

**AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting, February 20, 2007**  
**Department of Planning and Land Use**  
**5201 Ruffin Road, Suite B**  
**San Diego, California 92123**  
**Hearing Room - 8:30 a.m.**

**OLD BUSINESS**

1. [Sky Ranch T-Mobile/Cingular Wireless Facility; Minor Use Permit \(ZAP\) 03-005, A70 Limited Agriculture, Lakeside Community Planning Area \(Wright\)](#) (Continued from the hearing of January 9, 2007)

The project proposes to construct and maintain an unmanned wireless telecommunications facility consisting of 8 panel antennas and associated equipment cabinets for T-Mobile Wireless Telecommunications Network, and 12 panel antennas and associated equipments cabinets for Cingular Wireless Telecommunications Network. All of the antennas will be mounted inside of a 48-foot x 9-inch high faux water tower. Equipment cabinets will be installed within a 27-foot, 4-inch x 34-foot, 8-inch x 8-foot enclosure beneath the water tower. The Concrete Masonry Unit (CMU) enclosure will serve as a noise barrier and as a protection barrier to any fire that may be initiated within the structure. Landscaping will be included to screen the facility. The proposed property is zoned A70-Limited Agriculture and the General Plan Designation is (18) Multiple Rural Use. Included in this request for approval is an exception to the Zoning "G" height designator of 35 feet pursuant to Section 4622b of the Zoning Ordinance (Exceptions to Height Limits with Minor Use Permit). This project was submitted January 15, 2003, prior to County approval of the Wireless Telecommunications Facilities Ordinance Sections 6980 – 6986 adopted April 30, 2003. The project was initially changed to a Major Use Permit; the decision was then made to change it back to a Minor Use Permit not reliant upon the new ordinance.

**NEW BUSINESS**

2. [West Lilac Road/Cingular Wireless Facility; Minor Use Permit Modification - ZAP 03-037W<sup>1</sup>; A70 Limited Agriculture, Bonsall Community Planning Area \(Wright\)](#)

The proposed modification is a wireless telecommunication facility (cell site) to be co-located in the south central portion of a 651-acre parcel adjacent to an existing Verizon cell site facility (ZAP 02-022) and a T-Mobile cell site facility (ZAP 03-037). Antennas for both the Verizon and T-Mobile facility are currently located on separate 35-foot faux pine trees approximately 42 feet apart. The current project proposes to replace the T-Mobile 35-foot faux pine with a 35-foot broadleaf mono-Elm tree. The existing T-Mobile antennas will be replaced on the new mono-Elm and the proposed 12 Cingular antennas will be co-located

below the T-Mobile antennas. Three Southern Magnolia evergreen trees in 36 gallon planters will be placed adjacent to the mono-Elm tree to develop a grove appearance. The support equipment will be located on a new 30 x 13.6-foot pad (408 square feet) adjacent to the existing T-Mobile and Verizon support equipment shelters. A six-foot high chain link fence will enclose the eight electronics cabinets and backup power battery cabinet. The enclosure will be camouflaged by landscaping that will include 18 gallon laurel cherry shrubs. This project is located at 5820 W. Lilac Road. The proposed property is zoned A70 Limited Agriculture and the General Plan Designation is (21) Specific Plan Area: Bonsall Dulin Ranch SPA .24, and is in the (1.3) Estate Development Area (EDA) Regional Land Use Category.

**3. [Blocker Second Dwelling Unit; Minor Use Permit \(ZAP\) 05-019, A72 General Agriculture, Jamul/Dulzura Community Planning Area \(Hogan\)](#)**

This project is a Minor Use Permit to allow a second dwelling unit on a 13.05-acre lot. The second dwelling unit is proposed at 1,176 square-feet or 45% the size of the existing 2,568 square-foot single-family residence. Architectural style and finish materials including tile roof shingles and stucco siding will be similar to the existing residence. The proposed second dwelling unit will be located on the south-western corner of the parcel, and will utilize the existing driveway as it connects to Deerhorn Valley Road for access. The parcel is zoned A72 – General Agriculture Use Regulations, which permits the development of a second dwelling at more than 30% but no more than 50% the size of the main dwelling unit subject to a Minor Use Permit, pursuant to Section 6156(x) of the Zoning Ordinance. The parcel is designated (18) Multiple Rural Use under the General Plan and is located within a Rural Development Area Regional Category. The project is located at 18750 Deerhorn Valley Road.

**4. [Verizon Wireless – Del Dios Fire Station Telecommunication Facility; Minor Use Permit \(ZAP\) 05-008, C36 General Commercial, San Dieguito Community Planning Area \(Lowe\)](#)**

The proposed project is for an unmanned telecommunications facility consisting of a total of eight antennas, which will be flush mounted on the exterior of the existing Fire Station fire training/water tower. The antenna will be mounted at 40 feet 6 inches on the 54-inch tall structure and will be concealed behind radio frequency (RF) transparent screens painted and textured to match the brick composition of the fire tower. The proposed outdoor equipment cabinet has dimensions of 8 feet 7-inches x 15 feet and is proposed to be put on the roof of the station. The proposed project is located at 18040 Calle Ambiente in Rancho Santa Fe.

5. **Nextel Wireless – Cuyamaca College Telecommunication Facility; Minor Use Permit (ZAP) 04-023, C36 General Commercial, Valle de Oro Community Planning Area (Lowe)**

This is a request from Nextel for a Minor Use Permit to construct and maintain an unmanned telecommunication PCS facility and associated equipment shelter at 9665 Campo Road in Spring Valley. The project will occupy approximately 586 square feet of the 1.71-acre parcel. The proposed project consists of a total of 15 antennas on a faux broadleaf tree not to exceed above the height of the tree. The antennas will be mounted on extension arms with a centerline height of 30 feet on the 35-foot tall broadleaf tree above ground level and painted a non-reflective green to match the branches of the new faux broadleaf. Two GPS antennas will be mounted to the façade of the equipment cabinet. The supporting equipment will consist of 11 outdoor equipment cabinets. The outdoor equipment will be located within a Concrete Masonry Unit (CMU) wall painted to match the adjacent DMV building with a pitched roof with dimensions 20 feet x 17 feet x 10 feet 6 inches.

6. **Dixieline and Blockbuster; Minor Use Permit (ZAP) 06-007, C36 General Commercial, Valle de Oro Community Planning Area (Hughes)**

The is a request from Cingular Wireless for a Minor Use Permit to construct and operate an unmanned wireless facility and associated equipment shelter at 3607 "B" Avocado Boulevard in La Mesa. The project would occupy approximately 400 square feet of the 1.5-acre parcel. The facility would be located at an existing Dixieline and Blockbuster shopping center operated by Regency Centers. The proposed project consists of a total of 12 panel antennas mounted on a 49-foot 6-inch faux broadleaf tree. The associated equipment shelter would be located in a landscaped median adjacent to the existing parking lot. The proposed antenna has associated outdoor equipment enclosed within a 24-foot x 14 feet 4-inch x 8-foot fence and a 12-inch high Concrete Masonry Unit (CMU) fire retention wall. Access to the project is from Calle Verde and Via Mercado. A Minor Use Permit is required because the proposed faux broadleaf tree is less than 60 feet in height and is located in a commercial area (C36) as defined in Section 6985 A (Tier 3) of the Wireless Ordinance.

7. **Caton Residence; Minor Use Permit (ZAP) 03-052, A70 Limited Agriculture, Campo/Lake Morena Community Planning Area (Hughes)**

The proposed project is an application for a Minor Use Permit for an unmanned telecommunications facility, consisting of two antennas within two antenna arrays of one antenna each, mounted on a new 51-foot flag pole. Associated equipment includes four self-contained Base Transceiver Station cabinets, one electric meter panel, and one telephone interface, located directly south from the

flagpole within a Concrete Masonry Unit (CMU). The subject property has a General Plan Designation of (18) Multiple Rural Use Area, 1 dwelling unit per 4, 8, 20 acres, within a Rural Development Area (RDA) Regional Category. A Minor Use Permit is required because the site and project design proposed qualifies as a Tier 3, as defined in Section 6985A, where projects located in rural zones, which include the A70 zone, and the proposed facilities are designed to be less than 60 feet in height. The project is located at 34120 "A" Old Highway 80 in Pine Valley.

**"THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO'S WEBSITE AT [WWW.CO.SAN-DIEGO.CA.US](http://WWW.CO.SAN-DIEGO.CA.US)". VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT [WWW.SDCDPLU.ORG](http://WWW.SDCDPLU.ORG).**

ZA07\02-20\AGENDA;jcr