

(R-88-1487)

RESOLUTION NUMBER R-269981

ADOPTED ON DECEMBER 8 , 1987

WHEREAS, the Planning Commission of The City of San Diego approved Conditional Use Permit No. 87-0453, submitted by U.S. West New Vector Group, Permittee, and The City of San Diego, Owner, to allow construction and operation of a one hundred thirty-five (135) foot monopole for cellular telephone transmissions and a four hundred thirty-two (432) square foot single-story equipment building, described as a portion of Quarter Section 53, Rancho de la Nacion, Map 166, located on the south side of Windward Street between Woodman Street and Paradise Hills Road, in the Paradise Hills-Skyline Community Plan area, in the R1-5000 Zone; and

WHEREAS, the matter was set for public hearing on December 7, 1987, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this City Council adopts the following findings with respect to Conditional Use Permit No. 87-0453:

1. The proposed project will fulfill a need and will not adversely affect the neighborhood, the General Plan or the Community Plan. The visual impact of the proposed use is lessened due to an existing structure of similar height being located immediately adjacent to the proposed tower. Provisions


for landscape screening to soften the visual impact of the proposed use and provisions for compatible building design will ensure that the facility will not adversely impact the area.

2. The proposed project, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity. The proposed use will comply with all relevant regulations in the San Diego Municipal Code, Section 101.0510, as they are applied to the property by this conditional use permit. Provisions for landscape buffering and compatible building design and materials will ensure that the proposal will not adversely affect the area.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the decision of the Planning Commission is sustained, Conditional Use Permit No. 87-0453 is hereby granted to U.S. West New Vector Group, Permittee, and The City of San Diego, Owner, under the terms and conditions set forth in the conditional use permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ta
12/07/87
Or.Dept:Clerk
R-88-1487
Form=r.permit

CJS

CONDITIONAL USE PERMIT NO. 87-0453

CITY COUNCIL

This Conditional Use Permit ("Permit") is granted by the Council of The City of San Diego to THE CITY OF SAN DIEGO, a municipal corporation ("Owner"), and U.S. WEST NEW VECTOR GROUP, a Colorado corporation ("Permittee"), under the conditions in Section 101.0510 of the Municipal Code of The City of San Diego ("Code").

1. Permission is granted to Owner/Permittee to construct a one hundred thirty-five (135) foot high monopole for cellular telephone transmissions coupled with associated facilities located on the south side of Windward Street between Woodman Street and Paradise Hills Road, described as a portion of Quarter Section 53, Rancho de la Nacion, Map No. 166, in the R1-5000 Zone.

2. The facility shall consist of the following:

a. A one hundred thirty-five (135) foot monopole for cellular telephone transmissions (the monopole shall be painted a light blue that is similar to the adjacent water tower).

b. A four hundred thirty-two (432), eleven (11) foot-high, single-store slump block and stucco equipment building.

c. On-site landscaping.

d. Off-street parking.

e. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No permit for construction or operation of any facility shall be granted nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Permittee signs and returns the Permit to the Planning Department.

b. The Permit is recorded in the office of the County Recorder.

4. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated December 7, 1987, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this Permit shall have been granted.

5. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system,

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b. The Permit is recorded in the office of the County Recorder.

4. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated December 7, 1987, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this Permit shall have been granted.

5. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system,

shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated December 7, 1987, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this Permit has been amended.

6. Landscaping, as required by Condition 5. of this Permit, shall be maintained by the Permittee in a disease-free, weed-free and litter-free condition at all times.

7. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

8. This Permit must be used within thirty-six (36) months after the date of City approval or the Permit shall be void. An extension of time may be granted as set forth in Section 101.0510 of the Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.

9. Construction and operation of the approved use shall comply at all time with the regulations of this or any other governmental agencies.

10. After establishment of the project, the property shall not be used for any other purposes unless:

a. Authorized by the Planning Commission.

b. The proposed use meets every requirement of the zone existing for the property at the time of conversion.

c. The Permit has been revoked by the City.

11. This Permit may be revoked by the City if there is a material breach or default in any of the conditions of this Permit.

12. This Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

13. The proposed use shall be reviewed by the Planning Director at three (3) year intervals to assess changes in technology which may affect the necessity for a tower to be used to support the proposed use.

14. The provisions granted by this Permit shall commence with the granting of the rental lease by The City of San Diego to the applicant and shall be valid during the period of said lease, or ten (10) years.

Passed and adopted by the City Council on December 7, 1987.

3426

Passed and adopted by the Council of The City of San Diego on DEC 8 1987,
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By Alon Board, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R 269981 Adopted DEC 8 1987