

UNIVERSITY COMMUNITY PLANNING GROUP*

Notice of Executive Committee Monthly Meeting

University Towne Center – Forum Hall

Time: 6:00 p.m. – 9:00 p.m.

Tuesday, November 14, 2006

AGENDA

(FINAL) Times approximate – Please Print Agenda and bring to meeting

- 6:00
1. **Call Meeting to Order – Chair**
 2. **Pledge of Allegiance followed by Moment of Silence**
 3. **Agenda: Call for additions/deletions: Adoption**
 4. **Approval of Minutes: October 2006**
 5. **Announcements – Chair**
15 minutes
- 6:15
6. **Reports:**
Councilman Scott Peters Office – Madeleine Baudoin
Representative Susan Davis – Noelle Dorman
Planning Department – Dan Monroe
Membership Secretary – Milt Phelgy
UCSD Update – Milt Phelgy
20 minutes
- 6:35
7. **Public Comment: Non-Agenda Items – 3 minutes per speaker**
20 minutes
- 6:55
8. **Bridge Pointe Phase IV SCR – PTS# 100396**
Scott Cairns and Jon B. Ohlson, Smith Consulting Architects; Mike Sanford, Equity Office Properties
SCR to PID/RPO 90-0892 for a 3-story office building over sub-level parking, final phase of development. 2nd review due September 2006
10 minutes – Follow-up Presentation
10 minutes – Discussion / **ACTION**
- 7:15
9. **Westfield UTC – PTS# 97302**
Substantial Conformance Review (Process 1) of PCD 83-0117, UTC Mall for new 2 out-parcel buildings and decommissioning of department store space on 68.43 acre property @ 4545 La Jolla Village Drive, Zoned CC-1-3. *2nd review completed October 2006*
15 minutes – Informational
10 minutes – Questions
- 7:40
10. **Via Sonoma – PTS# 114535**
Neighborhood Use Permit (Process 2) for three new antennas mounted within the top portion of a replacement light standard with associated underground equipment vault all within the Public Right of Way. 1st review due October 2006
10 minutes – Presentation
10 minutes – Discussion / **ACTION**
- 8:00
11. **Monte Verde - Project No. 6563/SCH No. 2003091106**
University Community Plan Amendment, Costa Verde Specific Plan Amendment, Vesting Tentative Map, Planned Development Permit, Site Development Permit, Public Right of Way and Easement Vacations, and Right of Entry Permit
15 minutes – Update/Informational/**ACTION**
15 minutes – Questions



THE CITY OF SAN DIEGO

October 27, 2006

Brian Cook & Associates,
Agent for:
T-Mobile
4026 Hawk Street
San Diego, CA 92103

Dear Mr. Winney:

Subject: T-Mobile Via Sonoma – First Assessment Letter
Project No.114535: Job Order No 427012
Located at: The intersection between Via Sonoma and Via Alicante

The Development Services Department has completed the first review of the above referenced project.

- The project consists of the installation of three (3) antennas concealed inside the replacement light standard. The associated equipments will be located in an undergrounded vault within the RM-2-5 zone of the University City Planning Area.

Attached to this assessment letter is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

For your information, please be advised of Section 126.0114 of the Land Development Code, which states: The development permit application file shall be closed if the applicant fails to submit or resubmit requested materials, information, fees or deposits 90 calendar days from the date the application was deemed complete or the last written request by the City, whichever is later. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed by the City Manager.

I. REQUIRED APPROVALS/FINDINGS - Your project as currently proposed requires the processing of:

▪ **Required approvals:**

- A PROCESS TWO DECISION, NEIGHBORHOOD USE PERMIT (NUP), FOR A MINOR TELECOMMUNICATION FACILITY WHICH WILL BE DECIDED BY THE CITY MANAGER WITH THE RIGHTS TO APPEAL TO THE PLANNING COMMISSION PER LAND DEVELOPMENT CODE (LDC) SECTION 126.0201 AND 141.0405.

▪ **Required Findings:**

- IN ORDER TO RECOMMEND APPROVAL OF YOUR PROJECT, CERTAIN FINDINGS MUST BE SUBSTANTIATED IN THE RECORD. ENCLOSURE 2 CONTAINS THE REQUIRED FINDINGS.

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

KEY ISSUES:

- ANTENNAS IN THE COASTAL HEIGHT LIMITED OVERLAY ZONE
1. THE PROPOSED HEIGHT OF THE T-MOBILE WIRELESS ANTENNAS ARE OVER HEIGHT AND DO NOT CONFORM TO SECTION 132.0501 OF THE LAND DEVELOPMENT CODE (LDC), COASTAL HEIGHT LIMITED OVERLAY ZONE.

III. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status. Account information is sent out by our accounting department showing project expenditures associated to staff time spent on the project. At this time, no additional funds are required to be deposited for this project, however, should issues arise requiring additional staff time for project administration and/or review, additional monies may be required to be deposited at a later date. During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

IV. TIMELINE:

Your next review cycle should take approximately 21 days to process.

VI. RESUBMITTALS/NEXT STEPS: When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a “Submittal-Telecom Resubmittal.” Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

A. Plans and Reports: 5 of sets of plans as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. This site is located in an area where no recognized community planning group exists. However, Cingular Wireless is strongly encouraged to contact the neighboring planning group for their feedback and recommendation. Please contact Linda Colley, Chairperson of the University City Planning Board, at (858) 453-0435 to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Bulletin 620 which is available on our department website at <http://www.sandiego.gov/development-services/>, provides some valuable information about the advisory role the Community Planning Group. For your reference, Council Policy 600-24 available on the City website at <http://clerkdoc.sannet.gov/Website/council-policy>, provides “Standard Operating procedures and Responsibilities of recognized Community Planning Committees”.

VIII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the attached Cycle Issues Report.

-Ken Norton	-	IT&C Review	(619) 525-8655
-Alexander Hempton	-	Landscape Review	(619) 446-5349

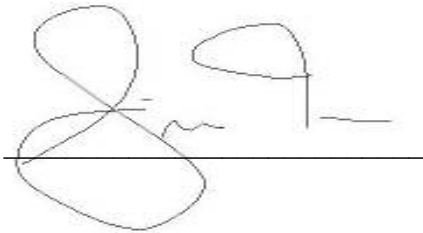
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-Simon Tse	-	Planning Review	(619) 446-5437
-James Arnhart	-	Environmental Review	(619) 446-5385
-Sean Torres	-	Engineering Review	(619) 446-5305
-Victoria Huffman	-	Transportation Review	(619) 446-5396
-Dan Monroe	-	Long Range Review	(619) 236-5529

In conclusion, please note that information forms and bulletins, project submittal requirements, and, the Land Development Code, may be accessed on line at <http://www.ci.sandiego.ca.us/development-services/industry/forms.shtml>. Many land use plans for the various community groups throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/profiles/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-4537 or via e-mail at Stse@sandiego.gov.

Sincerely,



Simon Tse
Development Project Manager

ST

Enclosures:

1. Cycle Issues Report
2. Required Findings
3. Submittal Requirements Report
4. Justification Map
5. Memorandum of Law

Cc: File
Alexander Hempton, Landscaping (Assessment Letter only)
Ken Norton, IT&C (Assessment Letter only)

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Victoria Huffman, Transportation (Assessment Letter only)
Sean Torres, Engineering (Assessment Letter only)
Linda Colley, Chair person of University City Planning Group (Assessment Letter only and
Cycle Issues Report)

Cycle Issues



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

10/30/2006 01:28:58 F

L64A-003A

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Project Information

Project Nbr: 114535 **Title:** T-Mobile Via Sonoma
Project Mgr: Tse, Simon (619) 446-5347 Stse@sandiego.gov



Review Cycle Information

Review Cycle: 1 Submitted (Multi-Discipline) [Closed] **Opened:** 9/29/2006 08:36 AM **Submittal:** 9/29/2006 08:56 AM
Deemed Complete on 9/29/2006 13:42:16 **Closed:** 10/30/2006 01:25 PM

Review Information

Reviewing Discipline: LDR-Environmental **Requested:** 9/29/2006 01:42 PM **Started:** 10/16/2006 10:57 AM
Reviewer: Arnhart, James (619)446-5385 **Assigned:** 10/3/2006 02:41 PM **Completed:** 10/17/2006 10:50 AM
Next Review Method: Submitted (Multi-Discipline) **Reassigned:** **Needed Again:**

Cleared? Issue Number and Description

CEQA Exemption

- 1 The Environmental Analysis Section has reviewed the request for a Neighborhood Use Permit, and finds the proposed project does not have the potential to cause a significant effect on the environment. The project is categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (new construction). [Recommended]



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Deemed Complete on 9/29/2006 13:42:16 **Closed:** 10/30/2006 01:25 PM

Review Information

Reviewing Discipline: LDR-Planning Review **Requested:** 9/29/2006 01:42 PM **Started:** 10/23/2006 09:40 AM
Reviewer: Tse, Simon (619)446-5347 **Assigned:** 10/5/2006 03:58 PM **Completed:** 10/27/2006 02:44 PM
Next Review Method: Submitted (Multi-Discipline) **Reassigned:** 10/5/2006 04:19 PM **Needed Again:**

Cleared? Issue Number and Description

Administrative

- 1 This proposed project is located within the Public Right of Way located on the east side of Via Sonoma within the RM-2-5 zone, in the University Planning Area.
The project proposed to conceal three (3) antennas inside a replacement light standard with the associated equipment located inside an under-grounded vault.
- 2 The project is located in the Coastal Overlay Zone, within the Coastal Height Limit Overlay Zone, with a 30'-0" height limit.
- 3 Antennas or associated equipment located in public right-ofway which is adjacent to a residentially zoned premises may be permitted with a Neighborhood Use Permit.
The project requires a Neighborhood Use Permit (NUP), Process 2, Staff level decision with the rights to appeal to Planning Commission.

Coastal Overlay Zone

- 4 This project is located on the Proposition D Coastal Height Overlay Zone, where the maximum permitted height is 30'-0" per Chapter 13, Article 2, Division 5 of the Coastal Height Limit Overlay Zone.
Please demonstrate how T-Mobile's project complies to Proposition D, Coastal Height Overlay Zone.

Existing Light Standard

- 5 Please provide the dimensions of the existing light standards. (Diameter, height, Caisson height and diameter, etc...)
The replacement pole should be similar in height with the existing light standards.

Justification Letter

- 6 The site justification letter submitted by T-Mobile was determined by staff to be incomplete. As indicated in the Information Bulletin 536, the letter must justify the need or requirement for the proposed antenna location and design. Include other sites that were analyzed but not selected and explain why these sites did not meet your objectives (include engineering, coverage and locational justification) and why the collocation of your facilities with others in the area cannot be accomplished. The current justification letter is missing the alternative sites analyzed by T-Mobile.
- 7 T-Mobile must submit a technical analyst report clearly identifying the search ring, alternative sites, the selected site, and all existing and approved telecommunication facilities within a one mile radius. (Please see attach for example)

Pullbox

- 8 Will the pull box shown in the Site Plan be undergrounded?

Strongbox

- 9 Please describe the intent of the proposed strongbox.

Setback Lines

- 10 Please identify all setbacks on your site plan for the adjacent property.



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Project Mgr: Tse, Simon (619) 446-5347 Stse@sandiego.gov



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Deemed Complete on 9/29/2006 13:42:16 **Closed:** 10/30/2006 01:25 PM

Review Information

Reviewing Discipline: Community Planning Group **Requested:** 9/29/2006 01:42 PM **Started:** 10/11/2006 09:03 AM
Reviewer: Tse, Simon (619)446-5347 **Assigned:** 10/5/2006 03:53 PM **Completed:** 10/17/2006 03:50 PM
Next Review Method: Submitted (Multi-Discipline) **Reassigned:** 10/5/2006 04:18 PM **Needed Again:**

Cleared? Issue Number and Description

Agenda

- 1 It is recommended that the proposed project be presented to the University City Community Planning Group. Please contact Linda Colley at (858) 453-0435 to schedule your item on their next available agenda.



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Project Mgr: Tse, Simon (619) 446-5347 Stse@sandiego.gov



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Deemed Complete on 9/29/2006 13:42:16 **Closed:** 10/30/2006 01:25 PM

Review Information

Reviewing Discipline: Plan-Long Range Planning **Requested:** 9/29/2006 01:42 PM **Started:** 10/12/2006 10:31 AM
Reviewer: Monroe, Dan (619)236-5529 **Assigned:** 10/2/2006 01:51 PM **Completed:** 10/12/2006 10:32 AM
Next Review Method: Submitted (Multi-Discipline) **Reassigned:** **Needed Again:**

Cleared? Issue Number and Description

New Issue Group (652731)

1 No Comments



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Project Information

Project Nbr: 114535 **Title:** T-Mobile Via Sonoma
Project Mgr: Tse, Simon (619) 446-5347 Stse@sandiego.gov



Review Cycle Information

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Deemed Complete on 9/29/2006 13:42:16 **Closed:** 10/30/2006 01:25 PM

Review Information

Reviewing Discipline: ITC-Communications **Requested:** 9/29/2006 01:42 PM **Started:** 10/11/2006 08:59 AM
Reviewer: Tse, Simon (619)446-5347 **Assigned:** 10/5/2006 03:57 PM **Completed:** 10/17/2006 03:49 PM
Next Review Method: Submitted (Multi-Discipline) **Reassigned:** 10/5/2006 04:19 PM **Needed Again:**

Cleared? Issue Number and Description

Interference

- 1 This installation uses antennas located on a street light pole over city streets. This lights is maintained by city workers. The carrier should be made aware that appropriate signs should be installed to notify employees working on the light standard that a hazard exists and where it exists. The carrier should be required to assess the level and location of the hazard and place the appropriate signs per CAL-OSHA requirements.



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Project Nbr: 114535 **Title:** T-Mobile Via Sonoma
Project Mgr: Tse, Simon (619) 446-5347 Stse@sandiego.gov



Review Cycle Information

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Deemed Complete on 9/29/2006 13:42:16 **Closed:** 10/30/2006 01:25 PM

Review Information

Reviewing Discipline: LDR-Engineering Review **Requested:** 9/29/2006 01:42 PM **Started:** 10/5/2006 10:22 AM
Reviewer: Torres, Sean (619)446-5305 **Assigned:** 10/2/2006 11:23 AM **Completed:** 10/12/2006 03:18 PM
Next Review Method: Submitted (Multi-Discipline) **Reassigned:** **Needed Again:**

Cleared? Issue Number and Description

1st Review

Issues

- 1 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 (BMP's) requirements during construction and post construction.

The Storm Water Standards are available online at <http://www.sandiego.gov/development-services/news/pdf/stormwatermanual.pdf>
- 2 There will be a requirement to replace the damaged portions of sidewalk adjacent to the proposed telecommunications facility. Please revise the plans to reflect this requirement.
- 3 The applicant will be required to replace the existing public improvements (joint to joint) in which the trenching or construction of private facilities run through.

Comments/Corrections

- 4 Revise Sheet 1, as follows:

Under the "Project Summary" heading, revise the address to say Via Sonoma & the name of the intersecting private street.
- 5 Revise the information contained under the "Work to Be Done" heading to be consistent with the subject site.
- 6 Revise Sheet 2, as follows:

On the site plan, add the Lessee's Certificate for Post-construction BMP's and have it signed by the company.
- 7 Call out the private street name intersecting with Via Sonoma.
- 8 Revise Note #3 to state the correct street in which the work will be done.
- 9 On the Site Plan, sheet A1, show and callout the following existing utilities as follows:

In Via Sonoma, 12" VC Sewer Main, reference drawing #14568-3-D.
In Via Sonoma, 12" AC Water Main, reference drawing #14568-3-D.
- 10 Revise sheets 4 and 5 to show and call out the location of the air flow vents.



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Cycle Issues



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Project Mgr: Tse, Simon (619) 446-5347 Stse@sandiego.gov



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Review Cycle: 1 Submitted (Multi-Discipline) [Closed] **Opened:** 9/29/2006 08:36 AM **Submittal:** 9/29/2006 08:56 AM
Deemed Complete on 9/29/2006 13:42:16 **Closed:** 10/30/2006 01:25 PM

Review Information

Reviewing Discipline: LDR-Landscaping **Requested:** 9/29/2006 01:42 PM **Started:** 10/2/2006 05:25 PM
Reviewer: Hempton, Alexander (619)446-5349 **Assigned:** 10/2/2006 03:01 PM **Completed:** 10/27/2006 03:36 PM
Next Review Method: Submitted (Multi-Discipline) **Reassigned:** **Needed Again:**



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**Cleared? Issue Number and Description** **1st Review**

- 1 On the enlarged site plan, sheet 3, clearly identify the planting areas above the underground vault.
- 2 The elevations on sheet 4 do not show space for planting above the underground vault. Provide space for planting and identify how the ground above the vault will be treated. Revise elevations.
- 3 Dimension the planting area above the vault. Provide approx. 3' of planting area from the top of the vault to the finish grade to allow for the planting of replacement shrubs and groundcover.
- 4 Rename landscape plan "Landscape Development Plan"
- 5 The replacement planting should match the existing planting. Provide details on the landscape plan regarding what is existing and show proposed planting.

Discretionary Review **General Information/Comments**

- 6 The Landscape Plan Review web page contains links to the following information, consolidated in one location:
 - Landscape Regulations
 - Landscape Standards
 - Submittal Requirements
 - Landscape Calculation Worksheets
 - No Fee Street Tree Permit Application
 - and more...

<http://www.sandiego.gov/development-services/industry/landscape.shtml>
(This information is located on the Development Services web page under Forms & Guidelines.)
- 7 It appears this project will impact property maintained by the City. Please contact Clay Bingham (533.6724) to discuss Park and Recreation standards. Provide a set of plans to the Development Project Manager (DPM) so that a set may be routed to Park and Rec. for review.

Submittal Requirements

- 8 Refer to the Land Development Manual's Project Submittal Requirements-Section 4, Development Permits/Approvals packet dated October 2006. This document is available at the Development Services Center at 1222 First Avenue and online at:

<http://www.sandiego.gov/development-services/industry/pdf/psmsec4.pdf>

Locate Section 11.0 of the Landscape Development Package submittal requirements. Follow all the requirements from 11.0 to 11.3.5 to ensure that all submittal requirements have been followed. Provide notes on the development package that each submittal requirement has been addressed.
- 9 Legend: Provide the following information in the legend, by category (e.g., trees, shrubs and groundcover):
 - Symbol for all proposed plant materials.
 - Botanical names and common names. (Provide more than 2 selections under each symbol.)
 - Quantities of plant material and on-center spacing for groundcovers.
 - Mature height/spread of trees and shrubs.
 - Form and Function of each plant symbol
 - Symbols for existing plant material to remain
 - Breakdown in percentages of the various container sizes for each symbol (e.g., 25%, 24" box; 50%, 15 gallon; 25%, 5 gallon)
- 10 Provide at least three species for each category to allow flexibility at the plan check / construction phase. (Having a selection allows the developer to use an alternate species in case the original species cannot be obtained.)
- 11 PLANT FORM: Define trees and shrubs by Form. Typical Forms describe shape and may include: Narrow, Oval, Pyramidal, Round, Spreading or Vase-Shaped.
- 12 PLANT FUNCTION: Define trees and shrubs by Function. Typical Functions describe purpose and may include: Shade, Screen, Accent, Speciman or Scale.
- 13 Limits of Work Line: Where the entire site is not being developed, indicate with a dashed line the limits of work [LDM 9.1.9].
- 14 Staff highly recommends that a Landscape Architect prepare the plans for submittal. This may avoid delays in processing.

You may consult the San Diego Chapter of the American Society of Landscape Architects (ASLA) for a list of Landscape Architects in the San Diego area:

<http://www.asla-sandiego.org/content/lookingforla.html>





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Cleared? Issue Number and Description

 **Standard Required Notes**

- 15 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."

- 16 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)].

- 17 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.

- 18 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."



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Cycle Issues



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Development Services
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Project Mgr: Tse, Simon (619) 446-5347 Stse@sandiego.gov



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Deemed Complete on 9/29/2006 13:42:16 **Closed:** 10/30/2006 01:25 PM

Review Information

Reviewing Discipline: LDR-Transportation Dev **Requested:** 9/29/2006 01:42 PM **Started:** 10/25/2006 12:56 PM
Reviewer: Huffman, Victoria (619)446-5396 **Assigned:** 10/3/2006 04:26 PM **Completed:** 10/25/2006 01:49 PM
Next Review Method: Submitted (Multi-Discipline) **Reassigned:** **Needed Again:**



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Cleared? Issue Number and Description

42-7012 NUP

- 1 Project Description:

Transportation Development staff has completed review of the proposal to install three new antennas mounted within the top portion of a replacement light standard located along the east side of Via Sonoma across from the first private road south of Via Alicante. The proposed project equipment will be within the public right-of-way. The site is zoned RM-2-5 and within the University City Planning Area.

- 2 Submittal Errors:

On Sheet 1:

 - (a) Under "General Notes" number 10, replace the word "Capitol" with "Capital."
 - (b) Under "Project Summary", "Property Information," revise the address of the project to be Via Sonoma and the name of the intersecting private street rather than Via Sonoma at Via Alicante.
 - (c) Under "Work To Be Done," provide the proper project location rather than "the north west corner of Mira Mesa Blvd and Dabney Dr."
 - (d) Under the "Legend", revise the words "new traffic signal light" under both "Replacement Items" and "Existing Improvements" to "new street light."

- 3 Submittal Errors (continued):

On Sheet 2:

 - (a) Revise note number 3 to state "on Via Sonoma" rather than "on Mira Mesa Blvd."

- 4 Additional Information Requested:

Revise Sheet 2 to show the name of the private road across from the light standard.

- 5 Visibility:

Revise the site plan to show visibility triangles at each corner of the intersection of the private road and Via Sonoma. No fences, shrubs, or other objects greater than 36 inches in height are permitted in the visibility areas of the street intersections and proposed driveways. For measuring visibility area, refer to LDC Section 113.0273.

- 6 Visibility (continued):

Clearly note on the plans that no objects higher than 36 inches will be proposed in the visibility areas. Ensure that the proposed T-mobile pad-mounted strongbox is outside the visibility triangle of the intersection of the private road and Via Sonoma.

- 7 Conditions:
 - 1. The applicant shall obtain an "Encroachment Maintenance and Removal Agreement" to the satisfaction of the City Engineer.
 - 2. 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.
 - 3. The applicant shall protect any City property removed as part of the project and return said property to the satisfaction of the City Engineer.

- 8 Conditions (continued):
 - 4. The applicant shall provide a Public Improvement Plan including a Traffic Control Plan to the satisfaction of the City Engineer.
 - 5. 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.

- 9 Additional Comments and Conditions:

Additional comments and conditions may be provided pending further review or redesign of this project.



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