



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 30, 2017 REPORT NO. PC-17-087

HEARING DATE: December 7, 2017

SUBJECT: CROWN CASTLE TERRACE COURT, Process Four Decision

PROJECT NUMBER: [432321](#)

OWNER/APPLICANT: ALLEN ALICANTE LAGUNERO AND EVA RUBIO LAGUNERO/CROWN CASTLE AND AT&T MOBILITY

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 4030 Terrace Court in the Kensington-Talmadge Neighborhood of the Mid-City Community Planning Area?

Staff Recommendation: APPROVE Conditional Use Permit 2045909.

Community Planning Group Recommendation: On July 12, 2017, the Kensington-Talmadge Planning Group voted 13-1-0 to approve the project with conditions (Attachment 10).

Environmental Review: A prior environmental document (Negative Declaration No. 99-0464-66) adequately covered this activity as part of a previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162 (Attachment 8).

Fiscal Impact Statement: Costs for project processing paid by applicant deposit.

BACKGROUND

The Crown Castle Terrace Court project is located at 4030 Terrace Court in the RS-1-1 zone of the Kensington-Talmadge neighborhood of the Mid-City Community Planning Area within City Council District 9. The site is designated Residential (1-5 du/ac) in the Mid-City Communities Plan. The subject property is located in a single-family residential neighborhood with a mixture of RS-1-1 and RS-1-7-zoned properties. It is bordered on the north, east, and south by properties containing single family homes. To the west is the Interstate 15 freeway. The Multi-Habitat Planning Area (MHPA) is mapped across approximately 80 percent of the property; however, the project is located in a landscaped residential backyard adjacent to Caltrans right-of-way.

The site contains an existing wireless facility operated by AT&T, which seeks a new permit to continue operation as a part of this project. Crown Castle is the leaseholder, and AT&T is the tenant. T-Mobile also has a facility on the site which is not a part of the current project.

The AT&T facility was first permitted in 2000 as Conditional Use Permit (CUP) No. 99-0464-66. This permit expired in 2010. Sometime after CUP No. 99-0464-66 was approved, the original property owner sold lease rights to Crown Castle in perpetuity and subsequently sold the property. It is staff's understanding that the person who purchased (and currently owns) the property was not aware of the lease situation when they bought the house. The owner signed the paperwork to allow Crown Castle to apply for this permit.

DISCUSSION

Project Description:

The Crown Castle Terrace Court project is a new permit to allow the continued operation of an existing AT&T facility. The project consists of four existing antennas mounted on three poles, along with six remote radio units (RRUs) and related equipment. The antenna poles are mounted within an existing equipment area with a trellis top. The applicant does not propose any changes to the wireless facility itself. However, a faux vegetation screen has been proposed along the rear (west side) of the facility to camouflage views from 1-15 and properties across the freeway.

Because it is located on a residential property, the proposed project requires a Process Four CUP per [SDMC 141.0420\(f\)\(2\)](#), with the Planning Commission as the decision maker. This is consistent with City Council Policy 600-43, which outlines levels of preference for locating WCFs. As a residential property, the project site is a Preference 4 location, which is the lowest preference. Applicants for Preference 4 locations must explain why nearby Preference 1, 2, and 3 locations were not suitable.

As an existing facility, this site is critical to the maintenance of AT&T's network at this location. The applicant's desired coverage area is the adjacent segment of Interstate 15. Because the highway is below the grade of adjacent properties, any facility that provides coverage must be located close by. A review of the submitted "Site Justification Map" (Attachment 7) shows that there are no viable lower preference alternatives in the area because of the topography (higher than the freeway) and zoning (all nearby properties are residential).

Community/General Plan Analysis:

The Mid-City Communities Plan [contains a recommendation](#) to "use all available means to conceal communication antennas from view". In addition, the City's General Plan Urban Design Element ([UD-A.15](#)) states that the visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

In 2000, when this project was originally approved, painting the antennas and poles green to match the surrounding vegetation was considered adequate to integrate into the surrounding area. However, concealment methods and technology have evolved since then. The WCF Regulations and WCF Design Guidelines have also been strengthened to require that applicants “use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.” This is in support of UD-A.15 and the Community Plan.

As a result, the City no longer allows unscreened pole-mounted antennas. The applicant has agreed to install a faux vegetation screen to integrate with the adjacent vegetation and further reduce the visual impact of the facility. Therefore, this project meets the intent of UD-A.15, as well as the objectives of the Community Plan and General Plan. Should the surrounding context change, the permit’s limited term will provide the City the opportunity to address impacts in the future.

Environmental Analysis:

The project’s original environmental document, Negative Declaration 99-0464-66 (final report dated April 4, 2000) determined that the original project would not have a significant effect on the environment. Because it is a project for a new permit for an existing facility, this project does not meet any of the criteria listed in Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, which would trigger the need for additional environmental review. Therefore, further environmental analysis was not required.

Community Planning Group Vote and Issues:

At its July 12, 2017 meeting, the Kensington-Talmadge Planning Group (KTPG) approved the project 13 to 1. The KTPG recommended that the City place two conditions on the project:

1. The existing property owner, who receives no benefit from the installation/lease, shall be considered part of the “public” in terms of visual impact mitigation, which should also occur on the north side of the facility.
2. Due to the designation of High Fire Severity Zone at the installation site, ensure that all building materials and brush management meet these enhanced Fire Safety Requirements as determined by the San Diego Fire Department.

Staff has not included these conditions in the draft permit for the following reasons:

1. The lease between Crown Castle and the property owner is a private matter. The property owner is a party to the permit itself, and to include conditions for the owner’s sole benefit does not have a nexus to an impact from the project. Should the property owner wish to be screened from the facility, they can place landscaping or screening on their property at their expense.

2. This condition is unnecessary. Existing City policies and regulations with regard to fire safety requirements will be followed during Building Permit review of the project.

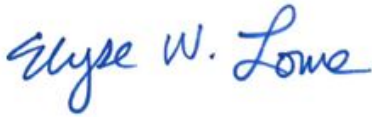
Conclusion:

The project complies with the development regulations of the RS-1-1 zone and with the addition of faux landscape, it will comply with the WCF Regulations (SDMC 141.0420). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Conditional Use Permit (CUP) 2045909 (Attachment 6).

ALTERNATIVES

1. Approve Conditional Use Permit (CUP) 2045909, with modifications.
2. Deny Conditional Use Permit (CUP) 2045909 if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Travis Cleveland
Development Project Manager
Development Services Department

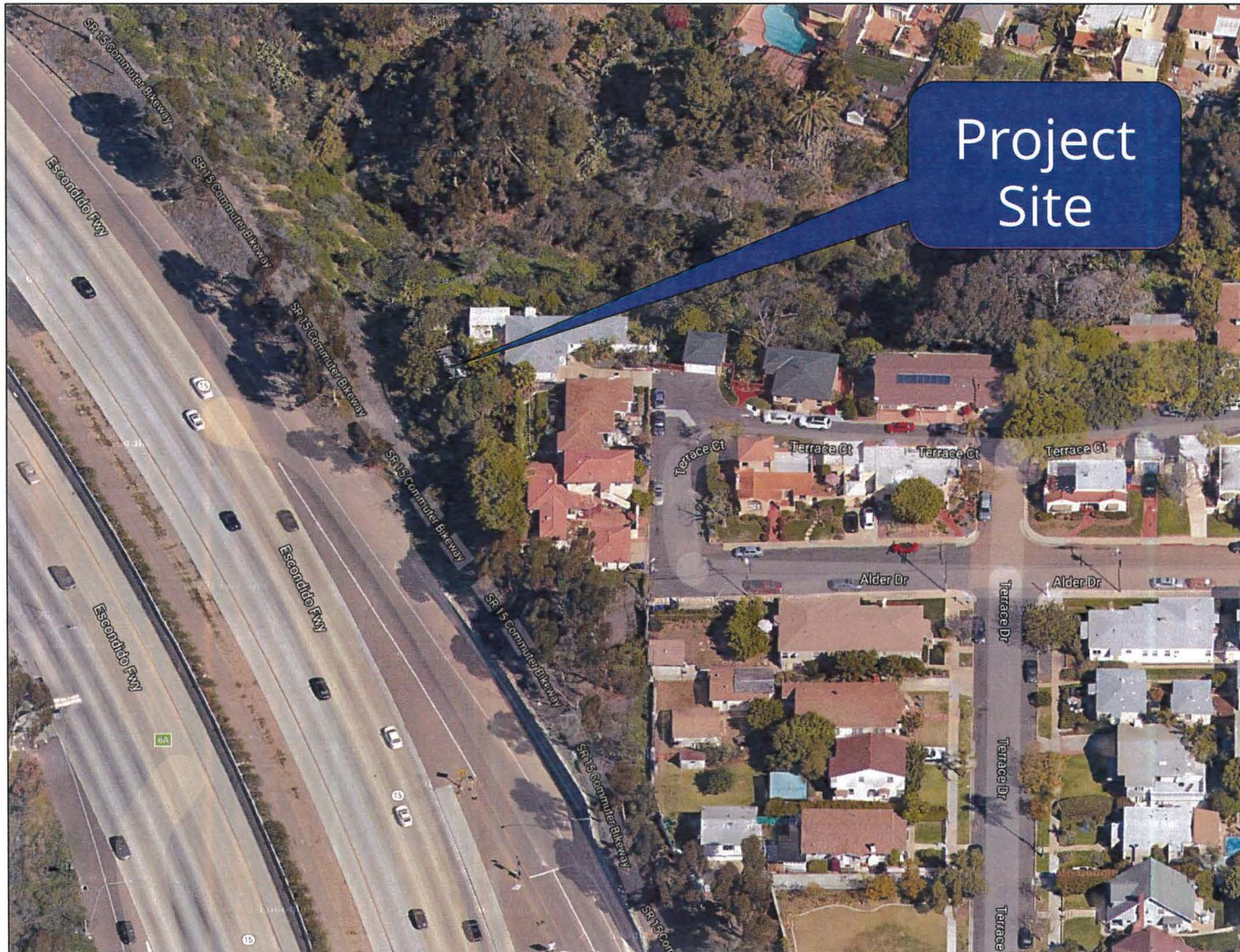
LOWE/TAC

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Photo Survey
9. Community Planning Group Recommendation
10. Ownership Disclosure
11. Photosimulations
12. Project Plans



Aerial Photo



Crown Castle Terrace Court, Project Number 432321
4030 Terrace Court

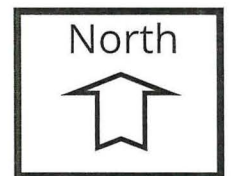
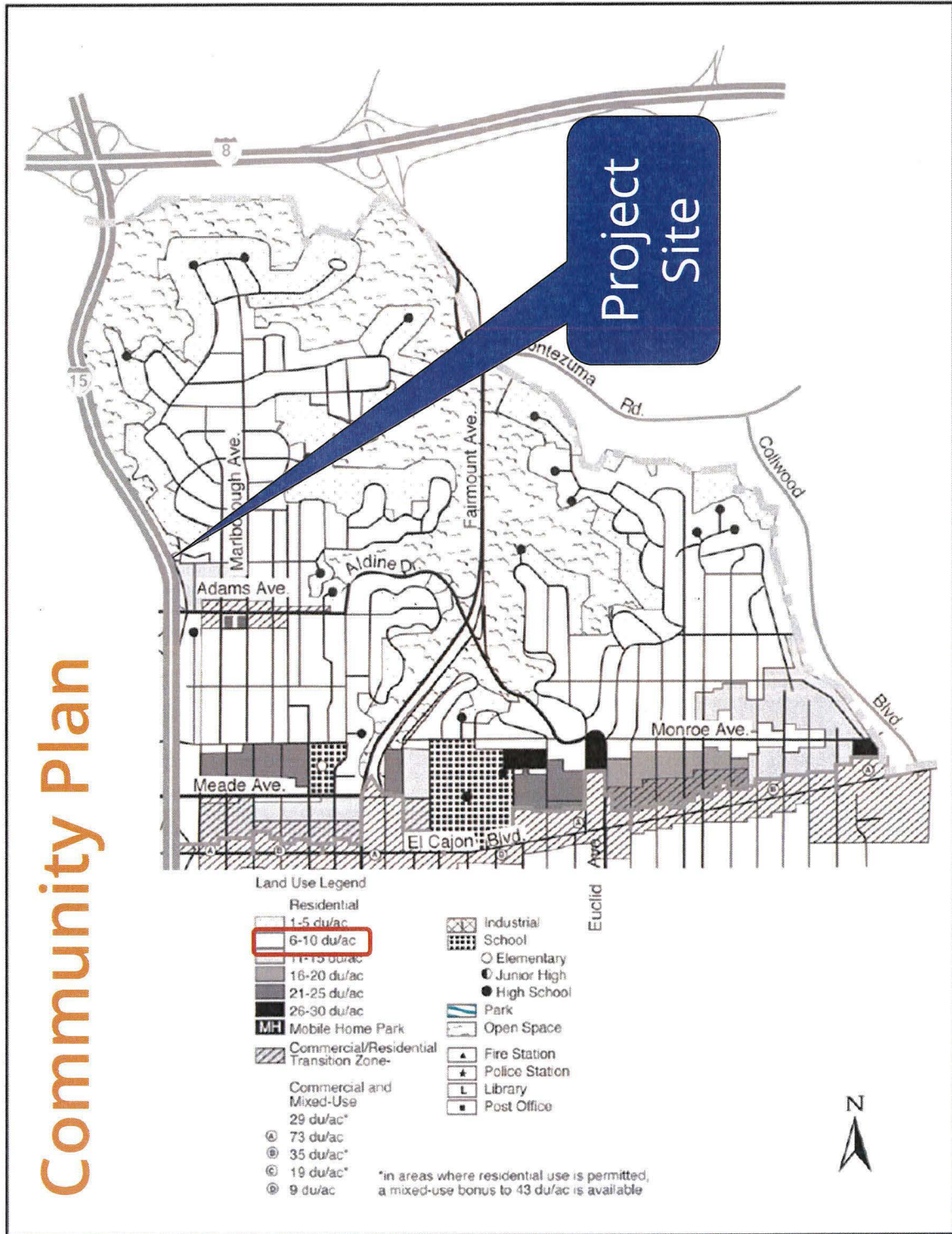




Figure 9

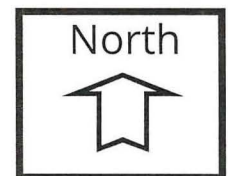
Kensington-Talmadge Community Plan Map



Crown Castle Terrace Court, Project Number 432321
4030 Terrace Court



Project Location Map



Crown Castle Terrace Court, Project Number 432321
4030 Terrace Court

PROJECT DATA SHEET

| | | |
|--|--|--------------------------|
| PROJECT NAME: | Crown Castle Terrace Court (Project No. 432321) | |
| PROJECT DESCRIPTION: | Wireless Communication Facility (WCF) consisting of four existing antennas mounted on three poles, along with six remote radio units (RRUs) and related equipment. The antenna poles are mounted within an existing equipment area with a trellis top. | |
| COMMUNITY PLAN AREA: | Mid-City Communities (Kensington-Talmadge) | |
| DISCRETIONARY ACTIONS: | Conditional Use Permit (CUP) | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Residential, 6-10 du/ac | |
| ZONING INFORMATION: ZONE: RS-1-1 LOT SIZE: 0.39 acres | | |
| ADJACENT PROPERTIES: | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Residential, RS-1-1 and RS 1-7 | Single-Unit Residential |
| SOUTH: | Residential, RS-1-1 | Single-Unit Residential |
| EAST: | Residential, RS 1-7 | Single-Unit Residential |
| WEST: | N/A | Interstate 15 |
| DEVIATION REQUESTED: | None | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | At its July 12, 2017 meeting, the Kensington-Talmadge Planning Group approved the project 13 to 1 with conditions. | |

PLANNING COMMISSION RESOLUTION NO. _____
CONDITIONAL USE PERMIT 2045909
CROWN CASTLE TERRACE COURT
PROJECT NO. 432321

WHEREAS, ALLEN ALICANTE LAGUNERO AND EVA RUBIO LAGUNERO, Owners, and CROWN CASTLE and AT&T MOBILITY, Permittees, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2045909), on portions of a 0.39-acre site;

WHEREAS, the project site is located at 4030 Terrace Court in the RS-1-1 zone of the Mid-City Communities Plan;

WHEREAS, the project site is legally described as:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF LOT 14 OF "MAP OF RESUBDIVISION OF BLOCK 10 AND THE SOUTH 20.00 FEET OF GLEN ROAD KENSINGTON PARK MAP NO. 1245 AND PORTION OF TRACT "K" NORMAL HEIGHTS MAP NO. 985" IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1503, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 5, 1912.

EXCEPTING THEREFROM THE SOUTH 22.68 FEET OF THE EAST 100.00 FEET, MEASURED ALONG THE SOUTH LINE THEREOF. ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE NORTHEASTERLY LINE OF LAND DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, FOR THE PURPOSE OF A LIMITED ACCESS ROAD, RECORDED APRIL 29, 1960 AS FILE NO. 89028 OF OFFICIAL RECORDS, SAID NORTHEASTERLY LINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH 88°48'20" EAST, 109.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 23°33'40" WEST, 146.06 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 14 DISTANT THEREON NORTH 86°16'40" EAST 95.00 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 14.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONDEMNED TO THE PEOPLE OF THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED MAY 31, 1990 AS INSTRUMENT NO. 90-296171 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JUNE 25, 1999 AS INSTRUMENT NO. 1999-0443346 OF OFFICIAL RECORDS.

WHEREAS, on December 7, 2017, the Planning Commission of the City of San Diego considered Conditional Use Permit 2045909 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated December 7, 2017.

Conditional Use Permit Approval – Section §126.0305

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

The Mid-City Communities Plan contains a recommendation to “use all available means to conceal communication antennas from view”. In addition, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The project is located at 4030 Terrace Court in the RS-1-1 zone of the Mid-City Communities Plan, which designates the property as Residential, 6-10 du/ac. It consists of a new permit for an existing, expired Wireless Communication Facility (WCF) consisting of four existing antennas mounted on three poles, along with six remote radio units (RRUs) and related equipment. The antenna poles are mounted within an existing equipment area with a trellis top. The applicant is proposing to screen the facility with faux vegetation. In conjunction with existing vegetation and topography, this faux vegetation will screen the facility.

A Conditional Use Permit (CUP) is required to allow a WCF in a residential zone. Due to its specific location and the inclusion of the proposed faux vegetation screen, the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, the Mid-City Communities Plan, as well as the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 4030 Terrace Court in the RS-1-1 zone of the Mid-City Communities Plan, which designates the property as Residential, 6-10 du/ac. It consists of a new permit for an existing, expired Wireless Communication Facility (WCF) consisting of four existing antennas mounted on three poles, along with six remote radio units (RRUs) and related equipment. The antenna poles are mounted within an existing equipment area with a trellis top. The applicant is proposing to screen the facility with faux vegetation. In conjunction with existing vegetation and topography, this faux vegetation will screen the facility.

The project's original environmental document, Negative Declaration 99-0464-66 (final report dated April 4, 2000) determined that the original project would not have a significant effect on

the environment. Because it is a project for a new permit for an existing facility, this project does not meet any of the criteria listed in Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, which would trigger the need for additional environmental review. Therefore, further environmental analysis was not required.

The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The project requires a Conditional Use Permit (CUP) pursuant to San Diego Municipal Code (SDMC) 141.0420(f)(2) because it is located in a residential zone. The purpose of the CUP, as stated in SDMC 126.0301, is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site. Due to the project's specific location on the site, and the concealment of all pole-mounted equipment within a radome, there will be no impact to the surrounding area.

In addition to the CUP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing screening by faux vegetation, as well as being located in an area where it is already partially screened by topography and existing vegetation, meets these requirements. The project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project; therefore, the project will comply with the applicable regulations of the SDMC.

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

The project site is 0.39 acres and contains other on-site buildings and structures, including a single family home, outbuildings, and a Wireless Communication Facility (WCF) from another carrier (T-Mobile). The Crown Castle (AT&T) WCF already exists at this location and is an integral part of AT&T's network, covering the adjacent Interstate 15 corridor and surrounding residential area. By locating in this residential area, the project can utilize the existing topography to provide service to the desired coverage area.

City Council Policy 600-43 outlines levels of preference for locating WCFs. As a residential property, the project site is a Preference 4 location, which is the lowest preference. Applicants for Preference 4 locations must explain why nearby Preference 1, 2, and 3 locations were not suitable. As an existing facility, this site is critical to the maintenance of AT&T's network at this location. The applicant's desired coverage area is the adjacent segment of Interstate 15. Because the highway is below the grade of adjacent properties, any facility that provides coverage must be located close by. A review of the submitted "Site Justification Map" shows that there are no viable lower preference alternatives in the area because of the topography (higher than the freeway) and zoning (all nearby properties are residential).

The project represents an improvement to the existing WCF because it screens pole-mounted antennas with faux vegetation. Because the faux vegetation will integrate closely with the existing natural vegetation, the project will integrate into the surrounding area. This ensures that the proposed use is appropriate at the proposed location.

The above findings are supported by the minutes, plans, and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit 2045909 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2045909, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: December 7, 2017

IO#: 24006030

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006030

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT 2045909
CROWN CASTLE TERRACE COURT
PROJECT NO. 432321
PLANNING COMMISSION

This CONDITIONAL USE PERMIT 2045909 is granted by the Planning Commission of the City of San Diego to ALLEN ALICANTE LAGUNERO AND EVA RUBIO LAGUNERO, Owners, and CROWN CASTLE and AT&T MOBILITY, Permittees, pursuant to San Diego Municipal Code [SDMC] Section 141.0420(f)(2). The 0.39-acre site is located at 4030 Terrace Court in the RS-1-1 zone of the Mid-City Communities Plan.

The project site is legally described as:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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PARTICULARLY DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED MAY 31, 1990 AS INSTRUMENT NO. 90-296171 OF OFFICIAL RECORDS.

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Subject to the terms and conditions set forth in this Permit, permission is granted to Owners and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 7, 2017, on file in the Development Services Department.

The project shall include:

- a. Four antennas, two measuring 72.9" x 11.9" x 7.1, and two measuring 65.2" x 11" x 5", mounted on three poles, six Remote Radio Units (RRUs), four diplexers, four triplexers, one surge protector, and associated equipment within a 185-square-foot equipment area with trellis top;
- b. Landscaping (planting, irrigation and landscape related improvements) to remain;
- c. Faux eucalyptus screening to extend at least six inches above and beyond antennas in elevation view; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 27, 2020.
2. This permit and corresponding use of this site shall **expire on December 7, 2027**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit

unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.

3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. A building permit will be required to install the faux landscaping screen. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

MULTIPLE SPECIES CONSERVATION PROGRAM:

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

PLANNING/DESIGN REQUIREMENTS:

15. No overhead cabling is permitted.

16. The WCF shall conform to the approved construction plans.

17. Photo simulations shall be printed on the construction plans.

18. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
19. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
20. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screening.
21. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
22. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
23. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
24. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.
25. Faux eucalyptus foliage shall appear as branches that are part of screening shrubs or small trees to the satisfaction of the Development Services Department. It shall not appear as a flat plane covered in leaves.
26. All coaxial conduits shall be routed up through the poles and routed to antennas with a minimum of visible cabling to the satisfaction of the Development Services Department.
27. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
28. A Building Permit shall be required for the improvements installed with this project. Prior to Building Permit issuance, the applicant shall provide color samples of the monoecalyptus branches/foilage. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact

samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built facility.

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

30. As the Permittees for this site, Crown Castle and AT&T Mobility (and any successors in interest) share equal responsibility for the site and for the behavior of any future party that leases space at this location. Regardless of cause, it shall be the Owner/Permittees' shared responsibility to correct any code violations at the site, including payment of any penalties incurred.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5407 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 7, 2017 and [Approved Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: Conditional Use Permit 2045909
Date of Approval: December 7, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

By _____
ALLEN ALICANTE LAGUNERO
Owner

By _____
EVA RUBIO LAGUNERO
Owner

AT&T MOBILITY
Permittee

CROWN CASTLE
Permittee

By _____
NAME
TITLE

By _____
NAME
TITLE

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

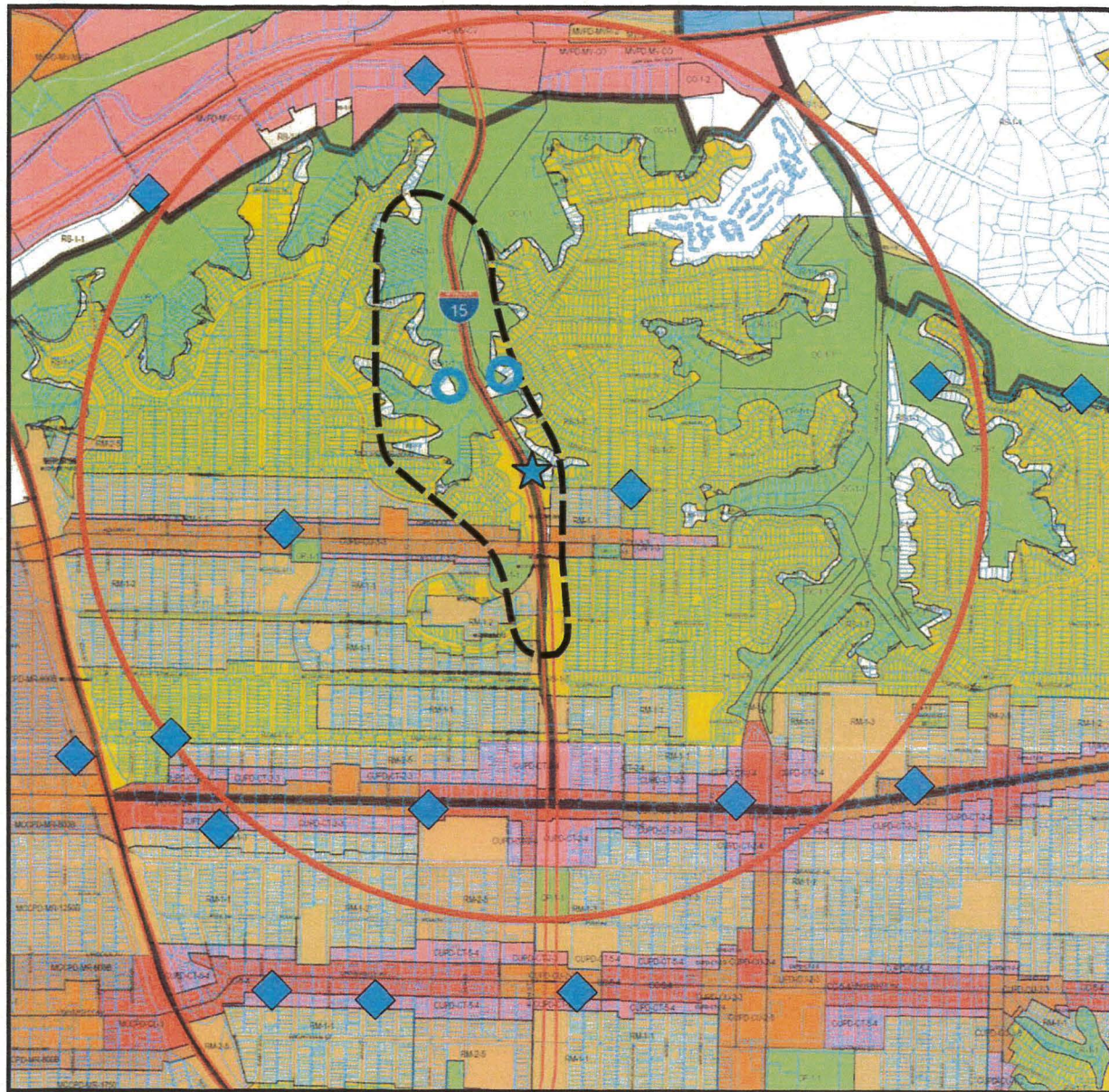
AT&T Mobility San Diego

SD0097/Terrace Court



at&t

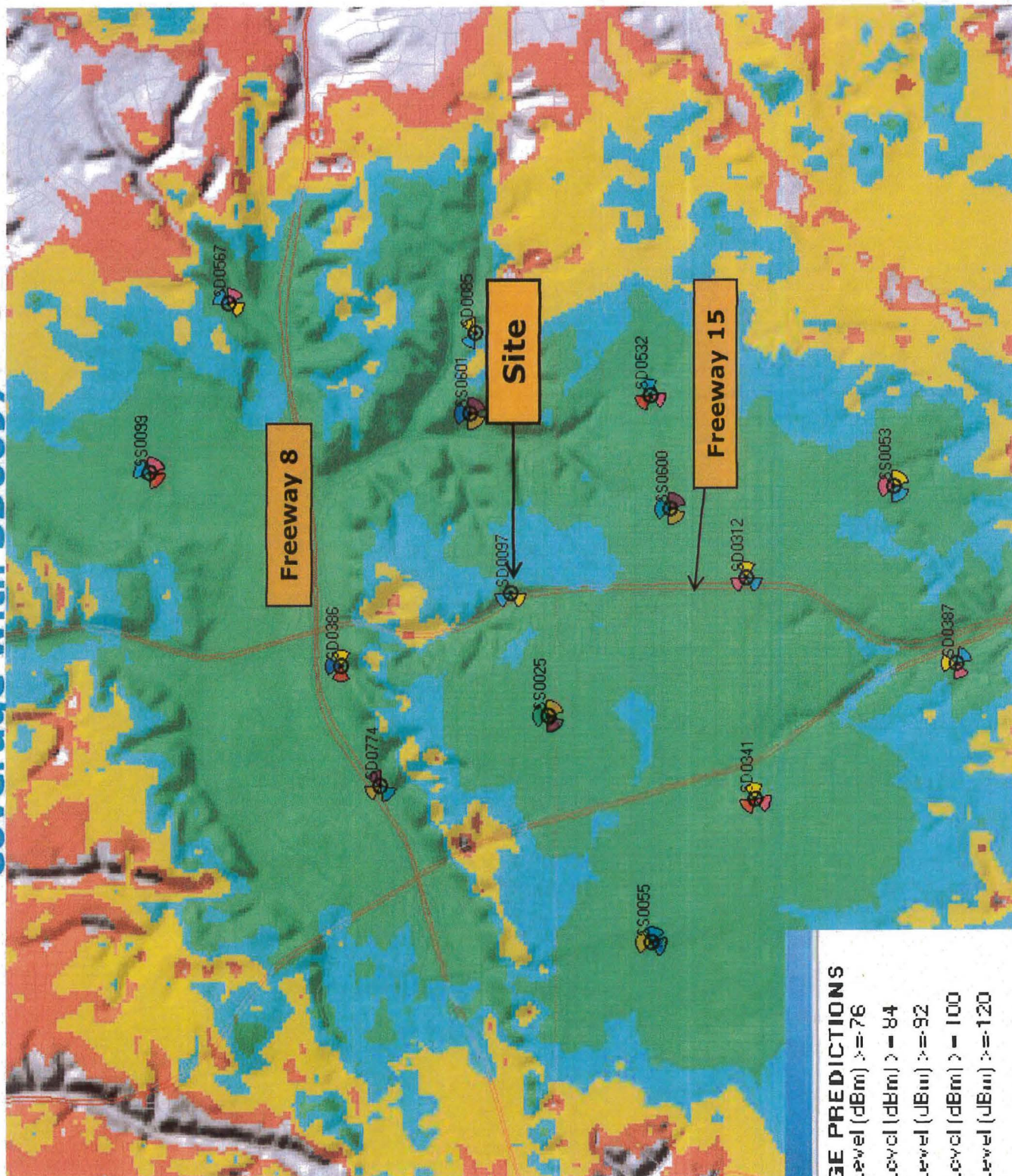
ATTACHMENT 7



- ZONE_NAME
- AR-1-1
 - AR-1-2
 - CC-1-3
 - CC-4-2
 - CC-4-3
 - CC-4-5
 - CC-5-3
 - CC-5-4
 - CN-1-2
 - CN-1-3
 - CO-1-2
 - CP-1-1
 - CR-1-1
 - CUPD-CT-2-3
 - CUPD-CT-2-4
 - CUPD-CT-5-4
 - CUPD-CU-1-1
 - CUPD-CU-1-2
 - CUPD-CU-2-3
 - CUPD-CU-2-4
 - CUPD-CU-2-5
 - CUPD-CU-3-3
 - CUPD-CU-3-6
 - CUPD-CU-3-8
 - CV-1-1
 - CV-1-2
 - IL-2-1
 - IL-3-1
 - MCCPD-MR-1000
 - MCCPD-MR-1000B
 - MCCPD-MR-2500
 - MCCPD-MR-3000
 - MVPC-MV-CO
 - MVPC-MV-R-2
 - OC-1-1
 - OF-1-1
 - OP-1-1
 - OP-2-1
 - OR-1-1
 - RM-1-1
 - RM-1-2
 - RM-1-3
 - RM-2-4
 - RM-3-5
 - RM-3-6
 - RM-3-7
 - RM-3-8
 - RM-3-9
 - RM-4-10
 - RS-1-1
 - RS-1-14
 - RS-1-2
 - RS-1-4
 - RS-1-6
 - RS-1-7

- Proposed Site
- Existing WCF
- Alternative Site
- 1 Mile Radius
- Search Ring

Crown Castle Terrace Court Site Justification Map

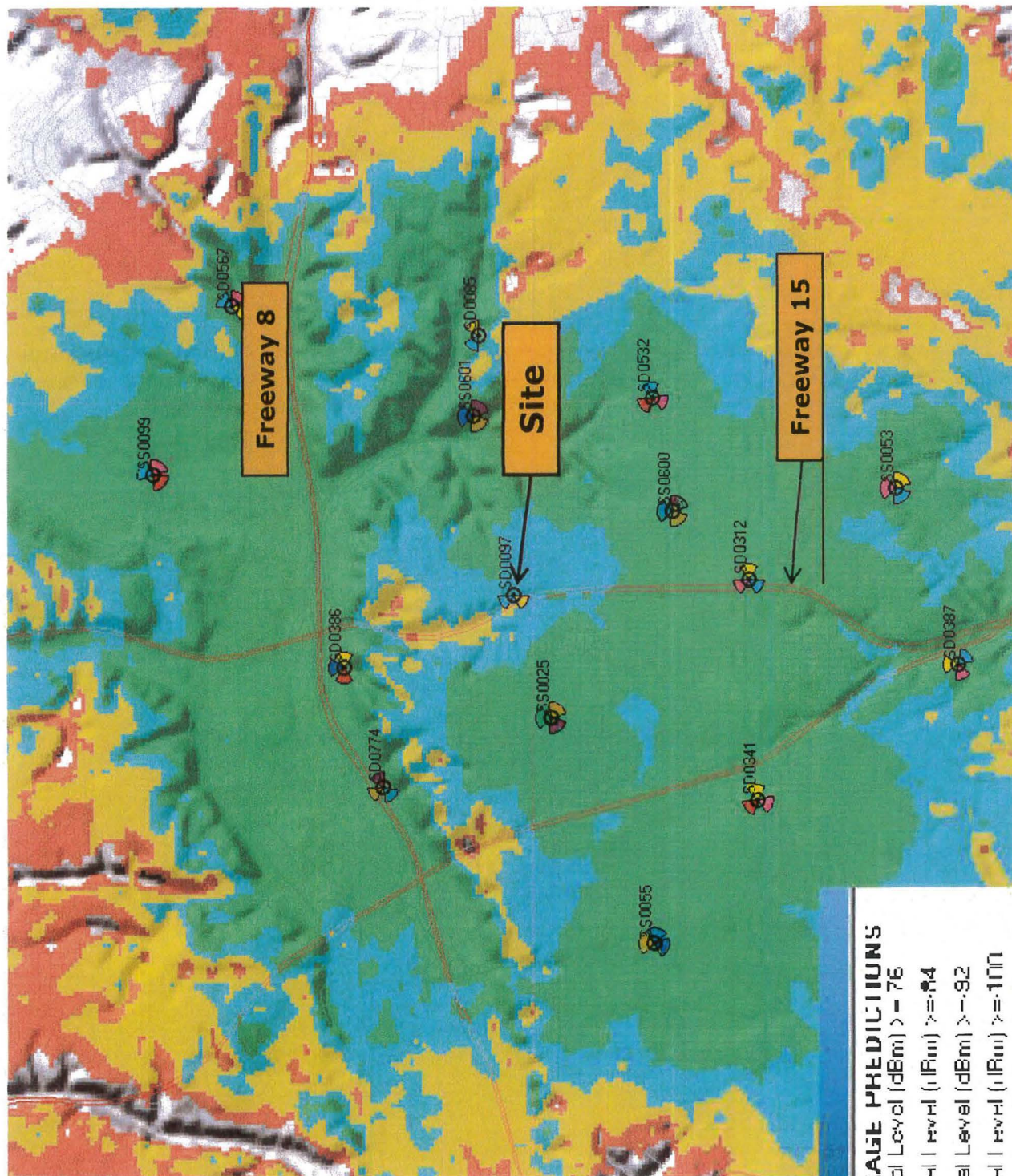


Legend

850 COVERAGE PREDICTIONS

- Best Signal Level (dBm) ≥ 76
- Best Signal Level (dBm) ≥ 84
- Best Signal Level (dBm) ≥ 92
- Best Signal Level (dBm) ≥ 100
- Best Signal Level (dBm) ≥ 120

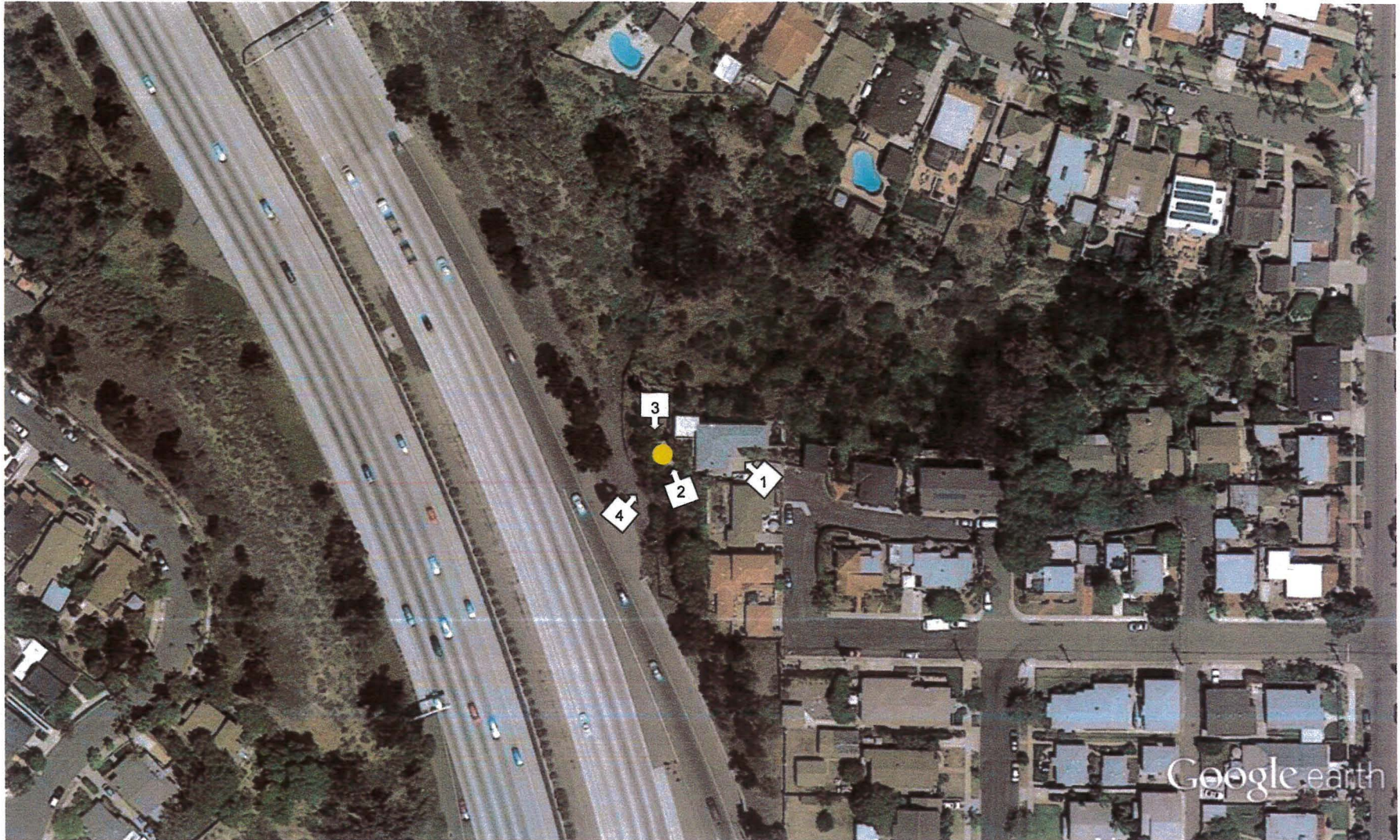
Coverage without SD0097



Legend

850 COVERAGE PREDICTIONS

- Best Signal Level (dBm) > -76
- Best Signal Level (dBm) > -84
- Best Signal Level (dBm) > -92
- Best Signal Level (dBm) > -100
- Best Signal Level (dBm) > -120



Crown Castle – Terrace Court
Photo Location Map
4030 Terrace Court
San Diego, CA 92116

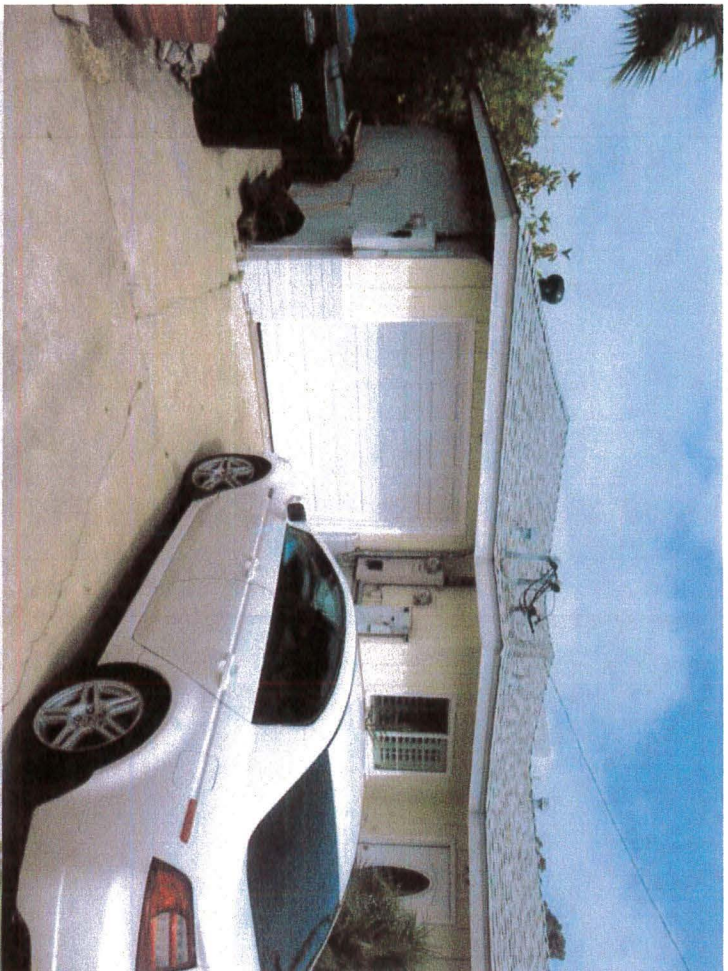


Photo 1. View from the Southeast



Photo 2. View from the South



Photo 3. View from the North



Photo 4. View from the Southwest



PO Box 16391
San Diego, CA 92176
www.ktpg.org

Regular Meeting Minutes July 12, 2017

I. PARLIAMENTARY ITEMS

- The July 12, 2017 meeting of the Kensington-Talmadge Planning Group was called to order by Chairman Don Taylor at 6:30 PM.
- Board members present - Bill Adair, Ron Anderson, Travis Fawcett, Sean Harrison, Daniele Laman, Darlene Love, David Moty, Bonnie New, Ann Pease, Marilyn Sanderson, Elvia Sandoval, Deborah Sharpe, Don Taylor and Kelly Waggonner.
- Board Members not present: Ken Horsley.
- There were twenty-six (26) audience members who signed in.
- Approval of Agenda: This evening's agenda was **unanimously approved**.
- Approval of Minutes: Two changes to the June 14th minutes were noted by Secretary Bill Adair:
 - Attendance by Ken Horsley at the June 14th meeting had been omitted on the original draft and was subsequently added to list of board member attendees at the meeting.
 - Bottom of page #2, item #1, changed from Affordable Dwelling Unit to Accessory Dwelling Unit.
- Noting these amendments, the minutes of the June 14, 2017 KTPG General Meeting were **unanimously approved**.
- Treasurer's Report:
 - Treasurer Darlene Love reported a bank balance of \$288.61 as of July 1, 2017.
 - KTPG has credit balance of approximately \$112.00 at the UPS Store.

II. COMMUNITY FORUM & NON-AGENDA COMMENT

○ **Matt Yagyagan, representing Councilmember Georgette Gomez:**

- Councilmember Gomez has been working with the City's Traffic Department to implement better synchronization of traffic signals along El Cajon Boulevard. This work is projected for completion by September 2017. Sean Harrison requested that information on the scope of this project be made available to KTPG.
- A sign stating 'Between the hours of 6- 9 AM' is to be posted in addition to the 'No Turn Right on Red' sign at the intersection of westbound Adams Avenue and I-15 North, adjacent to the new SANDAG Bike Path entrance. (The new sign was subsequently installed Friday morning, July 14th.)
- A Monroe Bikeway survey, asking for written feedback, was conducted by Councilmember Gomez' office and the results are being consolidated. The survey will provide community input for the projected project as it progresses through future planning stages.
- The San Diego LGBTQ Pride Parade is Saturday, July 15th. Councilmember Gomez and her staff will be marching, along with representatives from Councilmembers Chris Ward (District 3) and David Alvarez (District 8). Please contact Matt Yagyagan via email (georgettegomez@sandiego.gov) or telephone (619) 533-5897 if you would like to march in the parade with Councilmember Gomez' contingent.

○ **Javier Gomez, representing Assemblyman Todd Gloria:**

- Bills Passed: AB187 - Political Reform Act of 1974/Local ballot measure contribution and expenditure reporting (Public right to know) and AB607 - Community Resiliency and Disaster Preparedness Act of 2017
 - SB2 is a senate bill which provides financial funding for affordable housing, co-authored by Assemblyman Gloria. It would provide \$10M to address homeless populations, with \$1M going directly to the San Diego area.
- Kelly Waggonner noted that funding has been cut significantly for local area courts. This has resulted in the closing of many courtrooms in San Diego, which can most negatively affect lower income groups. One example noted was the cost of court reporting, which now falls on the litigant. If they are not able to afford this service, it could impact future decisions in their case. Ms. Waggonner requested that Mr. Gomez convey these concerns to Assemblyman Gloria.

III. NON- SUBCOMMITTEE ITEMS

- SANDAG presentation: GO by BIKE San Diego
 - Daniel Veeh, Associate Planner - SANDAG
 - Leo Espelet, Traffic Engineer - Kimley-Horn & Associates
 - Handout – 1 page, illustrating proposed island at 47th Street & Monroe Avenue
 - PowerPoint presentation: GO by BIKE San Diego
- Mr. Veeh announced that a public open house will be held Thursday, August 10th, from 6:45 to 8:00 PM in the Hoover High School cafeteria. (The open house was subsequently postponed.)
- Scope of presentation: Proposed changes on/around Monroe Avenue, between Aldine Drive and 48th Street due to planned Monroe Avenue bike path.
- **Concerns raised by KTPG Board members:**
 - Will Euclid & Monroe storm water drainage issues be addressed?
 - Design may create an average 30 second delay (at minimum) per vehicle due to activation of the Hawk sign.
 - This is a thoroughfare through an historical neighborhood.
 - The 47th Street & Monroe intersection is unsafe due to left-hand turns from 47th Street onto Monroe.
 - Heavier traffic flow from south to north may impede overall design flow.
 - Loss of parking necessary to accommodate proposed design. The presenter was unable to say how many parking spaces would be lost under the plan. He noted that some have already been removed by the City.
 - Concern that the Hawk crossing will be under-utilized, potentially causing dysfunctional behavior by motorists and bicycle riders.
 - Storm water issues should be included in the project funding for the benefit of the neighborhood.
 - This intersection is designed for 6K trips per day and is currently estimated to be running at about 22K.
 - Excessive cost of the crossing beacon. Lower cost beacon options could be used.
 - For bike riders, this plan may require a complete stop just before cycling up a significant incline. When there is little traffic, bicyclists will cross without activating the HAWK, and where there is high traffic, bicyclists will continue to use the south side sidewalks as they do now.

NON- SUBCOMMITTEE ITEM(S) - continued

- **Public Comment** (Eleven public comment forms were submitted):
 - Public support was voiced in favor of SANDAG's bike path planning program. Support was focused on the creation of safe pathways for all.
 - The planned blinking Hawk light, and solid red/amber signal lights, could be confusing for drivers.
 - Concern that the planned roundabout is concrete rather than an area which could be landscaped.
 - Diversion of traffic onto adjacent streets may create unsafe conditions elsewhere in the neighborhood.
 - Traffic queuing would create a safety hazard in the area.
 - Current traffic during the morning commute period is bumper to bumper. The plan will make this problem even worse.

Following discussion, **David Moty moved as follows:**

The KTPG board is in support of the overall plan, subject to the following recommendations and revisions:

The KPTG Board opposes the HAWK, but supports facilitating safe crossing for pedestrians and bicyclists. We also strongly request changes be incorporated to address 47th Street cross traffic and to control automotive traffic entering the Euclid – Monroe traffic circle, particularly from the south side.

The motion was seconded by Sean Harrison.

Voting in favor: Ron Anderson, Travis Fawcett, Sean Harrison, Darlene Love, David Moty, Bonnie New, Ann Pease, Marilyn Sanderson, Don Taylor and Kelly Waggonner.

Opposed: Bill Adair, Daniele Laman, Deborah Sharpe and Elvia Sandoval.

The motion passed with a vote of 9/4.

IV. SUBCOMMITTEE ITEMS

- **Transportation** – Chair: Sean Harrison
 - Discussed changes to parking at Winona & Madison
- **CIP** - Chair: David Moty
 - CIP voted on a priority list which will be brought forward in August.
- **Project Review** – Chair: Ann Pease
 - Lease renewal for communications tower at 4030 Terrace Court
 - Mark Linman, representing Crown Castle, distributed photographs of antennae towers camouflaged as faux vegetation.
 - Ann Pease deferred to subcommittee member Deborah Sharpe for comment. Deborah reported that, because they did not have a copy of the City's assessment letter, the committee declined to make a recommendation for approval or disapproval at the subcommittee meeting.
 - Having since received additional information from the City and Crown Castle (through Mark Linman), **Deborah Sharpe moved to support renewal of the lease at 4030 Terrace Court, with the following comments:**
 - The existing property owner, who receives no benefit from the installation or lease, shall be considered part of the 'public' in terms of visual impact mitigation. Such mitigation should also occur on the north side of the facility.
 - Due to the designation of a high fire severity zone at the installation site, ensure that all building materials and brush management meet fire safety requirements within the leasehold, as determined by the local jurisdiction's regulations.

The motion was seconded by Sean Harrison.

Voting in Favor: Bill Adair, Ron Anderson, Travis Fawcett, Sean Harrison, Darlene Love, David Moty, Bonnie New, Ann Pease, Marilyn Sanderson, Elvia Sandoval, Deborah Sharpe, Don Taylor and Kelly Waggonner.

Opposed: Daniele Laman

The motion passed with a vote of 13/1.

- **Communications** – Chair: Travis Fawcett
 - Will update Agendas & Minutes on the website

SUBCOMMITTEE ITEMS – continued

- **Kensington MAD's** – Chair: Don Taylor
 - There will be a KMAD presentation at the August KTPG meeting.
- **Utility Undergrounding** – Chair: Sean Harrison
 - Met with Paul Sirois, City Park & Rec/Open Space & MAD's to discuss formation of a Kensington Park South MAD.

V. KTPG LIAISON REPORTS

- **Historic Resources** – Bill Adair

| | |
|------------------------------------|----------------------------|
| ▪ 4284 Adams Avenue, 92116 | Does Not Meet Criterion C |
| ▪ 4884 Marlborough Drive, 92116 | Meets C, possibly A |
| ▪ 5010 Kensington Drive, 92116 | Strong C |
| ▪ 4665 Marlborough Drive, 92116 | Meets C |
| ▪ 4685 Altadena Avenue, 92115 | Meets C |
| ▪ 4320 North Talmadge Drive, 92116 | Does not meet C (per HRB) |
| ▪ 4715 Miracle Drive, 92115 | Does Not Qualify (per HRB) |

Criterion C – embodies distinctive characteristics of style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Criterion A – reflects community's archaeological, cultural, social, economic, aesthetic, engineering, landscaping or architectural development.

- **CPC** – David Moty
 - Master Storm Water plan presented to CPC. Advised significant concern in other neighborhoods which came out of SGLU.
 - Code Meeting Team. In the second half of the year we should see 1.) The 11th update to the Land Development Code, 2.) Park equivalencies and 3.) Commercial flexibilities in mixed use projects and affordable density uses because of State law.
 - College Area BID Meeting - David Moty gave a tour of Kensington & Talmadge to a restaurant broker and commented on locations for restaurants in the Kensington/Talmadge area.
- **TMAD** – Kelly Waggoner
 - All bulb-outs are installed, but not currently marked.
 - Electrical work is pending.

Meeting adjourned at 8:54 PM



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

Crown Castle - Terrace Court

Project Address:

4033 Terrace Court, San Diego, CA 92116

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

Allen Alicante Lagunero

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

4030 Terrace Court

City/State/Zip:

San Diego, CA 92116

Phone No:

Fax No:

Signature:

Date:

4-17-15

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Eva Rubio Lagunero

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

4030 Terrace Court

City/State/Zip:

San Diego, CA 92116

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

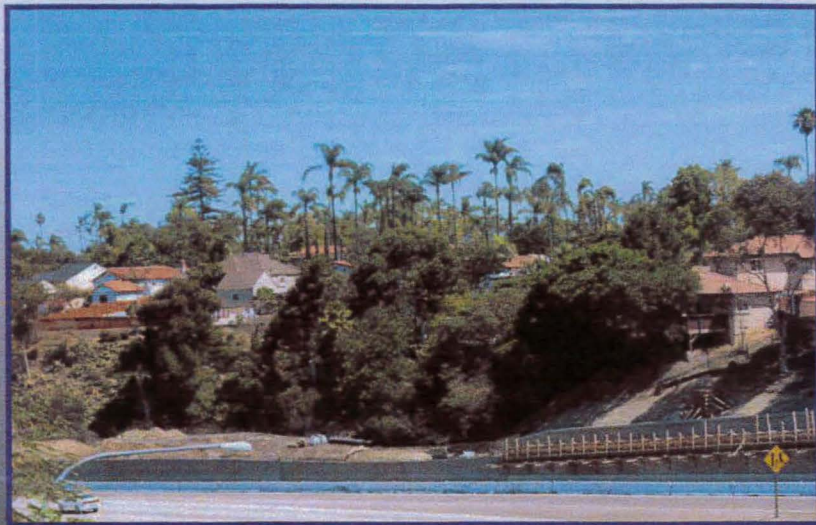
PHOTOGRAPHIC SIMULATION

MODIFICATION OF EXISTING TELECOMMUNICATIONS FACILITY



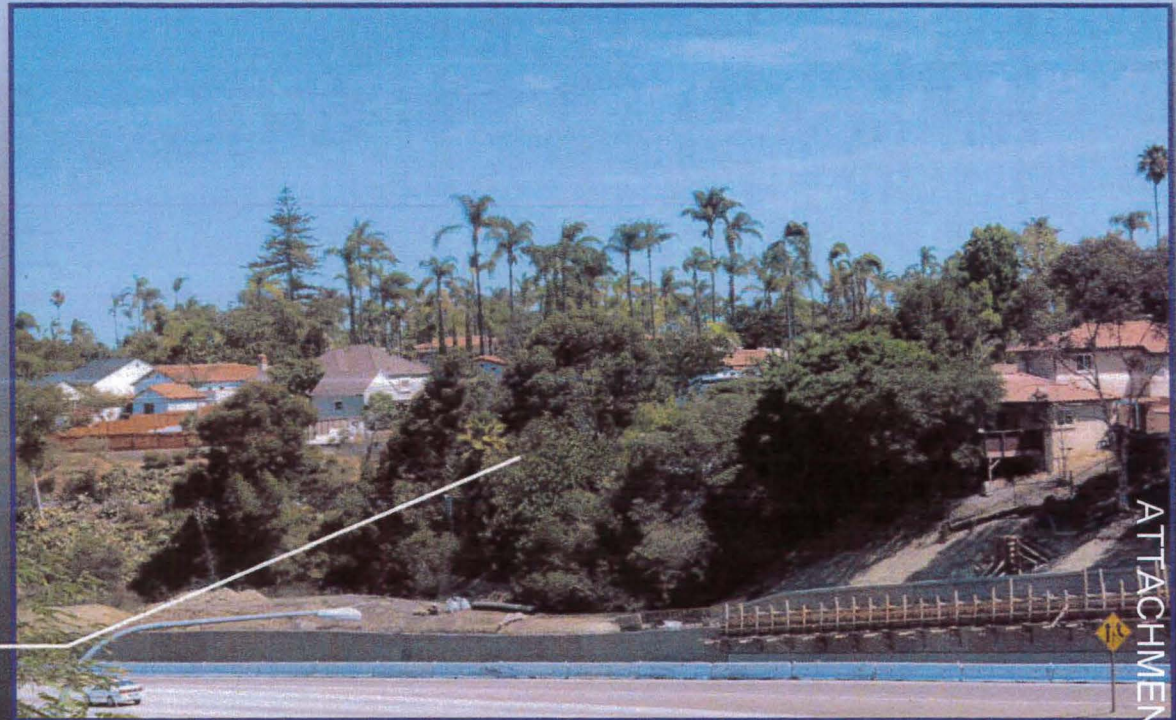
The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

| | |
|---------------|--|
| SITE NUMBER: | SD0097 |
| SITE NAME: | TERRACE COURT |
| SITE ADDRESS: | 4030 TERRACE COURT SAN DIEGO, CA 92116 |
| DATE: | 09/12/16 |
| APPLICANT: | CROWN CASTLE |
| CONTACT: | MAGED HENEIN BLACK & VEATCH (913) 458-7556 |

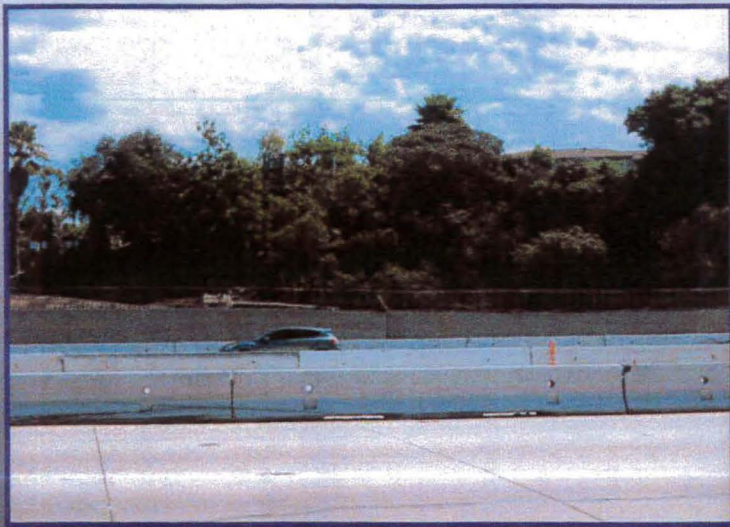


EXISTING VIEW

PROPOSED BRANCH
SCREENING

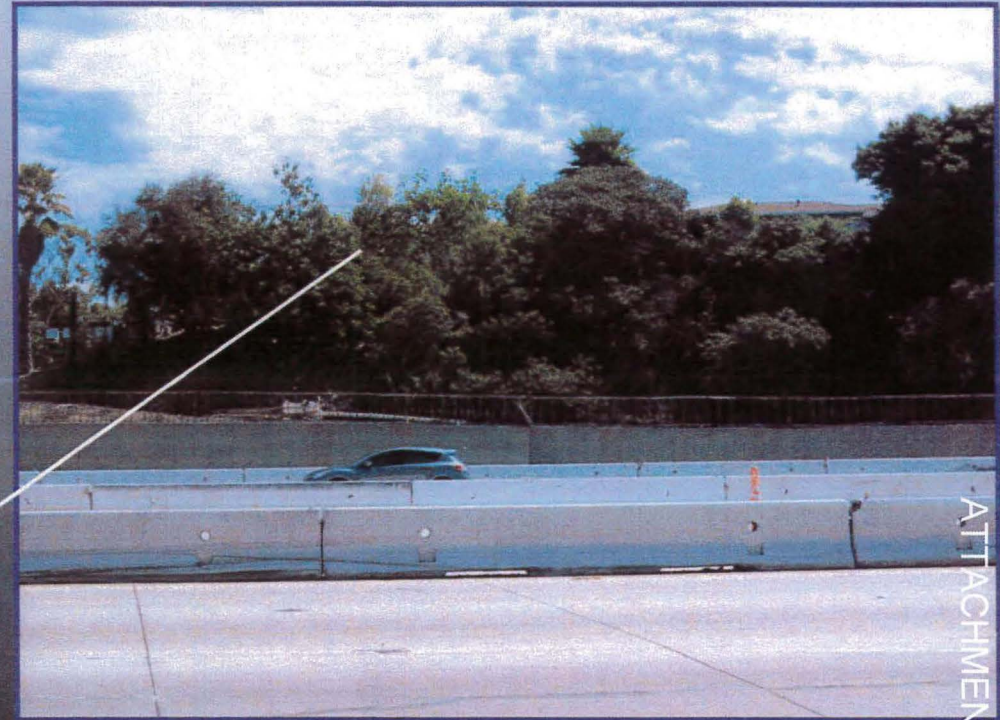


PHOTOSIMULATION



EXISTING VIEW

PROPOSED BRANCH
SCREENING



PHOTOSIMULATION



TERRACE COURT

SD0097/BU844811

CONDITIONAL USE PERMIT

4030 TERRACE COURT, SAN DIEGO, CA 92116



222 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101



BLACK & VEATCH

6800 W. 115TH ST, SUITE 2292
OVERLAND PARK, KS 66211
(913) 458-2000

PROJECT NO: 183383
DRAWN BY: YJG
CHECKED BY: CLS

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------|
| 3 | 10/02/17 | PER CITY COMMENTS |
| 2 | 02/16/17 | REISSUED FOR ZONING |
| 1 | 09/12/16 | REISSUED FOR ZONING |
| 0 | 07/25/16 | ISSUED FOR ZONING |

NOT TO BE USED
FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS
THEY ARE ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS
DOCUMENT.

SD0097
TERRACE COURT
4030 TERRACE COURT
SAN DIEGO, CA 92116

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR
HUMAN HABITATION. A TECHNICIAN WILL VISIT
THE SITE AS REQUIRED FOR ROUTINE
MAINTENANCE. THE PROJECT WILL NOT
RESULT IN ANY SIGNIFICANT DISTURBANCE
OR EFFECT ON DRAINAGE; NO SANITARY
SEWER SERVICE, POTABLE WATER, OR TRASH
DISPOSAL IS REQUIRED AND NO COMMERCIAL
SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY
OWNER: LAGUNERO, ALLEN
ALICANTE;
LAGUNERO, EVA M
ADDRESS: 4030 TERRACE COURT
SAN DIEGO,
CA 92116-2315

APPLICANT
ADDRESS: CCATT LLC
222 EAST CARRILLO
STREET, SUITE 107
SANTA BARBARA,
CA 93101

LATITUDE
(NAD83): 32° 45' 55.46" N
32.76528°

LONGITUDE
(NAD83): 117° 6' 33.28" W
-117.10917°

CONSTRUCTION
TYPE: V-B

CURRENT ZONING: RS-1-1

POWER COMPANY: SDG&E

TELCO COMPANY: AT&T

OCCUPANCY: U

EXISTING LEASE
AREA (SF): 645 SF

EXISTING
ENTITLEMENT: CONDITIONAL USE PERMIT
99-0464-66

PROJECT TEAM

PROJECT MANAGER:
CCATT LLC
222 EAST CARRILLO STREET,
SUITE 107
SANTA BARBARA, CA 93101
CONTACT: JON DOHM AICP
PHONE: (805) 560-7844

PERMITTING:
MARK J. LINMAN
LAND USE AND DEVELOPMENT CONSULTING
11316 ROLLING HILLS DRIVE
EL CAJON, CA 92020
PHONE: (619) 997-8288

ENGINEERING:
BLACK & VEATCH CORPORATION
6800 W. 115TH ST, SUITE 2292
OVERLAND PARK, KS 66211
PHONE: (913) 458-2000

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA GREEN STANDARD CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL
PREVAIL

PROJECT DESCRIPTION

THE PURPOSE OF THESE DRAWINGS IS TO REFLECT THE
AS-BUILT CONDITIONS OF THE SUBJECT SITE IN ORDER TO
OBTAIN A NEW CUP. FAUX EUCALYPTUS BRANCHES WILL
BE INSTALLED TO SCREEN EXISTING ANTENNAS.

FLOOD HAZARD AREA NOTE

THIS SITE IS LOCATED IN FLOOD ZONE "X". NO BASE FLOOD ELEVATION.
AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

ZONING INFORMATION

JURISDICTION: CITY OF SAN DIEGO
ZONING CLASS: RS-1-1
APN: 440-500-27

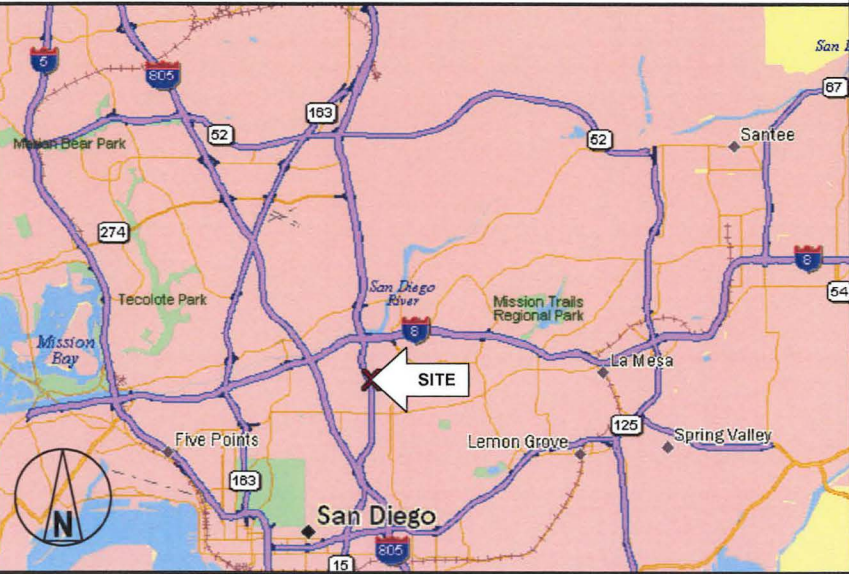
DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS,
EXISTING DIMENSIONS & CONDITIONS ON THE
JOB SITE & SHALL IMMEDIATELY NOTIFY THE
ENGINEER IN WRITING OF ANY DISCREPANCIES
BEFORE PROCEEDING WITH THE WORK.

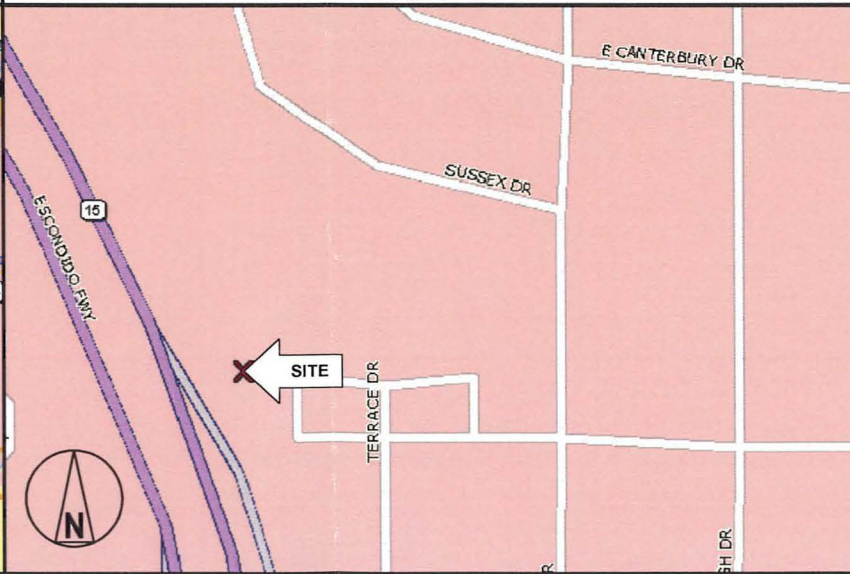
DRAWING INDEX

| SHEET NO: | SHEET TITLE | REV NO: |
|-----------|--|------------|
| T-1 | TITLE SHEET | 2 |
| Z-1 | LAND USE MAP | 3 |
| Z-2 | RADIUS MAP | 0 |
| Z-3 | ENLARGED SITE PLAN & EQUIPMENT LAYOUT PLAN | 3 |
| Z-4 | ARCHITECTURAL ELEVATIONS | 2 |
| Z-5 | ARCHITECTURAL ELEVATIONS | 2 |
| LS-1 | TOPOGRAPHIC SURVEY | 0 |

AREA MAP



LOCATION MAP



DRIVING DIRECTIONS FROM CROWN CASTLE OFFICE ADDRESS

DIRECTIONS FROM AT&T OFFICE:

HEAD SOUTHWEST ON PACIFIC CENTER BLVD TOWARD MCKELLAR CT FOR 0.2 MI. TURN LEFT AT LUSK BLVD FOR 0.6 MI. TAKE THE 3RD RIGHT ONTO MIRA MESA BLVD FOR 0.8 MI. CONTINUE ONTO
SORRENTO VALLEY RD FOR 0.1 MI. TAKE RAMP ONTO I-805 SOUTH FOR 10.4 MI. TAKE EXIT 17A FOR MADISON AVE TOWARD ADAMS AVE FOR 0.3 MI. TURN RIGHT AT OHIO ST FOR 0.1 MI. TURN RIGHT AT
ADAMS AVE FOR 1.3 MI. TURN LEFT AT KENSINGTON DR FOR 0.1 MI. TURN LEFT AT ADLER DR FOR 161 FT. TAKE 1ST RIGHT ONTO TERRACE CT FOR 423 FT. ARRIVE AT TERRACE COURT.

11"x17" PLOT WILL BE HALF SCALE UNLESS NOTED

ENGINEER OF RECORD

MAGED HENEIN
PE # C 80188
BLACK & VEATCH CORPORATION

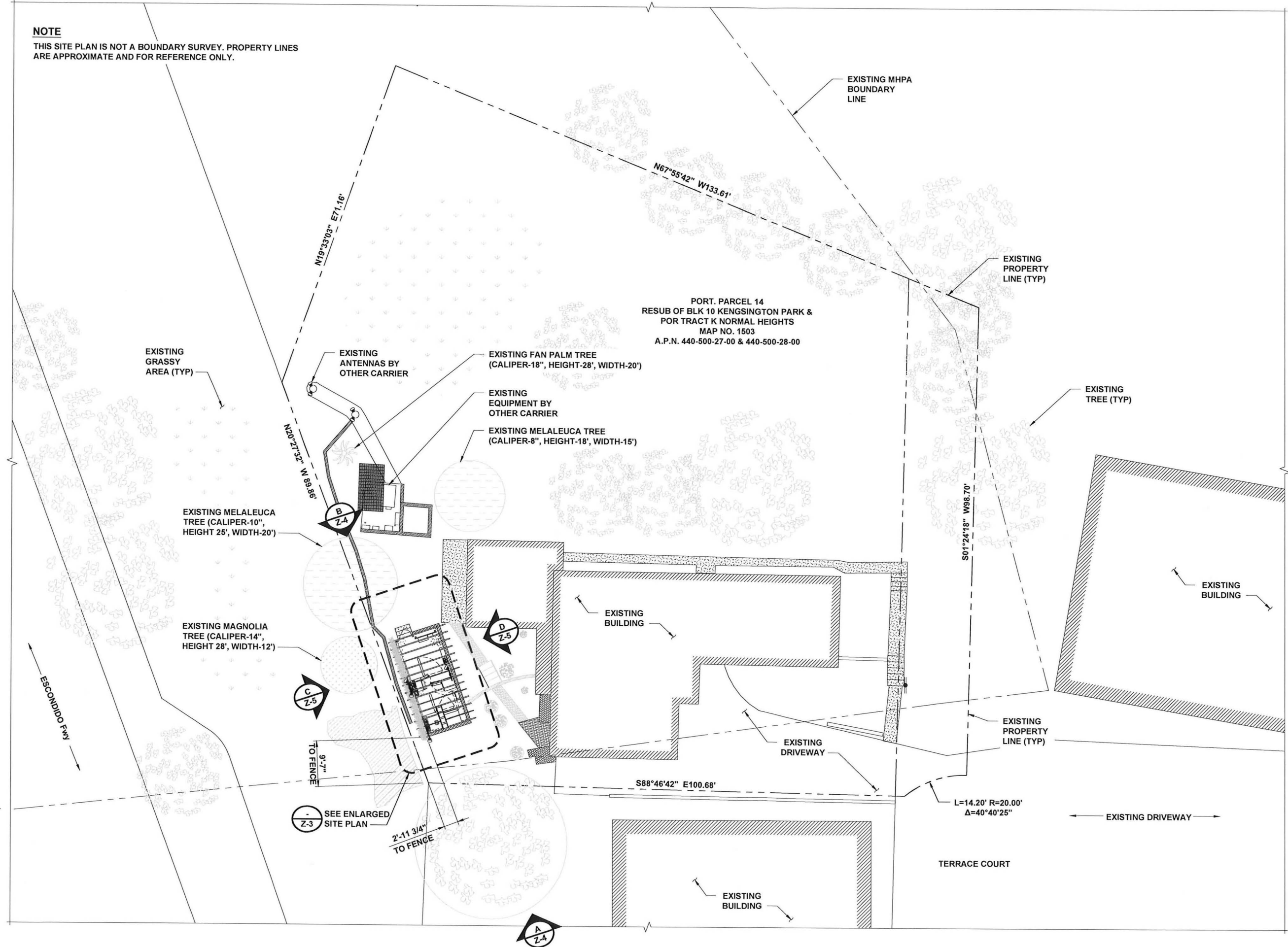
CALL BEFORE YOU DIG



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
811 OR 1-800-227-2600

3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

NOTE
THIS SITE PLAN IS NOT A BOUNDARY SURVEY. PROPERTY LINES
ARE APPROXIMATE AND FOR REFERENCE ONLY.



222 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101



BLACK & VEATCH

6800 W. 115TH ST, SUITE 2292
OVERLAND PARK, KS 66211
(913) 458-2000

| | |
|-------------|--------|
| PROJECT NO: | 183383 |
| DRAWN BY: | YJG |
| CHECKED BY: | CLS |

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------|
| 3 | 10/02/17 | PER CITY COMMENTS |
| 2 | 02/16/17 | REISSUED FOR ZONING |
| 1 | 09/12/16 | REISSUED FOR ZONING |
| 0 | 07/25/16 | ISSUED FOR ZONING |

**NOT TO BE USED
FOR CONSTRUCTION**

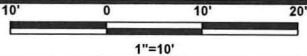
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DOCUMENT.

**SD0097
TERRACE COURT
4030 TERRACE COURT
SAN DIEGO, CA 92116**

SHEET TITLE
LAND USE MAP

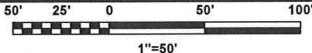
SHEET NUMBER
Z-1

LAND USE MAP





RADIUS MAP



222 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101



BLACK & VEATCH

6800 W. 115TH ST, SUITE 2292
OVERLAND PARK, KS 66211
(913) 458-2000

| | |
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TERRACE COURT
4030 TERRACE COURT
SAN DIEGO, CA 92116

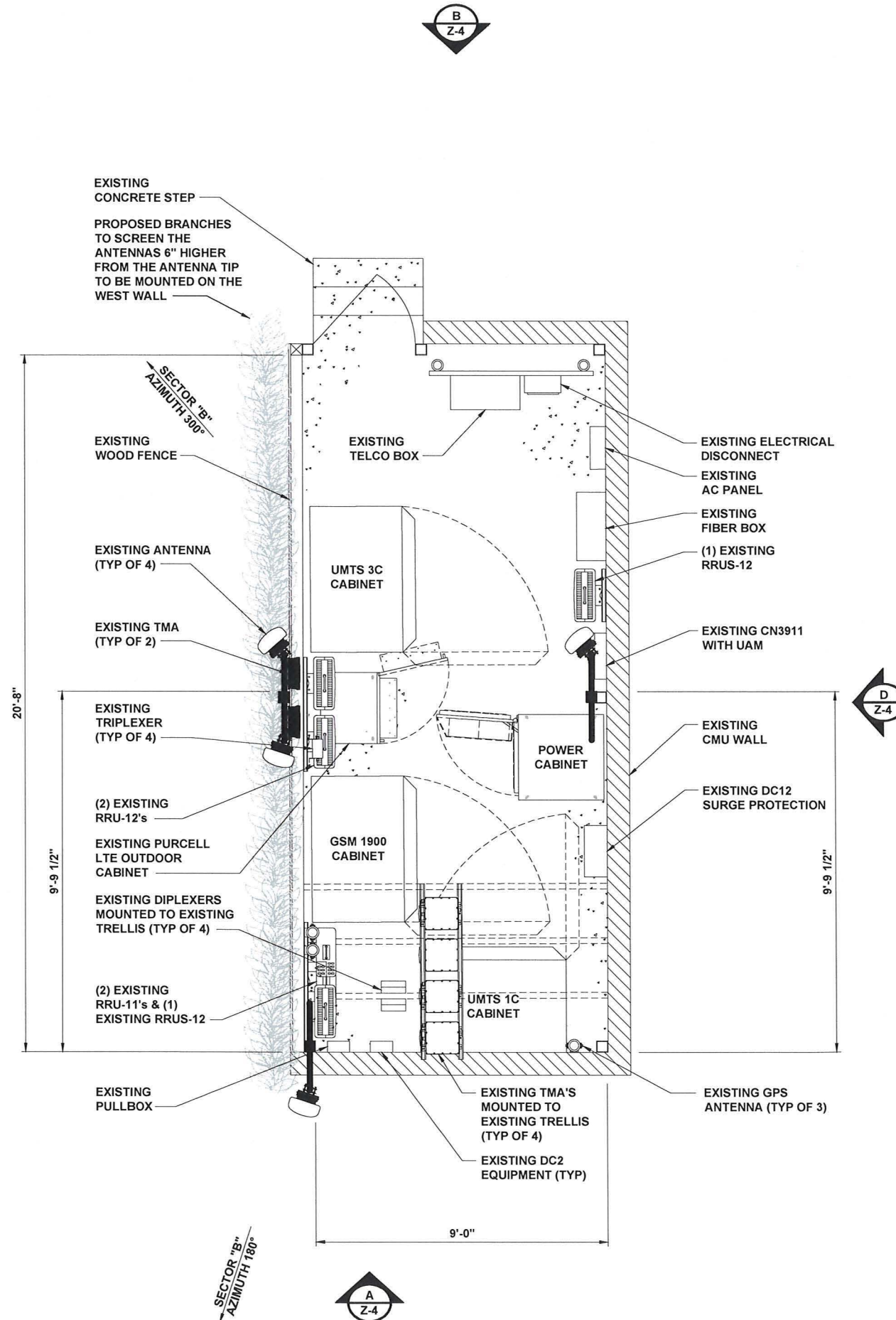
SHEET TITLE

RADIUS MAP

SHEET NUMBER

Z-2

NOTE
ALL ANTENNAS AND EQUIPMENT ARE
EXISTING, NO CHANGES ARE PROPOSED.

**ENLARGED SITE PLAN & EQUIPMENT LAYOUT PLAN**

EXISTING EQUIPMENT TABLE

| EXISTING EQUIPMENT CABINETS | | |
|-------------------------------------|-------------------------------------|-----|
| MANUFACTURE | PART NUMBER | QTY |
| ERICSSON | RBS 3106 (UMTS) | 2 |
| ERICSSON | RBS 2106 (GSM) | 1 |
| PURCELL SYSTEMS | FLX16WS (LTE) | 1 |
| ALPHA TECHNOLOGIES | TE45V2 (POWER CABINET) | 1 |
| EXISTING DIPLEXER/TRIPLEXER/TMA's | | |
| MANUFACTURE | PART NUMBER | QTY |
| ERICSSON | KRF 102 138/1 R1B (DIPLEXER) | 4 |
| ERICSSON | KRY 112 75/1 R1B (TMA) | 4 |
| KAELUS | TBC0020F1V34-1 (TRIPLEXER) | 4 |
| KAELUS | TMA2061F1V1 (TMA) | 2 |
| EXISTING ANTENNA/RRU'S/GPS | | |
| MANUFACTURE | PART NUMBER | QTY |
| ANDREW | SBNHH-1D65B (ANTENNA) | 2 |
| POWERWAVE | 7750 (ANTENNA) | 2 |
| ERICSSON | RRUS-11 B12 (REMOTE RADIO UNIT) | 2 |
| ERICSSON | RRUS-12 (REMOTE RADIO UNIT) | 4 |
| - | - (GPS ANTENNA) | 3 |
| EXISTING SURGE PROTECTION/CEINA BOX | | |
| MANUFACTURE | PART NUMBER | QTY |
| RAYCAP | DC12-48-60-0-25E (SURGE PROTECTION) | 1 |
| CIENA | CN3911 WITH UAM | 1 |

~~ATTACHMENT 12~~



222 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101



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OVERLAND PARK, KS 66211
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| | |
|-------------|--------|
| PROJECT NO: | 183383 |
| DRAWN BY: | YJG |
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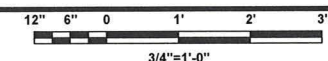
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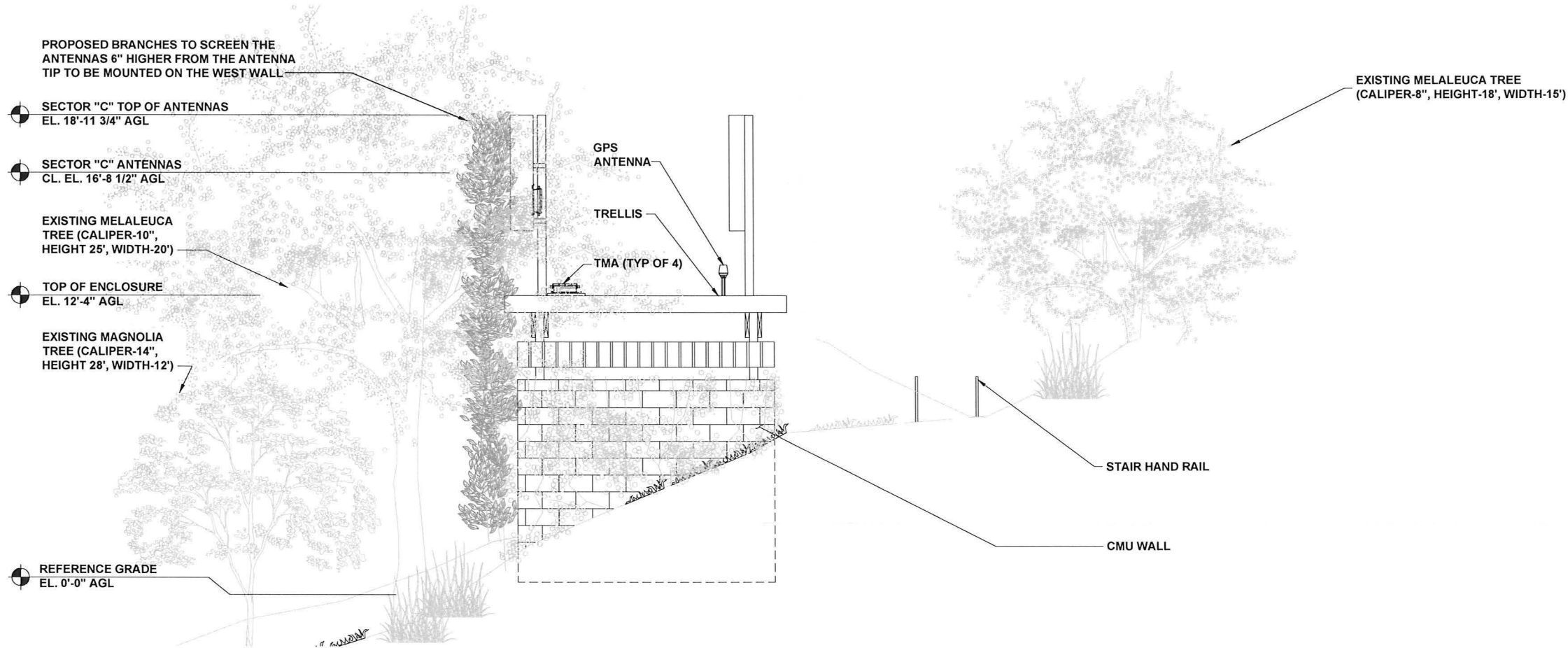
SD0097
TERRACE COURT
4030 TERRACE COURT
SAN DIEGO, CA 92116

SHEET TITLE

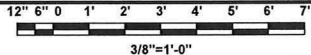
**ENLARGED SITE PLAN &
EQUIPMENT LAYOUT PLAN**

SHEET NUMBER
Z-3

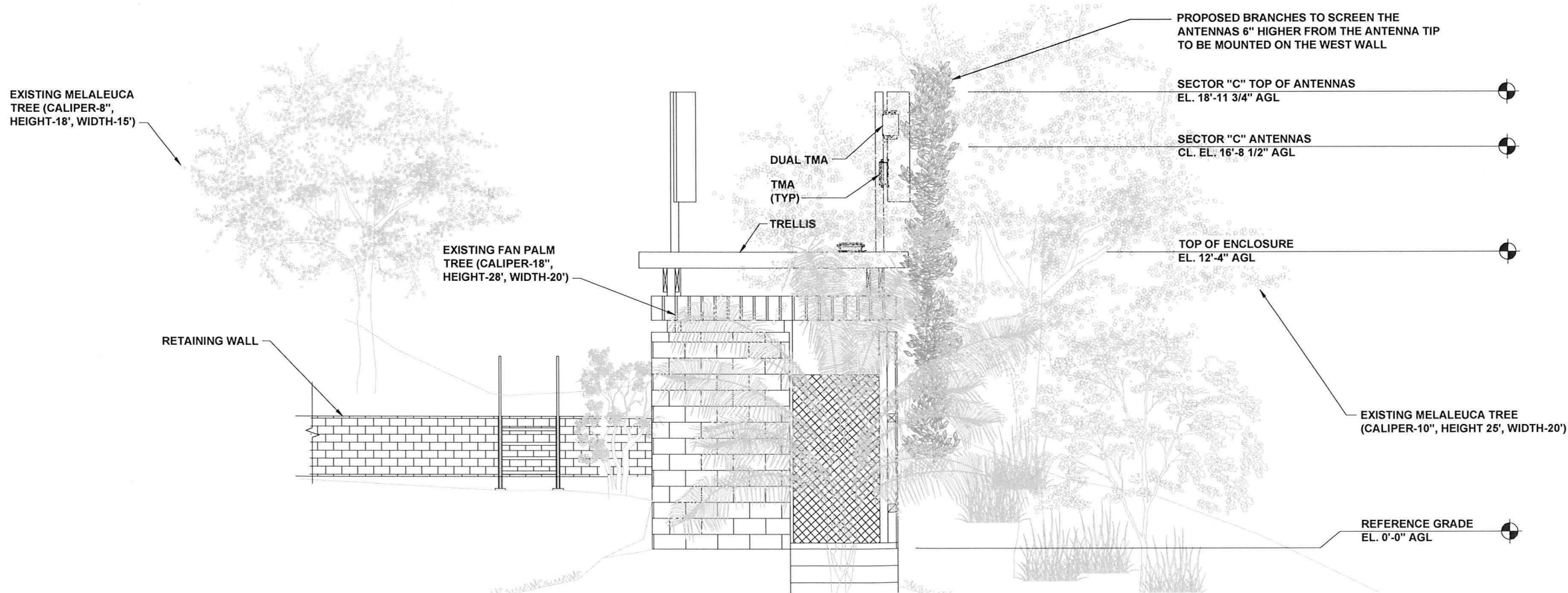




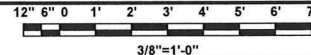
SOUTH ELEVATION



A



NORTH ELEVATION



B



222 EAST CARRILLO STREET, SUITE 107
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SHEET TITLE
**ARCHITECTURAL
ELEVATIONS**

SHEET NUMBER
Z-4



222 EAST CARRILLO STREET, SUITE 107
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PROJECT NO: 183383
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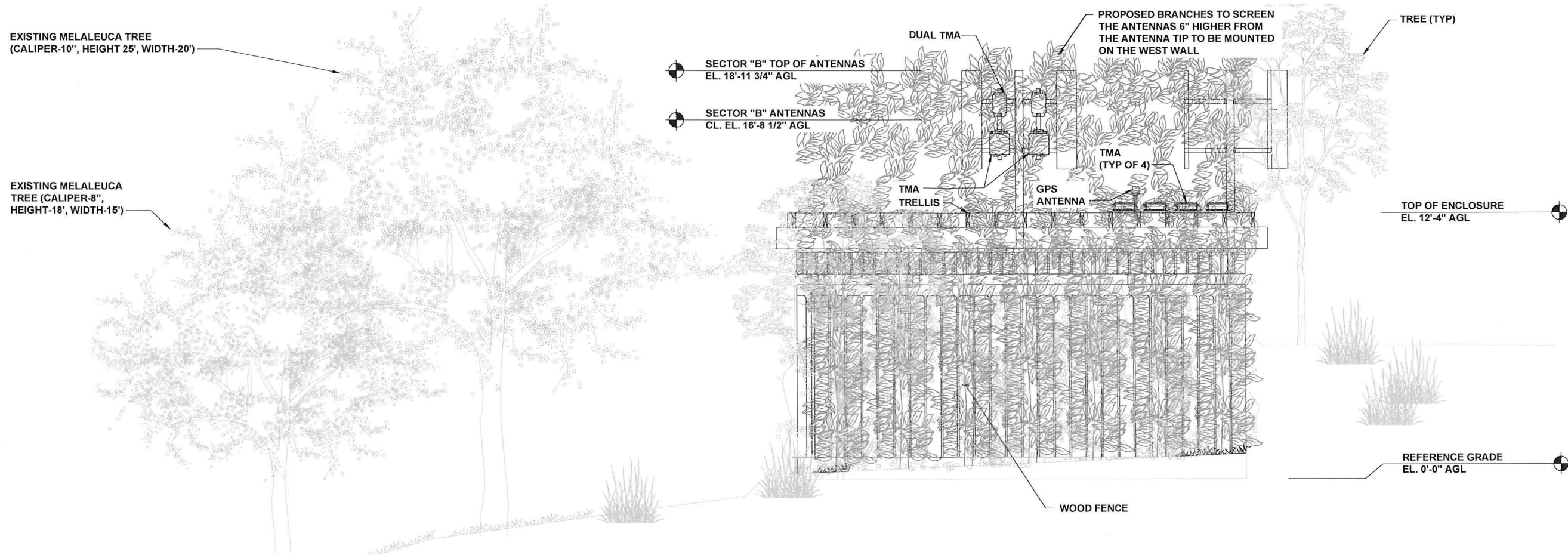
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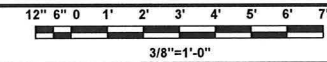
SD0097
TERRACE COURT
4030 TERRACE COURT
SAN DIEGO, CA 92116

SHEET TITLE
**ARCHITECTURAL
ELEVATIONS**

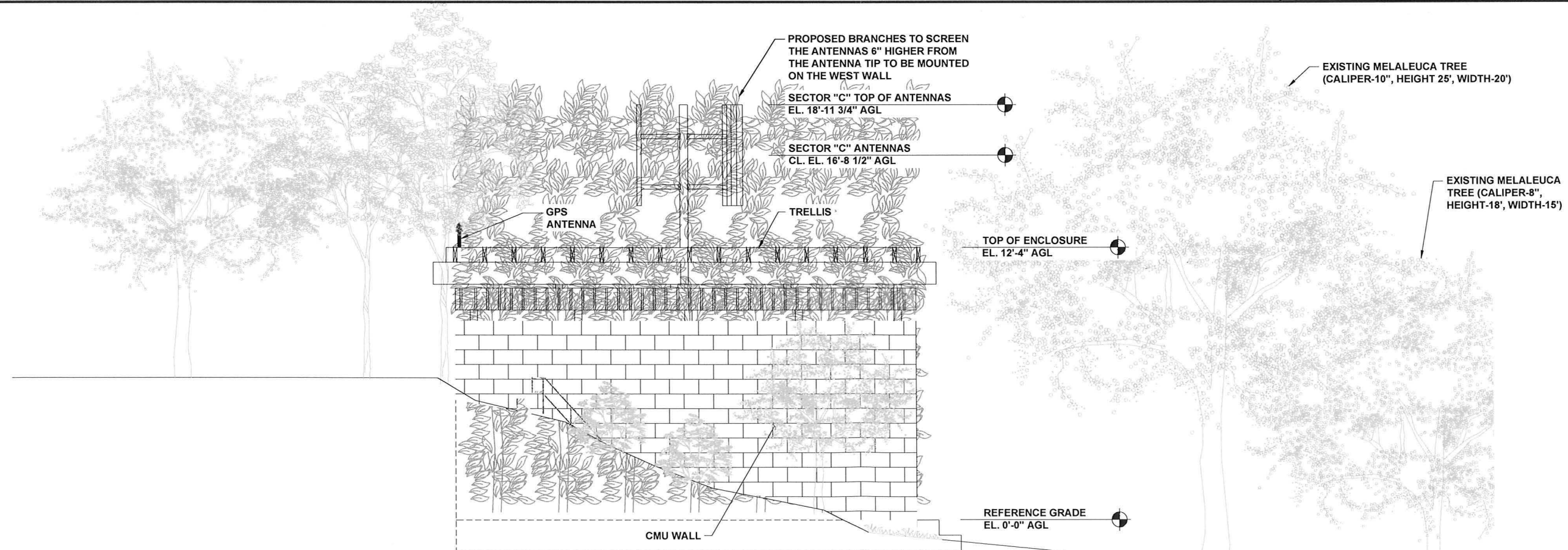
SHEET NUMBER
Z-5



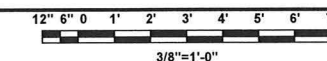
WEST ELEVATION



C



EAST ELEVATION



D



222 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101



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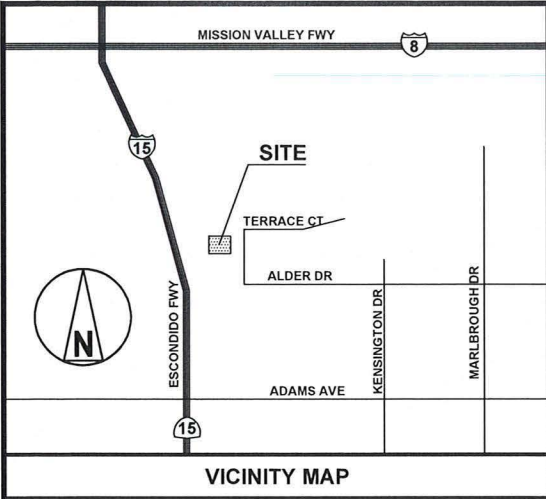
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4030 TERRACE COURT
SAN DIEGO, CA 92116

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1



TITLE REPORT

PREPARED BY: LAWYERS TITLE COMPANY
ORDER NO.: 12360977-10
DATED: AUGUST 26, 2011

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
ALL OF LOT 14 OF "MAP OF RESUBDIVISION OF BLOCK 10 AND THE SOUTH 20.00 FEET OF GLEN ROAD KENSINGTON PARK MAP NO. 1245 AND PORTION OF TRACT "K" NORMAL HEIGHTS MAP NO. 985" IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1503, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 5, 1912, EXCEPTING THEREFROM THE SOUTH 22.68 FEET OF THE EAST 100.00 FEET, MEASURED ALONG THE SOUTH LINE THEREOF.
ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE NORTHEASTERLY LINE OF LAND DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, FOR THE PURPOSE OF A LIMITED ACCESS ROAD, RECORDED APRIL 29, 1960 AS FILE NO. 89028 OF OFFICIAL RECORDS, SAID NORTHEASTERLY LINE BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH 88°48'20" EAST, 109.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 23°33'40" WEST, 146.06 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 14 DISTANT THEREON NORTH 86°16'40" EAST 95.00 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 14.
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONDEMNED TO THE PEOPLE OF THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED MAY 31, 1990 AS INSTRUMENT NO. 90-296171 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JUNE 25, 1999 AS INSTRUMENT NO. 1999-0443346 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NOS.

440-500-27-00 & 440-500-28-00

EASEMENTS

- AN EASEMENT PUBLIC UTILITIES, RECORDED AUGUST 4, 1941 IN BOOK 1227, PAGE(S) 6 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY, ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT, RECORDED SEPTEMBER 28, 1959 IN BOOK 7904, PAGE(S) 30 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT, RECORDED APRIL 29, 1960 AS INSTRUMENT NO. 89028 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF INGRESS OR EGRESS TO OR FROM THE FREEWAY ADJACENT TO SAID LAND, SAID RIGHTS HAVING BEEN RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED MAY 31, 1990 AS INSTRUMENT NO. 90-296171 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF INGRESS OR EGRESS TO OR FROM THE FREEWAY ADJACENT TO SAID LAND, SAID RIGHTS HAVING BEEN RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 25, 1999 AS INSTRUMENT NO. 1999-0443346 OF OFFICIAL RECORDS. (PLOTTED HEREON)

LEASE AREA
AS SHOWN

GEOGRAPHIC COORDINATES AT CENTER OF SECTORS

1983 DATUM: LATITUDE 32° 45' 55.46"N LONGITUDE 117° 06' 33.28"W
ELEVATION = 347.5 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

BASIS OF BEARINGS

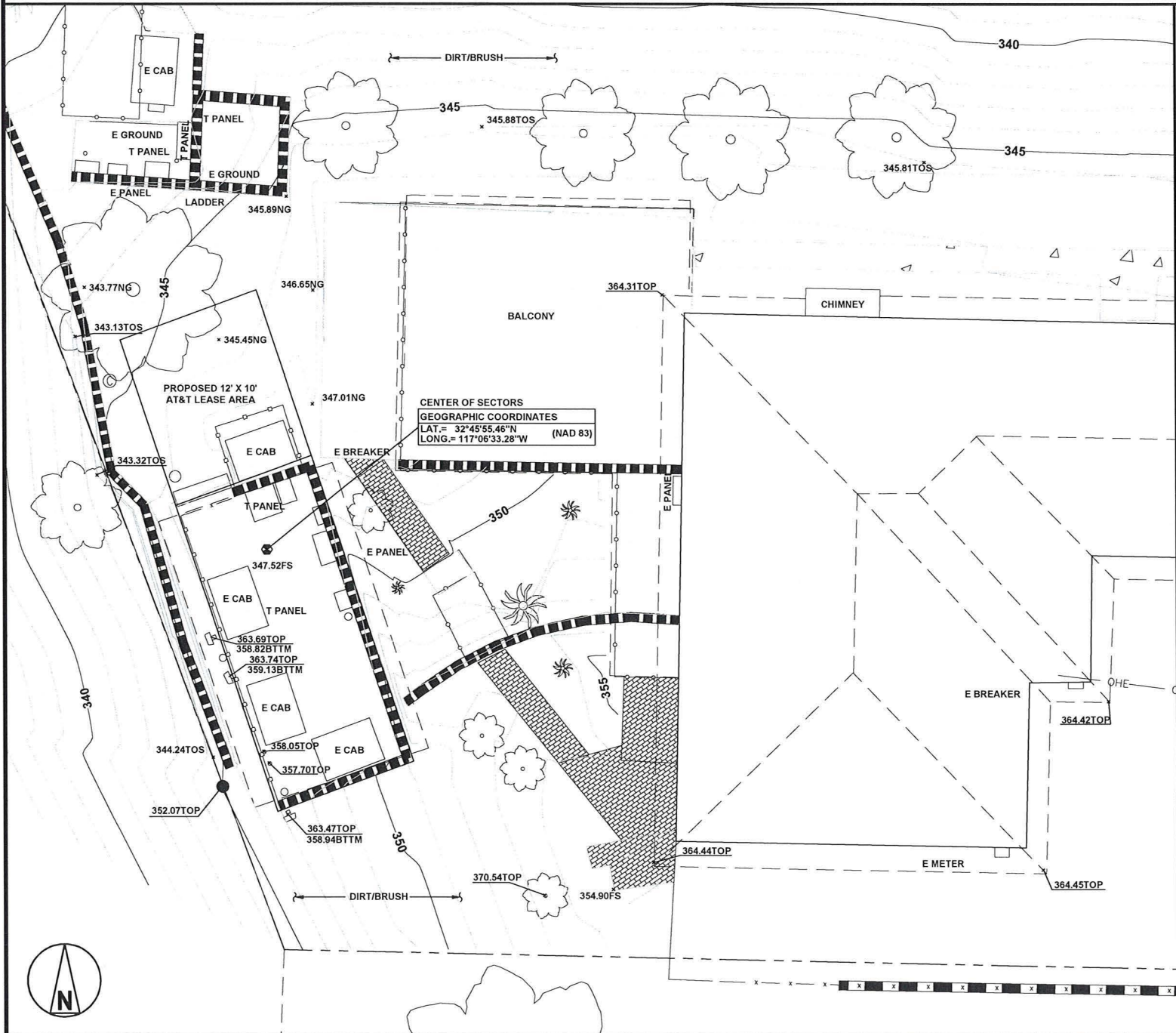
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

BENCH MARK

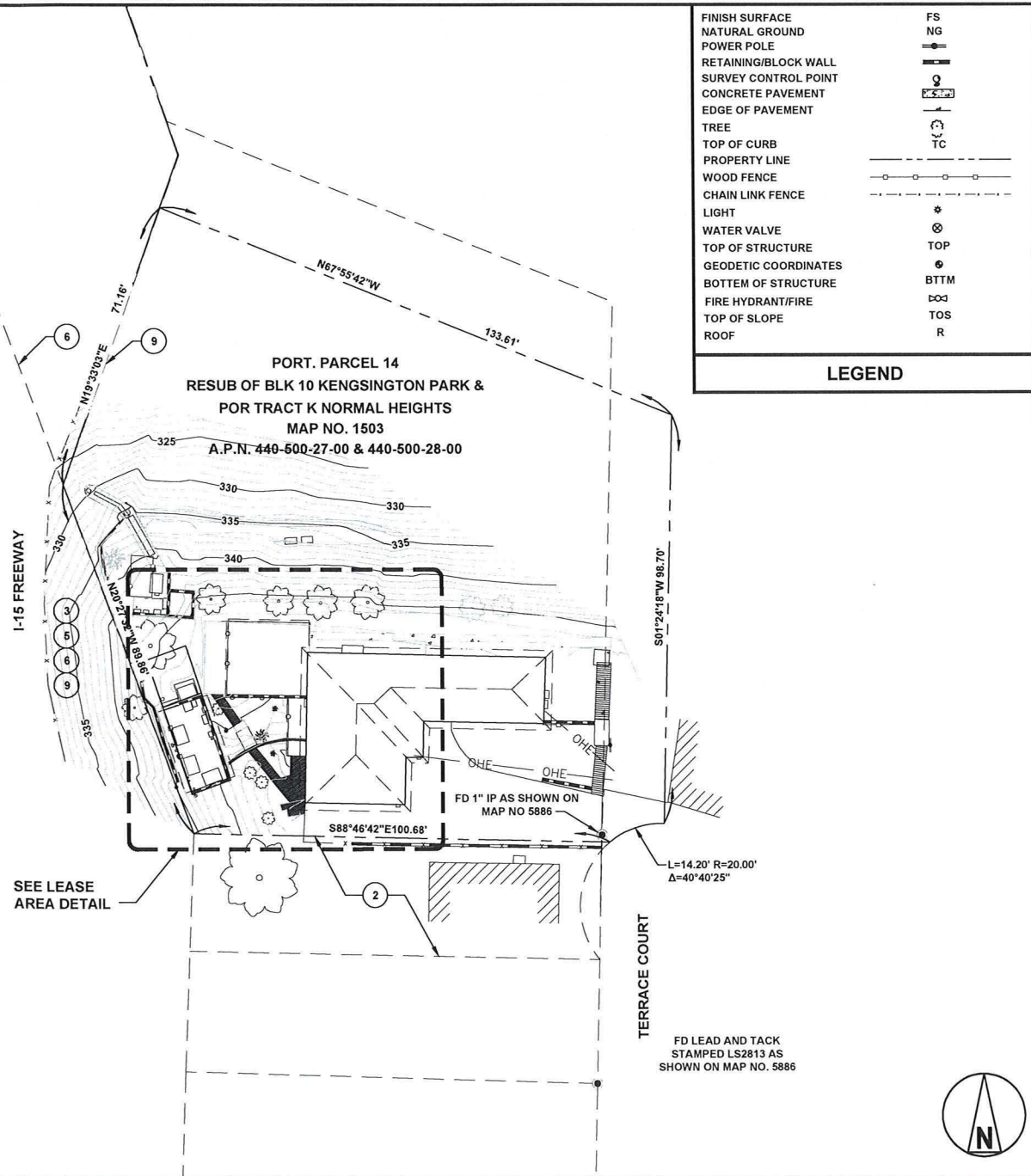
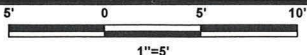
THE CITY OF SAN DIEGO BENCH MARK LOCATED ON THE SOUTHEAST CORNER OF MARLBOROUGH DRIVE AND ADAMS AVE (2181 INDEX 17370), ELEVATION = 367.98 FEET (NGVD 29).

DATE OF SURVEY

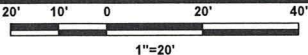
AUGUST 9, 2011



LEASE AREA DETAIL



OVERALL SITE & BOUNDARY DETAIL



| FS | NG |
|----------------------|----------------------|
| FS | FS |
| NG | NG |
| POWER POLE | POWER POLE |
| RETAINING/BLOCK WALL | RETAINING/BLOCK WALL |
| SURVEY CONTROL POINT | SURVEY CONTROL POINT |
| CONCRETE PAVEMENT | CONCRETE PAVEMENT |
| EDGE OF PAVEMENT | EDGE OF PAVEMENT |
| TREE | TREE |
| TOP OF CURB | TOP OF CURB |
| PROPERTY LINE | PROPERTY LINE |
| WOOD FENCE | WOOD FENCE |
| CHAIN LINK FENCE | CHAIN LINK FENCE |
| LIGHT | LIGHT |
| WATER VALVE | WATER VALVE |
| TOP OF STRUCTURE | TOP OF STRUCTURE |
| GEODETIC COORDINATES | GEODETIC COORDINATES |
| BOTTOM OF STRUCTURE | BOTTOM OF STRUCTURE |
| FIRE HYDRANT/FIRE | FIRE HYDRANT/FIRE |
| TOP OF SLOPE | TOP OF SLOPE |
| ROOF | ROOF |

LEGEND