



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: January 21, 2015 REPORT NO. HO 15-005
ATTENTION: Hearing Officer
SUBJECT: AT&T MOBILITY CADMAN PARK
PTS PROJECT NUMBER: 327884
LOCATION: 4330 Moraga Avenue, San Diego, CA 92117
APPLICANT: Shelly Kilbourn (PlanCom Inc.) Agent for AT&T Mobility

SUMMARY

Issue(s): Should the Hearing Officer approve a new Wireless Communication Facility (WCF) on an existing church property in the RM-1-1 zone of the Clairemont Mesa Community Planning area?

Staff Recommendation(s) – APPROVE Conditional Use Permit No. 1145480.

Community Planning Group Recommendation – On February 18, 2014, the Clairemont Community Planning Group voted 11-0-0 to recommend approval of the proposed AT&T WCF (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 9, 2014 and the opportunity to appeal that determination ended December 23, 2014 (Attachment 7).

BACKGROUND

The proposed project is located on the northwest corner of Kamloop Avenue and Moraga Avenue on an existing church property. The site location abuts Cadman Elementary School and the Cadman Park and Recreation Center directly to the west (Attachment 1). There are residential uses to the north, south and east. There are currently two existing Wireless Communication Facilities approved and in operation (T-Mobile and Verizon) on this property. As a result, this is a collocation site with the intended coverage objective primarily focused on the surrounding single family residential uses (Attachment 15).

T-Mobile and Verizon are located inside separate church towers designed to integrate with the existing property. These two designs were unanimously supported by the Clairemont Mesa Community Planning Group. Due to the existing size limitation of these two towers, an additional carrier within either of these two designs would not be possible. Instead, AT&T is proposing to install a 30-foot tall monopine consisting of twelve antennas and associated components (Attachment 10). The monopine has been designed to address concerns related to visual impacts by implementing a high density branch count along with extending each branch 24-inches in front of each antenna. This, combined with the utilization of antenna socks, will effectively screen each antenna and the associated components (Remote Radio Units and Surge Suppressors) from public views. These camouflaging techniques along with the proposed landscaping will help create a realistic tree appearance from various views to and from the church property.

The equipment associated with this project will be concealed inside a 250-square foot equipment enclosure with a trellis roof, designed to match the existing Verizon enclosure located on the most southwesterly portion of the lot. The combination of existing and proposed landscaping will appropriately screen this element and reduce any visual impacts. The proposed WCF requires a Conditional Use Permit (CUP) pursuant to the City of San Diego Municipal Code Section 141.0420(e)(1).

On February 18, 2014, the Clairemont Community Planning Group voted to approve the proposed AT&T WCF with a vote of 11-0-0 with a condition to install a solid fence on the property line separating the adjacent property owners and the proposed enclosure. This feature has been included in the latest design (Attachment 9).

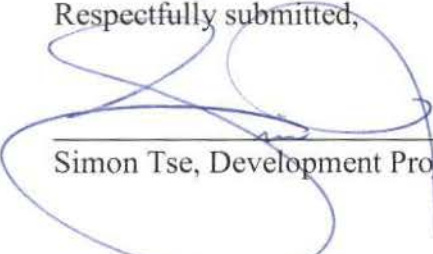
DISCUSSION

The City of San Diego General Plan requires all WCFs to be concealed in existing structures when possible, or otherwise use camouflaging techniques to hide or blend them into the surrounding area. The proposed AT&T WCF consists of twelve antennas installed on a 30-foot tall monopine. Compliance with the General Plan is achieved by implementing a high density branch count for the monopine with specific branch configuration for an optimal design; a design that is aesthetically pleasing and respectful of the neighborhood context. The design is consistent with the Land Development Code Section 141.0420. This section of the regulations reinforces the City's General Plan requirement and requires all WCF to utilize reasonable means to conceal or minimize the visual impacts of 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 project will also include antenna socks that will fully cover the length of the proposed antennas which will help reduce the visibility of the conduits. Combined with the landscape improvements, the proposed AT&T WCF will result in a design that complies with the General Plan and the Land Development Code Section 141.0420.

ALTERNATIVE

1. Approve Conditional Use Permit No. 1145480, with modifications.
2. Deny Conditional Use Permit No. 1145480, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Simon Tse, Development Project Manager

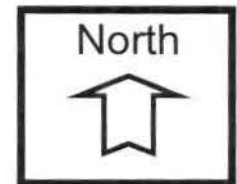
Attachments:

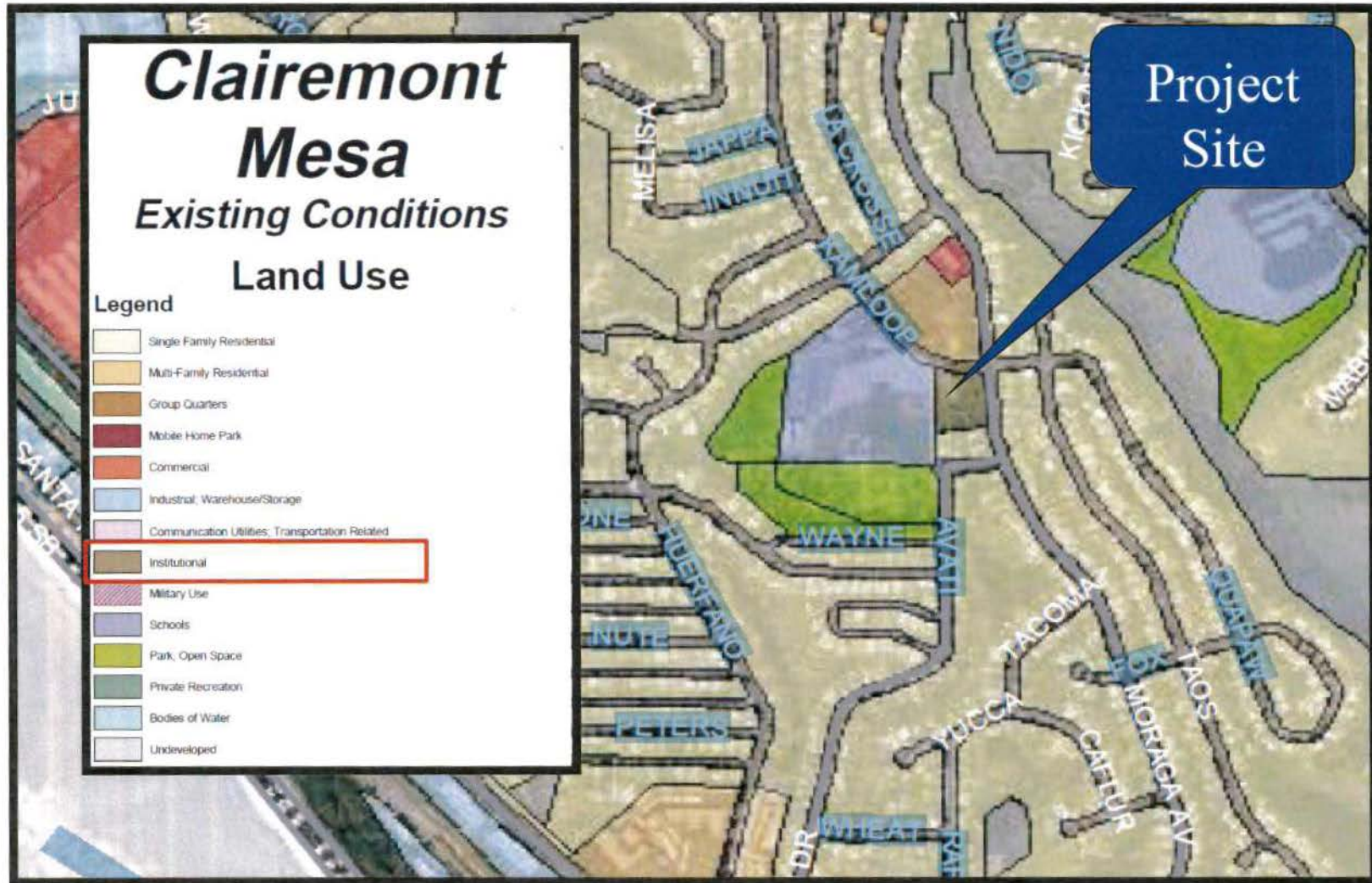
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photo Survey
9. Project Plan(s)
10. Project Photosimulation(s)
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Applicant's draft findings
15. Telecom Technical Analysis



Aerial Photo

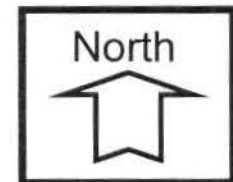
AT&T Cadman Park - Project No. 327884
4330 Moraga Avenue, San Diego, CA 92117





Community Land Use Map (Clairemont Mesa)

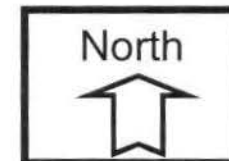
AT&T Cadman Park - Project No. 327884
4330 Moraga Avenue, San Diego, CA 92117





Project Location Map

AT&T Cadman Park - Project No. 327884
4330 Moraga Avenue, San Diego, CA 92117



PROJECT DATA SHEET

PROJECT NAME:	AT&T Cadman Park		
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of twelve (12) antennas on a 30-foot tall mono-pine. The associated equipment is located inside a 250-square foot enclosure with landscaping.		
COMMUNITY PLAN AREA:	Clairemont Mesa		
DISCRETIONARY ACTIONS:	Conditional Use Permit		
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional		
<u>(RM-1-1) ZONING INFORMATION:</u>			
CURRENT HEIGHT LIMIT:	30-feet	PROPOSED HEIGHT:	30-feet
CURRENT FRONT SETBACK:	15-feet	PROPOSED FRONT SETBACK:	No Change
CURRENT SIDE SETBACK:	5-feet	PROPOSED SIDE SETBACK:	No change
CURRENT REAR SETBACK:	15-feet	PROPOSED REAR SETBACK:	No change
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE	
NORTH:	Residential/RM-2-5	Residential	
SOUTH:	Residential/RS-1-7	Residential	
EAST:	Residential/RS-1-7	Residential	
WEST:	School/RS-1-7	School/Park	
DEVIATIONS OR VARIANCES REQUESTED:	No deviations are proposed.		
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 18, 2014, the Clairemont Community Planning Group voted 11-0-0 to approve the ATT project subject to installation of a 6-foot solid fence between the adjacent property owner and the church property and a caging area with a lock between the AT&T and Verizon enclosures.		

**HEARING OFFICER
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1145480
AT&T MOBILITY CADMAN PARK PROJECT NO. 327884**

WHEREAS, **CLAIREMONT CHRISTIAN CHURCH**, Owner, and **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to install a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas on a 30-foot tall monopine. The associated cabinets will be concealed inside a 250-square foot equipment enclosure with proposed landscaping as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 1145480;

WHEREAS, the project site is located at 4330 Moraga Avenue, San Diego, CA 92117 in the RM-1-1 zone of the Clairemont Mesa Community Planning Area;

WHEREAS, the project site is legally described as Lots 3447, 3448, 3449 of Clairemont Unit No. 16 according to Map thereof No. 3145 filed in the office of the County Recorder of San Diego County, October 22, 1954;

WHEREAS, on January 21, 2015, the HEARING OFFICER of the City of San Diego considered Conditional Use Permit (CUP) No. 1145480 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 9, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego as follows:

That the HEARING OFFICER adopts the following written Findings, dated January 21, 2015.

FINDINGS:

Findings for Conditional Use Permit - Section §126.0305

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

The Clairemont Mesa Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego General Plan requires all WCFs to be concealed in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. Additionally, each WCF shall be designed to be aesthetically pleasing and respectful of the neighborhood context to minimize the visual impacts of the wireless facilities. For this project, AT&T is proposing to conceal their antennas within the 30-foot tall monopine design on an existing church property. To comply with the General Plan, the monopine maintains the industry standard of three (3) branches per foot for a total of 60 branches consistent with the WCF Design

Guidelines. Antenna socks will also be utilized to achieve a design that is aesthetically pleasing and respectful of the neighborhood context. Lastly, to reduce the visibility of the antennas, each branch will extend a minimum of 24-inches in front of the antenna for maximum concealment. The associated equipment area is set back from the public right-of-way and the adjacent residential uses and screened appropriately with existing and proposed landscaping. Furthermore, the equipment is fully concealed inside a new concrete block shelter with stucco finish and a wood trellis roof, designed to match the adjacent Verizon enclosure. Therefore, the proposed WCF will not adversely affect the Clairemont Mesa Community Plan; nor the City of San Diego General Plan.

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

The project consists of a new 30-foot tall monopine and an associated equipment building. The antennas and the associated Remote Radio Units (RRUs) are effectively concealed by using camouflaging techniques identified within the WCF Design Guidelines. These techniques include: antenna socks, extending the branches a minimum of 24-inches in front of the antennas, maintaining three (3) branches per foot for a total of sixty (60) branches and painting all exposed conduits and mounting pipes to match the mono-pine bark. The equipment associated with this project is concealed inside a new concrete block shelter with stucco finish, and wood trellis roof designed to match the existing Verizon enclosure. The project is collocated with two existing carriers (T-Mobile and Verizon) at 4330 Moraga Avenue in the RM-1-1 zone within the Clairemont Mesa Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on December 9, 2014. 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.

Additionally, the Federal 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." AT&T submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

The proposed WCF has been designed to comply with the Wireless Communication Facility Regulations Land Development Code Section 141.0420 and the RM-1-1 zone. Pursuant to LDC Section 141.0420(e)(1) a Conditional Use Permit is required. LDC Section 141.0420 requires all WCFs to be designed to minimize visual impacts. The 30-foot tall monopine utilizes screening techniques such as antenna socks, high branch count and extending each branch length accordingly to replicate the appearance of a live tree. The monopine is setback from the nearest sidewalk and screened from public views with the existing and proposed landscaping improvements. The equipment room featuring a

concrete block shelter with stucco finish, and wood trellis roof results in a desirable design that maintains and preserves the neighborhood character consistent with the adjacent Verizon enclosure. No deviations are proposed for this project. Therefore, the proposed WCF will comply with the regulations of the Land Development Code.

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

The proposed WCF is located next to an existing overflow parking area behind the single story church facility. As designed, the project is a Process 3, Preference 3 location. According to Council Policy 600-43, the applicant must justify choosing a Process 3/Preference 3 location over other lower Preference level locations. The applicant submitted a justification map that identifies the current search ring which is surrounded by primarily residential uses. Additionally, this search ring as illustrated in the coverage map is necessary to help improve the current coverage objective. Based on the justification map, it appears that there were no other lower preference level sites that could provide the necessary coverage. Instead, this non-residentially used property was selected. There are currently two other wireless carriers at this site providing similar coverage. In conclusion, the monopine design is appropriately located within an existing overflow parking area and would blend in with the existing and proposed landscaping improvements as a natural screen to the adjacent residential uses. Therefore, the proposed WCF use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, Conditional Use Permit No. 1145480 is hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1145480, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: January 21, 2015

Internal Order No. 24003908

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003908

CONDITIONAL USE PERMIT NO. 1145480
AT&T MOBILITY CADMAN PARK PROJECT NO. 327884
HEARING OFFICER

This Conditional Use Permit No. 1145480 is granted by the HEARING OFFICER of the City of San Diego to **CLAIREMONT CHRISTIAN CHURCH**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 3 and Land Development Code Section 141.0420. The project site is located at 4330 Moraga Avenue, San Diego, CA 92117 in the RM-1-1 zone of the Clairemont Mesa Community Planning Area. The project site is legally described as Lots 3447, 3448, 3449 of Clairemont Unit No. 16 according to Map thereof No. 3145 filed in the office of the County Recorder of San Diego County, October 22, 1954.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner 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 January 21, 2015, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of a total of twelve (12) panel antennas on a 30-foot tall monopine. The associated cabinets will be concealed inside a 250-square foot equipment enclosure with a matching trellis;
- b. Twenty-four (24) Remote Radio Units, four (4) Raycaps, and two (2) Global Positioning (GPS) Antennas;
- c. Removal of two (2) wood light standards and installation three (3) new 25-foot tall light standards;

- d. Landscaping (planting, irrigation and landscape related improvements); and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **February 4, 2018**.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on **January 21, 2025**. 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. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or

obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 99-cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

16. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

17. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

18. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

19. Complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

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

21. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this

Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

23. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

24. Prior to installation of faux trees, applicant shall provide BDR-Landscaping with samples of proposed tree(s) leaves.

PLANNING/DESIGN REQUIREMENTS:

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

26. No overhead cabling is permitted.

27. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

28. Photosimulations in color for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."

29. The Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here: (78" by 14.8" by 8.6).

30. Top of antenna height not to exceed 27'-0".

31. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

32. Antennas shall be painted and textured to match the monopine/branches to the satisfaction of the Development Services Department.

33. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

34. All coaxial conduits shall be routed up through the caisson and into the monopine to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
35. Branches shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.
36. Starting branch height shall be no higher than 10-feet.
37. All exposed cables, brackets and supports shall be painted to match the mono-pine foliage to the satisfaction of the Development Services Department.
38. RF socks fully covering the front and back of the antennas (and any other components) shall be used.
39. The applicant shall provide color samples of the mono-pines branches and bark prior to Building Permit issuance. 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 mono-pines.
40. Monopines rely on existing and/or proposed trees to integrate with the surroundings. Additional trees may be required, to effectively integrate the monopine, to the satisfaction of the Development Services Department.
41. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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) 687-5984** 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 discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- 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 Hearing Officer of the City of San Diego on January 21, 2015 and HO-XX-XXX (TBD).

January 21, 2015
Conditional Use Permit No. 1145480

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse, Development Project Manager
City of San Diego

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 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.**

Clairemont Christian Church
Owner

By _____
Name:
Title:

AT&T Mobility
Permittee

By _____
Name:
Title:

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**



PHOTO STUDY & KEY MAP

SD0458

Cadman Park
4330 Moraga Avenue
San Diego, CA 92117

Prepared for:

City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
AT&T Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

May 8, 2013



Looking at north elevation



Looking at south elevation



Looking at east elevation



Looking at west elevation



Looking north from site



Looking south from site



Looking east from site



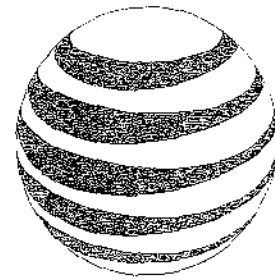
Looking west from site



Aerial Photo



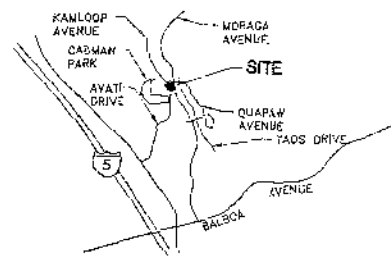
Key Map



at&t
MOBILITY

CADMAN PARK
4330 MORAGA AVENUE
SAN DIEGO, CA 92117
SD0458

VICINITY MAP



THOMAS GUIDE PAGE: 1248-02

ADDRESS:
4330 MORAGA AVENUE
SAN DIEGO, CA 92117

COORDINATES (NAD 83):
LATITUDE: N 32°49'17.43"
LONGITUDE: W 117°12'50.84"

RF INFORMATION

	LTE	GSM	UMTS
Tx	704.0 - 716.0 MHz	890.2 - 891.4 MHz 1330.0 - 1351.4 MHz	569.2 - 574.6 MHz 674.6 - 679.8 MHz 1845.0 - 1950.0 MHz 1970.0 - 1980.0 MHz
Rx	734.0 - 748.0 MHz	845.2 - 846.4 MHz 1870.0 - 1872.4 MHz	624.2 - 629.4 MHz 659.6 - 654.8 MHz 1869.0 - 1869.8 MHz 1890.2 - 1899.8 MHz
MAX EIRP:		700 MHz: 500 WATTS 850 MHz: 84 WATTS 1900 MHz: 54.5 WATTS	

CONSULTANT TEAM

ARCHITECT:
WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
P.O. BOX 4351
CARLSBAD, CA 92018
(760) 434-8474
(760) 434-8596 (FAX)

SURVEYOR:
FLOYD SURVEYING, INC.
11576 NORGATE CIRCLE
CORONA, CA 92880
(951) 738-7948
(951) 738-7948 (FAX)

LEASING/PLANNING:
PLANCOM, INC.
800 PHILHOWER
302 STATE PLACE
ESCONDIDO, CA 92029
(919) 200-2260

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT SUMMARY

APPLICANT: AT&T MOBILITY MSB PROGRAM - SAN DIEGO
7337 TRADE STREET, 3 EAST, ROOM 3884
SAN DIEGO, CA 92121-4202
(958) 453-3382

OWNER: CHRISTIAN CHURCH (DISCIPLES OF CHRIST)
PACIFIC SOUTHWEST REGION
4330 MORAGA AVENUE
SAN DIEGO, CA 92117
CONTACT: TY BAIN
(858) 274-1786

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:

- INSTALLATION OF AN AT&T MOBILITY TELECOMMUNICATION CONCRETE BLOCK (7'-4" x 34'-0") EQUIPMENT ENCLOSURE ON A CONCRETE PAD
- INSTALLATION OF THREE ANTENNA SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS) MOUNTED TO A PROPOSED 30'-0" HIGH MONOPINE INCLUDING (24) RRU UNITS MOUNTED BEHIND ANTENNAS
- INSTALLATION OF FOUR (4) RAYCAP JCB-44-30-18-BF (SQUID) MOUNTED TO MONOPINE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM AN EXISTING 800V TRANSFORMER
- INSTALLATION OF LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT.
- INSTALLATION OF (2) NEW OPS ANTENNAS
- INSTALLATION OF NEW TELCO/FIBER SERVICE FROM EXISTING UTILITY POLE
- REMOVE TWO 1000 LIGHT STANDARDS & INSTALL (3) NEW 25'-0" HIGH CONCRETE LIGHT STANDARDS
- INSTALLATION OF CONCRETE CURB AT EXISTING PARKING LOT
- EXPAND SMALL PORTION OF EXISTING PARKING LOT & RECONFIGURE HANDICAP STALLS

LEGAL DESCRIPTION:

LOTS 3447, 3448, AND 3449 OF CLAREMONT UNIT NO. 18 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3145 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1954.

PROJECT ADDRESS: 4330 MORAGA AVENUE
SAN DIEGO, CA 92117

ASSESSORS PARCEL NUMBER: 359-481-08-00

EXISTING ZONING: RM-1-1

EXISTING SITE AREA: 56,628.0 SF
1.3 ACRES

PROJECT AREA: EQUIPMENT ENCLOSURE
250 SQ. FT.

LEASE AREA: 533 SQ. FT.

PROPOSED OCCUPANCY: B

NOTE: THERE ARE TWO EXISTING TELECOMMUNICATIONS FACILITIES ON THE SITE (T-MOBILE & VERIZON).

SHEET SCHEDULE

- T-1 TITLE SHEET
- A-1 SITE PLAN
- A-2 EQUIPMENT FLOOR PLAN & MONOPINE PLAN
- A-2.1 TRELIS & CHAINLINK LID PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 MONOTREE ELEVATION & ANTENNA PLAN
- A-6 MONOTREE DETAILS
- L-1 LANDSCAPE DEVELOPMENT PLAN
- LS1 SITE SURVEY GENERAL INFORMATION
- LS2 SITE SURVEY GENERAL INFORMATION

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION

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

BOOTH & SUAREZ

ARCHITECTURE ■■■ INCORPORATED
302 CARLSBAD VILLAGE DRIVE, SUITE 200
CARLSBAD, CA 92008 TEL: 760-434-8474



PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 3884
SAN DIEGO, CA 92121-4202

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

CADMAN PARK

PROJECT NUMBER

SD0458

4330 MORAGA AVE.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

11/16/10	90% CD REVIEW (jwb)
11/23/10	FINAL CD (jwb)
12/15/10	FINAL REVISED CD (rug)
02/15/11	CITY COMMENTS (reg)
03/21/11	REVISED FINAL CD (o)
04/12/11	REVISED FINAL CD (aeb)
04/05/11	REVISED CD #4 (ol)
04/19/11	REVISED CD #5 (jwb)
06/04/11	REVISED CD #6 (ol)
06/30/11	REVISED CD #7 (ol)
10/10/11	REVISED CD #8 (-) (j)
12/06/11	REVISED CD #9 (a) (j)
05/20/14	REVISED CD #10 (a) (j)
09/22/14	REVISED CD #11 (km)

SHEET TITLE

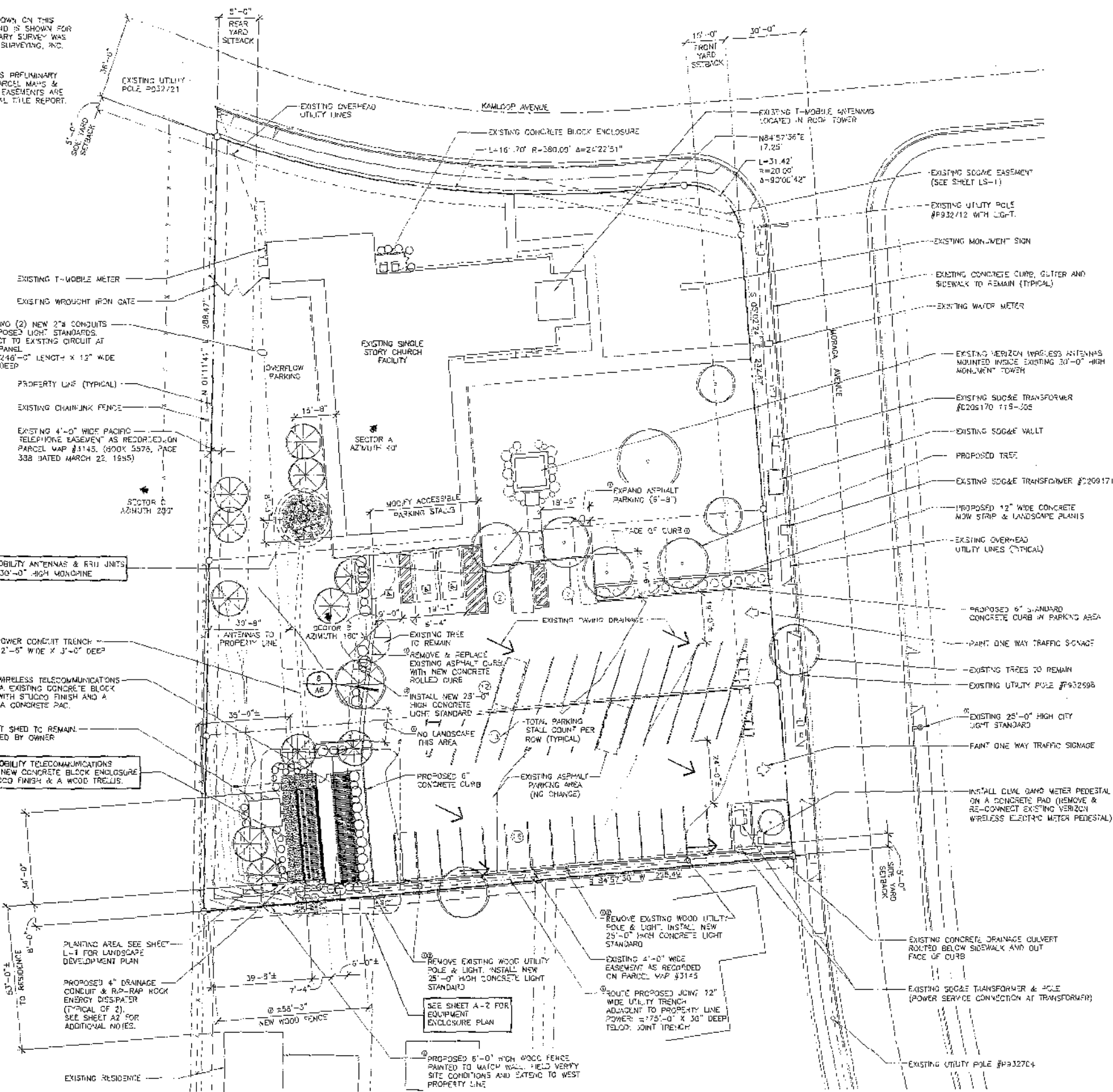
TITLE SHEET

PROJECT: \AT&T\102132

T-1

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED BY FLOYD SURVEYING, INC.

EASEMENTS:
EASEMENTS SHOWN REFLECTS PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY FIELD REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT.



SITE PLAN
SCALE: 1" = 10'-0"

License Certificate
Standard Wireless Facility Project
for Frequency Coordination SMP's

4330 MORAGA AVE, SAN DIEGO, CA (CADMAN PARK)
(Address as April description)

Agreement to acknowledge with the San Diego Municipal Code, Land Development Manual, Storm Water Standards, this project is required to "Minimize Pollution from the Project Area" and incorporate "Erosion Control" and "Source Control" BMP's.

Consent to the loss of any knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediment
- Turbidity
- Trash & Debris
- Oxygen Consuming Substances
- Oil & Grease
- Phosphorus & Nitrogen
- Pesticides

BMPs will incorporate the following best management practices:

- Minimize impervious ground surface characteristics
- Minimize impervious foot print by locating walkways, patios and drives for with permeable surfaces
- Capture natural storm
- Use natural drainage systems as opposed to fixed curbs or underground drainage systems
- Direct roof tops, walkways, patios and drives to adjacent landscaping prior to discharging to the public drainage system
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additional BMPs will:

- Minimize the use of pesticides
- Use of storm water management systems and landscaping design, incorporating new stormwater devices and low maintenance or needed.

Drawn by: [Signature] Date: 01/11/14

CITY OF SAN DIEGO NOTES:

9.1. PARKING SPACES WILL BE MODIFIED TO COMPLY WITH ACCESSIBILITY STANDARDS.

CURRENT EXISTING PARKING AREA 48 SPACES (PRE-STRIPING ONLY)

ACCESSIBLE SPACES	(3) SPACES
9'x19'	
STANDARD SPACES	(45) SPACES
8'-6"x12'	
TOTAL	48 SPACES

2. THE PROJECT PROPOSED TO WORK WITHIN THE PUBLIC RIGHT-OF-WAY

3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER

4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPPCP). THE WPPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

GRADING VOLUMES:

OUT:	REMOVAL SUBSURFACE SOILS:	16.0 CU. YDS
	FOOTING SHELTER:	5.6 CU. YDS
	FOOTING MONORAIL:	91.0 CU. YDS
	UTILITY TRENCH:	104.3 CU. YDS
TOTAL:		206.9 CU. YDS
FILL:		18 CU. YDS
REMOVE & RE-COMPACT TRENCH		80 CU. YDS
EXPORT:		98.9 CU. YDS

6. PROPOSED CONCRETE CURBS AND LANDSCAPE PLANTERS WILL NOT BLOCK OR ALTER EXISTING STORM WATER DRAINAGE PATTERN
7. THE PROJECT PROPOSES TO EXPORT 20 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2013 EDITION AND REGIONAL EQUIPMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.
8. THE DRAINAGE SYSTEM PROPOSED FOR THIS DEVELOPMENT, AS SHOWN ON THE SITE PLAN, IS PRIVATE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP PRACTICE SATISFACTORY TO THE CITY ENGINEER.
10. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
11. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPPCP). THE WPPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
12. AN ENERGY DISSIPATER WILL BE INSTALLED AT THE DISCHARGE LOCATION TO REDUCE DISCHARGE TO NON-ERODIBLE VELOCITIES.
13. PROPOSED EQUIPMENT ENCLOSURE WILL NOT BLOCK THE EXISTING SURFACE DRAINAGE PATTERN AND WILL NOT INCREASE THE EXISTING STORM WATER VOLUME OR ALTER THE DISCHARGE LOCATION.

BOOTH SUAREZ &
ARCHITECTURE INCORPORATED
195 DARMON DRIVE, SUITE 201
CALIFORNIA, CA 92024 (760) 414-4474



PREPARED FOR
at&t
MOBILITY
7337 TRADE STREET, 3 EAST, ROOM 3584
SAN DIEGO, CA 92121-4292

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME
CADMAN PARK

PROJECT NUMBER
SD0458

4330 MORAGA AVE.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

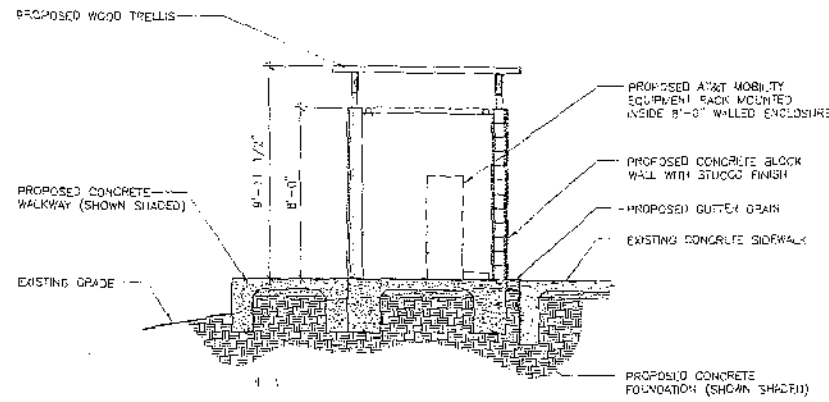
DRAWING DATES

11/15/10	90% CD REVIEW (jeb)
11/23/10	FINAL CD (jeb)
12/15/10	FINAL REVISION ZD (reg)
02/15/11	CITY COMMENTS (reg)
03/21/11	REVISED FINAL ZD (cl)
04/12/11	REVISED FINAL ZD (and)
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05/24/13	REVISED ZD #6 (cl)
06/30/13	REVISED ZD #7 (cl)
10/10/13	REVISED ZD #8 (cl)w
12/06/13	REVISED ZD #9 (cl)w
05/20/14	REVISED ZD #10 (cl)w
09/22/14	REVISED ZD #11 (cl)w

SHEET TITLE
SITE PLAN

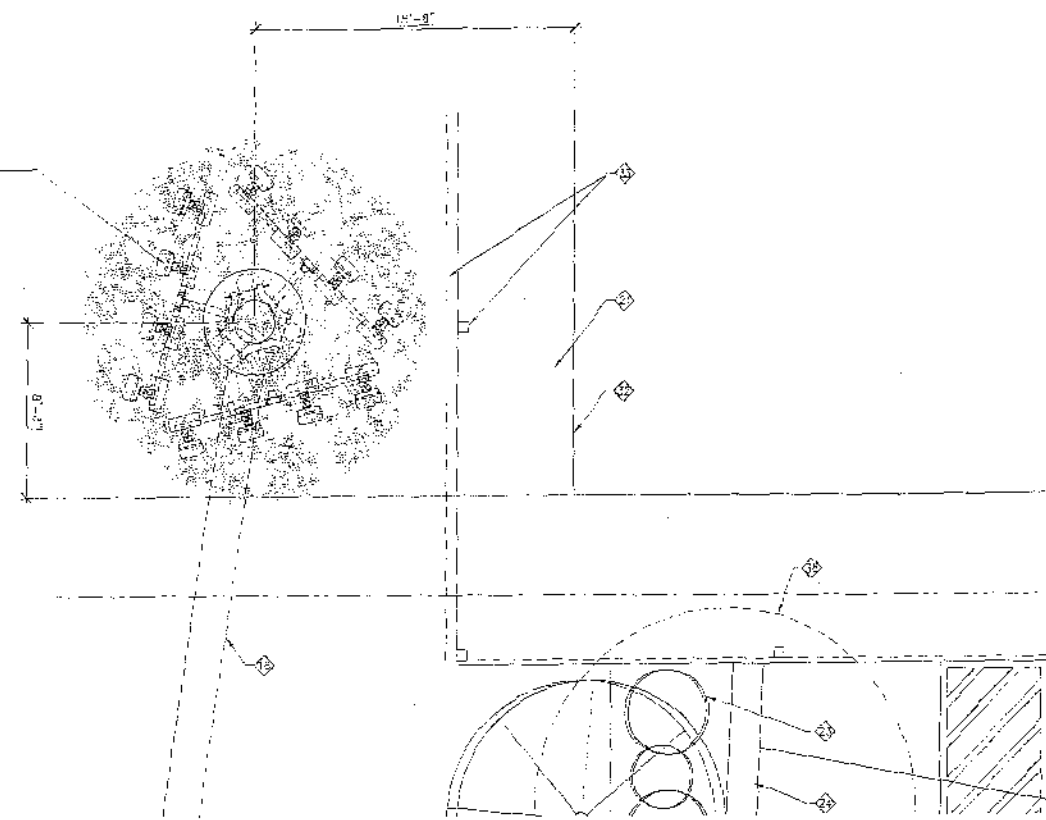
PROJECTS: AT&T, 10232

A-1



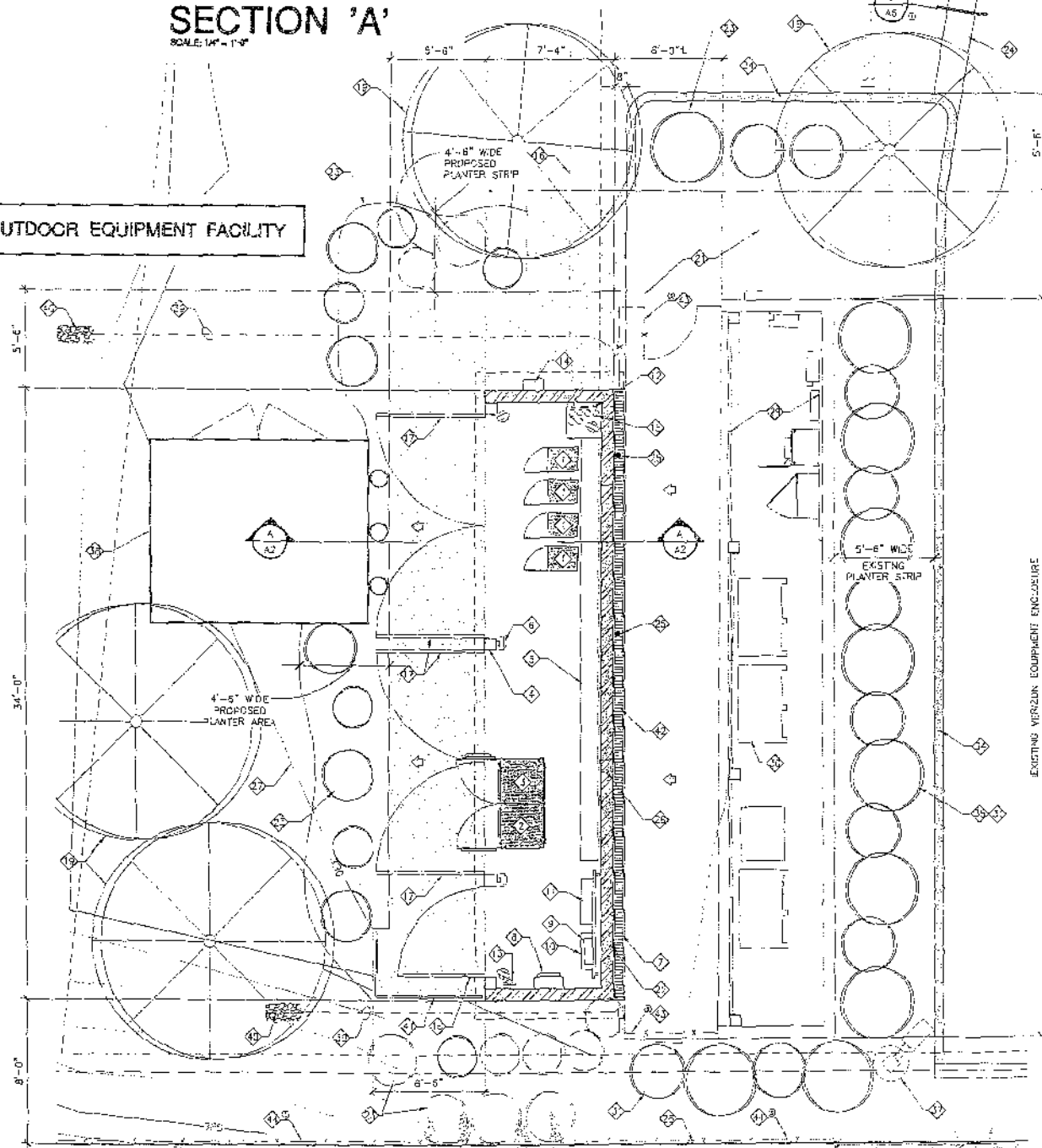
SECTION 'A'
SCALE: 1/4" = 1'-0"

PROPOSED AT&T MOBILITY ANTENNAS & RR-UNITS
TYPE MOUNTED TO 30'-0" HIGH MONOPINE



MONOPINE PLAN
SCALE: 1/4" = 1'-0"

OUTDOOR EQUIPMENT FACILITY



EQUIPMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES:

- 1 PROPOSED AT&T MOBILITY ERICSSON OUTDOOR RADIO CABINET (RBS 6301) & BASE FRAME 21 1/8" WIDE x 37 5/8" HIGH x 10 7/4" DEEP, WEIGHT: 500 LBS. (TYPICAL OF 4).
- 2 PROPOSED AT&T MOBILITY OUTDOOR POWER EQUIPMENT CABINET (ARGUS/ALPHA T445V.1) WITH (8) BATTERIES (30" WIDE x 72" HIGH x 30" DEEP) WEIGHT: 1850 LBS. (TYPICAL OF 1).
- 3 PROPOSED AT&T MOBILITY ARGUS BATTERY EXPANSION CABINET (ARGUS/ALPHA T445V.3) WITH 16 BATTERIES (30" WIDE x 72" HIGH x 30" DEEP) WEIGHT: 2800 LBS. (TYPICAL OF 1).
- 4 GALVANIZED STEEL TUBE POST (TYPICAL OF 4) @
- 5 PROPOSED POWER & FIBER CABLE TRAY ON PVC SLEEPERS
- 6 TIMER SWITCH OPERATED LIGHT FIXTURE MOUNTED TO ENCLOSURE WALL (TYPICAL OF 5) @
- 7 AT&T LEASE AREA TO ALIGN WITH TRELLIS OVERHANG
- 8 PROPOSED "INTERSECT, INC." MP SERIES 200AMP POWER DISTRIBUTION LOAD CENTER WITH MANUAL TRANSFER SWITCH MOUNTED TO WALL (20" WIDE x 10" DEEP x 40" HIGH) WEIGHT: 90 LBS.
- 9 PROPOSED ETHERNET EQUIPMENT CABINETS (D2BA/JM) 17" WIDE x 20" HIGH x 6" DEEP MOUNTED TO UTILITY H-FRAME BELOW PBC-02 CABINET
- 10 PROPOSED PBC-02 CABINET 24" WIDE x 30" HIGH x 8" DEEP, MOUNTED TO UTILITY H-FRAME
- 11 PROPOSED FELCO CABINET FOR FTE 36" WIDE x 36" HIGH x 8" DEEP, WITH AC OUTLET MOUNTED TO UTILITY H-FRAME
- 12 PROPOSED GROUND BUS BAR MOUNTED TO WALL
- 13 GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "2A-10BC" FIRE EXTINGUISHER IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS
- 14 WALL MOUNTED GENERATOR RECEPTACLE OR LUG BOX
- 15 PROPOSED PVC CONDUITS & 14 GA. SHROUD ROUTE (S) POLY 4" SCHEDULE 40 PVC FIBER/POWER CABLE CONDUITS TO MONOPINE
- 16 PROPOSED FIBER/POWER CABLE CONDUIT TRENCH
- 17 PROPOSED DOUBLE 6'-3" WIDE x 8'-0" HIGH SOLID STEEL ACCESS GATE AND FRAME WITH AT&T MOBILITY SIGNAGE
- 18 PROPOSED 3'-0" WIDE x 8'-0" HIGH SOLID STEEL ACCESS GATE AND FRAME WITH AT&T MOBILITY SIGNAGE
- 19 PROPOSED TREE SEE LANDSCAPE DEVELOPMENT PLAN
- 20 PROPOSED CONCRETE WALKWAY
- 21 EXISTING CONCRETE WALKWAY
- 22 PROPOSED 8'-0" CONCRETE BLOCK ENCLOSURE WALL WITH SMOOTH STUCCO FINISH & TRELLIS ABOVE
- 23 PROPOSED LANDSCAPE PLAYERS, SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
- 24 PROPOSED ROLLED CONCRETE CURB
- 25 PROPOSED OPS ANTENNA MOUNTED TO TRELLIS (TYPICAL OF 2)
- 26 PROPERTY LINE (TYPICAL)
- 27 EXISTING CONTOUR LINE SHOWN @ 1'-0" INTERVALS (TYPICAL)
- 28 PROPOSED 4" x 8" OPENING IN WALL FOR DRAINAGE (TYPICAL OF 4)
- 29 EXISTING VERIZON EQUIPMENT ENCLOSURE
- 30 EXISTING VERIZON OUTDOOR RADIO EQUIPMENT
- 31 EXISTING SHRUBS (TYPICAL)
- 32 EXISTING CHURCH BUILDING
- 33 EXISTING CANOPY & POST
- 34 PROPOSED 6" STANDARD CONCRETE CURB
- 35 EXISTING LANDSCAPE AREA
- 36 REMOVE EXISTING TREE
- 37 REMOVE EXISTING WOOD UTILITY POLE & LINE, INSTALL NEW 25'-0" HIGH CONCRETE LIGHT STANDARD (SEE SHEET L-1)
- 38 EXISTING EQUIPMENT SHED TO REMAIN
- 39 PROPOSED 4" DRAINAGE CONDUIT
- 40 PROPOSED 1" x 3" RIP-RAP ROCK ENERGY DISSIPATOR (MAX ROCK DIAMETER 4")
- 41 PROPOSED 36" HIGH QUARTZITE
- 42 PROPOSED GUTTER DRAIN
- 43 PROPOSED 8'-0" HIGH DECORATIVE TUBE STEEL FENCE AND/OR GATE
- 44 PROPOSED 6'-0" HIGH WOOD FENCE PAINTED TO MATCH WALL & FIELD VERIFY SITE CONDITIONS AND EXTEND TO WEST PROPERTY LINE

BOOTH & SUAREZ

ARCHITECTURE INCORPORATED
220 CALLE SAN JUAN DE LOS RIOS
SAN DIEGO, CA 92108 (760) 431-4470



PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 368A
SAN DIEGO, CA 92121-4202

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

CADMAN PARK

PROJECT NUMBER

SD0458

4330 MORAGA AVE.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

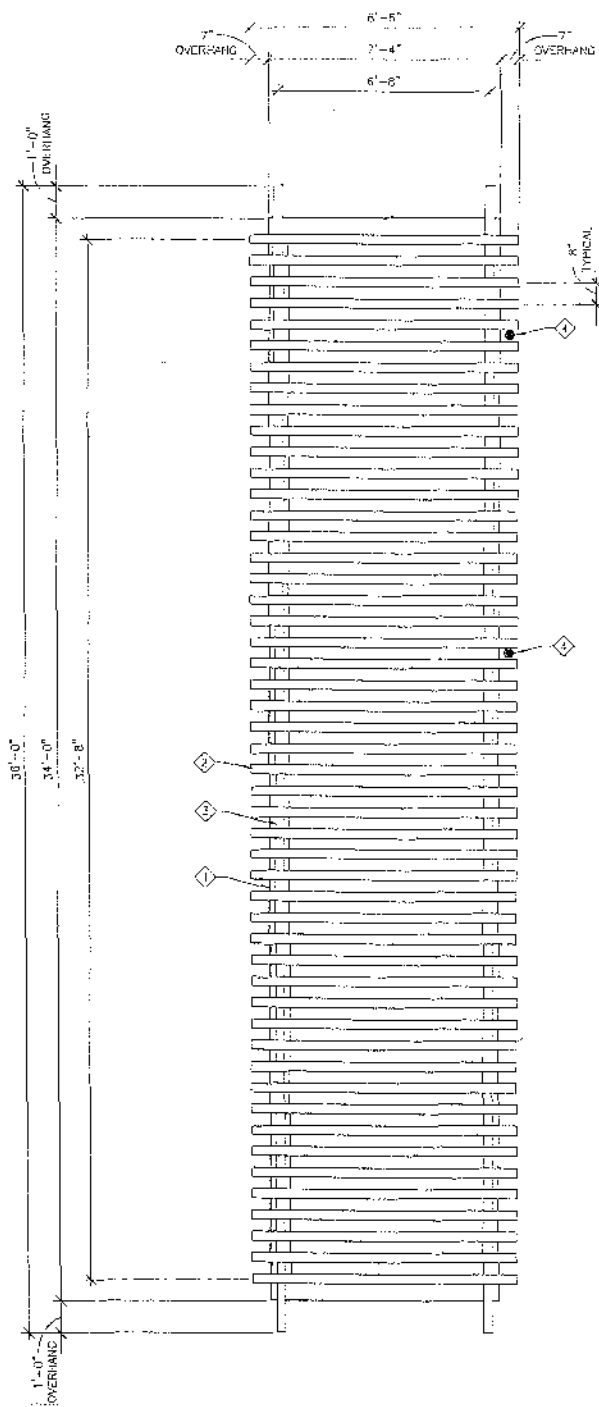
1/15/10	90% CD REVIEW (jag)
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12/15/10	FINAL REVISED CD (raj)
02/15/11	CITY COMMENTS (raj)
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06/04/11	REVISED CD #6 (aj)
08/30/11	REVISED CD #7 (aj)
10/10/11	REVISED CD #8 (aj)
12/08/11	REVISED CD #9 (aj)
02/26/12	REVISED CD #10 (aj)
09/22/12	REVISED CD #11 (kme)

SHEET TITLE

**EQUIPMENT FLOOR PLAN
&
MONOPINE PLAN**

PROJECTS/AT&T/10232

A-2



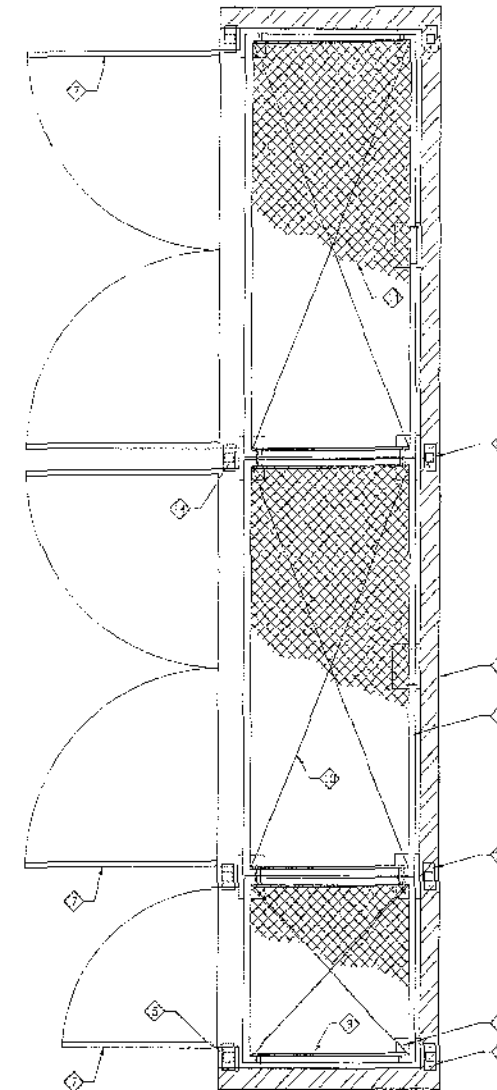
TRELLIS PLAN
SCALE: 3/8" = 1'-0"



TRELLIS & ROOF NOTES:

- ① PROPOSED CONCRETE BLOCK ENCLOSURE WITH SMOOTH STUCCO FINISH TO MATCH ADJACENT ENCLOSURE
- ② PROPOSED 4x4 TRELLIS RAFTERS AT 9' O.C.
- ③ PROPOSED 4x12 D.F. NO. 1 BEAM CENTERED ON BLOCK WALL BELOW
- ④ PROPOSED 2-511/8" ANTENNA MOUNTED TO WOOD PRESS ABOVE
- ⑤ PROPOSED 8"x8" GALV. T.S. COLUMN (TYPICAL)
- ⑥ PROPOSED GALVANIZED STEEL PIPE CLAMPS FOR CHAINLINK TENSION STRIP
- ⑦ PROPOSED STEEL GATE AND FRAME WITH AT&T MOBILITY SIGNAGE
- ⑧ PROPOSED 3"x SCHEDULE 40 GALVANIZED STANDARD PIPE FRAME (TYPICAL)
- ⑨ PROPOSED GALVANIZED TENSIONER STRIP (TYPICAL)
- ⑩ "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
- ⑪ PROPOSED GALVANIZED CHAINLINK MESH PARTIALLY REMOVED FOR CLARITY. PROVIDE STANDARD WIRE TIES TO FRAME @ 12" O.C. WITH DOUBLE KNOTS ON BOTTOM SIDE OF FRAME. SEE SPECIFICATION THIS SHEET.
- ⑫ 3 1/2" x 3 1/2" T.S. GALV. POST WELDED TO STEEL PLATE (TYPICAL OF 3)
- ⑬ 8"x10"x1/4" STEEL PLATE GALV. (TYPICAL OF 4)
- ⑭ 3 1/2" x 3 1/2" T.S. GALV. POST WELDED TO TOP OF 8"x8" T.S. POST (TYPICAL OF 4)
- ⑮ "SIMPSON" HANGER CD046 GALV.

CHAINLINK LID SPECIFICATION
 FABRIC: 9 GA. CORE WIRE SIZE 1" x 1" MESH, CONFORMING TO ASTM-A392 CLASS 1.
 TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL. INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
 TENSION WIRE: 7 GA. GALVANIZED STEEL.
 STEEL PIPE: ASTM A53, GRADE B OR ASTM A500, GRADE E



CHAINLINK LID PLAN
SCALE: 3/8" = 1'-0"



PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 3684
 SAN DIEGO, CA 92121-4202

APPROVALS

REF.	DATE
ZONING	DATE
CONSTRUCTION	DATE
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PROJECT NAME

CADMAN PARK

PROJECT NUMBER

SD0458

4330 MORAGA AVE.
 SAN DIEGO, CA 92117
 SAN DIEGO COUNTY

DRAWING DATES

11/16/10	90% ZD REVIEW (job)
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03/21/11	REVISED FINAL ZD (cl)
04/12/11	REVISED FINAL ZD (oop)
04/05/13	REVISED ZD #4 (c)
04/19/13	REVISED ZD #5 (job)
06/04/13	REVISED ZD #6 (cl)
06/30/13	REVISED ZD #7 (cl)
10/16/13	REVISED ZD #8 (cl)
12/06/13	REVISED ZD #9 (cl)
05/20/14	REVISED ZD #10 (cl)
05/22/14	REVISED ZD #11 (cm)

SHEET TITLE

TRELLIS & CHAINLINK LID PLAN

PROJ: 0075\AT&T\10232

A-2.1



PREPARED FOR



7537 TRADE STREET, 3 EAST, ROOM 3884
 SAN DIEGO, CA 92121-4202

APPROVALS

R.C.	DATE
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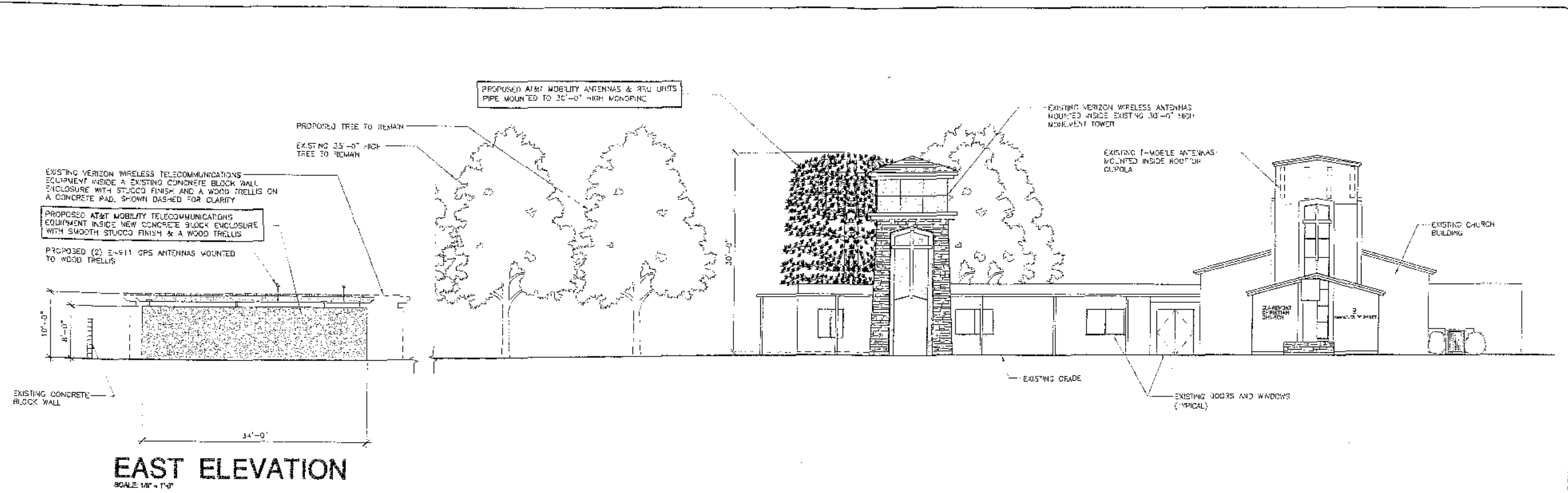
11/15/10	06X ZD REVIEW (gab)
11/22/10	FINAL ZD (gab)
12/15/10	FINAL REVISED ZD (rpg)
02/15/11	CITY COMMENTS (rpg)
03/21/11	REVISED FINAL ZD (r)
04/12/11	REVISED FINAL ZD (scap)
04/05/13	REVISED ZD #4 (al)
04/19/13	REVISED ZD #5 (al)
06/04/13	REVISED ZD #6 (al)
08/30/13	REVISED ZD #7 (r)
10/10/13	REVISED ZD #8 (r)
12/05/13	REVISED ZD #9 (al)
05/26/14	REVISED ZD #10 (j)
03/22/14	REVISED ZD #11 (k-m)

SHEET TITLE

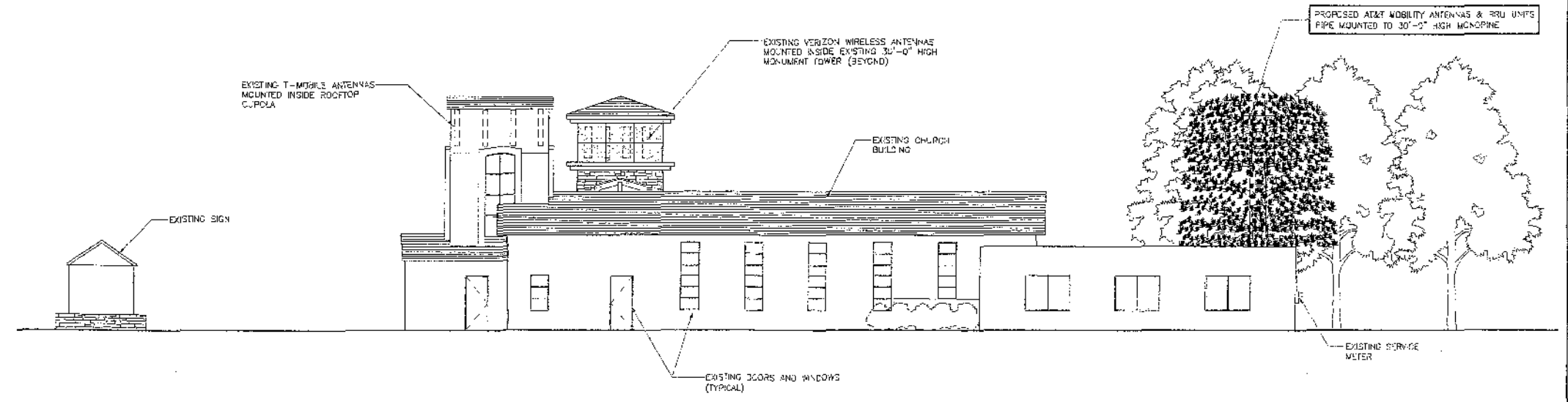
EXTERIOR ELEVATIONS

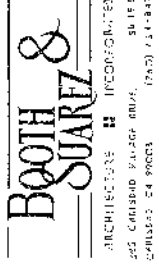
PROJECT: AT&T 10232

A-3



PROPOSED & EXISTING LANDSCAPE IN FOREGROUND NOT SHOWN FOR CLARITY





PREPARED FOR



7537 TRADE STREET, 3 EAST, ROOM 3884
SAN DIEGO, CA 92121-4292

APPROVALS

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

PROJECT NAME

CADMAN PARK

PROJECT NUMBER

SD0458

4330 MORACA AVE.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

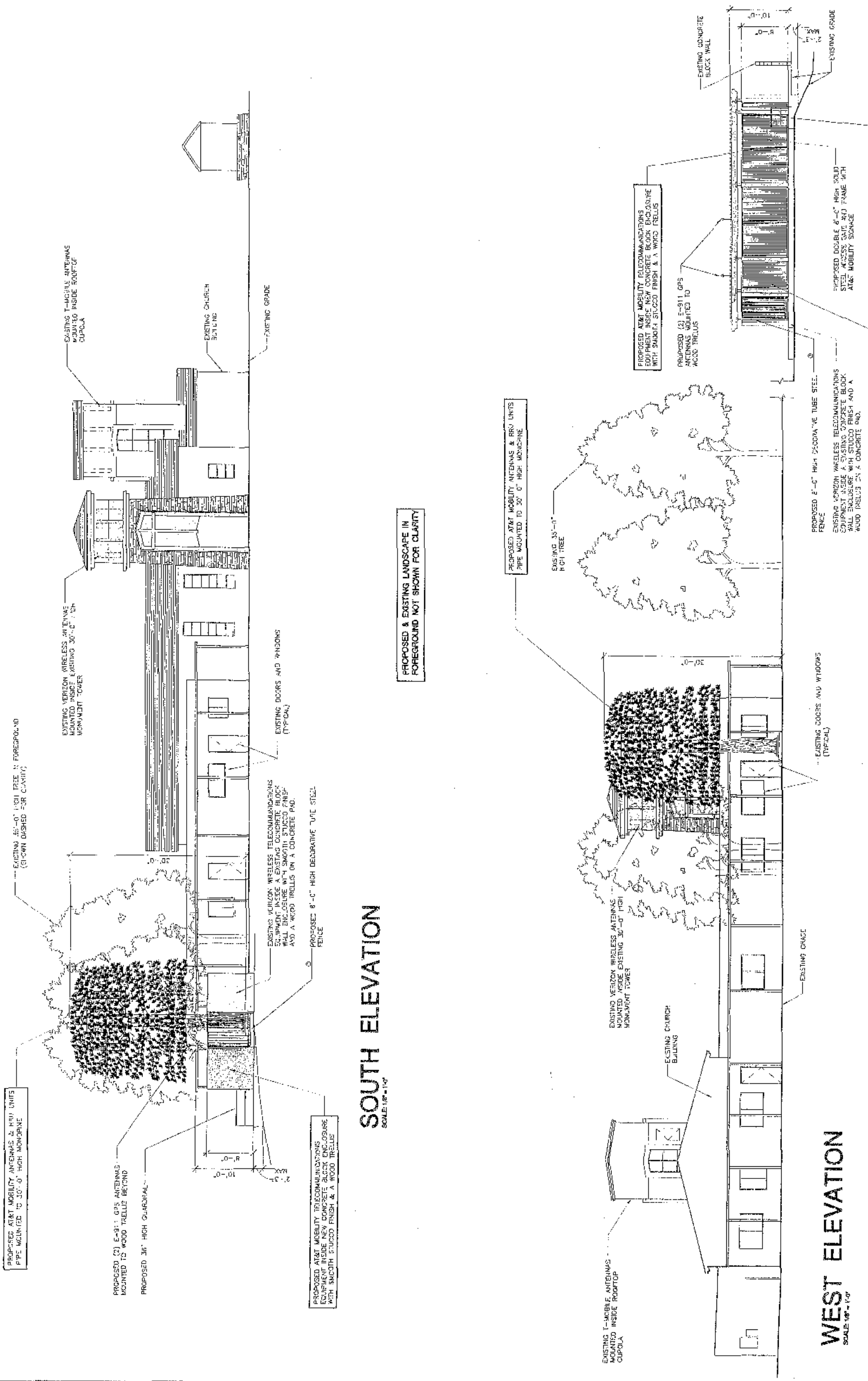
11/16/10	90% TO REVIEW (REV)
11/23/10	FINAL TO (REV)
12/13/10	FINAL REVISED TO (REV)
02/07/11	CITY COMMENTS (REV)
03/07/11	REVISIONS TO (REV)
04/12/11	REVISIONS TO (REV)
04/25/11	REVISIONS TO (REV)
04/19/11	REVISIONS TO (REV)
05/06/11	REVISIONS TO (REV)
06/13/11	REVISIONS TO (REV)
06/13/11	REVISIONS TO (REV)
12/06/13	REVISIONS TO (REV)
02/20/14	REVISIONS TO (REV)
08/22/14	REVISIONS TO (REV)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT/SUBJECT/DATE

A-4



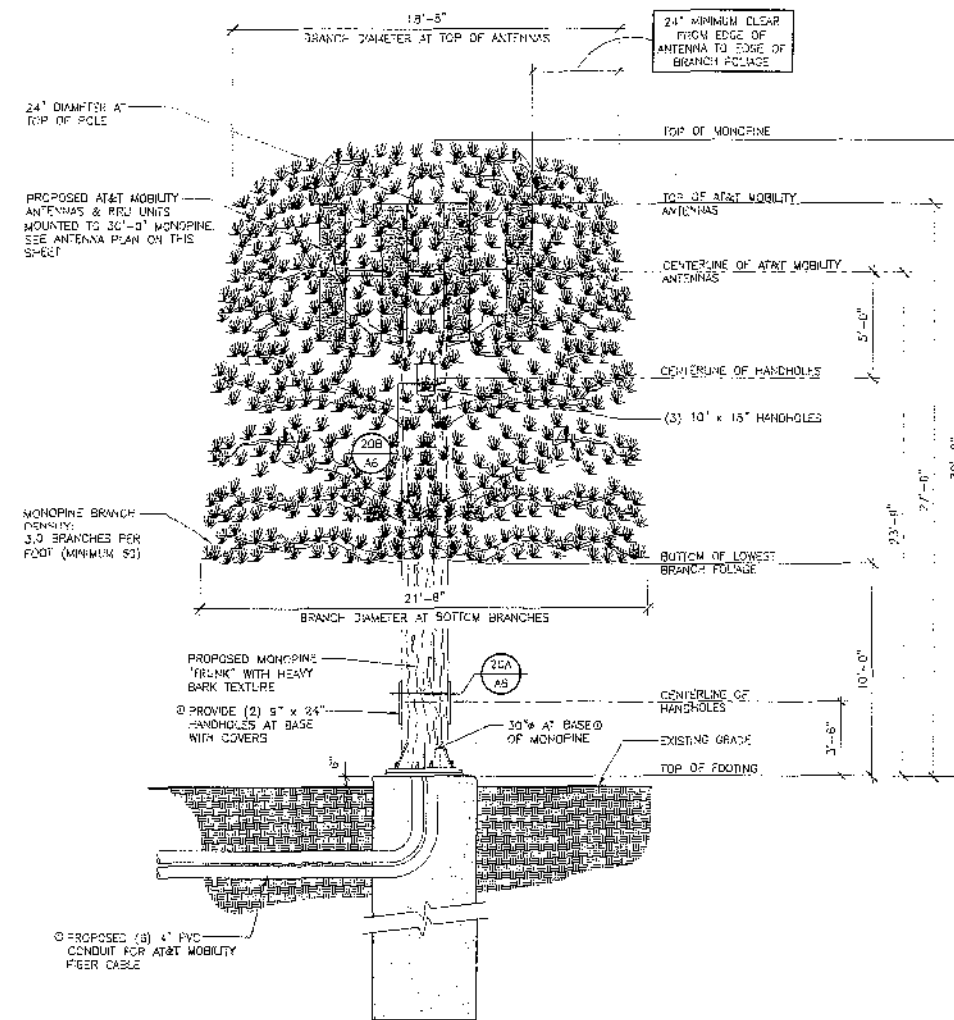
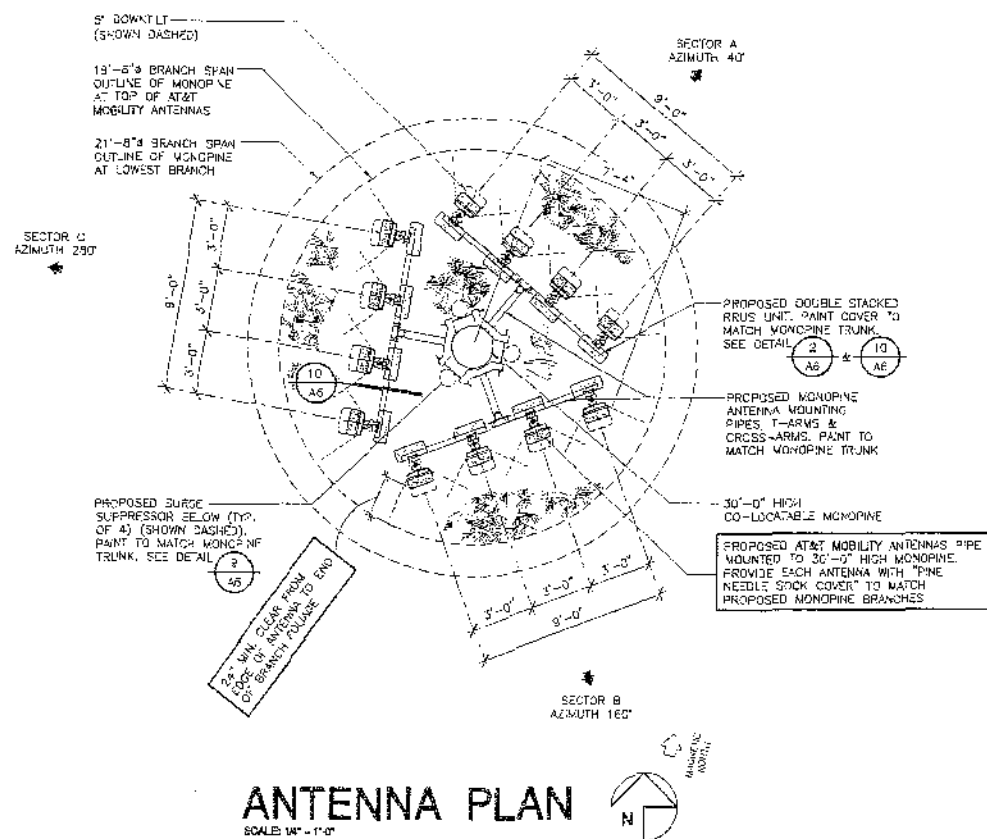
PROPOSED & EXISTING LANDSCAPE IN FOREGROUND NOT SHOWN FOR CLARITY

ANTENNA AND COAXIAL CABLE SCHEDULE												
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	RRUS	DOWNLIT	SHEATH ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	FIBER LENGTH (+ / - FT)	TERMINAL JUMPER LENGTH (+ / - FT)	ANTENNA JUMPER LENGTH (+ / - FT)	COAX SIZE
A1	NORTH	40°	ERICSSON AR-21 (9 FOOT)	RRUS-11	C	N/A		3	18'-0"	10'-0"	6'-0"	FEER
A2			ERICSSON AR-21 (9 FOOT)									
A3			ERICSSON AR-21 (9 FOOT)									
A4			ERICSSON AR-21 (9 FOOT)									
B1	SOUTHEAST	150°	ERICSSON AR-21 (9 FOOT)	RRUS-11	C	N/A		3	15'-0"	10'-0"	6'-0"	FEER
B2			ERICSSON AR-21 (9 FOOT)									
B3			ERICSSON AR-21 (9 FOOT)									
B4			ERICSSON AR-21 (9 FOOT)									
C1	SOUTHWEST	280°	ERICSSON AR-21 (9 FOOT)	RRUS-11	C	N/A		3	18'-0"	10'-0"	6'-0"	FEER
C2			ERICSSON AR-21 (9 FOOT)									
C3			ERICSSON AR-21 (9 FOOT)									
C4			ERICSSON AR-21 (9 FOOT)									
PROPOSED GPS			KATHENA 06-385/1923/ GPS-R					2	15'-0"			1/2"
PROPOSED GPS			KATHENA 06-385/1923/ GPS-R					2	15'-0"			1/2"

NOTES:

- FIELD VERIFY ALL FIBER & CABLE LENGTHS PRIOR TO ORDERING CABLE
- VERIFY ROUTE AND LENGTH OF FIBER & CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT.
- VERIFY MODEL NUMBER OF ALL ANTENNAS WITH AT&T MOBILITY. SEE DETAIL.

ANTENNAS: ERICSSON AR-21 (9 FOOT) 78" LONG x 14.6" WIDE x 8.6" DEEP. WEIGHT: 110.0 LBS



APPROVALS

DATE	DATE
REVISION	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME
CADMAN PARK

PROJECT NUMBER
SD0458

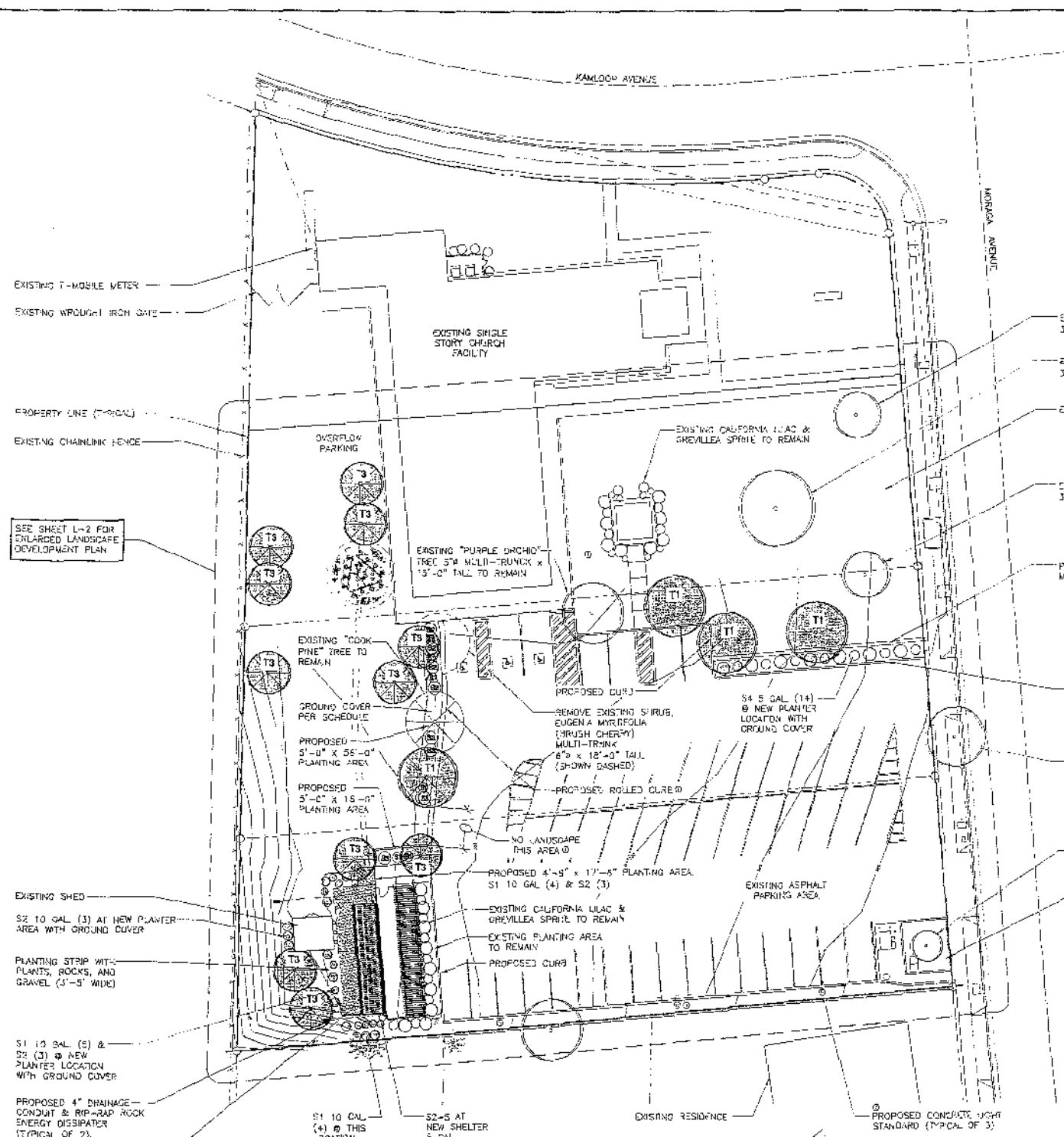
4330 MORAGA AVE.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

11/18/10	90% 2D REVIEW (sub)
11/23/10	FINAL 2D (ins)
12/15/10	FINAL REVISED 2D (veg)
02/13/11	CITY COMMENTS (reg)
03/21/11	REVISED FINAL 2D (d)
04/12/11	REVISED FINAL 2D (map)
04/05/13	REVISED 2D #4 (el)
04/19/13	REVISED 2D #4 (pab)
08/04/13	REVISED 2D #6 (el)
08/30/13	REVISED 2D #7 (r)
10/12/13	REVISED 2D #8 (r)⊕
12/08/13	REVISED 2D #9 (r)
03/20/14	REVISED 2D #10 (d)
09/22/14	REVISED 2D #11 (kml)

SHEET TITLE
MONOPINE ELEVATION & ANTENNA PLAN

PROJECTS\AT&T\10733



LANDSCAPE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

PROPOSED TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	SAIKHIA PURPUREA	PURPLE DRAGON TREE	TREE	24" BOX 36" BOX	1 3	35' HT 35' W.
	PIBUS CANARIENSIS	CANARY ISLAND PINE	TREE	24" BOX 36" BOX	5 6	90' HT 30' W.

NOTE:
 (1) PROVIDE 24" CLEAR BID ROOT BARRIER ALONG CORE OF MATING

PROPOSED SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	COENOTHUS CONCHA	CALIFORNIA MOUNTAIN LILAC	SHRUB (SCREENING)	5 GAL.	6	9' HT 9' W.
	COENOTHUS CONCHA	CALIFORNIA MOUNTAIN LILAC	SHRUB (SCREENING)	11" GAL.	18	9' HT 9' W.
	GREVILLEA ROSEMARINFOLIA	GREVILLEA SCARLET SPIRIT	SHRUB (SCREENING)	5 GAL.	14	5' HT 8' W.
	CESTUS CRISPUS	ROCK ROSE (PINK)	SHRUB (SCREENING)	5 GAL.	4	4' HT 4' W.
	ERIGON MICROPHYLLA	JAPANESE BOXWOOD	SHRUB (SCREENING)	5 GAL.	14	6' HT 4' W.
	LYCIA LINDA	PERENNIALE VINE	GROUND COVER	1 GAL.	-	1' HT 1' W.

PLANTING NOTES

- DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. (HAND EXCAVATE AS REQUIRED).
- TREES SHALL BE LOCATED A MINIMUM OF TEN FEET FROM ANY DRAINAGE FLOW OR SEWER LINE AND A MINIMUM OF FIVE FEET FROM ANY WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
- ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 3' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE OUTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
- TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.
- PLANTING INSTALLATION CRITERIA:
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- PLANTING MAINTENANCE CRITERIA:
 ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
- MINIMUM TREE SEPARATION DISTANCES:
 INTER-CURB/INTER-CURB DISTANCE TO STREET TREE: - 20 FEET
 UNDERGROUND UTILITY LINES (EXCEPT SEWER) - 5 FEET
 SEWER LINES - 10 FEET
 ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRAULIC UTILITY POLES, ETC.) - 10 FEET
 DRIVEWAYS - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- AT&T MOBILITY IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT:
 5738 PACIFIC CENTER BOULEVARD
 SAN DIEGO, CA 92121
 (619) 454-3388

WATER CONSERVATION NOTES

- ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
- PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
- ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIRES AND POP UP SPRAY HEADS.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND FILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
- ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
- SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, POOLING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
- BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE POOLING, RUN-OFF, OVER-SPRAY AND MISTING.
- IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
- NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 395 CUBA STREET, SUITE 200
 SAN DIEGO, CA 92102
 (619) 441-1414



PREPARED FOR

 7357 TRADE STREET, 3 EAST, ROOM 3624
 SAN DIEGO, CA 92121-4202

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME
CADMAN PARK
 PROJECT NUMBER
SD0458
 4330 MORAGA AVE.
 SAN DIEGO, CA 92117
 SAN DIEGO COUNTY

DRAWING DATES

11/16/10	90% ZC REVIEW (job)
11/23/10	FINAL ZC (job)
12/15/10	FINAL REVISED ZC (reg)
02/15/11	CITY COMMENTS (reg)
03/21/11	REVISED FINAL ZC (0)
04/12/11	REVISED FINAL ZC (sep)
04/26/11	REVISED ZC #4 (0)
04/19/11	REVISED ZC #5 (0)
06/04/11	REVISED ZC #6 (0)
08/30/11	REVISED ZC #7 (0)
10/10/11	REVISED ZC #8 (0)
12/06/11	REVISED ZC #9 (0)
05/20/14	REVISED ZC #10 (0)
09/22/14	REVISED ZC #11 (0)

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECT NO. AT&T 10252

OWNER'S NAME: CHRISTIAN CHURCH (DISCIPLES OF CHRIST)
PACIFIC SOUTH-WEST REGION

ASSESSOR'S PARCEL NUMBER(S) 359-461-00-00

BASIS OF BEARINGS: (NAD 83; Epoch 2002)

THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.50 SOFTWARE.

BASIS OF ELEVATIONS: NGVD 1929

ELEVATIONS ARE BASED ON THE CITY OF SAN DIEGO'S BENCHMARK NO. 13451 LOCATED IN THE NESE OF THE INTERSECTION OF MORAGA AVENUE AND KAMLOOP AVENUE. ELEVATION BEING 328.43'.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program
County: SAN DIEGO Effective Date: 6/19/1997
Panel: 1504F Community-Parcel Number: 060730
The Flood Zone Designation for this site is: ZONE X

FEMA FLOOD ZONE INFORMATION

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS AFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.1217950. PREPARED BY LAWYERS TITLE COMPANY AND DATED SEPTEMBER 8, 2010 FOR OTHER DOCUMENTS (NON-EASEMENTS) AFFECTING SAID PROPERTY.

ITEM #2 - An easement for the purposes shown below and rights incidental thereto as set forth in a document:
Granted to: The Pacific Telephone and Telegraph Company
Purpose: communication structures
Recorded: March 22, 1955 in Book 5576, page 385 of Official Records (AS SHOWN HEREON)

ITEM #3 - An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted to: San Diego Gas & Electric Company
Purpose: poles, wires
Recorded: April 14, 1955 in Book 5605, page 183 of Official Records (AS SHOWN HEREON)

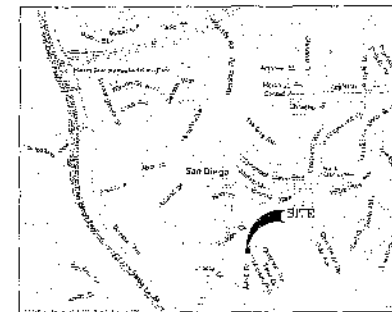
ITEM #4 - An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted to: San Diego Gas & Electric Company
Purpose: poles, wires
Recorded: April 14, 1955 in Book 5605, page 183 of Official Records (AS SHOWN HEREON)

END OF EASEMENTS

TITLE REPORT NOTES

LOTS 3447, 3448, AND 3449 OF CLAREMONT UNIT NO. 15, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3145, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 21, 1954.

PROPERTY LEGAL DESCRIPTION



VICINITY MAP



ADD. LEGEND

BC	BOTTOM OF CURB
ELEC	ELECTRICAL CABINET
EP	EDGE OF PAVEMENT
FL	FLOWLINE CURB & OUTER
LP	LIGHT POLE TOP
MVA	MISC. VAULT
NO	GROUND ELEVATION
RTOP	ROOF TOP
SK	SIDEWALK
TO	TOP OF CURB
TRTP	TREE TOP DECIDUOUS
TRTP2	TREE TOP PALM
TRTP3	TREE TOP CONIFEROUS
TW	WALL TOP
---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. T.E. LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
X	FENCE LINE

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown herein are from record information as noted herein. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.

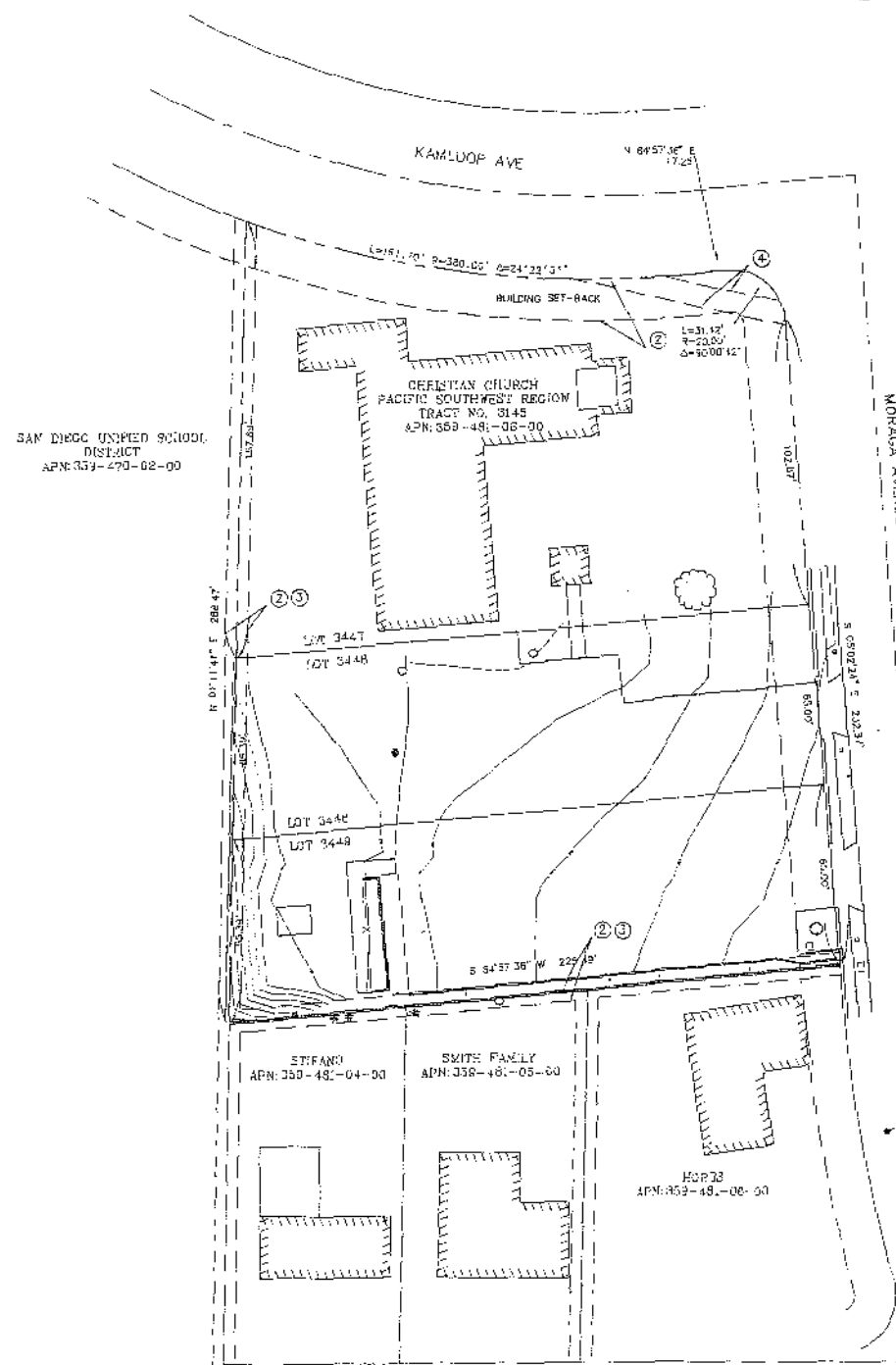
2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. nullifies Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over angles & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on NOVEMBER 1, 2010.

AC	AIR CONDITIONER	PV	PARCEL MAP
ASPH	ASPHALT	PM	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BLOC	BUILDING	RS	RECORD OF SURVEY
BOLL	BOLLARD	RD	ROOF DRAIN
CONC	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
DOOR	DOOR	RV	ROOF VENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
FENCE	FENCE	SC	SEWER CLEAN OUT
FHYD	FIRE HYDRANT	SI	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
GM	GAS METER	SP	SPRINKLER
GV	GAS VALVE	SD	STORM DRAIN MANHOLE
GPS	GPS POINT	TC	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
CUA	CUY ANCHOR	TP	TELEPHONE PEDISTAL
HEAT	HEATER	TB	TEMPORARY BENCHMARK
INLET	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TS	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TS	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	TR	TRAIL
LS	LIGHT STREET	UP	UTILITY POLE
MD	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

LEGEND



OVERALL SITE PLAN



Booth & Suarez
ARCHITECTURE INCORPORATED
1107 K STREET, SUITE 100, SAN DIEGO, CA 92101
TEL: 619.444.1111 FAX: 619.444.1112

PREPARED FOR

6925 LUSK BOULEVARD
SAN DIEGO, CA 92121

PREPARED BY: DAF
CHECKED BY: DAF
APPROVED BY: DAF

#	DATE	REVISIONS
1.	11/9/10	SITE SURVEY
2.	1/17/11	CORRECTED ITEM#4

FLOYD SURVEYING
11576 MORAGA CIRCLE
CORONA, CA 92880
OFFICE/FAX (951) 739-7949
EMAIL: fsi@floydsurveying.com

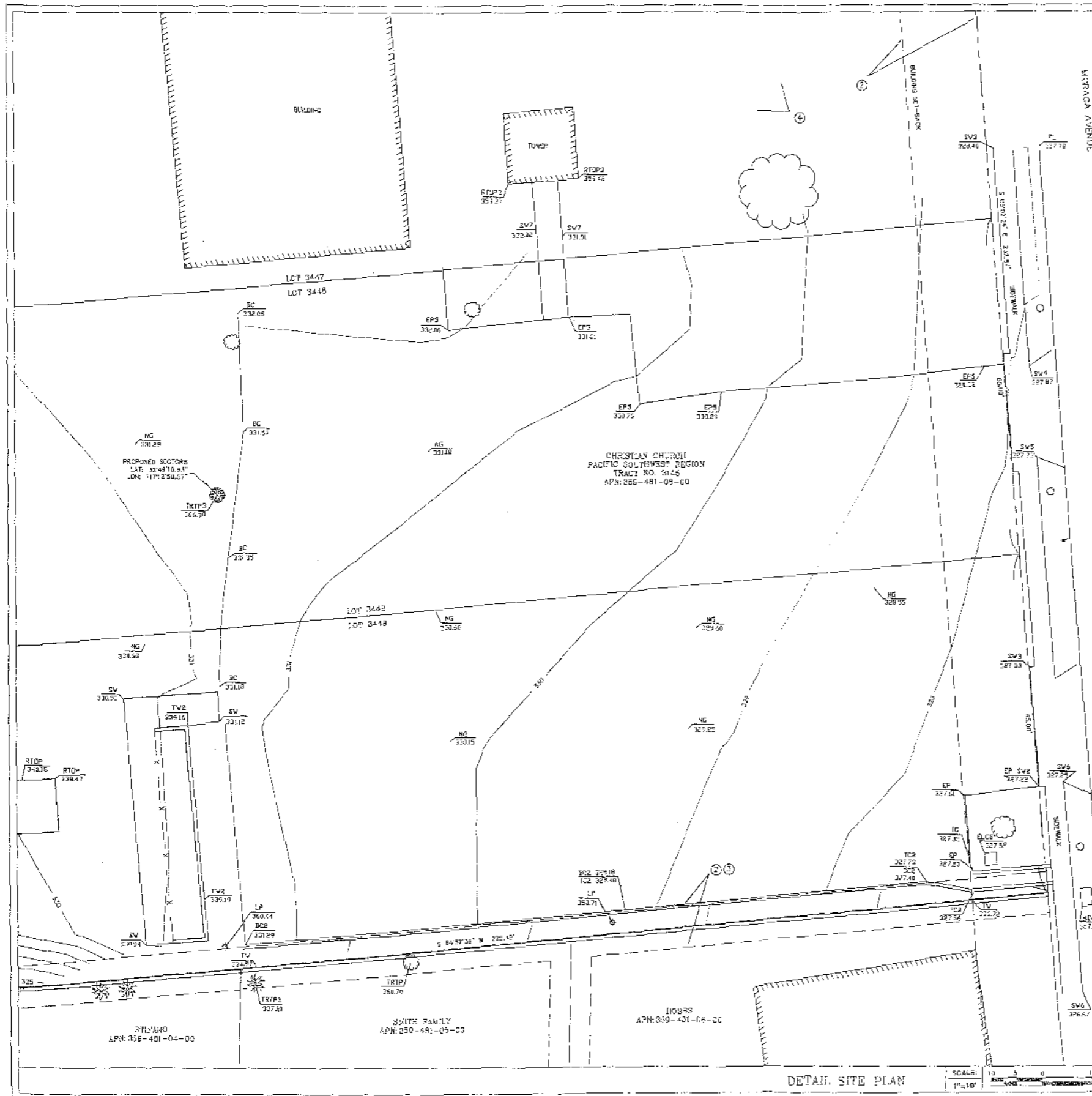
SITE NAME
CADMAN PARK

SITE NUMBER
SD0458

SITE ADDRESS
4330 MORAGA AVENUE
SAN DIEGO, CA 92117

SHEET TITLE
**SITE SURVEY
GENERAL INFORMATION**

SHEET NUMBER
LS1



DETAIL SITE PLAN

SCALE: 1"=10'

LEGEND

ADD. LEGEND

BC	BOTTOM OF CURB
ELCB	ELECTRICAL CABINET
EP	EDGE OF PAVEMENT
FL	FLOWLINE CURB & GUTTER
LP	LIGHT POLE TOP
MVA	MISC VAULT
NG	GROUND ELEVATION
RTOP	ROOF TOP
SW	SIDEWALK
TC	TOP OF CURB
TRIP	TREE TOP DECIDUOUS
TRIP2	TREE TOP PALM
TRTP3	TREE TOP CONIFEROUS
TW	WALL TOP
---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
X	FENCE LINE

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No the research was performed by Floyd Surveying, Inc.
- 2) Any changes made by one information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scales & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on NOVEMBER 4, 2010.

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PM	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BDO	BUILDING	ROS	RECORD OF SURVEY
S	SOLLARD	RD	ROOF DRAIN
CON	CONCRETE	RC	ROOF CURLET
CP	CONTROL POINT	RTP	ROOF TOP
DOOR	DOOR	RV	ROOF VENT
EB	ELECTRIC BOX	SSM	SANITARY SEWER MANHOLE
F	FENCE	SCO	SEWER CLEAN OUT
FH	FIRE HYDRANT	SP	SIGN POST
FM	FOULNE MONUMENT	SE	SPOT ELEVATION
GM	GAS METER	SPR	SPRINKLER
GV	GAS VALVE	SDM	STORM DRAIN MANHOLE
GPS	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUAY ANCHOR	TP	TELEPHONE PEDISTAL
H	HEATER	TB	TEMPORARY BENCHMARK
I	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TSB	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TP	TRAFFIC SIGNAL POLE
LC	LIGHT CROWD	T	TREE
LS	LIGHT STREET	UP	UTILITY POLE
MD	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

Booth & Suarez
 ARCHITECTURE INCORPORATED
 WILLIAM H. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
 P.O. BOX 4851, CALLEJON DE LOS REYES (100) 434-1474

PREPARED FOR

 6925 LUSK BOULEVARD
 SAN DIEGO, CA 92121

PREPARED BY: DAF
 CHECKED BY: DAF
 APPROVED BY: DAF

#	DATE	REVISIONS
1	11/9/10	SITE SURVEY
2	1/17/11	CORRECTED ITEM#4

FLOYD SURVEYING
 11578 NORRATE CIRCLE
 CORONA, CA 92830
 OFFICE/FAX (951) 738-7349
 EMAIL: floyd@floydsurveying.com

SITE NAME
CADMAN PARK

SITE NUMBER
S00458

SITE ADDRESS
 4330 MORAGA AVENUE
 SAN DIEGO, CA 92117

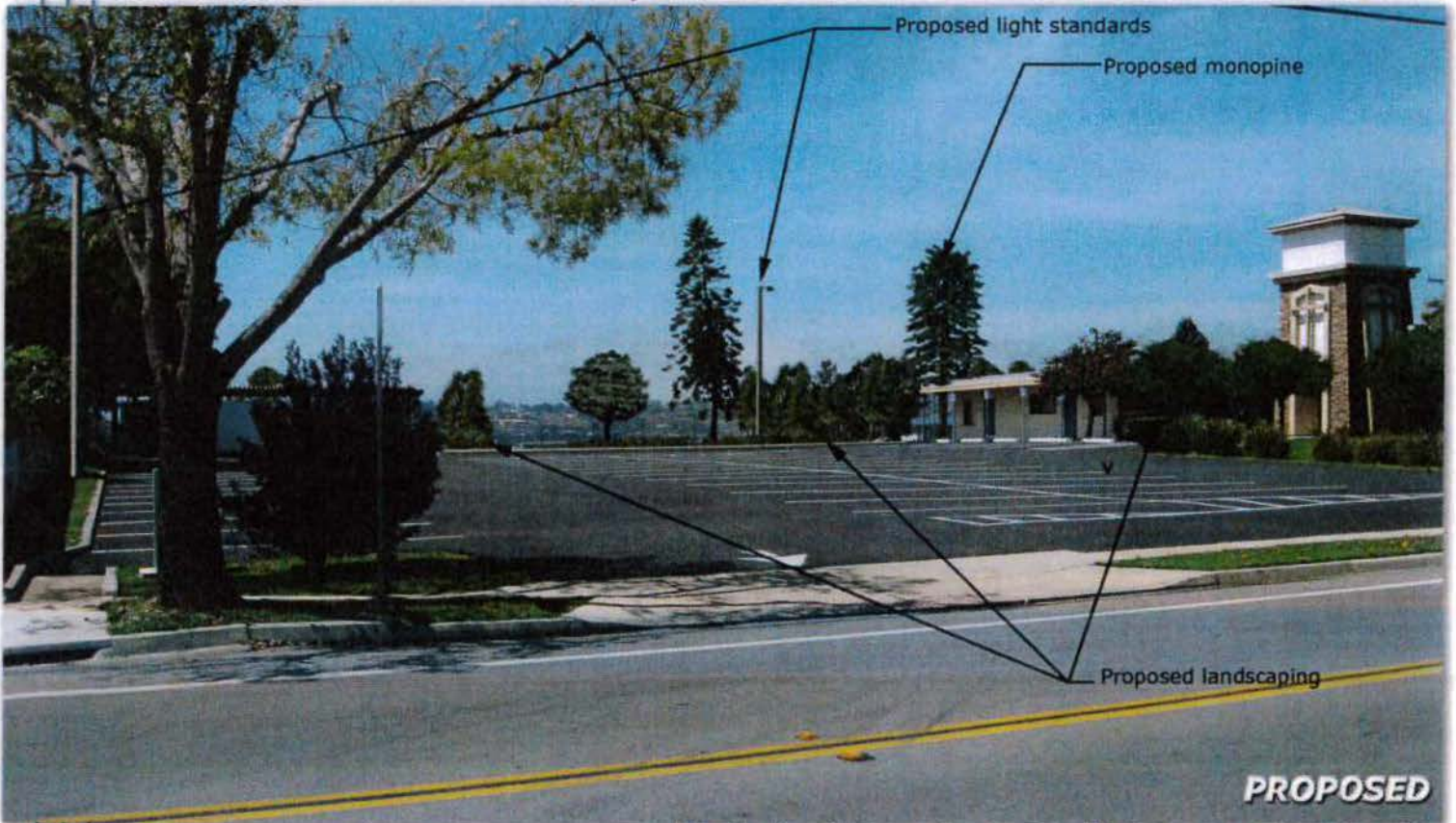
SHEET TITLE
**SITE SURVEY
 GENERAL INFORMATION**

SHEET NUMBER
LS2



SD0458
Cadman Park
4330 Moraga Ave.
San Diego, CA 92117

EXISTING



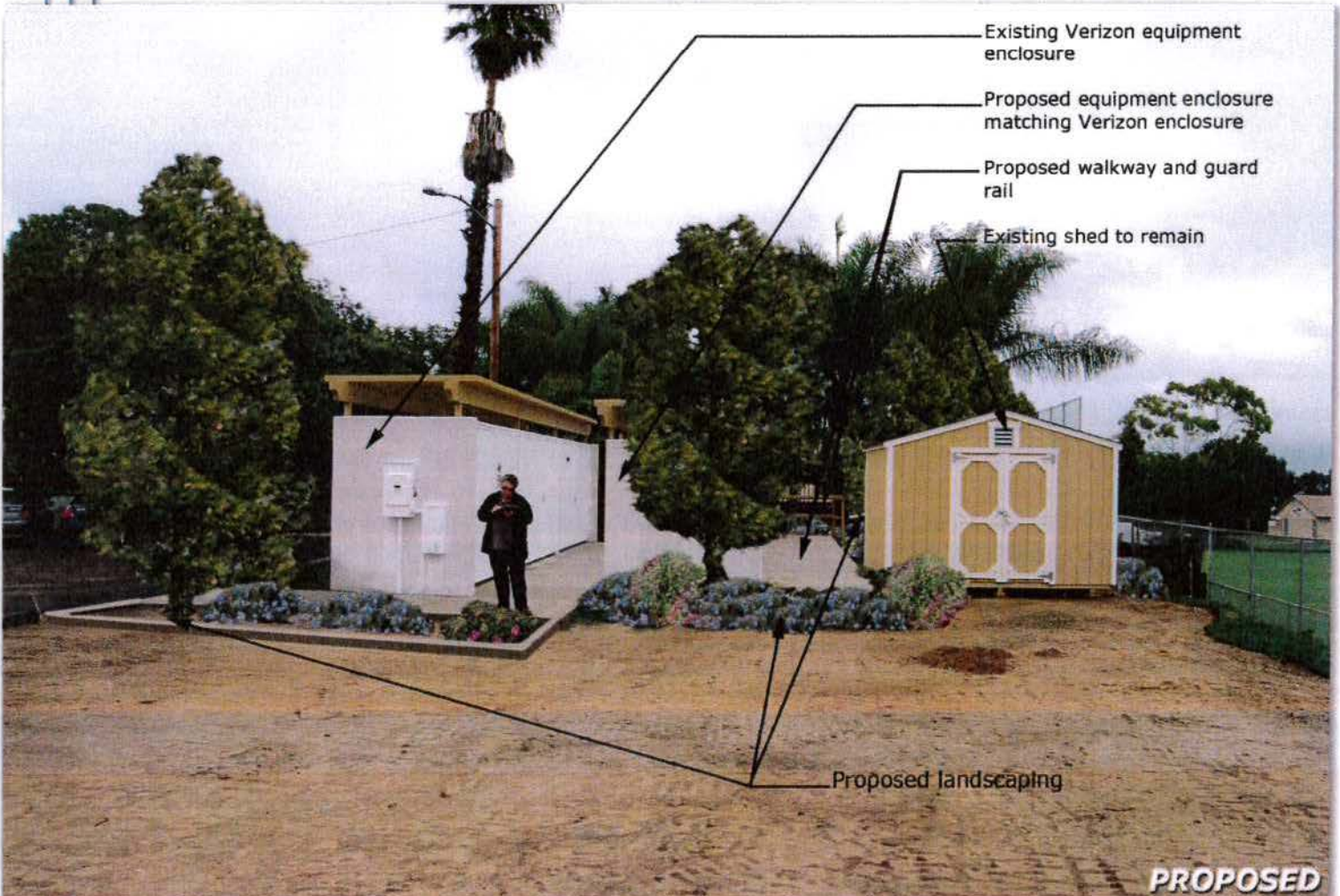
PROPOSED

Photosimulation of proposed telecommunications site

EXISTING



SD0458
Cadman Park
4330 Moraga Ave.
San Diego, CA 92117



- Existing Verizon equipment enclosure
- Proposed equipment enclosure matching Verizon enclosure
- Proposed walkway and guard rail
- Existing shed to remain

Proposed landscaping

PROPOSED

Photosimulation of proposed telecommunications site

Clairemont Community Planning Group
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Minutes of the Meeting of
February 18, 2014
North Clairemont Friendship Center

P Jeff Barfield- Chair	P Jack Carpenter	P Richard Jensen	P Donald Steele
A Fiona Theseira – Vice Chair	A Keith Hartz	P Billy Paul	A Jacob Welhouse
P Delana Hardacre- Secretary	P Debra Howell	P Michael Puente	A Scott Wentworth
P Susan Mournian- Treasurer	P Travis Jaedtke	P Margie Schmidt	

P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Meeting was called to order at 6:35 p.m. by Chair Jeff Barfield. Roll call was taken and a quorum present.

Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 3-minute time limit per speaker.

Public:

Carol Kim announced her candidacy running for SD Council District 6

Committee Members:

Billy Paul – We talked about the Coastal rail trail last month. It goes from UTC and will end at Gilman Drive trail. Along Santa Fe Street by the creek it will have its own bridge to cross the street. It will go under the I-5 bridge and connect to Mike Gotch Bridge in Bay Park.

Delana Hardacre – At the February Town Council meeting the police department announced that they caught two suspects in Bay Park that they believe broke into numerous cars on February 3rd and 4th. They wanted to encourage the community if you or anyone you know had your car broken into and property stolen, please call the police department as they have numerous stolen items that needed to be identified.

Susan Mournian – ATT wants to erect a 54' monopine tree at Tecolote Park. That will go to Linda Vista CPC to be voted on.

Item 3. Modifications to the Agenda – Requires 2/3 approval.

None

Item 4. Approval of Minutes

Motion to approve minutes for January 21, 2014, by Jack Carpenter, second by Margie Schmidt.

Vote: 8-0-3 Approved

Item 5. Council Representative Reports

District 2 Council Report (Ian Clampett, Community Liaison, iclampett@sandiego.gov)

The tentative date for swearing in of Kevin Faulconer will be March 3rd. There will be about a 2 week application process for an appointee to take care of vacant district (6 week process). There will no special

election to fill Kevin's spot. Until appointee filled, and if you live in Kevin's area and don't know who to contact, you can continue to contact Ian until things have settled down.

Ian will be going to work for Kevin. A question was asked if Kevin would keep open office hours – Ian not sure. He will relay that to mayor elect.

Don Steele commented that he has been very pleased with Ian's preparation and responses to things during his support to the District.

District 6 Council Report (Ernie Navarro and Shirley Owen, Community Liaison, enavarro@sandiego.gov)

Ernie Navarro – a rail study is being done along the Morena corridor. Will start to look at Clairemont and Balboa corridor for trolley. FYI - Local environment recycle will take place in the Mount streets next Tuesday, February 25th. If you want more information on where and when, email Ernie.

Shirley Owen – There is a major cleanup for Clairemont scheduled for Saturday, June 14th at Madison HS.

Item 6. Information Items

None

Item 7. Workshop Items

None

Item 8. Potential Action Items

301. AT&T Cadman Park – Clairemont Christian Church Telecommunication Facility, (Shelley Kilbourne) Possible reconsideration of previous recommendation to approve.

Jeff Barfield – Explained Simon Tfu called and said they jumped the gun and came to us for approval before notices were sent out to the neighbors. He asked if we would reconsider.

Don Steele made motion to reconsider if notices and processes were not followed, seconded by Billy Paul.

Vote: 11-0-0 Approved

Shelley Kilbourne said the proposal is to add a 30' monopine tree with 12 antennas and an equipment enclosure (similar to what Verizon already has on property). They tried to upgrade property with landscaping, parking lot improvements and light standards along the southern property line. Will be adding 54 shrubs, 15 trees and ground cover in the parking lot. They suggested Purple Orchid tree; the Committee suggested Evergreen Pear.

Q. Richard Jensen - Are there any changes since November meeting?

A. Shelley Kilbourne - None

Q. Billy Paul - Does the homeowner want chain link fence or do they want something else?

A. Shelley K. - Have not heard anything to date.

Q. Debra Howell – In your 2nd view, what have you done so the homeowner doesn't have to look at the building?

A. Shelley K. - They are putting in shrubs. It will look the same as the back of the Verizon building.

Q. Billy Paul –What is the noise level?

A. Shelley K. - They have had a study done and are in compliance.

Q. Susan Mournian – Is there any way they don't have look like white trailers? Can you paint them another color?

A. Shelley K. - They are working to match the color scheme with the church.

Q. Steve Innis -- Will they be replacing lighting in the parking lot? Have you done a study to see how it would affect the neighbors?

A. Shelley K. – Yes, it will shine down directly on the parking lot and they will look nicer than the current ones.

Michim Lindsey (represents homeowner, Michael Stephano, directly next to the church) – Mr. Stephano did some research and found devaluation of homeowner property, and he also has a radiation concern. They measured the radiation from his property line which is several hundred feet different and doesn't feel their readings were accurate. He is also concerned about placement of lights that are directly next to his property. He mentioned he did not get the public notice in 2009 in time to properly comment when some of the previous things were done. Has concern of children drinking/smoking in the area, particularly behind the buildings.

Shelley K. responded to Mr. Stephano's concerns. The RF study was updated and took into consideration the new structure. Numbers in the study are correct. The light placement is not changing from the one that currently exists there now. The public notice in 2009 project was closed in 2010 and reopened in 2013. Kids smoking and drinking on church property - he might want to talk to the church about that concern. Reduction of property value – there are studies that actually go both ways. People buy next to cell phone towers to get good reception.

Maureen Smith (next door neighbor to Michael Stephano) – There is already a homeless issue behind the buildings – concerned it will get worse.

Shelley K. – They will work with the church to see if they can come up with a solution. They could possibly put a fence between the two enclosures to help with people getting in between.

Albert Bain – Church spokesperson commented he hadn't noticed any increase in homeless people being there. In fact, he felt it had gotten better.

Motion by Don Steele to approve the project as proposed, seconded by Billy Paul.

Amendment to the Motion made by Susan Mournian – In addition to approving project as proposed, a 6 foot solid fence should be added (just where there is no solid fence now) between property owners Stephano, Smith and Hobbs and church property and caging the area with a lock between the buildings.

Vote: 10-1-0 – Approved.

302. Revisions to Council Policy 600-24, CPC Recommendation (Jeff Barfield, Chair)

Jeff Barfield – The City Planning Committee (CPC) approved a draft revision to the Council policy (how we operate and function and enforce the Brown Act). The CPC approved and sent to the City. The City made changes and is going back to the CPC in March. They want recommendations yes or no on the revisions from all the planning groups.

Jeff mailed out a copy of the revision to the CCPC to review for this meeting. Since it was such a lengthy document and we all hadn't had a chance to review, Jeff suggested we read and send him an email with any comments.

Motion by Don Steele to continue this discussion at our next meeting in March, seconded by Richard Jensen.

Vote: 11-0-0 Approved

**Item 9. Reports to Group
Airports (Keith Hartz)**

None – No meeting

BACAC (Billy Paul)

None

Chair (Jeff Barfield)

CCPC elections will be in March. Up for election are even numbers years. There are 9 on even years and 5 odd years. We also need committee members to man the elections.

CPC Report (Jeff Barfield)

At the last meeting the staff issued a Climate Action Plan (draft) which did not get voted on. Staff is trying to figure out how to reduce green house gas.

Jeff Barfield feels he will be confirmed on the Parking board.

Development Services Department (Brian Schoenfisch)

None

Parking (Susan Mournian)

None

Project Review (Jack Carpenter)

None

Secretary (Delana Hardacre)

None

Town Council (Delana Hardacre)

Mentioned car break-ins during Non-Agenda Public Comments

Traffic & Transportation (Billy Paul)

None

Treasurer (Susan Mournian)

\$272.00 Balance

Vice Chair (Fiona Thescira)

None

Vision Task Force (Jack Carpenter)

Concerns:

- Vehicle noise, understand there is an updated City Bike plan (would like to see the one for Clairemont).
- Traffic control – all we do is band-aide. We should demand that this be addressed.
- The trolley stop at Balboa – There is no parking on the East side of tracks.
- No plan for pedestrian bridge right now.
- Jeff Barfield will contact both MB and PB about this issue to have combined workshop to address these deficiencies.

Additional Items:

Adjournment at 8:33 PM



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** _____

SD0458 Cadman Park

Project Address:

4330 Moraga Avenue

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): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 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: _____

Name of Individual (type or print): _____
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 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title:	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
 Christian Church Pacific Southwest Region

Owner Tenant/Lessee

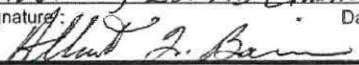
Street Address:
 4330 Moraga Avenue

City/State/Zip:
 San Diego, CA 92117

Phone No: _____ Fax No: _____
 619-247-5100

Name of Corporate Officer/Partner (type or print):
 Albert T. Bain

Title (type or print):
 Trustee, Board Chairman

Signature: _____ Date: _____


Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

AT&T Cadman Park
PROJECT CHRONOLOGY
PTS #347884 INT #24003908

Date	Action	Description	City Review	Applicant Response
07/01/2013	First Submittal	Project Deemed Complete		
07/31/2013	First Assessment Letter	Requested redesign with antenna size reduction	30 days	
12/24/2013	Second Submittal			147 days
02/11/2014	Second Assessment Letter	Requested redesign with antenna size reduction	49 days	
06/27/2014	Third Submittal			136 days
08/04/2014	Third Assessment Letter	Plan Corrections	39 days	
09/24/2014	Fourth Submittal			51 days
11/06/2014	All issues resolved	Environmental Determination issued on 12/9/2014	43 days	
01/21/2015	Hearing Officer Hearing			76 days
Total Staff Time:		Including City Holidays and Furlough	131 days	
Total Applicant Time:		Including City Holidays and Furlough		410 days
Total Project Running Time:		From Deemed Complete to PC Hearing	541 days	



Telecommunications Project Management

AT&T Cadman Park/Clairemont Christian Church Draft Findings

Conditional Use Permit

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

The Clairemont Mesa Community Plan does not specifically address WCF's, but the City's General Plan requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or by using screening techniques to hide or blend the facilities into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. The plan also states that equipment associated with wireless facilities should be concealed from view. The project proposed to camouflage antennas on a 30 foot tall faux pine tree. The proposed faux tree is located at the rear of the property and surrounded by existing trees on site as well as the addition of fifteen (15) new trees to further integrate the faux tree on the property. The equipment associated with the facility is located on the ground adjacent to the faux tree. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code;

The project complies with the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations. This section of the code requires that WCFs be minimally visible through the use of architecture, landscape, and siting solutions. WCFs are

AT&T – Cadman Park

Page 2

permitted as faux landscape, such as the proposed faux pine tree, when existing trees of similar size and species are present or when trees of a similar species that will reach the same size of the faux tree are proposed. Existing trees are present on site and fifteen (15) additional trees are being provided as part of the project to help screen and integrate the faux tree. Therefore, this project complies with the applicable regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location

WCFs are permitted in residential zones, with a non-residential use where antennas are less than 100 feet from the property line of a day care, elementary school, middle school or residential use with the processing of a Conditional Use Permit, Process 3. Consistent with Council Policy 600-43, WCFs are more preferred on property zoned as a commercial or industrial and less preferred on properties zoned for agricultural, residential and open space uses. However, wireless carriers are required to provide coverage within their license area, which sometimes necessitates locating in a less preferred location. In this case, the WCF has been designed as a faux tree, situated at the rear of the property with existing and proposed trees and other landscape material and will not disrupt the surrounding uses. Therefore, the proposed use is appropriate at the proposed location.

Neighborhood Development Permit

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

The Clairemont Mesa Community Plan does not specifically address WCF's, but the City's General Plan requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or by using screening techniques to hide or blend the facilities into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. The plan also states that equipment associated with wireless facilities should be concealed from view. The project proposed to camouflage antennas on a 30 foot tall faux pine tree. The proposed faux tree is located at the rear of the property and surrounded by existing trees on site as well as the addition of fifteen (15) new trees to further integrate the faux tree on the property. The equipment associated with the facility is located on the ground adjacent to the faux tree. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code;

The project complies with the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations. This section of the code requires that WCFs be minimally visible through the use of architecture, landscape, and siting solutions. WCFs are permitted as faux landscape, such as the proposed faux pine tree, when existing trees of similar size and species are present or when trees of a similar species that will reach the same size of the faux tree are proposed. Existing trees are present on site and fifteen (15) additional trees are being provided as part of the project to help screen and integrate the faux tree. Therefore, this project complies with the applicable regulations of the Land Development Code.

SITE JUSTIFICATION
AT&T
Cadman Park
4330 Moraga Avenue

PROJECT DESCRIPTION

The project proposes to install a wireless communication facility at a church property located at 4330 Moraga Avenue in the Clairemont Mesa Community Plan area. The proposed facility is to install twelve (12) antennas on a 30 foot monopine and an equipment enclosure on the ground adjacent to the existing Verizon Wireless equipment enclosure.

The subject property is zoned RM-1-1 and is developed with a church and two other wireless communication facilities. The property is surrounded by residential development and an elementary school.

SITE DESIGN

The antennas will be mounted on a 30 foot monopinc on the south end of the church building adjacent to the parking lot. The associated equipment will also be located on the ground adjacent to the existing Verizon Wireless equipment enclosure. AT&T's enclosure has been designed to match both Verizon's building as well as the church.

TECHNICAL ANALYSIS/SITE JUSTIFICATION

The proposed facility will provide increased wireless service coverage and capacity to AT&T customers in the surrounding area. The coverage will include the surrounding residential development area surrounding the project site. Coverage plots have been provided to show the existing and proposed service to the area.

PREFERENCE 2 LOCATION

The property is a preference 2 location because it is zoned for residential uses but is development with a non-residential use. The process is a Conditional Use Permit because the proposed wireless communication facility is located within 100 feet from the adjacent school property line.

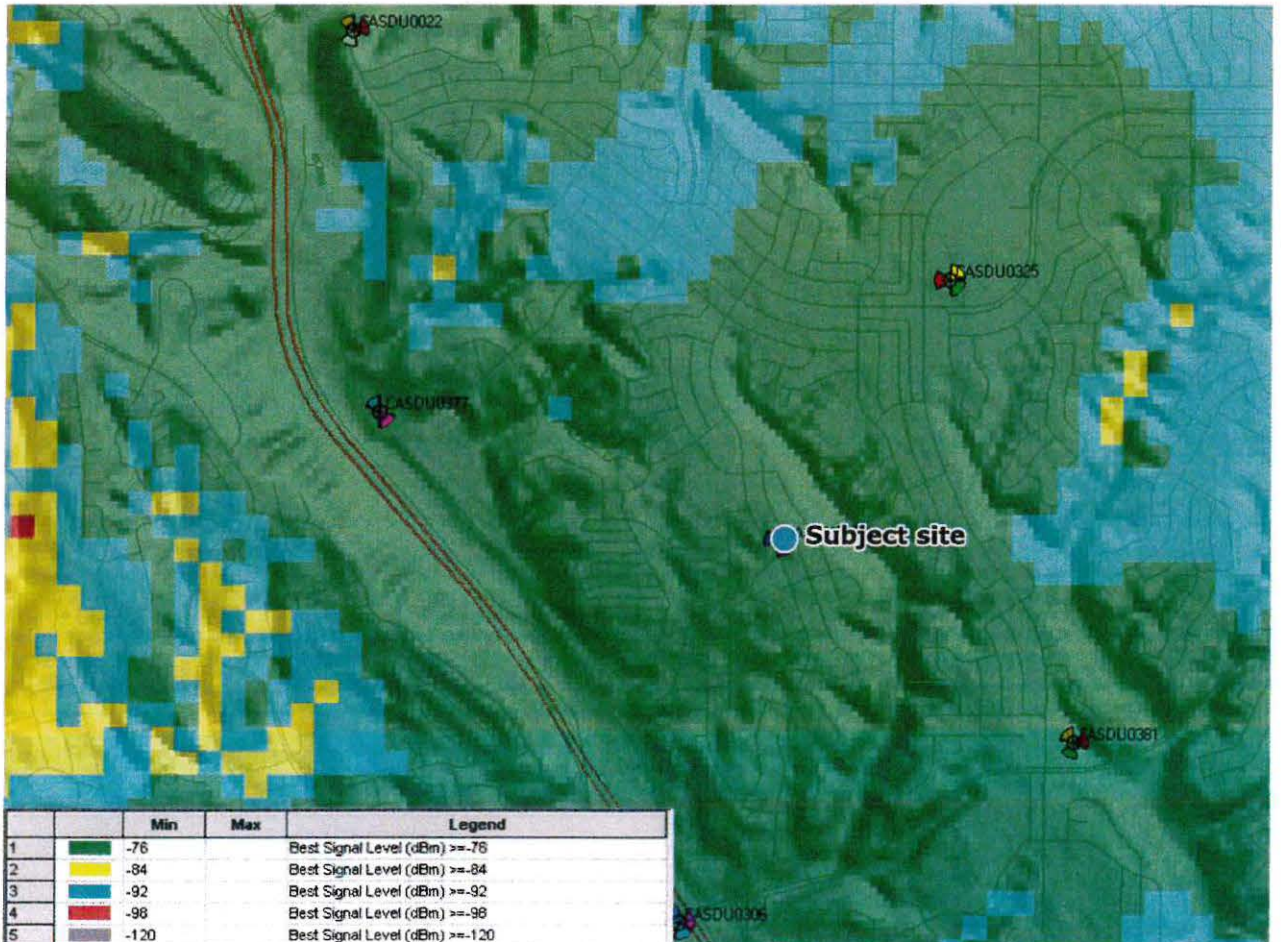
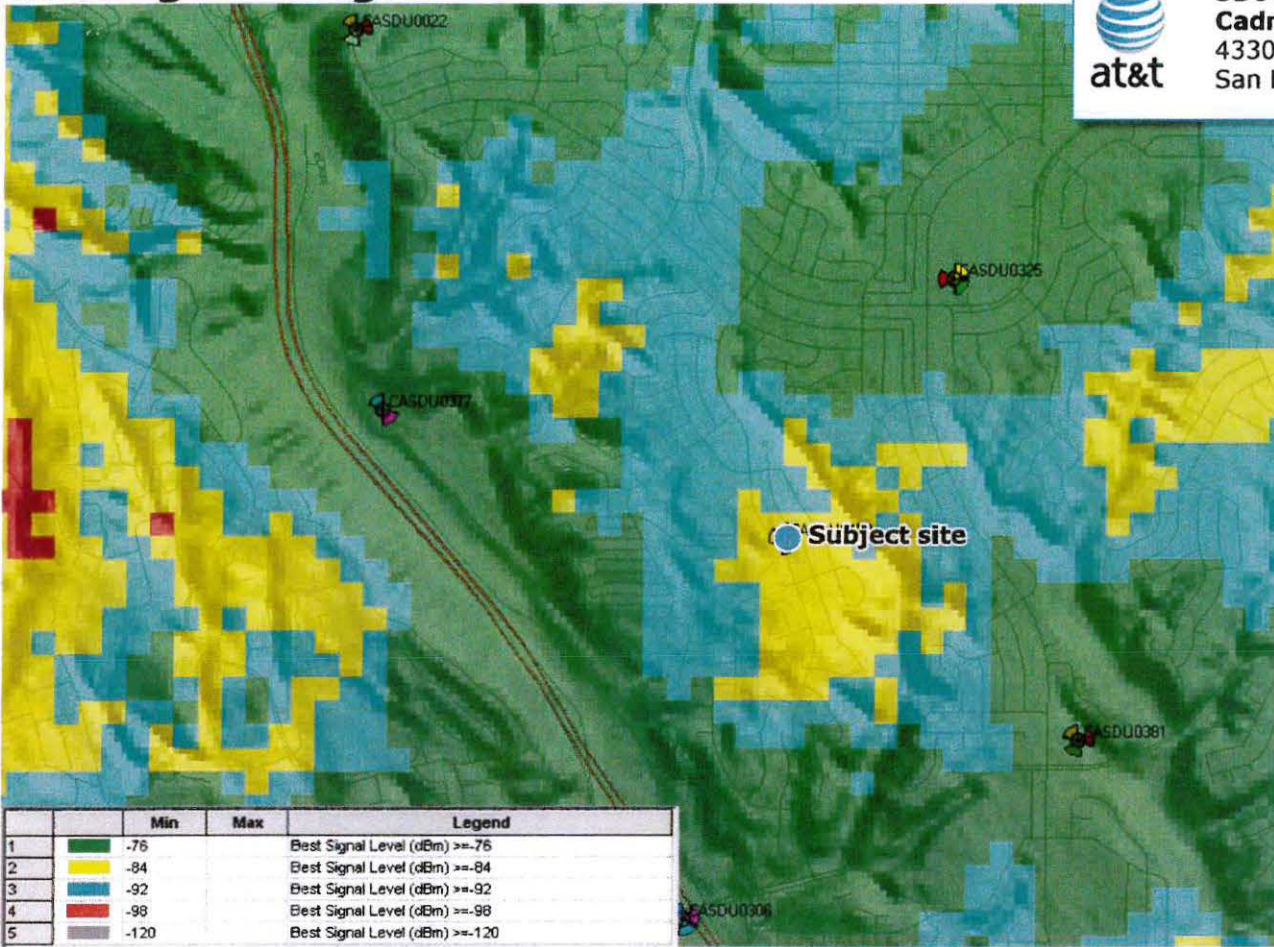
Verizon Wireless and T-Mobile are currently located on this property.

Existing coverage



ATTACHMENT 15

SD0458
Cadman Park
 4330 Moraga Ave.
 San Diego, CA 92117



Coverage Levels:

- Excellent
- Variable
- Poor
- No Coverage

Proposed coverage



SD0458
Cadman Park
4330 Moraga Ave.
San Diego, CA 92117

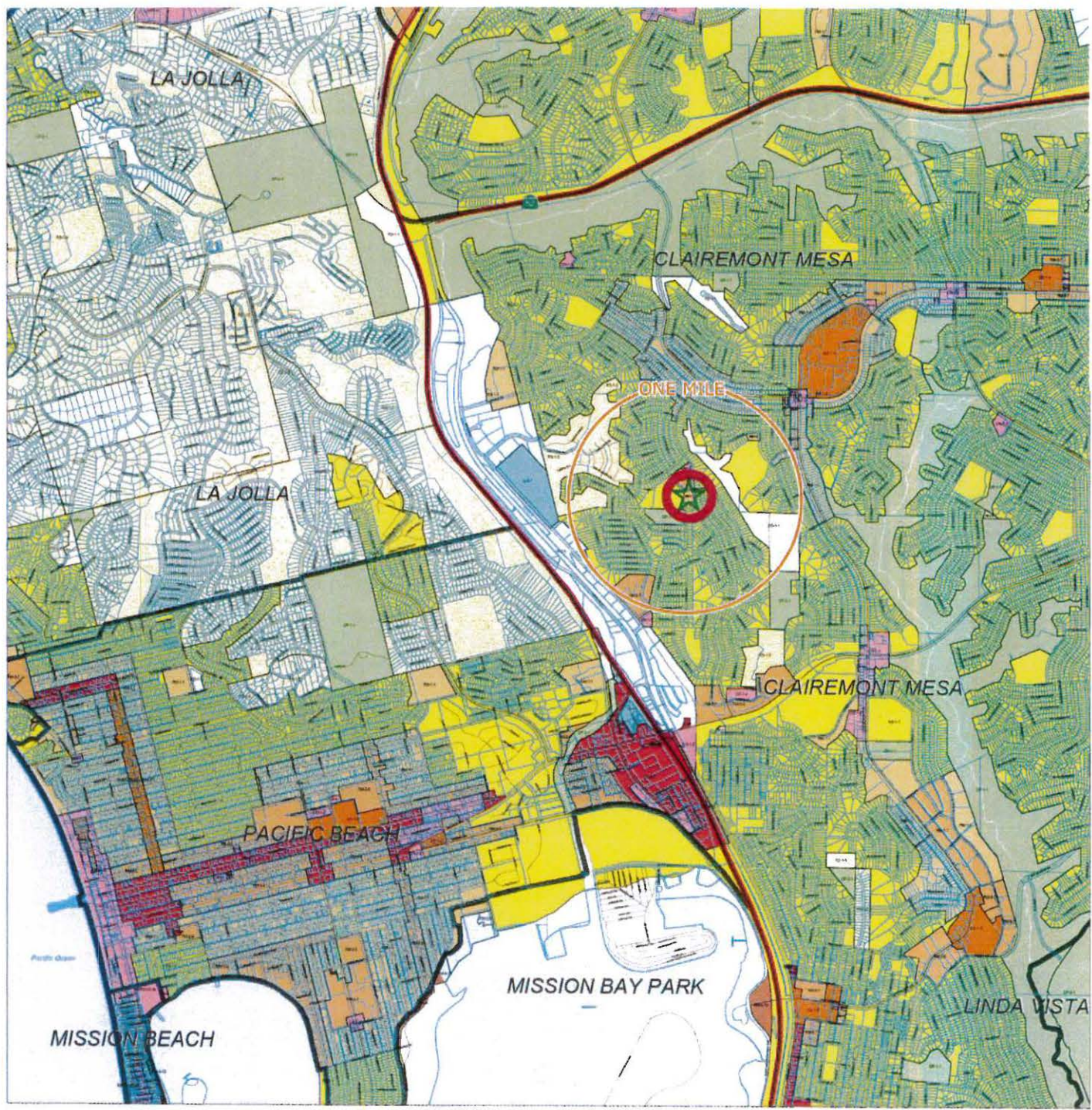
- Legend**
- Search Ring
 - Selected Site
 - Existing sites within 1 mile radius:
No existing sites within 1 mile
 - Alternative Sites:
No alternative sites

Legend

- City of San Diego Boundary
- Community Plan Areas
- Parcels

Zone

ZONE_NAME
CC-1-3
CC-4-2
CC-4-5
CN-1-2
CO-1-2
CP-1-1
CSPD-CASS-STREET
CV-1-2
IL-3-1
IP-2-1
IS-1-1
MBPD-NC-N
MBPD-RL-N
MBPD-VC-N
OP-1-1
OP-2-1
RM-1-1
RM-1-3
RM-2-5
RM-3-7
RM-4-10
RM-5-12
RS-1-1
RS-1-2
RS-1-3
RS-1-4
RS-1-5
RS-1-7



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City of San Diego
Development Services Department



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DATE: 12/10/2008 5:07:30 PM