



THE CITY OF SAN DIEGO

# REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** February 5, 2015 **REPORT NO.** PC-15-020

**ATTENTION:** Planning Commission, Agenda of February 12, 2015

**SUBJECT:** T-Mobile – Meadows Del Mar  
PROJECT NO. 374184. PROCESS 4.

**OWNER/  
APPLICANT:** GRAND DEL MAR RESORT, LP/  
T-MOBILE WEST CORPORATION

## SUMMARY

**Issue:** Should the Planning Commission approve a Wireless Communication Facility (WCF) at 5330 Meadows Del Mar, within the Del Mar Mesa community plan area?

**Staff Recommendation:** APPROVE Neighborhood Use Permit No. 1385506 and Planned Development Permit No. 1385507.

**Community Planning Group Recommendation:** The Del Mar Mesa Community Planning Board voted to recommend approval of this project at their November 13, 2014 meeting (Attachment 12).

**Environmental Review:** This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15301 (Existing Facilities). The environmental exemption determination was made on December 22, 2014 and the opportunity to appeal this determination ended January 6, 2015 (Attachment 7).

**Fiscal Impact Statement:** T-Mobile West Corporation is the Financially Responsible Party responsible for costs associated with the processing of this application.

**Code Enforcement Impact:** Not applicable.

**Housing Impact Statement:** Not applicable.

## BACKGROUND

T-Mobile Meadows Del Mar is an application for a Neighborhood Use Permit (NUP) and

Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project is located at 5330 Meadows Del Mar on The Grand Del Mar's golf course. The project is located in the AR-1-1 zone, within the Del Mar Mesa community plan area. The site is surrounded by open space, residential uses, and the golf course (Attachments 1, 2, 3, and 4). WCFs are permitted in residential zones with a non-residential use where the antennas are located more than 100-feet from the property line of a residential use with a NUP. The project deviates from the AR-1-1 zone 30-foot height limit by 5-feet, which is permitted with the processing of a PDP, Process 4.

This WCF consists of a faux pine tree ("monopine") supporting 12 panel antennas and a 160 square-foot equipment enclosure. The WCF is existing and was originally approved under project number 20699 (approval number 103540), which was issued April 30, 2004, and expired April 30, 2014. The current application is for a new permit to continue operating a WCF at this location. This application is subject to the current Land Development Code regulations.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in a residential zone with a non-residential use where the antennas are more than 100-feet from the property line of a residential use, an NUP is required. While the WCF is not located in one of the *most* preferred locations, the design of the facility is able to effectively integrate the antennas with the surrounding neighborhood and provide wireless coverage to the surrounding residential uses.

WCFs are required to "use all reasonable means to conceal or minimize the visual impact of the WCF through integration..." Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. With this project, the antennas are mounted to a monopine, at the edge of the golf course, in line with existing trees and shrubs. The placement of the monopine allows it to blend in with the existing landscape setting. Equipment associated with the antennas is located adjacent to an existing golf course maintenance building. The monopine and equipment enclosure effectively integrate with the golf course setting.

### **Community Plan Analysis:**

While the Del Mar Mesa Specific Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood

context.

- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The antennas associated with this WCF are mounted to a monopine at the edge of a golf course among existing trees and shrubs. Equipment associated with the antennas is located in an enclosure near a golf course maintenance building. This WCF has been designed to be consistent with the City's General Plan as the antennas effectively integrate with the surrounding development, and the equipment enclosure is not readily visible from the public right-of-way or adjacent properties. This project respects the neighborhood context and will not adversely affect the General Plan.

**Conclusion:**

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NUP No. 1385506 and PDP No. 1385507.

**ALTERNATIVES**

1. Approve of NUP No. 1385506 and PDP No. 1385507, with modifications.
2. Deny of NUP No. 1385506 and PDP No. 1385507, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Paul Godwin, for Mike Westlake  
Assistant Deputy Director  
Development Services Department



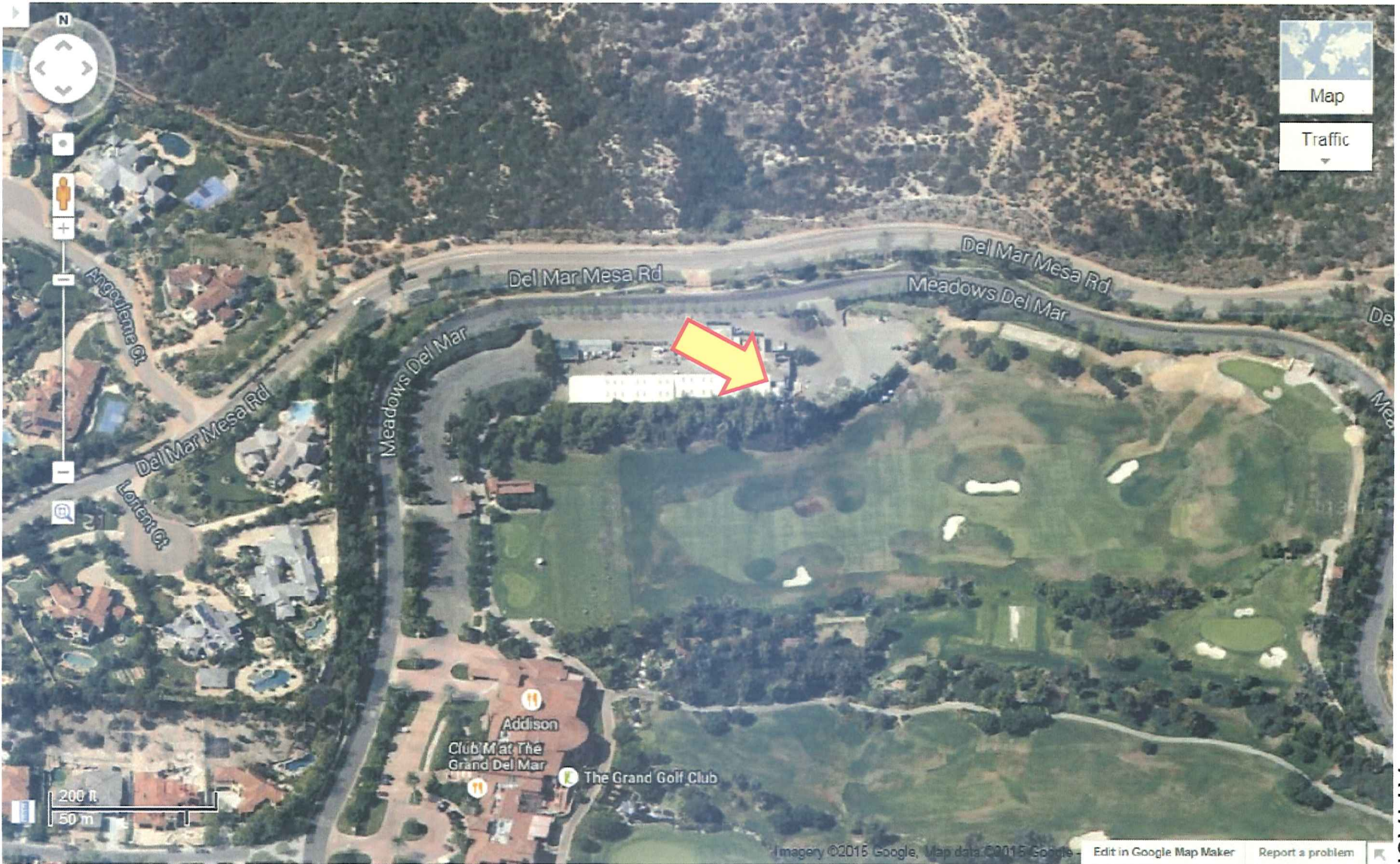
Alex Hempton, AICP  
Development Project Manager  
Development Services Department

VACCHI/AFH

Attachments:

1. Aerial Photo
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. Notice of (Environmental) Exemption

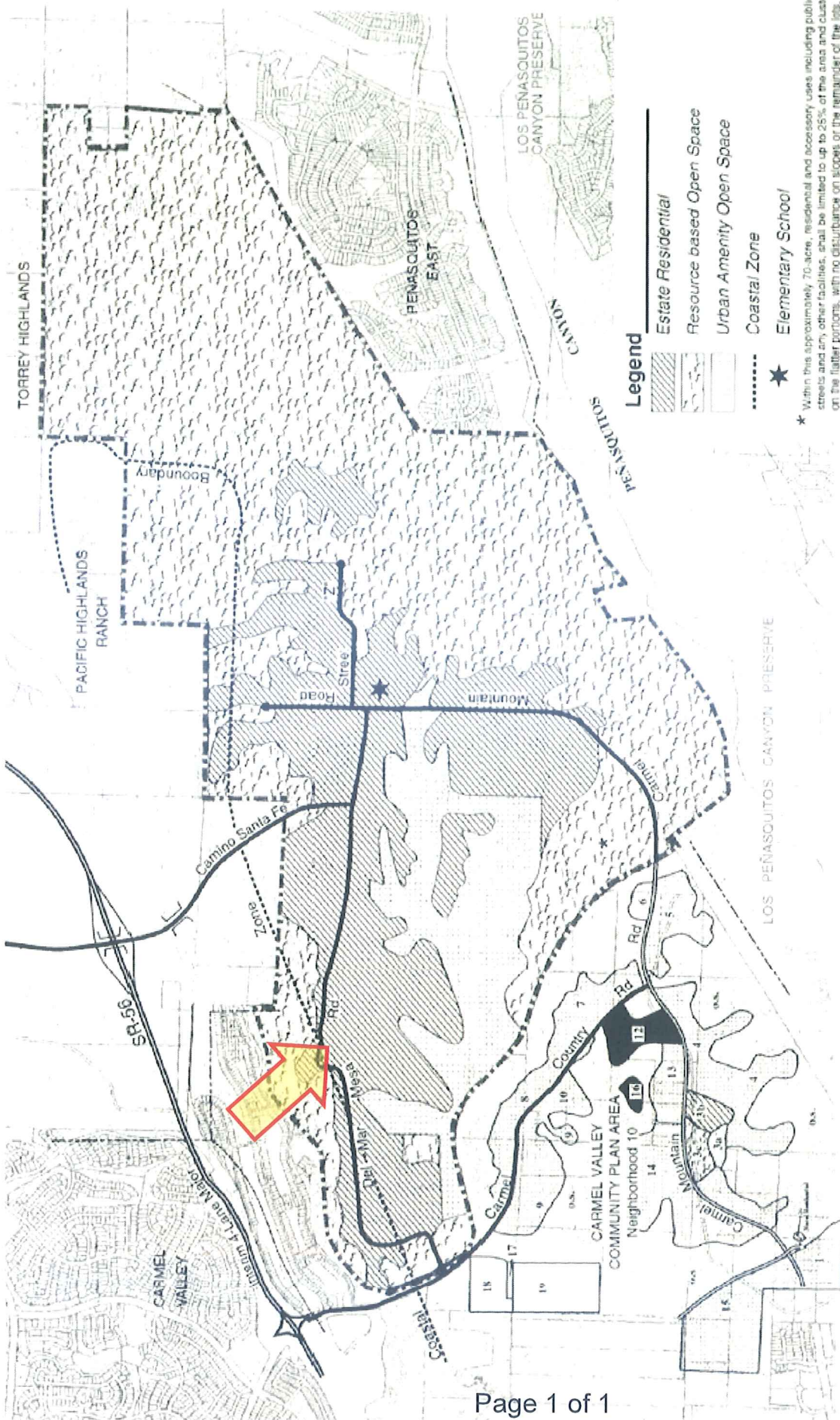
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing



# Aerial Photo

T-Mobile – Meadows Del Mar – Project Number 374184

5300 Meadows Del Mar



Land Use 5  
Del Mar Mesa Specific Plan

# Community Plan Land Use Designation

T-Mobile – Meadows Del Mar – Project Number 374184

5300 Meadows Del Mar



Designated as  
Estate Residential



Page 1 of 1

ATTACHMENT 3



# Project Location Map

T-Mobile – Meadows Del Mar – Project Number 374184

5300 Meadows Del Mar



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	T-Mobile – Meadows Del Mar	
<b>PROJECT DESCRIPTION:</b>	Wireless Communication Facility (WCF) consisting of antennas mounted on a 35-foot tall monopine tree with equipment located in a 160 sq. ft. enclosure.	
<b>COMMUNITY PLAN AREA:</b>	Del Mar Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Neighborhood Use Permit (NUP) and Planned Development Permit (PDP)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Estate Residential	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE: AR-1-1</b> <b>HEIGHT LIMIT: 30'</b> <b>FRONT SETBACK: 25'</b> <b>SIDE SETBACK: 20'</b> <b>REAR SETBACK: 25'</b>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Open Space, AR-1-1	Open Space
<b>SOUTH:</b>	Estate Residential, AR-1-1	Golf Course
<b>EAST:</b>	Estate Residential, AR-1-1	Golf Course
<b>WEST:</b>	Estate Residential, AR-1-1	Residential/Golf Course
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to the 30-foot AR-1-1 zone height limit.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The Del Mar Mesa Community Planning Board recommended approval this project at their November 13, 2014 meeting. (Meeting minutes provided do not include specific vote details.)	



**NEIGHBORHOOD USE PERMIT NO. 1385506  
PLANNED DEVELOPMENT PERMIT NO. 1385507  
T-MOBILE – MEADOWS DEL MAR  
PROJECT NO. 374184  
PLANNING COMMISSION**

WHEREAS, GRAND DEL MAR RESORT, LP, Owner, and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1385506 and 1385507);

WHEREAS, the site is located at 5300 Meadows Del Mar in the AR-1-1 zone of the Del Mar Mesa Community Plan;

WHEREAS, the project site is legally described as: Lot 1 of the Grand Del Mar, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 15163, filed in the Office of the County Recorder of San Diego, November 1, 2005;

WHEREAS, on December 22, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 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;

WHEREAS, on February 12, 2015, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 1385506 and Planned Development Permit No. 1385507 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, 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 February 12, 2015:

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

While the Del Mar Mesa Specific Plan does not specifically address WCFs, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are to be mounted to a 35-foot tall faux pine tree (“monopine”). Equipment associated with the antennas is located in a 160 square-foot equipment enclosure. By locating the antennas on a monopine tree at the edge of the golf course, the WCF is

able to blend in with surrounding trees and other vegetation in a way that is compatible with surrounding residential uses. Equipment associated with the antennas is located in an enclosure adjacent to the monopine and a golf course maintenance building, and will not be readily visible from adjacent properties or the public right-of-way.

The design of this WCF is integrated with the surroundings and respectful of the neighborhood context. The proposed WCF complies with the City's Land Development Code, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

This project consists of twelve (12) panel antennas mounted to a 35-foot tall monopine tree. Equipment associated with the antennas will be located in an equipment enclosure adjacent to the existing golf course maintenance building. The project is located at 5330 Meadows Del Mar in the AR-1-1 zone of the Del Mar Mesa community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the 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.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

**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.**

WCFs are permitted in residential zones, with a non-residential use, where the antennas are located more than 100-feet from the property line of a residential use with the processing of a NUP, Process 2. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." Twelve panel antennas will be mounted to a 35-foot tall monopine tree. Equipment associated with the antennas will be located

in an enclosure adjacent to an existing golf course maintenance building. By locating the antennas on a monopine tree, the WCF is able to effectively integrate with the trees and other landscape material at the edge of the golf course. This design enables the provision of wireless service to the surrounding residential uses in a way that is visually compatible and integrated with the surroundings, in compliance with the LDC requirements.

This project requests one deviation to the AR-1-1 zone 30-foot height limit. The monopine, at 35-foot tall, deviates from the zone height limit by 5 feet. This deviation is permitted with this Planned Development Permit. The deviation to the height limit results in a more desirable project for two main reasons. First, the antennas are able to be located at a height that allows T-Mobile to meet its coverage objective for the surrounding area. If the antennas were located lower, some areas within the coverage objective might not be served which could mean that an additional WCF in a less desirable location could be necessary. Second, the additional height allows the top of the monopine to resemble a more natural tree-crown shape, enhancing the monopine's ability to integrate with the existing landscape.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code.

**Planned Development Permit - Section 126.0604**

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

While the Del Mar Mesa Specific Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are to be mounted to a 35-foot tall faux pine tree ("monopine"). Equipment associated with the antennas is located in a 160 square-foot equipment enclosure. By locating the antennas on a monopine tree at the edge of the golf course, the WCF is able to blend in with surrounding trees and other vegetation in a way that is compatible with surrounding residential uses. Equipment associated with the antennas is located in an enclosure adjacent to the monopine and a golf course maintenance building, and will not be readily visible from adjacent properties or the public right-of-way.

The design of this WCF is integrated with the surroundings and respectful of the neighborhood context. The proposed WCF complies with the City's Land Development Code, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

This project consists of twelve (12) panel antennas mounted to a 35-foot tall monopine tree. Equipment associated with the antennas will be located in an equipment enclosure adjacent to the

existing golf course maintenance building. The project is located at 5330 Meadows Del Mar in the AR-1-1 zone of the Del Mar Mesa community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the 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.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any 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.**

WCFs are permitted in residential zones, with a non-residential use, where the antennas are located more than 100-feet from the property line of a residential use with the processing of a NUP, Process 2. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” Twelve panel antennas will be mounted to a 35-foot tall monopine tree. Equipment associated with the antennas will be located in an enclosure adjacent to an existing golf course maintenance building. By locating the antennas on a monopine tree, the WCF is able to effectively integrate with the trees and other landscape material at the edge of the golf course. This design enables the provision of wireless service to the surrounding residential uses in a way that is visually compatible and integrated with the surroundings, in compliance with the LDC requirements.

This project requests one deviation to the AR-1-1 zone 30-foot height limit. The monopine, at 35-foot tall, deviates from the zone height limit by 5 feet. This deviation is permitted with this Planned Development Permit. The deviation to the height limit results in a more desirable project for two main reasons. First, the antennas are able to be located at a height that allows T-Mobile to meet its coverage objective for the surrounding area. If the antennas were located lower, some areas within the coverage objective might not be served which could mean that an additional

## ATTACHMENT 5

WCF in a less desirable location could be necessary. Second, the additional height allows the top of the monopine to resemble a more natural tree-crown shape, enhancing the monopine's ability to integrate with the existing landscape.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 1385506 and PLANNED DEVELOPMENT PERMIT NO. 1385507 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1385506 and 1385507, a copy of which is attached hereto and made a part hereof.

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Alexander Hempton, AICP  
Development Project Manager  
Development Services

Adopted on: February 12, 2015

Internal Order No. 24004769

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

**WHEN RECORDED MAIL TO**  
CITY CLERK

**PROJECT MANAGEMENT**  
PERMIT CLERK  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004769

**NEIGHBORHOOD USE PERMIT NO. 1385506**  
**PLANNED DEVELOPMENT PERMIT NO. 1385507**  
**T-MOBILE – MEADOWS DEL MAR**  
**PROJECT NO. 374184**  
**PLANNING COMMISSION**

This NEIGHBORHOOD USE PERMIT (NUP) NO. 1385506 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1385507 is granted by the PLANNING COMMISSION of the City of San Diego to GRAND DEL MAR RESORT, LP, Owner, and T-MOBILE WEST CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0202, and 126.0602 . The project is located at 5300 Meadows Del Mar in the AR-1-1 zone of the Del Mar Mesa Community Plan. The project site is legally described as: Lot 1 of the Grand Del Mar, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 15163, filed in the Office of the County Recorder of San Diego, November 1, 2005.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 12, 2015, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas, with the following dimensions: 78.0" by 14.8" by 9.5" or 56.0" by 12.0" by 7.9", mounted to a 35-foot tall monopine tree;
- b. Equipment associated with the antennas is located in a 160 square foot equipment enclosure;
- c. The project deviates from the AR-1-1 zone 30-foot height limit, which is permitted with the processing of this PDP;

- 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 February 27, 2018.
2. **This NUP and corresponding use of this site shall expire on February 27, 2025.** 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 the Owner/Permittee 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.

**PLANNING/DESIGN REQUIREMENTS:**

14. 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.

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

16. 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.

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

18. Starting branch height shall be no higher than 10-feet.

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

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

21. 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.

22. 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.

23. 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.

24. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
25. 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."
26. No overhead cabling is allowed for this project.
27. Exposed mounting apparatus shall be removed and shall not remain on the monopine absent antennas.
28. 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.
29. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
30. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
31. 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.
32. 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 619-446-5349 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 on February 12, 2015 and [Approved Resolution Number].

Permit Type/PTS Approval No.: NUP No. 1385506 & PDP No. 1385507  
Date of Approval: 2/12/2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Alex Hempton, AICP  
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.

**GRAND DEL MAR RESORT, LP**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**T-MOBILE**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



THE CITY OF SAN DIEGO

Date of Notice: December 22, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24004769

---

**PROJECT NAME/NUMBER:** T-Mobile Meadows Del Mar/Project No. 374184  
**COMMUNITY PLAN AREA:** Del Mar Mesa  
**COUNCIL DISTRICT:** 1  
**LOCATION:** 5300 Meadows Del Mar, San Diego, CA 92130

---

**PROJECT DESCRIPTION:** NEIGHBORHOOD USE PERMIT (NUP) and PLANNED DEVELOPMENT PERMIT (PDP) to allow for minor modifications to an existing wireless communications facility (WCF). The site consists of twelve (12) panel antennas mounted on an existing 35-foot-tall monopine and a 160-square-foot equipment shelter. The modifications would include adding branches to the existing monopine for additional screening, and the replacement of existing antennas. The project site is zoned AR-1-1 and is within the Del Mar Mesa Community Plan area of Council District 1.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Planning Commission (Process 4).

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Staff.

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project has been determined to be exempt from CEQA pursuant to Section 15301. Section 15301 allows for the operation, repair, leasing, or minor modifications of existing facilities. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

**CITY CONTACT:** Alex Hempton, Project Manager  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**CONTACT INFORMATION:** (619) 446-5349/klynchash@sandiego.gov

---

On December 22, 2014, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City of San Diego Planning Commission. If you have any questions about this determination, contact the Project Manager above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council

## ATTACHMENT 7

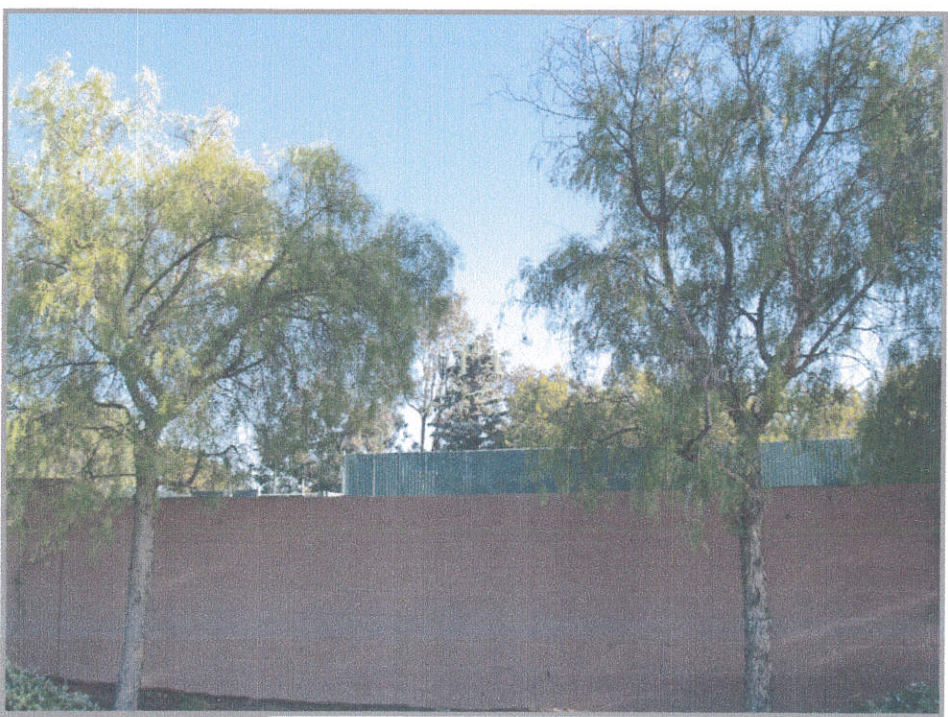
must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (by January 6, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



LOCATION

©2014 Google Maps

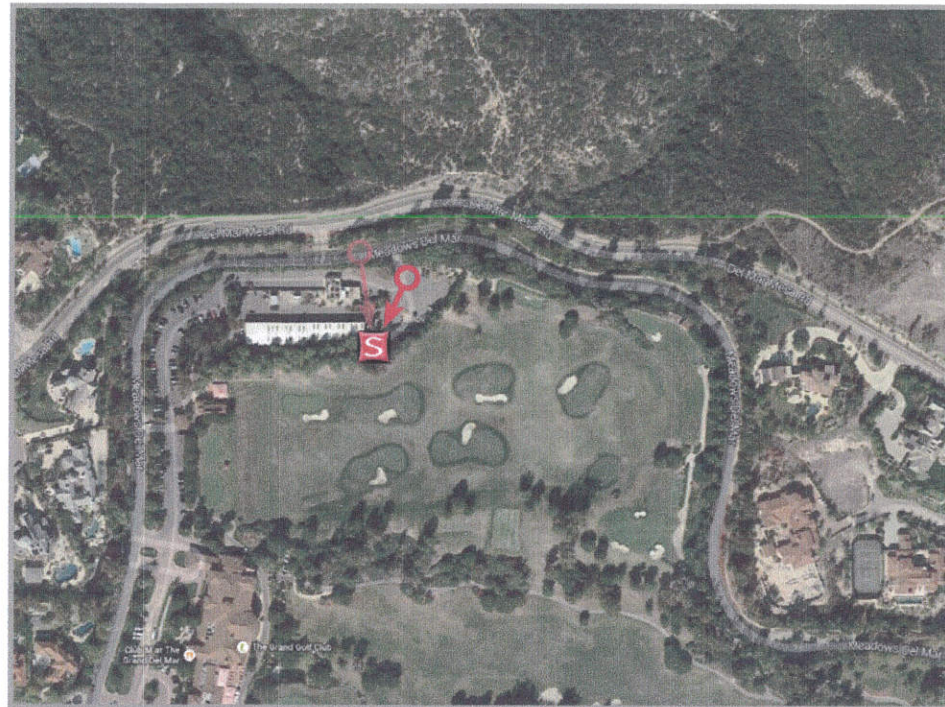


EXISTING



PROPOSED

LOOKING SOUTH FROM MEADOWS DEL MAR

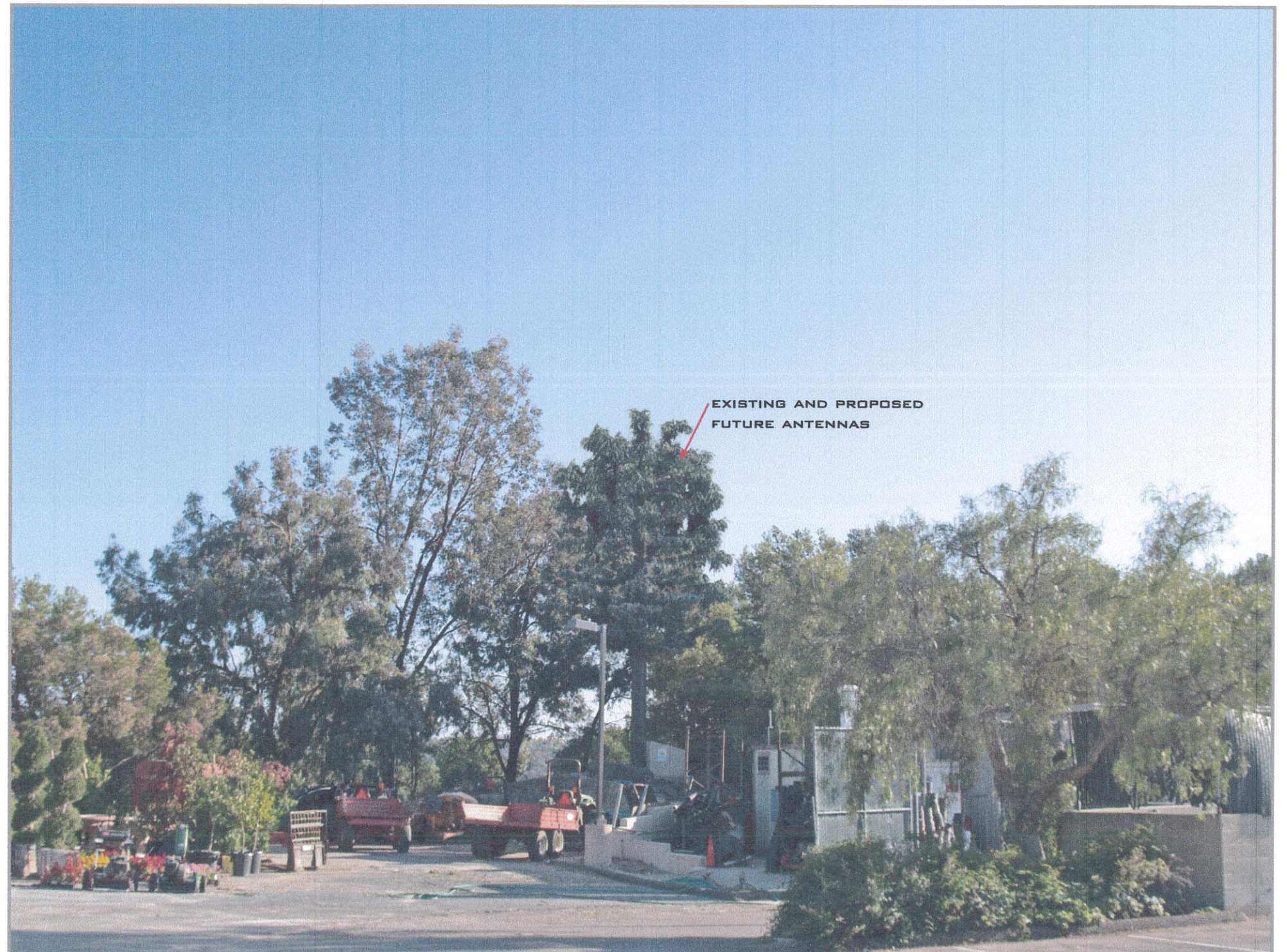


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM MAINTENANCE YARD



**SD06434 – Meadows Del Mar  
5200 Meadows Del Mar, San Diego, CA 92130  
TELECOM SITE JUSTIFICATION REPORT**

- 1. Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.**

**LOCATION AND TYPE**

T-Mobile will continue the operation of an existing communications facility at 5200 Meadows Del Mar. The project consists of twelve panel antennas (3 arrays of 4 antennas each) mounted to an existing 35' faux monopine. All of the equipment is located in an existing equipment enclosure. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

**FREQUENCY AND POWER SPECIFICATIONS**

The transmitting frequency for the T-Mobile system is 1950-1965 Megahertz. The receiving frequency is 1870-1885 Megahertz.

**COVERAGE AND CAPACITY**

The objective of this proposed site is to provide coverage and capacity within the residential area to the north, east, south and west and also to connect the coverage gaps to the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

- 2. Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permitee's network located within a 1 mile radius from proposed site.**

Please see refer to justification map and to coverage maps attached.

- 3. A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permitee's network.**

The objective of this proposed site is to provide coverage and capacity within the residential area to the north, east, south and west and also to connect the coverage gaps to the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites

currently operating within a 1-mile radius from this proposed site (see attached map).

4. **If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.**

There are no other carriers at this existing site, but it is an existing site therefore no additional selection process was completed.

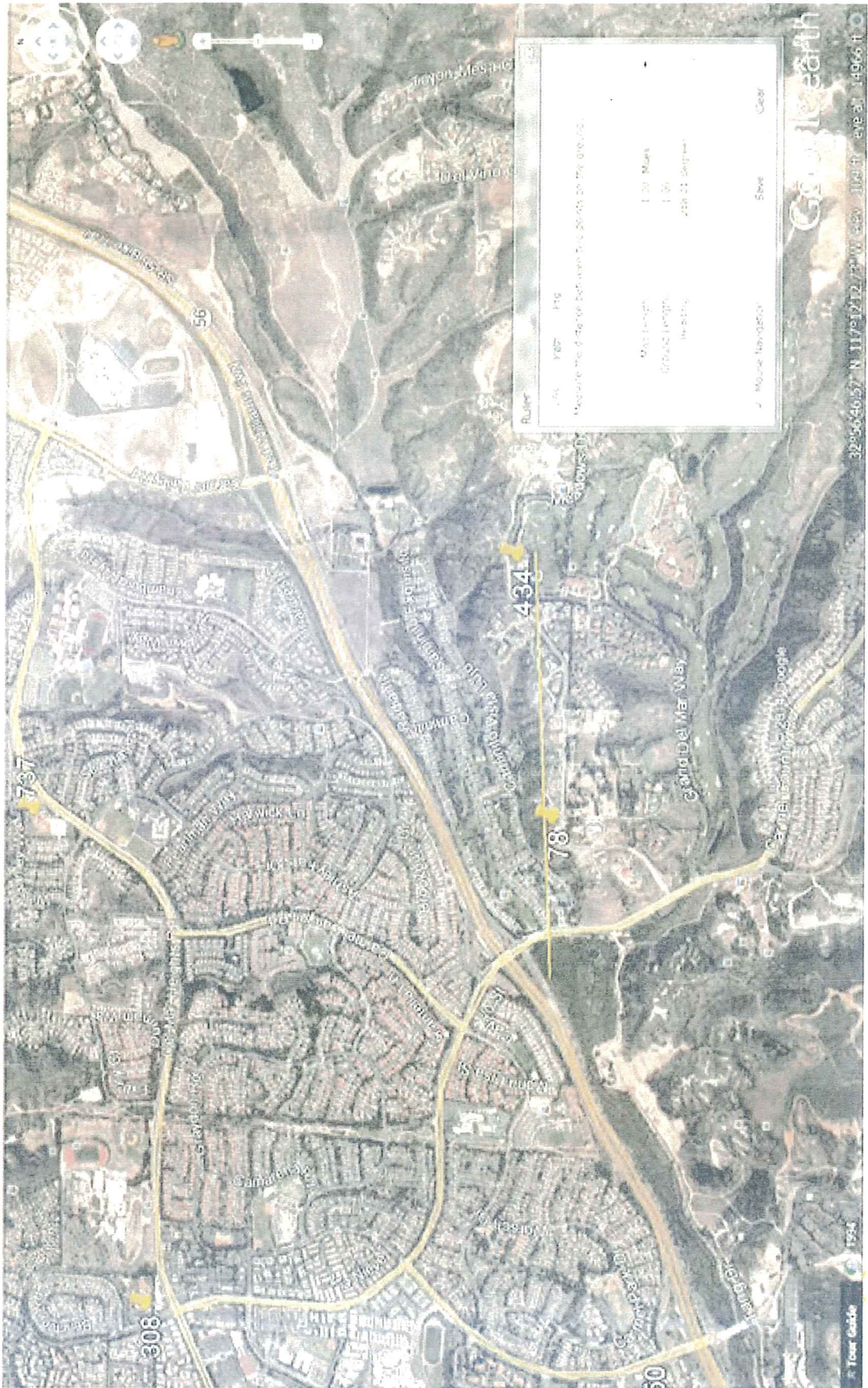
5. **Discuss Alternative Sites and why they were not selected.**

This site is located on residential use surrounded by single and multi-family residential zones. The search ring is primarily residential. The proposed site was initially selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. It is now selected again because it's an existing site where T-Mobile would like to continue operating. Please refer to aerial and coverage maps provided. There were no other non-residential alternatives reviewed.

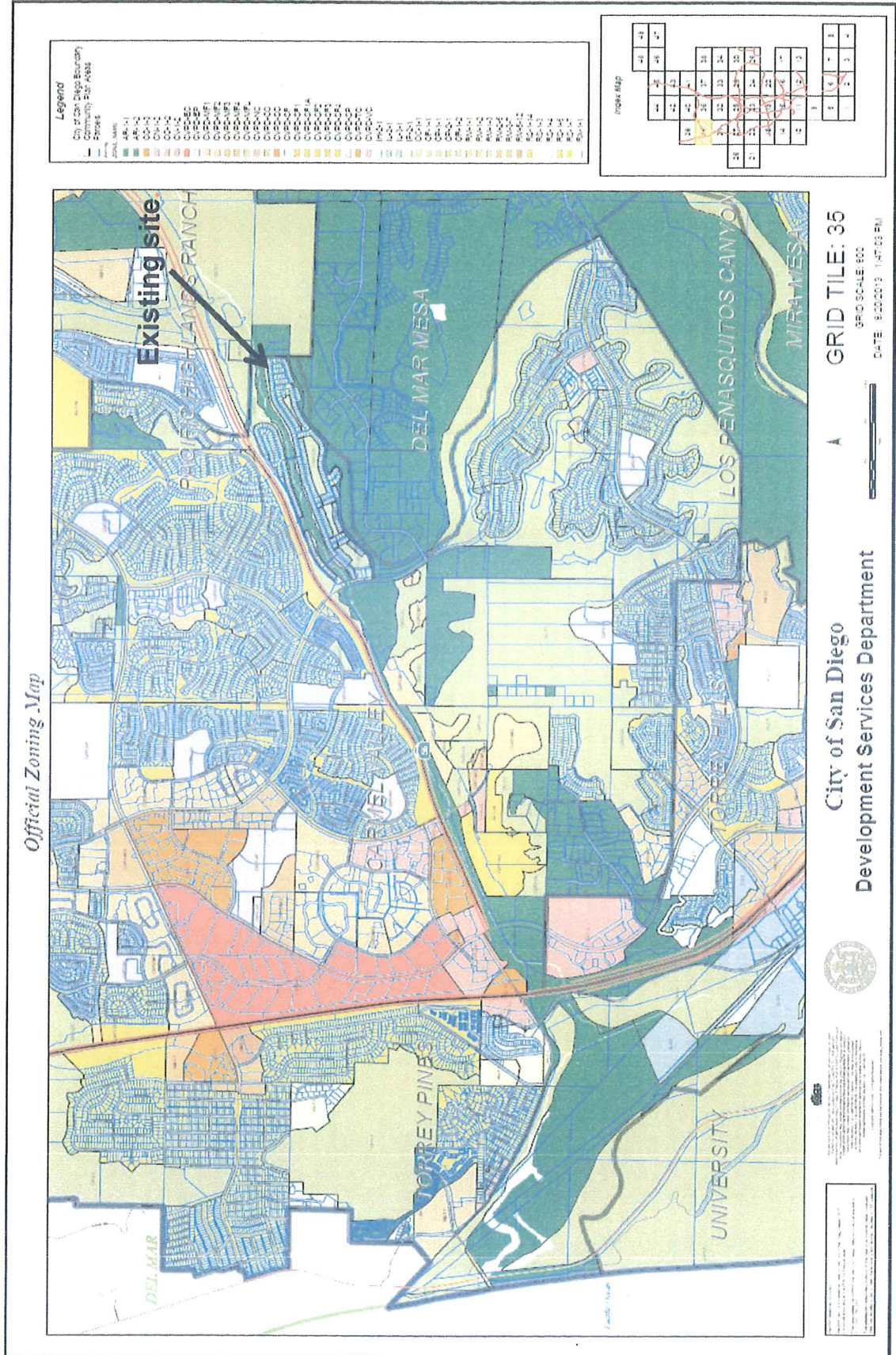
6. **Noise Information for sites located near residential**

The existing equipment is located in an equipment enclosure in the maintenance yard of the golf course. Therefore, no noise disturbance will be generated for residential neighbors.

# Meadows Del Mar (SD06434) Justification Maps



# Meadows Del Mar (SD06434) Justification Maps



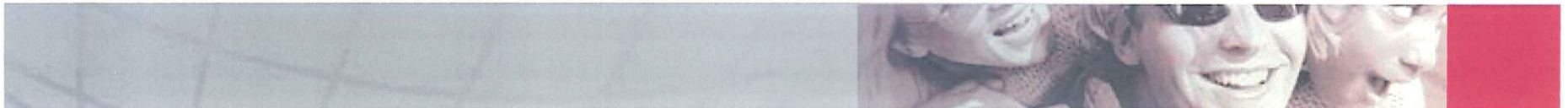
# Meadows Del Mar (SD06434) Justification Maps





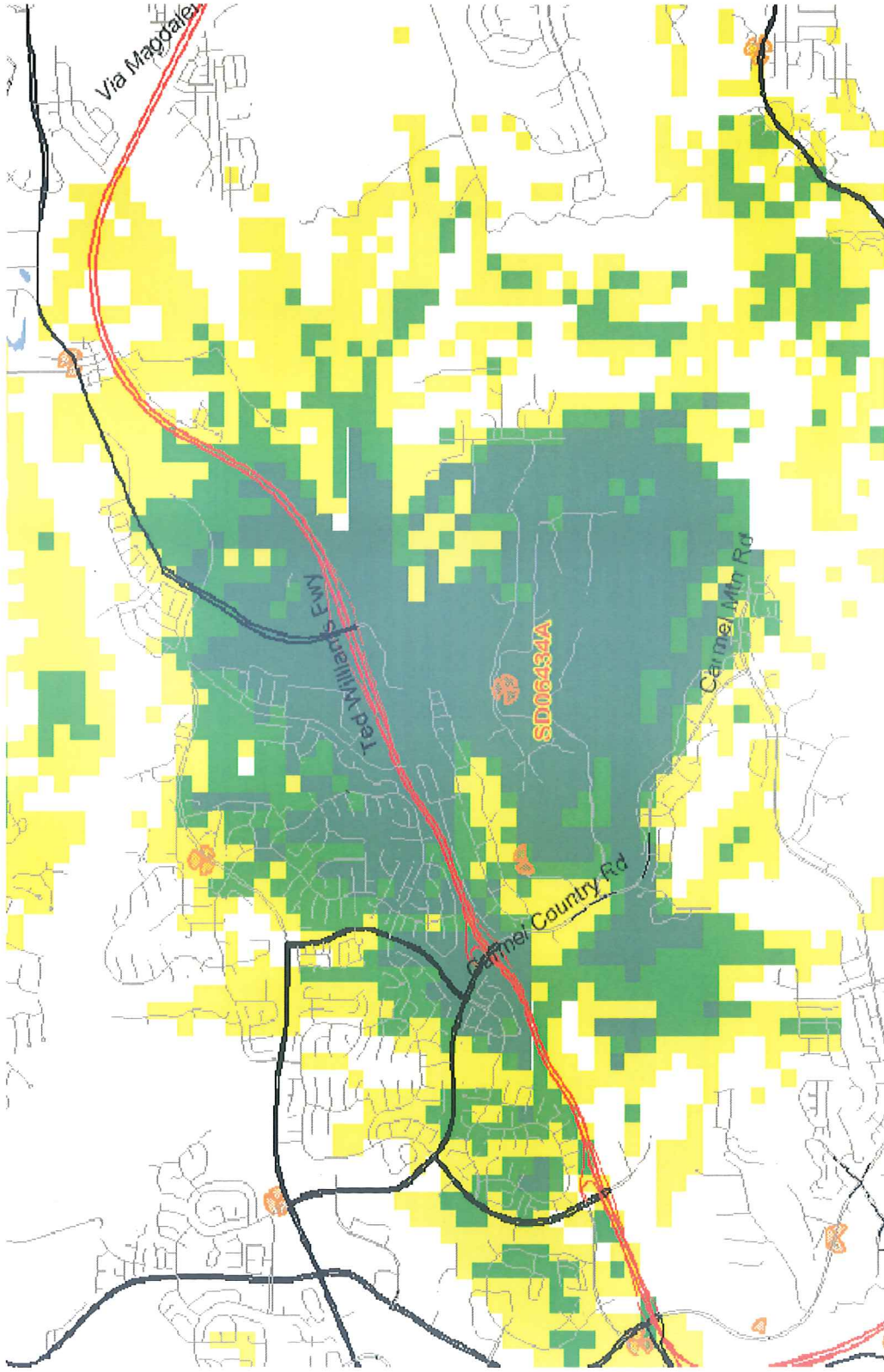
# SD06434A Coverage Map

RF Team San Diego Market  
Jan 23, 2015





SD06434A Coverage

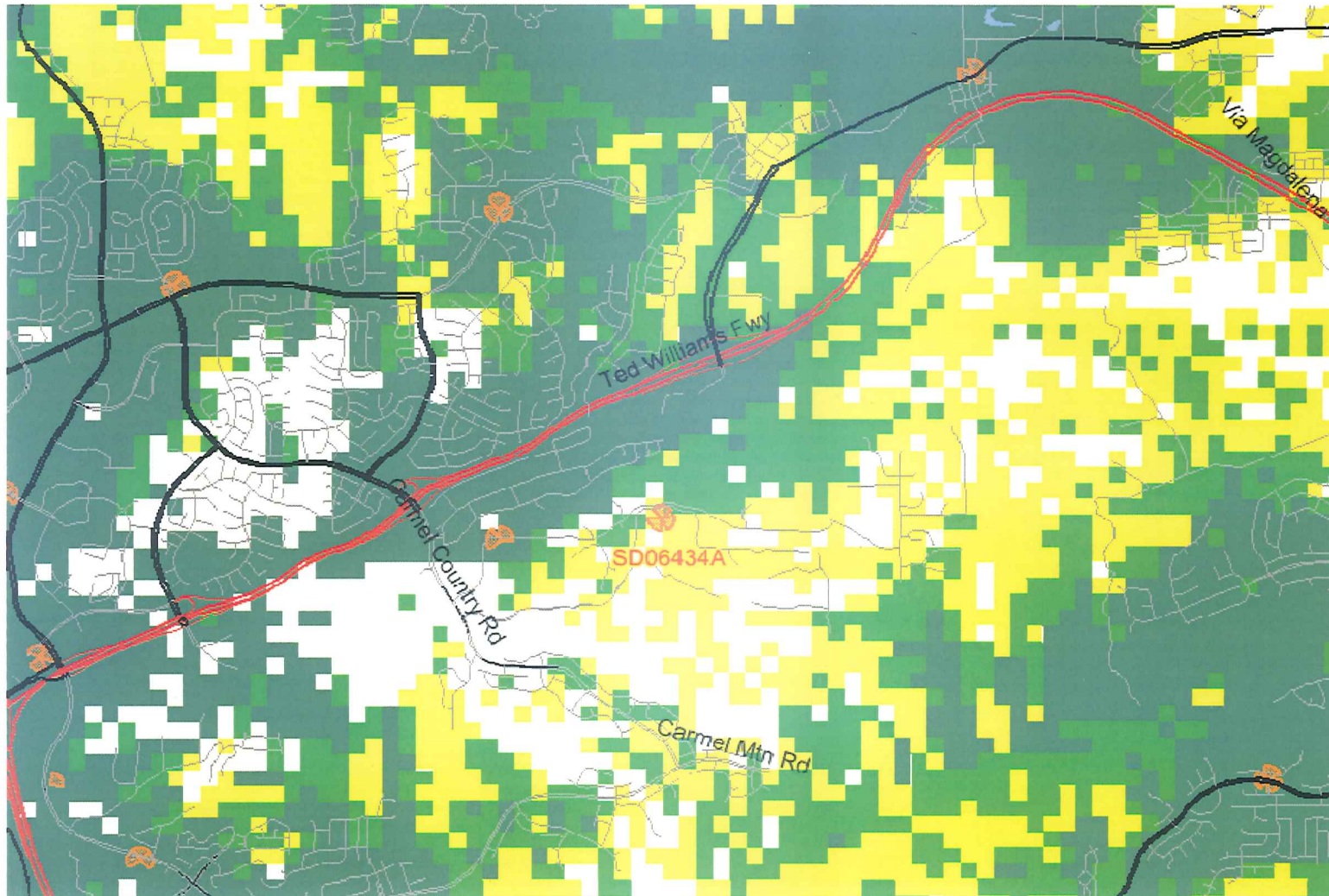


**Legend: Coverage Level**  
● In Building ● In Car ● On Street





Existing On-Air sites coverage without SD06434A



Legend: Coverage Level

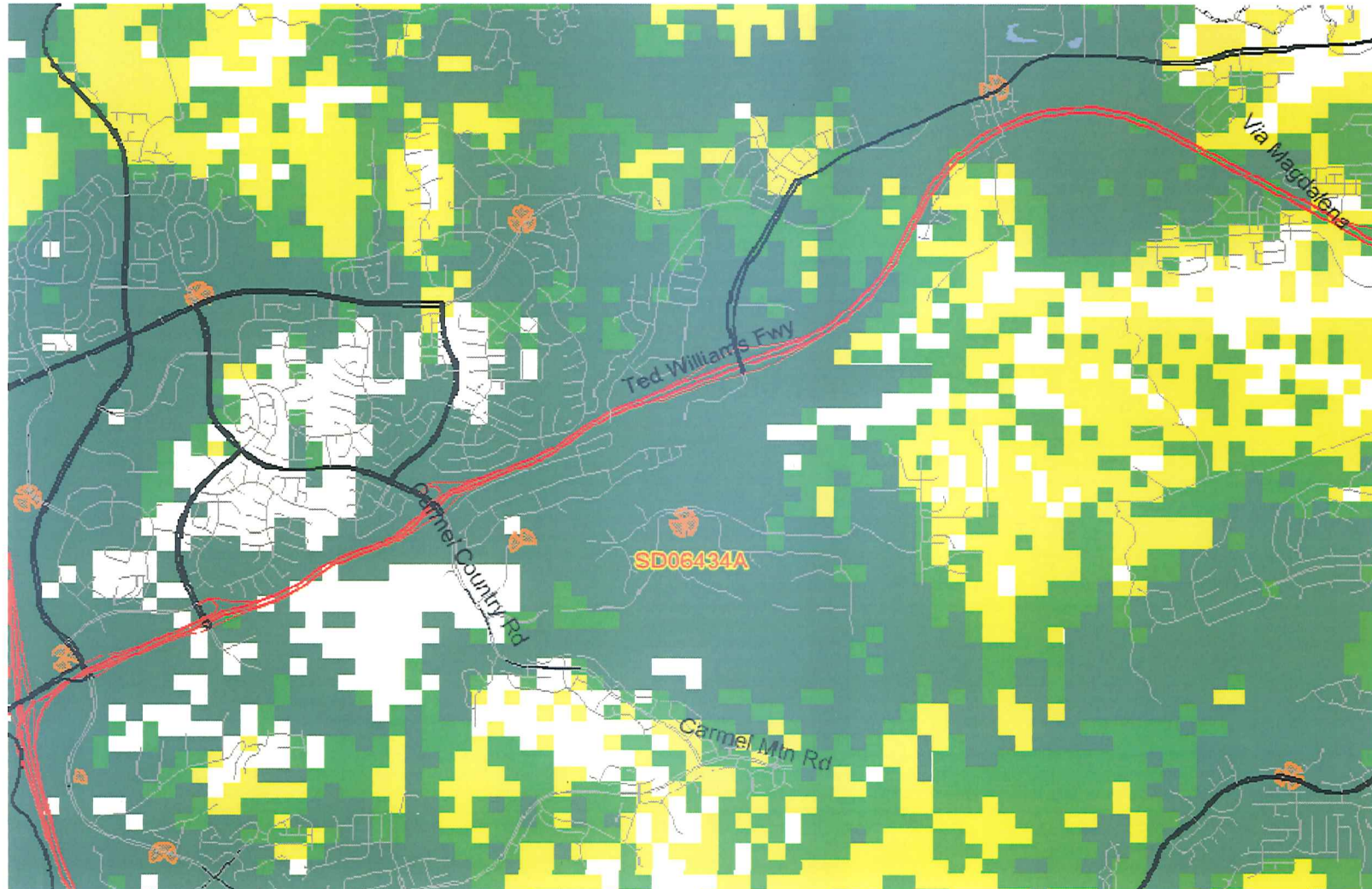
- In Building
- In Car
- On Street







Existing On-Air sites coverage with SD06434A

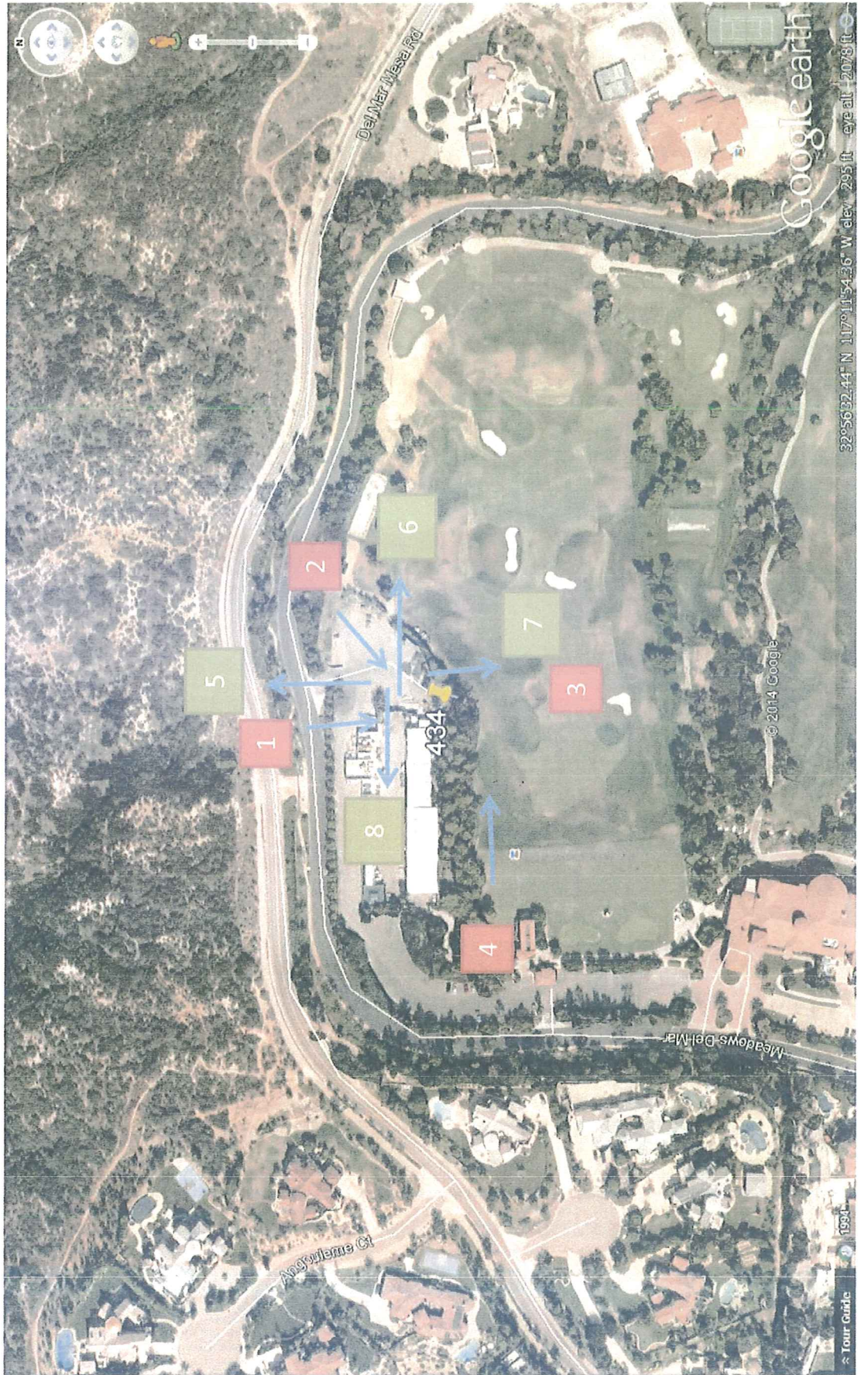


Legend: Coverage Level

- In Building
- In Car
- On Street



# T-Mobile - Photo Survey SD06434A - Angouleme



# SD06434A Angouleme – Photo Survey

1. View looking south @  
North Elevation



2. View looking southwest  
@ East Elevation



# SD06434A Angouleme – Photo Survey

3. View looking north @  
South Elevation

4. View looking east @  
West Elevation

Photo unavailable due to golf  
course driving range location.



# SD06434A Angouleme – Photo Survey

5. View looking North from Site    6. View looking East from Site



# SD06434A Angouleme – Photo Survey

7. View looking South from site



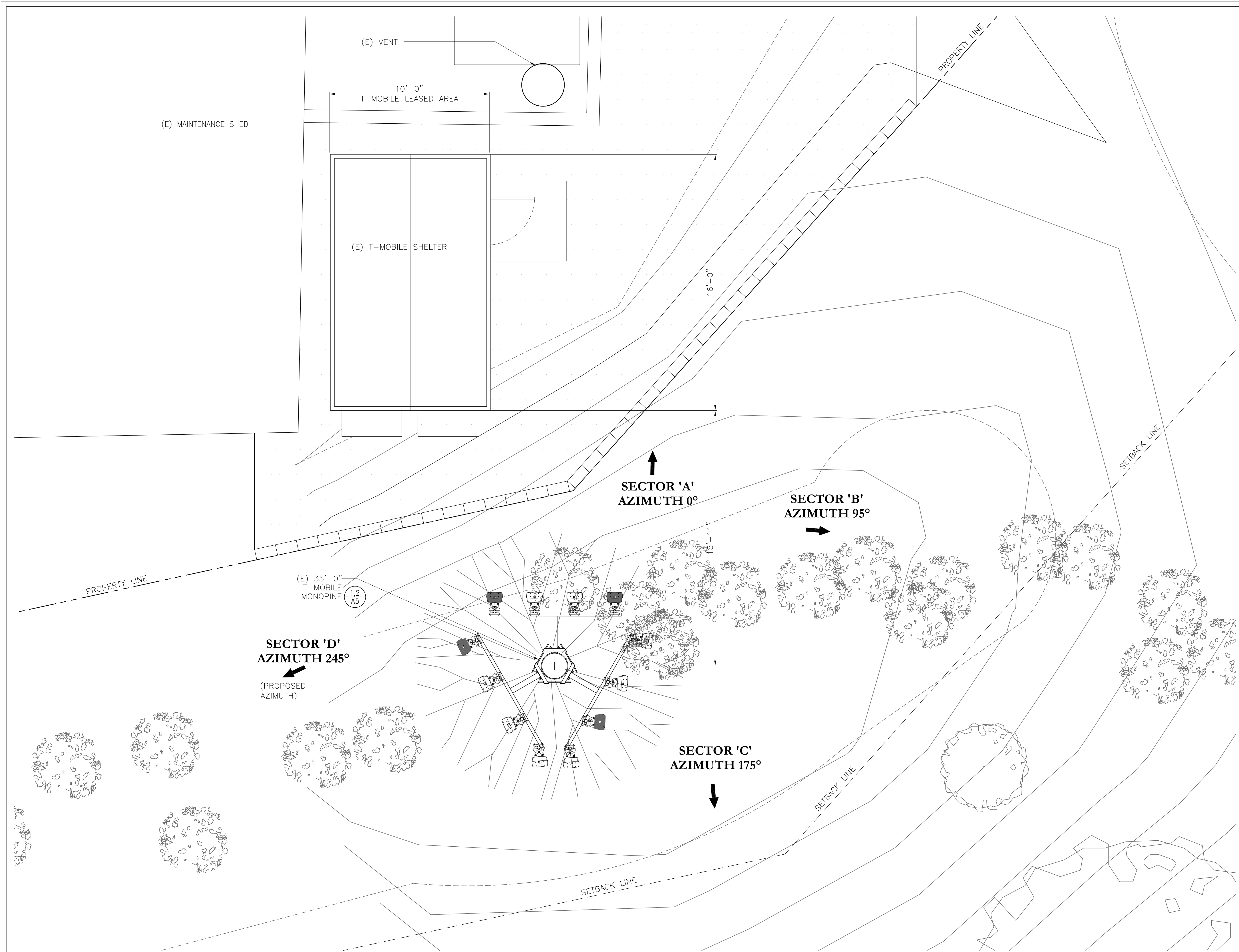
8. View looking West from Site












**T-Mobile**  
Stick Together®  
10509 VISTA SORRENTO PKWY., STE. 206  
SAN DIEGO, CA 92121

PROJECT INFORMATION:  
**SD06434A**  
**ANGOULEME**  
5300 MEADOWS DEL MAR  
SAN DIEGO, CA 92130

CURRENT ISSUE DATE:  
**10-07-14**

ISSUED FOR:  
**CUP RENEWAL**

REV.:	DATE:	DESCRIPTION:	BY:
2	10-07-14	PLANNING ISSUES	JLM
1	08-06-14	REVISE ANTENNAS	JLM
0	05-12-14	CUP RENEWAL	BK

PLANS PREPARED BY:  
 **TECHSAAE**  
11908 HAMDEN PLACE  
SANTA FE SPRINGS, CA. 90670  
949-251-1177

CONSULTANT:  
  
Debra DePratti Gardner  
DePratti Incorporated  
(619) 726-8110

DRAWN BY:	CHK.:	APV.:
BK	RU	RU

LICENSURE:

SHEET TITLE:  
**EQUIPMENT PLAN**

SHEET NUMBER:	REVISION:
<b>A-2</b>	<b>2</b>
	SD06434A

**EQUIPMENT PLAN**

SCALE  
NORTH  
3/8"=1'  
0" 6" 1' 2' 4'



PROJECT INFORMATION:  
**SD06434A**  
**ANGOULEME**  
 5300 MEADOWS DEL MAR  
 SAN DIEGO, CA 92130

CURRENT ISSUE DATE:  
**10-07-14**

ISSUED FOR:  
**CUP RENEWAL**

REV.:	DATE:	DESCRIPTION:	BY:
2	10-07-14	PLANNING ISSUES	JLM
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PLANS PREPARED BY:  

 TECHSAAE  
 11908 HAMDEN PLACE  
 SANTA FE SPRINGS, CA. 90670  
 949-251-1177

CONSULTANT:  

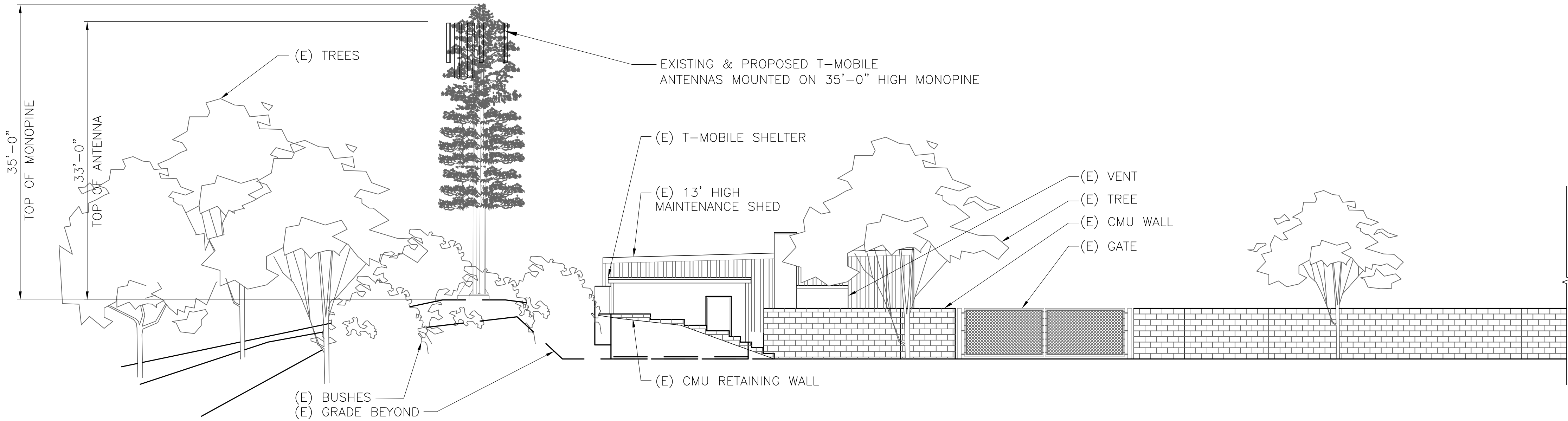
 Debra DePratti Gardner  
 DePratti Incorporated  
 (619) 726-8110

DRAWN BY: BK    CHK.: RU    APV.: RU

LICENSURE:

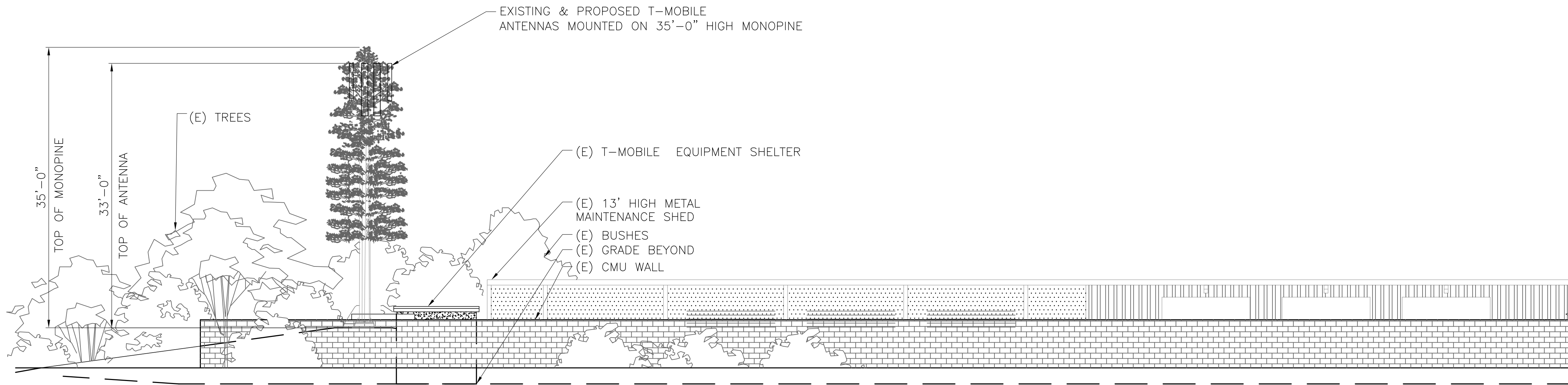
SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER: **A-3**    REVISION: **2**  
 SD06434A



**EAST ELEVATION**

SCALE 1/8"=1'    0" 2' 6' 14'    **2**



**NORTH ELEVATION**

SCALE 1/8"=1'    0" 2' 6' 14'    **1**



PROJECT INFORMATION:  
**SD06434A**  
**ANGOULEME**  
 5300 MEADOWS DEL MAR  
 SAN DIEGO, CA 92130

CURRENT ISSUE DATE:  
**10-07-14**

ISSUED FOR:  
**CUP RENEWAL**

REV.:	DATE:	DESCRIPTION:	BY:
2	10-07-14	PLANNING ISSUES	JLM
1	08-06-14	REVISE ANTENNAS	JLM
0	05-12-14	CUP RENEWAL	BK

PLANS PREPARED BY:  

 TECHSAAE  
 11908 HAMDEN PLACE  
 SANTA FE SPRINGS, CA. 90670  
 949-251-1177

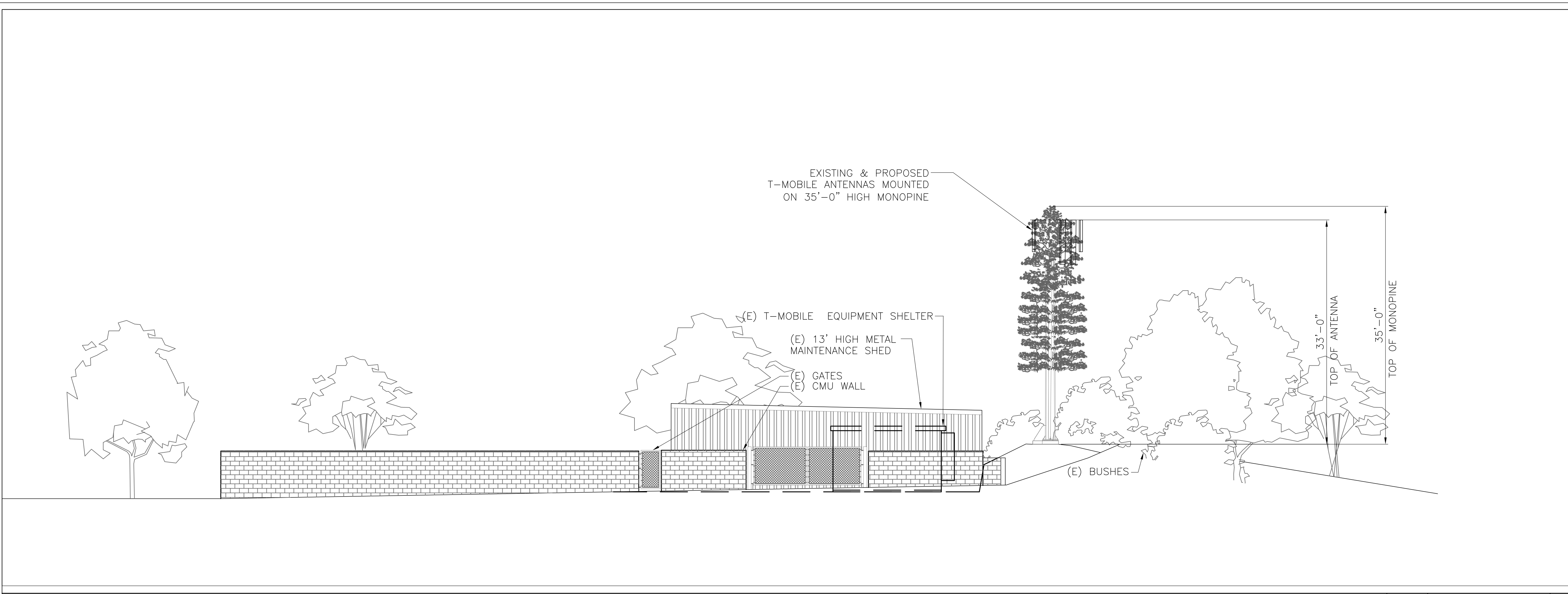
CONSULTANT:  
  
 Debra DePratti Gardner  
 DePratti Incorporated  
 (619) 726-8110

DRAWN BY: BK    CHK.: RU    APV.: RU

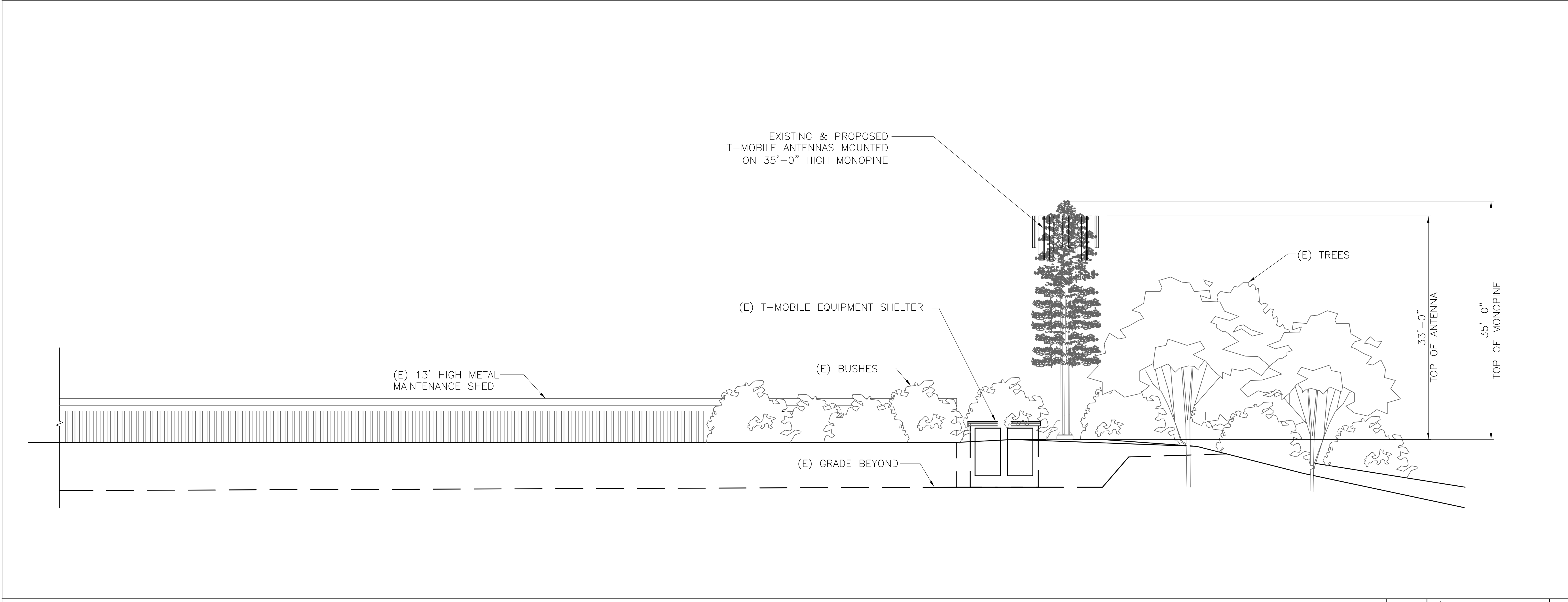
LICENSURE:

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER: **A-4**    REVISION: **2**  
 SD06434A



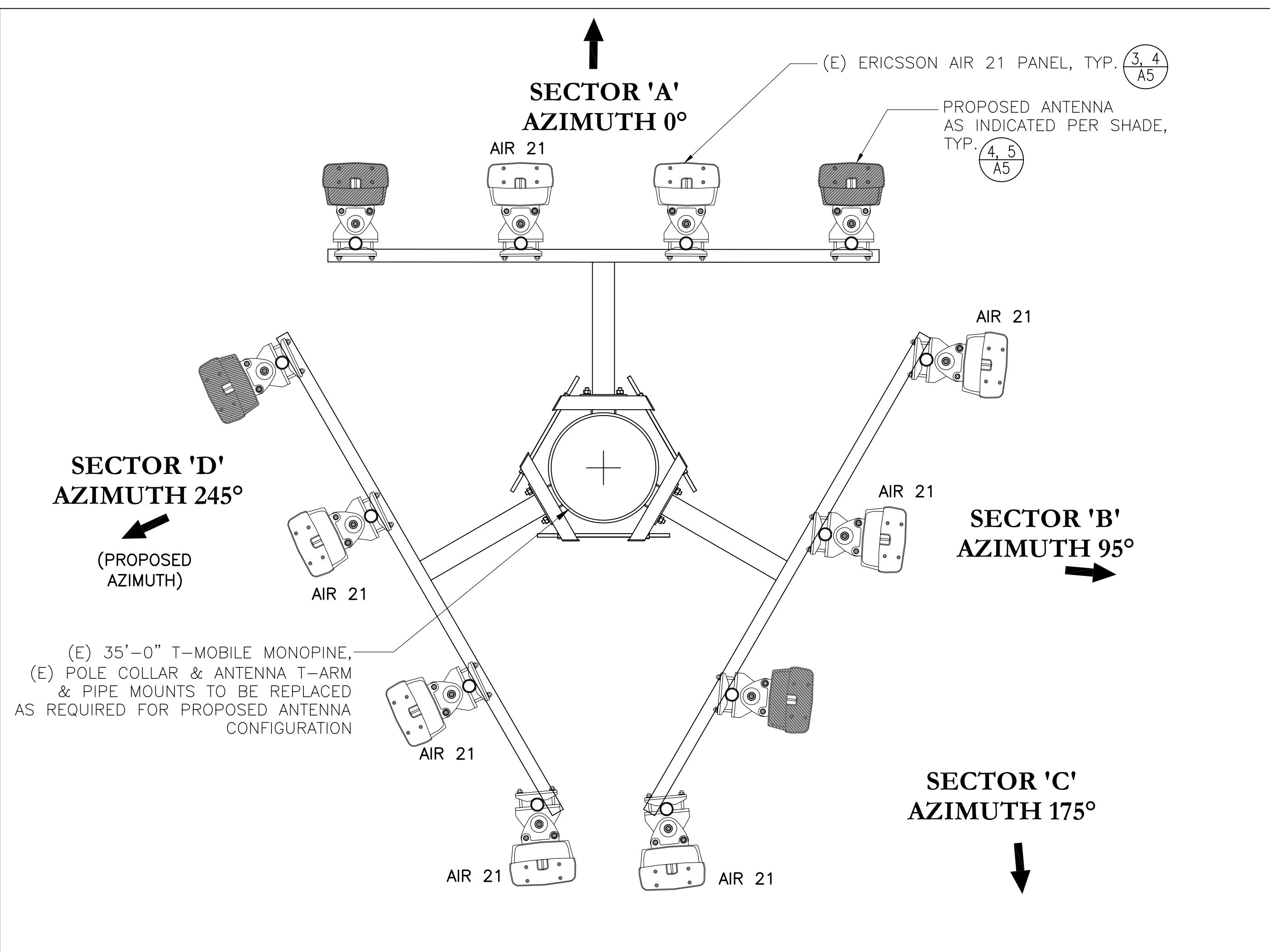
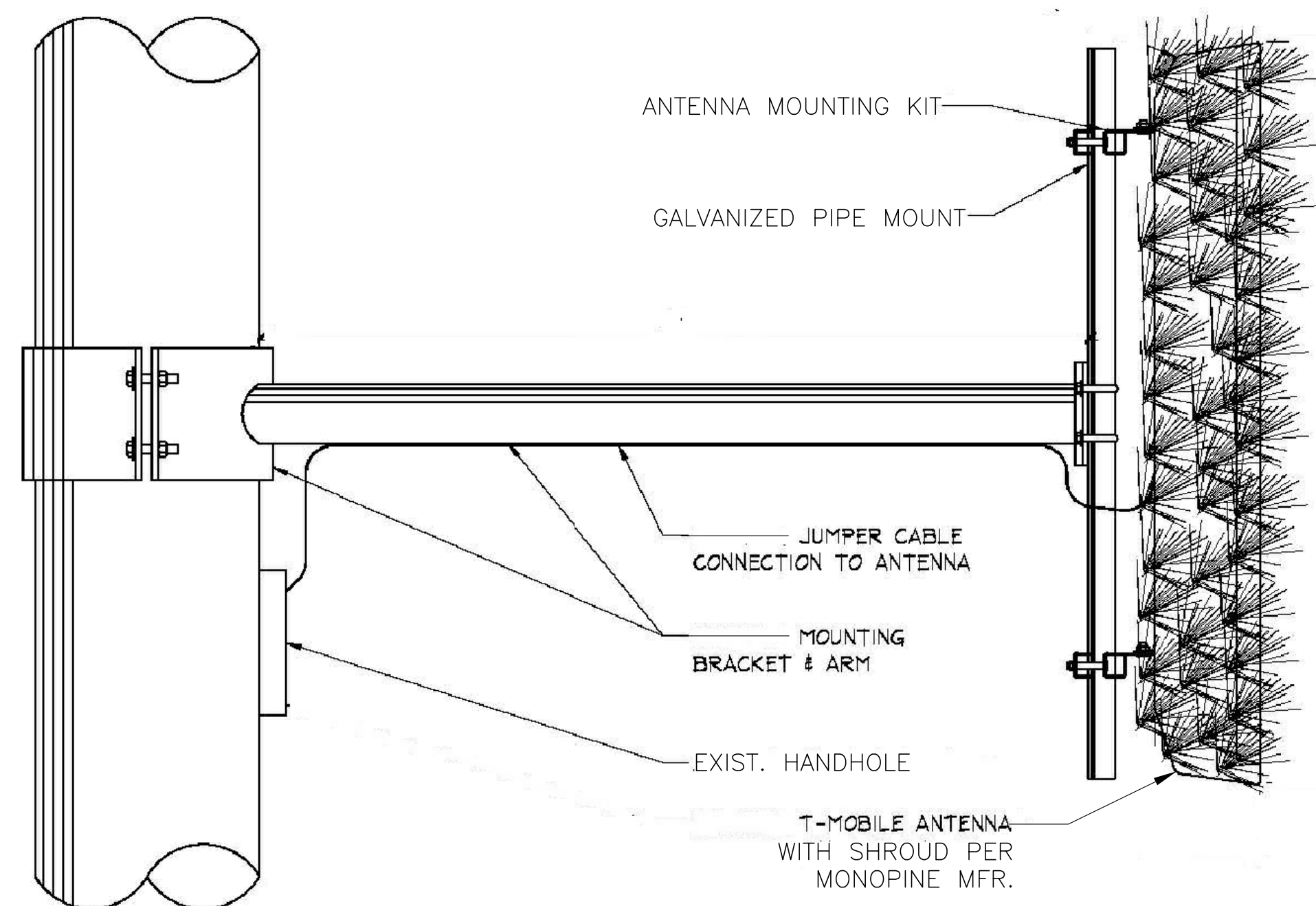
WEST ELEVATION



SOUTH ELEVATION

**NOTE:**

ALL EXPOSED CABLES BRACKETS AND SUPPORTS SHALL BE PAINTED TO MATCH FAUX MONOPINE NEEDLES & BRANCHES



**T-Mobile**  
Stick Together®  
10509 VISTA SORRENTO PKWY., STE. 206  
SAN DIEGO, CA 92121

PROJECT INFORMATION:  
**SD06434A**  
**ANGOULEME**  
5300 MEADOWS DEL MAR  
SAN DIEGO, CA 92130

CURRENT ISSUE DATE:  
10-07-14

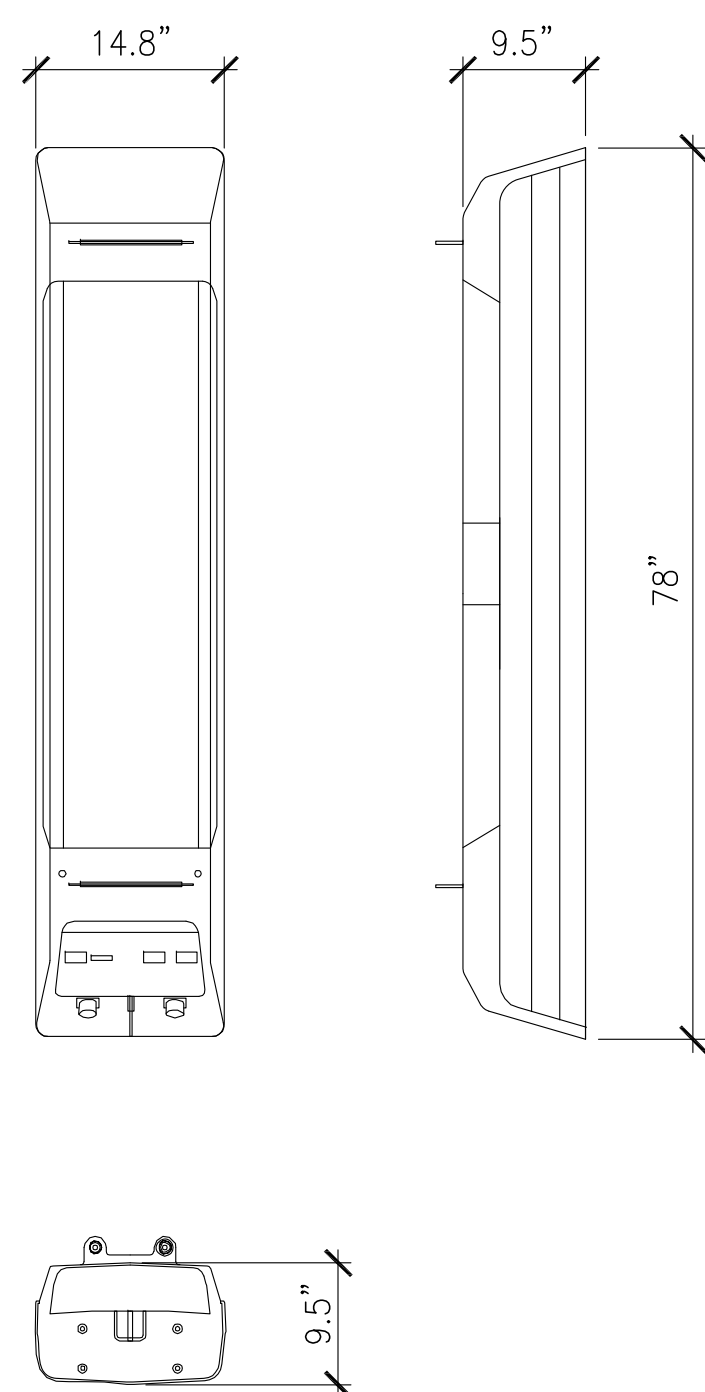
ISSUED FOR:  
CUP RENEWAL

REV.:	DATE:	DESCRIPTION:	BY:
2	10-07-14	PLANNING ISSUES	JLM
1	08-06-14	REVISE ANTENNAS	JLM
0	05-12-14	CUP RENEWAL	BK

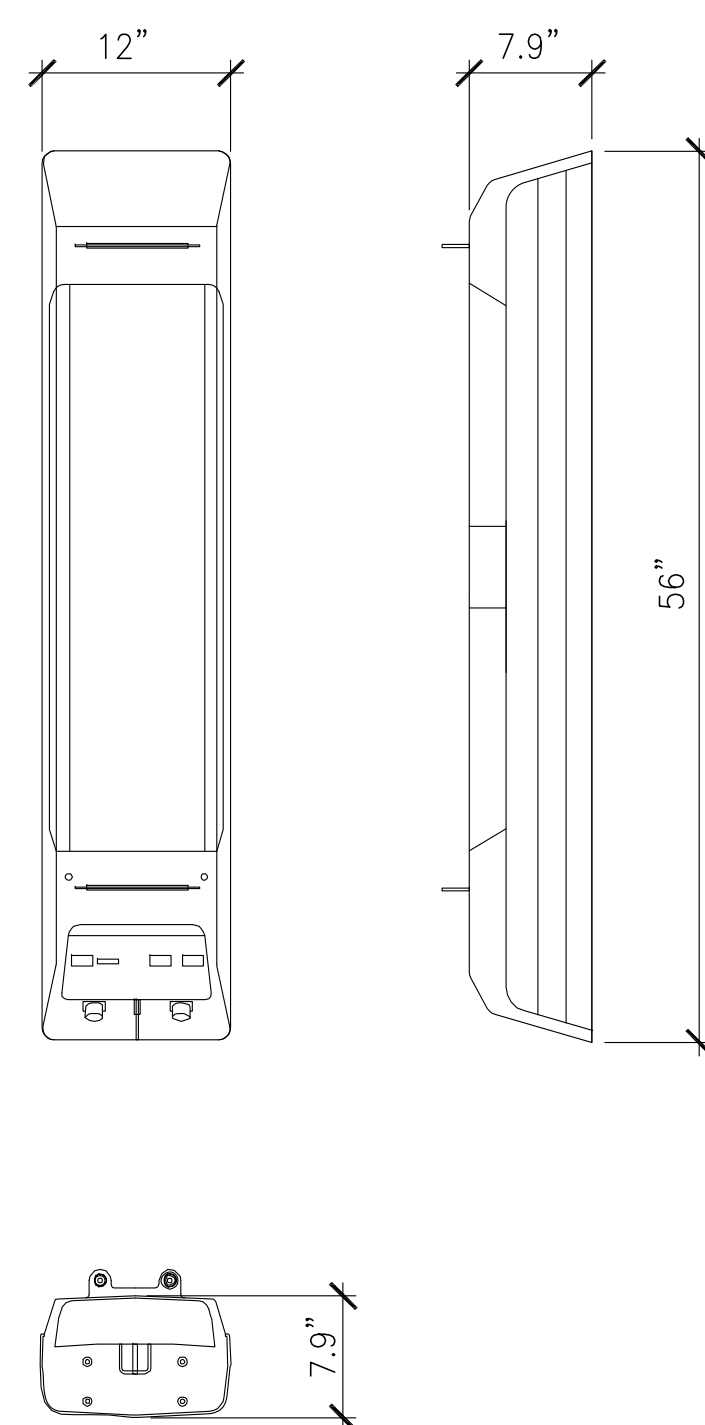
TYPICAL PANEL ANTENNA SHROUD (SOCK) 4

PROPOSED ANTENNA LAYOUT 2

6 FT. PANEL ANTENNA  
MODEL KRC 118 056/1



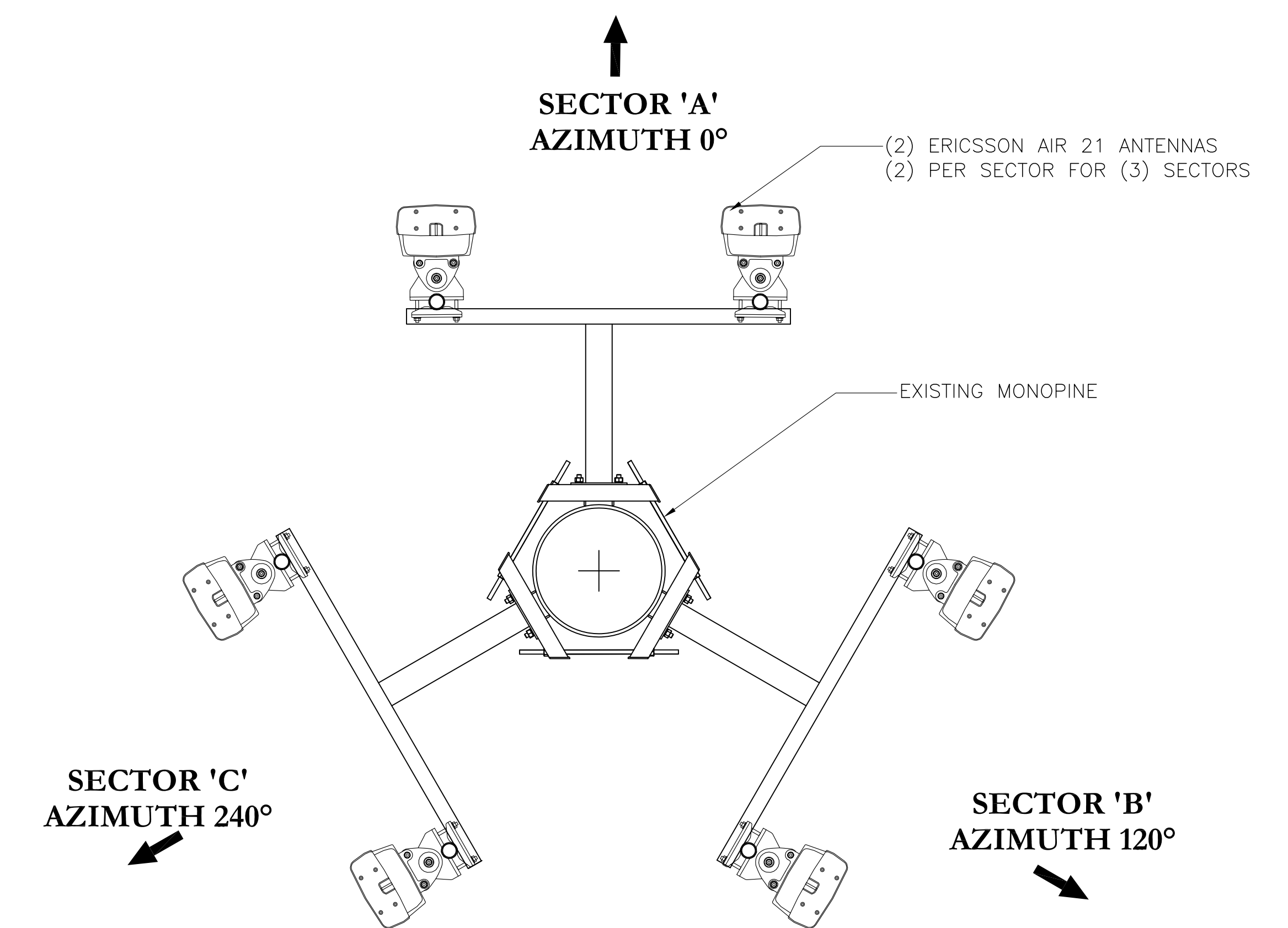
- DIMENSIONS (H X W X D): 78" x 14.8" x 9.5"
- WEIGHT: 135 LBS. PLUS MOUNTING BRACKETS AT 5 LBS.



- DIMENSIONS (H X W X D): 56" x 12" x 7.9"
- WEIGHT: 91 LBS. PLUS MOUNTING BRACKETS AT 5 LBS.

PROPOSED ERICSSON AIR21 PANEL ANTENNA 5

EXISTING ERICSSON AIR21 PANEL ANTENNA 3



EXISTING ANTENNA LAYOUT 1

PLANS PREPARED BY:

**TECHSAAE**  
TECHSAAE  
11908 HAMDEN PLACE  
SANTA FE SPRINGS, CA. 90670  
949-251-1177

CONSULTANT:

**Deprattinc.**  
Debra DePratti Gardner  
DePratti Incorporated  
(619) 726-8110

DRAWN BY: CHK.: APV.:

BK RU RU

LICENSURE:

SHEET TITLE:

DETAILS

SHEET NUMBER: REVISION:

**A-5** 2  
SD06434A

**Hempton, Alexander**

---

**From:** Anne W. Regan [aregan@deprattiinc.com]  
**Sent:** Monday, November 17, 2014 9:44 AM  
**To:** Hempton, Alexander  
**Cc:** Al@dda-arch.com  
**Subject:** FW: Draft minutes from last night - reviewed and edited by my two favorite minute men, Gary and Preston - PTS 374184\_-\_T-Mobile\_-\_Meadows\_Del\_Mar

Alex,

Below are the minutes from the CPG meeting from last week for the above referenced project.

Thank you,

*Anne W. Regan*  
DePratti Incorporated  
Senior Leasing and Zoning Manager  
Mobile: (858) 602-6522 | Fax: (858) 536-1005  
[aregan@deprattiinc.com](mailto:aregan@deprattiinc.com)



---

**From:** Gary Levitt [mailto:gary@seabreezeproperties.com]  
**Sent:** Saturday, November 15, 2014 12:50 PM  
**To:** aregan@deprattiinc.com  
**Subject:** Fwd: Draft minutes from last night - reviewed and edited by my two favorite minute men, Gary and Preston

see minutes below

Gary Levitt  
[gary@seabreezeproperties.com](mailto:gary@seabreezeproperties.com)  
3525 Del Mar Heights Road # 246  
San Diego, CA 92130  
Tel:- (858) 361-8555

Begin forwarded message:

**From:** Elizabeth Rabbitt <erabbitt@gmail.com>  
**Subject:** Re: Draft minutes from last night - reviewed and edited by my two favorite minute men, Gary and Preston  
**Date:** November 14, 2014 at 1:52:07 PM PST  
**To:** Gary Levitt <gary@seabreezeproperties.com>, preston drake <preston@san.rr.com>, Ken London <klondon@workright.net>, Amy Wood <awood5@san.rr.com>, Michael Vinson <mvinson@thegranddelmar.com>, Paul Metcalf <pmdevcon@sbcglobal.net>, Rob Mikuteit

<[rmdesign@san.rr.com](mailto:rmdesign@san.rr.com)>, Ray Ellis <[rayellis@san.rr.com](mailto:rayellis@san.rr.com)>, Lisa Ross <[freudsid@gmail.com](mailto:freudsid@gmail.com)>, James Besemer <[jbesemer@sbcglobal.net](mailto:jbesemer@sbcglobal.net)>, Korsh Dianne <[dianekorsh@aol.com](mailto:dianekorsh@aol.com)>

With revision from Rob M.

**Del Mar Mesa Community Planning Board**  
**Thursday, November 13, 2014**

Attendees:

Gary Levitt  
Elizabeth Rabbitt  
Ray Ellis  
Preston Drake  
Amy Woods  
Lisa Ross  
Rob Mikuteit  
Michael Vinson

Absent:

Diane Korsh  
Ken London  
Paul Metcalf  
Jim Bessemer

Call To order:

Meeting was called to order at 7:00 pm

Minutes October 9, 2014:

Minutes from October 9, 2014 were reviewed. **A motion to approve was made by Ray Ellis, seconded by Preston Drake and the motion was carried.**

December Meeting

Lisa invited the group to a gathering at her home in place of the December meeting. **She asked for feedback on available dates**

Correspondence

Nothing to report, still waiting to hear on the opening of the connection to Carmel Mountain road and striping plans.

Trail work

There was rain and the group will plan on work this winter. Elizabeth reported that the Rabbits are long on 1.5 inch rock which can be used for trail work.

Paseo One

Lisa reported on the modifications and planned meeting in January with the city. City Council will be reviewing changes and community input at the meeting in January.

Supervisor Roberts - Sachiko Kohatsu:

Sachiko gave an overview of the new communications option which is the new "Goodsnitch" mobile app. This is a means by which good and bad reports can be made directly to the supervisor. A meeting is planned for November 14 inviting local agencies and small businesses to connecting and networking. **She then announced that this is her last meeting and she is retiring. She may be returning in June for special projects.**

Brian Maienschein

Michael Lieberman thanked the group on behalf of Brian Maienschein for the opportunity to represent this area. He has nothing new to report on the trails project as it relates to the department of Fish and Game, but will keep following up with them.

Friends of Del Mar Mesa

Lisa reminded the group that Amazon has a smile option that will benefit Friends of Del Mar Mesa. Once you are registered with AmazonSmile your purchases will automatically give credit (0.5% of purchase price) to Friends of Del Mar Mesa. She also reminded the group that shopping at Ralph's offers a similar benefit (sliding scale from 1-4% of eligible purchases) when registered with Ralphs Community Contributions Program.

Vernal Pools:

## ATTACHMENT 12

Rob reported on an email from Gina regarding fencing and preparation for the wet season in Del Mar Mesa Preserve. He also reported that CalTrans is active in blocking off the trail on the Zamudio property with eucalyptus tree trunks and branches and installing fencing. He contacted Chris Zirkle and he has no knowledge of the matter. He is following up with CalTrans and Gina to find out what is going on.

### FBA update

Without a time frame of the report there will be no appointment of committee

### Pardee-Alta Del Mar

No meaningful response on the matter of the walls and continued lack of willingness to attend the DMMPG meeting or to stand behind the assurances made to DMMPB in the past.

### T Mobile

Kathy Lim presented T Mobile plans which already exist in the Grand Del Mar golf course service yard, and requested support for renewal of license and addition of six new antennas to be mounted within the same faux tree structure. She committed to design and look that meets the community requirements. The addition of six will bring the total to twelve which is the ideal coverage for 4G support. She provided pictures of the existing antenna, and noted that the additional six will be panels added to the existing antenna. **Preston Drake made a motion to support T Mobile request, and Ray Ellis seconded and it was carried.**

### Adjournment:

Meeting was adjourned at 7:25 pm



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

# Ownership Disclosure Statement

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

Project Title Project No. For City Use Only

SD06434 T-Mobile Meadows Del Mar

Project Address:

5300 Meadows Del Mar, San Diego, CA 92130

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

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

Additional pages attached  Yes  No

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

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

Name of Individual (type or print): \_\_\_\_\_  
 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 Title: T-Mobile Meadows Del Mar	Project No. (For City Use Only)
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print):  
GRAND DEL MAR RESORT L P

Owner  Tenant/Lessee

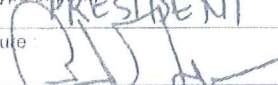
Street Address:  
350 CAMINO DE LA REINA

City/State/Zip:  
San Diego, CA 92108

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
( 858 ) 314-2074

Name of Corporate Officer/Partner (type or print):  
RICHARD V. GIBSONS

Title (type or print):  
PRESIDENT

Signature:  Date: 8/12/14

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):

Signature \_\_\_\_\_ Date \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):

Signature \_\_\_\_\_ Date \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):

Signature \_\_\_\_\_ Date \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):

Signature \_\_\_\_\_ Date \_\_\_\_\_

**T-Mobile Board**



***Timotheus Höttges***

Chairman of the Board



***W. Michael Barnes***



***Srikant M. Datar***



***Bruno Jacobfeuerborn***



***Thorsten Langheim***



***Kelvin R. Westbrook***



## Project Chronology

**T-Mobile – Meadows Del Mar – Project No. 374184**

Date	Action	Description	City Review Time	Applicant Response Time
8/29/2014	First Submittal	Project Deemed Complete		
10/3/2014	First Assessment Letter		35	
10/30/2014	Second Submittal			27
12/22/2014	All issues resolved		53	
2/12/2015	Public Hearing – Planning Commission		52	
TOTAL STAFF TIME			140	
TOTAL APPLICANT TIME				27
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	167 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 29, 2015

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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<b>DATE OF HEARING:</b>	February 12, 2015
<b>TIME OF HEARING:</b>	9:00 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	NEIGHBORHOOD USE PERMIT (NUP) and PLANNED DEVELOPMENT PERMIT (PDP), PROCESS FOUR
<b>PROJECT NUMBER:</b>	374184
<b>PROJECT NAME:</b>	<u>T-MOBILE – MEADOWS DEL MAR</u>
<b>APPLICANT:</b>	Anne Regan, DePratti, Inc., agents representing T-Mobile
<b>COMMUNITY PLAN AREA:</b>	Del Mar Mesa
<b>COUNCIL DISTRICT:</b>	District 1
<b>CITY PROJECT MANAGER:</b>	Alex Hempton, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 446-5349 / <a href="mailto:ahempton@san Diego.gov">ahempton@san Diego.gov</a>

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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 35-foot tall monopine tree, supporting antennas, and an equipment enclosure. The project is located at 5300 Meadows Del Mar.

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](http://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 business 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 December 22, 2014 and the opportunity to appeal that determination ended January 6, 2015.

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 business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004769

Revised 11-17-14