

AGENDA

LAND USE AND DESIGN REVIEW COMMITTEE

October 14, 2010
9:00 A.M.

Laguna Woods City Hall
Council Chambers
24264 El Toro Road
Laguna Woods, CA 92637122

AGENDA DESCRIPTION: The Agenda descriptions are intended to give notice, to members of the public, of a general summary of items of business to be transacted or discussed. Any person wishing to address the Land Use and Design Review Committee on any matter, whether or not it appears on this agenda, may do so under the appropriate section of the agenda. Whenever possible, lengthy testimony should be presented to the Committee in writing (12 copies) and only pertinent points presented orally. Requests to speak to items on the agenda shall be heard at the appropriate point on the agenda; requests to speak about subjects not on the agenda will be heard during the Public Comment section of the meeting.

I. CALL TO ORDER

II. ROLL CALL

III. COMMITTEE BUSINESS

- A. Conditional Use Permit Application CUP-656; T-Mobile Wireless Facility at 24962 Calle Aragon

RECOMMENDED ACTION: Review the proposed application for a minor wireless facility located on the Las Palmas Vintage Senior Living building, and recommend approval to the Laguna Woods City Council.

- B. 2011 Building Codes

RECOMMENDED ACTION: Discuss proposed changes to City Building and Construction Codes, and recommend that the Council proceed with adoption of an ordinance modifying the Codes, entitled:

AN ORDINANCE OF THE CITY OF LAGUNA
WOODS, CALIFORNIA AMENDING TITLE 10 OF
THE LAGUNA WOODS MUNICIPAL CODE AND
ADOPTING BY REFERENCE THE 2010
EDITIONS OF THE CALIFORNIA BUILDING,
FIRE, RESIDENTIAL, PLUMBING, ELECTRICAL,
MECHANICAL AND GREEN BUILDING
STANDARDS CODES, AND RELATED MODEL
AND UNIFORM CODES, WITH APPENDICES
AND AMENDMENTS THERETO

IV. PENDING PROJECTS

- A. Moulton Parkway Construction
- B. Citywide Zoning/General Plan Modification project

V. COMMITTEE MEMBER COMMENTS

VI. PUBLIC COMMENTS

- VII. ADJOURN:** The next regularly scheduled meeting of this Committee is November 11, 2010; meetings may be canceled due to lack of a quorum or agenda items.

City of Laguna Woods Agenda Report

DATE: October 14, 2010 Land Use and Design Review Committee

TO: Chairman and Members of the Land Use and Design Review Committee

FROM: Deborah Drasler, City Planner 

AGENDA ITEM: Conditional Use Permit application CUP-656; T-Mobile wireless at 24962 Calle Aragon.

Recommendation

Review the proposed application for a minor wireless facility located on the Las Palmas Vintage Senior Living, and recommend approval to the Laguna Woods City Council subject to the conditions of approval.

Background

The applicant, T-Mobile is requesting a conditional use permit for the installation and operation of an unmanned wireless communication facility. The proposed facility is intended to provide high quality seamless wireless communication services in the vicinity where coverage is currently inadequate improving the cellular service for T-Mobile customers within the City of Laguna Woods and surrounding areas.

Co-location of antennas or the expansion of a wireless facility is considered "minor" facilities because of their minimal potential for physical and visual impact to the surrounding properties. Even though the proposal is minor, the expansion of use requires that the project obtain a conditional use permit approval and go through the public hearing process.

The proposed wireless facility is located on the Las Palmas Vintage Senior Living (Palm Terrace) located at 24962 Calle Aragon. Palm Terrace is located adjacent to the Gate 3 entry to the Laguna Woods Village community and has residential development on three sides.

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Surrounding Land Uses:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	Community Commercial	McCormick's Mortuary
South	Residential Community District	Laguna Woods Village
East	Residential Community District	Laguna Woods Village
West	Residential Multi-Family	The Wellington Senior Living (Aliso Viejo)

The Palm Terrace site is designated as Community Commercial, which permits both "major", and "minor" wireless telecommunication facilities subject to a conditional use permit. Because the land is used for residential purposes, the applicant is limited to the installation of a "minor" wireless facility. The proposed antennas and equipment are designed to be a "stealth" facility, which is intended to blend in with the existing building. Stealth facilities are considered "minor" wireless facilities because of their minimal physical and visual impact to the surrounding properties. The City Code defines the process and procedures for reviewing conditional use permits including a requirement for a public hearing by City Council. The City Council must consider the impact of the proposed facility on adjacent land uses and is required to make certain findings as defined in the city's Municipal Code.

This application, if approved, would be the second entitlement related to a wireless communications facility at the subject site.

On April 20, 2005, the City Council approved CUP-213 for AT & T Wireless to install a "Minor" wireless facility on the roof of the Palm Terrace.

Discussion

Issue 1: Installation of the Roof Antennas

The applicant is proposing to install three sectors (A, B, and C) with four panel antennas per sector resulting in a total of 12 antennas proposed. The antennas and its associated support structures are proposed to be located behind a five foot Radio Frequency (RF) transparent material screening parapet. Eight panel antennas are proposed for sectors 'A' and 'B' located along the north end of the building, the existing adjacent AT & T Wireless screening will be extended with the new RF transparent screening to effectively conceal the proposed T-Mobile antennas from public view. The extension of the five foot high screening parapet will continue

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seamlessly to encase all four sides of the proposed installation. Sector 'C' includes four panel antennas located on the south end of the building and is proposed behind a new five foot high RF transparent material parapet. The new parapet wall will extend along the frontage and sides of the antenna installation screening the antennas from public view. All screening will be painted, textured and designed to match the existing screening matching the buildings architectural elements.

In addition to the panel antennas, wireless facilities require equipment cabinets. The applicant proposes six equipment cabinets. However, because of the extensive distance between sectors 'A' & 'B' from sector 'C', the associated cabinets will be divided up into two locations on a portion of the roof top. The first equipment cabinet location will be located on the north end of the building rooftop within close proximity of sectors "A" and "B" antennas. The second equipment cabinet location will be placed on the south end of the building rooftop to better serve sector 'C' antennas. Both equipment cabinet locations sit below the visible roof line of the building and therefore will be screened from public view. A condition has been added that requires all visible equipment and cabling to be concealed, when possible, and painted to match the existing building (condition 15).

Interference with Public Safety Equipment

In recent years there has been concern that the increased use of cell phone technology may result in interference with public safety radio frequencies. As a result of this concern, a set of project conditions has been developed to resolve conflicts between public safety equipment and cell phone technology. These conditions contain provisions for testing proposed sites for interference with public safety radios and enforcement of non-interference standards. These conditions have been incorporated into the project approval and will be enforced under the terms of the Conditional Use Permit and by City Code.

Issue 2: Location of Equipment Boxes

In addition to the cellular antennas, the applicant proposes add a total of six equipment cabinets on a portion of the roof. Because of the extensive distance between sectors 'A' and 'B' from sector 'C', the associated cabinets will be divided up into two locations. Three of the cabinets will be located on the north end of the building within close proximity of sectors 'A' & 'B' antennas behind the extended parapet wall. The other three equipment cabinets will be placed on the south end of the building rooftop

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to better serve sector 'C' antennas. All equipment cabinets sit below the visible roof line of the building and are screened from public view.

Issue 3: Required Findings for City Council

In addition to the required finding for conditional use permits, City Council must make the following findings when approving permits for wireless facilities based on the application and conditions of approval:

1. The proposed facility will not create any significant blockage of public views
2. The proposed facility will be an enhancement to the City due to its ability to provide additional communication capabilities.
3. The proposed facility will be aesthetically integrated into its surrounding land use.
4. The proposed facility will comply with FCC regulations regarding interference with the reception or transmission of other wireless service signals within the City and surrounding community.
5. The proposed facility will operate in compliance with all other applicable federal regulations for such facilities, including safety regulations.
6. That the Public need for the use of the antenna facility has been documented.

Environmental Review:

The proposed project is categorically exempt from the requirements for the preparation of environmental documents under section 15301 "Existing Facilities" of the California Environmental Quality Act.

Conclusion:

The addition of the proposed wireless telecommunication facility is intended to bridge gaps in the cellular coverage area and will improve cellular service for T-Mobile customers within the City of Laguna Woods, including 911 emergency calls. The proposed "minor" facility is co-located and designed to blend in with the existing

building. The addition of screening will minimize negative visual impacts resulting from the placement of the antennas and equipment. The conditions of approval will ensure that there is no interference with emergency response equipment and that the aesthetic standards are maintained. Staff recommends that the Land Use Design Review Committee review the proposed wireless facility installation and recommend approval to the City Council. Planning Advisory Committee comments will be presented with the project proposal when it is considered by the City Council at their October 20, 2010 meeting.

Attached: 1. Draft Conditions
 2. Appendix B
 3. Site Location
 4. Project Plans
 5. Photo Sims
 6. Coverage Maps

DRAFT CONDITIONS OF APPROVAL
CUP-656

GENERAL PROJECT CONDITIONS

1. This permit (Conditional Use Permit CUP-656) is issued for the co-location of 12 panel antennas approved on October 20, 2010. All applicable City standards and conditions of that approval shall be in place unless specifically superseded by the project conditions referenced within. The proposed expansion shall be in conformance with the site plans stamped approved on October 20, 2010.
2. The applicant, or successor in interest, shall abide by and faithfully comply with any and all conditions of this permit. Failure to comply with the conditions of this permit constitutes grounds for revocation of said permit by the City of Laguna Woods City Council.
3. The applicant, or successor in interest, shall agree, as a condition of issuance of this permit, to at its sole expense, defend, indemnify, and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, and employees to attach, set aside, void or annul an approval of the City Council, Planning Agency, or other decision-making body, or staff action concerning this project. The applicant shall pay the City's defense costs and shall reimburse the City for court costs and attorney fees that the City may be required by a court to pay as a result of such defense. The applicant may at its sole discretion participate in the defense or any such action under this condition.
4. The permit is granted for the property as described in the application and shall not be transferable from one parcel to another.
5. This permit shall become null and void within 24 months from the date of its issuance, unless the proposed development or use has been diligently pursued. The issuance of a grading, foundation, or building permit for structural construction shall be a minimum requirement for evidence of diligent pursuit.

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6. The development or use by the Developer of any activity or structure authorized by this permit shall constitute acceptance of all of the conditions and obligations imposed by the City on this permit. The Developer by said acceptance waives any challenge as to the validity of these conditions.
7. Any covenants, conditions, and restrictions (CC&R's) applicable to the subject property shall be consistent with the terms of this permit and the Laguna Woods City Code. Where a conflict exists between the CC&R's and City regulations, the City regulations shall prevail.
8. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
9. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions. Fees shall be due within 60 days of approval or prior to final approval of related building permits, whichever occurs first.

PLANNING STANDARD CONDITIONS

10. This approval constitutes approval of the project only to the extent that it complies with the City Zoning Code and any other applicable City standards. Approval does not eliminate the need for building permits or include any action or finding as to compliance or approval of any other applicable Federal, State or Local ordinance, regulation or requirements.
11. Except as otherwise provided herein, this permit is approved as a precise plan for the location and design of the uses, structures, features, and materials shown on the approved plans. After an application has been approved, a change plan may be submitted to the City's Community Development Director for any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved in the original application. If the Community Development Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action

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would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

12. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit. The applicant shall submit three (3) sets of plans stamped and signed by the architect or engineer to the Building Department for review, approval and issuance of a building permit.
13. Prior to issuance of a building permit, the cover sheet of the building construction documents shall contain the City's conditions of approval and it shall be attached to each set of plans submitted for City approval or shall be printed on the title sheet verbatim.

PLANNING SPECIAL CONDITIONS

14. Prior to final Certificate of Occupancy, the RF screen color and texture shall match the architectural detail of the surrounding building and look like part of the original building design.
15. Prior to final Certificate of Occupancy, all support equipment and cables shall be concealed, where possible. All screening and visible cables shall be finished and painted to match the existing structure.
16. Prior to issuance of a building permit, the site plan shall identify the posted locations of the T-Mobile NOC signs and blue NOTICE TO WORKERS Sign, as illustrated in Appendix B (attached), at each entrance point to the roof. For each sector, a yellow CAUTION sign, as illustrated in Appendix B, shall be installed such that the signs visible to individuals approaching the front of all three sectors.
17. Prior to final Certificate of Occupancy, the site roof top shall be posted with T-Mobile NOC signs and blue NOTICE TO WORKERS Sign, as illustrated in Appendix B (attached), at each entrance point to the roof. For each sector, a yellow CAUTION sign, as illustrated in Appendix B, shall be installed such that the signs visible to individuals approaching the front of all three sectors. All signs shall be screened from pedestrian view.

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WIRELESS PERMIT CONDITIONS

18. The City may require modification or removal of wireless antenna facilities for various reasons such as, but not limited to, changes in technology, safety hazards or new environmental concerns, etc. All costs of installation, modification to and removal of wireless antenna facilities and related equipment shall be borne by the applicant, whether required by the City or otherwise.
19. The applicant and applicant's successors in interest shall cease operation of this facility, upon expiration of a 24-hour cure period, should it cause interference with the City or City agent's Public Safety radio equipment. Failure to cease operation will result in automatic suspension of the permit and grounds for revocation by City Council.
20. The proposed facility shall not bear any signs or advertising devices except those required for certification, public safety, warning or other required seals or signage.
21. The facility shall not be illuminated unless specifically required by the Federal Aviation Administration or other governmental agency.
22. The applicant and applicant's successors in interest shall be required to completely dismantle and remove the proposed antennas and equipment cabinets, if abandoned for a period of six months or more.
23. A Radio-Frequency testing report shall be provided after the initial installation. At the time a Temporary Certificate of Occupancy will be issued and then once the site is operable, an additional report shall be submitted within 45 days to demonstrate that the facility is in compliance with government safety standards.
24. The applicant and applicant's successors in interest shall submit to a post-installation test to confirm that the facility does not interfere with the City of Laguna Woods Public Safety radio equipment (including contract services). This test will be conducted by the Communications Division of the Orange County Sheriff's Department or a Division-approved contractor at the expense of the applicant. Proof of compliance shall be provided to the Community Development Director.

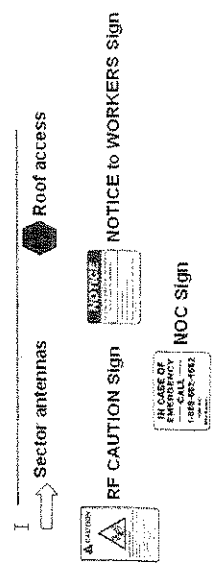
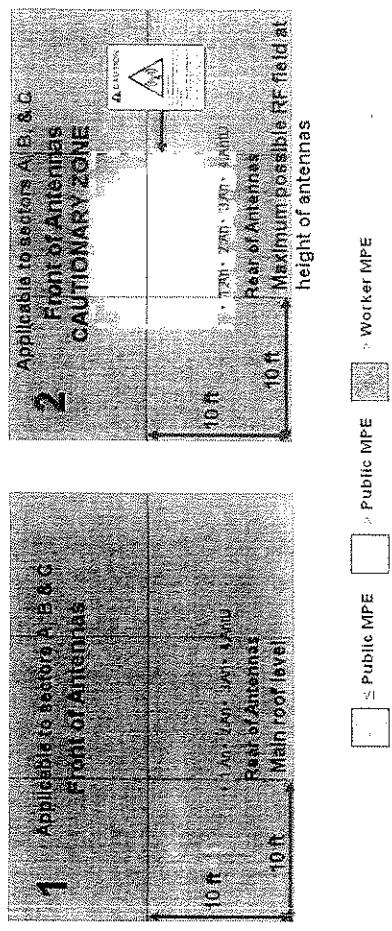
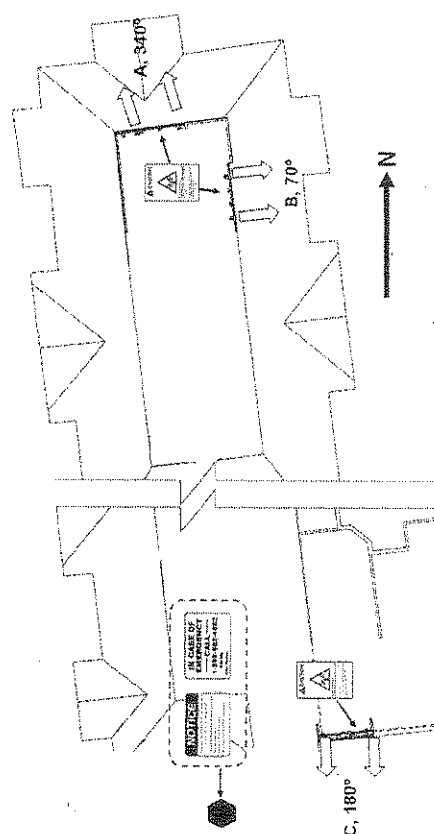
25. Prior to issuance of a building permit, the applicant and applicant's successors in interest shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Communications Division of the Orange County Sheriff's Department.

FIRE CONDITIONS

26. Prior to the issuance of a building permit, the applicant shall submit architectural plans for the review and approval of the Fire Chief if required per the "Orange County Fire Authority Plan Submittal Criteria Form." Please contact the Orange County Fire Authority at (714) 744-0499 for a copy of the Site/Architectural Notes to be placed on the plans prior to submittal.

RoofView RF Field Plots Applicable to Sectors A, B, & C

APPENDIX B



Radiofrequency (RF) Exposure Regulations

Human exposure to RF signals (also known as RF fields) is regulated by the Federal Communications Commission rules that set maximum permissible exposure (MPE) values to insure safety for members of the general public and workers who have received RF safety awareness training.

Possible RF Exposure

This rooftop contains cellular telephone transmitting antennas operated by T-Mobile. The rooftop has been evaluated for possible exposure of individuals to radiofrequency (RF) fields that are produced by these antennas. This evaluation determined that on the main roof level the RF fields will comply with the general public MPE limits. Panel 1 shows the region in the immediate vicinity of any of the three groups (sectors) of antennas on this roof relative to work on the roof level. For individuals elevated to the same level as the bottom of the antennas and directly in front of the antennas, Panel 2 illustrates that within a distance of 11 feet in front of the antennas, RF fields could exceed the general public MPE, whereas it will comply with the trained worker MPE. Access to this area would only exist for persons elevated to the same level as the bottom of the antennas and directly in front of the antennas.

Sign Information

RF safety signs have been posted to alert individuals to the fact that cellular telephone transmitting antennas are installed at this site. A blue NOTICE TO WORKERS sign is installed at the location of the entrance to the roof as indicated on this drawing. This sign contains guidelines for remaining safe when working in an RF environment. Yellow CAUTION signs are posted at the back side of each of the three antenna locations (sectors) to indicate the possibility of RF exposures that may exceed the limits for the general public when directly in front of the antennas. A sign with an emergency contact number (1-888-662-4662) is posted at the roof access point in the event that you need to contact T-Mobile.

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T-MOBILE SITE RF SAFETY INFORMATION

T-Mobile site: LA13177D
Location: 24962 Calle Aragon, Laguna Woods, CA
Site name: Las Palmas Rooftop
Date: 08-24-2010 Rev. 1
Prepared by: Richard Tell Associates, Inc., www.radhaz.com

ITEM III-A



24962 Calle Aragon, Laguna Woods

Image Date: Nov 15, 2009

33 36 57.04° N 117 42 56.25° W elev 323 ft

Eye alt 1242 ft

Google



SITE NUMBER: LA13177D
SITE NAME: LAS PALMAS
SITE TYPE: ROOFTOP

CITY: LAGUNA WOODS
COUNTY: ORANGE COUNTY
JURISDICTION: CITY OF LAGUNA WOODS

PROJECT SUMMARY:

SITE ADDRESS:

2080 CALLE AMBON
LAGUNA WOODS, CA 92657

PROJECT OWNER:

AMCOM US PALMS, LLC
2080 CALLE AMBON
LAGUNA WOODS, CA 92657
PHONE: (949) 771-0000

APPLICABLE:

1. FEDERAL WIRE & COMMUNICATIONS COMMISSION (FCC) PART 15
2. CALIFORNIA PUBLIC UTILITIES CODE (CPUC) 39.6.1
3. CALIFORNIA ELECTRICAL CODE (CEC) 160000
4. CALIFORNIA FIRE CODE (CFC) 100000
5. CALIFORNIA BUILDING CODE (CBC) 70000
6. CALIFORNIA PLUMBING CODE (CPC) 10000
7. CALIFORNIA MECHANICAL CODE (CMC) 10000
8. CALIFORNIA GAS CODE (CGC) 10000
9. CALIFORNIA HAZARDOUS WASTE CODE (HCZ) 10000
10. CALIFORNIA ENVIRONMENTAL CODE (CEC) 10000
11. CALIFORNIA LAND USE CODE (CLUC) 10000
12. CALIFORNIA ZONING CODE (CZC) 10000
13. CALIFORNIA PLANNING AND ZONING ACT (CZC) 10000
14. CALIFORNIA PLANNING AND ZONING ACT (CZC) 10000
15. CALIFORNIA PLANNING AND ZONING ACT (CZC) 10000

PROJECT DESCRIPTION:

INSTALLATION OF TWO (2) ANTENNAS ON THE ROOF OF THE (6) BUILDING (TWO BUILDINGS IN TWO LOCATIONS) FOR ANTENNA.

LOCAL WINDS FROM EASTERN TO WESTERN.

EXISTING CONDITIONS:

EXISTING BUILDING: 8 BUILDINGS, EXISTING
EXISTING ANTENNAS: 0 ANTENNAS
EXISTING WINDS: 0 WINDS
EXISTING PLUMBING: 0 PLUMBING
EXISTING MECHANICAL: 0 MECHANICAL
EXISTING GAS: 0 GAS
EXISTING HAZARDOUS WASTE: 0 HAZARDOUS WASTE
EXISTING ENVIRONMENTAL: 0 ENVIRONMENTAL
EXISTING LAND USE: 0 LAND USE
EXISTING ZONING: 0 ZONING
EXISTING PLANNING AND ZONING ACT: 0 PLANNING AND ZONING ACT

CONSULTING TEAM:

SAC/ZONING/PLANNING:

THE PLANNING CONSULTING GROUP, INC.
2080 CALLE AMBON
LAGUNA WOODS, CA 92657
PHONE: (949) 771-0000

SUBJECT:

RE: LAS PALMAS
2080 CALLE AMBON
LAGUNA WOODS, CA 92657
PHONE: (949) 771-0000

ELECTRICAL ENGINEER:

4848 WILLOW CREEK, STE 400
LAGUNA WOODS, CA 92657
PHONE: (949) 771-0000

POWER QUALITY CONSULTING:

2080 CALLE AMBON
LAGUNA WOODS, CA 92657
PHONE: (949) 771-0000

TELECOM CONSULTING:

2080 CALLE AMBON
LAGUNA WOODS, CA 92657
PHONE: (949) 771-0000

SHEET INDEX:

SHEET NUMBER, DESCRIPTION:

T-1 TITLE SHEET

F-1 FIRE DETECT / BATTERY NOTES

C-1 TOPOGRAPHIC SURVEY

C-2 EXISTING SURVEY

A-1 SITE PLAN

A-2 FOUNDATION LAYOUT

A-3 ARCHITECTURAL ELEVATIONS

A-4 ARCHITECTURAL ELEVATIONS

A-5 ARCHITECTURAL ELEVATIONS

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AGREEMENTS, THE CONTRACTOR TO PROCEED WITH THE PROJECT TO BE BUILT ON THE LOCAL BUILDING DEPARTMENT AND ANY OTHERS AND NOT FOR THE CITY OF LAGUNA WOODS.

PRINT NAME SIGNATURE DATE

DEVELOPER: MGR

CONSULT. MGR

ZONING MGR

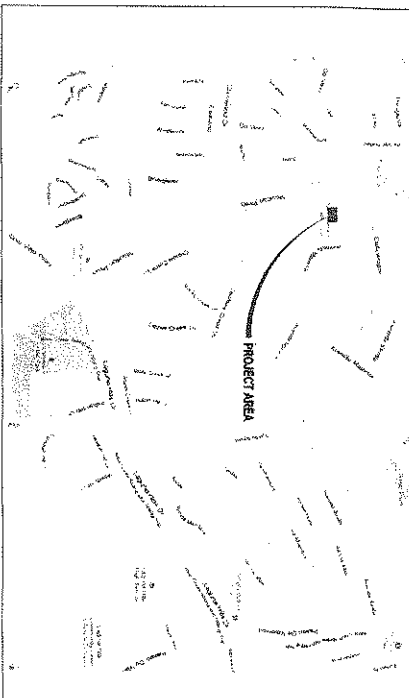
RF ENGINEER

OPERATIONS

SAC REP.

UTILITIES

VICINITY MAP:



SECTION ADJUSTMENT

SECTION	ADJUSTMENT	CONTINGENCY	# OF ANTENNAS	ANTENNA MODEL	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' A
B	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' B
C	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' C
D	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' D
E	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' E
F	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' F
G	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' G
H	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' H
I	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' I
J	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' J
K	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' K
L	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' L
M	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' M
N	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' N
O	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' O
P	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' P
Q	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' Q
R	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' R
S	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' S
T	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' T
U	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' U
V	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' V
W	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' W
X	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' X
Y	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' Y
Z	10'	41'-5"	4	TRUCK-4018-100	0	1/8"	10' Z

NOTE: ADJUSTMENTS ARE FOR REFERENCE ONLY.

EXISTING CONDITIONS:

1. EXISTING BUILDING: 8 BUILDINGS, EXISTING
2. EXISTING ANTENNAS: 0 ANTENNAS
3. EXISTING WINDS: 0 WINDS
4. EXISTING PLUMBING: 0 PLUMBING
5. EXISTING MECHANICAL: 0 MECHANICAL
6. EXISTING GAS: 0 GAS
7. EXISTING HAZARDOUS WASTE: 0 HAZARDOUS WASTE
8. EXISTING ENVIRONMENTAL: 0 ENVIRONMENTAL
9. EXISTING LAND USE: 0 LAND USE
10. EXISTING ZONING: 0 ZONING
11. EXISTING PLANNING AND ZONING ACT: 0 PLANNING AND ZONING ACT

APPLICABLE CODES:

LAGUNA WOODS, CALIFORNIA BUILDING CODE (LBC) 2007
LAGUNA WOODS, CALIFORNIA FIRE CODE (LFC) 2007
LAGUNA WOODS, CALIFORNIA PLUMBING CODE (LPC) 2007
LAGUNA WOODS, CALIFORNIA MECHANICAL CODE (LMC) 2007
LAGUNA WOODS, CALIFORNIA GAS CODE (LGC) 2007
LAGUNA WOODS, CALIFORNIA HAZARDOUS WASTE CODE (LHC) 2007
LAGUNA WOODS, CALIFORNIA ENVIRONMENTAL CODE (LEC) 2007
LAGUNA WOODS, CALIFORNIA LAND USE CODE (LLC) 2007
LAGUNA WOODS, CALIFORNIA ZONING CODE (LZC) 2007
LAGUNA WOODS, CALIFORNIA PLANNING AND ZONING ACT (LPZA) 2007

T-Mobile
Stick Together®

2008 LAGUNA WOODS
PHONE: (949) 771-0000

PLANS PREPARED BY:



CONNET DESIGN GROUP, LLC

4848 WILLOW CREEK, STE 400
LAGUNA WOODS, CA 92657
PHONE: (949) 771-0000

CDG# 09-9802

CONSULTING GROUP:

NO. DATE DESCRIPTION BY

1	05/18/10	SOX 20'S	EN
2	05/27/10	100M 20'S	JPC
3	06/17/10	REVISED ANTENNA	ESK
4	06/15/10	REVISED ANTENNA	ESK

SITE INFORMATION:

LAS PALMAS ROOFTOP

LA13177D

2080 CALLE AMBON
LAGUNA WOODS, CA 92657

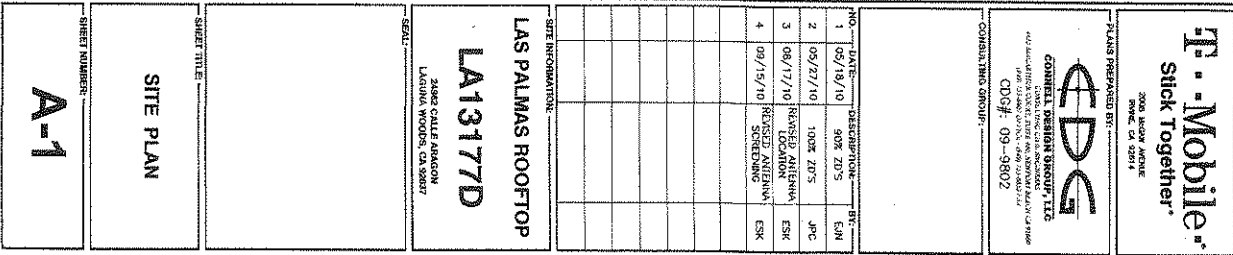
SCALE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

[illegible]

PARTIAL ROOF PLAN



NOTE:
PREPARED POWER AND TILD POL. FROM (C)
GRANITE. INQUIRY TO ROBERTA EMMETT AT TILD.

F. Mobile
Stick together

2500 BROAD AVENUE
SPRING, CA 95954

PLANS PREPARED BY:

EDG
CONNELL DESIGN GROUP, LTD.
CONSULTING ENGINEERS
4415 KENNEDY BLVD., SUITE 200
DUBLIN, CA 94568
TEL: (916) 835-4400 FAX: (916) 835-4401

DDG# 09-9802

CONSULTING ENGINEER

[illegible][illegible]

NORTH ELEVATION

SCALE: $1/8" = 1' - 0"$

2

TE Mobile
Stick Together™

2008 BROAD AVENUE
NEW YORK, NY 10014

PLANS PREPARED BY:

CDC

CORNELL DESIGN GROUP, LLC
CORPORATE OFFICE
1000 BROAD AVENUE, 10TH FLOOR
NEW YORK, NY 10014
TEL: 212-696-1000 FAX: 212-696-1001
WWW.CDC-ARCHITECTS.COM

CDG# 09-9802

EXERCISE 11: THE GROUP:

NO. _____ DATE _____ DESCRIPTION: _____ BY: _____

2	05/27/10	100% 20'S	JPC
3	08/17/10	REASED ANTIDUNA LOCATION	ESK
4	09/15/10	REASED ANTIDUNA SCREENING	ESK

Site Information:

LA1317D

24982 CALLE AMARON
LAGUNA WOODS, CA 92657

THE GREAT

SHEET TITLE:

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER

T-Mobile

LA 13177D

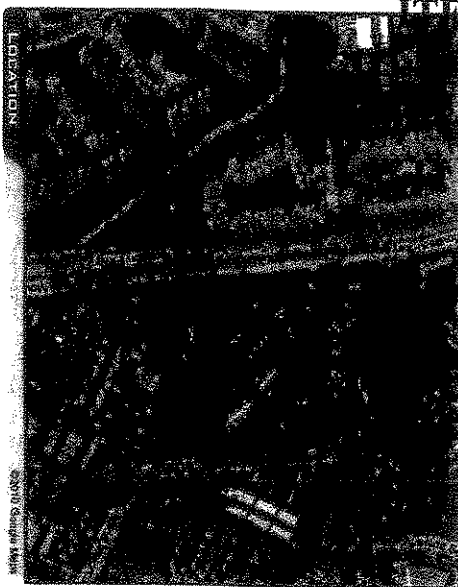
LAS PALMAS ROOFTOP

24962 CALLE ARAGON LAGUNA WOODS CA 92637



VIEW 3

ITEM III-A



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

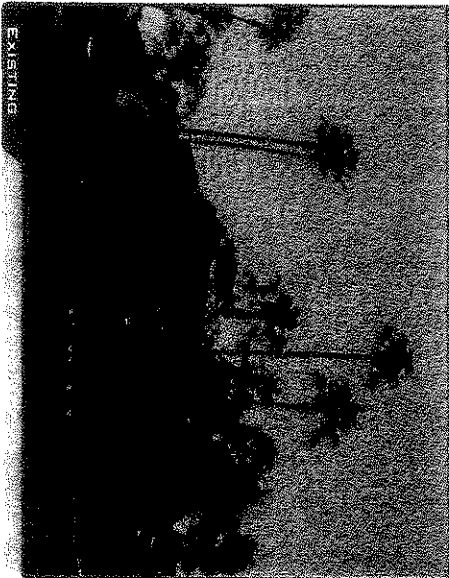
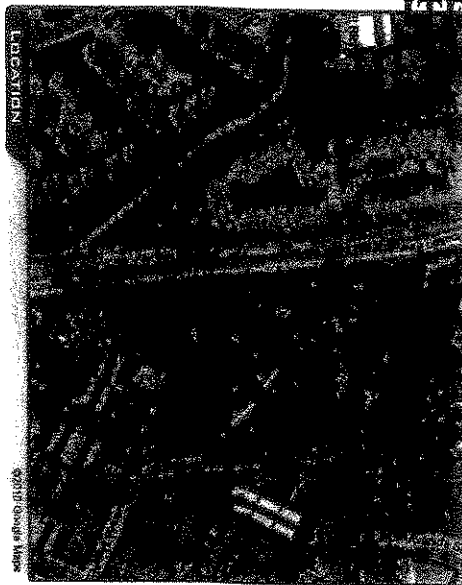
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LA13177D

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24962 CALLE ARAGON LAGUNA WOODS CA 92637

ARTISTIC
engineering
AESims.com
877.9AE.Sims



ITEM III-A

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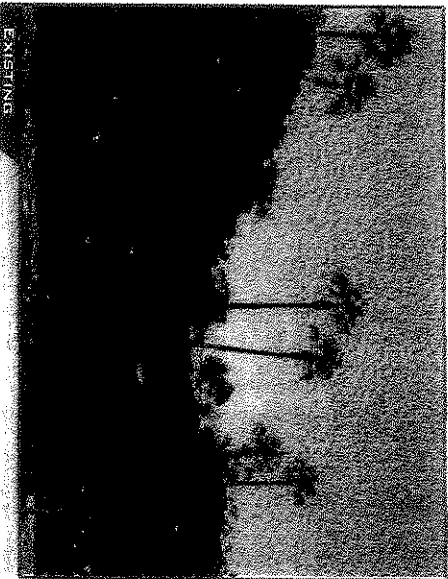
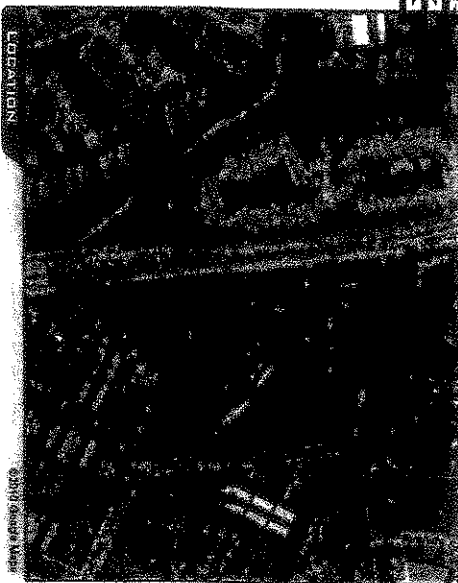
LA13177D

LAS PALMAS ROOFTOP

24962 CALLE ARAGON LAGUNA WOODS CA 92637



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

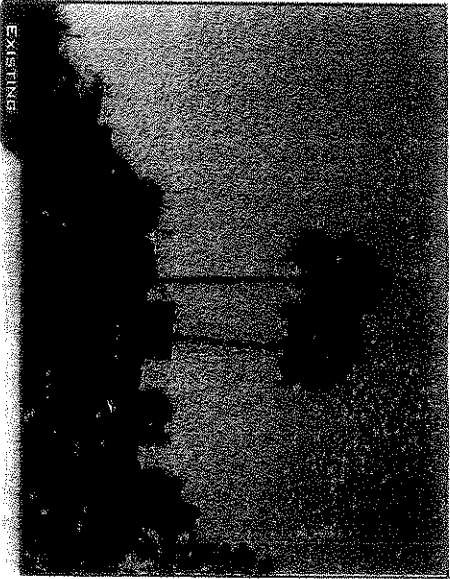
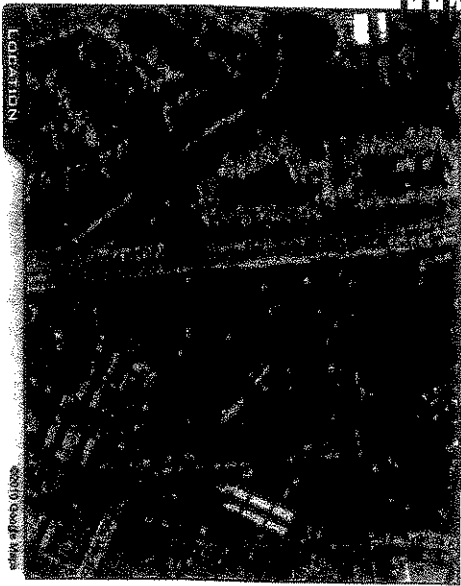
T-Mobile

LA 13177D

LAS PALMAS ROOFTOP

24962 CALLE ARAGON LAGUNA WOODS CA 92637

VIEW 4



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

T-Mobile

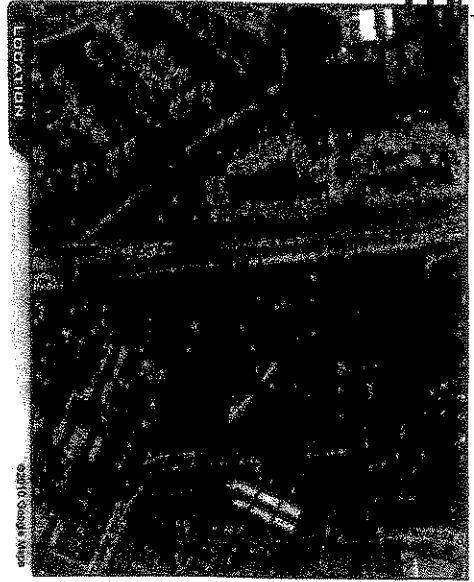
LA 13177D

LAS PALMAS ROOFTOP

24962 CALLE ARAGON LASUNA WOODS CA 92637



VIEW 5



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

T-Mobile

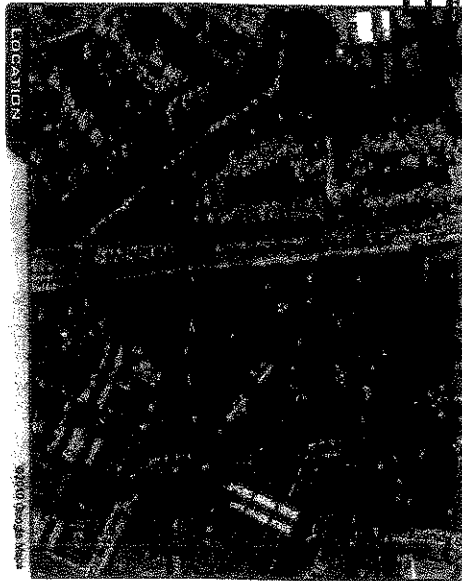
LA 13177D

LAS PALMAS ROOFTOP

24962 CALLE ARAGON LAGUNA WOODS CA 92637



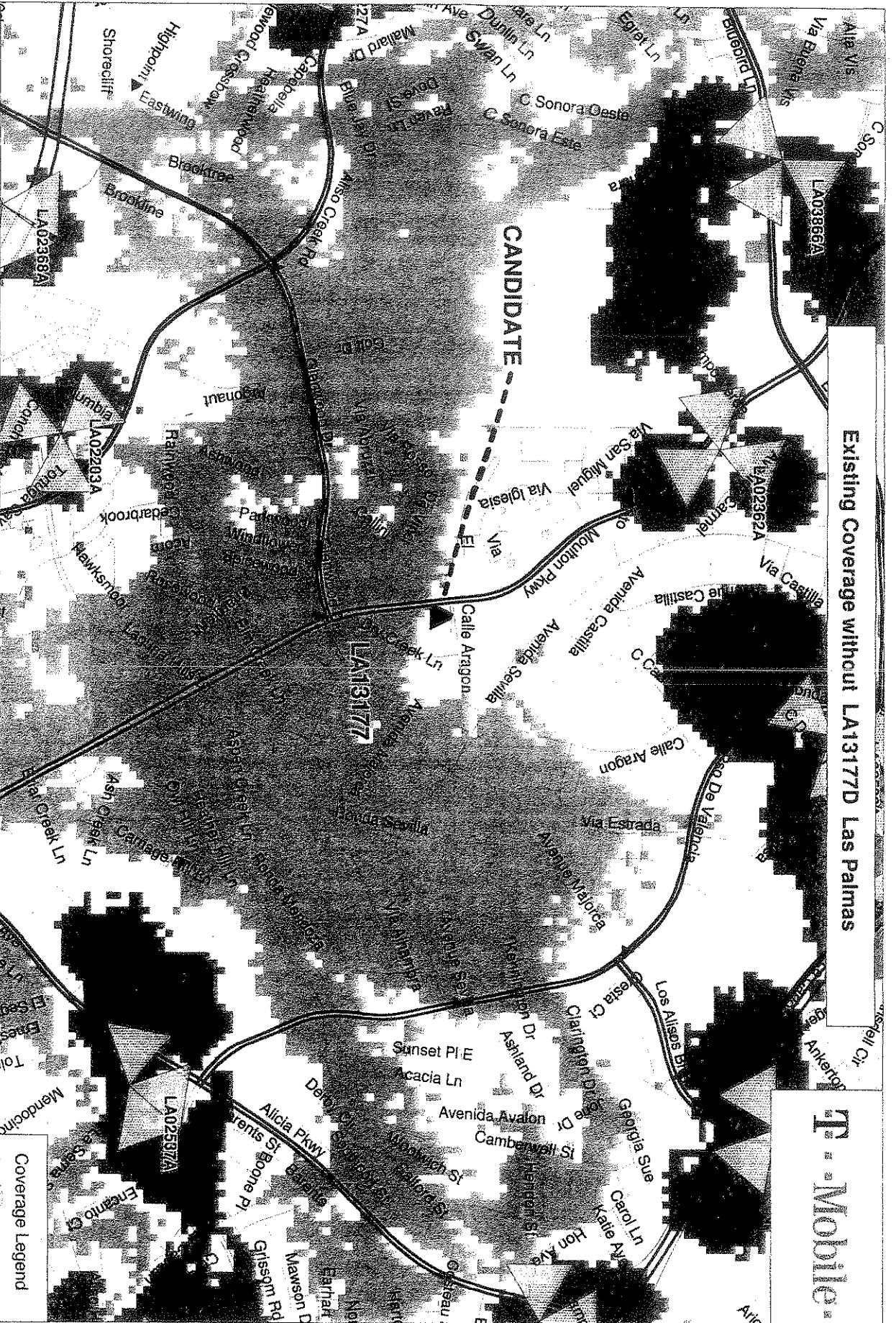
VIEW 6



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Existing Coverage without LA13177D Las Palmas

T-Mobile



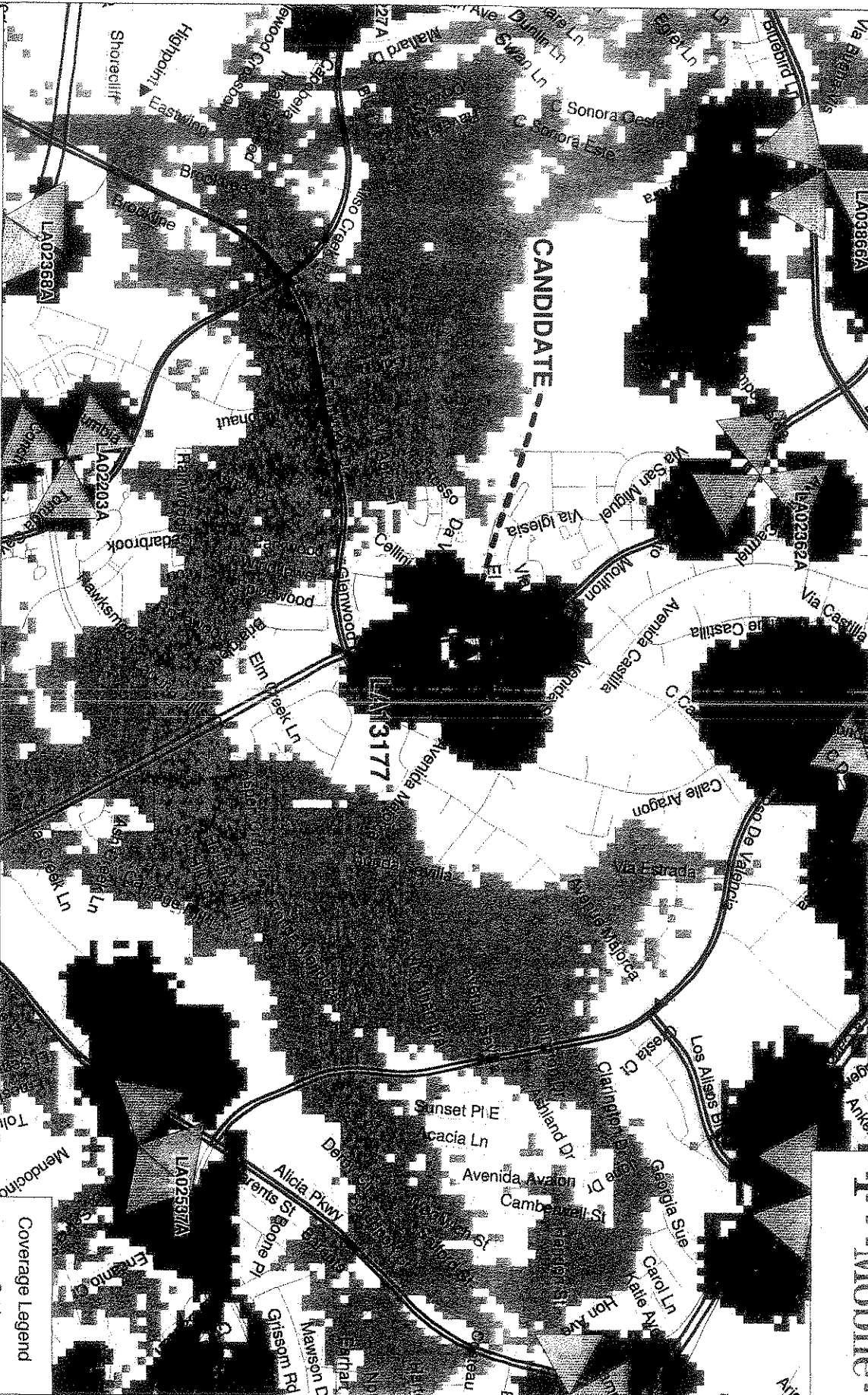
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Coverage Legend
 Outdoor
 In Vehicle
 In Building

ITEM III-A

Predicted Coverage with LA13177D Las Palmas

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Coverage Legend

- Outdoor
- In Vehicle
- In Building

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**City of Laguna Woods
Agenda Report**

FOR: October 20, 2010 City Council Meeting
TO: Honorable Mayor and Council Members
FROM: Leslie Keane, City Manager 
AGENDA ITEM: Building and Construction Codes

RECOMMENDATION

Discuss proposed changes to City Building and Construction Codes and recommend that the Council proceed with adoption of an ordinance modifying the Codes, entitled:

AN ORDINANCE OF THE CITY OF LAGUNA WOODS, CALIFORNIA AMENDING TITLE 10 OF THE LAGUNA WOODS MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2010 EDITIONS OF THE CALIFORNIA BUILDING, FIRE, RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL AND GREEN BUILDING STANDARDS CODES, AND RELATED MODEL AND UNIFORM CODES, WITH APPENDICES AND AMENDMENTS THERETO

BACKGROUND

In 2007, the City of Laguna Woods adopted Ordinances 07-07 (Building Code) and 07-08 (Fire Code), establishing City building and construction standards that became effective January 1, 2008.

Every three years the California Building Standards Commission (BSC) updates the California Codes governing construction practices in the State of California. Affected state agencies review these codes and the BSC adopts them in the California Administrative Code, Title 24.

After the state Code is published, every city and county throughout the state has an opportunity to adopt the Codes with more stringent local amendments based on local geological, topographical and/or climatic conditions. Amendments to building

ITEM III-B

standards must be supported by written findings, documenting the need for the amendments, the specific conditions that warrant the changes and how the change to existing standards will protect health and safety. Local amendments must be adopted by local ordinance and filed with the State Board to become enforceable. If a jurisdiction does not adopt local standards, the State model code becomes the default standard.

Discussion

The proposed ordinance adopts Title 24 building standards, as amended for local concerns. Most of the proposed amendments are administrative or were in the City's last Code update. Three new amendments are proposed by the Orange County Fire Authority (OCFA): 1) Address identification requirements are proposed to correspond with the City's current language; 2) New solar panel requirements are proposed to provide safer conditions for firefighters working around roof panels, including labeling of electrical conduits and adequate walking space around the roof panels; and 3) Monitoring systems would be required with fire suppression equipment used over commercial cooking equipment and inside hood vents.

The California Residential and the California Green Building Standards Codes are two new Codes that are required this cycle. The Residential Code will be used for the construction of single family and duplex residential dwellings. When applicable this new Code allows building construction to be performed by prescriptive measures, without the need of a design professional. Local amendments are proposed to the Residential Code to bring it into conformance with other existing Codes.

The California Green Building Standards Code is designed to regulate environmental and health concerns in the construction of all new buildings. This new Code regulates the usage of water devices, environmental conditions such as air quality and references energy saving measures. Minor local administrative amendments are proposed to this Code for clarification purposes.

Fiscal Impact:

The Green Building Standards Code requires the submittal of additional documentation for review and approval by City staff or third party. Additionally, City staff will be required to enforce Green Building Code requirements. Officials within the industry have indicated a projected increase of 10% to as much as 20% for planning and building safety costs. The revised building and construction codes do not contain modifications to City fees, which will need to be considered in the future.

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Conclusion:

The adoption of new state Building and Construction Codes, as adopted by the Building Standards Commission is automatic unless the City takes action to approve modifications prior to the end of November.