



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 7, 2013 **REPORT NO.** PC-13-063

ATTENTION: Planning Commission, Agenda of November 14, 2013

SUBJECT: AT&T - MORRISON - PROJECT NO. 205425. PROCESS 4

REFERENCE: Planning Commission Docket June 13, 2013
<http://www.sandiego.gov/planning-commission/pdf/pcreports/2013/pc13063.pdf>

**OWNER/
APPLICANT:** Margaret Morrison
AT&T Mobility

SUMMARY

Issue: Should the Planning Commission approve a wireless communication facility located at 4864 Lila Drive in the Kensington-Talmadge Community Planning area?

Staff Recommendation:

1. **Approve** Conditional Use Permit No. 728789;
2. **Approve** Planned Development Permit No. 1127418;
3. **Approve** Site Development Permit No. 1127420.

Community Planning Group Recommendation: On October 9, 2013, the Kensington-Talmadge Planning Group voted 11-2 to recommend approval of the T-Mobile project (Attachment 11).

Environmental Review: This project is not pending an appeal of the environmental determination. This project is exempt from environmental review pursuant to Article 19, Section 15301, Existing Facilities. The environmental exemption determination for this project was made on May 7, 2013 and the opportunity to appeal that determination ended May 21, 2013 (Attachment 7).

Fiscal Impact Statement: All project related costs associated with processing this permit are paid out of a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: Not Applicable.

BACKGROUND

This project is an application for an existing Wireless Communication Facility (WCF) approved under CUP 99-0464-59 on March 30, 2000. The facility consists of a first generation 25-foot tall faux palm tree supporting eight panel antennas with associated equipment in a wood fenced enclosure. The WCF is located in the back yard of a home overlooking Montezuma Road in the RS-1-7/RS-1-1/OR-1-1 zones in the Kensington-Talmadge Community Planning area (Attachments 1, 2, and 3). There are single unit homes to the west, east and south. An open space canyon, owned by the Homeowners Association for the residential complex below the property along Collwood Boulevard, lies to the northeast with Montezuma Road just beyond.

WCFs within residential zones where residential uses exist require a CUP. It is the least preferred location pursuant to Council Policy 600-43, however, when the carrier can demonstrate that there are no other higher preference locations within the target area, residential properties can be considered. In this situation, the WCF has existed on site since 2000 providing service to the neighborhood and the surrounding community. There are no non-residential properties in the surrounding area that would be able to provide the same coverage. The project requires a PDP to deviate from the rear yard setback and the SDP is required due to the proximity to Environmentally Sensitive Lands and the Multiple Habitat Planning Area (MHPA) that abuts the property.

The backyard contains a built-in swimming pool, jacuzzi and a basketball/tennis court, and T-Mobile currently maintains two antenna poles immediately adjacent to the AT&T monopalm (Attachment 8). T-Mobile is proposing to remove those antenna poles and install their antennas on the new AT&T monopine. Their equipment, however, will remain in its current location in the northeast corner of the rear yard.

DISCUSSION

Project Description:

Since the June 13, 2013 Planning Commission meeting, AT&T and T-Mobile have met with the community planning group, the land use subcommittee and the neighbors in an effort to discuss different scenarios that would minimize the impact on the surrounding area. The resulting project is a new 27'-6" faux pine tree supporting eight AT&T panel antennas and associated technical components at the approximate height of 22-feet and six T-Mobile panel antennas at the approximate height of 14-feet (Attachment 9). AT&T will be relocating their equipment into a new block wall enclosure that observes the side yard setback on the eastern side of the rear yard (Attachment 9). T-Mobile's equipment will remain in the northeastern end of the backyard and will be screened by wood lattice on top of the existing perimeter retaining wall and new vines. On October 9, 2013, the Kensington – Talmadge Planning Group voted to recommend approval of both projects (Attachment 11). A condition was added to the permits to require

additional landscape on the western side of the rear yard with input from the neighboring property owner.

The existing WCF is located within the side and rear yard setbacks (Attachment 8). The original CUP approval was granted in 2000 under the previous Municipal Code. The zone at the time was R-1-5000 and R1-40,000/HR which had different setback requirements, but even so, at the time, deviations were permitted with the processing of a CUP, which is how the WCF was approved in the current location. With the adoption of the Land Development Code, the zone was changed to RS-1-7 for the portion of the lot where the house is located, and divided between OR-1-1 and RS-1-1 for the remaining lot area.

A PDP is necessary since the proposed facility encroaches into the rear yard setback (Attachment 15). If AT&T were required to relocate the proposed monopine out of the rear setback, it would have to be increased in height to compensate for the distance from the edge of the slope. The proposed antennas, as they are currently situated, have a direct line of sight to Montezuma Road and the surrounding community. Relocating the entire monopine at a minimum of 20-feet back from the rear property line would mean a substantial increase in height to enable the antennas to afford the same or similar coverage as what the WCF currently provides.

An SDP is required due to the proximity of the WCF to the ESL and MHPA that immediately abuts the property. The project is not proposing any impacts to those areas; however the Land Use Adjacency Guidelines will be applied to this project with conditions included in the permit.

Communication Antenna Regulations (LDC Section 141.0405) – All WCFs on residential property require a CUP due to the sensitive nature of the use. A WCF must be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions. The facility is situated in the back yard of a home and is visible from Montezuma Road as well as to surrounding canyon rim homes. The addition of three 24-inch box Canary Island Pines along the back property will provide integration and screening to the surrounding canyon rim homes. Additional trees are also required on the western side of the rear yard in consultation with the homeowner to west. From below, the speed of the cars along Montezuma Road and the topographical difference of approximately 160-feet will aid in mitigating the visual impact of the facility.

Council Policy 600-43 – The guidelines promote the use of camouflage design techniques to minimize the visual impact to the surrounding community. Consideration of integrating the project with the existing environment through landscaping are promoted in this policy and the branches of the new faux pine tree will provide better screening for the antennas and ancillary components to aid in screening the WCF from both the street and the surrounding canyon rim properties.

General Plan – The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. Again, the proposed monopine will be integrated with the new Canary Island Pine trees which will help to blend them into the residential backyard setting.

Conclusion:

Staff has reviewed the proposed project and with the exception of the rear yard setback, it has been determined the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the OR-1-1 zone where the monopine will be located and the RS-1-1 zone where the equipment is located; the Communication Antenna Regulations and Environmentally Sensitive Lands. The required findings have been proposed (Attachment 5) to support staff's recommendation. Therefore, staff recommends the Planning Commission approve CUP No. 728789, PDP No. 1127418 and SDP No. 1127420.

ALTERNATIVES:

1. **Approve CUP No. 728789, PDP No. 1127418 and SDP No. 1127420 with modifications.**
2. **Deny CUP No. 728789, PDP No. 1127418 and SDP No. 1127420, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Acting Deputy Director
Development Services Department



Karen Lynch
Project Manager
Development Services Department

TOMLINSON/KAL

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. Photosimulations
10. Coverage Maps
11. Community Planning Group Recommendation

12. Ownership Disclosure Statement
13. Project Chronology
14. Public Hearing Notice
15. Project Plans

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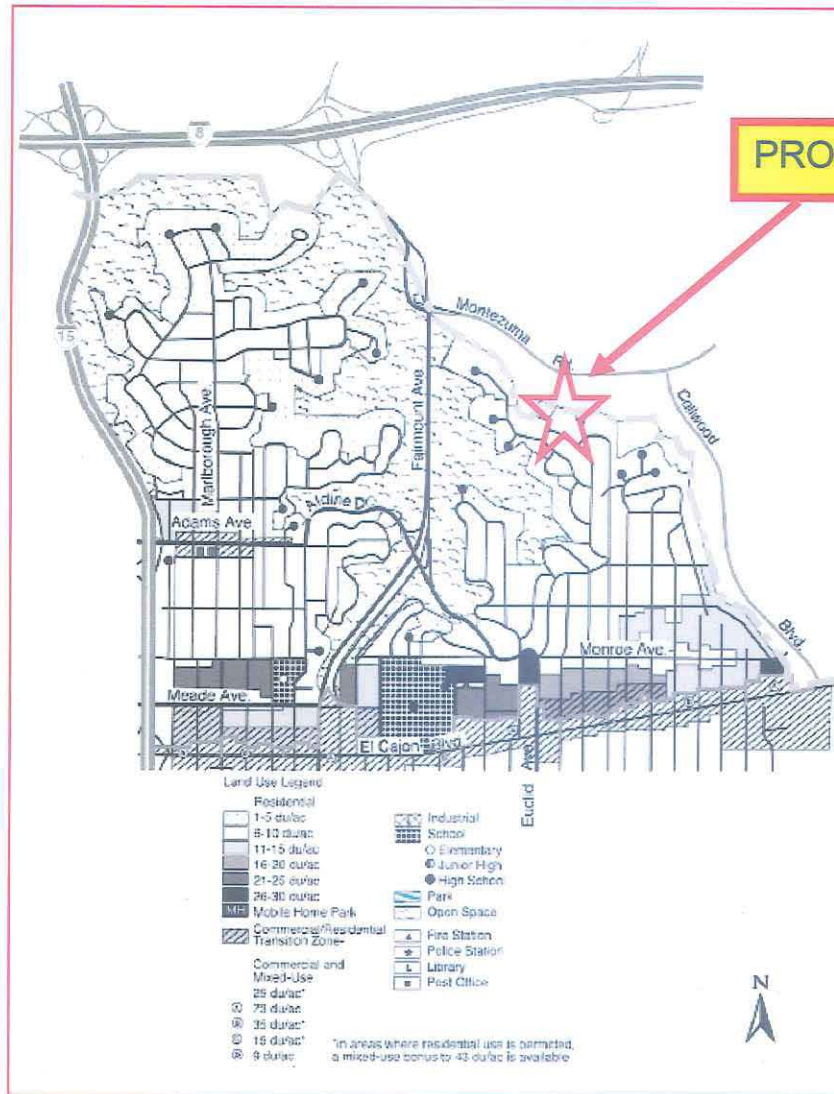


Aerial Photo

AT&T- MORRISON PROJECT NUMBER 205425

4864 LILA DRIVE





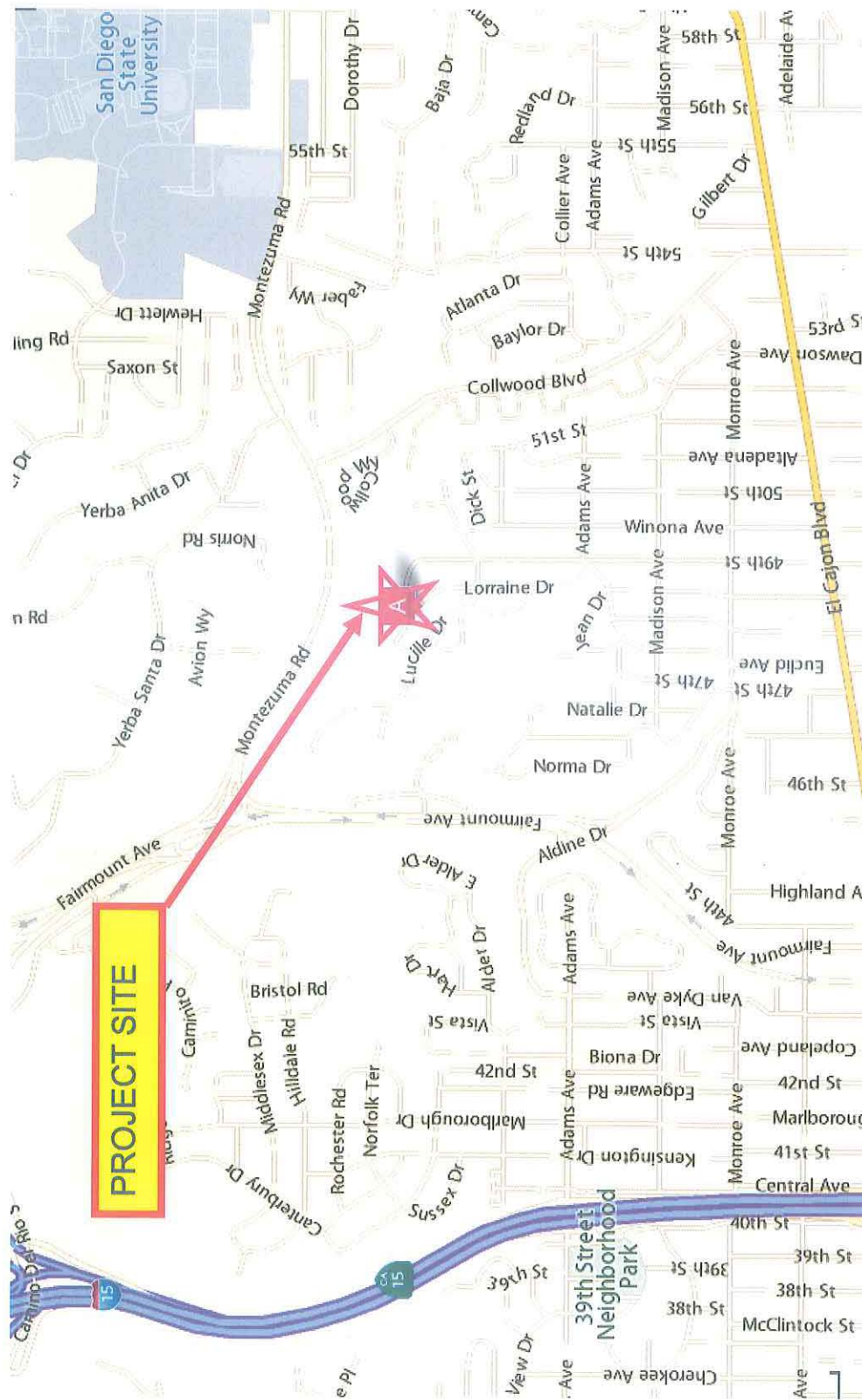
PROJECT SITE

KENSINGTON-TALMADGE COMMUNITY PLAN MAP

AT&T- MORRISON PROJECT NUMBER 205425

4864 LILA DRIVE





Project Location Map
AT&T- MORRISON PROJECT NUMBER 205425
4864 LILA DRIVE



PROJECT DATA SHEET

PROJECT NAME:	AT&T – Morrison	
PROJECT DESCRIPTION:	A Wireless Communication Facility consisting of a 27'-6" tall monopine tree supporting 8 panel antennas, 14 RRUs, 3 surge suppressors and 6 TMAs with associated equipment in a 216-square foot enclosure located in the backyard of a home at 4864 Lila Dr.	
COMMUNITY PLAN AREA:	Kensington-Talmadge	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Planned Development Permit and Site Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential 6-10 du/acre	
<u>ZONING INFORMATION:</u>		
	<u>REQUIRED</u>	<u>EXISTING</u>
	ZONE: RS-1-7/RS-1-1/OR-1-1	
	HEIGHT LIMIT: 30'	
	FRONT SETBACK: 15 feet.	15 feet
	SIDE SETBACK: 8 feet.	0
	REAR SETBACK: 20 feet.	8 feet
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	-/ OR-1-1.	Open Space Canyon
SOUTH:	Residential; RS-1-7.	Residential
EAST:	Residential; RS-1-7	Residential
WEST:	Residential; RS-1-7/RS-1-1/OR-1-1.	Residential
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to encroach into the rear yard setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 9, 2013, the Kensington – Talmadge Planning Group voted 11-2 to recommend approval of this project.	

PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT (CUP) NO. 728789
PLANNED DEVELOPMENT PERMIT (PDP) NO. 1127418
SITE DEVELOPMENT PERMIT (SDP) NO. 1127420
AT&T Mobility – MORRISON
PROJECT NO. 205425

WHEREAS, Margaret Morrison, Owner, and AT&T Mobility, Permittee, filed an application with the City of San Diego for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 728789/1127418/1127420) on portions of a .98-acre parcel;

WHEREAS, the project site is located at 4864 Lila Drive in the RS-1-7/RS-1-1/OR-1-1 zones of the Kensington-Talmadge Community Plan;

WHEREAS, the project site is legally described as: Lot 1137 of Talmadge Park Estates, Unit No. 2 in the City of San Diego County of San Diego, State of California, according to Map thereof No. 1306 filed in the Office of the Recorder of San Diego County, March 12, 1946.;

WHEREAS, on November 14, 2013, the Planning Commission of the City of San Diego considered CUP No. 728789/PDP No. 1127418 and SDP No. 1127420, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 7, 2013, 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 15301, Existing Facilities 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 Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated November 14, 2013.

FINDINGS:

Conditional Use Permit – Section §126.0305

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

The Kensington-Talmadge Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The project site is located in the backyard of a home overlooking Montezuma Road in the Kensington-Talmadge community. The AT&T facility is one of

two communication facilities on the project site, both of which can be seen from other canyon rim homes. In order to achieve compliance with the General Plan recommendations, AT&T is proposing to replace the existing first generation monopalm with a new monopine tree. The faux pine tree will support a total of eight AT&T panel antennas, fourteen Remote Radio Units (RRUs), three surge suppressors and six Tower Mounted Amplifiers (TMAs). Additionally, T-Mobile will be installing eight panel antennas on the lower portion of the tree upon removal of their existing pipe mounted antennas. The branching structure and density of the pine tree is better for concealing antennas and other components when using artificial landscape as a means to camouflage WCFs. The addition of three Canary Island Pine trees along the rear property line adjacent to the monopine as well as other trees to be determined with input from the adjacent property owner to the west, will help to blend the WCF into the backyard setting reducing visual impacts from the surrounding community. The AT&T WCF will not adversely affect the Community Plan.

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) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

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

The facility was originally approved by the Planning Commission on March 30, 2000. The Conditional Use Permit (CUP) included a ten year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the Planning Commission imposed a ten year limit in order to re-evaluate the project in light of new regulations and or policies that may be in effect. AT&T is seeking to obtain a permit for a new monopine in order to comply with current design standards. The original monopalm was approved under the previous Municipal Code, which permitted deviations with a CUP. The monopalm was installed at the edge of the backyard and the equipment enclosure was installed along the side yard property line. The equipment enclosure is proposed to be relocated out of the side yard setback in addition to being upgraded to include split face block walls and a trellis cover. The monopine, however, will be located close to the same spot as the monopalm in order to continue providing the same coverage to AT&T customers. Relocating the monopine out of the setback would move the facility closer to the center of the backyard, which would require additional height in order for the antennas to see “over the canyon rim.” AT&T is proposing to add landscape in order to aid in blending the facility into the backyard setting and minimize the visibility from the surrounding community. The project complies with all of the other development regulations of the OR-1-1 and RS-1-1 zones and with the addition of landscape and the upgraded equipment enclosure, the new monopine will meet the objectives of the Communication Antenna regulations to minimize visibility.

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

AT&T's existing monopalm was permitted in 2000 under previous San Diego Municipal Code regulations. There were no regulations or adopted guidelines specific to wireless communication facilities at that time. The project was processed as a Conditional Use Permit and was approved by the Planning Commission with a condition allowing the facility to operate for a period of ten years.

New regulations and policies have been in effect for the last nine years which guide the location and aesthetics of these types of facilities. A wireless communication facility proposed in a residential area would be required to justify why other less sensitive land uses were not explored. In this case, the facility has operated in this location since 2000 providing service to the neighborhood and the surrounding community. There are no non-residential properties within the search ring other than privately owned vacant open space zones, which are also the least preferred land uses pursuant to Council Policy 600-43, Wireless Communication Facilities. The land beyond the Morrison property to the north is all part of the Multiple Habitat Planning Area (MHPA) which contains environmentally sensitive lands and has development and access constraints in addition to being owned by the Homeowners Association for the condominium complex below the Morrison property. The first generation monopalm is being proposed to be replaced with a new monopine and the equipment is not only being relocated out of the side yard setback, but also upgraded in appearance. All of these improvements occur on the Morrison property and have no impacts to the environmentally sensitive lands to the north. Conditions have been included in the permit to ensure the Land Use Adjacency Guidelines will be adhered to during the life of the permit.

The only other potential location for a WCF in the immediate area is the Public Right-of-Way (ROW). These types of installations typically have more of an impact on the neighborhood due to the number of antennas supported on a light pole and the equipment that would have to be installed on the ground beside the light pole. Screening those WCF projects in the ROW is limited to low scale shrubs, which does not address the visual impact of the bulk at the top of the pole.

The 27'-6" tall monopine will be set back approximately 160-feet from Lila Drive and will not be visible from the street. The addition of Canary Island Pine trees along the rear property line will help to integrate the new monopine from view below and across the canyon. The lack of non-residential properties in the search ring for relocation purposes and the proximity of this project from Lila Drive along with the proposed landscape and screening improvements, this WCF is appropriate at this location.

Planned Development Permit - Section 126.0604

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

The Kensington-Talmadge Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The project site is located in the backyard of a home overlooking Montezuma Road in the Kensington-Talmadge community. The AT&T facility is one of two communication facilities on the project site, both of which can be seen from other canyon rim homes. In order to achieve compliance with the General Plan recommendations, AT&T is proposing to replace the existing first generation monopalm with a new monopine tree. The faux pine tree will

support a total of eight AT&T panel antennas, fourteen Remote Radio Units (RRUs), three surge suppressors and six Tower Mounted Amplifiers (TMAs). Additionally, T-Mobile will be installing eight panel antennas on the lower portion of the tree upon removal of their existing pipe mounted antennas. The branching structure and density of the pine tree is better for concealing antennas and other components when using artificial landscape as a means to camouflage WCFs. The addition of three Canary Island Pine trees along the rear property line adjacent to the monopine as well as other trees to be determined with input from the adjacent property owner to the west, will help to blend the WCF into the backyard setting reducing visual impacts from the surrounding community. The AT&T WCF will not adversely affect the Community Plan.

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) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The AT&T WCF is located at the edge of the Morrison backyard overlooking Montezuma Road. The required rear yard setback in the OR-1-1 zone is 20-feet. The proposed monopine will be located within the rear yard setback. The location on the edge of the backyard affords a topographical advantage to provide wireless service to the surrounding community. If the WCF were relocated out of the setbacks, the faux tree would have to increase in height in order for the antennas to “see over” the shadow created by the distance away from the canyon edge. This would increase the visibility to Lila Drive, to the adjacent neighbors and other canyon rim homes. The existing monopalm and the new monopine are set back approximately 160-feet from Lila Drive. Installation of Canary Island Pine trees along with other trees to be determined with the help of the adjacent property owner to the west will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations.

Site Development Permit - Section 126.0504

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

The Kensington-Talmadge Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego’s General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The project site is located in the backyard of a home

overlooking Montezuma Road in the Kensington-Talmadge community. The AT&T facility is one of two communication facilities on the project site, both of which can be seen from other canyon rim homes. In order to achieve compliance with the General Plan recommendations, AT&T is proposing to replace the existing first generation monopalm with a new monopine tree. The faux pine tree will support a total of eight AT&T panel antennas, fourteen Remote Radio Units (RRUs), three surge suppressors and six Tower Mounted Amplifiers (TMAs). Additionally, T-Mobile will be installing eight panel antennas on the lower portion of the tree upon removal of their existing pipe mounted antennas. The branching structure and density of the pine tree is better for concealing antennas and other components when using artificial landscape as a means to camouflage WCFs. The addition of three Canary Island Pine trees along the rear property line adjacent to the monopine as well as other trees to be determined with input from the adjacent property owner to the west, will help to blend the WCF into the backyard setting reducing visual impacts from the surrounding community. The AT&T WCF will not adversely affect the Community Plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

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

The AT&T WCF is located at the edge of the Morrison backyard overlooking Montezuma Road. The Morrison property is completely improved and includes a built-in pool, Jacuzzi, a basketball/tennis court and other incidental backyard elements. The Multi Habitat Planning Area (MHPA) exists on the other side of the Morrison property line and includes steep slopes and environmentally sensitive lands. The AT&T WCF does not propose any improvements or modifications beyond the Morrison property. Conditions have been added to the permit that will ensure the project complies with the Multiple Species Habitat Plan (MSCP) Land Use Adjacency Guidelines (LUAG).

The AT&T WCF project will comply with the regulations in the Land Development Code with the exception of the rear yard setback. The required rear yard setback in the OR-1-1 zone is 20-feet. The entire proposed monopine will be located within the rear yard setback. The location on the edge of the backyard affords a topographical advantage to provide wireless service to the surrounding community. If the WCF were relocated out of the setback, the faux tree would have to increase in height in order for the antennas to “see over” the shadow created by the distance away from the canyon edge. This would increase the visibility of the WCF to Lila Drive and to the adjacent neighbors. The existing and proposed faux tree is set back approximately 160-feet from Lila Drive. With the addition of the Canary Island Pine trees, the monopine will be less visible to surrounding canyon rim properties as well as from Montezuma Road below the WCF.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 728789/PDP No. 1127418/SDP No. 1127420 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No's 728789/1127418/1127420, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: November 14, 2013

Job Order No. 24000712

DRAFT

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000712

CONDITIONAL USE PERMIT (CUP) NO. 728789
PLANNED DEVELOPMENT PERMIT (PDP) NO. 1127418
SITE DEVELOPMENT PERMIT (SDP) NO. 1127420
AT&T- MORRISON
PROJECT NO. 205425
PLANNING COMMISSION
DRAFT

This CUP No. 728789/PDP No. 1127418/SDP No. 1127420 is granted by the Planning Commission of the City of San Diego to Margaret Morrison, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Divisions 5 and 6. The .98-acre site is located at 4864 Lila Drive in the RS-1-7/RS-1-1/OR-1-1 zones of the Kensington-Talmadge Community Planning area. The project site is legally described as: Lot 1137 of Talmadge Park Estates, Unit No. 2 in the City of San Diego County of San Diego, State of California, according to Map thereof No. 1306 filed in the Office of the Recorder of San Diego County, March 12, 1946.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 14, 2013, on file in the Development Services Department.

The project shall include:

- a. Removal of an existing 25-foot tall monopole and replacement with a new 27'-6" tall monopine supporting a total of eight AT&T antennas, four measuring 6'-7" x 12" x 6" and four measuring 6'-4" x 11 13/16" x 6"; 14 Remote Radio Units (RRU's); six double Tower Mounted Amplifiers (TMA) and three DC Surge Suppressors. The monopine will encroach into the required 20-foot rear yard setback. The monopine will support T-Mobile antennas on the lower portion as well;

- b. A 216-square foot equipment enclosure constructed of concrete block with a trellis top containing equipment listed on sheet Z-1 on Exhibit A;
- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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 November 29, 2013.
2. This CUP/PDP/SDP and corresponding use of this site shall expire on November 29, 2023. Upon expiration of this Permit, 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.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager 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 AT&T Mobility to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit 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 429-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. 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.
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.

LANDSCAPE REQUIREMENTS:

18. 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.
19. Additional landscape required as a result of a meeting with the adjacent property owner to the west shall be approved by Development Services prior to issuance of Building Permits.
20. 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. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

21. FOR EXISTING LANDSCAPING- Submit landscape and irrigation construction documents for Area of Work, consistent with the Land Development Manual, Municipal Code and Landscape Standards, to the Development Services Department for approval. Plans shall show connectivity to existing irrigation, and rain sensor. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

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. If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the wireless communication facility, then replacement trees of a similar size shall be planted to the satisfaction of the City Manager

24. Upon notification by Development Services, any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15-gallon size or 60-inch box size /15 foot BTH material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15gal. shrub, 60"tree.

MULTIPLE SPECIES CONSERVATION PROGRAM:

25. Due to the adjacency to the MHPA, the development must conform to all applicable Land Use Adjacency Guidelines (LUAG) (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA. Prior to issuance of Construction Permits, identify the MSCP boundaries and provide LUAG notes on the construction plans.

26. Lighting should be directed away from the MHPA, and shielded if necessary.

27. Drainage should be directed away from the MHPA, or if not possible, must not drain directly into the MHPA. Instead, runoff should flow into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA.

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

29. Due to the site's location adjacent to (could also be within) the MHPA, construction noise will need to be avoided, if possible, during the breeding season of the California gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and

Wildlife Service protocol surveys will be required in order to determine species presence/absence.

30. If the species is/are not identified within the MHPA, no additional measures will be required. If present, measures to minimize noise impacts will be required and shall include temporary noise walls/berms as determined by Development Services. If a survey is not conducted and construction is proposed during the species' breeding season, presence will be assumed and a temporary wall/berm will be required. Noise levels from construction activities during the bird breeding season shall not exceed 60 dBA hourly LEQ at the edge of the occupied MHPA, or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ.

PLANNING/DESIGN REQUIREMENTS:

31. 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.

32. Removal of the existing monopalm shall occur by May 28, 2014. In order to meet this deadline, timely submittal of the construction documents for the Building Permit for the replacement monopine must occur in order to avoid delays in removing the monopalm. If City review of the plans results in delays that cannot be controlled by the Permittee, a request to extend the timeframe for the monopalm to remain on site will be considered by Development Services.

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

34. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.

35. Branches shall extend a minimum of 24-inches beyond the face of the proposed antennas to the satisfaction of the Development Services Department.

36. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped, approved Exhibit "A."

37. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

38. Radio-frequency transparent "socks" fully covering the front and back of the antennas (and any other components) shall be installed.

39. The applicant is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape.

Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.

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

41. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

42. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

43. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

44. No overhead cabling is allowed for this project.

45. Exposed mounting apparatus absent antennas is not permitted.

46. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.

47. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

48. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

49. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- 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.

- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on November 14, 2013 by Resolution No. XXXXXXXX.

Permit Type/PTS Approval No.: CUP No. 728789/PDP No. 1127418/SDP No. 1127420

Date of Approval: November 14, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
Development Project Manager

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

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

Margaret Morrison
Owner

By _____

AT&T Mobility
Permittee

By _____

Kevin Becker
Senior Real Estate and Construction
Manager

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

NOTICE OF EXEMPTION

ATTACHMENT 7

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

 OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

PROJECT NO.: 205425 PROJECT TITLE: AT&T MORRISON POLE

PROJECT LOCATION-SPECIFIC: 4864 LILA DRIVE, SAN DIEGO, CA 92115
PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP); PLANNED DEVELOPMENT PERMIT (PDP); AND SITE DEVELOPMENT PERMIT (SDP) for modifications to an existing Wireless Communication Facility (WCF). The project would modify the site by removing an existing monopalm and replacing it with a new 25-foot-tall monopine; supporting (8) eight panel antennas, four (4) existing and four (4) new; in addition to fourteen (14) RRUs; one (1) new GPS antenna; and three (3) new surge suppressors. The project also includes one (1) new fiber run; and new landscaping. In addition, an existing wooden equipment enclosure would be removed, and the equipment would be located within a new, concrete masonry enclosure. The project site is located within the RS-1-1 and the OR-1-1 zones within the Mid-City/Kensington Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: CITY OF SAN DIEGO

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: KRYSTAL PATTERSON, PLANCOM, INC., 302 STATE PLACE, ESCONDIDO, CA 92029; 760-715-8703.

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- (X) CATEGORICAL EXEMPTION : SECTIONS 15301 (EXISTING FACILITIES); 15302 (REPLACEMENT/RECONSTRUCTION); AND 15303 (NEW CONSTRUCTION)

REASONS WHY PROJECT IS EXEMPT: Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. Section 15302 allows for the replacement or reconstruction of existing facilities where the new facility will be located on the same site as that replaced and will have substantially the same purpose and capacity as that being replaced. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M.BLAKE

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
(X) YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



M. BLAKE/SENIOR PLANNER

MAY 7, 2013
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
- () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



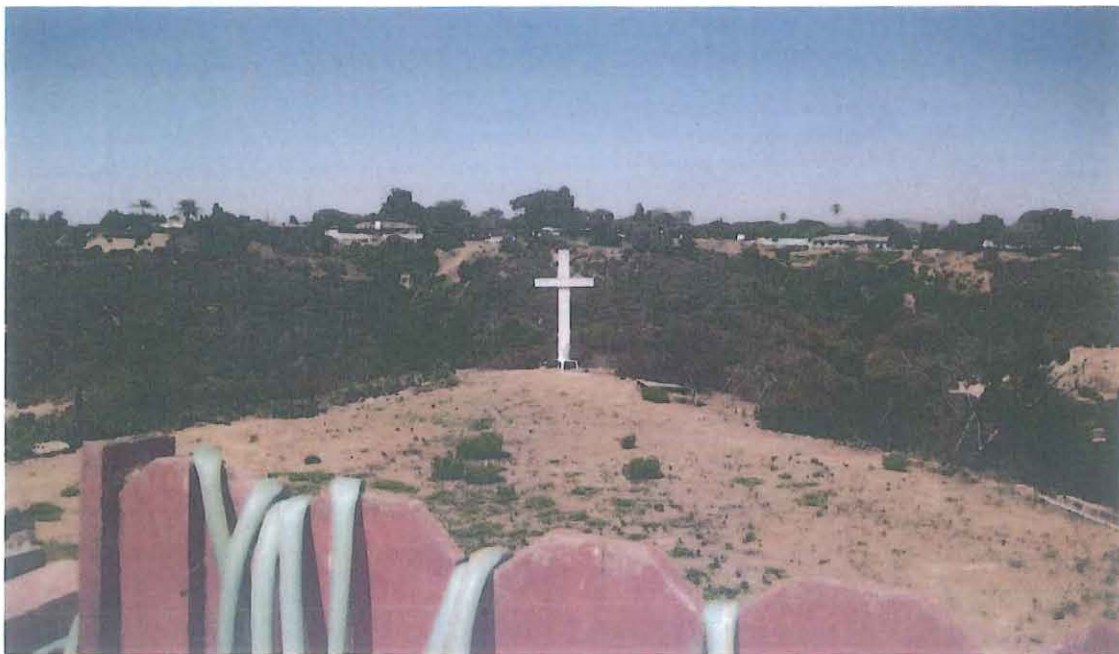
View to the West



Aerial View



Property to the North – Directly over the garden wall



Property to the North (over the garden wall)



View from the Street



Looking toward the adjacent property – Southeast



Monopalm – Southwest elevation



View of Monopalm and T-Mobile antennas looking from West to East



Existing AT&T Equipment Enclosure and Equipment



Existing T-Mobile Antennas and Equipment (Garden Shed to the Right)

ATTACHMENT 9



SD0085
Morrison Pole
4864 Lila Dr.
San Diego, CA 92115
LTE Overlay

EXISTING



Proposed monopine to replace existing monopalm

Proposed five pine trees



PROPOSED

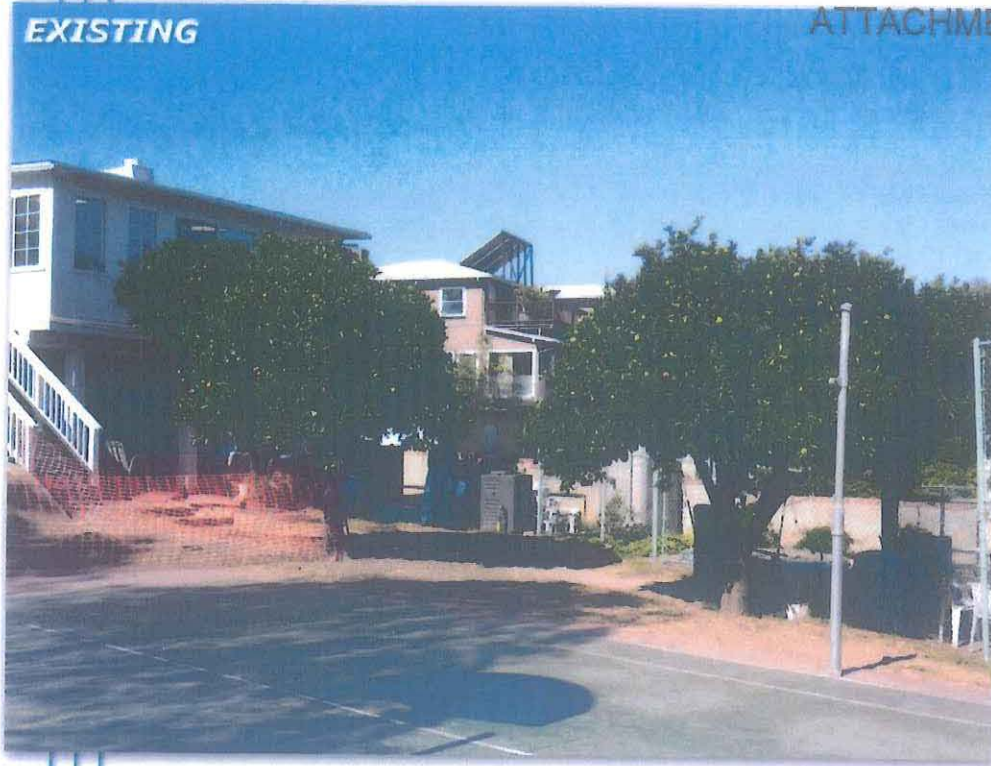
Photosimulation of proposed telecommunications site

EXISTING

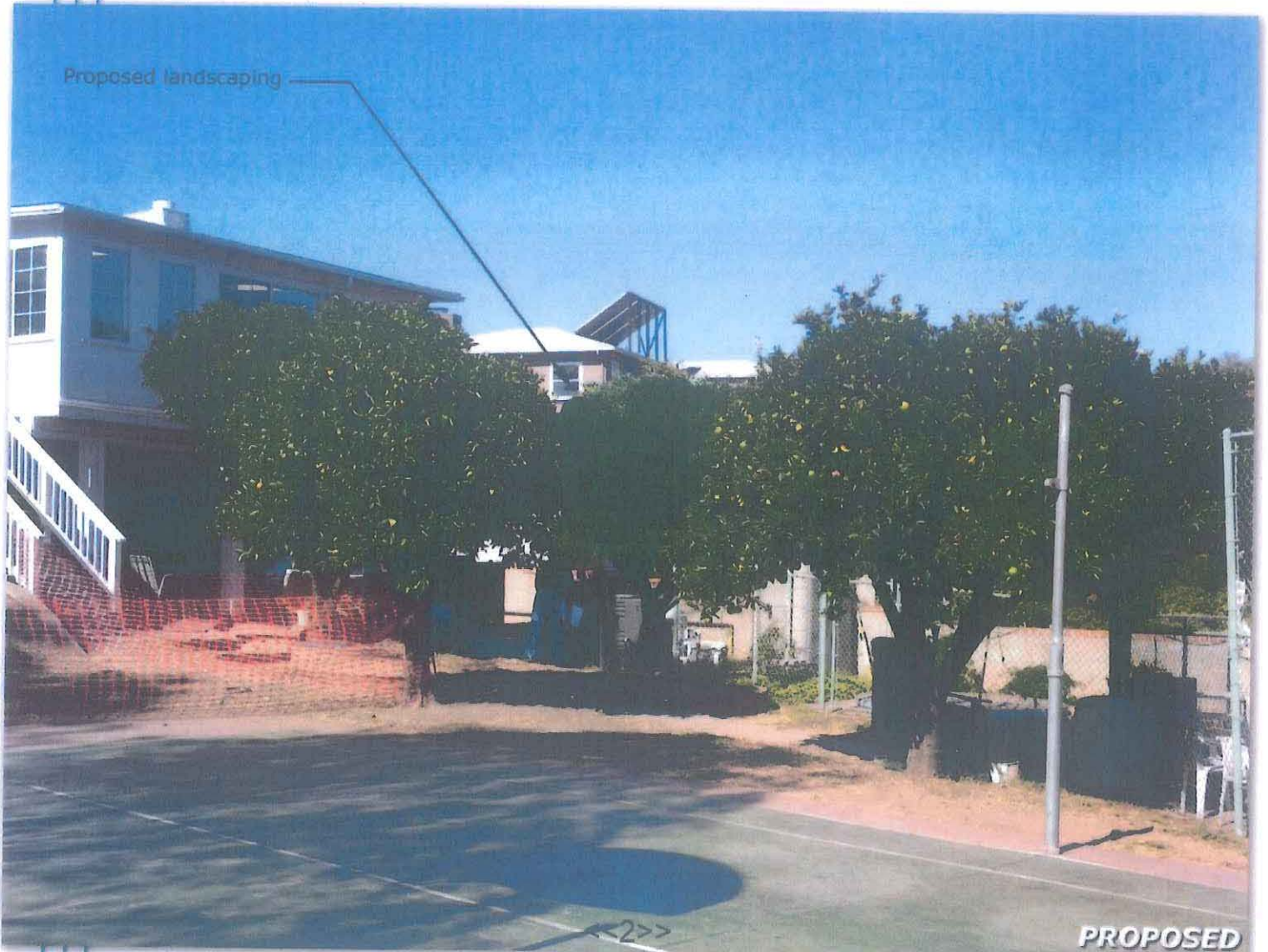
ATTACHMENT 9



SD0085
Morrison Pole
4864 Lila Dr.
San Diego, CA 92115
LTE Overlay



Proposed landscaping



PROPOSED

10/7/2013

Photosimulation of proposed telecommunications site

EXISTING

ATTACHMENT 9



SD0085
Morrison Pole
4864 Lila Dr.
San Diego, CA 92115
LTE Overlay



Proposed landscaping
Proposed equipment enclosure
and shed structure



<<3>>

PROPOSED

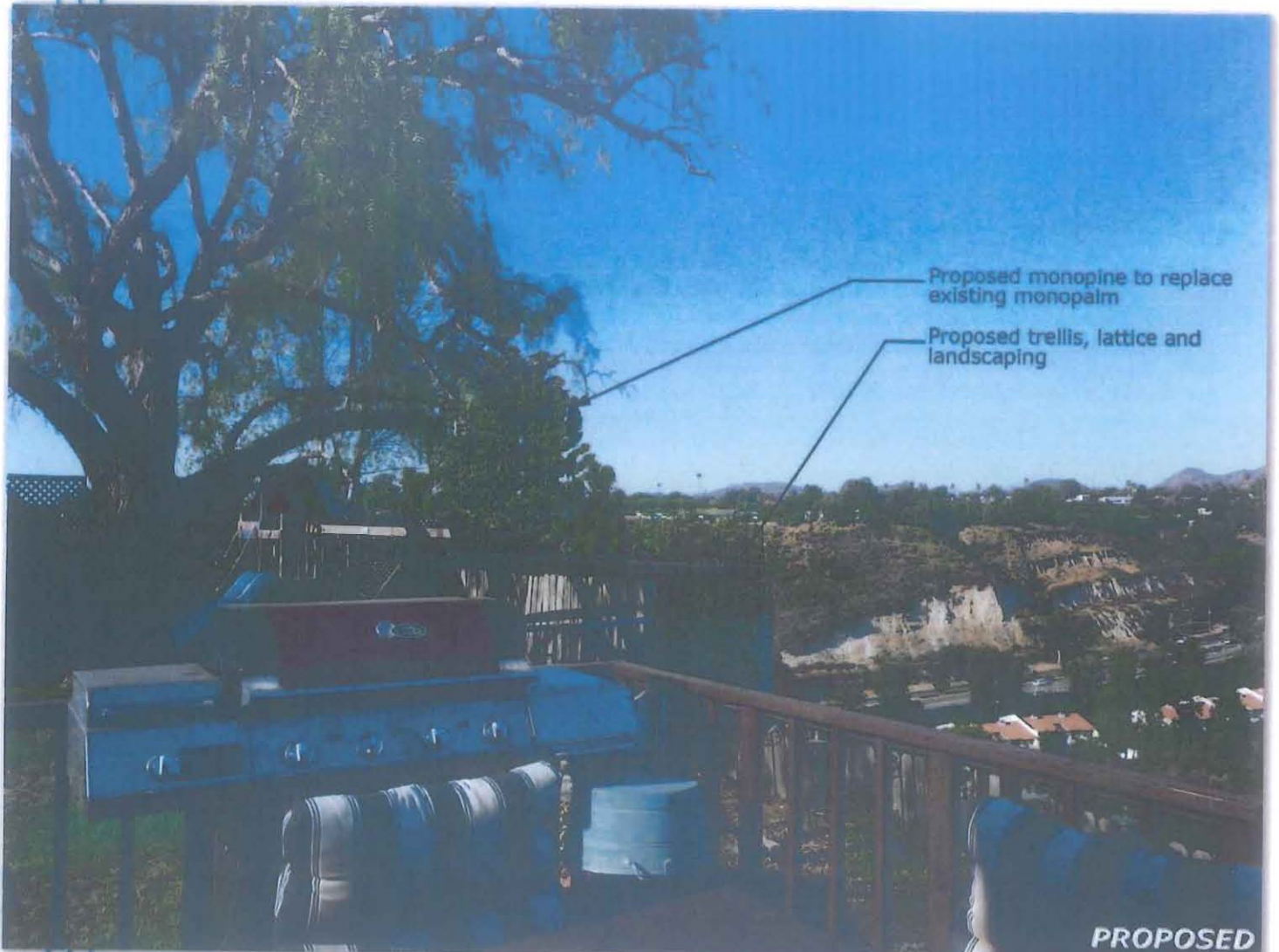
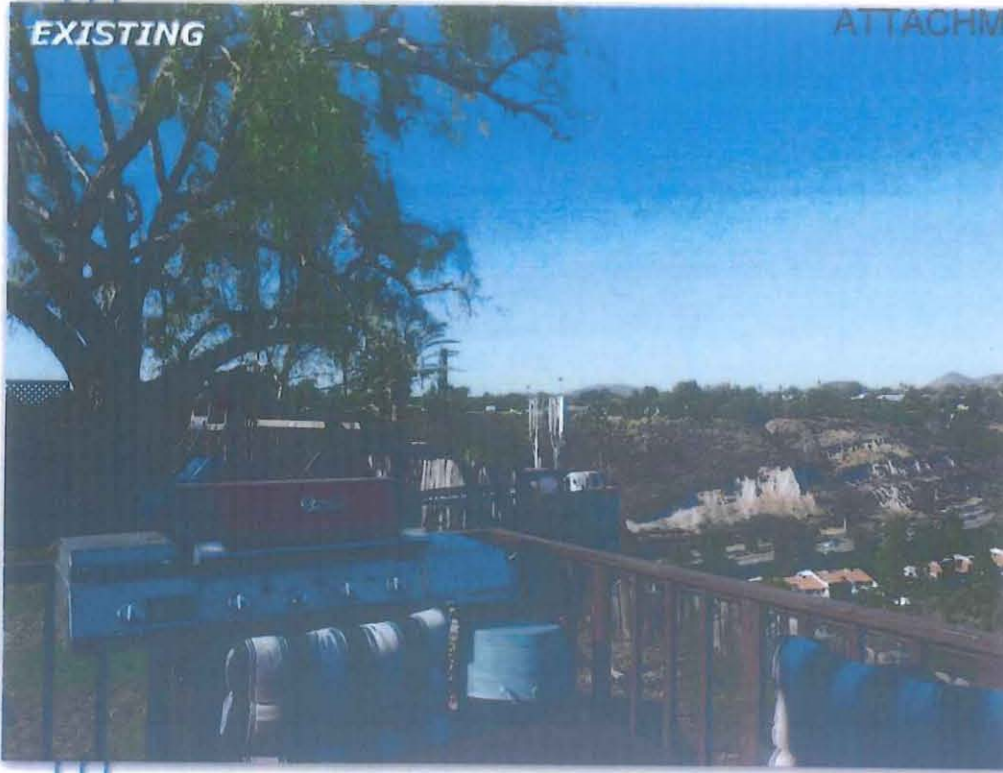
Photosimulation of proposed telecommunications site

EXISTING

ATTACHMENT 9



SD0085
Morrison Pole
4864 Lila Dr.
San Diego, CA 92115
LTE Overlay



PROPOSED

10/7/2013

Photosimulation of proposed telecommunications site

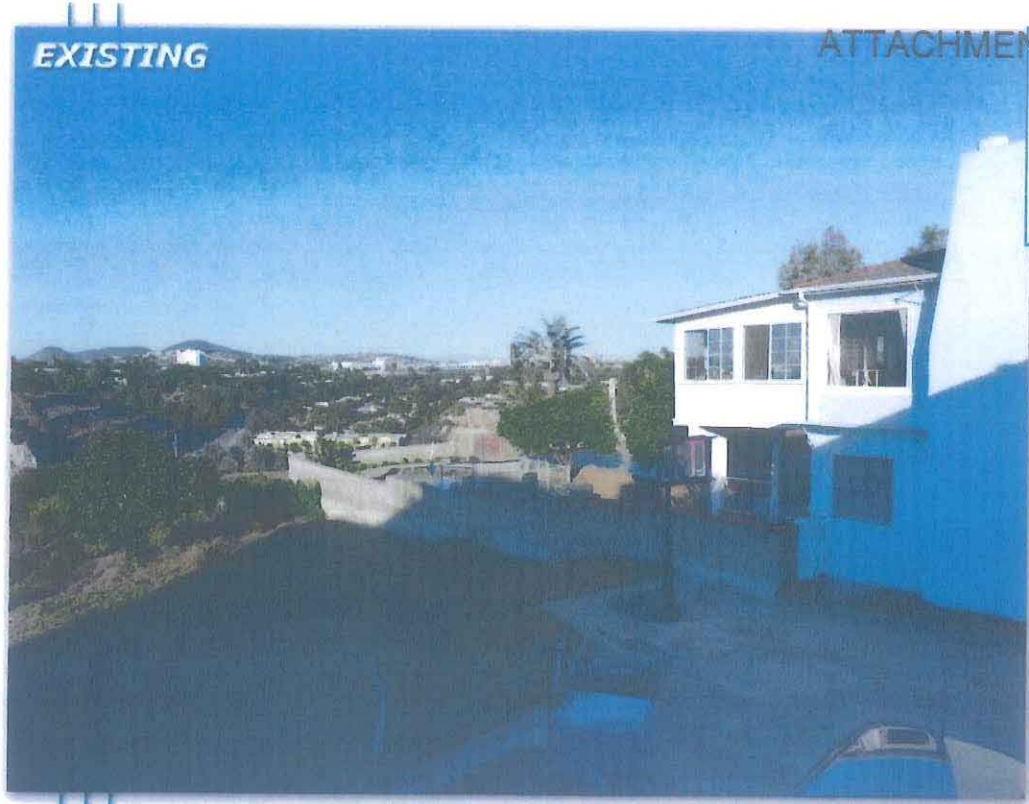
EXISTING

ATTACHMENT 9



SD0085
Morrison Pole
4864 Lila Dr.
San Diego, CA 92115

LTE Overlay



Proposed monopine to replace existing monopalm
Proposed landscaping



PROPOSED

10/7/2013

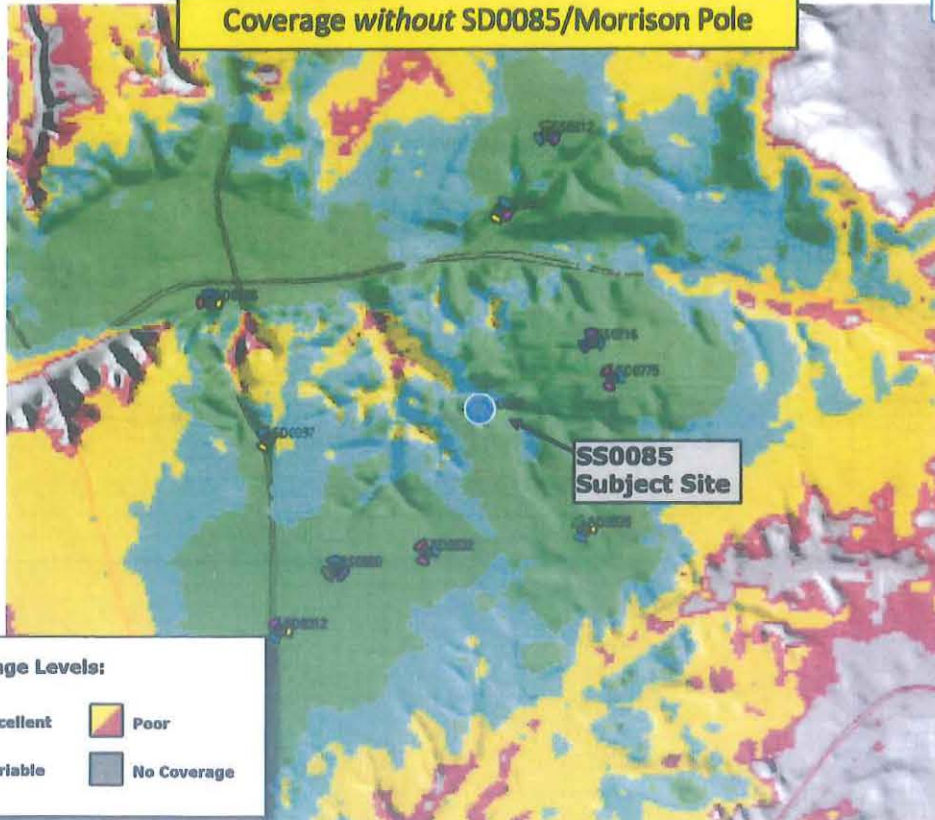
Photosimulation of proposed telecommunications site



SD0085
Morrison Pole
 4864 Lila Dr.
 San Diego, CA 92115

Existing coverage

Coverage without SD0085/Morrison Pole

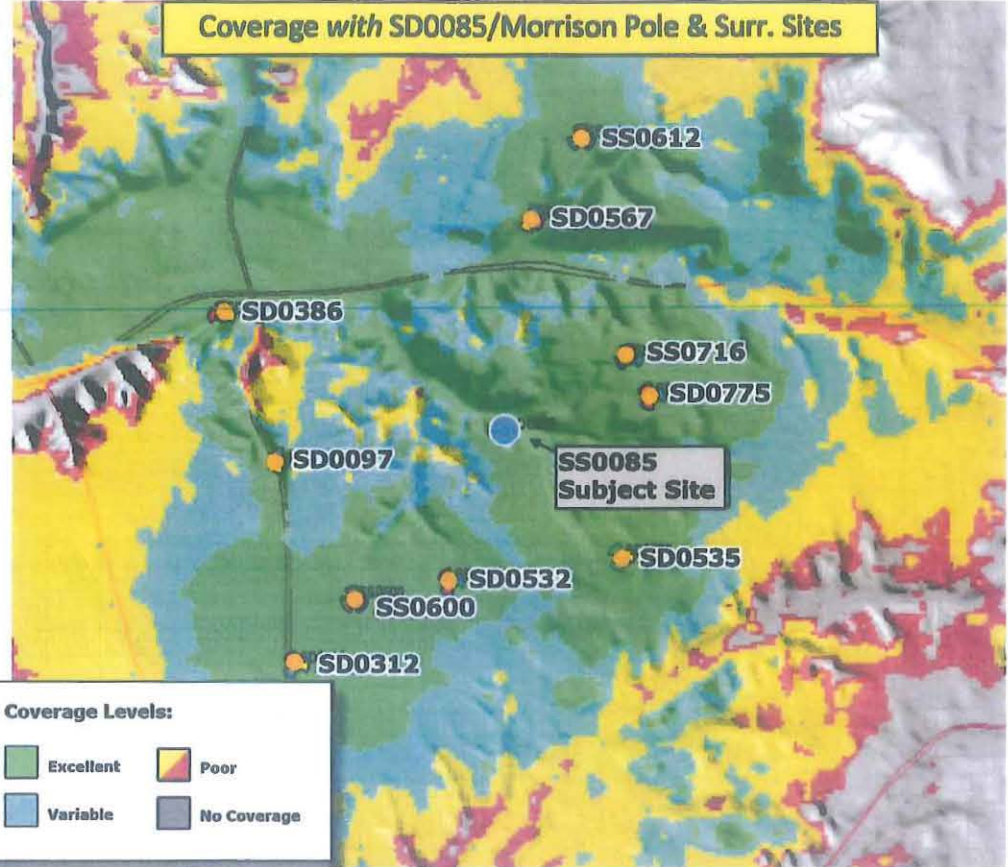


Coverage Levels:

Excellent	Poor
Variable	No Coverage

- Surrounding Sites:
 SD0386 Murphy Canyon 3737 Camino Del Rio South
 SD0097 Terrace Court 4030 Terrace Court
 SD0312 Tallmadge 4055 University
 SS0600 SDSU Foundation Parking 4275 El Cajon Blvd
 SD0532 El Cajon Blvd 4660 El Cajon Blvd
 SS0612 Albertsons Waring Road 2107 Waring Road
 SD0567 Waring Road 4950 Waring Road
 SS0716 Aztec Athletic Center 55th St & Plaza Drive
 SD0775 Montezuma 5505 Montezuma Road
 SD0535 Travel Time 5447 El Cajon Blvd

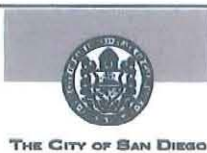
Coverage with SD0085/Morrison Pole & Surr. Sites



Coverage Levels:

Excellent	Poor
Variable	No Coverage

Proposed coverage



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name: AT&T/T-Mobile – Morrison Pole		Project Number: 205425/237433		Distribution Date:	
Project Scope/Location: AT&T - Existing monopalm supporting panel antennas and an existing equipment enclosure with the addition of a new cabinet. T-Mobile - Existing pole mounted antennas with outdoor equipment. Both WCF's are located in the backyard of the home at 4864 Lila Dr.					
Applicant Name: Shelly Kilbourn, PlanCom/Debra Gardner, DePratti			Applicant Phone Number: 619-223-1357/619-726-8110		
Project Manager: Karen Lynch-Ashcraft		Phone Number: 619-446-5351	Fax Number: (619) 446-5245	E-mail Address: klynchash@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): On July 11, 2012 the Kensington-Talmadge Planning Group, by 11-1-1, voted to deny the CUP, PDP, and SDP for projects #237433 and #205425. The planning group, in its vote to deny, offered support for the following alternative: move the antennas offsite into the open space to the northeast of their current locations (see attached Map A). This would: <ol style="list-style-type: none"> 1. cause them to be concealed by the natural landscaping on the slope, making them less visible to the neighbors and from Montezuma Drive, 2. allow the antennas to be constructed without fake trees and screening, 3. free up space in the rear yard of 4864 Lila Drive, enabling the equipment enclosures to be moved to the center of the yard, thus causing less problem with noise and excessive height for the neighbors (see attached site Map B). The remaining unsolved problem of disturbance whenever work is conducted on the antennas could be minimized by a City requirement that such work be conducted only during specific hours, whenever of least concern to the neighbors.					
<i>Attach Additional Pages If Necessary.</i>			Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					

(04-10)



P.O. Box 16391, San Diego CA 92176

October 15, 2013

Ms Karen Lynch-Ashcraft
Telecom Section, Entitlements
Development Services
1010 Second Avenue
San Diego, CA 92101

RE: Morrison Pole 4864 Lila Drive WCF (AT&T & T-Mobile)
Project #168151 and SD0085

Dear Ms Lynch-Ashcraft:

At the October 9th, 2013 meeting of the Kensington-Talmadge Planning Group, the planning group, by an 11-2 vote, recommended approval of a permit for an existing Wireless Communications Facility at 4864 Lila Drive. The approval granted was for the plans submitted by AT&T and T-Mobile dated October 4th, 2013. Of particular note regarding these plans are the proposals to co-locate the antennas onto one tower, and to re-locate AT&T's supporting equipment towards the northeastern end of the property near the existing T-Mobile equipment, with an 8 foot setback from the property line with 4870 Lila Drive (M. Beauvais).

In discussions at the meeting, the wireless communications providers agreed to work with Ms Maren Clausen, 4858 Lila Drive, to select a fast growing, and most likely a non-deciduous tree for the western side of the site. However, this was not made a condition of the planning group's approval of the project.

Sincerely,

A handwritten signature in cursive script that reads "David K. Moty".

David K. Moty
Chair, Kensington-Talmadge Planning Group
kentalpc@yahoo.com

cc: Megan Beauvais, Maren Clausen, Debra DePratti, Shelly Kilbourn



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 _____

SD0085 Morrison Pole

Project Address:

4864 Lila Street, San Diego, CA 92115

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: _____
 4864 Lila Street
 City/State/Zip: _____
 San Diego CA 92115
 Phone No: _____ Fax No: _____
 (619) 582-8651
 Signature: _____ Date: *02/21/10*
Margaret (Margie) Morrison

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): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

**Project Chronology
AT&T - Morrison
PTS No. 205425**

Date	Action	Description	City Review Time	Applicant Response
2/26/10	Submittal for Completeness Check			
3/22/10	Completeness Review Assessment		24 days	
11/5/10	Resubmittal for Completeness Check	Deemed Complete		7 months, 14 days
12/8/10	2 nd Completeness Review		1 month, 3 days	
5/9/11	Deemed Complete, Resubmittal			5 months, 1 day
6/7/11	First Assessment		29 days	
8/9/12	Resubmittal			1 year, 2 months, 2 days
9/13/12	2 nd Assessment		1 month, 4 days	
1/25/13	Resubmittal			4 months, 12 days
3/28/13	3 rd Assessment		2 months, 3 days	
4/16/13	Resubmittal			19 days
5/7/13	Issues Resolved		21 days	
6/13/13	Planning Commission Hearing		1 month, 6 days	
11/14/13	Continued Planning Commission Hearing	Time to allow stakeholders to address design concerns		
TOTAL STAFF TIME**			8 months	
TOTAL APPLICANT TIME**				2 years, 7 months, 18 days
TOTAL PROJECT RUNNING TIME**			3 years, 8 months, 19 days	

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 30, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: June 13, 2013
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
 202 C Street, San Diego, California 92101

PROJECT TYPE: CONDITIONAL USE PERMIT/ PLANNED
 DEVELOPMENT PERMIT / SITE DEVELOPMENT
 PERMIT, EXEMPT FROM CEQA, PROCESS FOUR
 205425

PROJECT NUMBER: 205425
PROJECT NAME: AT&T Mobility – MORRISON
APPLICANT: Shelly Kilbourn, PlanCom, Inc.

COMMUNITY PLAN AREA: Kensington-Talmadge
COUNCIL DISTRICT: 9

CITY PROJECT MANAGER: Karen Lynch, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5351/ klynchash@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of a new 25-foot tall faux pine tree supporting eight panel antennas (to replace the existing faux palm tree) and associated equipment located within a 216-square foot enclosure. The WCF is located in the backyard of the home at 4864 Lila Drive

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission

decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on April 15, 2013 and the opportunity to appeal that determination ended April 29, 2013.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24001722.

Revised 10-4-12 HMD-

LESSEE'S CERTIFICATE
STANDARD WIRELESS FACILITY PROJECT
FOR POST CONSTRUCTION BMP'S

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS
4864 LILA DR. SAN DIEGO, CA 92115
(ADDRESS OR LEGAL DESCRIPTION)

UNDERSTAND THAT, IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT
MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO IDENTIFY POLLUTANTS FROM THE
PROJECT AREA AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE POLLUTANTS ANTICIPATED BY THE PROPOSED
LAND USE ARE AS FOLLOWS:

- SEDIMENTS
- NUTRIENTS
- TRASH AND DEBRIS
- OXYGEN DEMANDING SUBSTANCE
- OIL AND GREASE
- BACTERIA AND VIRUSES
- PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

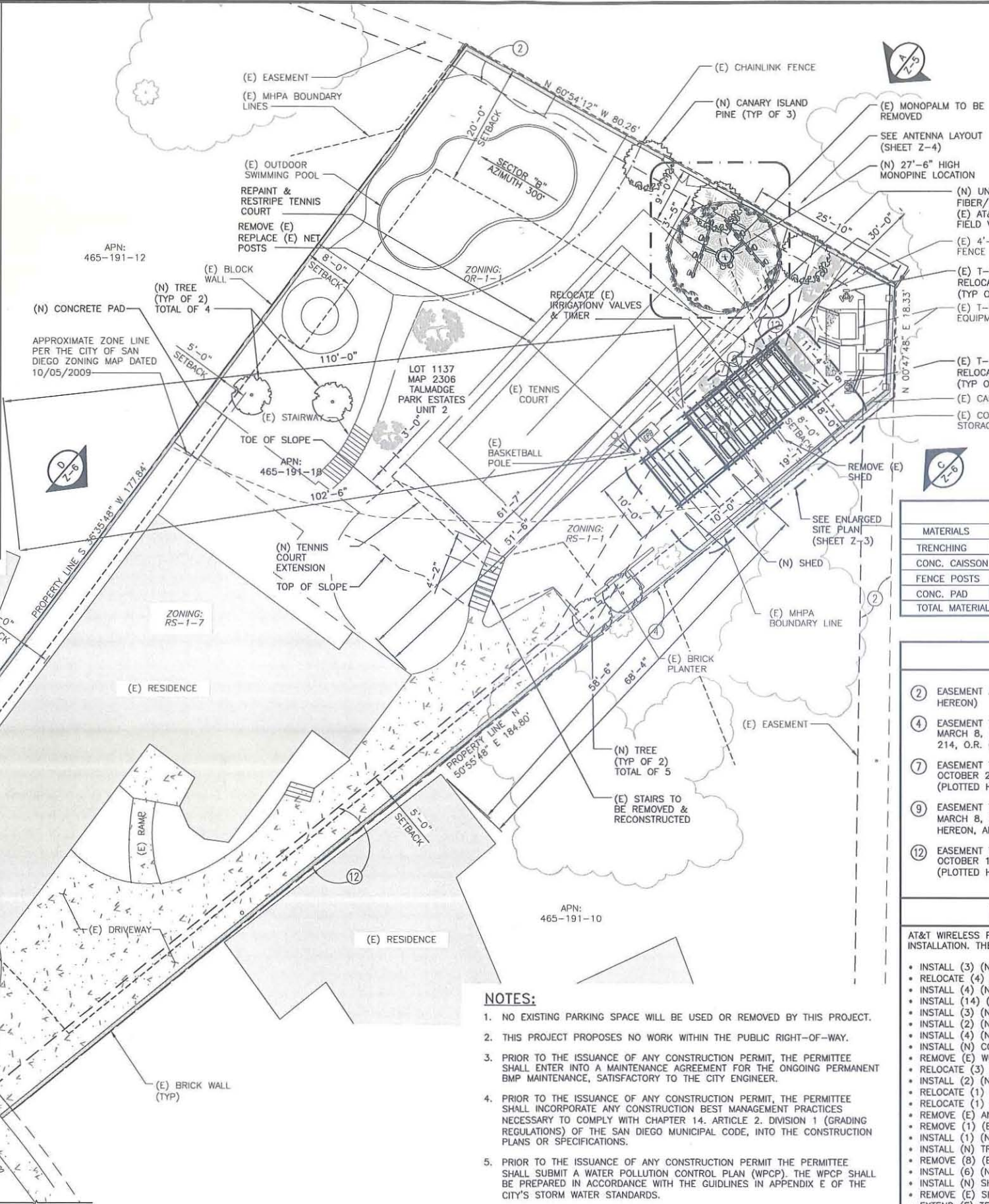
- MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS;
- MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES;
- CONSERVE NATURAL AREAS;
- USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS;
- DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM;
- PRESERVE EXISTING NATIVE TREES AND SHRUBS;
- PROTECT ALL SLOPES FROM EROSION.

ADDITIONALLY, I/WE WILL:

- MINIMIZE THE USE OF PESTICIDES;
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN, INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS AS NEEDED.

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S FOR THE DURATION OF THE LEASE.

LESSEE KEVIN C BECHER COMPANY NAME AT&T MOBILITY
(PRINT NAME)
LESSEE KCB DATE _____
(SIGNATURE)

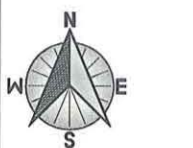


MATERIALS	CUT QUANTITY	BACKFILLING	EXPORT QUANTITY
TRENCHING	±177 CU. FT.	0.	±177 CU. FT.
CONC. CAISSON	±210 CU. FT.	±76 CU. FT.	±134 CU. FT.
FENCE POSTS	±110 CU. FT.	0	±110 CU. FT.
CONC. PAD	±8 CU. FT.		±8 CU. FT.
TOTAL MATERIAL TO BE EXPORTED			±429 CU. FT.

- | REV | DATE | DESCRIPTION |
|-----|----------|---------------------------|
| H | 10/01/13 | REVISED PER SITE WALK |
| G | 09/30/13 | SHED ENCLOSURE ADDED |
| N | 09/24/13 | RELOCATE EQUIPMENT AREA |
| M | 08/21/13 | SITE ACQUISITION COMMENTS |
| L | 07/24/13 | ZONING COMMENTS |
| K | 04/12/13 | ZONING COMMENTS |
| J | 11/15/12 | ZONING COMMENTS |
| I | 08/01/12 | MARKET COMMENTS |
| H | 07/10/12 | MARKET COMMENTS |
| G | 06/27/12 | MARKET COMMENTS |
| F | 01/10/12 | PLANNER COMMENTS |
- EASEMENTS**
- EASEMENT AS SHOWN OR DEDICATED ON SAID MAP. (PLOTTED HEREON)
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED MARCH 8, 1951 AS INST. NO. 29671 IN BOOK 4005, PAGE 214, O.R. (PLOTTED HEREON, NO WIDTH GIVEN)
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED OCTOBER 20, 2000 AS INST. NO. 2000-0566712, O.R. (PLOTTED HEREON, APPROXIMATE LOCATION)
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED MARCH 8, 2007 AS INST. NO. 2007-0161302, O.R. (PLOTTED HEREON, APPROXIMATE LOCATION)
 - EASEMENT TO PACIFIC BELL TELEPHONE CO. RECORDED OCTOBER 19, 2010 AS INST. NO. 2010-0561106, O.R. (PLOTTED HEREON)

- PROJECT DESCRIPTION**
- AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:
- INSTALL (3) (N) LTE EQUIPMENT CABINET
 - RELOCATE (4) (E) 6' ANTENNAS TO NEW MONOPINE
 - INSTALL (4) (N) 6' ANTENNA
 - INSTALL (14) (N) RRU
 - INSTALL (3) (N) DC SURGE SUPPRESSOR
 - INSTALL (2) (N) GPS ANTENNA
 - INSTALL (4) (N) TREES
 - INSTALL (N) COAX FOR FIBER AND COAX CABLES
 - REMOVE (E) WOOD FENCE & REPLACE WITH BLOCK WALL
 - RELOCATE (3) (E) EQUIPMENT CABINET
 - INSTALL (2) (N) GPS ANTENNA
 - RELOCATE (1) (E) PURCELL CABINET
 - RELOCATE (1) (E) FIBER BOX
 - REMOVE (E) ANTENNA MOUNTING ARM
 - REMOVE (1) (E) 25'-0" HIGH MONOPALM
 - INSTALL (1) (N) 27'-6" HIGH MONOPINE
 - INSTALL (N) TRELIS AT EQUIPMENT ENCLOSURE
 - REMOVE (8) (E) TMA'S
 - INSTALL (6) (N) DOUBLE TMA'S
 - INSTALL (N) SHED
 - REMOVE (E) SHED
 - EXTEND (E) TENNIS COURT

- NOTES:**
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 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.
 - 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.
 - 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.



SITE PLAN

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 168151
DRAWN BY: AW
CHECKED BY: JG

ENGINEER OF RECORD

MAGED SAMIR G. HENEIN
CA NO. 80188
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

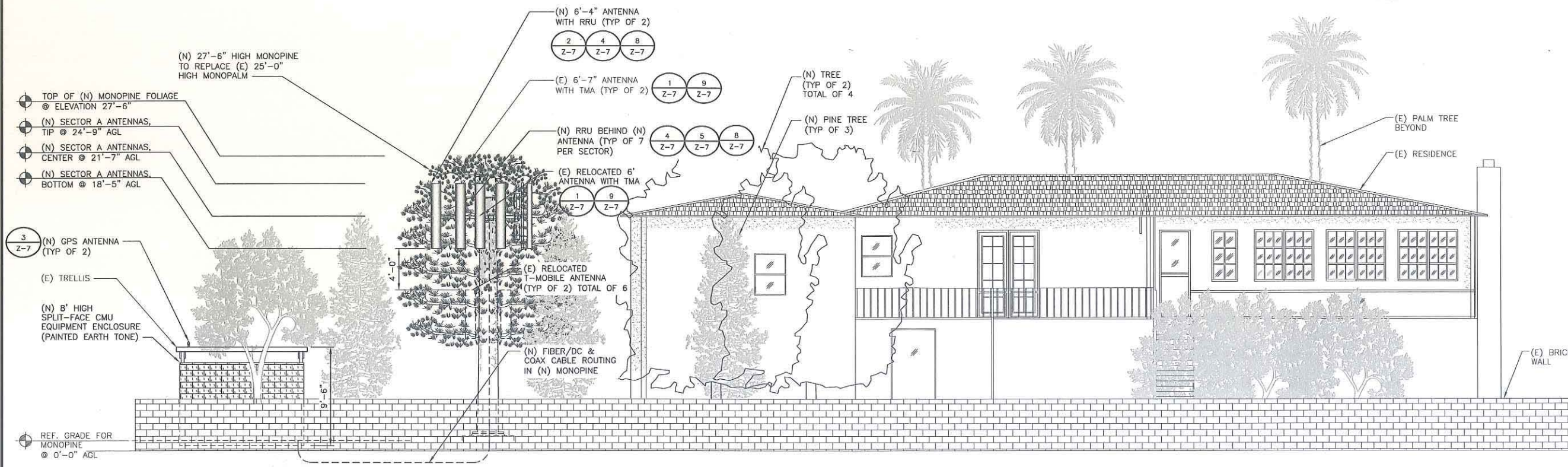
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SD0085
MORRISON POLE
4864 LILA DR
SAN DIEGO, CA 92115
ZONING

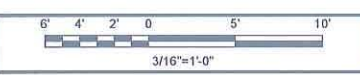
SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

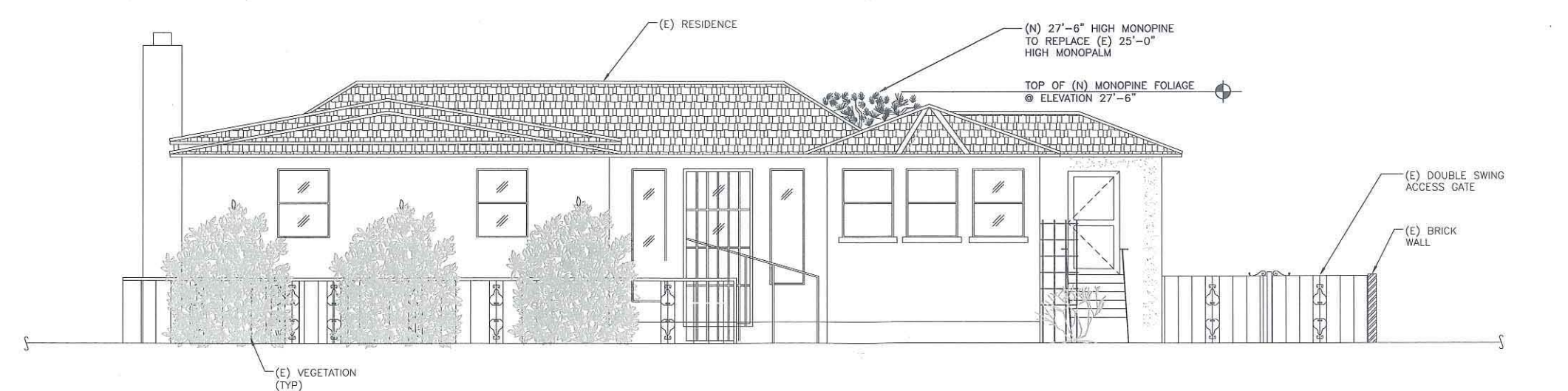
NOTE:
1. FOLIAGE MUST EXTEND A MINIMUM OF 24" FROM THE FACE OF ANTENNAS.



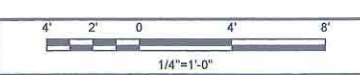
NORTHEAST ELEVATION



A



SOUTHWEST ELEVATION



B

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	168151
DRAWN BY:	AW
CHECKED BY:	JG

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SD0085
MORRISON POLE
4864 LILA DR
SAN DIEGO, CA 92115
ZONING

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
Z-5



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 168151

DRAWN BY: AW

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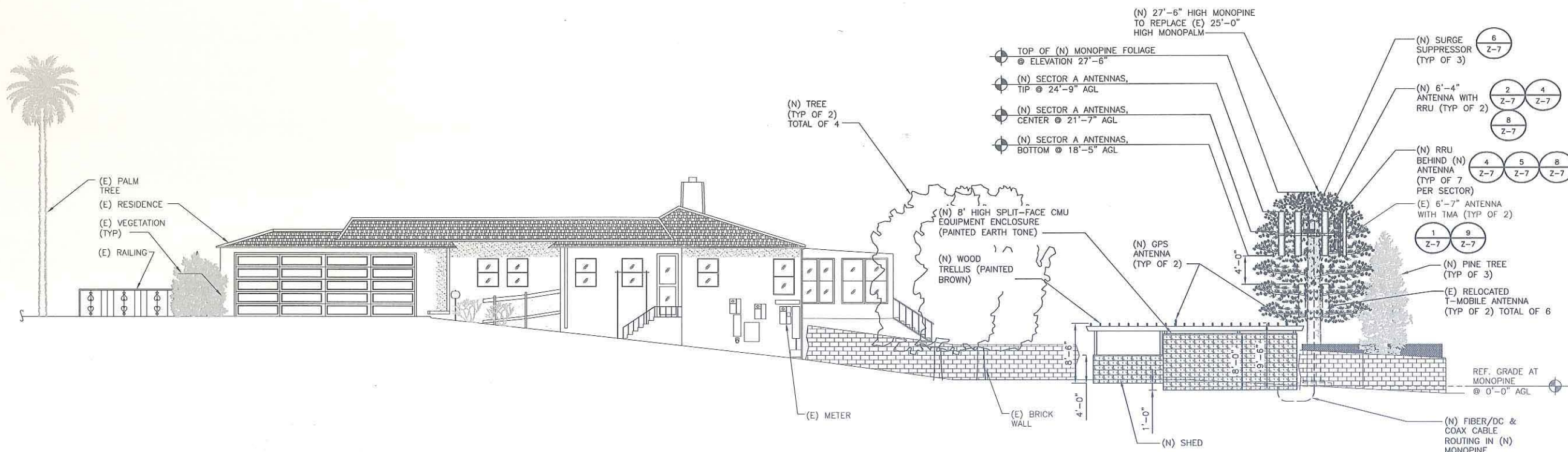
SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER

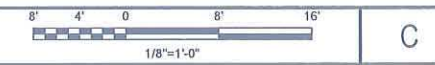
Z-6

NOTE:

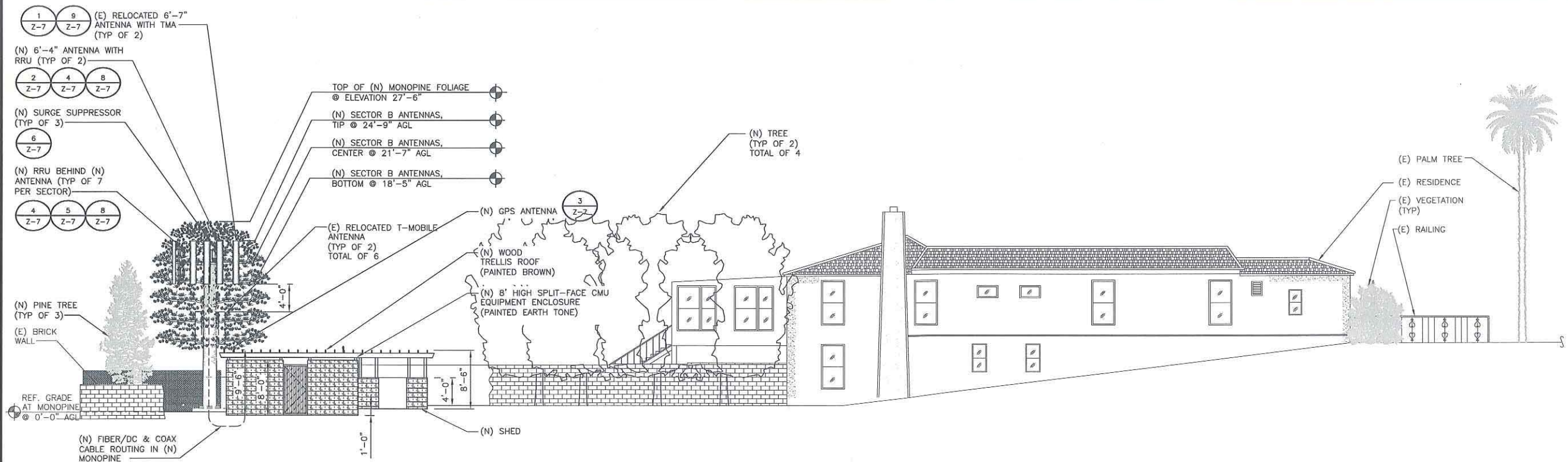
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SOUTHEAST ELEVATION



C



NORTHWEST ELEVATION



D