



Pacific Beach Planning Group

www.pbplanning.org

**Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday, January 28, 2015: 6:30-8:30 pm
AGENDA (REVISED)**

- Item 1 - 6:30 **Call to Order, Quorum**
- Item 2 **Current Agenda - Modifications and Approval**
Consent Items: World Gym AT&T Wireless (replace equipment)
- Item 3 **December 2, 2014 Minutes - Modifications and Approval**
- Item 4 **Chair's Report**
Presenter: Brian J. Curry
Officer Vacancies (Possible Action Item)
Year-End 2014 Report (Action Item)
CPC, Vacation Rentals, SDUSD (Information Item)
- Item 5 – 6:50 **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)
Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.
- Item 6 – 7:05 **Government Office Reports (Information Item)**
Presenter: Liezl Mangonon (Rep - City Councilmember Zapf)
- Item 7 – 7:15 **Rose Creek Coastal Connection (Action Item)**
Presenters: Ann Van Leer and/or Kelly Makley
Motion: PBPG write a letter in support of the Rose Creek Coastal Connection and urging the City to include the project in the City's CIP to build the project.
- Item 8 – 7:35 **Development Subcommittee (Information Item)**
Presenter: Chris Olson
PB Mobility Study, Barnard Asian Pacific, PB Pathways, PB Middle School/YMCA, De Anza/MB Gateway/Audubon Society Grant, PB EcoDistrict/SD Climate Action Plan, Balboa Transit TOD & SP
- Item 9 – 8:00 **Code Enforcement (Action and Information Items)**
Presenter: Henish Pulickal
1. California Coconut Company Neighborhood Use Permit (Action Item)
Presenters: Andrew Christensen and Ryan Ream
2. 4104-4110 Jewell Street: dumpster issue (possible action item)
3. South Quincy / PB Drive & Olney: tree removals (possible action item)
4. Oliver Street: remove wall, street restoration w/o fencing (possible action item)

Item 10 – 8:20 **Mission Bay Gateway update (Information Item)**
Presenter: Scott Chipman

Item 11 **Other Subcommittees and Reports (Time Permitting)**
Elections: Imelda McClendon
Communications Subcommittee: Baylor Triplett
Special Events: Eve Anderson
Traffic and Parking: Michael Beltran

Item 12 – 8:30 **Adjournment**

Next Meeting: Wednesday, February 25, 2015

Minutes
P.B.P.G. Code Compliance Subcommittee
Tues. January 13, 2015 @ P.B. Library. 6:45 pm.

1. Call to order: 6:45
 - Introductions; sign in – Henish Pulickal (chair), Baylor Triplett, Debbie Conca (left 7:57), Scott Chipman, Don Gross, Joe Wilding, Eve Anderson, Larry Emlaw (6:50), Jim Krokee (7:45)
 - Guests/presenters Sharon Quan, Andrew Christensen, Ryan Ream
2. Approval of the agenda (Action) with date and location correction approved without objection
3. Approval of minutes (Action) Posted on the website Henish/Debbie 4-0-2
4. Non-Agenda Public Comment
 - Don – Environmental Department can be very helpful, more helpful, than some other city departments and should be considered a resource by Code Compliance committee
5. Chair’s report: Henish Pulickal – new baby, PROW update is pending. Apologies for the delay.
6. Action Item: **Motion** to approve a neighborhood use permit for the California Coconut Company. Presentation by Andrew Christensen and Ryan Ream. Questions were asked about bathrooms, trash, water, storage of the equipment and others. **Motion to approve NUP** Eve/Scott 6-0-1
7. Item 7 tabled until end of meeting
8. Mini-dorm information item. [Mini Dorm Info](#) – 1804 Diamond. A citizen has expressed concern this is a mini-dorm. The citizen did not appear. The current owner is Baylor Triplet. He indicated there are 7 bedrooms with 6 parking spaces, that a PB resident, Ingrid Hohe, has filed a code compliance complaint. Baylor indicated that most of the surrounding properties are apartment structures and that he may have to apply for a high occupancy permit which includes yearly inspections and \$1,000 fee. According to 2008 code no more than 5 individuals can occupy a residence who are not related. When asked how many were occupying this residence Baylor indicated he “would rather not answer that question.” **NOTE: although it was not said during the meeting Baylor was considered the home owner during the discussion and not a member of the planning group subcommittee. No vote was taken.**
9. **Motion:** Request City Arborist (Jim Tarbert) to discuss tree policy for general PBPG meeting. Motion – to have the city arborist come to a general meeting and present and answer questions related to removing and replacing street trees. Joe/Larry 7-0-0
10. Code violation: Quik Corner at Garnet and Dawes. Windows covered with promo ads. Two community members have made mention of these violations. They will be encouraged to file code compliance complaints with the city if they think these are violations. No vote was taken.
11. PROW walk update - Garnet Avenue assessment team – According to Don several people at the city indicated this was good work.
12. Items a – I. Review PB Project list and action item if necessary: Don Gross presented the following items:
 - PBMS. Angle parking, One-way street, Bike lane. (Design drawings provided 0) these were reviewed as a potential improvement on Diamond Street.

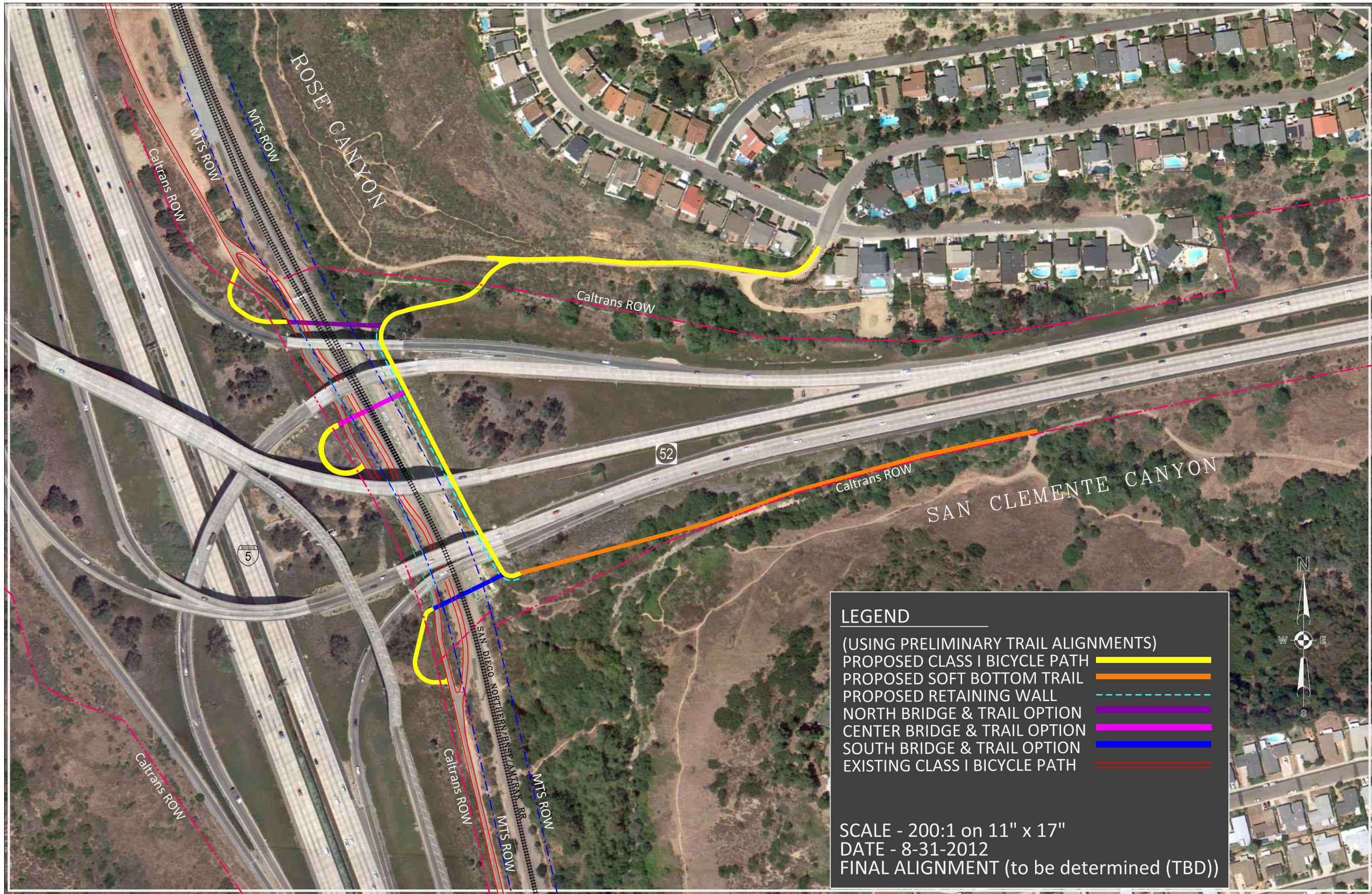
- Pacific Beach Drive between Noyes and Olney. (Pics provided 1). 10' width of street has been captured on the south side by an encroaching fence. This is a project for consideration in the near future.
- South Graham. Sidewalk right of way has been encroached by tree. (Pics provided 2). Tree has been removed to grade level. Next step stump removal. Replacing sidewalk is being encouraged. (Pics provided 2a). telephone pole and private step encroaching on public right of way.
- Pink dumpster/sidewalk 4104 and 4110 Jewell. (Pics provided 3). Dumpster, landscape and rocks blocking public accessibility to sidewalk area. Dumpster has been relocated/removed?
- Tourmaline and Dawes. (Pics provided 4). Landscaping and street barrier blocking public right of way. In design voted on previously.
- Oliver street west. (Pics provided 5). Wall was to be removed by city by January 1st. Not yet done. **Motion: PBPG to write a letter to urge the city to remove the wall and restore the street with no fencing.** Scott/Debra 8-0-0
- Alley north of Strandway (dumpsters). (Pics provided 6). Public access and aesthetics have been improved with the elimination of dumpsters.
- Alley north of Strandway (parking). (Pics provided 7). Work to remove obstructions and parking pending. An inaccurate sign restricting parking on the public "street" to "Permit Parking Only" was exposed in a picture. Work to correct and remove all ongoing.
- South Quincy tree problem. (Pics provided 8). Just West of Mission Bay High School, this is an area of trash, overgrowth, dog poop and homeless encampment. The Navy and School District are coordinating removal.
- South Quincy Hideout. (Pics provided 9, 9a, 9b). At the Southwest corner of Mission Bay High School, this is an area of overgrowth, homeless encampment and all are blocking the free flow of street drainage from Mount Soledad area and south.
- PBD Hide out. (Pics provided 10) Also at the Southwest corner of Mission Bay High School, this is an area of overgrowth, homeless encampment and all are blocking the free flow of street drainage from Mount Soledad area and south. Lorie Zapf has been at the site and is helping to facilitate the work to clear.
- Deco Bikes. (Pics provided 11) The concrete pad was installed in a place that makes future improvement of the bike path transition nearly impossible. It was mentioned this location also competes directly with Campland bike rentals. Several committee members expressed concern over Deco Bikes business methods.

ITEM 7: James Krokee – the items below were identified as areas of great concern and degradation of quality of life in PB brought to the attention of the Vacation Rental Sub Committee by community members. No or little enforcement of problems associated with these issues is occurring.

- a. 7 day minimum rental for multifamily homes – this is a Mission Beach code requirement that is not being followed.
- b. CAPP program effectiveness – people call and complain but often the program isn't implemented.
- c. Granny flat conversions – these have and are occurring but need to be addressed with individual code compliance complaints.
- d. Vacation rental permit discussion – the subcommittee hopes to address some of the public concerns with effective regulations and enforcement.

13. Adjourned 8:20

Minutes: Scott Chipman 619 990 7480, scott@chipman.info



LEGEND
 (USING PRELIMINARY TRAIL ALIGNMENTS)

PROPOSED CLASS I BICYCLE PATH	
PROPOSED SOFT BOTTOM TRAIL	
PROPOSED RETAINING WALL	
NORTH BRIDGE & TRAIL OPTION	
CENTER BRIDGE & TRAIL OPTION	
SOUTH BRIDGE & TRAIL OPTION	
EXISTING CLASS I BICYCLE PATH	

SCALE - 200:1 on 11" x 17"
 DATE - 8-31-2012
 FINAL ALIGNMENT (to be determined (TBD))





AT&T E. Pacific Bch SD0306 WCS Photo Simulations

Existing view from northeast

new and existing facade
mounted antennas with side and bottom
skirts painted to match existing building



Site Address:
2949 Garnet Ave
San Diego. CA 92109

AT&T Agent:
Tim Henion
DePratti, Inc.
(503) 519-8591
thenion@deprattinc.com

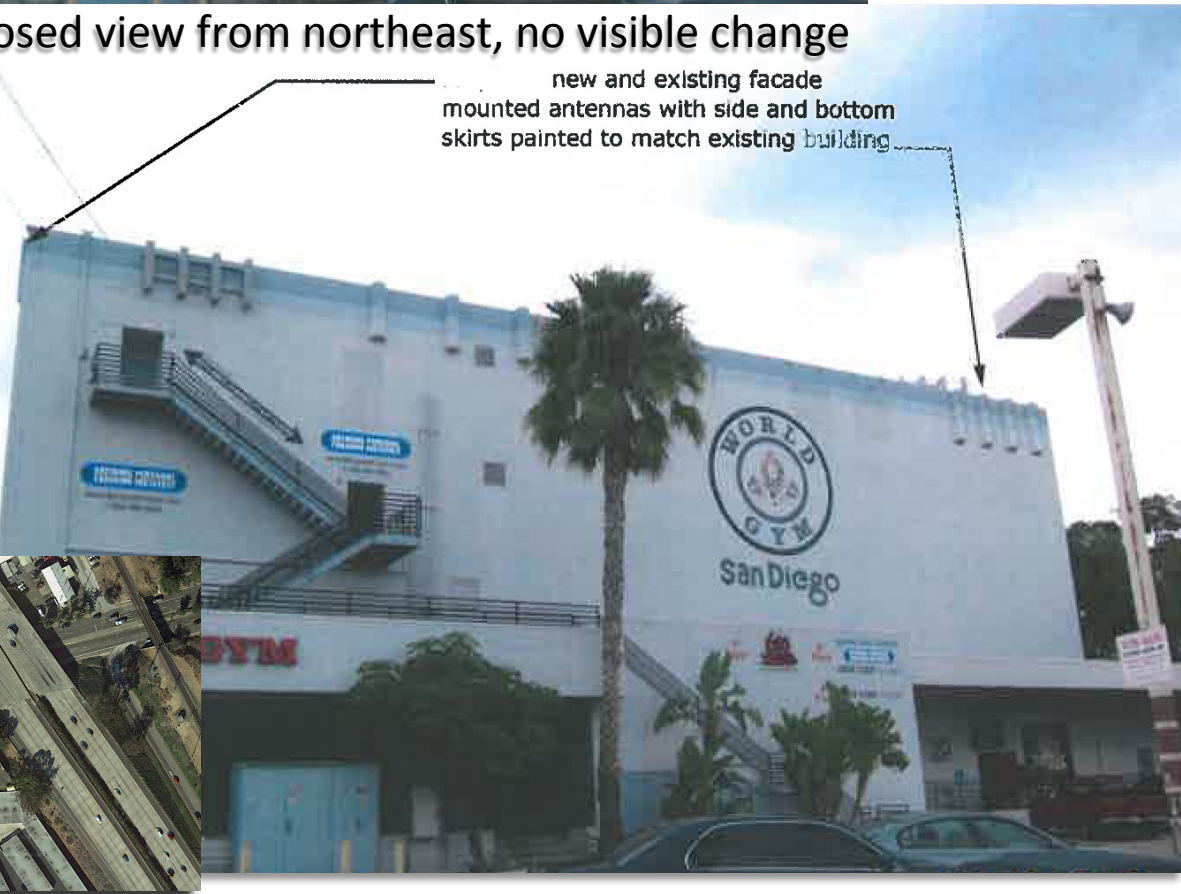
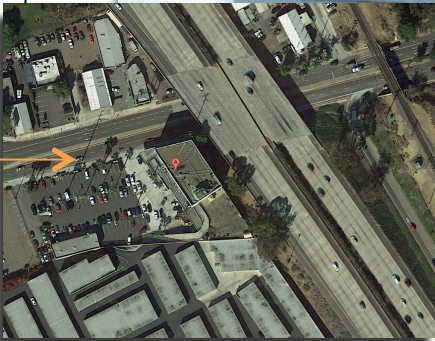


Proposed view from northeast, no visible change

new and existing facade
mounted antennas with side and bottom
skirts painted to match existing building



Map legend





AT&T E. Pacific Bch SD0306 WCS Photo Simulations



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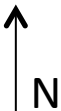
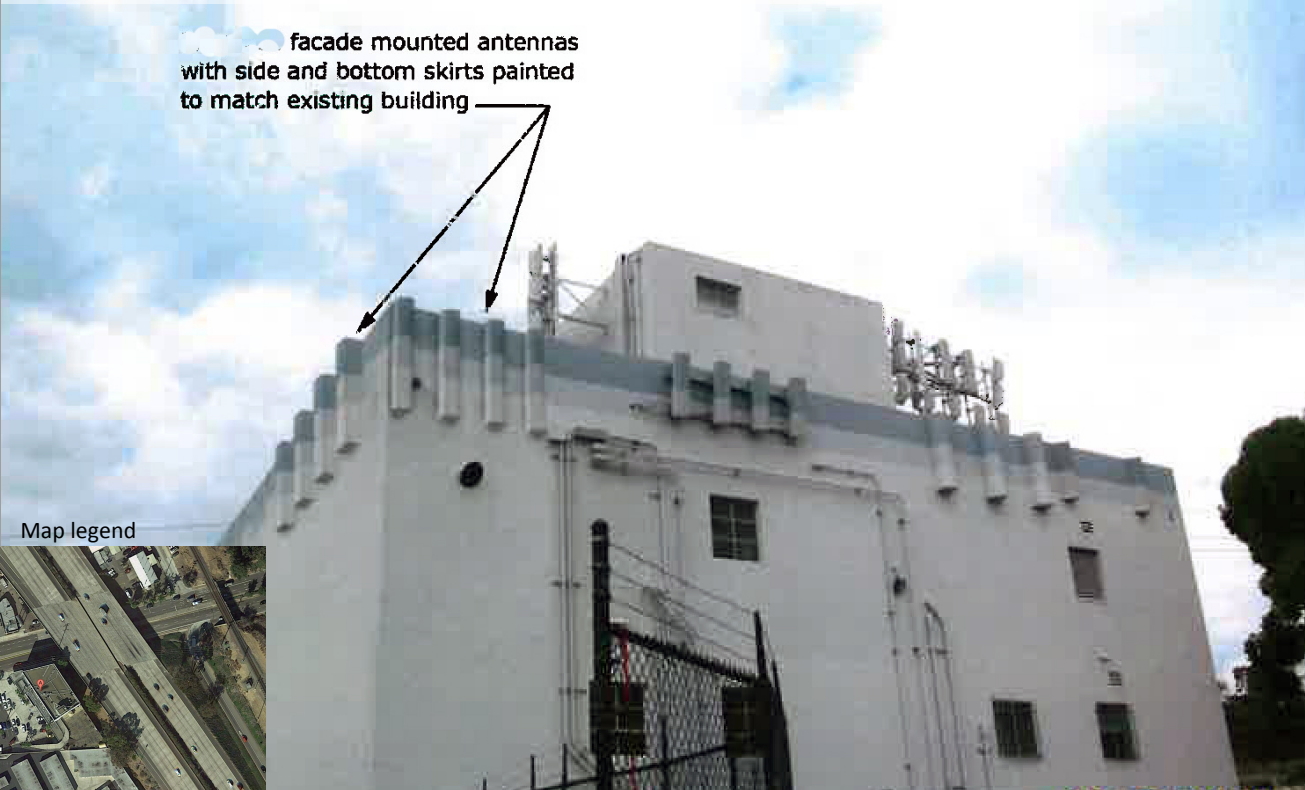
Existing view from southwest

facade mounted antennas
with side and bottom skirts painted
to match existing building

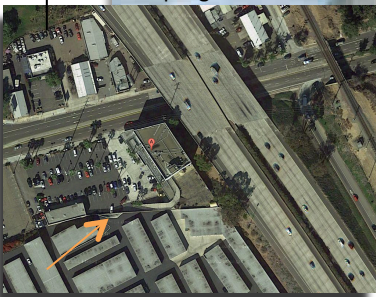


Proposed view from southwest, no visible change

facade mounted antennas
with side and bottom skirts painted
to match existing building



Map legend





AT&T E. Pacific Bch SD0306 WCS Photo Simulations

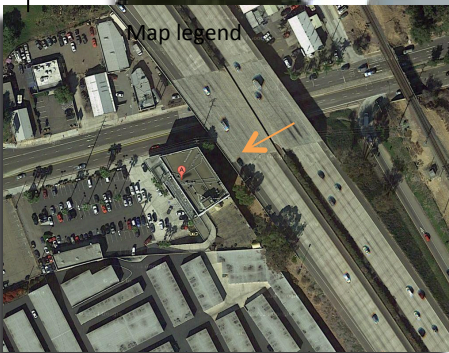
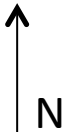
Existing view from east



Site Address:
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San Diego, CA 92109

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Proposed view from east, no visible change





APPROVAL	DATE	SIGNATURE
P.M. :		
C.M. :		
S.A.C. :		
R.F. :		
ZONING :		

SITE NUMBER: SD0306 (WCS)
SITE NAME: EAST PACIFIC BEACH

USID: 14091

FA LOCATION CODE: 10086209

DRAWING INDEX	REV.	DIRECTIONS	DEVELOPMENT SUMMARY
T01 TITLE SHEET A01 SITE PLAN A02 ANTENNA & EQUIPMENT LAYOUT PLANS A03 ELEVATIONS A04 ELEVATIONS D01 DETAILS D02 DETAILS	0 0 0 0 0 0 0	<u>FROM AT&T SAN DIEGO OFFICE</u> 1. HEAD WEST ON TRADE ST TOWARD CAMINO SANTA FE 2. TAKE MIRAMAR RD, LA JOLLA VILLAGE DR AND I-5 S TO GARNET AVE 3. TAKE THE 1ST LEFT ONTO CAMINO SANTA FE 4. TURN RIGHT ONTO MIRAMAR RD 5. CONTINUE ONTO LA JOLLA VILLAGE DR 6. SLIGHT LEFT TO STAY ON LA JOLLA VILLAGE DR 7. SLIGHT RIGHT ONTO THE I-5 S RAMP 8. TURN RIGHT ONTO I-5 S 9. TAKE THE EXIT TOWARD BALBOA AVE/GARNET AVE 10. MERGE ONTO MISSION BAY DR 11. TURN LEFT ONTO GARNET AVE DESTINATION WILL BE ON THE RIGHT	<u>PROJECT SCOPE OF WORK FOR SUBSTANTIAL CONFORMANCE REVIEW FOR LUP # 845920:</u> 1. REPLACE (8) EXISTING 6' PANEL ANTENNAS WITH (8) 4' PANEL ANTENNAS WITH SIDE AND BOTTOM SKIRTS. TEXTURED AND PAINTED TO MATCH (E) BUILDING. 2. INSTALL (16) ADDITIONAL RRU'S TO EXISTING (16) RRU'S, 32 TOTAL, CONCEALED BEHIND (E) PARAPET. 3. INSTALL (4) DC-6 AND (4) FC-12, CONCEALED BEHIND (E) PARAPET.
		VICINITY MAP	PROPERTY INFORMATION: <u>LEGAL DESCRIPTION:</u> . ASSESSOR PARCEL NUMBER: 424-141-04-00 LEASE AREA: ±425 SQ. FT. OWNER: OWNER: VIKING EXPRESS LP ADDRESS: 2949 GARNET AVE. SAN DIEGO, CA 92109 CONTACT: . PHONE: . FAX: .
			EXISTING WCFs ON SAME PROPERTY: AT&T, OTHERS BUILDING CODE INFORMATION: OCCUPANCY = B, S-2 (AT EQUIPMENT ROOM) CONSTRUCTION TYPE = V-B SPRINKLER SYSTEM =
			PROJECT TEAM: CONSTRUCTION: MATT SAIA (858) 349-9390 PHONE: (858) 349-9390 SITE ACQUISITION: HARDI DESAI (858) 229-8736 PHONE: (858) 229-8736 PLANNING: HARDI DESAI (858) 229-8736 PHONE: (858) 229-8736 ARCHITECT: D.K. DO, RA (949) 475-1000 PHONE: (949) 475-1000
			ZONING INFORMATION: JURISDICTION: CITY OF SAN DIEGO ZONING DESIGNATION: CC-4-2 EXISTING ZONING NO.: . LATITUDE: 32° 48' 23.00" N LONGITUDE: 117° 12' 57.99" W TOP OF (E) STRUCTURE: BASE OF STRUCTURE:

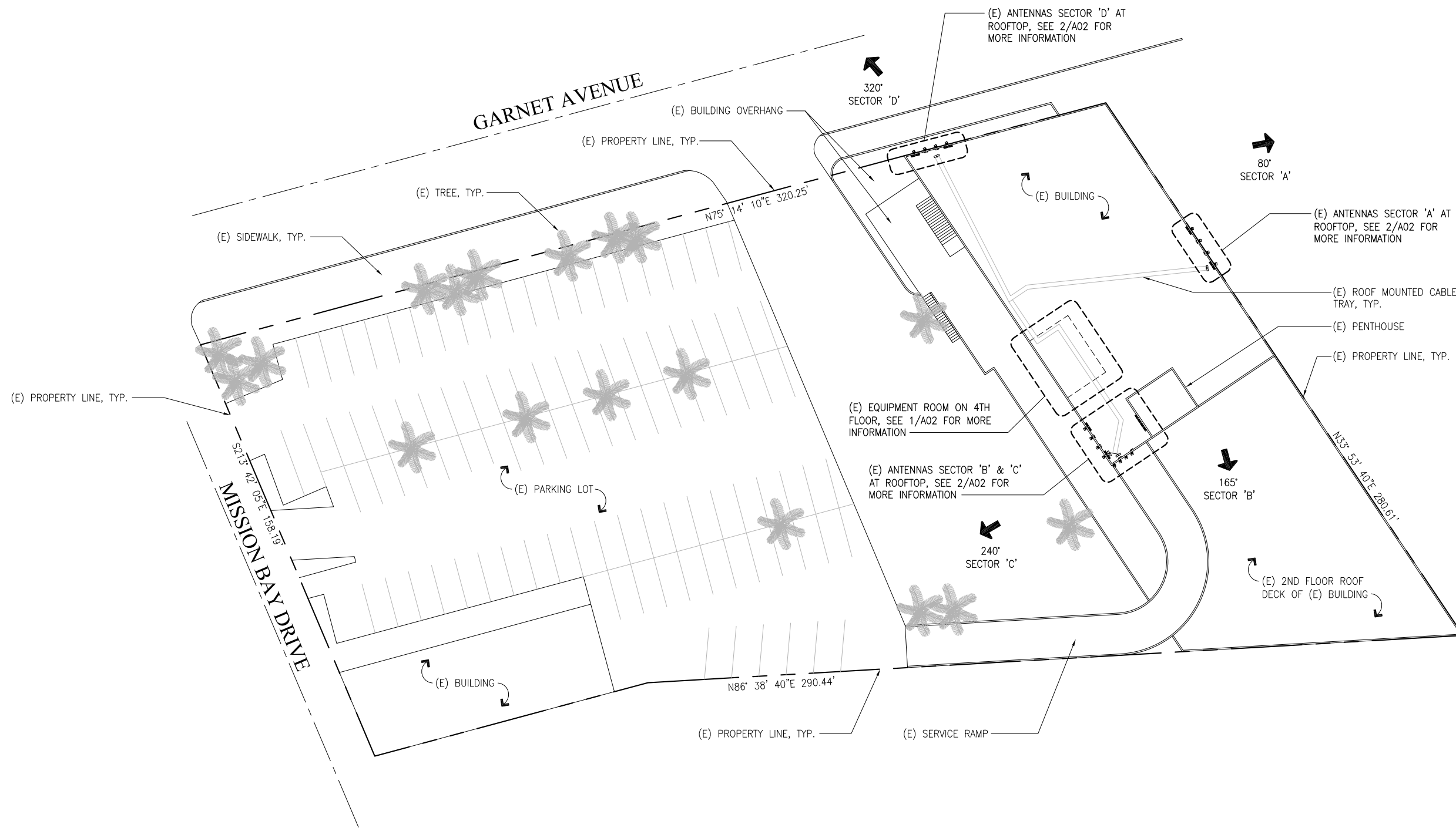
7 SHEETS TOTAL

CODE COMPLIANCE ** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- | | |
|---|---|
| 1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) | 5. 2013 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS) |
| 2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS) | 6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS) |
| 3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) | 7. 2013 CALIFORNIA GREEN CODE |
| 4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) | 8. 2013 CALIFORNIA REFERENCES STANDARDS CODE |
| | 9. APPLICABLE LOCAL CODES |

 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202		EAST PACIFIC BEACH SD0306 (WCS) 2949 GARNET AVENUE SAN DIEGO, CA 92109	DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F		<table border="1"> <tr> <td colspan="2"></td> <td colspan="2">SHEET TITLE</td> <td colspan="2">SHEET NUMBER</td> </tr> <tr> <td colspan="2"></td> <td colspan="2">TITLE SHEET</td> <td colspan="2">T01</td> </tr> </table>			SHEET TITLE		SHEET NUMBER				TITLE SHEET		T01							
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NO.	DATE	REVISIONS	BY	CHK	APP'D																		
SCALE		AS SHOWN	DESIGNED	DRAWN																			

REDUCED PLOT: DO NOT SCALE THIS DRAWING



SITE PLAN

NORTH SCALE: 1"=20'-0" 0 5' 10' 20' 1



EAST PACIFIC BEACH
SD0306 (WCS)
2949 GARNET AVENUE
SAN DIEGO, CA 92109

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

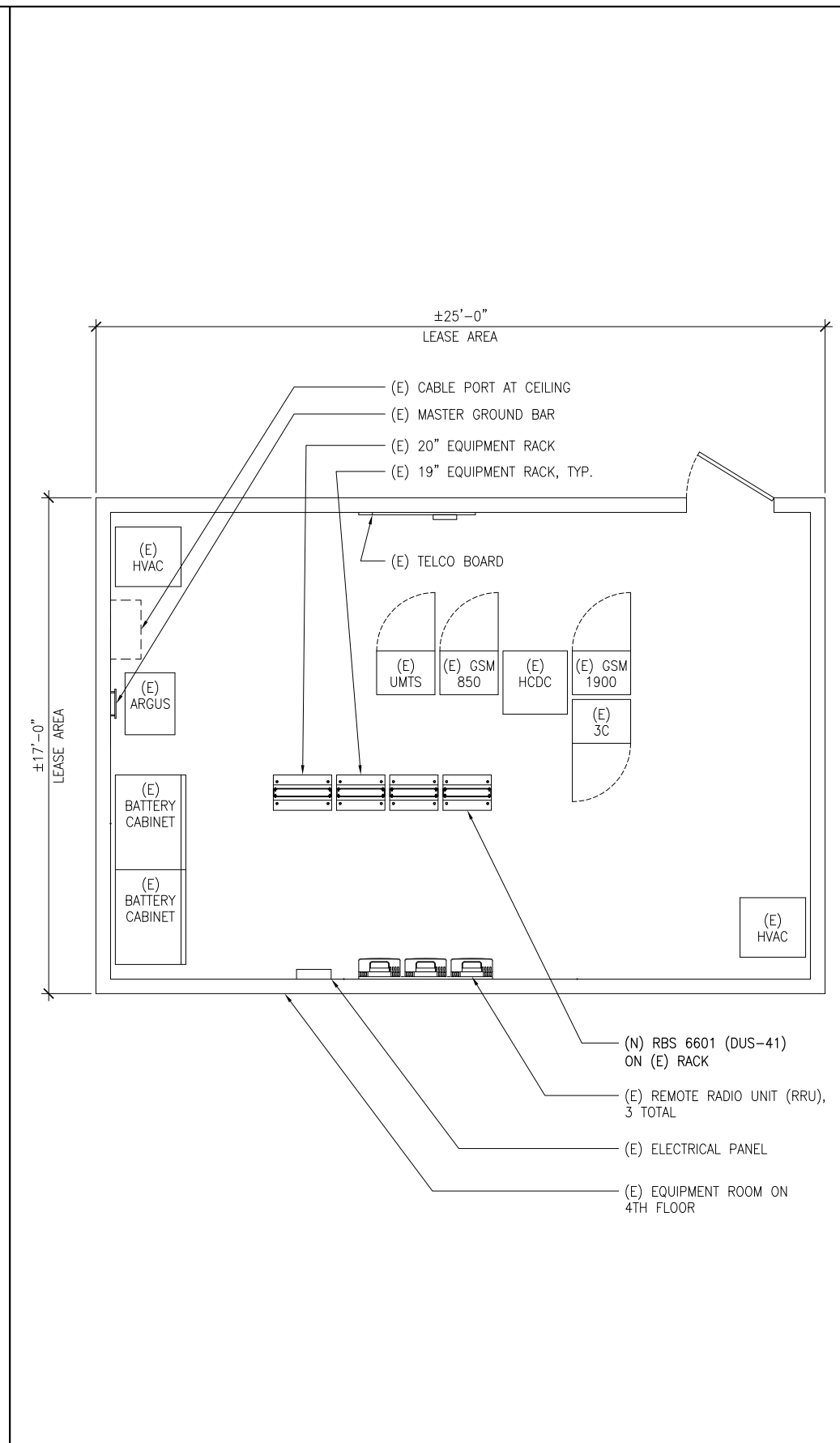
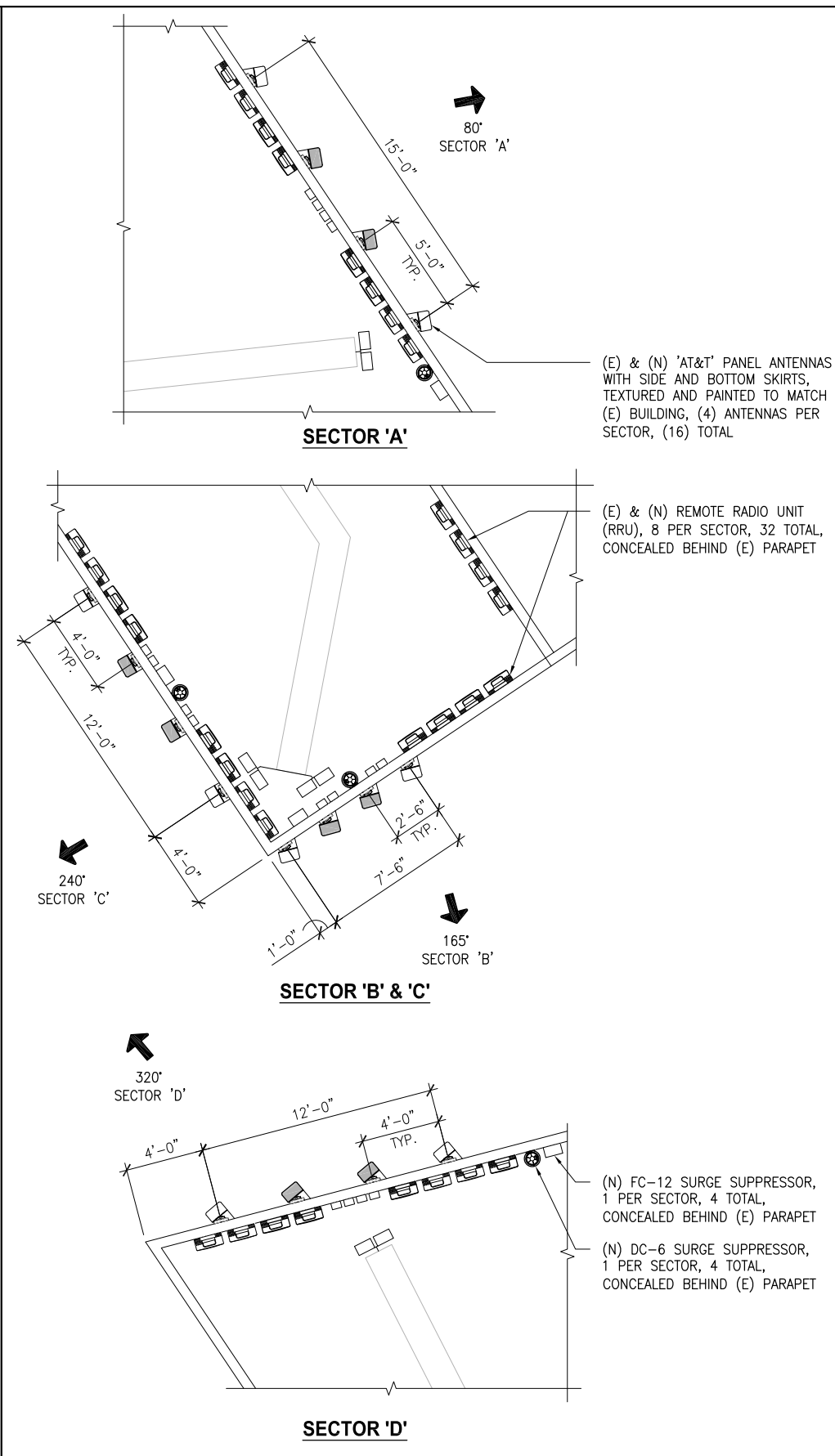
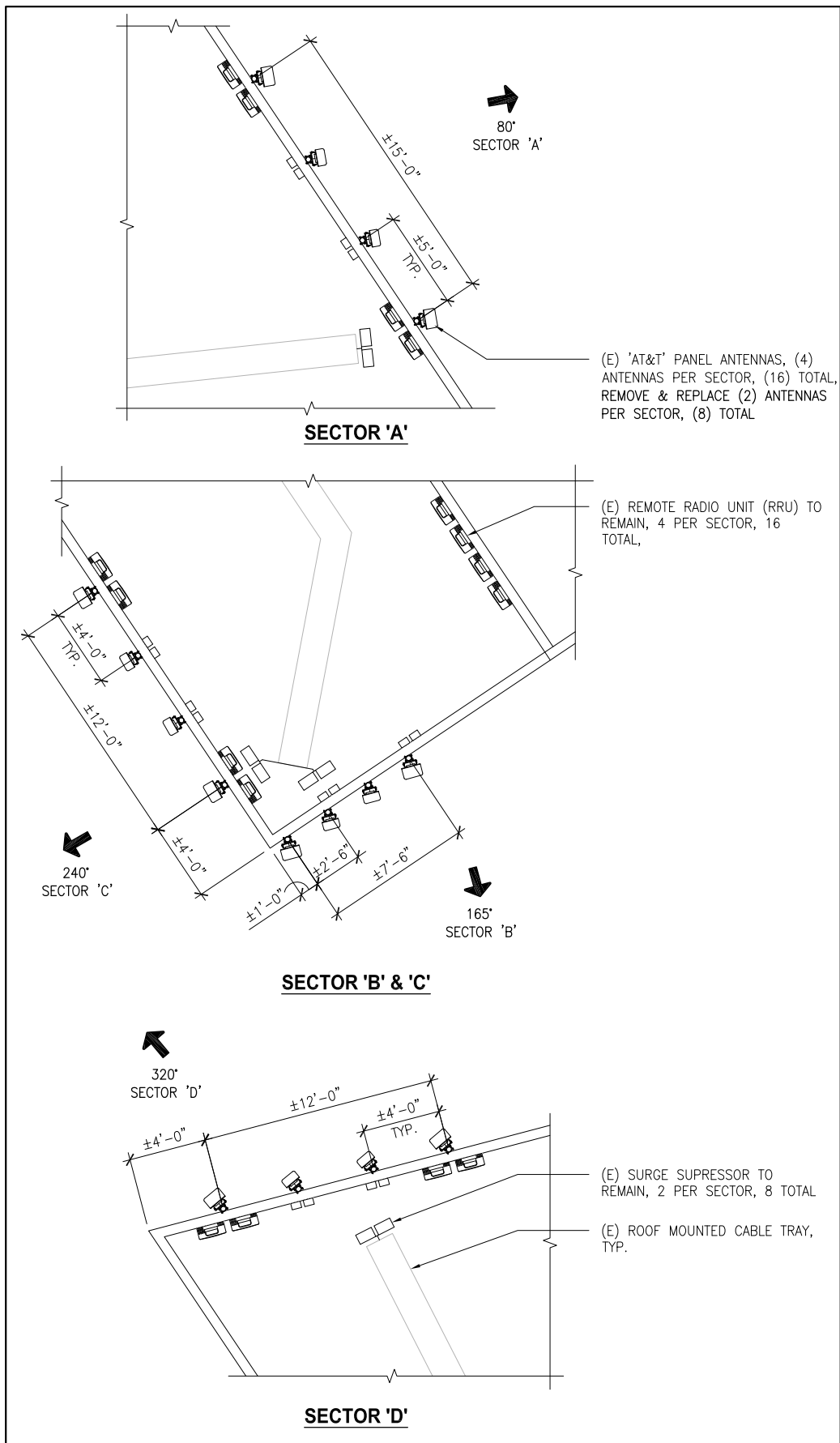
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SHEET TITLE SHEET NUMBER

SITE PLAN

A01

REDUCED PLOT. DO NOT SCALE THIS DRAWING.



(E) ANTENNA LAYOUT PLAN

(N) ANTENNA LAYOUT PLAN

EQUIPMENT LAYOUT PLAN



EAST PACIFIC BEACH
SD0306 (WCS)
2949 GARNET AVENUE
SAN DIEGO, CA 92109

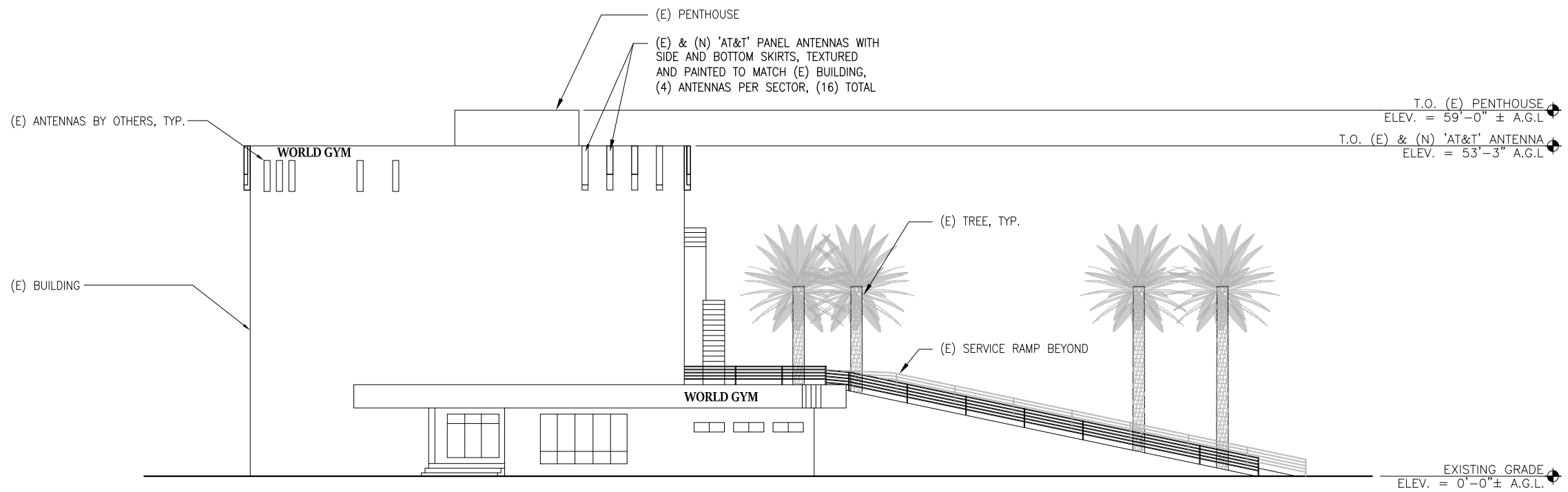
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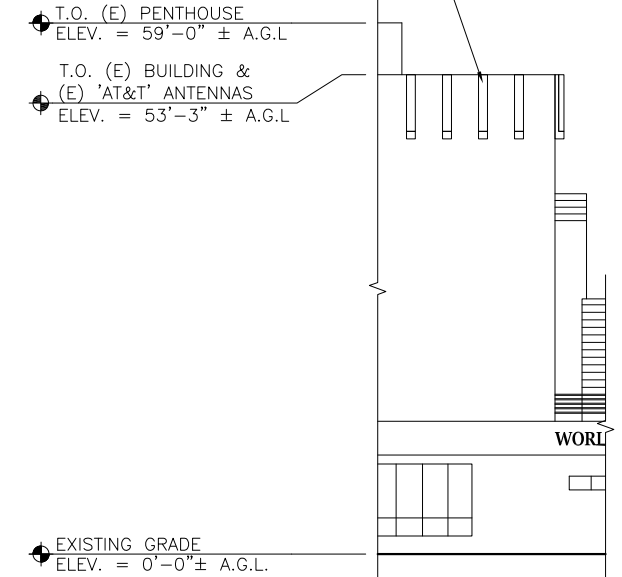
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SHEET TITLE	SHEET NUMBER
ANTENNA & EQUIPMENT LAYOUT PLANS	A02

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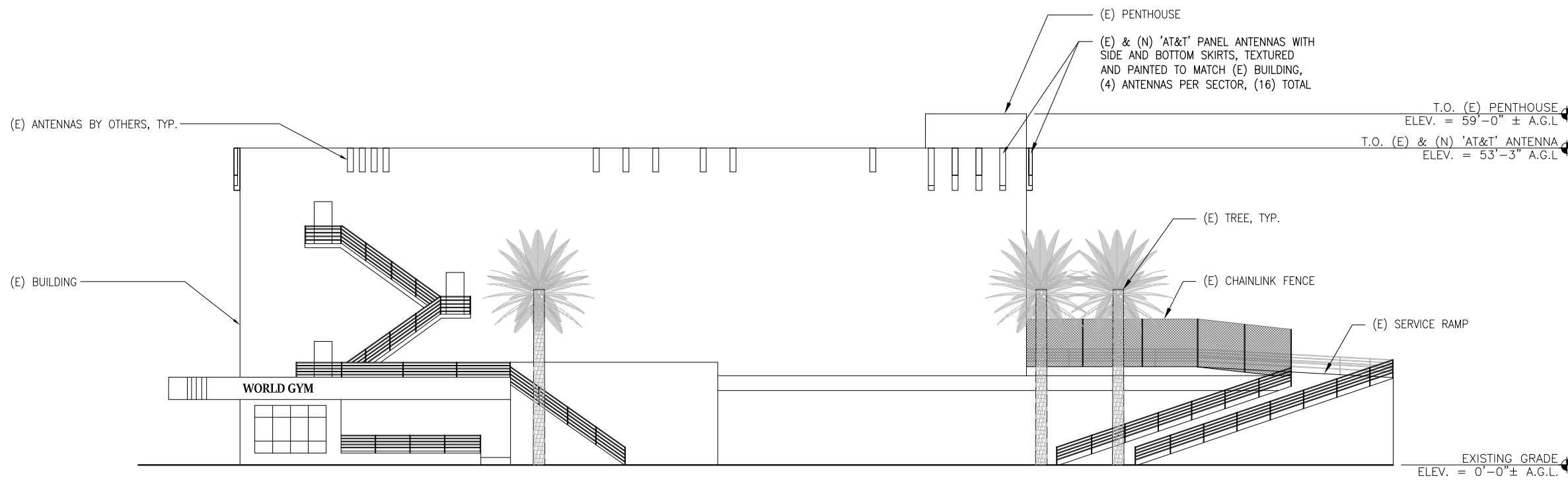
(E) 'AT&T' PANEL ANTENNAS, (4) ANTENNAS PER SECTOR, (16) TOTAL, REMOVE & REPLACE (2) ANTENNAS PER SECTOR, (8) TOTAL



(E) ELEVATION FOR REFERENCE ONLY

NORTHWEST ELEVATION

SCALE: 3/32"=1'-0" 0' 2' 5' 10' **1**



SOUTHWEST ELEVATION

SCALE: 3/32"=1'-0" 0' 2' 5' 10' **2**



EAST PACIFIC BEACH
SD0306 (WCS)
2949 GARNET AVENUE
SAN DIEGO, CA 92109

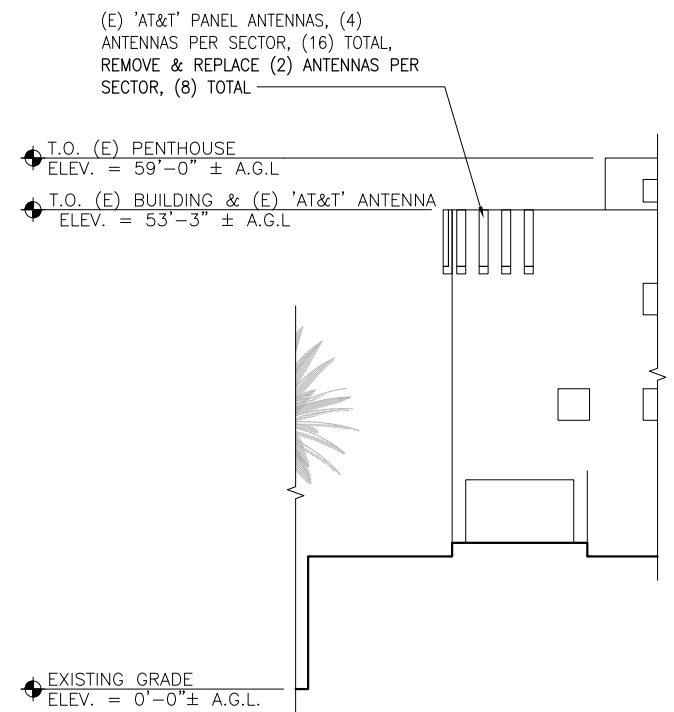
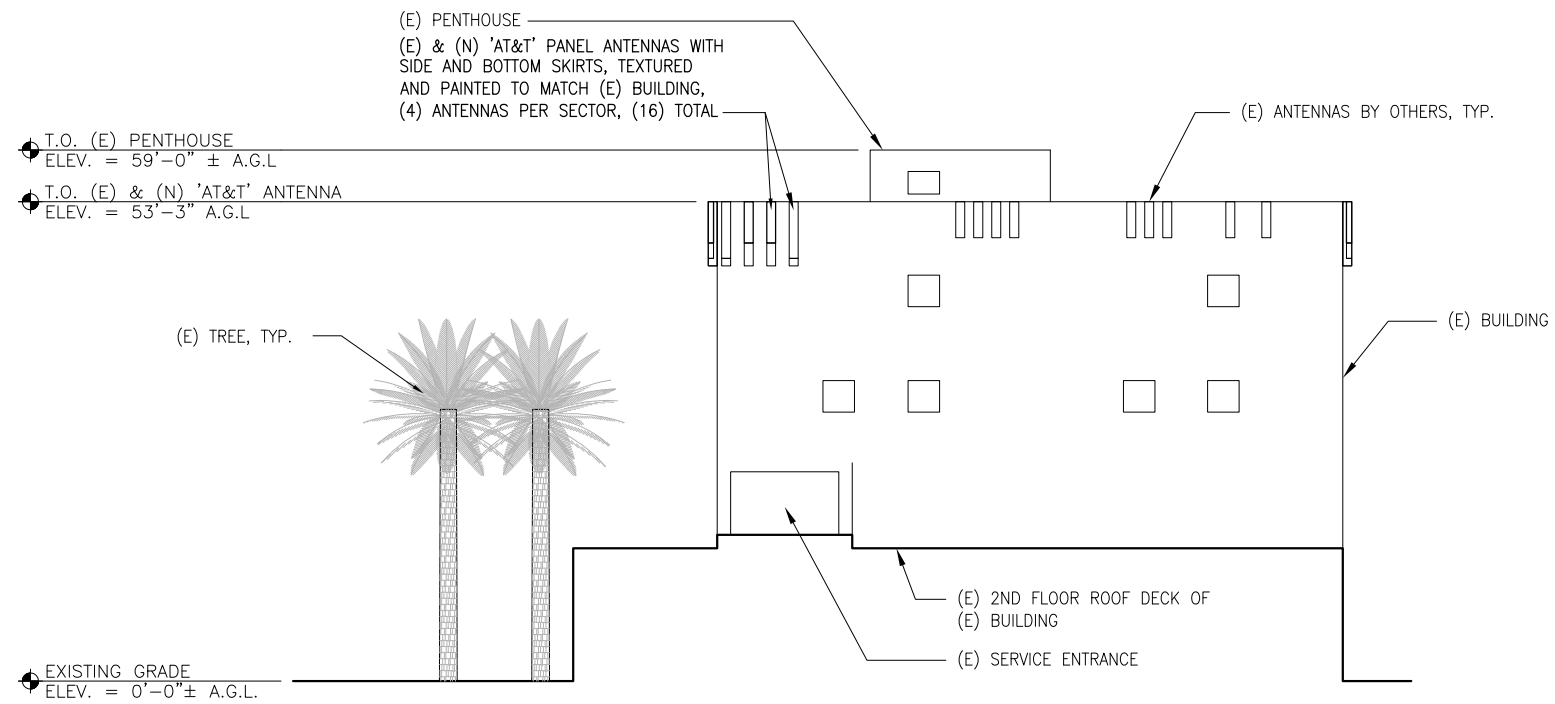
DCI PACIFIC
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32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
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NO.		DATE	REVISIONS	BY	CHK	APP'D
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SHEET TITLE	SHEET NUMBER
ELEVATIONS	A03

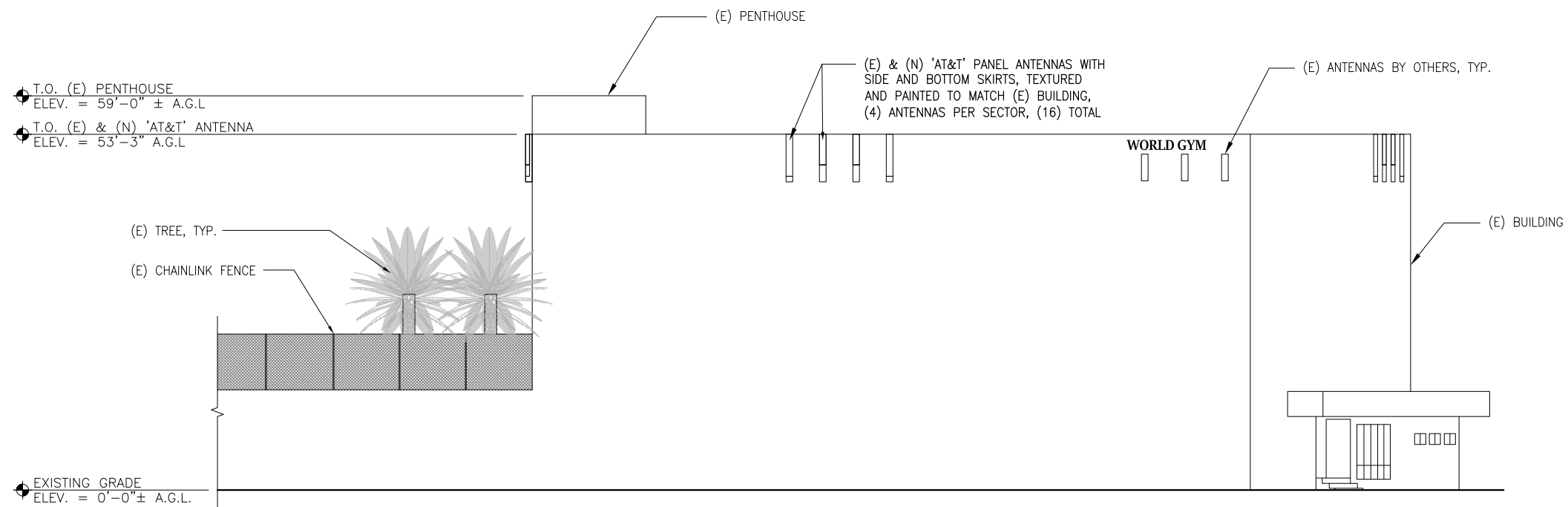
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(E) ELEVATION FOR REFERENCE ONLY

SOUTHEAST ELEVATION

SCALE: 3/32"=1'-0" 0' 2' 5' 10' 1



NORTHEAST ELEVATION

SCALE: 3/32"=1'-0" 0' 2' 5' 10' 2



EAST PACIFIC BEACH
SD0306 (WCS)
2949 GARNET AVENUE
SAN DIEGO, CA 92109

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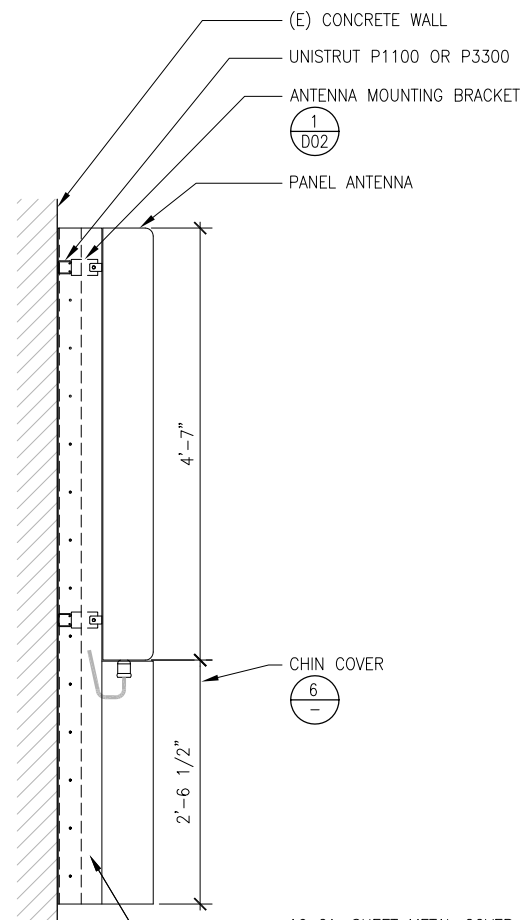
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SCALE		AS SHOWN	DESIGNED	DRAWN	

SHEET TITLE	SHEET NUMBER
ELEVATIONS	A04

REDUCED PLOT: DO NOT SCALE THIS DRAWING

NOTE:
SKIRTING SHALL BE PAINTED
AND TEXTURED TO MATCH.

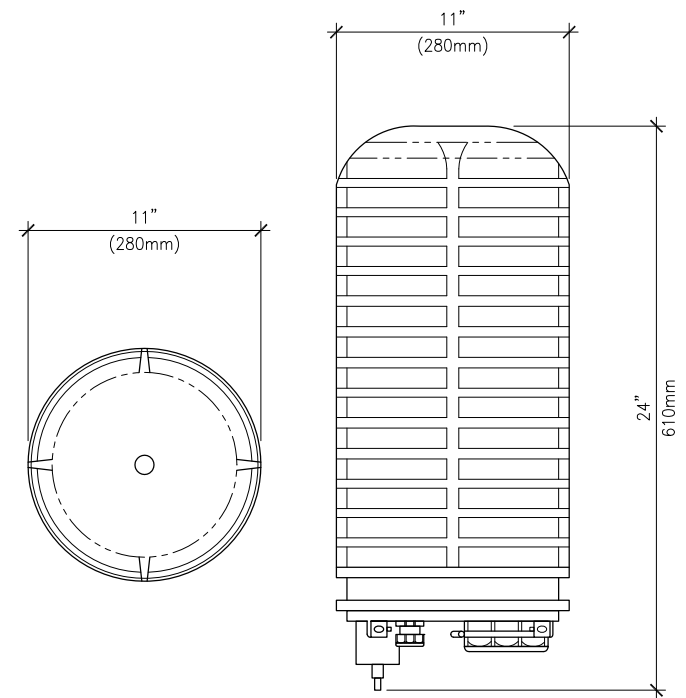


- (E) CONCRETE WALL
- UNISTRUT P1100 OR P3300
- ANTENNA MOUNTING BRACKET
- 1
D02
- PANEL ANTENNA

16 GA. SHEET METAL COVER WITH
1/4" TAP/DRILL SCREW WITH
WASHER @ 6" O.C. PAINTED TO
MATCH (E) BLDG.

- PANEL ANTENNA
- ANTENNA MOUNTING BRACKET
- 16 GA. SHEET METAL COVER WITH
1/4" TAP/DRILL SCREW WITH
WASHER @ 6" O.C. PAINTED TO
MATCH (E) BLDG.

(E) CONCRETE WALL UNISTRUT P1000 OR P3300



**RAYCAP DC6-48-60-18-8F
DC POWER SURGE PROTECTION**

DC-6 SURGE SUPPRESSOR

5

ANTENNA SPECIFICATION

1

ANTENNA SCHEDULE											
SECTOR	POSITION	ANTENNA		AZIMUTH		RAD CENTER		RRU QTY.	CABLE LENGTH		
		ANTENNA SIZE	ANTENNA TYPE	EXISTING	NEW	EXISTING	NEW		QTY.	LENGTH	DIA.
'A'	A1	EXISTING ANTENNA	(E) LTE	80	-	50'-0"	-	2	1	137'	FIBER
	A2	55.0x11.85x7.1	(N) GSM	80	80	50'-0"	50'-0"	2	2	137'	7/8"
	A3	55.0x11.85x7.1	(N) UMTS	80	80	50'-0"	50'-0"	2	2	137'	7/8"
	A4	EXISTING ANTENNA	(E) LTE	80	-	50'-0"	-	2	1	137'	FIBER
'B'	B1	EXISTING ANTENNA	(E) LTE	165	-	50'-0"	-	2	1	59'	FIBER
	B2	55.0x11.85x7.1	(N) GSM	165	165	50'-0"	50'-0"	2	2	59'	7/8"
	B3	55.0x11.85x7.1	(N) UMTS	165	165	50'-0"	50'-0"	2	2	59'	7/8"
	B4	EXISTING ANTENNA	(E) LTE	165	-	50'-0"	-	2	1	59'	FIBER
'C'	C1	EXISTING ANTENNA	(E) LTE	240	-	50'-0"	-	2	1	59'	FIBER
	C2	55.0x11.85x7.1	(N) GSM	240	240	50'-0"	50'-0"	2	2	59'	7/8"
	C3	55.0x11.85x7.1	(N) UMTS	240	240	50'-0"	50'-0"	2	2	59'	7/8"
	C4	EXISTING ANTENNA	(E) LTE	240	-	50'-0"	-	2	1	59'	FIBER
'D'	D1	EXISTING ANTENNA	(E) LTE	320	-	50'-0"	-	2	1	116'	FIBER
	D2	55.0x11.85x7.1	(N) GSM	320	320	50'-0"	50'-0"	2	2	116'	7/8"
	D3	55.0x11.85x7.1	(N) UMTS	320	320	50'-0"	50'-0"	2	2	116'	7/8"
	D4	EXISTING ANTENNA	(E) LTE	320	-	50'-0"	-	2	1	116'	FIBER

NOTE: UTILIZE EXISTING CABLE TRAY FOR THE REQUIRED DC/FIBER CABLES.
NOTE: UTILIZE EXISTING COAX CABLE. DO NOT REPLACE UNLESS THE COAX IS NO LONGER ADEQUATE.

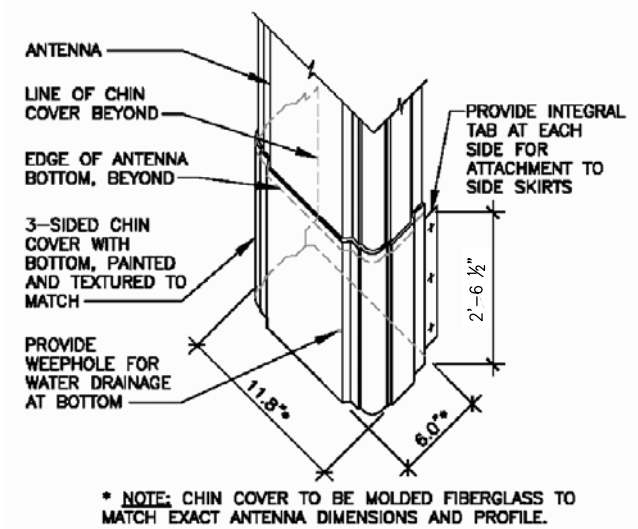
DC-6 SURGE SUPPRESSOR

5

ANTENNA SPECIFICATION

1

- NOTES:
1. SUBCONTRACTOR TO INSTALL BOX WITH UNISTRUTS, CUT TO LENGTH AND USE S.S. SCREWS 1/2" TO SURFACE OF CABLE HOOD.
2. SUBCONTRACTOR TO SUPPLY A PAIR OF MOUNTING METAL BANDS WITH BOLTING WELDING.



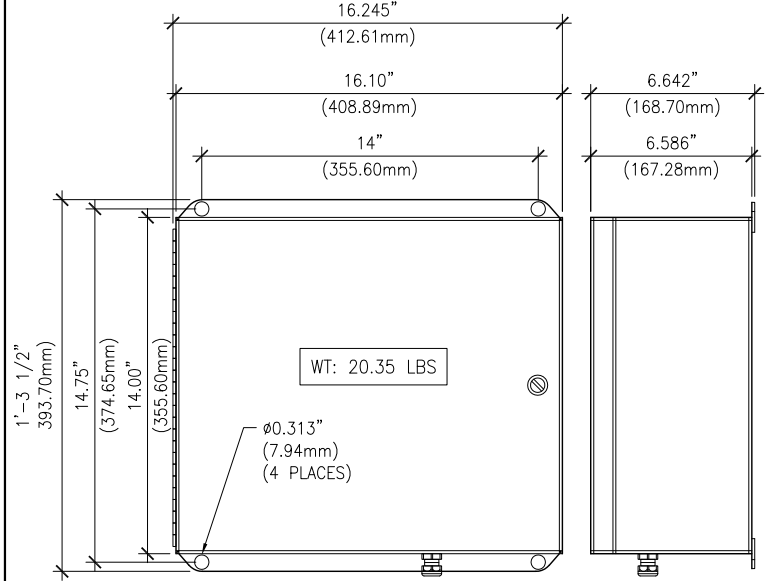
* NOTE: CHIN COVER TO BE MOLDED FIBERGLASS TO MATCH EXACT ANTENNA DIMENSIONS AND PROFILE.

CHIN COVER DETAIL

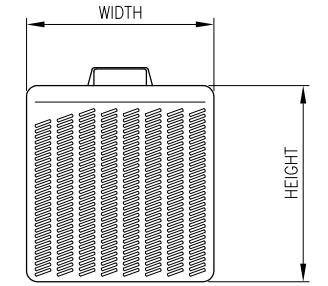
6

FIBER & POWER DIST. BOX

4



FIBER & POWER DISTRIBUTION BOX FC12-PC6-10E



RRU MODEL	RRUS-32 B30
RRU MODEL #	KRC 161 423/1
DIMENSIONS	29.9" x 13.3" x 9.5"
WIEGHT	77 LBS

REMOTE RADIO UNIT

2

ANTENNA SKIRTING DETAIL

8



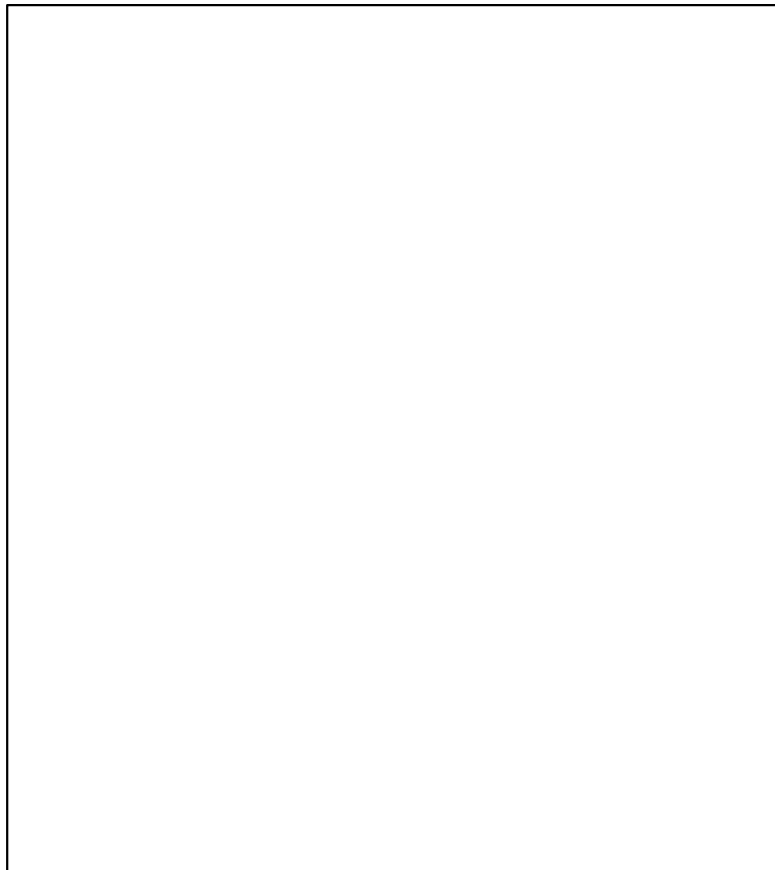
EAST PACIFIC BEACH
SD0306 (WCS)
2949 GARNET AVENUE
SAN DIEGO, CA 92109

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
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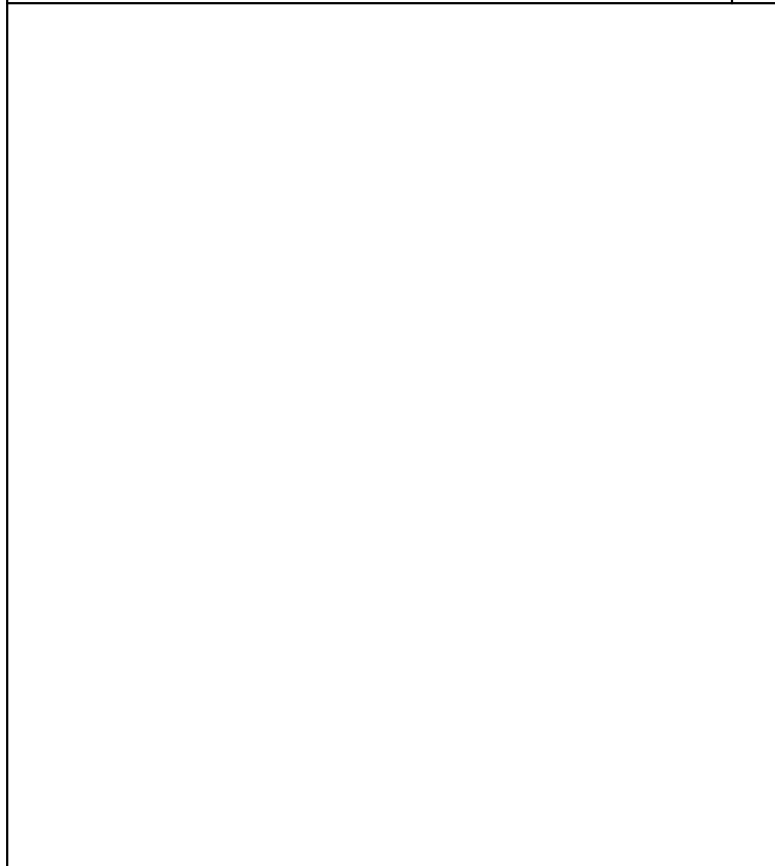
NO.		DATE	REVISIONS	BY	CHK	APP'D
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SCALE		AS SHOWN	DESIGNED	DRAWN		

SHEET TITLE	SHEET NUMBER
DETAILS	D01

REDUCED PLOT: DO NOT SCALE THIS DRAWING



NOT USED 7 NOT USED 5



NOT USED 8 NOT USED 6

Mounting Hardware APM40

RADIO FREQUENCY SYSTEMS * Antennas Installation Instruction

Applications

The APM40 kits are mounting hardware options to be used for Base Station antennas up to 2.6 metres in length.

Features

- Basic direct mount kit
- Beam sliding tilt mount for mechanical tilt
- Scissor tilt option for fixed (or wall) downtilt
- Option for azimuth adjustment independent of mast
- All kits fully upgradeable
- Pipe diameter: 90-120 mm, Wall mount option
- Mechanical downtilt, minimum 10 degrees
- Azimuth adjustment up to +/30 degrees

Mechanical Specifications

Tilt adjustment range	0 to 10° (min)
Weight of kit (kg)	2.5 (tilt kits) 1.8 (direct kit)
Mounting kit material	Aluminium, Galvanised steel
Packaging dims. (mm)	1250 x 200 x 70 (tilt kit)
H x W x D (mm)	730 x 200 x 45 (direct kit)
Packaging material	Plastic Sleeve
Tools required	16mm (3/4") AF socket (3/8" drive recommended) 10mm AF spanner or socket

Please contact technical support for more information.

Mounting Options

Refer to the following table to identify mount kits supplied. The packages of the mount kits are marked with the APM variation. Refer to the relevant Figure in the instruction for assembly information. The letter designation is referenced in the antenna model description.

Letter	Type of Mounting	Mounting kit(s)	Figure Reference
A	Direct pipe (no tilt)	APM40-1	3
B	Azimuth upgrade	APM40-1 & APM40-E3	6
C	Beam tilt	APM40-2	4
D	Beam tilt with azimuth upgrade	APM40-2 & APM40-E3	7
E	Beam tilt with scissor upgrade	APM40-2 & APM40-E2	5
F	Beam tilt with scissor and azimuth upgrades	APM40-2, APM40-E2 & APM40-E3	8
-	Direct to beam upgrade	APM40-E1	4
-	Bracket interface for APM40	APM40-E4	2
7	No mount kit	-	-

Assembly and Installation

Figure 1a : Pipe Mount Installation
For pipe mounting, bolt front and rear pipe brackets to pipe. Tighten from front as rear bracket holds nut captive. Refer to Table 2 for top to bottom mount bracket separation.

Figure 1b : Wall Mount Installation
For wall mounting, fix front bracket to wall with appropriate masonry anchors. Pre-drill holes with centres 134mm apart, at top to bottom separation shown in Table 2.

The Clear Choice in Wireless!™ Document Reference : 30748E000 Version 1.0
Please visit us on the internet at: <http://www.rftworld.com> Radio Frequency Systems

APM40-E4

Figure 2 : Interface Bracket Assembly
Attach interface bracket to antenna with M6 hardware where required. Top and bottom mounting points are identical.

APM40-2

Figure 4 : Beam Tilt Assembly (downtilt shown)
This assembly attaches to top of antenna for downtilt. Bottom mount assembly is the same as direct mount (Figure 3). Ensure tilt indicator has BEAM tilt markings visible. For up-tilt, invert assembly and attach to bottom of antenna.

APM40-2 and APM40-E2

Figure 5 : Beam Tilt with Scissor Upgrade Assembly
Insert scissor arm into beam tilt assembly. Bottom mount assembly is the same as direct mount (Figure 3). Reverse tilt indicator to have SCISSOR tilt markings visible. For up-tilt, invert assembly and attach to bottom of antenna.

APM40-1

Figure 3 : Direct Mount Assembly
Pipe mounting shown. For wall mounting, refer to Figure 1b. Rear pipe bracket is not required. Top and bottom mounting arrangements are identical.

APM40-2 and APM40-E3

Figure 7 : Beam Tilt with Azimuth Upgrade Assembly
Insert azimuth bracket between arms of tilt beam, bolting down onto flat surface of pipe bracket. Bottom arrangement as shown in Figure 6. For up-tilt, invert assembly and attach to bottom of antenna.

APM40-2, APM40-E2 and APM40-E3

Figure 8 : Beam Tilt with Scissor and Azimuth Upgrade Assembly
Insert scissor arm into tilt beam as shown in Figure 5. Insert azimuth bracket into scissor arm, and bolt down onto flat surface of pipe bracket. Ensure tilt indicator has SCISSOR tilt markings visible. Bottom assembly as shown in Figure 6. For up-tilt, invert assembly and attach to bottom of antenna.

APM40-1 and APM40-E3

Figure 6 : Direct Mount with Azimuth Upgrade Assembly
Top and bottom mounting arrangements are identical.

NOT USED 8 NOT USED 6

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

EAST PACIFIC BEACH
SD0306 (WCS)

2949 GARNET AVENUE
SAN DIEGO, CA 92109

NOT USED 8 NOT USED 6

DCI PACIFIC
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6 ANTENNA MOUNTING BRACKET

SCALE:		SHEET TITLE		SHEET NUMBER	
N.T.S		DETAILS		D02	
0	07/08/14	ISSUED FOR ZONING PERMIT	HT	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		

REDUCED PLOT: DO NOT SCALE THIS DRAWING



APPROVAL	DATE	SIGNATURE
P.M. :		
C.M. :		
S.A.C. :		
R.F. :		
ZONING :		

SITE NUMBER: SD0306 (WCS)
SITE NAME: EAST PACIFIC BEACH
USID: 14091
FA LOCATION CODE: 10086209

DRAWING INDEX	REV.	DIRECTIONS	DEVELOPMENT SUMMARY
T01 TITLE SHEET A01 SITE PLAN A02 ANTENNA & EQUIPMENT LAYOUT PLANS A03 ELEVATIONS A04 ELEVATIONS D01 DETAILS D02 DETAILS	0 0 0 0 0 0 0	FROM AT&T SAN DIEGO OFFICE 1. HEAD WEST ON TRADE ST TOWARD CAMINO SANTA FE 2. TAKE MIRAMAR RD, LA JOLLA VILLAGE DR AND I-5 S TO GARNET AVE 3. TAKE THE 1ST LEFT ONTO CAMINO SANTA FE 4. TURN RIGHT ONTO MIRAMAR RD 5. CONTINUE ONTO LA JOLLA VILLAGE DR 6. SLIGHT LEFT TO STAY ON LA JOLLA VILLAGE DR 7. SLIGHT RIGHT ONTO THE I-5 S RAMP 8. TURN RIGHT ONTO I-5 S 9. TAKE THE EXIT TOWARD BALBOA AVE/GARNET AVE 10. MERGE ONTO MISSION BAY DR 11. TURN LEFT ONTO GARNET AVE DESTINATION WILL BE ON THE RIGHT	PROJECT SCOPE OF WORK FOR SUBSTANTIAL CONFORMANCE REVIEW FOR LUP # 845920: 1. REPLACE (8) EXISTING 6' PANEL ANTENNAS WITH (8) 4' PANEL ANTENNAS WITH SIDE AND BOTTOM SKIRTS. TEXTURED AND PAINTED TO MATCH (E) BUILDING. 2. INSTALL (16) ADDITIONAL RRU'S TO EXISTING (16) RRU'S, 32 TOTAL, CONCEALED BEHIND (E) PARAPET. 3. INSTALL (4) DC-6 AND (4) FC-12, CONCEALED BEHIND (E) PARAPET.
		VICINITY MAP	PROPERTY INFORMATION: LEGAL DESCRIPTION: ASSESSOR PARCEL NUMBER: 424-141-04-00 LEASE AREA: ±425 SQ. FT. OWNER: VIKING EXPRESS LP ADDRESS: 2949 GARNET AVE. SAN DIEGO, CA 92109 CONTACT: . PHONE: . FAX: .
			EXISTING WCFs ON SAME PROPERTY: AT&T, OTHERS BUILDING CODE INFORMATION: OCCUPANCY = B, S-2 (AT EQUIPMENT ROOM) CONSTRUCTION TYPE = V-B SPRINKLER SYSTEM =
			PROJECT TEAM: CONSTRUCTION: MATT SAIA (858) 349-9390 PHONE: (858) 349-9390 SITE ACQUISITION: HARDI DESAI (858) 229-8736 PHONE: (858) 229-8736 PLANNING: HARDI DESAI (858) 229-8736 PHONE: (858) 229-8736 ARCHITECT: D.K. DO, RA (949) 475-1000 PHONE: (949) 475-1000
			ZONING INFORMATION: JURISDICTION: CITY OF SAN DIEGO ZONING DESIGNATION: CC-4-2 EXISTING ZONING NO.: . LATITUDE: 32° 48' 23.00" N LONGITUDE: 117° 12' 57.99" W TOP OF (E) STRUCTURE: BASE OF STRUCTURE:

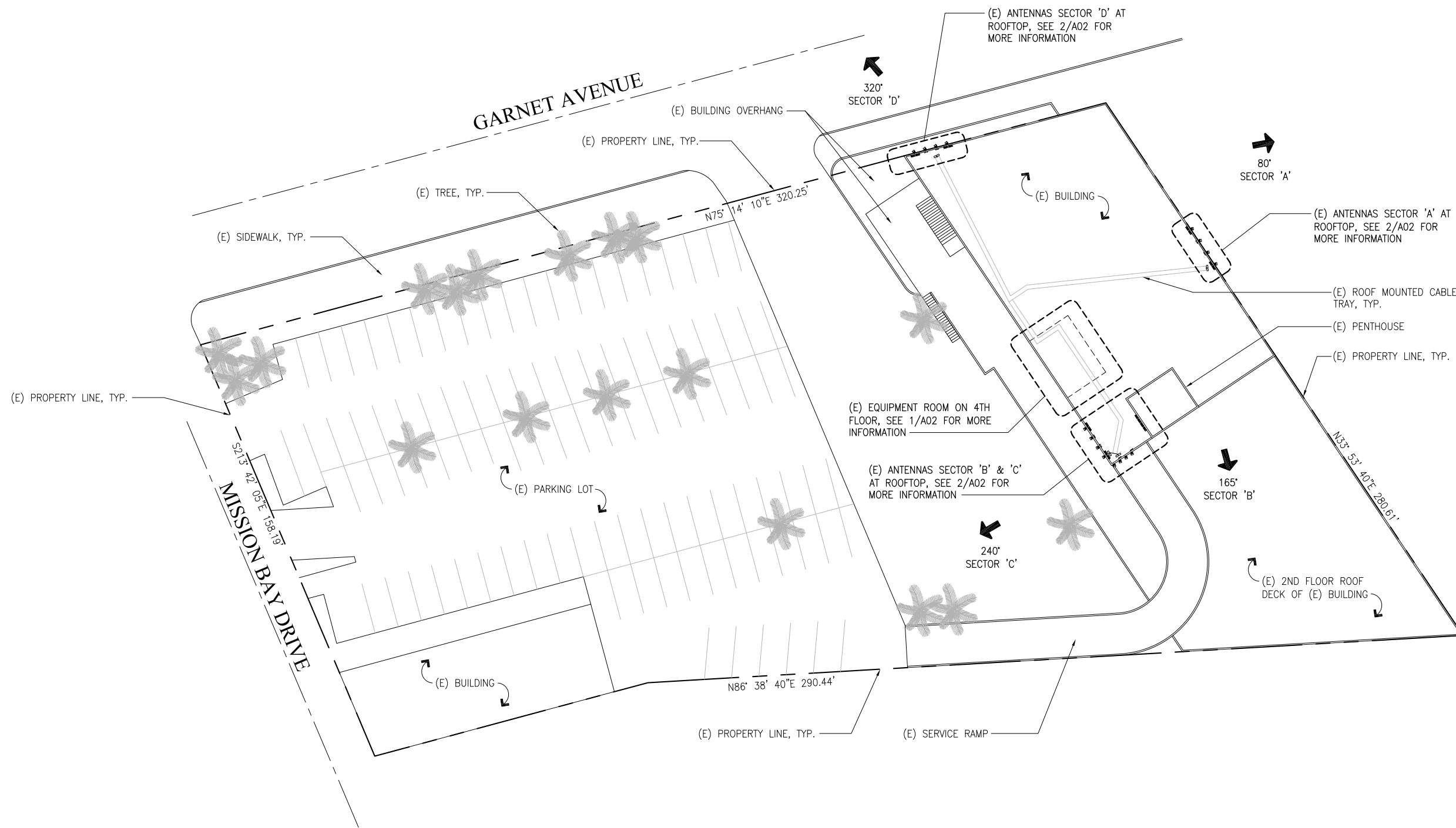
7 SHEETS TOTAL

CODE COMPLIANCE ** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- | | |
|---|---|
| 1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) | 5. 2013 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS) |
| 2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS) | 6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS) |
| 3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) | 7. 2013 CALIFORNIA GREEN CODE |
| 4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) | 8. 2013 CALIFORNIA REFERENCES STANDARDS CODE |
| | 9. APPLICABLE LOCAL CODES |

 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202		EAST PACIFIC BEACH SD0306 (WCS) 2949 GARNET AVENUE SAN DIEGO, CA 92109	DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F	<table border="1"> <tr> <td>0</td> <td>07/08/14</td> <td>ISSUED FOR ZONING PERMIT</td> <td>HT</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> <tr> <td>SCALE</td> <td>AS SHOWN</td> <td>DESIGNED</td> <td colspan="3">DRAWN</td> </tr> </table>	0	07/08/14	ISSUED FOR ZONING PERMIT	HT	BOK	DKD	NO.	DATE	REVISIONS	BY	CHK	APP'D	SCALE	AS SHOWN	DESIGNED	DRAWN			SHEET TITLE TITLE SHEET	SHEET NUMBER T01
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NO.	DATE	REVISIONS	BY	CHK	APP'D																			
SCALE	AS SHOWN	DESIGNED	DRAWN																					

REDUCED PLOT: DO NOT SCALE THIS DRAWING



SITE PLAN

NORTH SCALE: 1"=20'-0" 0 5' 10' 20' 1



EAST PACIFIC BEACH
SD0306 (WCS)
2949 GARNET AVENUE
SAN DIEGO, CA 92109

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T 949 475.1000 | 949 475.1001 F

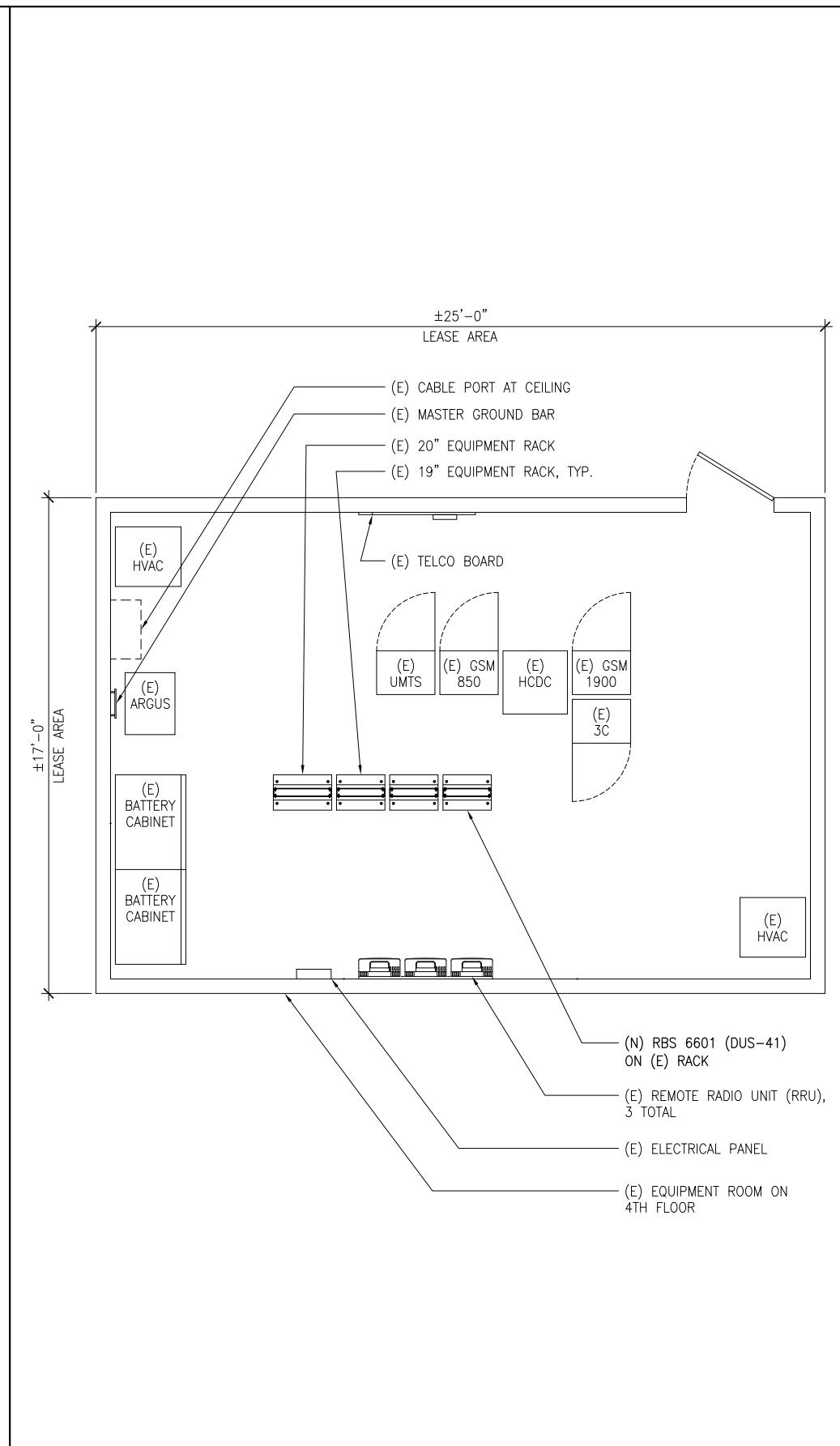
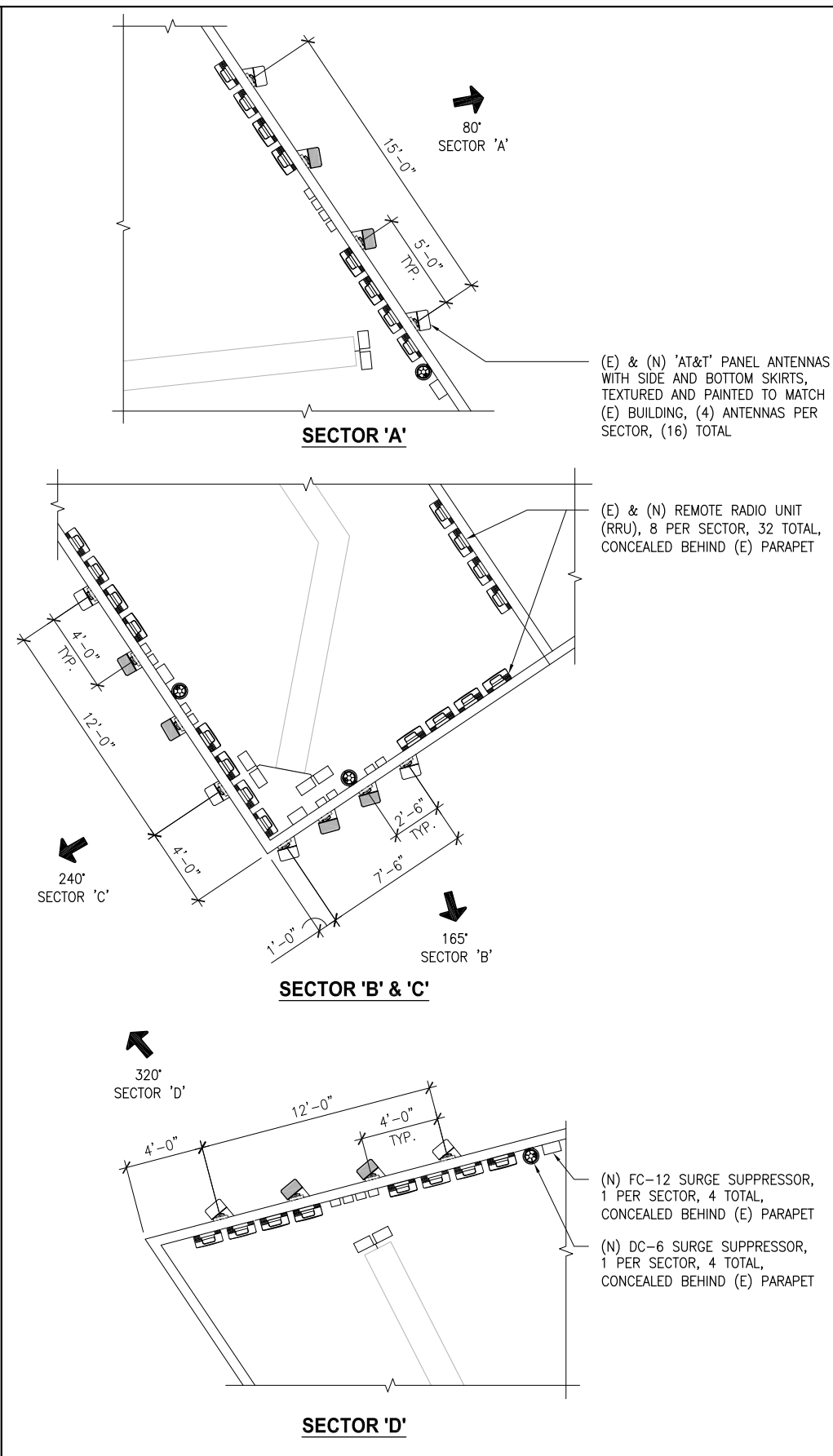
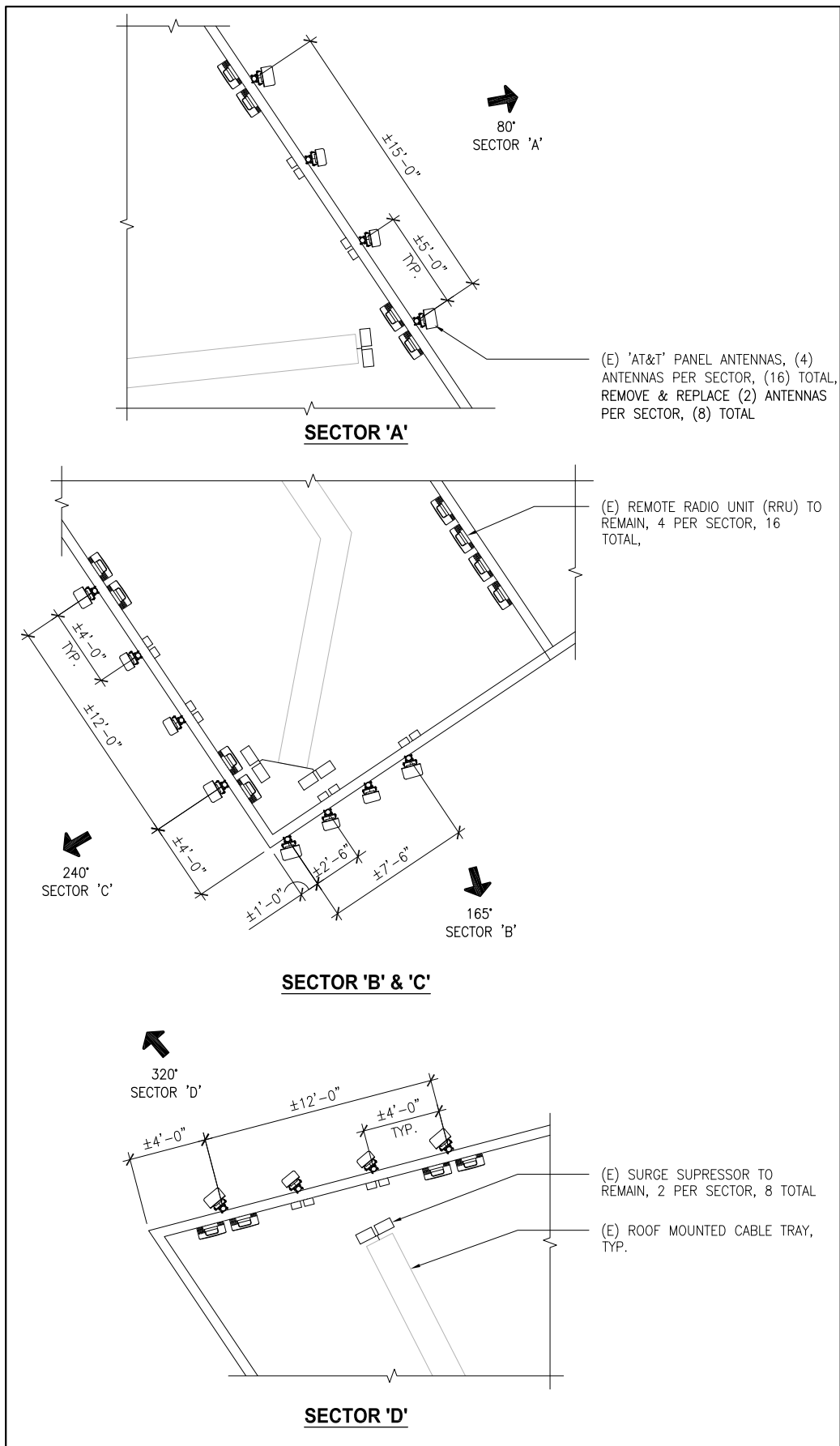
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SCALE		AS SHOWN	DESIGNED	DRAWN	

SHEET TITLE SHEET NUMBER

SITE PLAN

A01

REDUCED PLOT. DO NOT SCALE THIS DRAWING.



(E) ANTENNA LAYOUT PLAN

(N) ANTENNA LAYOUT PLAN

EQUIPMENT LAYOUT PLAN



EAST PACIFIC BEACH
SD0306 (WCS)
2949 GARNET AVENUE
SAN DIEGO, CA 92109

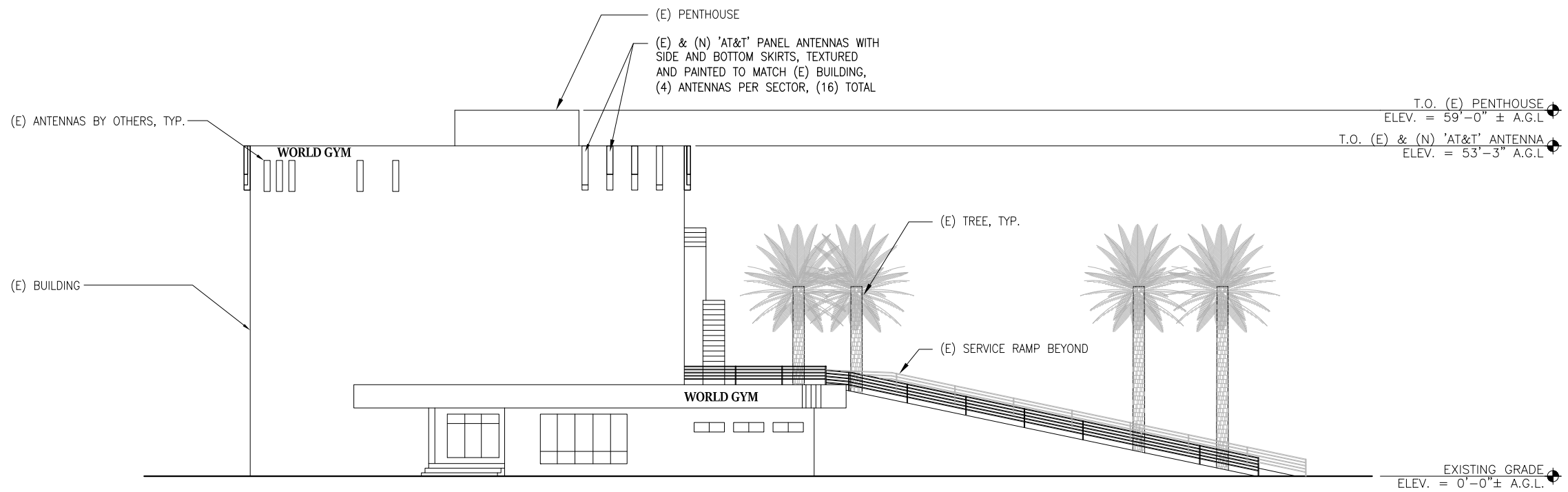
DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
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NO.	DATE	REVISIONS	BY	CHK	APP'D
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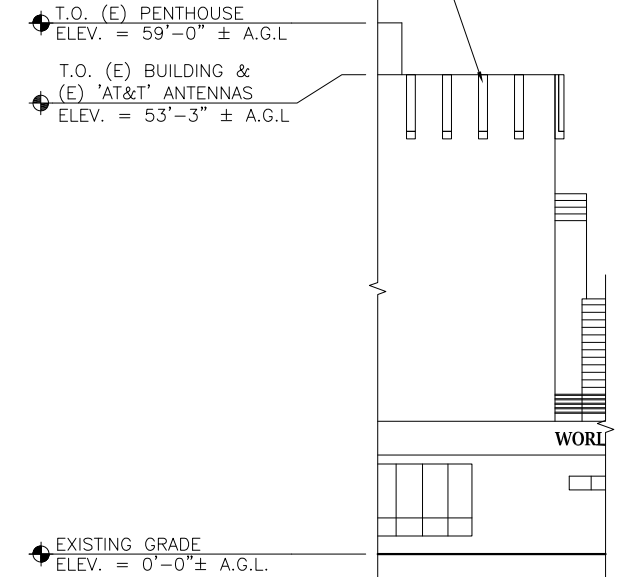
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SHEET TITLE	SHEET NUMBER
ANTENNA & EQUIPMENT LAYOUT PLANS	A02

REDUCED PLOT: DO NOT SCALE THIS DRAWING



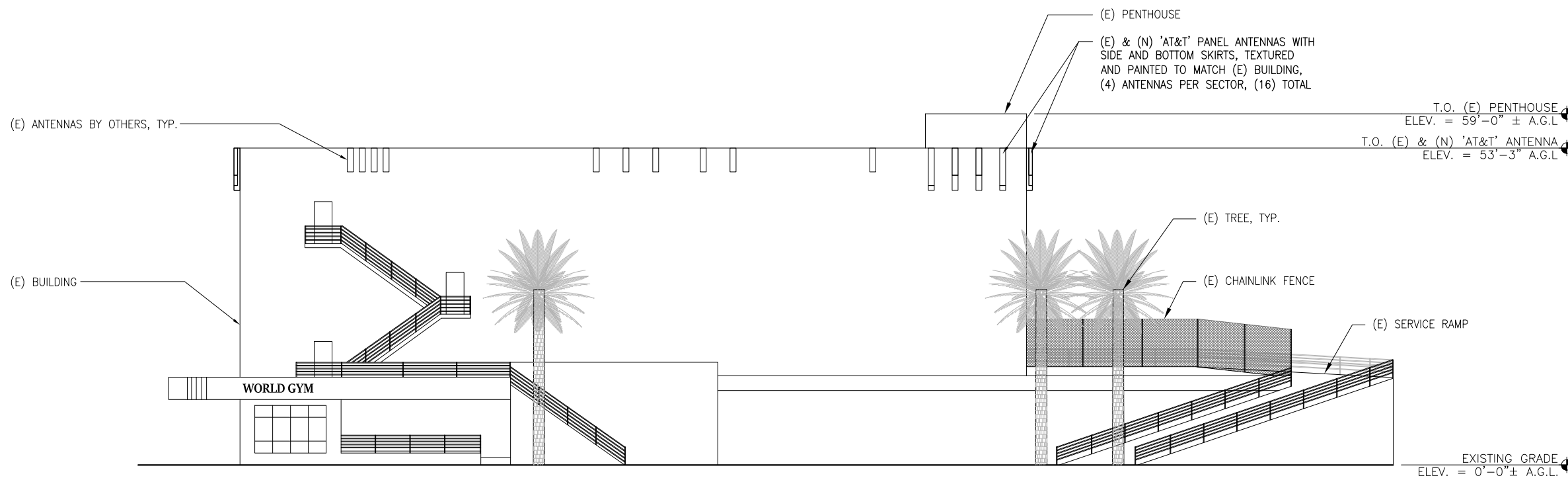
(E) 'AT&T' PANEL ANTENNAS, (4) ANTENNAS PER SECTOR, (16) TOTAL, REMOVE & REPLACE (2) ANTENNAS PER SECTOR, (8) TOTAL



(E) ELEVATION FOR REFERENCE ONLY

NORTHWEST ELEVATION

SCALE: 3/32"=1'-0" 0' 2' 5' 10' **1**



SOUTHWEST ELEVATION

SCALE: 3/32"=1'-0" 0' 2' 5' 10' **2**



EAST PACIFIC BEACH
SD0306 (WCS)
2949 GARNET AVENUE
SAN DIEGO, CA 92109

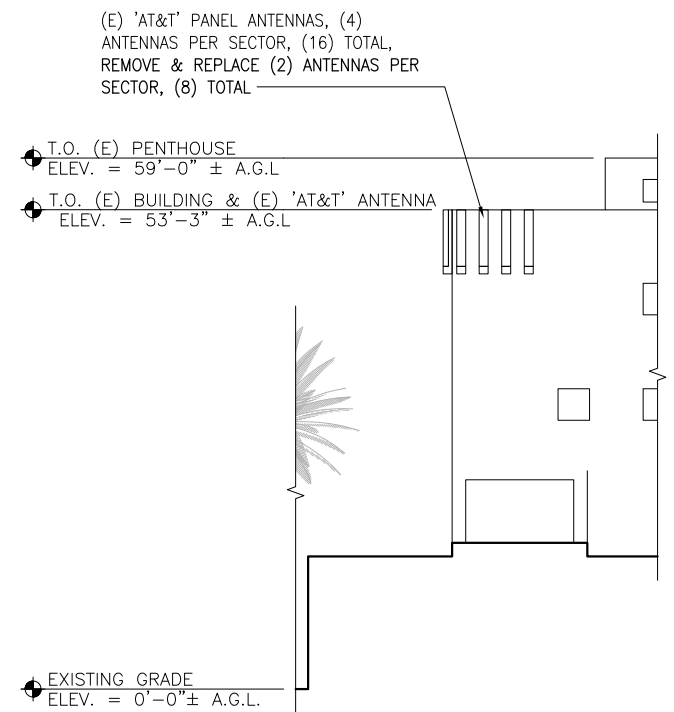
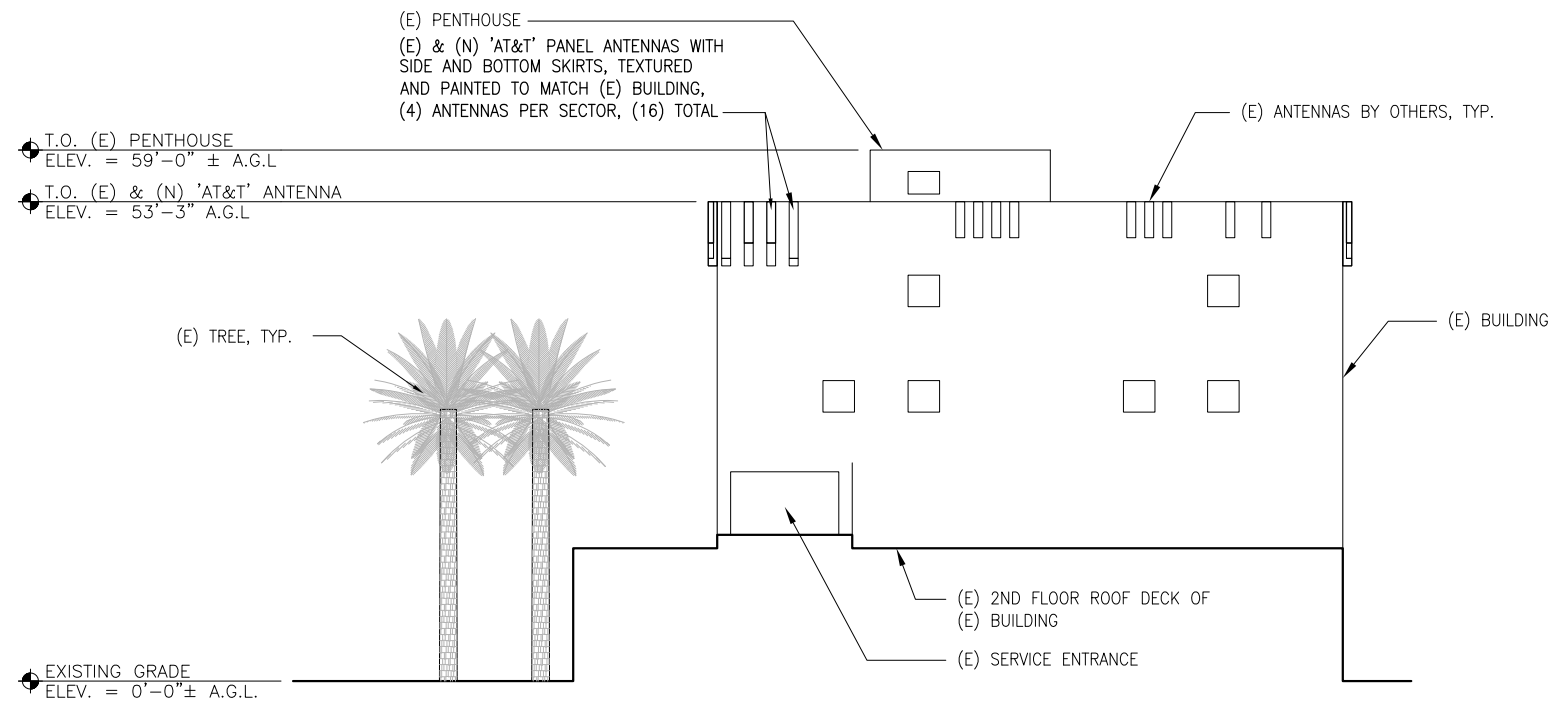
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SHEET TITLE	SHEET NUMBER
ELEVATIONS	A03

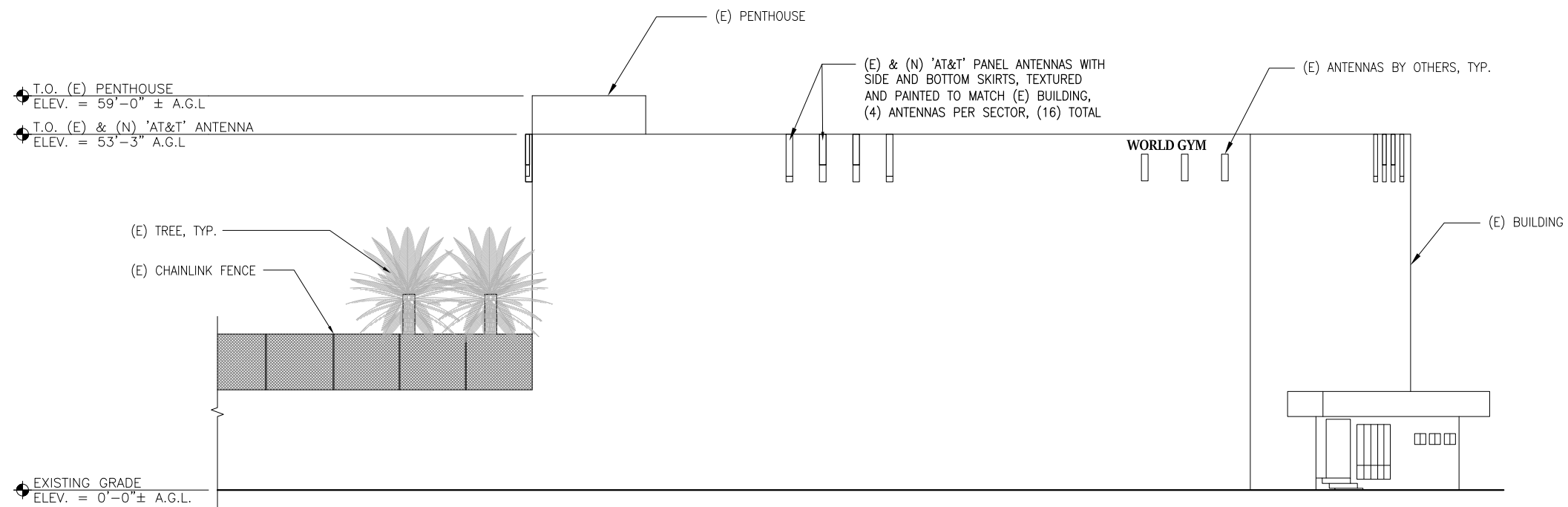
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(E) ELEVATION FOR REFERENCE ONLY

SOUTHEAST ELEVATION

SCALE: 3/32"=1'-0" 0' 2' 5' 10' **1**



NORTHEAST ELEVATION

SCALE: 3/32"=1'-0" 0' 2' 5' 10' **2**



**EAST PACIFIC BEACH
SD0306 (WCS)**
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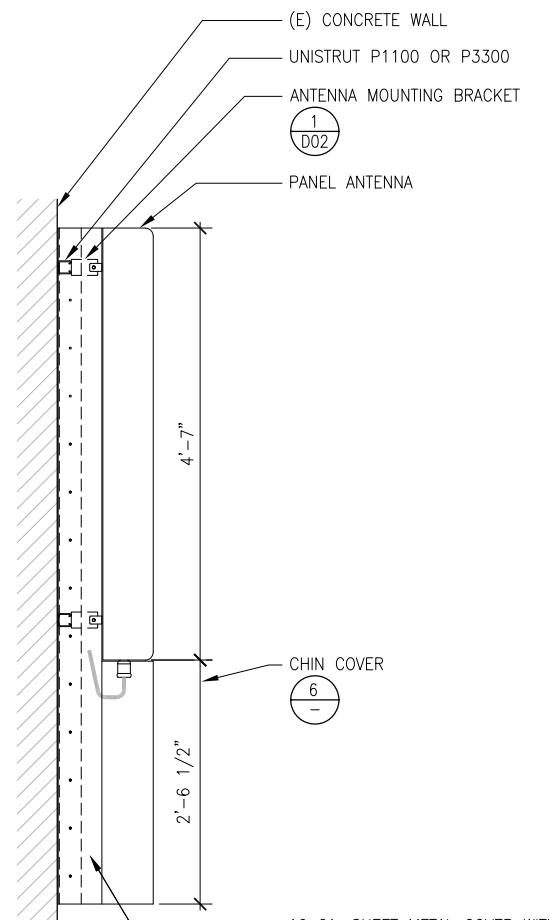
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SHEET TITLE	SHEET NUMBER
ELEVATIONS	A04

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NOTE:
SKIRTING SHALL BE PAINTED
AND TEXTURED TO MATCH.

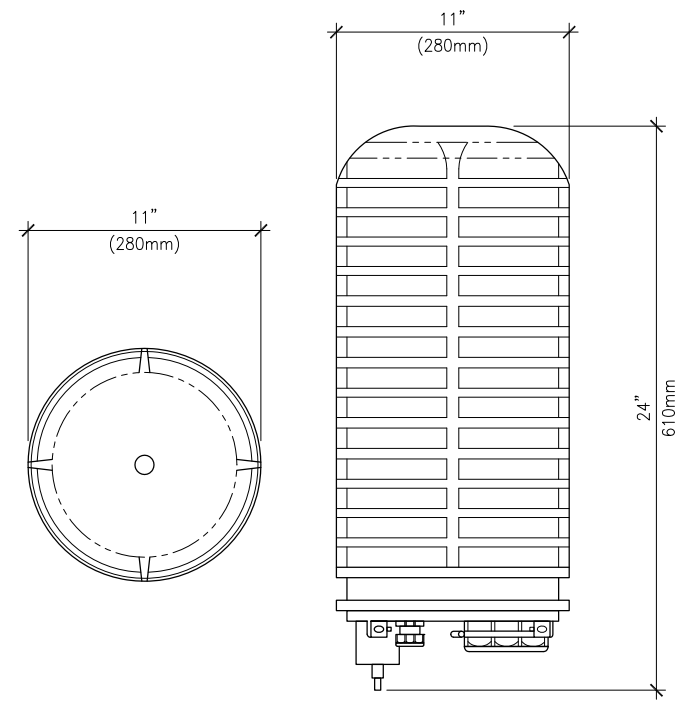


- (E) CONCRETE WALL
- UNISTRUT P1100 OR P3300
- ANTENNA MOUNTING BRACKET
- 1
D02
- PANEL ANTENNA

16 GA. SHEET METAL COVER WITH
1/4"Ø TAP/DRILL SCREW WITH
WASHER @ 6" O.C. PAINTED TO
MATCH (E) BLDG.

- PANEL ANTENNA
- ANTENNA MOUNTING BRACKET
- 16 GA. SHEET METAL COVER WITH
1/4"Ø TAP/DRILL SCREW WITH
WASHER @ 6" O.C. PAINTED TO
MATCH (E) BLDG.

(E) CONCRETE WALL UNISTRUT P1000 OR P3300



**RAYCAP DC6-48-60-18-8F
DC POWER SURGE PROTECTION**

ANTENNA SCHEDULE											
SECTOR	POSITION	ANTENNA		AZIMUTH		RAD CENTER		RRU QTY.	CABLE LENGTH		
		ANTENNA SIZE	ANTENNA TYPE	EXISTING	NEW	EXISTING	NEW		QTY.	LENGTH	DIA.
'A'	A1	EXISTING ANTENNA	(E) LTE	80	-	50'-0"	-	2	1	137'	FIBER
	A2	55.0x11.85x7.1	(N) GSM	80	80	50'-0"	50'-0"	2	2	137'	7/8"
	A3	55.0x11.85x7.1	(N) UMTS	80	80	50'-0"	50'-0"	2	2	137'	7/8"
	A4	EXISTING ANTENNA	(E) LTE	80	-	50'-0"	-	2	1	137'	FIBER
'B'	B1	EXISTING ANTENNA	(E) LTE	165	-	50'-0"	-	2	1	59'	FIBER
	B2	55.0x11.85x7.1	(N) GSM	165	165	50'-0"	50'-0"	2	2	59'	7/8"
	B3	55.0x11.85x7.1	(N) UMTS	165	165	50'-0"	50'-0"	2	2	59'	7/8"
	B4	EXISTING ANTENNA	(E) LTE	165	-	50'-0"	-	2	1	59'	FIBER
'C'	C1	EXISTING ANTENNA	(E) LTE	240	-	50'-0"	-	2	1	59'	FIBER
	C2	55.0x11.85x7.1	(N) GSM	240	240	50'-0"	50'-0"	2	2	59'	7/8"
	C3	55.0x11.85x7.1	(N) UMTS	240	240	50'-0"	50'-0"	2	2	59'	7/8"
	C4	EXISTING ANTENNA	(E) LTE	240	-	50'-0"	-	2	1	59'	FIBER
'D'	D1	EXISTING ANTENNA	(E) LTE	320	-	50'-0"	-	2	1	116'	FIBER
	D2	55.0x11.85x7.1	(N) GSM	320	320	50'-0"	50'-0"	2	2	116'	7/8"
	D3	55.0x11.85x7.1	(N) UMTS	320	320	50'-0"	50'-0"	2	2	116'	7/8"
	D4	EXISTING ANTENNA	(E) LTE	320	-	50'-0"	-	2	1	116'	FIBER

NOTE: UTILIZE EXISTING CABLE TRAY FOR THE REQUIRED DC/FIBER CABLES.
NOTE: UTILIZE EXISTING COAX CABLE. DO NOT REPLACE UNLESS THE COAX IS NO LONGER ADEQUATE.

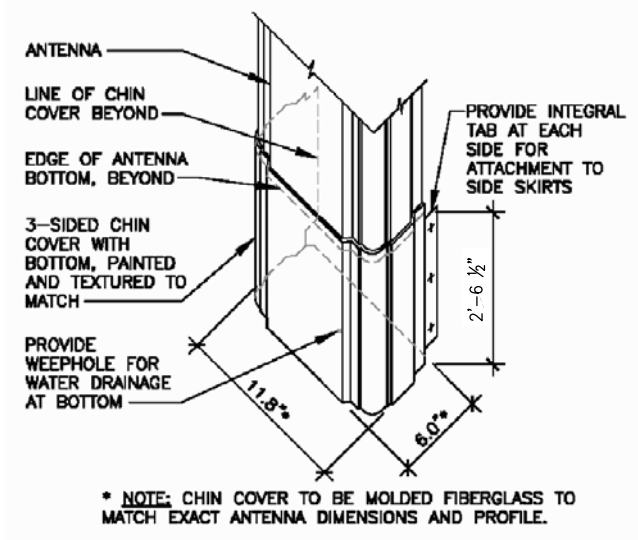
DC-6 SURGE SUPPRESSOR

5

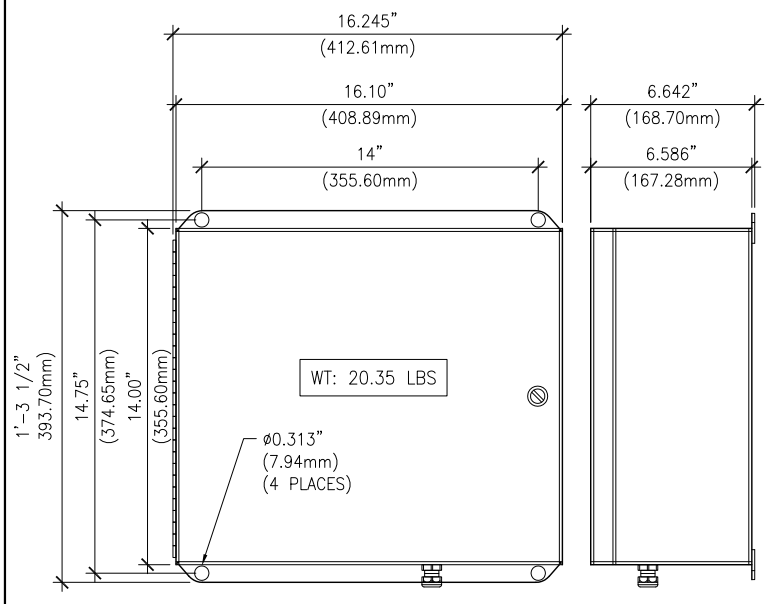
ANTENNA SPECIFICATION

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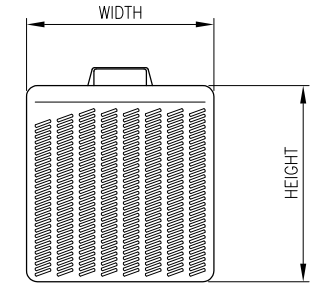
- NOTES:
1. SUBCONTRACTOR TO INSTALL BOX WITH UNISTRUTS, CUT TO LENGTH AND USE S.S. SCREWS 1/2"Ø TO SURFACE OF CABLE HOOD.
2. SUBCONTRACTOR TO SUPPLY A PAIR OF MOUNTING METAL BANDS WITH BOLTING WELDING.



* NOTE: CHIN COVER TO BE MOLDED FIBERGLASS TO MATCH EXACT ANTENNA DIMENSIONS AND PROFILE.



FIBER & POWER DISTRIBUTION BOX FC12-PC6-10E



RRU MODEL	RRUS-32 B30
RRU MODEL #	KRC 161 423/1
DIMENSIONS	29.9" x 13.3" x 9.5"
WIEGHT	77 LBS

ANTENNA SKIRTING DETAIL

8

CHIN COVER DETAIL

6

FIBER & POWER DIST. BOX

4

REMOTE RADIO UNIT

2



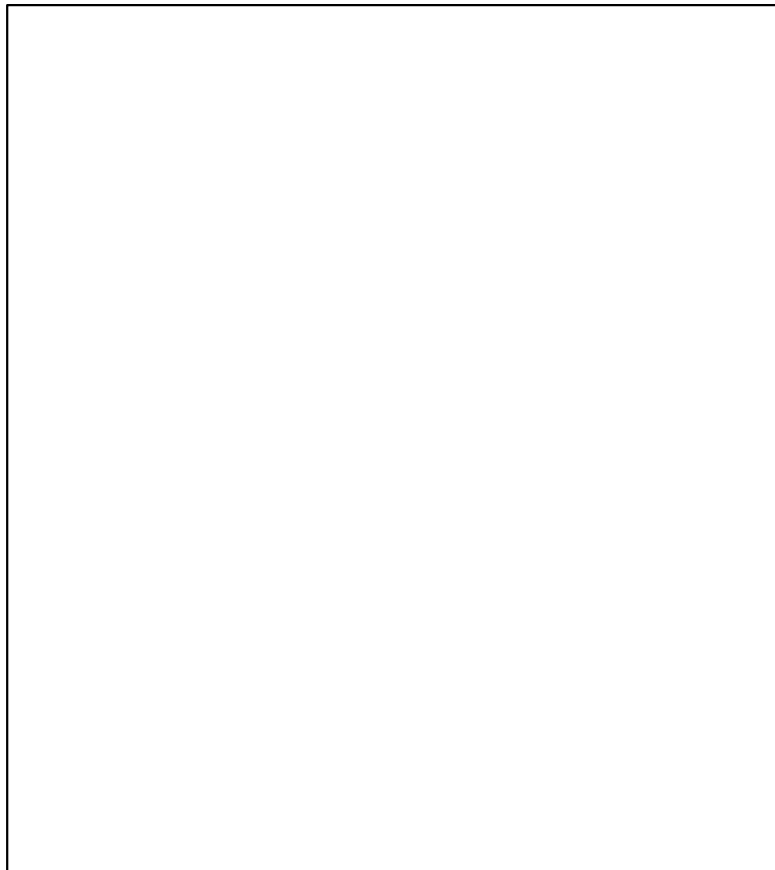
EAST PACIFIC BEACH
SD0306 (WCS)
2949 GARNET AVENUE
SAN DIEGO, CA 92109

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

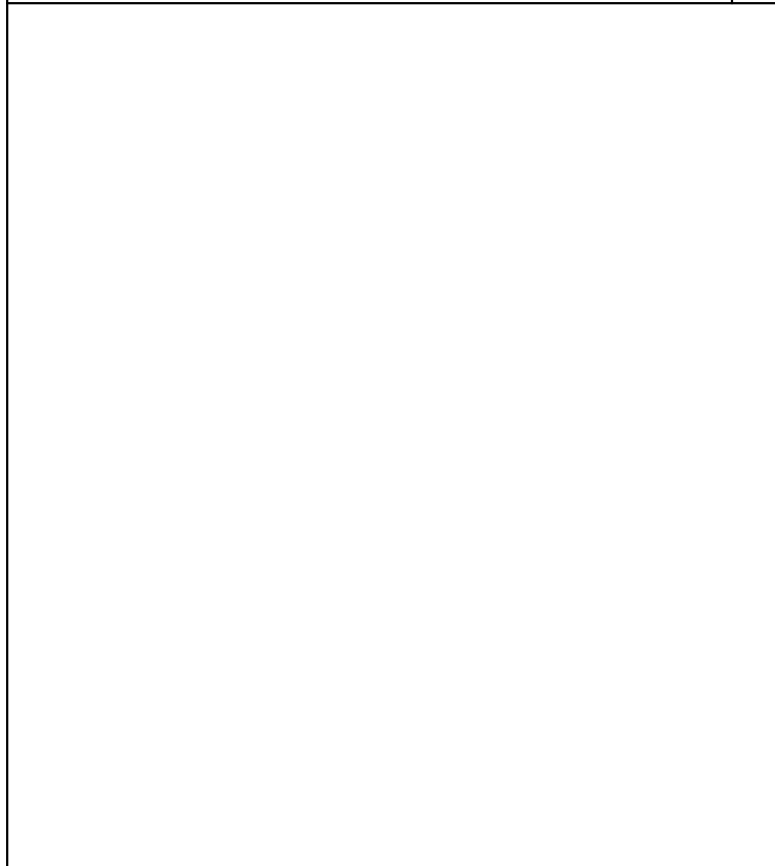
NO.		DATE	REVISIONS	BY	CHK	APP'D
0	07/08/14		ISSUED FOR ZONING PERMIT		HT	BOK DKD
SCALE		AS SHOWN	DESIGNED	DRAWN		

SHEET TITLE	SHEET NUMBER
DETAILS	D01

REDUCED PLOT: DO NOT SCALE THIS DRAWING



NOT USED 7 NOT USED 5



NOT USED 8 NOT USED 6

Mounting Hardware APM40

RADIO FREQUENCY SYSTEMS * Antennas Installation Instruction

Applications

The APM40 kits are mounting hardware options to be used for Base Station antennas up to 2.6 metres in length.

Features

- Basic direct mount kit
- Beam sliding tilt mount for mechanical tilt
- Scissor tilt option for fixed (or wall) downtilt
- Option for azimuth adjustment independent of mast
- All kits fully upgradeable
- Pipe diameter: 90-120 mm, Wall mount option
- Mechanical downtilt, minimum 10 degrees
- Azimuth adjustment up to +/30 degrees

Mechanical Specifications

Tilt adjustment range	0 to 10° (min)
Weight of kit (kg)	2.5 (tilt kits) 1.8 (direct kit)
Mounting kit material	Aluminium, Galvanised steel
Packaging dims. (mm)	1250 x 200 x 70 (tilt kit)
H x W x D (mm)	730 x 200 x 45 (direct kit)
Packaging material	Plastic Sleeve
Tools required	16mm (3/4") AF socket (3/8" drive recommended) 10mm AF spanner or socket

Please contact technical support for more information.

Mounting Options

Refer to the following table to identify mount kits supplied. The packages of the mount kits are marked with the APM variation. Refer to the relevant figure in the instruction for assembly information. The letter designation is referenced in the antenna model description.

Letter	Type of Mounting	Mounting kit(s)	Figure Reference
A	Direct pipe (no tilt)	APM40-1	3
B	Azimuth upgrade	APM40-1 & APM40-E3	6
C	Beam tilt	APM40-2	4
D	Beam tilt with azimuth upgrade	APM40-2 & APM40-E3	7
E	Beam tilt with scissor upgrade	APM40-2 & APM40-E2	5
F	Beam tilt with scissor and azimuth upgrades	APM40-2, APM40-E2 & APM40-E3	8
-	Direct to beam upgrade	APM40-E1	4
-	Bracket interface for APM40	APM40-E4	2
7	No mount kit	-	-

Assembly and Installation

Figure 1a : Pipe Mount Installation
For pipe mounting, bolt front and rear pipe brackets to pipe. Tighten from front as rear bracket holds nut captive. Refer to Table 2 for top to bottom mount bracket separation.

Figure 1b : Wall Mount Installation
For wall mounting, fix front bracket to wall with appropriate masonry anchors. Pre-drill holes with centres 134mm apart, at top to bottom separation shown in Table 2.

The Clear Choice in Wireless!™ Document Reference : 30748E000 Version 1.0
Please visit us on the internet at: <http://www.rfworld.com> Radio Frequency Systems

APM40-E4

Figure 2 : Interface Bracket Assembly
Attach interface bracket to antenna with M6 hardware where required. Top and bottom mounting points are identical.

APM40-1

Figure 3 : Direct Mount Assembly
Pipe mounting shown. For wall mounting, refer to Figure 1b. Rear pipe bracket is not required. Top and bottom mounting arrangements are identical.

APM40-2

Figure 4 : Beam Tilt Assembly (downtilt shown)
This assembly attaches to top of antenna for downtilt. Bottom mount assembly is the same as direct mount (Figure 3). Ensure tilt indicator has BEAM tilt markings visible. For up-tilt, invert assembly and attach to bottom of antenna.

APM40-2 and APM40-E2

Figure 5 : Beam Tilt with Scissor Upgrade Assembly
Insert scissor arm into beam tilt assembly. Bottom mount assembly is the same as direct mount (Figure 3). Reverse tilt indicator to have SCISSOR tilt markings visible. For up-tilt, invert assembly and attach to bottom of antenna.

APM40-1 and APM40-E3

Figure 6 : Direct Mount with Azimuth Upgrade Assembly
Top and bottom mounting arrangements are identical.

APM40-2 and APM40-E3

Figure 7 : Beam Tilt with Azimuth Upgrade Assembly
Insert azimuth bracket between arms of tilt beam, bolting down onto flat surface of pipe bracket. Bottom arrangement as shown in Figure 6. For up-tilt, invert assembly and attach to bottom of antenna.

APM40-2, APM40-E2 and APM40-E3

Figure 8 : Beam Tilt with Scissor and Azimuth Upgrade Assembly
Insert scissor arm into tilt beam as shown in Figure 5. Insert azimuth bracket into scissor arm, and bolt down onto flat surface of pipe bracket. Ensure tilt indicator has SCISSOR tilt markings visible. Bottom assembly as shown in Figure 6. For up-tilt, invert assembly and attach to bottom of antenna.

NOT USED 8 NOT USED 6

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

EAST PACIFIC BEACH
SD0306 (WCS)

2949 GARNET AVENUE
SAN DIEGO, CA 92109

NOT USED 8 NOT USED 6

DCI PACIFIC

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

6 ANTENNA MOUNTING BRACKET 1

SHEET TITLE			SHEET NUMBER		
DETAILS			D02		
NO.	DATE	REVISIONS	BY	CHK	APP'D
0	07/08/14	ISSUED FOR ZONING PERMIT	HT	BOK	DKD
SCALE		AS SHOWN	DESIGNED	DRAWN	

REDUCED PLOT: DO NOT SCALE THIS DRAWING

To be voted on January 31

1. *By owner occupied homes*

The PB vacation rental sub-committee recommends restricting vacation short-term rentals to a maximum of 60 days in the RS single family zone to owners who resides in their dwelling and the dwelling is declared as their primary residence.

2. *Not allowing additional commercial enterprise in RS zones*

The purchase of a dwelling solely for a vacation short-term commercial rental should not be allowed because this is a commercial business enterprise that should not occur in single family zones. Additionally homes should not be demolished to construct a vacation short-term rental.

3. *Total restriction of vacation rental short-term rentals from the single family RS zone*

The PB vacation rental sub-committee recommends that the City include in the Municipal Code, a restriction on the rental of single family dwellings in the RS zone for less than 30 days. Renting a dwelling in the single family RS zone less than 30 days should be a violation of the Municipal code resulting in a substantial fine not less than 3 times the actual amount of the rental.

Background

- VRs which are a commercial visitor accommodation are fundamentally inconsistent with the nature and the goals for RS single family zones. The PBPG vacation rental sub-committee recommends that the City reword the municipal code so that there is a clear and unambiguous statement of the intent to keep residential zones as they were intended to be, free from customer based businesses of any sort and free from Vacation short-term rentals of less than 30 days.
- Vacation rentals offer daily and weekly rentals to tourists and they displace long-term residents who are vested in the community, and may join the town council, coach little league and whose kids help keep local schools open. Short-term tenants have little interest in public agencies or in the welfare of the citizenry. They do not participate in local government, coach little league, or join the hospital guild. They do not lead a scout troop, volunteer at the library, or keep an eye on an elderly neighbor. Literally, they are here today and gone tomorrow -- without engaging in the sort of activities that weld and strengthen a community.
- Vacation rentals create nuisances and overburden infrastructure in the single family zone which is not prepared for the added impact.
- Hotel rooms, vacation rentals along the bay and ocean, and other visitor accommodations including vacation rentals in other zones of the city are available to handle all tourist needs without adding their impact to the RS single family zone.

4. *For existing vacation rentals in the RS Single Family zone*

It is recommended by the PB Vacation rental sub-committee that existing vacation rental units in the RS single family would be grandfathered in for a period of two years then told to cease operations.

5. Noise and disturbances

The PBPG vacation rental sub-committee requests that the City improve real-time police response times to citizen complaints about noise or disturbance of the peace and strengthen the Community-Assisted Party Program (CAPP) to respond to citizen complaints.

6. Requested by Chris Olsen

Should the restrictions for single family be applied to the RM zone too where there are a number of split lots which are single family homes and others? Discussion and vote

Approved recommendations from the Sub Committee

Recommendation

Therefore the PBPG appointed sub-committee for investigating the vacation short-term rental of residences less than 30 days, recommends that the City modify the San Diego Municipal Code to require a conditional use permit for the operation of any vacation short-term rental citywide and that the permit fees be determined to cover the City's cost for management and enforcement of the permit.- ***approved 9-0 by members of sub-committee***

The Vacation Rental sub-committee additionally recommends that the City permit for the establishment and operation of any vacation short-term rental less than 30 days city wide, at a minimum shall include the following standards

- All businesses, agents, property managers or owners of property applying for a Vacation Rental permit shall include their 24/7 contact information along with phone numbers. This list shall be published in the City online web site.
- The permit shall require TOT as per Municipal Code.
- All marketing for the property shall have the permit number listed.
- The dwelling to be used as a vacation rental shall be reviewed by the City's Vacation Rental Manager who will determine the maximum number of people that could be housed in the rental by number of bedrooms and dwelling square footage and the maximum number of vehicles that can be parked at the rental by the property's number of off street parking
- The City's Vacation Rental Manager shall determine that the residence is properly maintained with no known code violations, adequate safety features like fencing for pools, along with a one or more fire extinguisher, smoke detectors by code, adequate storage of flammable liquids, and adequate trash and recycling containers
- The residence shall be equipped with one identification sign, with the names of the managing agency, agent, property manager or owner of the residence with the telephone number, the maximum number of occupants permitted to stay in the unit; the number of vehicles allowed to be parked on the property and the phone number of the Cities Vacation Rental Manager.
- All noise or disturbance violations at the short-term rental, reported by neighbors, shall be recorded by the police and given an incident number stating that this is a short-term rental. A copy shall be sent to the Cities Vacation Rental Manager. The City shall notify the listed property manager, operator, owner in writing with the evidence to substantiate any violation of noise or other permit requirement as per the City's CAPP program. After the notification of three substantiated violations of the noise ordinance within a 6 month period, the permit for operation can be revoked and fines levied to the property owner as per the CAPP program.

This may be appealed to the City for consideration to keep the vacation short-term rental permit.

- Any business, agent, property manager or owner of property who rents one or more transient private home rental unit shall be required to obtain a City Business license and permit for operation.
- All short-term rental units shall be covered by a liability insurance policy with amounts determined by the City.

Approved by members of sub-committee 8-1

Ryan Janz Mission Bay Vacation Rentals voted against and stated that Bullet four should be –

Universal standards for occupancy and parking will be established (i.e. 2 occupants per bedroom + 2) and verified on the permit application by the City's Vacation Rental Manager. Exceptions to these standards will have to be approved by the City's Vacation Rental Manager. Standards can not be more restrictive than current city building code.

Mr. Janz also stated for bullet 5 to replace City Vacation Rental Manager shall determine with "The permit application for Vacation Rental shall contain a signed affidavit stating"

Mr. Janz also stated that for bullet 6 "Unless prohibited by current zoning , the residence"...

Mr Janz made some minor changes to bullet 7 on some words.

In addition to the sub-committees recommendation of a permit and conditions several restrictions in the single family RS zone were approved.

1. *Vacation rental use allowed but restricted*

- The PBPG vacation rental sub-committee recommends that some standard proximity to regulate the conversion of single family homes into short-term rentals to keep areas of the single family zone from being completely converted into short-term rentals.

Passed by sub-committee 6-3

Ryan Janz opposed Doesn't want restriction in Single Family zone – already 300 VRBO in the zone so how can you restrict them by proximity.

Ryan Michaels opposed existing VR – what to do with them

Tom Coats opposed

2. *By time of rental period*

- The PBPG vacation rental sub-committee recommends that a 7 day minimum rental which would allow the use of a single family zone home for short-term rentals without the resulting turnover and abuse that comes

from extremely short term rentals. In multifamily zones, which might be possible more agreeable for vacation short-term rentals, rentals are not allowed for less than 7 days. Why isn't a similar restriction in single family RS zones??

Passed by sub committee 6-3

Ryan Janz opposed

Joe Wilding opposed

Karen Sumek opposed two short a period, would limit access

3. *By owner occupied homes*

- The PBPG vacation rental sub-committee recommends restricting vacation short-term rentals in the RS single family zone to dwellings where an owner resides in his or her dwelling for a minimum 6 months per year and applies for a permit complying with all its conditions.

Fails by Sub-committee 3-6 – some discussion about changing wordage

Scott Chipman opposed concerned about time and owner occupied

Ryan Janz opposed doesn't want restriction and can't be enforced

Ryan Michaels opposed SF has owner occupied restriction for number of days

Marcie Beckett opposed doesn't stop proliferation and damage to community

Joe Wilding opposed

Chris Olsen opposed

Some discussion about proposed restriction limiting VR to owner occupied Owner occupied then 30 days per year maximum. Limited to 60 days per year maximum. This restriction may be discussed at next meeting.

At the next meeting on January 31 we will discuss: 1. Owner occupied restrictions again to see if there is any number people will agree too: 2. Not allowing additional commercial enterprise in RS zones: 3. Total restriction of vacation rentals of 30 days or less in single family zone and: 4. What to do with existing vacation rentals in RS single family zones if a restriction is approved.

A presentation of our recommendation to the full PBPG is tentatively being scheduled in February at a separate vacation rental meeting.



www.pbplanning.org

Pacific Beach Planning Group

Minutes – Dec 2, 2014 **(DRAFT)**

1. 6:32pm meeting called to order, quorum established. Attendees: Brian Curry, Curtis Patterson, Eve Anderson, Michael Beltran, Kathy Combs, Deborah Conca, Patricia Dobson, Larry Emlaw, Don Gross, James Krokee, Imelda McClendon, Henish Pulickal, William Ramirez, Karen Sumek, Baylor Triplett and Joe Wilding

Members not present: Hilary Lowe, Scott Chipman, Paul Falcone, Chris Olson

2. Current Agenda – Modification & Approval:

Modifications:

- Wrong address for #4 on development subcommittee: 1367-69 Felspar.
- Subcommittee not going to approve cell phone towers and related items in the future.
- Adding Congregational church T-Mobile cell phone tower extension to development subcommittee action items. Needs a vote to add to agenda. 11-0

Eve made a motion to approve the agenda, Curtis seconded,

Motion Passed 11-0-0.

3. October 22, 2014 Minutes - Modifications and Approval:

Modifications:

1. Chris Olson on PB pathways under item 9. A brief history of Pacific Beach EcoDistrict was given and a presentation of the proposed PBPG specific list of action items. Re: Phase 1, signage, markers – approved. Motion: Chris Olson. Second: Curtis. Passed 16-1-0. Don Gross against.
2. PB Pathways (Phase 1 routes, sharrows, markers and signage). Committee recommends motion to approve. Chris Olson made a motion to approve the Phase One routes for implementation of the following PB Pathways Elements: Sharrows, Pavement Wayfinding Markers and signage using the concepts presented. The phase one routes are a) Ocean Front Walk (boardwalk) to bike path at Mike Gotch Bridge via Reed Ave, Haines Street, and PB Drive. b) Ocean Front Walk (boardwalk) to intersection of Haines and Diamond via Law Street and Haines c) Van Nuys Street to Bayside Walk (boardwalk) via Cass Street, d) Turquoise St. to Bayside walk (boardwalk) via Fanuel Street e) Cass St. to Olney Street via Diamond. Second: Eve Anderson. Passed 15-1-1. Against: Don Gross (other ways to do this). Abstain: James Krokee (too many signs).

Debra made a motion to approve October minutes as amended. Karen seconded,

Motion Passed 13-0-0.

4. Chair's Remarks

- Michael McQuary board of education trustee. Contacted Brian regarding PBPG involvement, MB high school, middle school and pacific language school. Wants a representative to be a liaison from our group to his group. Karen Sumak and Pat will be representatives. Passed 13-0
- Electric charging station, 8 stations on Reed. Counter proposal was 4 in library, 4 on street. Library said no to parking spots. Operator still wants to do 4 on the street. Don Gross: 3 charging stations in MB Park.
- CPC code update regarding SANDAG. Small carport ordinance. Regarding attached housing or detached units. CPC approved the ordinance.

- Drainage channel clean out was approved. No more flooding at MB high school. Focus on vegetation, trash and silt. Don will need to contact others regarding trees. Don Gross: Still "hideout" areas.

5. Non-Agenda Public Comments (Note: 2 minutes maximum per speaker)

Don Gross: PB lost \$1M. District 2 has \$900k. We don't have any money for neighborhood repairs. Group that has the money doesn't have an EcoDistrict.

Sara Berns: Holiday Events: Dec 13 all day in PB. San Diego Santa Run 5k at 10AM. PB Holiday parade at 1:00PM. Haines to Bayard. Christmas on Crystal Pier from 2-5pm with Santa Claus. \$10 for digital picture on pier. Tree lighting at 5PM.

Eve Anderson: 1: SANDAG turned down by courts for transportation plan. 2. Shuttle to downtown turned down by the court. Wants traffic subcommittee to address it. Wants PB to be the first to have it.

Henish Pulickal: PROW update. 92 total violations – 24 corrected or applied for PROW. Most of the news racks have been removed or permitted. Only 2 publishers remaining that city is trying to contact for newsracks.

Frances Fellers: Tarrant has been the best rep for our area. Roland Bush is also great staff. Writes great letters. Thank you to city staff.

Joe Wilding: 1. Mossy Toyota gave 34 trucks to lifeguards for free. 2. Went to Rosedale and on Rosedale Ave all traffic lights turn green. Lights in our city are not coordinated. Need lights to coordinate. 3. Overpopulation, change 30' height limit to 20' feet.

Alan Harris: Dark for December (no meeting for PBTC). Next meeting location will be Crown Point music academy at 6:30, January 22nd. Thanks to Imelda for 25 Cities presentation. Thanks to Joe W for his service. Thanks to Ed Harris and Tarrant and Chet. PROW audit. Gave certification.

6. Government Office Report: (Informational Item)

Presenter: Councilmember Ed Harris (Council District 2)

Brian Curry: Thanks for help with code compliance, EcoDistrict, PB pathways, diligence shutting down medicinal marijuana dispensaries.

Councilmember Harris. His honor serving us. Liked representing neighborhoods and taxpayers. Brought Toyota deal to city for free trucks. Never wanted to be a politician. Was on dive team and became intolerant of gov't. Money allocated based on political power and not need. Represented lifeguard since 2000. By 2009 trucks and boats undependable. Bad day for a lifeguard is a tragic day for a family. Gave him a different perspective being in this office. Moving forward continue with community involvement. Only 30% voting. Calling on all groups, town councils, any civic organization. \$1.2 million spending on council member campaign, what is bought with that? General populace needs to have a voice. Some say community group isn't powerful enough. Need to bypass that. Only way to ensure our voice is by voting. Register, educate, and vote. Political strategy is to create negativity to avoid polls. Learned how to be effective. If issue is not in councilmember's budget, it's not a priority. Review community budget. Go to councilmember and tell them to put our issues on their budget. Need to get at least 4 council members to get on budget. As a group, do what lobbyists do. Why do councilmembers dictate rules of forum? Public should be able to ask any questions. Gov't works for people. Spread around some money \$60k into PB. \$30k for cross walk. Bike trails, etc. Marijuana dispensaries: shut down plenty. \$3m sitting in a fund from closed dispensaries. Use that money for police and code enforcement was his recommendation, but couldn't do that, ran out of time. Grew up in Orange County, played in fields, creeks. When he grew up everything was paved over. Then it took 2 hours to drive to beach because of traffic. Places being built without adequate parking, b/c it's close to transportation. But these residents don't use public transit. If residents take up all street parking, no room for visitors. Supports mass

transit. \$60m in budget surplus next year. Go after the money and make sure it's in the budget memo with Lori and other council members. PB deserves the money it generates from tourism. The priority budget is public info. Mayor's office puts out the budget. Independent Budget Analysis, Tarrant will forward. Gives key budget dates. Belmont Park: Things that are rushed are not disclosing something. Didn't support the deal. Did away with a key provision, requiring 2.5% spent for improvement annually. That comes to \$650k for investment back into the park per year. Over 50 years, that total is \$68m. City of San Diego would be paying for bar stools, glasses, stoves. Not a good deal. It's nuts. There's enough money in the city to be run very well. Audit ground leases and figure out where money is going.

Questions:

1. Jim Krokee: vacation rentals: Additional staff with compliance, possibly police. Needs for monitoring and enforcing vacation rental issues.
 - a. Code compliance officer is \$100k/year. Funded for extra, but not up and running.
 - b. Belmont Park: Previous owner supports Ed Harris. Lessee is 100% responsible for the Plunge, pool and building. Effect: Company bought lease for 25% of value. Should be getting \$1.3m/year for the lease. That's way too low. Rent credits reduce profit by half. \$600-700k. Could pay for code compliance officers. Any time we don't get our city revenue, it affects our account. City has lost over \$4m in 25 years. We have to get fair market value for our assets.
2. Larry Emlaw: condo conversion issue. Density is becoming a real problem. SFR turning into 2-4 homes. Garage conversions.
 - a. Need to change community plan. Lori is on land use committee. Needs to go through that committee. Have to get town council and community on board. Not opposed to density, but doesn't believe it should be right here (PB). Should be along transit lines. There's so much money to be made that developers are tweaking how they can make money. Don't have infrastructure to support increased density. Let's get trolley line down Grand ave. Infrastructure first, development 2nd. Didn't see that happen in Mission Valley.
3. Don Gross: No one says anything bad about Ed Harris. Presenting a news clipping regarding getting \$1m.

Tarrant: Few projects: 1. Tree removed from S. Graham.

2. Working on sidewalk at Tourmaline and Dawes.

3. Crosswalks, Ingraham and La Playa and Fortuna

4. Newspaper racks, 2 vendors left. Everyone else cleaned up.

5. Introduce Liselle, works for Lori Zapf.

Liselle: Worked for 2 councilmembers. For 8 years total. Policy work and PB is her only community. Invitation to inauguration at next Wednesday 10AM. Golden Hall.

Eve invited her to PB events, parade and PB town council.

7. Election Subcommittee Update (Informational Item)

Presenter: Imelda McClendon

- Reviewed bylaws and handbook. Elections in March. Eligibility, live in census tract or business owner. Need photo id and/or utility bill. Commercial rep: owner, or letter from owner designating employee. Packet has application, 25 signature petition. Turn in packets by March 11, 5pm. Pickup/drop-off location will be updated online.
- Election procedures: Wednesday March 25, 4:45 – 6:30PM. Different tables for residential/commercial. Thorough counting process. Coin toss if tie. Seated in April. Challenges need to be received within 24 hours to Imelda. Need to attend 1 meeting in past 12 months. Vacancies: 77.00, 78.00, 79.01, 79.03, 79.04, 80.01, 80.02/83.10, 3 commercial vacancies. Needs one more public member for subcommittee.

8. Vacation Rentals Ad Hoc Subcommittee (Informational Item)

Presenter: James Krokee

- First meeting was November. 33 attended. Half for/against. Discussed issues. Sent out minutes by email. 2 recommendations: 1. Permit at the city level/ordinance. Most other cities have permits. Most people agreed to that. Needs to have several components. 2. Restrictions on vacation rentals. Next meeting is Saturday in library at 10am. Asking for more members. Putting together statement of concern. Didn't say "28 day minimum," as printed in paper. Short term rental is less than 28 days. Will ask Lori to budget for permits, compliance and zoning issues. January 10, 11:30-1:30 is follow up meeting.
- Frances Feller: lives near crystal pier in 76 unit condo. Started as mostly owners, now lots of short term rentals.

***William Ramirez left**

9. Development Subcommittee (Action Items)

Presenter: Curtis Patterson

1. T-Mobile project: Katelyn. Community Congressional Church. Parking lot lights that have antennae in them. Needs permit for another 10 years. Current permit about to expire.
 - a. Brian Curry: AT&T already in fake trees. No need to pass, already approved by FCC. Trees weren't maintained and they died.
 - i. Katelyn: should have been joint responsibility of church and AT&T.
 - b. Motion: Mike Beltran. Second: Deb Conca. Passed 11-1-2. Against: Patricia Dobson. Abstain: Kathy Combs and Don Gross.
2. 3954 Haines Street (PTS# 386464)
CDP to construct two new single-family residences
Subcommittee recommends motion to approve with recommendations.
 - a. Curtis: Jacaranda trees. Carport letter regarding walls must be open. Parking exceeded parking requirements. 2 needed, 4 provided. Requested drought tolerant landscaping. 3 bedroom
 - b. Scott presenting: basement parking. Upside down plan, bedrooms on main floor, living space on 2nd floor to take advantage of views to the west. Contemporary design, stucco and porcelain. Height, 24'7" on Haines, on alley 30'. Lot size: 2,500.
 - i. Rob (project owner): He's built 22 homes. 11 vacation homes. 11 long term, 5 families. Only one home with more than 2 drivers.
 - ii. Public: Solar? Yes.
 - iii. Don Gross: If it was a lot split, should be 3,000. Using grandfathered lots is not allowed.
 - iv. Curtis: two existing legal lots.
 - v. Motion: Mike Beltran. Second: Curtis. Passed 12-2. Against: Larry Emlaw (typical development), Don Gross (not on 3,000 sq ft. lot).
3. 945 Law Street (PTS# 386474)
CDP to construct two new single-family residences.
Subcommittee recommends motion to approve with recommendations.
 - a. Curtis: photovoltaic, jacaranda street trees, carport letter, self-assessment rubric completed. Buyers wanted front yard instead of back yard. Preferred front yard fence. Drought tolerant landscaping
 - b. Scott: 3,100sf lot, 2,300sf house. 2 car open garage, 4 bed/3bath. Set back 30'.

- c. Motion: Curtis. Second: Michael Beltran. Passed 9-5. Against: Eve Anderson (parking), Larry Emlaw (“Beach disease”), Don Gross, Baylor Triplett, Joe Wilding (Density).
- 4. 871 Agate Street
 - Two-unit condominium conversion.
 - Subcommittee recommends motion to approve with recommendations.
 - a. Drought tolerant plants. Passed subcommittee 4-1.
 - b. Don: 2 lots merged into one lot. Two 3 bed condos. 4 parking spots.
 - c. Building under density. Easement is main reason. Just changing legal title. Currently apartments, changing to condo.
 - d. Motion: Curtis. Second: Pat Dobson. Passed 11-2-1: Against: Larry Emlaw (Parking), Don Gross (“Hustle committee”), Abstain: Baylor Triplett (parking)
- 5. 1367-69 Felspar (PTS# 381122)
 - CDP to construct four new condominiums.
 - Subcommittee recommends motion to approve with recommendations.
 - a. Curtis: loft not to be used as bedroom. Fence project due to proximity to school.
 - b. 2 car garage for each unit. 3 story building. All to code. Under FAR. Walls between units have sound insulation. Double stud walls.
 - c. Don Gross: How many adults live in these units?
 - i. 8 adults.
 - d. Jim Krokee: Mini dorm concern.
 - i. Curtis: It’s on title that they are 2 bedroom units. Loft can’t count as bedroom. Loft is 7x10. Too small for a bedroom.
 - e. Lot size 6200 sf, 50x125 RM 2-5.
 - f. Motion: Curtis. Second: Deb Conca. Passed 12-3: Against, Karen Sumeck (didn’t change landscaping), Joe Wilding (“which jelly donut made me fat?,” doesn’t like 30 foot development), Don Gross.

***MOTION** to extend until 8:40. Mike 1st, Joe 2nd. 16-0 approved.

10. Traffic & Parking Subcommittees (Action & Information Items)

Presenter: Michael Beltran

- 1. Foothill Boulevard (Action Item)
 - Committee recommends motion to “Lower the speed limit to 25 mph on Foothill Blvd and implement the traffic circles and other “complete street” elements for bicycle, pedestrian and vehicular safety on Foothill Blvd. between Fanuel and Beryl.”
 - a. 25mph due to speed trap laws. Average speed was 33.4. So city raised speed to 30mph so it’s radar enforceable. Residents don’t like it, want 25 mph. Lots of crashes, residents are posting signs. Subcommittee voted to reduce speed to 25mph 5-0-0.
 - b. Jeff Rosen: cars are going faster. 59 residents on foothill, most signed petition. Only people that didn’t sign weren’t home.
 - c. Went up to 30mph in September, we found out after the fact.
 - d. Baylor: can we do speed dips? –
 - i. Brian Curry: not sure if it’s part of “complete streets.”
 - e. Joe Wilding: lots of areas need to have lower speeds, especially near schools.
 - f. Allan: installing 2 solar speed signs.

g. Motion: Imelda. Second: Mike Beltran. Approved 14-0

11. Other Subcommittees (Action & Information Items)

Code Enforcement: Henish Pulickal - nothing

Communications Subcommittee: Baylor Triplett - creating a vacation rental section on website.

Special Events: Eve Anderson - A new At-Large member was elected by the board: Norm Kleyh, who is a property manager in PB. The committee will elect officers in January.

12. Meeting Adjourned at 8:41pm.

(Next Meeting: Wednesday, January 28, 2014)



January 28, 2015

Mayor Kevin Faulconer
Councilmember Lorie Zapf
Ms. Lesley Henegar, Senior Planner
City of San Diego

VIA ELECTRONIC CORRESPONDENCE

Re: Pacific Beach Planning Group
Year-End 2014 Report

Mayor Faulconer, Councilmember Zapf, and Ms. Henegar:

We are pleased to submit a list of key accomplishments by the Pacific Beach Planning Group (PBPG) in 2014:

1. Pacific Beach EcoDistrict. The PBPG joined with other community partners approving the Pacific Beach EcoDistrict Framework and Declaration of Cooperation. The PBPG has committed to a community plan update and development review with EcoDistrict principles, changes to the City development and approval process to promote the EcoDistrict, providing a public forum for public input on EcoDistrict projects and a conduit for approval, and collaboration with Pacific Beach EcoDistrict Partners.
2. The Development & Mixed-Use subcommittee reviewed twenty-nine projects. The subcommittee requires applicants complete a checklist addressing EcoDistrict criteria with emphasis on sustainability.
3. Pacific Beach Parks. The PBPG partnered with Beautiful PB and the City to submit a CalTrans grant proposal "The Pacific Beach Mobility Study" which includes the PB Parks project.
4. Beautiful PB / Community Collaborators. The PBPG continues to work with Beautiful PB and Community Collaborators to inform the public, promote community involvement, and advance community-sponsored initiatives and projects.
5. The PBPG Traffic & Parking subcommittee was very active and instrumental in accomplishing several critical projects in Pacific Beach including but not limited to street improvements, traffic calming, installation of stop signs, and pedestrian crosswalks. The subcommittee reviewed and approved Phase 1 of the new PB Pathways bicycle-pedestrian plan.
6. An ad-hoc committee was formed to address the public's desire to address vacation rentals, primarily in single family neighborhoods. The committee intends to bring recommendations to the PBPG in early 2015.
7. An ad-hoc committee was formed to gather public input on Capital Improvement Projects (CIP) in Pacific Beach and a list of recommendations was approved and submitted to the City via the Community Planners' Committee (CPC).
8. The PBPG Code Compliance subcommittee was very active with prioritization of violations and protocol on City review and enforcement. Particular emphasis was placed on storefront medical



marijuana dispensaries, the PROW (public right-of-way) program, news racks, parking, encroachments, and illegal conversions.

9. Mission Bay Gateway. The PBPG continues to support the forward planning for the Mission Bay Gateway project which encompasses key community amenities including De Anza Cove, Mission Bay Golf Course, CampLand, recreational facilities, open space, wetlands, and Mission Bay High School. The recent settlement agreement with De Anza Cove residents now provides the opportunity to engage the public and move forward with planning on this extraordinary publicly-owned asset.

10. Balboa Station Transit Oriented District. The PBPG has been communicating with SANDAG and City Planning with regard to the new Transit Oriented District (TOD) at Balboa and Interstate 5. The Planning Group will be working with City Planning and the public in planning for the TOD via a Specific Plan (SP) which extends from Interstate 5, west to Rose Creek, and the length of Mission Bay Drive between the north- and south-bound I-5 on- and off-ramps.

11. Comprehensive Parking Plan. Public meetings were held to begin the process of developing a comprehensive parking plan for Pacific Beach. A request was made to City Planning to initiate a formal traffic and parking study to be used as a guiding document in determining a solution to ongoing traffic and parking challenges in the community.

12. San Diego Unified School District. An ad-hoc committee was formed to engage with the school district on several community projects, including the proposed YMCA at the PB Middle School, new development at Barnard Asian Pacific Language Academy, and recreational elements at Mission Bay High School.

13. DecoBikes. The traffic and parking subcommittee, along with Discover PB and the PB Town Council, held several open public meetings with DecoBikes and the City with regard to the proposed DecoBike share locations.

14. PB Middle School. The PBPG approved new stop signs at critical intersections north and south of PB Middle School to enhance safety for students and accommodate the Beautiful PB (EcoDistrict) student-designed street murals. The two murals were the first of several planned for PB and initiated the PB Pathways project which emphasizes non-motorized connectivity throughout the community.

15. North PB Lifeguard Station. The PBPG recommended one of two locations for the proposed North PB Lifeguard Station and will be interacting with the City on station design.

In addition to the projects outlined above, we continue to fully engage on comprehensive planning visions for our community emphasizing quality of life and the Pacific Beach culture. We remain dedicated to forward planning and implementation of these and other projects and are working diligently to promote the vision of the Pacific Beach Community Plan.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brian J. Curry".

Brian J. Curry, Chair
Pacific Beach Planning Group

cc: Liezl Mangonon, Council Representative, City of San Diego
Tom Tomlinson, Interim Planning Director, City of San Diego
Nancy Bragado, Deputy Planning Director, City of San Diego
Dr. Michael McQuary, Board Member, San Diego School District
Cathie Jolley, President, PB Town Council