012	Deemed Complete on 03/06/2012
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 03/06/2012	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 03/07/2012	
Hours of Review: 1.00	Started: 03/08/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 03/20/2012	
	Completed: 03/20/2012	COMPLETED ON TIME
	Closed: 03/22/2012	

- . The review due date was changed to 03/20/2012 from 03/27/2012 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 4th complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Planning Review (2 of which are new issues).
- . Last month LDR-Planning Review performed 135 reviews, 61.5% were on-time, and 50.8% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	27	This project may be processed as a Process 1 Limited Use Approval once brought into conformance with the LDC WCF regulations 141.0420. (From Cycle 2)
<input checked="" type="checkbox"/>	13	A letter dated Oct. 10, 2000 from Michael Brandman Associates was submitted to address some of the historical aspects of the project previously brought up when this facility was originally permitted. (From Cycle 2)
<input checked="" type="checkbox"/>	14	The letter states that the "lease area" is 333 sq. ft. while the plans state that the lease area is 250 sq. ft. Please identify the equipment area sq. ft., not the lease area, on the plans. (From Cycle 2)
<input checked="" type="checkbox"/>	15	The majority of the Sprint antennas (sectors B, C, and D) are located within a parapet extension on the southwest corner of the building. The intent was to "emulate the size and height of the bell tower cupola and stealth antenna panels will be mounted to its face. A cross will also be added to the exterior of the enclosure." This does not appear to have been as successful as was initially envisioned. (From Cycle 2)
<input checked="" type="checkbox"/>	16	The current Sprint antenna screen has visible seam lines between the FRP panels, has a different color from the rest of the building, and does not match the architectural details on the building. (From Cycle 2)
<input checked="" type="checkbox"/>	17	Step the screen wall back from the building edge, potentially off the tower structure, and locate the antenna structure to a more interior portion of the roof to minimize views from the public right-of-way and adjacent building. (From Cycle 2)
<input checked="" type="checkbox"/>	18	One option may be to continue the screen wall above the North Park Baptist Church signage, and then cut over from the wall edge, avoiding an element on the tower structure. The current design does not appear to be an integral part of the building, disrupts the building lines, and needs to be redesigned/reconfigured to better integrate with the building. (From Cycle 2)
<input checked="" type="checkbox"/>	19	Step the screen walls back from the face of the building so as not to detract from the historic façade. (From Cycle 2)
<input checked="" type="checkbox"/>	20	Revise plans - project is adjacent to North Park Way while various sheets in the plan set refer to it only as Park Way. (From Cycle 2)
<input checked="" type="checkbox"/>	21	On sheet A2, identify any carrier antennas inside the (E) Penthouse. (From Cycle 2)
<input checked="" type="checkbox"/>	22	The original approval letter for this project approved a 370 sq. ft. equipment area screened on the rooftop of the building. The plans currently in review show the equipment not on the roof, but on a mezzanine level of the building. Please clarify. (From Cycle 2)
<input checked="" type="checkbox"/>	23	The original approval's photo simulations showed a parapet extension that closely matched the adjacent parapet's design and the adjacent building surfaces exactly. The current installation does not achieve this. (See attachment of a scan from the original photo simulation.) (From Cycle 2)
<input checked="" type="checkbox"/>	24	The WCF regulations state, "The wireless communication facility's equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square feet." (From Cycle 2)
<input checked="" type="checkbox"/>	25	Provide evidence that the equipment enclosure is within the existing building envelope. (From Cycle 2)
<input checked="" type="checkbox"/>	26	For Sprint equipment area, identify whether it is enclosed within the existing building on the mezzanine level. (From Cycle 2)
<input checked="" type="checkbox"/>	28	Provide FAR calculation on plans. The FAR for the CL-1 zone is .25. (.50 FAR is allowed if the lot size is larger than 30,000 sq. ft.) Identify the FAR of the proposed antenna screen and the equipment area, part of this project. (From Cycle 2)
<input checked="" type="checkbox"/>	36	Per LDC 1512.0406, the screening of equipment/antennas shall be "with construction and appearance similar to the main building." The current design does not meet this requirement. (From Cycle 2)
<input checked="" type="checkbox"/>	37	Equipment area seems to have a roof covering. Provide an enlarged detail/elevation of the equipment area. (From Cycle 2)

Gross Floor Area Definitions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Planning Review' review, please call Alexander Hempton at (619) 446-5349. Project Nbr: 242203 / Cycle: 3





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	29	The Mid-City PDO has specific Gross Floor Area definitions. These are outlined in LDC §1512.0110(b). (From Cycle 2)
<input checked="" type="checkbox"/>	30	Gross Floor Area The total horizontal area expressed in square feet, of all floors of a building included within the surrounding walls, including shafts, enclosed exterior stairwells, and aboveground parking structures. Gross floor area shall include: (From Cycle 2)
<input checked="" type="checkbox"/>	31	(1) Enclosed exterior stairwells, aboveground parking structures and exterior elevator shafts. (From Cycle 2)
<input checked="" type="checkbox"/>	32	(2) The floor area of mezzanines and other similar interior balconies. (3) Exterior balconies, entrances, porches, canopies, rigid awnings, stoops, openly supported terraces, openly supported stairways, and sun baffles or shades which are constructed and maintained with less than 40 percent of the vertical surface permanently open. (From Cycle 2)
<input checked="" type="checkbox"/>	33	(4) Half stories (attics) as described in Land Development Code Section 113.0210 when not used for parking, basements as defined in Land Development Code Section 113.0103, and cellars. (5) Penthouses shall be included in gross floor area, except when meeting the following criteria: (From Cycle 2)
<input checked="" type="checkbox"/>	34	(A) The enclosure must be used exclusively for housing elevator mechanical equipment or stairs; (B) The height of enclosures above the roofline is no more than 13 feet for an elevator shaft nor more than 9 feet for a stairwell; (C) The total plan area of an enclosure or enclosures is not more than 10 percent of the roof plan area of the building. (From Cycle 2)
<input checked="" type="checkbox"/>	35	When calculating the FAR, make sure that the above definitions are used as they are specific to this Planned District. (From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	38	Revise FAR calculations on sheet A-1. Provide the existing FAR of the building (without the antennas) and the proposed FAR with the antenna area and equipment area included. (New Issue)
<input type="checkbox"/>	39	Provide sample of proposed faux window treatment. (New Issue)





Submittal Requirements

3/22/12 10:56 am

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-001

Project Information

Project Nbr: 242203 **Title:** Sprint Nextel University Ave.
Project Mgr: Hempton, Alexander (619)446-5349 Ahempton@sandiego.gov



Review Cycle Information

Review Cycle: 4 Submitted (Multi-Discipline)

Opened: 03/22/2012 10:50 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Building Permit Records	2	Building Permit Records	2
Noticing	1	Public Notice Package	1
Applicant Correspondence	5	Applicant Correspondence	5
Building Permit Records	2	Assessor's Building Record	2
Project File	1	Ownership Disclosure (DS-318)	1
Photo Simulations	5	Photo Simulations	5
Telcom Technical Analysis	1	Telecom Coverage Map	1
Telcom Technical Analysis	1	Telecom Site Justification Letter	1
Title Report	2	Title Report	2
Project File	1	Grant Deed-Proof of Ownership	1
Telcom Technical Analysis	1	Telecom Justification Map	1
Dev. Plans reduced 11x17	5	Dev. Plans reduced 11x17	5
Photographic Survey	1	Photographic Survey	1
Noticing	1	Supplemental Discretionary Application (DS-3035)	1
Radio Frequency-Electromagnetic Energy Rpt	1	Radio Frequency-Electromagnetic Energy Rpt	1





Invoice

3/22/12 10:59 am

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-007

Invoice Number: **428114**



Status: Invoiced

Issued: 03/22/2012 10:59 am Hempton, Alexander

Voided:

Customer: Kes, Caitlyn

Development: 13347 Cingular Cell Site

Project: **242203** Sprint Nextel University Ave. PM: Hempton, Alexander (619)446-5349



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	3,590.00	Dollars	\$-3,590.00
Deposit Account	5,590.00	Dollars	\$5,590.00
Approval Total:			\$2,000.00
Job Total:			\$2,000.00
Project Total:			\$2,000.00
Invoice Total:			\$2,000.00





THE CITY OF SAN DIEGO

July 6, 2012

Shelly Kilbourn
Plancom, Inc., agents representing AT&T Mobility
302 State Pl.
Escondido, CA 92029

E-mail: shellykilbourn@cox.net

Dear Shelly Kilbourn:

Subject: AT&T Boundary Street, 2nd Review Letter
Project No. 226649; Internal Order No. 24001348
Located at: Public Right-of-Way, 4375 1/3 Boundary St.
Project Deemed Complete Date: 11/23/11

Development Services has completed a review of the most recent submittal of this project. Enclosed, a "Cycle Issues Report" provides review issues from staff representing various disciplines and outside agencies. Please submit the materials listed in the "Submittal Requirements Report" as soon as possible to facilitate efficient processing of your project.

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Our most recent records show that there is a balance of \$2,780.28 in the Deposit Account for your project. However, please be advised that the cost of this review has not been posted to your Deposit Account, and it may take four to six weeks to post these charges to the account. Therefore, **before resubmitting your project**, please contact me to verify the additional deposit that will be required prior to resubmittal.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, the plans and documentation listed in the Submittal Requirements Report, and/or any modifications to the project scope. I may be reached by phone at (619) 446-5349 or via e-mail at ahempton@san Diego.gov.

Sincerely,

Alex Hempton, AICP
Associate Planner, acting as
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report
3. Invoice

cc: File



Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: 226649 **Title:** AT&T Boundary Street
Project Mgr: Hempton, Alexander (619) 446-5349 Ahempton@sandiego.gov



Review Information

Cycle Type: 11 Submitted (Multi-Discipline)	Submitted: 05/30/2012	Deemed Complete on 05/30/2012
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 05/30/2012	
Reviewer: Canning, Jack (619) 446-5425	Assigned: 05/31/2012	
Hours of Review: 3.00	Started: 06/20/2012	
Next Review Method: Conditions	Review Due: 06/27/2012	
	Completed: 06/25/2012	COMPLETED ON TIME
	Closed: 07/06/2012	

- . We request a 4th complete submittal for LDR-Engineering Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Engineering Review (10 of which are new issues).
- . Last month LDR-Engineering Review performed 64 reviews, 90.6% were on-time, and 42.6% were on projects at less than < 3 complete submittals.

Engineering 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a public hearing. Upon resubmittal, we will complete our review of the Zoning Use Certificate Plans. (From Cycle 3)
<input checked="" type="checkbox"/>	2	Project design calls for a sump in the underground vault. Submit vault details that shows how the sump is discharged onto the Public Street. Use of a drain line and discharge line from the vault to a gravel filled dry well or seepage pit will not be acceptable. The City of San Diego does not allow the use of seepage pits. Include details that show how the collected water that enters the vault is treated prior to discharge onto the Public Street. (continued below)
<input checked="" type="checkbox"/>	3	(From Cycle 3) Discharging the runoff into a catch basin within the Public Right-of-Way which then discharges into the street will also not be acceptable. The use of a current City Standard D-27 sidewalk underdrain is acceptable but it is not acceptable for the sidewalk underdrain location to discharge into any portion of the curb return.
<input checked="" type="checkbox"/>	4	(From Cycle 3) Revise the Site Plan Sheet A-1. Show and call out the solar powered street lights in the Boundary Street Right-of-Way, adjacent to the project site. San Diego Municipal Code Section 143.0410(i) states: When it is determined that the structures or landscaping within a proposed development may have an impact on an adjacent property's access to solar exposure, a Shadow Plan will be required to ensure that potential impacts will be minimized. Therefore, submit a Shadow Plan to verify the existing solar powered street lights will not be affected.
<input checked="" type="checkbox"/>	5	(From Cycle 3) Revise the Enlarged Equipment & Antenna Plan Sheet A-2. Stating the proposed electrical and Telco route to existing transformer and Telco pedestal distance to be determined is not acceptable. Show the trench and conduit to the proposed power source. Additional plan checks comments may be required as a result of where the power source is located.
<input checked="" type="checkbox"/>	6	(From Cycle 3) Revise the Site Plan Sheet A-1. Add a Grading Data Table with export quantities for the vault and equipment foundations.
<input checked="" type="checkbox"/>	7	(From Cycle 3) Revise the Site Plan Sheet A-1. Add a note that states: NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
		(From Cycle 3)

For questions regarding the 'LDR-Engineering Review' review, please call Jack Canning at (619) 446-5425. Project Nbr: 226649 / Cycle: 11





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Revise Survey Sheet LS-1. Add a Bench Mark per the City of San Diego Vertical Control Book. Using a California Spatial Reference Center bench mark and NAV88 Datum and not the required MSL Datum and City Bench Mark is not acceptable. (From Cycle 3)
<input checked="" type="checkbox"/>	9	The City of San Diego requires all developments comply with the Storm Water Pollution Prevention Requirements in Chapter 14, Article 2, Division 2 (Storm Water Runoff Control and Drainage Regulations) of the Land Development Code. The applicant must complete and submit the attached Storm Water Requirements Applicability Checklist in order to determine the project's storm water Best Management Practices (BMPs) requirements during construction and post-construction. (From Cycle 3)
<input checked="" type="checkbox"/>	10	The subject development is a standard BMP project. Revise the Site Plan Sheet A-1.Add the "Lessee's Certificate Standard Wireless Facility Project for Post Construction BMPs" which is attached with the Assessment letters. The Lessee needs to sign this certificate on the site plan. (From Cycle 3)
<input checked="" type="checkbox"/>	11	Revise the Site Plan Sheet A-1. Add a note that states: The applicant shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Spring Canyon Road Right-of-Way. (From Cycle 3)
<input checked="" type="checkbox"/>	12	Revise the Site Plan Sheet A2. Add a note that states: The applicant shall obtain a Public Right-of-Way permit for the proposed work in the Meade Avenue and Boundary Street Right-of-Way. (From Cycle 3)
<input checked="" type="checkbox"/>	13	Revise the Site Plan Sheet A-1. Add a note that states: Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (From Cycle 3)
<input checked="" type="checkbox"/>	14	Revise the Site Plan Sheet A-1. Add a note that states: 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. (From Cycle 3)
<input checked="" type="checkbox"/>	15	Revise the Site Plan Sheet A-1. Add a note that states: 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. (From Cycle 3)
<input checked="" type="checkbox"/>	16	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (From Cycle 3)
<input checked="" type="checkbox"/>	17	Additional comments may be recommended pending further review or any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call Jack Canning at 619 446-5425. (From Cycle 3)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	The project proposes to export 46 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee. (New Issue)





Cycle Issues

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Development Services

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	27	The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer. (New Issue)
<input type="checkbox"/>	28	Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Meade Avenue, Boundary Street and Iowa Street Right-of-Way. (New Issue)
<input type="checkbox"/>	29	Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Meade Avenue, Boundary Street and Iowa Street Right-of-Way. (New Issue)
<input type="checkbox"/>	30	Prior to the issuance of any construction permits, the Permittee shall reconstruct the existing curb ramp at the northeast corner of Boundary Street and Meade Avenue, with current City standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	31	Prior to the issuance of any construction permits, the Permittee shall construct a current City Standard sidewalk adjacent to the site on Boundary Street, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	32	Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	33	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. (New Issue)
<input type="checkbox"/>	34	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. (New Issue)
<input type="checkbox"/>	35	Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 11 Submitted (Multi-Discipline)	Submitted: 05/30/2012	Deemed Complete on 05/30/2012
Reviewing Discipline: Community Planning Group 2	Cycle Distributed: 05/30/2012	
Reviewer: Lynch-Ashcraft, Karen (619) 446-5351	Assigned: 05/30/2012	
	Started: 07/06/2012	
Hours of Review: 0.00	Review Due: 06/20/2012	
Next Review Method: Community Planning Grp 2 (Sub)	Completed: 07/06/2012	COMPLETED LATE
	Closed: 07/06/2012	

- . The review due date was changed to 06/27/2012 from 06/27/2012 per agreement with customer.
- . We request a 3rd complete submittal for Community Planning Group 2 on this project as: Community Planning Grp 2 (Sub).
- . The reviewer has requested more documents be submitted.

1st Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This project is in close proximity to the Mid-City: Normal Heights community planning area. It is recommended that this project be presented to the Normal Heights Community Planning Group. (From Cycle 5)

2nd Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Applicant has opted not to present the project to the Normal Heights CPG. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 11 Submitted (Multi-Discipline)	Submitted: 05/30/2012	Deemed Complete on 05/30/2012
Reviewing Discipline: Park & Rec- MAD	Cycle Distributed: 05/30/2012	
Reviewer: Harkness, Jeff (619) 533-6595	Assigned: 06/01/2012	
Hours of Review: 0.50	Started: 06/29/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 06/27/2012	
	Completed: 06/29/2012	COMPLETED LATE
	Closed: 07/06/2012	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for Park & Rec- MAD on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Park & Rec- MAD (1 of which are new issues).

Review 12-21-11

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Sht L-1 - Planting Notes state that "A landscape maintenance agreement may be required for the areas within the right-of-way and any large revegetated areas visible to the public until such time as an approved entity can assume maintenance responsibility" (From Cycle 2)
<input checked="" type="checkbox"/>	2	con't. - If it is anticipated that maintenance responsibility will ultimately be by a Maintenance Assessment District, then all planting and irrigation must be installed per the San Diego Regional Standard Drawings and the Consultant's Guide to Park Design and Development and so noted on the plans. (From Cycle 2)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	The Owner/Permittee must ensure that all irrigation and planting is installed per the San Diego Regional Standard Drawings and the City of San Diego Consultant's Guide to Park Design and Development, if the project is ever to be included within a Maintenance Assessment District. (From Cycle 2)
<input checked="" type="checkbox"/>	4	The Owner/Permittee shall ensure that the planting and irrigation plans are reviewed and approved by the Park & Recreation Dept prior to building permit issuance. (From Cycle 2)

Review 6-27-12

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	All landscape maintenance shall be the responsibility of the provider. As such, please remove Planting Note #1 on Sht. I-1. (New Issue)





Cycle Issues

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Development Services

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L64A-003A

Review Information

Cycle Type: 11 Submitted (Multi-Discipline)	Submitted: 05/30/2012	Deemed Complete on 05/30/2012
Reviewing Discipline: Community Planning Group	Cycle Distributed: 05/30/2012	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 05/30/2012	
Hours of Review: 0.15	Started: 06/07/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 06/27/2012	
	Completed: 07/06/2012	COMPLETED LATE
	Closed: 07/06/2012	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Community Planning Group (1 of which are new issues).
- . Last month Community Planning Group performed 45 reviews, 51.1% were on-time, and 51.1% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 1 | <p>Please present project to the Greater North Park planning group for a recommendation.</p> <p>NORTH PARK PLANNING COMMITTEE (CD 3)
VICKI GRANOWITZ, CHAIR
2455 PAMO AVENUE SAN DIEGO, CA 92104</p> <p>(619) 584-1203
info@northparkplanning.org
http://www.northparkplanning.org</p> <p>Project Distribution to: ROBERT BARRY 2114 WESTLAND AVENUE SAN DIEGO, CA 92104 (619) 954-5588
robert.barry@cox.net (From Cycle 2)</p> |
| <input type="checkbox"/> | 2 | <p>This project is within the Greater North Park community planning area, but it adjacent to the Mid-City: Normal Heights community planning area. Please also present project to the Normal Heights Community Planning Group:</p> <p>NORMAL HEIGHTS COMMUNITY PLANNING GROUP
JIM BAROSS, CHAIR
3335 N. MOUNTAIN VIEW DRIVE
SAN DIEGO, CA 92116</p> <p>jimbaross@cox.net</p> <p>(619) 280-6908</p> <p>Project Distribution to: NHPCPC C/O BOB FORSYTHE 3555 COLLIER AVENUE SAN DIEGO, CA 92116 (619) 584-4143 EAS# 291 (From Cycle 2)</p> |

Update

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 3 | Project has been presented to subcommittee and will be presented to full group. (New Issue) |
|--------------------------|---|---|





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 11 Submitted (Multi-Discipline)	Submitted: 05/30/2012	Deemed Complete on 05/30/2012
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 05/30/2012	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 05/30/2012	
Hours of Review: 0.50	Started: 06/07/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 06/27/2012	
	Completed: 07/06/2012	COMPLETED LATE
	Closed: 07/06/2012	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 5th complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Planning Review (2 of which are new issues).
- . Last month LDR-Planning Review performed 204 reviews, 54.4% were on-time, and 81.3% were on projects at less than < 3 complete submittals.

Permits Required

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Wireless Communication Facilities (WCF) are permitted within the public right-of-way with the processing of a Limited Use, Process 1 approval when the WCF utilizes underground equipment and is adjacent to a non-residential use. (From Cycle 1)
<input checked="" type="checkbox"/>	3	LDC Section 126.0502(d)(7) requires a Site Development Permit, Process 4, for "Any encroachment or object which is erected, placed, constructed, established or maintained in the public right-of-way when the applicant is not the record owner of the property on which the proposed encroachment will be located in accordance with Section 129.0710(b)." (From Cycle 1)
<input checked="" type="checkbox"/>	24	The Mid-City Communities PDO does not permit Planned Development Permits (PDP). Therefore, this project may not deviate from the regulations via the PDP process as previously stated. (From Cycle 3)

Preliminary Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	This project is in Completeness Review, therefore the following comments are preliminary in nature. (From Cycle 1)
<input checked="" type="checkbox"/>	6	Land Development Code Section 141.0420 identifies Design Requirements for WCF. WCF shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. (From Cycle 1)
<input checked="" type="checkbox"/>	7	WCF's shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.
		The current design proposed is a faux pine tree (monopine). Architecture has been utilized in the design of the project as a faux tree, but it is not apparent how landscape and siting have been used to integrate the WCF in order to conceal and minimize the visual impacts. (From Cycle 1)
<input checked="" type="checkbox"/>	8	Provide additional landscape material to better integrate the proposed facility with the surroundings. Fast-growing pine trees should be proposed, if a monopine is pursued, or eucalyptus trees if a monoecalyptus is proposed. (From Cycle 1)
<input checked="" type="checkbox"/>	9	Faux landscaping may be used on premises where natural vegetation similar in size and species exist or where landscaping similar in size and species is proposed as part of the development.
		A landscape development plan has not been provided, but as shown in the photo simulations, natural vegetation similar in size and species to the monopine does not exist and no landscape material has been proposed. (From Cycle 1)
<input checked="" type="checkbox"/>	10	Provide trees similar in species and size to the proposed monopine; or change the proposed faux species to one better suited for the area or proposed planting. (From Cycle 1)
<input checked="" type="checkbox"/>	11	An alternative design may be more appropriate for this location as existing natural vegetation, similar in size and species to the proposed monopine, does not exist at this location. (From Cycle 1)
<input checked="" type="checkbox"/>	28	Based on proposed landscape and design, an architectural element may better suit the surroundings if designed properly. (From Cycle 3)

FAA Part 77

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	FAA Part 77 Calculation: 190' Lowest FAA Part 77 Notification Surface elevation - 390' Highest ground elevation = -200' Maximum Structure Height allowed without requiring FAA notification (From Cycle 1)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

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L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	The Federal Aviation Administration (FAA) has notified the City that the Airport Land Use Compatibility Plans for all Airports in the City do not include all areas that are subject to Federal notification requirements and structure height limits near airports. (From Cycle 1)
<input checked="" type="checkbox"/>	14	Due to the height and proximity of the proposed project to SDIA - Lindbergh Field, your project must be submitted to the Federal Aviation Administration (FAA) for Obstruction Evaluation and Airport Airspace Analysis as required by the Code of Federal Regulations Title 14 Part 77, Subpart B to ensure that the structure will not be an obstruction or hazard to air navigation. The following is a link to the FAA website for submitting projects (form 4760-1) to the FAA: www.oaaaa.faa.gov (From Cycle 1)
<input type="checkbox"/>	15	Provide a Determination of No Hazard from the FAA. (From Cycle 1)

Submittal Requirements

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	20	Mount antennas closer to the pole to minimize their appearance. (From Cycle 1)
<input checked="" type="checkbox"/>	21	Provide antenna sock details. (From Cycle 1)

Community Plan

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	25	Indicate how the proposed project is consistent and implements the Greater North Park Community Plan. (From Cycle 3)

Mid-City Communities Permit

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	26	Please refer to LDC 1512.0202 and 1512.0203. This project will need to comply with the development regulations of the Mid-City Communities Planned District Ordinance (PDO). Certain deviations from these regulations are permitted through a Mid-City Communities Permit. At this point, it is unclear whether the project will be required to obtain a permit for deviations. With the next submittal, review the development regulations in the PDO and identify whether any deviations are requested. (From Cycle 3)
<input checked="" type="checkbox"/>	27	If a faux tree/monopine is continued to be proposed, and deviations are requested from the WCF regulations, there is a possibility these may be processed through the Mid-City Communities PDO with a Development Permit processed as a Site Development Permit, although this is to be determined. (From Cycle 3)

1st Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	The project has been redesigned from previous submittals. The height has been reduced from 50 ft. to 40 ft. and the equipment enclosure has been relocated to the base of the tower. (New Issue)
<input type="checkbox"/>	32	Provide a revised coverage map. (New Issue)





L64A-003A

Review Information

Cycle Type: 11 Submitted (Multi-Discipline)	Submitted: 05/30/2012	Deemed Complete on 05/30/2012
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 05/30/2012	
Reviewer: Benally, Rhonda (619) 446-5468	Assigned: 06/01/2012	
Hours of Review: 0.00	Started: 06/21/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 06/27/2012	
	Completed: 07/06/2012	COMPLETED LATE
	Closed: 07/06/2012	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Environmental (3 of which are new issues).
- . Last month LDR-Environmental performed 84 reviews, 45.2% were on-time, and 41.8% were on projects at less than < 3 complete submittals.

Review 2/25/2011

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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1 PROJECT SCOPE:

The project is a completeness review for a wireless communication facility (WCF) that consists of the installation of 50'-0" high monopine with 12 panel antennas, and an approximately 11'-9" by 25'-3" underground vault for the equipment cabinets, etc. The project is located at 4369 Boundary Street and Meade Avenue in the MR-800B zone of the Greater North Park Community Planning area, Airport Influence Area, and Federal Aviation Administration (FAA) Part 77 Notification Area.

(From Cycle 3)

2 PROJECT ISSUES:

EAS is not able to make a determination pending additional information to determine if impacts in the following issue areas, Health and Safety, and Visual Quality/Neighborhood Character would be considered significant.

(From Cycle 3)

Health and Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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3 FAA Notification:

The project is located in the Federal Aviation Administration (FAA) Part 77 Notification Area for the San Diego International Airport (SDIA) and Montgomery Field Airports, and is also located in the Airport Influence Area-Review Area 2 for Montgomery Field Airport. LDR-Planning has indicated due to the height and proximity of the proposed project to SDIA the project must be submitted to the FAA for Obstruction Evaluation and Airport Airspace Analysis. (From Cycle 3)

4 (Continued)

Refer to LDR-Planning if a consistency determination by the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission (ALUC) is required. Provide a copy of the FAA Determination and/or consistency determination to EAS. Until this information is submitted to EAS this issue cannot be cleared. (From Cycle 3)

GRADING/EXCAVATION/PALEONTOLOG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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5 The site is moderately sensitive for paleontological resources. Based on review of the Site Plan (Sheet A-1) and Enlarged Equipment and Antenna Plan (Sheet A-2), the project proposes an underground vault and it appears there will be some trenching activities for the proposed coaxial route, electrical and telco route. Grading/Excavation information was not provided on plans. Please provide the total quantity of cut (in cubic yards) and the maximum depth of cut for the proposed underground vault, coaxial cable, and electrical and telco route on the Site Plan. (From Cycle 3)

6 (Continued)

Until this information is provided EAS is not able to determine if monitoring for paleontological resources is required. (From Cycle 3)

Visual Quality/Neighborhood Ch

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 7 It appears there is an inconsistency regarding the proposed height of the monopine. The Title Sheet (Sheet T-1) indicates a 50'-0" high monopine and the Enlarged Equipment and Antenna Plan (Sheet A-2) states the project proposes a 45'-0" high monopine. Please clarify. Revise plans for consistency. (From Cycle 3)
- 8 (Continued)

The City's CEQA Significance Determination Thresholds (January 2011) states that if a project is located in a highly visible area (e.g. on a canyon edge, hilltop or adjacent to an interstate highway) and would strongly contrast with the surrounding development or natural topography through excessive height, bulk, signage, or architectural projections then it could have a potential significant visual quality impact. (From Cycle 3)

- 9 (Continued)

LDR-Planning has indicated an alternative design may be appropriate for this location as existing natural vegetation, similar size and species to the proposed monopine, does not exist at this location. Based upon the planning analysis, please consider an alternative design to address this issue. Refer to LDR-Planning for additional information. (From Cycle 3)

New Issue Group (1353173)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 10 Please note additional environmental issues may arise as the project progresses and/or redesign of the project. (From Cycle 3)

Review 7/6/2012

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 18 It is likely the project could be Exempt from CEQA pending submittal of additional information and resolution of the other reviewing discipline's issues. (New Issue)

Grading Excavation/Paleontolog

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 19 Based on the information provided the project does not meet the thresholds for paleontological resouces. No mitigaton is required. EAS has no further issue. (New Issue)

Health and Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- 20 The project requires an FAA Determination. Until EAS receives a copy of the FAA Determination this issue cannot be cleared. (New Issue)





L64A-003A

Review Information

Cycle Type: 11 Submitted (Multi-Discipline)	Submitted: 05/30/2012	Deemed Complete on 05/30/2012
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 05/30/2012	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 07/03/2012	
Hours of Review: 0.50	Started: 07/03/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 06/27/2012	
	Completed: 07/06/2012	COMPLETED LATE
	Closed: 07/06/2012	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 4th complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Landscaping (3 of which are new issues).
- . Last month LDR-Landscaping performed 46 reviews, 65.2% were on-time, and 48.8% were on projects at less than < 3 complete submittals.

Completeness Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Provide vine along Caltrans fence. (From Cycle 3)
<input checked="" type="checkbox"/>	2	Indicate box size for proposed trees in legend. (From Cycle 3)
<input checked="" type="checkbox"/>	3	Size is indicated as "30' BTH" however the size should be specified as 24-inch box or 36-inch box, etc. BTH refers to "Brown Trunk Height" and is utilized for measuring palm trees. (From Cycle 3)
<input checked="" type="checkbox"/>	4	Show all underground utilities including, but not limited to, water, sewer, electric, gas, cable, and utilities associated with the proposed wireless facility. (From Cycle 3)
<input checked="" type="checkbox"/>	5	Indicate how areas of disturbed soil will be revegetated; in some cases this may consist of a minimum 2-inch layer of bark mulch. (From Cycle 3)
<input checked="" type="checkbox"/>	6	Please provide the following as a note on the Landscape Plan: All required planting areas shall be covered with mulch to a minimum depth of 2 inches, excluding slopes requiring revegetation and areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth (LDC 142.0413[b]). (From Cycle 3)

Standard Comments/Notes

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	Provide the following note on the Landscape Development Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards." (From Cycle 3)
<input checked="" type="checkbox"/>	8	Provide the following note on the planting plan: MINIMUM TREE SEPARATION DISTANCE Improvement/ Minimum Distance to Street Tree Traffic signals (stop sign) - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet Intersections (intersecting curb lines of two streets) - 25 feet (From Cycle 3)
<input checked="" type="checkbox"/>	9	Provide the following standard note on the Landscape Plan: All graded, disturbed or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated as shown in Table 142-04F and in accordance with the standards in the Land Development Manual [142.0411(a)]. (From Cycle 3)
<input checked="" type="checkbox"/>	10	Provide the following note on the Landscape Development Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc. (From Cycle 3)
<input checked="" type="checkbox"/>	11	Provide the following note on the Landscape Development Plan; fill in the blank with who shall be responsible for long-term maintenance (i.e. owner, project association, other): "Maintenance: All required landscape areas shall be maintained by _____. Landscape & irrigation areas in the public ROW shall be maintained by _____. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit." (From Cycle 3)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	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 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 15 gallon shrub or 60-inch box tree. (From Cycle 3)

Preliminary Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	The WCF regulations allow faux landscape supporting antennas when additional live trees of a similar species and size are existing or proposed. In this case, the proposed trees, as indicated on the photo sims, are dwarfed by the size of the proposed monopine. (From Cycle 3)
<input checked="" type="checkbox"/>	14	If a faux tree is proposed, a lower height, more in scale with proposed landscape material, would be more appropriate. (From Cycle 3)
<input checked="" type="checkbox"/>	15	If design is changed, landscape should be added to compliment the proposed design, soften its appearance, integrate with the surrounding neighborhood, and improve the appearance of the facility as viewed from the adjacent public rights-of-ways and properties. (From Cycle 3)
<input checked="" type="checkbox"/>	16	If equipment shelter is located above ground, vines should be provided on the walls to screen the bare walls 80% within 2 years of planting. (From Cycle 3)
<input checked="" type="checkbox"/>	17	Remove irrigation plan, details, and planting notes and details from plan set. These are not reviewed at the discretionary design-development phase, but will be reviewed during the building permit review. (From Cycle 3)

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	Planting Note #1 on sheet L-1 discusses a temporary landscape maintenance agreement. Please revise. AT&T/the Permittee shall be responsible for landscape maintenance associated with this project. (New Issue)
<input type="checkbox"/>	23	On L-1 clarify areas that are planting areas and areas to be hardscape. It's unclear whether the trees are proposed with tree grates or within an open planting area. Clearly identify the proposed hardscape and planting areas. For hardscape, provide additional details regarding the type/color/etc. (New Issue)
<input type="checkbox"/>	24	Tree selection - proposed pine trees are consistent with the adjacent pine tree on Caltrans right-of-way; however it is recommended that a few species (three) of trees be provided to allow for flexibility during the construction drawing stage. In addition, canopy shade trees may be a better selection for portions of the plaza area vs. the pine trees currently proposed. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 11 Submitted (Multi-Discipline)	Submitted: 05/30/2012	Deemed Complete on 05/30/2012
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 05/30/2012	
Reviewer: Lundquist, Jim (619) 446-5396	Assigned: 05/31/2012	
Hours of Review: 4.00	Started: 06/27/2012	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 06/27/2012	
	Completed: 06/27/2012	COMPLETED ON TIME
	Closed: 07/06/2012	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Transportation Dev (1 of which are new issues).
- . Last month LDR-Transportation Dev performed 34 reviews, 76.5% were on-time, and 35.7% were on projects at less than < 3 complete submittals.

24001348 12-14-2011

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Provide a standard pedestrian ramp to serve the pedestrians travelling on the north side of Meade Avenue. This may require moving the walk signal and push button request pole and/or increasing the width of the existing sidewalk. (From Cycle 2)
<input type="checkbox"/>	2	Review the existing pedestrian ramp serving pedestrians crossing Meade Avenue on the east side to see that it conforms to the existing standards. Improve the ramp as required. (From Cycle 2)
<input checked="" type="checkbox"/>	3	The applicant shall obtain a "Public Right-of-Way Permit for Traffic Control" permit prior to any work within the public right-of-way to the satisfaction of the City Engineer. (From Cycle 2)
<input checked="" type="checkbox"/>	4	The applicant shall protect any City property removed as part of the project and return said property to the satisfaction of the City Engineer. (From Cycle 2)
<input checked="" type="checkbox"/>	5	The applicant shall provide a Public Improvement Plan including a Traffic Control Plan to the satisfaction of the City Engineer. (From Cycle 2)
<input checked="" type="checkbox"/>	6	The applicant shall provide and maintain a telephone contact number available 24 hours/7 days a week clearly posted on the system to allow City staff to immediately contact the system provider to the satisfaction of the City Engineer. (From Cycle 2)
<input checked="" type="checkbox"/>	7	The applicant shall install and maintain a separate power meter for the project to the satisfaction of the City Engineer. (From Cycle 2)
<input checked="" type="checkbox"/>	8	The applicant shall inform the City and the City agrees to inform the applicant in the event of a knock over, to the satisfaction of the City Engineer. (From Cycle 2)
<input checked="" type="checkbox"/>	9	Additional comments and conditions may be provided pending further review or redesign of this project. (From Cycle 2)

24001348 6-27-2012

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	RESTATED: Provide a standard pedestrian ramp to serve the pedestrians travelling on the north side of Meade Avenue. This may require a traffic signal modification to move the walk signal and push button request, signal pole and/or increasing the width of the existing sidewalk. (New Issue)



Submittal Requirements



THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

7/6/12 12:23 pm

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L64A-001

Project Information

Project Nbr: 226649 **Title:** AT&T Boundary Street
Project Mgr: Hempton, Alexander (619)446-5349 Ahempton@sandiego.gov



Review Cycle Information

Review Cycle: 13 Submitted (Multi-Discipline)

Opened: 07/06/2012 12:20 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Dev. Plans reduced 11x17	6	Dev. Plans reduced 11x17	6
Applicant Correspondence	6	Applicant Correspondence	6
Telcom Technical Analysis	1	Telecom Coverage Map	1





Invoice

7/6/12 12:24 pm

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-007

Invoice Number: **443346**



Status: Invoiced

Issued: 07/06/2012 12:24 pm Hempton, Alexander

Voided:

Customer: Becker, Kevin C.

Development: 150755 Devel Num 150755

Project: **226649** AT&T Boundary Street

PM: Hempton, Alexander (619)446-5349



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	12,000.00	Dollars	\$-12,000.00
Deposit Account	16,000.00	Dollars	\$16,000.00
Approval Total:			\$4,000.00
Job Total:			\$4,000.00
Project Total:			\$4,000.00
Invoice Total:			\$4,000.00

