



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 3, 2009 **REPORT NO. PC-09-089**

ATTENTION: Planning Commission, Agenda of December 10, 2009

SUBJECT: VERIZON – SAN DIEGO ZOO. PROJECT NO. 193202. PROCESS 4.

OWNER: Upas Homeowners Association

APPLICANT: Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility located at 666 Upas Street within the Uptown community planning area?

Staff Recommendation: Approve Conditional Use Permit No. 700236.

Community Planning Group Recommendation: The Uptown Planners met on December 1, 2009 to review this project. The recommendation was not available at the time this report was published. An update will be presented at the hearing.

Environmental Review: This project was determined to be exempt per the Categorical Exemption for Existing Facilities, Section 15301 in accordance with State of California Environmental Quality Act (CEQA) Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 14, 2009, and the opportunity to appeal that determination ended November 4, 2009.

Fiscal Impact Statement: Verizon Wireless is the financially responsible party for this project and is responsible for costs associated with processing this project.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

A permit for a Wireless Communication Facility (WCF) at this location was originally issued to AT&T in 1999 for twelve panel antennas and equipment cabinets on the building rooftop at 666 Upas Street. In 2002, ownership of the WCF transferred to Verizon. The original AT&T permit contains an expiration date of October 20, 2009 and Verizon has submitted this application for a CUP to allow some modifications to the facility and the ability to continue operating at this location.

The project site is a sixteen story multi-family residential condominium complex. Verizon currently has twelve panel antennas façade mounted to the mechanical penthouse and existing electrical equipment cabinets on the roof deck of the penthouse. The original project included a total of twelve antennas and five outdoor equipment cabinets along the south wall of the penthouse. The original permit, 99-0464-52 expired on October 20, 2009. Verizon is now proposing to replace three antennas each on the Alpha and Beta sectors and replace two of the existing equipment cabinets. No outward changes in appearance are proposed. The existing cabinets are not visible from any grounded vantage point. The twelve panel antennas simulate the design of the mechanical penthouse and are nearly invisible from any appreciable distance blending with the structure.

Wireless Communication Facilities (WCF) are permitted throughout the City as a separately regulated use by the Wireless Communication Facility regulations, in accordance with Land Development Code (LDC) section 141.0420. This facility is located at 666 Upas Street in the MR-400 Zone of the Mid-Cities Planned District (Attachment 1). The Land Use Map of the Uptown Community Plan designates the site for Very High Density Residential 6 at a density range of 73-110 dwelling units per acre (Attachment 2). WCF's located within a residential zone are permitted as a Limited Use (Process 1). The proposed project is consistent with all development regulations of the MR-400 Zone and no deviations are required to approve the proposed project (Attachment 4).

Council Policy 600-43, "Wireless Communication Facilities," assigns preference levels to the locations of WCF. This policy encourages these facilities be located away from residential uses. Typically, WCF proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower approval process level, such as a Limited Use or Neighborhood Use Permit. In this case, the WCF is existing and has operated with no complaints for the past ten years. The facility is on the roof top away from the residents in the building and an on-air Radio Frequency report will be required prior to any building permits being issued.

The proposed project complies with LDC Section 141.0420, which requires a project to be designed to integrate with the structure on which it is proposed through the use of architecture, landscape design and siting solutions. The existing and proposed antennas would be located on the penthouse more than 170 feet above the street grade (Attachment 5). The antennas are facade mounted and covered with RF screen boxes. The existing and proposed facility would not be

visible from the street below (Attachment 6). Only from a distance is the facility visible yet the effect of the distance diminishes its appearance. Verizon would be required to paint all of the equipment cabinets to match the penthouse wall.

General Plan Analysis:

The City's General Plan requires that wireless facilities be both minimally visible and visually respectful and compatible with the community. The antennas associated with this facility are facade mounted and covered with RF screen boxes. All associated electrical equipment cabinets are located on the roof deck of the penthouse. Based on the project's design, it is compatible with the City's General Plan. The Uptown Community Plan does not discuss wireless communication facilities.

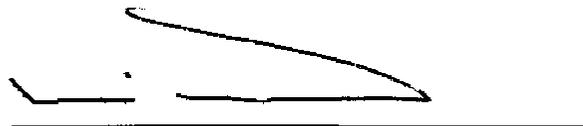
Conclusion:

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The antennas are designed to be nearly imperceptible to the casual observer. The proposed project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the Uptown Community Plan. Staff has provided draft findings to support approval of the project (Attachment 7), and draft conditions of approval (Attachment 8). Staff is recommending the Planning Commission approve the project as proposed.

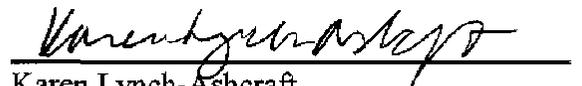
ALTERNATIVES

1. **Approve Conditional Use Permit No. 700236, with modifications.**
2. **Deny Conditional Use Permit No. 700236, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



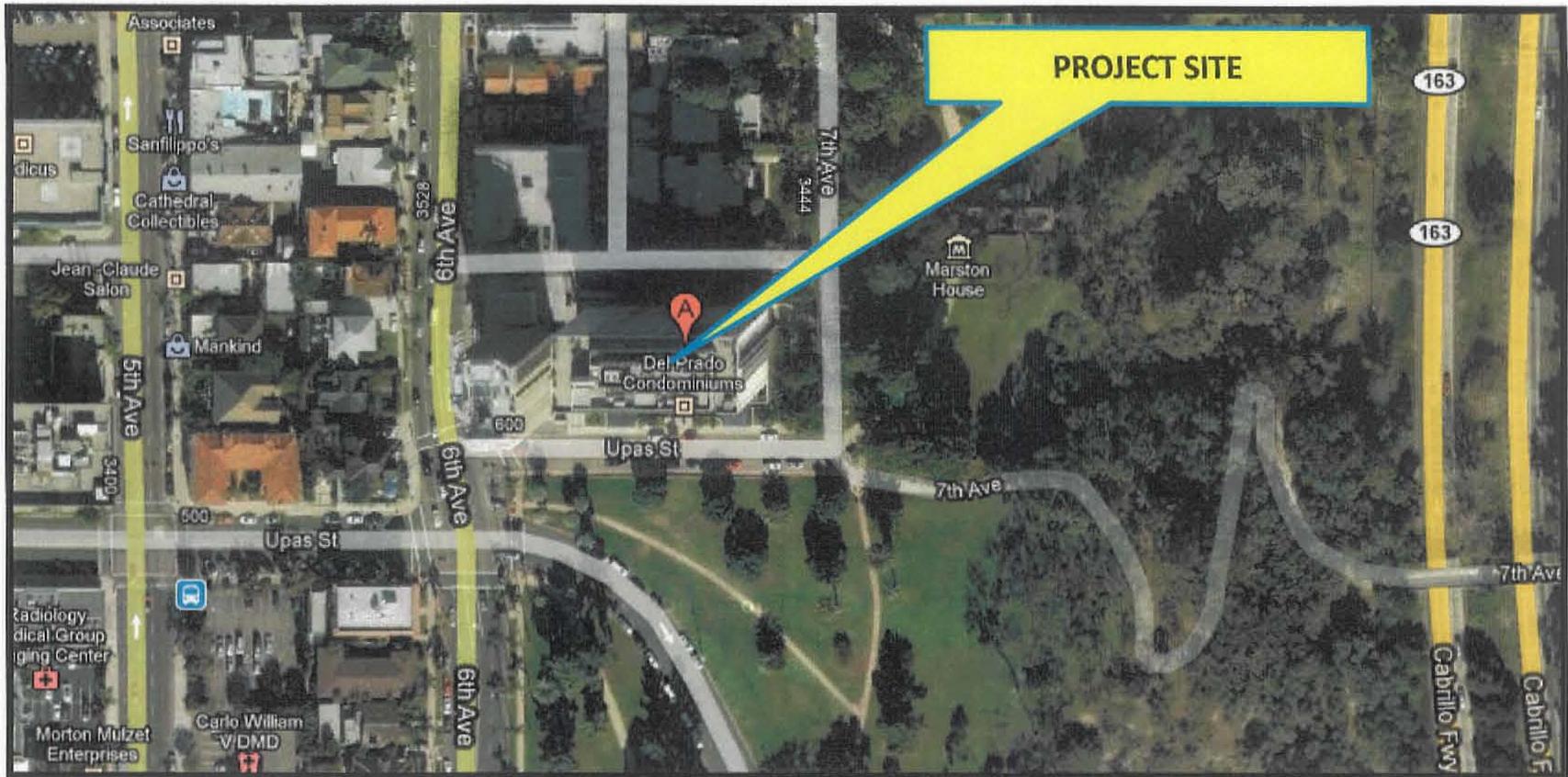
Karen Lynch-Ashcraft
Development Project Manager
Development Services Department

BROUGHTON/KLA

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map

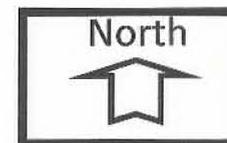
3. Project Location Map
4. Project Data Sheet
5. Photographs
6. Draft Resolution and Findings
7. Draft Conditional Use Permit No. 700236
8. Coverage and Justification Maps
9. Ownership Disclosure Statement
10. Project Chronology
11. Environmental Exemption
12. Project Plans

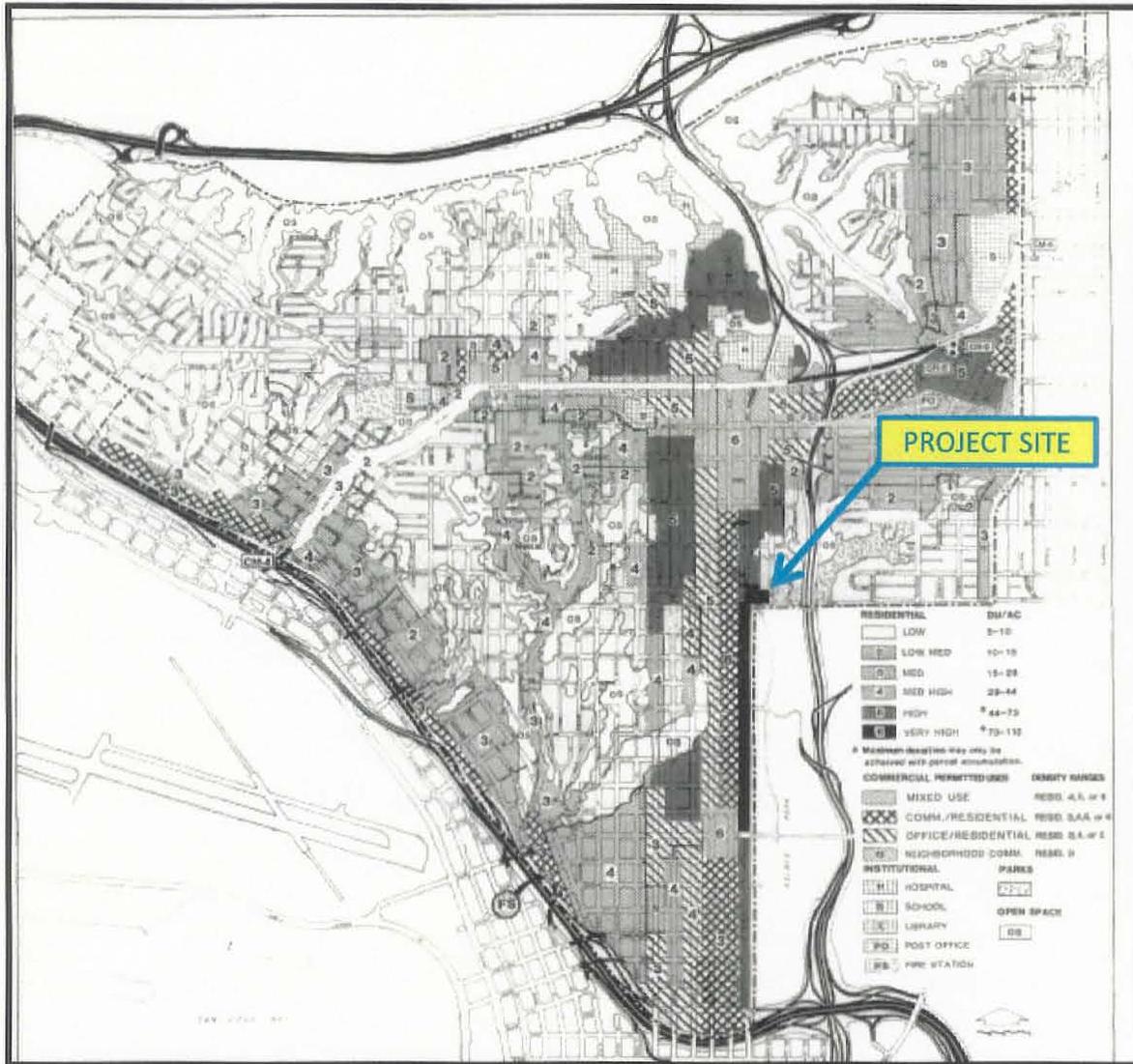


Aerial Photo

VERIZON – SAN DIEGO ZOO PROJECT NUMBER 193202

666 UPAS STREET



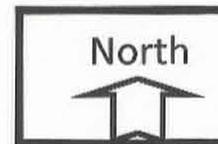


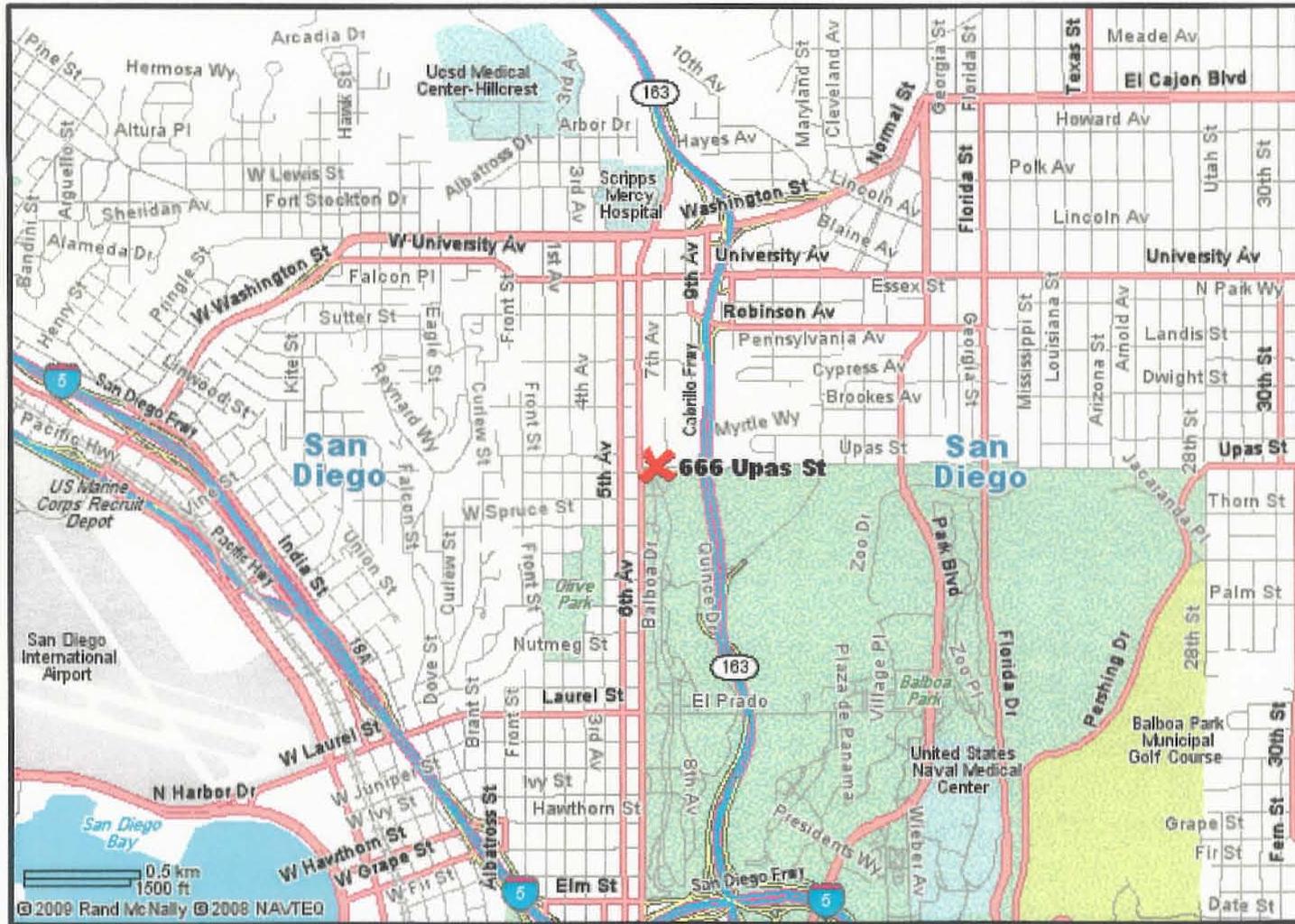
UPTOWN COMMUNITY PLAN MAP



VERIZON – SAN DIEGO ZOO– PROJECT NUMBER 193202

666 UPAS STREET





Project Location Map

VERIZON – SAN DIEGO ZOO – PROJECT NUMBER 193202

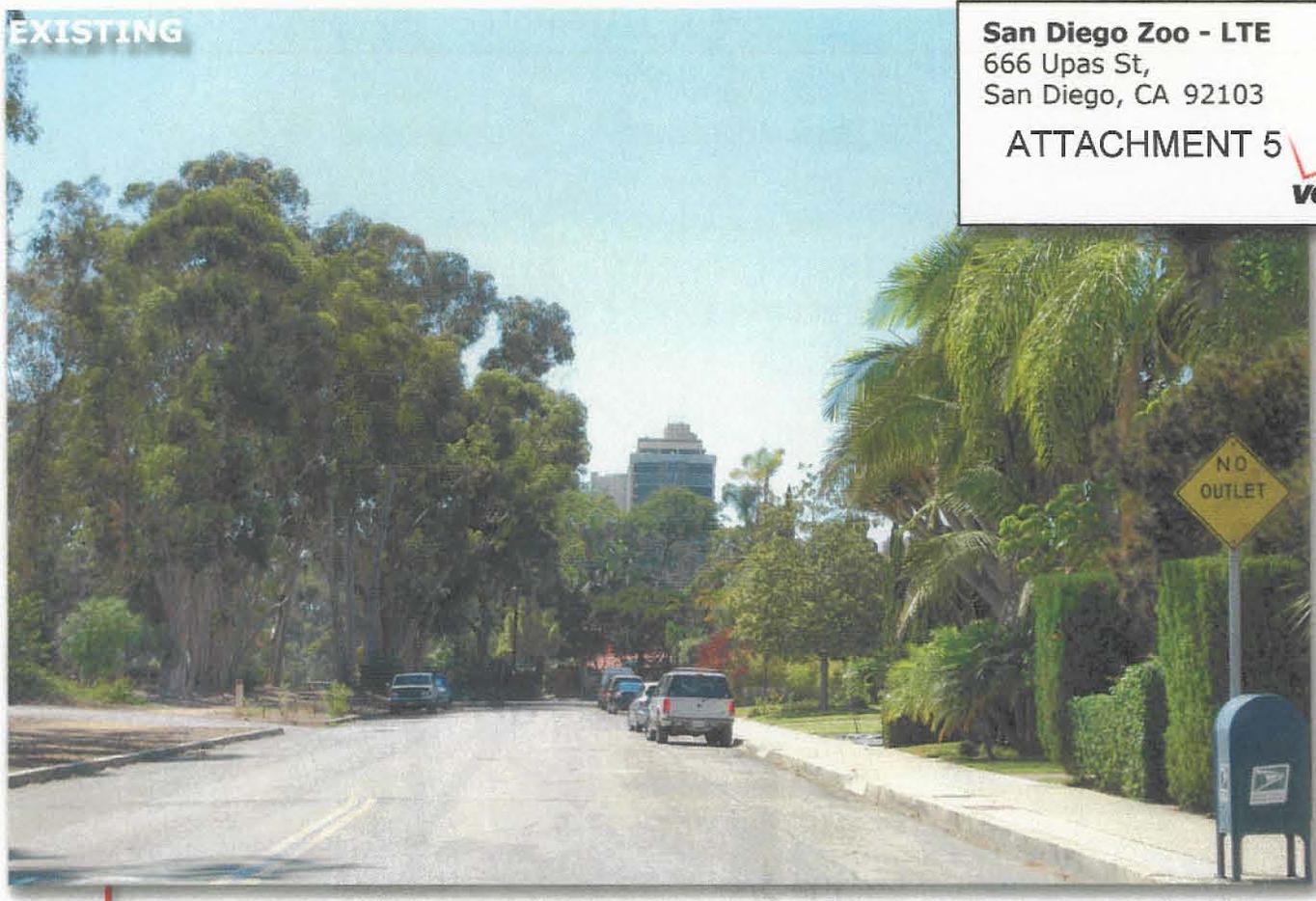
666 UPAS STREET



| PROJECT DATA SHEET | | |
|---|---|--|
| PROJECT NAME: | San Diego Zoo | |
| PROJECT DESCRIPTION: | WCF consisting of 12 panel antennas and five equipment cabinets. | |
| COMMUNITY PLAN AREA: | Uptown | |
| DISCRETIONARY ACTIONS: | Conditional Use Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Very High Residential (73-110 du/ac) | |
| <u>ZONING INFORMATION:</u> | | |
| ZONE: RM-400 | | |
| HEIGHT LIMIT: 150-Foot maximum height limit. | | |
| FLOOR AREA RATIO: 3.75 maximum. | | |
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Low Residential/Very High Residential; RS-1-5. | Multi-Family Residential/Single-Family Residential |
| SOUTH: | Open Space; Unzoned. | Balboa Park |
| EAST: | Parks; OP-1-1. | Marston House |
| WEST: | Very High Residential; MR-400. | Multi-Family Residential |
| DEVIATIONS OR VARIANCES REQUESTED: | None. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | The Uptown Planners are meeting on December 1, 2009 to review this project. The recommendation will not be available when this report is published so the recommendation will be presented at the Planning Commission hearing on December 10, 2009. | |

EXISTING

San Diego Zoo - LTE
666 Upas St,
San Diego, CA 92103
ATTACHMENT 5



Proposed antennas replacing existing antennas
behind existing screen





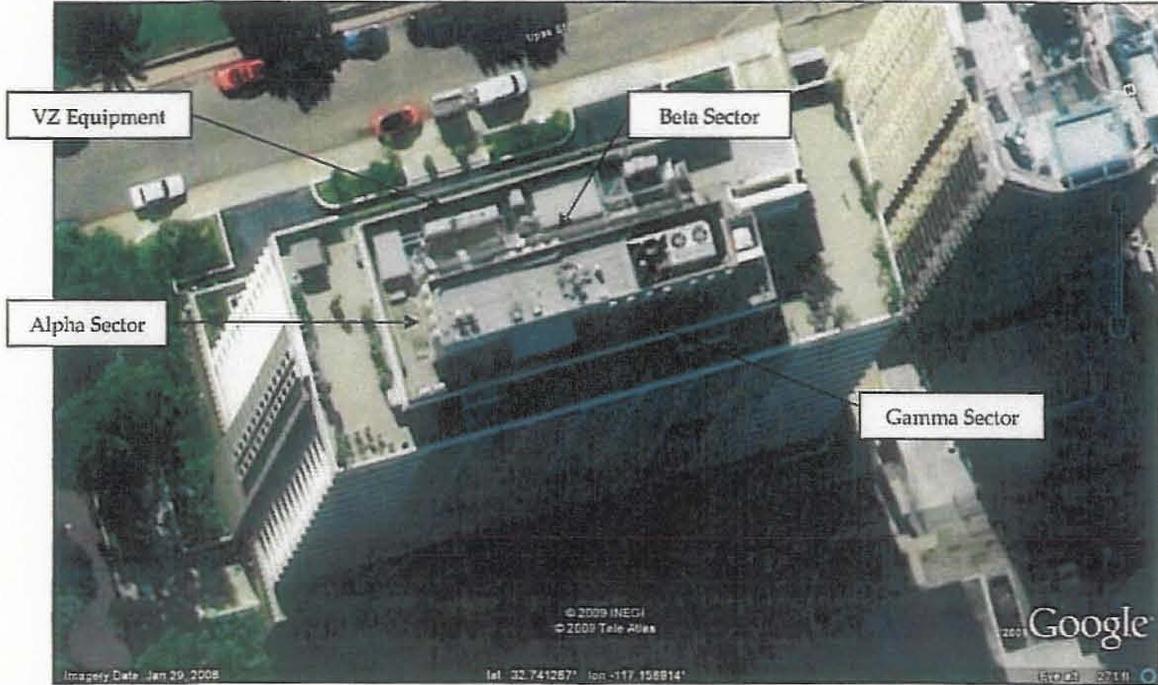
Beta Sector Antennas (3 to have new antenna model)
No Change to RF screening



Alpha Sector Antennas (3 to have new antenna model)
No Change to RF screening



Existing Verizon Equipment



Aerial view of Subject Site

PLANNING COMMISSION RESOLUTION NO. XXXXX
CONDITIONAL USE PERMIT NO. 700236
VERIZON – SAN DIEGO ZOO
PROJECT NO. 193202

WHEREAS, Upas Homeowners Association, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 700236, on portions of a .62 acre site;

WHEREAS, the project site is located at 666 Upas Street in the MR-400 zone of the Uptown Community Plan;

WHEREAS, the project site is legally described as Lot 1, 2 and 3 of Park Upas in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5161 filed in the Office of County Recorder of San Diego County;

WHEREAS, on December 10, 2009, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 700236 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 14, 2009, 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; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated December 10, 2009.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The Uptown Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The existing antennas are currently façade mounted and covered with identical sized RF boxes. The antennas that are proposed to be replaced will still be housed within the existing RF boxes. No outward change in appearance will take place. The existing equipment, consisting of five outdoor cabinets (two of which will be replaced) are located on the outside south wall of the penthouse. The equipment is

not visible from a grounded vantage point. The façade mounted antennas will be installed according to mounting standards found both in the Communication Antenna regulations as well as the Wireless Communication Facility Guidelines; therefore, the San Diego Zoo project will not adversely affect the Uptown Community Plan or the General Plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires Verizon to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The facility was originally approved by staff on October 20, 1999. The Permit (CUP) included a ten year expiration, as is customary with these types of facilities. The new project is virtually the same project as the original facility and there will be no outward change in appearance. The requested modifications will enable Verizon to implement their 4G technology. The antennas and all components will be painted and textured to match the building. All equipment cabinets will be required to be painted to match the penthouse. The project complies with all of the development regulations of the RM-400 zone.

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

This project is an existing wireless communication facility permitted in 1999 under previous San Diego Municipal Code regulations. The project was processed as a ministerial permit and was approved by staff with a condition allowing the facility to operate for a period of ten years.

The project consists of twelve antennas installed on the rooftop penthouse. Ideally, residential uses should not be used if there are other non-residential uses available. However, the topography in the area and the building height make this particular site conducive for a wireless facility as opposed to other adjacent properties that are lower in elevation. The facility has existed at this location for ten years with no complaints and all WCF components are either invisible from a ground perspective or painted and textured to match the penthouse. Based on the concealment of the antennas and associated equipment and the carrier’s coverage and height requirements, this facility is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 700236 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 700236, a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: December 10, 2009

Job Order No. 43-2696

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 43-2696

Conditional Use Permit No. 700236
Verizon – San Diego Zoo
PROJECT NO. 193202
Planning Commission

This Conditional Use Permit No. 700236 is granted by the Planning Commission of the City of San Diego to Upas Homeowners Association, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The .62 acre site is located at 666 Upas Street in the MR-400 zone of the Mid-Cities Planned District and the Uptown community planning area. The project site is legally described as Lot 1, 2 and 3 of Park Upas in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5161 filed in the Office of County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 10, 2009, on file in the Development Services Department.

The project shall include:

- a. An existing, expired wireless communication facility consisting of twelve panel antennas (six to be replaced) façade mounted to the rooftop penthouse. Associated equipment (five cabinets) is located on the rooftop immediately adjacent to the south penthouse wall. Two of the cabinets will be replaced with this permit;
- b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within six (6) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.

2. This Permit and corresponding use of this site shall **expire on December 10, 2019**. 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.

2. 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 compliance, which may include penalties and fines.

3. Under no circumstances, does approval of this permit authorize **the Owner/Permittee** or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.

3. 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.

4. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

5. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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.

11. 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.

12. Prior to issuance of building permits or within 90 days of this approval, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

14. All performance conditions in this permit must be completed within 90 days of this approval.

15. 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.

16. Prior to obtaining building permits, the construction documents shall include a note that all equipment cabinets shall be painted to match the penthouse.

17. Within 90 days of approval of this permit, all antenna screen boxes shall be repainted to match the corrugated metal upon which they are mounted.

18. Within 90 days of approval of this permit, all equipment cabinets shall be painted to match the penthouse wall where they are located.

19. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.

20. All equipment, including transformers, emergency generators and air conditioners 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.

21. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

22. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

23. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

24. Directional antennas when installed on a building façade shall be installed as illustrated in Exhibit A. All coaxial cable must be hidden from view. No mounting pipes or similar apparatus shall be visible in any type installation. For removed or future antennas, no exposed mounting apparatus shall remain absent antennas.

25. 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.

INFORMATION ONLY:

- Please note that an **Administrative Planning Hold** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 630-9373 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 10, 2009 by resolution No. XXXXX.

Permit Type/PTS Approval No.: CUP No. 700236
Date of Approval: December 10, 2009

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch-Ashcraft
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.**

Verizon Wireless
Owner/Permittee

By _____
NAME
TITLE

Upas Homeowners Association
Owner/Permittee

By _____
NAME
TITLE

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

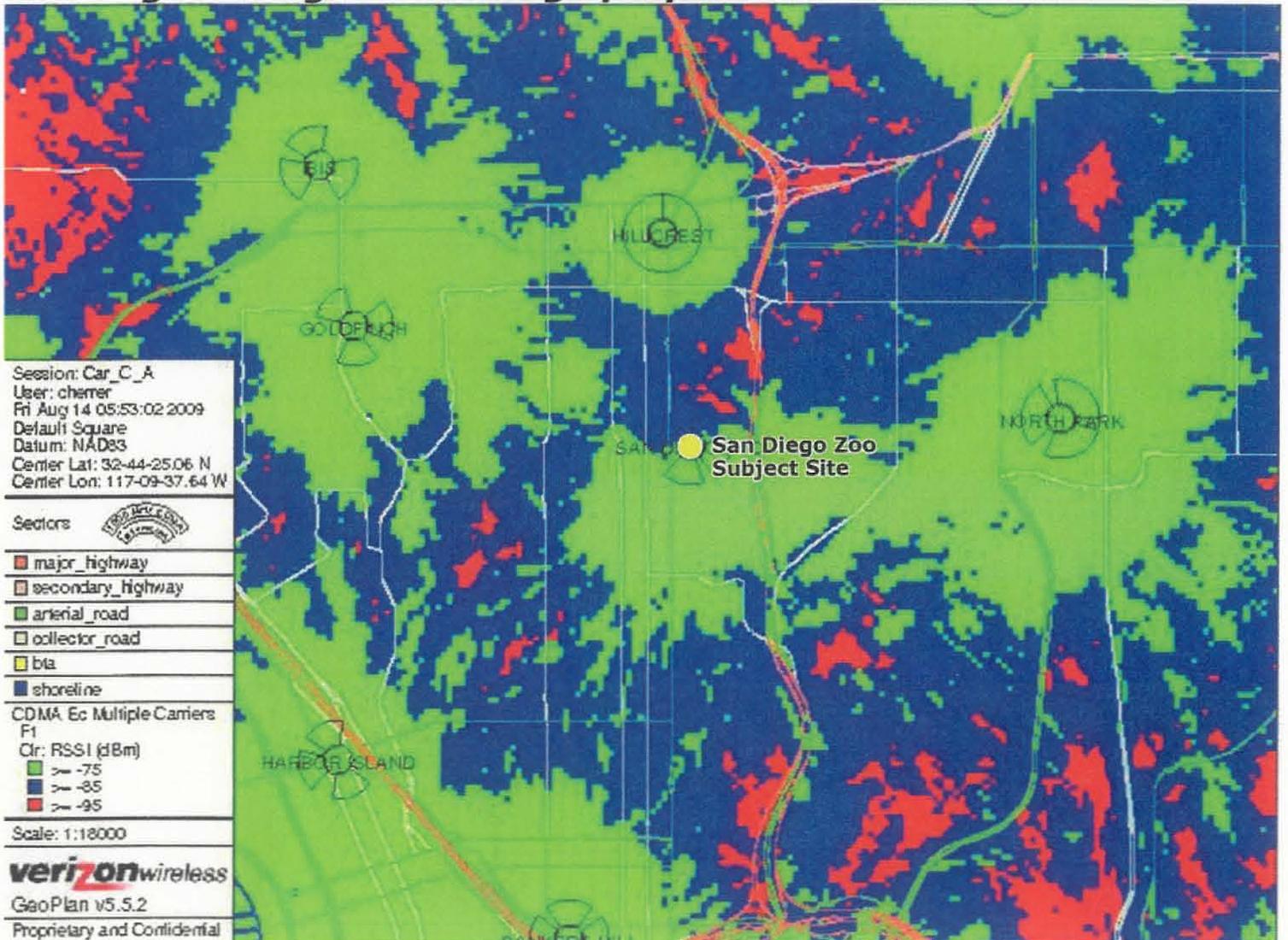
San Diego Zoo - LTE

666 Upas St,
San Diego, CA 92103

ATTACHMENT 8



Existing coverage - No change proposed





City of San Diego
 Development Services
 1223 First Ave., MS-400
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Ordinance Initiative Map Voting Tentative Map Map Change Land Use Plan Amendment Other Telecomm Project

Project Title: _____ Project No. For City Use Only: _____

San Diego Zoo
 Project Address: _____ **193202**

1000 La Jolla Village Drive, San Diego, CA 92037

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, lease 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): | Name of individual (type or print): |
|---|---|
| <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency | <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency |
| Street Address: | Street Address: |
| City/State/Zip: | City/State/Zip: |
| Phone No: _____ Fax No: _____ | Phone No: _____ Fax No: _____ |
| Signature: _____ Date: _____ | Signature: _____ Date: _____ |
| Name of Individual (type or print): | Name of Individual (type or print): |
| <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency | <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency |
| Street Address: | Street Address: |
| City/State/Zip: | City/State/Zip: |
| Phone No: _____ Fax No: _____ | Phone No: _____ Fax No: _____ |
| Signature: _____ Date: _____ | Signature: _____ Date: _____ |

Subject Title: _____ Project No. (for City GIS app): _____

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

- Corporation Limited Liability Co. General Trust/Trust CA Corporate Identification No. _____
 Partnership

By signing the Ownership Disposition Statement, the owner/partner/writer in this application for permit, map or other matter as described above, will be filed with the City of San Diego on the subject property with the intent to record an ownership interest in 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):
Topos Homeowner Association
 Owner Tenant/Lessee
 Street Address:
104 E. Las Street
 City/State/Zip:
San Diego, CA 92102
 Phone No. _____ Fax No. _____
 (619) 260-0100
 Name of Corporate Officer/Partner (type or print):
Ronald D. Satchell
 Title (type or print):
Vice - Chair
 Signature: _____ Date: August 20, 2007

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: _____

Project Chronology
Verizon – San Diego Zoo
PTS No. 193202
Job Order No. 43-2696

| Date | Action | Description | City Review Time | Applicant Response |
|-------------------------------------|---------------------------------------|---------------------------------------|-------------------------|--------------------------------------|
| 9/17/09 | First Submittal | Project Deemed Complete & distributed | | |
| 10/15/09 | First Submittal Assessment Letter out | | 28 days | |
| 11/5/09 | Second submittal In | Normal Submittal | | 21 days from First Assessment Letter |
| 11/13/09 | Issues Resolved | | 8 days | |
| 12/10/09 | Planning Commission Hearing | | 27 days | |
| TOTAL STAFF TIME** | | | 2 months 3 days | |
| TOTAL APPLICANT TIME** | | | | 21 days |
| TOTAL PROJECT RUNNING TIME** | | From Deemed Complete to HO Hearing | 2 months 23 days | |

**Based on 30 days equals to one month.

**DETERMINATION OF
ENVIRONMENTAL EXEMPTION**

Pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines

Agency: CITY OF SAN DIEGO

Project No.: 193202
Job Order No. : 43-2696

Date: October 14, 2009

Action/Permit(s): Conditional Use Permit

Description of Activity Verizon – San Diego Zoo: Conditional Use Permit for modifications to an existing wireless communication facility, located on a multi-family residential building at 666 Upas Street in the MR-400 zone, within the Uptown Community Plan. The project would remove and replace six existing panel antennas, replace two equipment cabinets located on the roof top, and increase the coax cables into an expanded cable tray.

Location of Activity: The project is located at 666 Upas Street, San Diego, CA 92101.

(CHECK BOXES BELOW)

1. This activity is EXEMPT FROM CEQA pursuant to:
- Section 15061(b) (3) of the State CEQA Guidelines (the activity is not a project as defined in Section 15378).
2. This project is EXEMPT FROM CEQA pursuant to State CEQA Guidelines Section checked below:

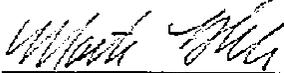
**ARTICLE 19 of GUIDELINES
CATEGORICAL EXEMPTIONS**
(Incomplete list)

- | Section | Short Name |
|---|---|
| <input checked="" type="checkbox"/> 15301 | Existing Facilities |
| <input type="checkbox"/> 15302 | Replacement or Reconstruction |
| <input type="checkbox"/> 15303 | New Construction or Conversion of Small Structures |
| <input type="checkbox"/> 15304 | Minor Alterations to Land |
| <input type="checkbox"/> 15305 | Minor Alteration in Land Use |
| <input type="checkbox"/> 15306 | Information Collection |
| <input type="checkbox"/> 15311 | Accessory Structures |
| <input type="checkbox"/> 15312 | Surplus Government Property Sales |
| <input type="checkbox"/> 15315 | Minor Land Divisions |
| <input type="checkbox"/> 15317 | Open Space Contracts or Easements |
| <input type="checkbox"/> 15319 | Annexation of Existing Facilities and Lots for Exempt Facilities |
| <input type="checkbox"/> 15325 | Transfer of Ownership of Interest in Land to Preserve Open Space |
| <input type="checkbox"/> Other | _____ |

**ARTICLE 18 of GUIDELINES
STATUTORY EXEMPTIONS**
(Incomplete list)

- | Section | Short Name |
|--------------------------------|--|
| <input type="checkbox"/> 15261 | Ongoing Project |
| <input type="checkbox"/> 15262 | Feasibility and Planning Studies |
| <input type="checkbox"/> 15265 | Adoption of Coastal Plans and Programs |
| <input type="checkbox"/> 15268 | Ministerial Projects |
| <input type="checkbox"/> 15269 | Emergency Projects |
| <input type="checkbox"/> Other | _____ |

It is hereby certified that the City of San Diego has determined the above activity to be exempt:



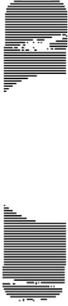
Martha Blake, AICP Senior Planner
Environmental Analysis Section

Distribution:

Exemption or Project file
Karen Lynch-Ashcraft, Project Manager



WILLIAM R. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4451, CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

| ABC | DATE |
|--------|------|
| RE | DATE |
| RF | DATE |
| INT | DATE |
| EE/IN | DATE |
| OPS | DATE |
| EE/OUT | DATE |

PROJECT NAME

SAN DIEGO ZOO

666 UPAS STREET
SAN DIEGO, CA 92101
MTX-48
SAN DIEGO COUNTY

DRAWING DATES

| | |
|----------|-------------------------|
| 06/17/08 | LTE EXHIBIT (co) |
| 08/11/08 | 2D REVIEW (co) |
| 08/18/08 | PLANNING SUBMITTAL (co) |
| 10/14/08 | 2D REVISIONS (re) |
| 11/04/08 | PLANNING COMMENTS (re) |

SHEET TITLE

Verizon Wireless

SAN DIEGO ZOO
666 UPAS STREET
SAN DIEGO, CA 92101
MTX-48

TEAM

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15005 SAND CANYON AVENUE
IRVINE, CA 92619
CONTACT: BRENT HELMING
PHONE: (760) 535-6065

OWNER: UPAS HOMEOWNER ASSOCIATION
666 UPAS STREET
SAN DIEGO, CA 92103
CONTACT: ADRIAN
PHONE: (619) 241-6053

PROJECT DESCRIPTION:

- RENEWAL OF OUR 89-0464-52 FOR AN EXISTING VERIZON WIRELESS TELECOMMUNICATION FACILITY WHICH INCLUDES:
 - MODIFY VERIZON WIRELESS ROOFTOP EQUIPMENT PLATFORM. REMOVE AND REPLACE TWO EXISTING CABINETS
 - REMOVE AND REPLACE A TOTAL OF (6) ANTENNAS INSIDE EXISTING TRANSPARENT BOXES (3 ANTENNAS EACH IN ALPHA AND BETA SECTORS) NO CHANGE TO GAMMA SECTOR. INSTALL 10 ADDITIONAL COAX CABLES FOR A TOTAL OF 18
 - INSTALL 12 ADDITIONAL COAX CABLES INTO EXPANDED CABLE TRAY FROM PLATFORM TO ANTENNAS
 - REMOVE & REPLACE TELCO CABINET AT ROOF TOP PLATFORM
 - NO LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:

LOT 1, 2 AND 3 OF PARK UPAS IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF INC. 5181 FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY

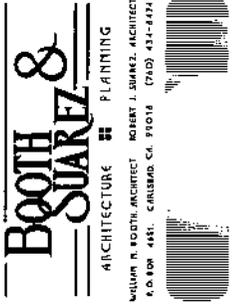
PROJECT ADDRESS: 666 UPAS STREET
SAN DIEGO, CA 92102

ASSESSORS PARCEL NUMBER: 452-430-27-00

SHEET SCHEDULE

| TITLE SHEET * PROJECT DATA |
|----------------------------|
| T-1 |
| A-0 |
| A-1 |
| A-2 |
| A-3 |
| A-4 |

APPLICABLE CODES



BOOTH SUAREZ & ASSOCIATES
ARCHITECTURE & PLANNING
WILLIAM R. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4451, CARLSBAD, CA 92018 (760) 431-8474

PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

| | |
|--------|------|
| ARC | DATE |
| RE | DATE |
| RF | DATE |
| INT | DATE |
| EE/IN | DATE |
| OPS | DATE |
| EE/OUT | DATE |

PROJECT NAME

SAN DIEGO ZOO

666 UPAS STREET
SAN DIEGO, CA 92101

MTX-48

SAN DIEGO COUNTY

DRAWING DATES
06/17/08 LITE EXHIBIT (ec)
08/11/08 2D REVIEW (ec)
08/18/08 PLANNING SUBMITTAL (ec)
10/14/08 2D REVISIONS (rel)
11/04/08 PLANNING COMMENTS (rel)

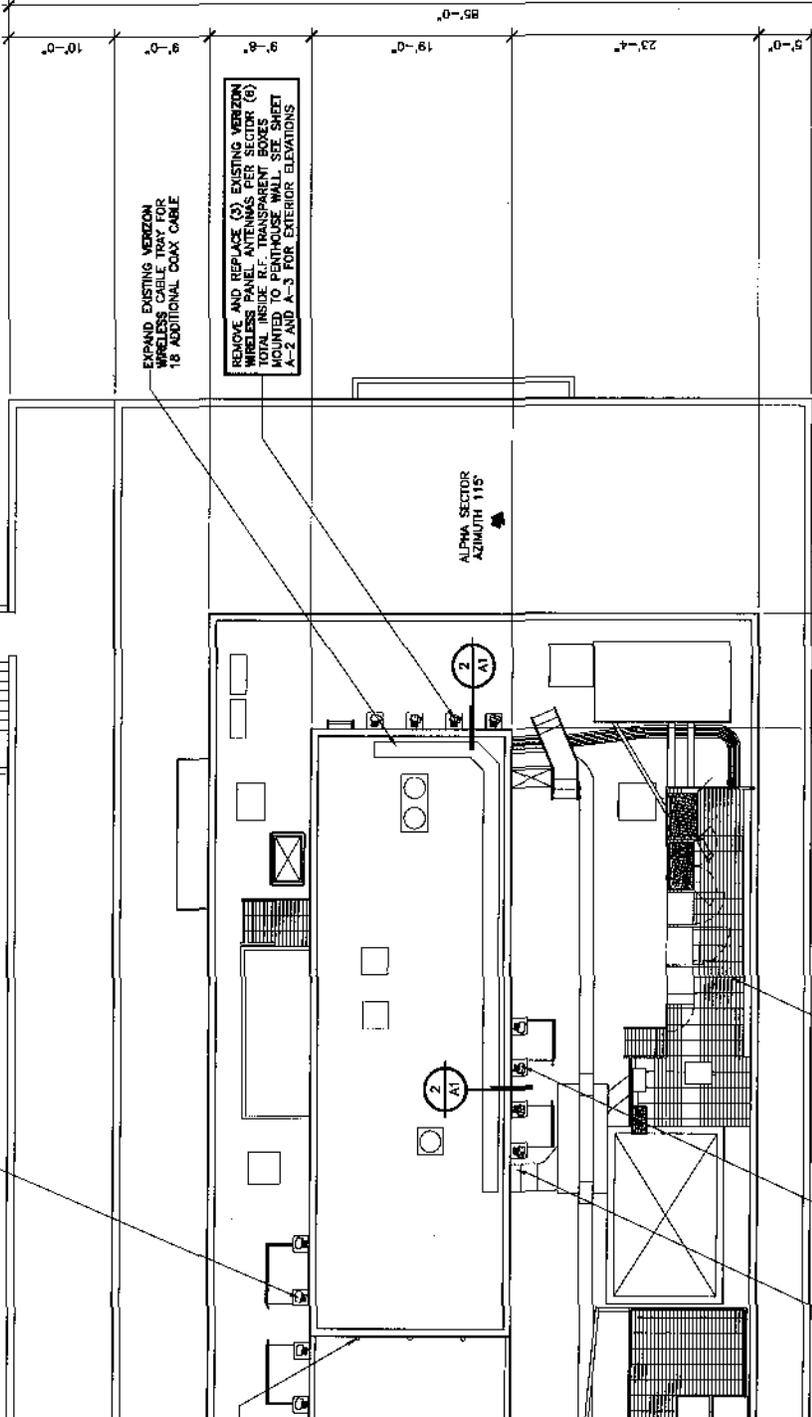
SHEET TITLE

| SECTOR ANTENNA | | DIRECTION AZIMUTH | ANTENNA MODEL NUMBER ② | DOWNTILT | SKEW ANGLE | SERIAL NUMBER | NUMBER OF CABLES PER SECTOR (4 / - 57) | COAX. CABLE LENGTH (4 / - 57) | JUMPER LENGTH (4 / - 57) | COAX SIZE | |
|----------------|--------|------------------------------|------------------------------|----------------------------|------------|---------------|--|-------------------------------|--------------------------|-----------|--------|
| ALPHA1 | ALPHA2 | ALPHA3 | ALPHA4 | BETA1 | BETA2 | BETA3 | BETA4 | GAMMA1 | GAMMA2 | GAMMA3 | GAMMA4 |
| 115° | 190° | 10° | AMPHENOL ANTEL BXA 70063/ACF | (EXISTING) DIGITAL ANTENNA | 0° | N/A | 9 | 115'-0" | 8'-0" | 7/8" | |
| 190° | 10° | AMPHENOL ANTEL BXA 70063/ACF | (EXISTING) DIGITAL ANTENNA | 0° | N/A | 9 | 115'-0" | 8'-0" | 7/8" | | |
| | | NO CHANGE | | | | | | | | | |
| | | NO CHANGE | | | | | | | | | |
| | | NO CHANGE | | | | | | | | | |

NOTE: ① INSTALL 5 ADDITIONAL COAX CABLE FOR ALPHA AND BETA SECTORS ONLY
② AMPHENOL BXA-80063: 47.4" x 11.2" x 5" DEEP WEIGHT: 9.8 LBS.
AMPHENOL BXA-70063: 47.4" x 11.2" x 5" DEEP WEIGHT: 9.9 LBS.
SEE DETAIL ① A1

EXISTING VERIZON WIRELESS PANEL ANTENNAS INSIDE R.F. TRANSPARENT BOXES MOUNTED TO PENTHOUSE WALL (NO CHANGE PROPOSED). SEE SHEET A-2 AND A-3 FOR EXTERIOR ELEVATIONS

GAMMA SECTOR AZIMUTH 10°



ALPHA SECTOR AZIMUTH 115°



WILLIAM R. BOOTH ARCHITECT ROBERT J. SUAREZ ARCHITECT
 P.O. BOX 4651 CALSAN, CA 92014 (760) 434-8174



PREPARED FOR



P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

| A&C | DATE |
|--------|------|
| RE | DATE |
| RF | DATE |
| INT | DATE |
| EE/IN | DATE |
| OPS | DATE |
| EE/OUT | DATE |

PROJECT NAME

SAN DIEGO ZOO

666 UPAS STREET
 SAN DIEGO, CA 92101
MTX-48
 SAN DIEGO COUNTY

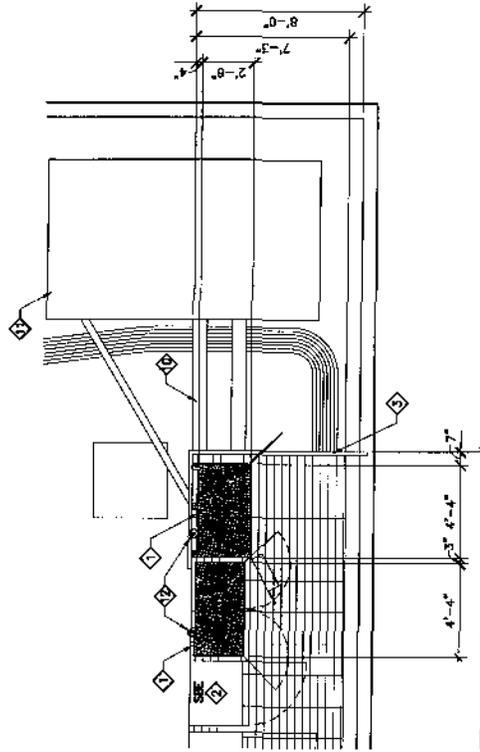
DRAWING DATES

| | |
|----------|-------------------------|
| 08/17/08 | LIE EXHIBIT (ee) |
| 08/11/08 | ZD REVIEW (ee) |
| 08/18/08 | PLANNING SUBMITTAL (ee) |
| 10/14/08 | ZD REVISIONS (rel) |
| 11/04/08 | PLANNING COMMENTS (rel) |

SHEET TITLE

PLAN NOTES:

- 1 REMOVE TWO EXISTING CABINETS AND INSTALL VERIZON WIRELESS EQUIPMENT CABINET RSS6102 51 3/16" WIDE x 57 1/16" HIGH x 7 1/2" DEEP. (SEE PLAN FOR LOCATION). (SHOW SHAGED)
- 2 COMPACT MICRO CELL CABINET 17 1/2" WIDE x 30" DEEP x 55" HIGH WEIGHT: 2100 LBS. (SHOW SHAGED)
- 3 EXISTING VERIZON WIRELESS OUTDOOR EQUIPMENT TO REMAIN
- 4 MODIFY EXISTING FIXED GUARDRAIL TO REMOVABLE FOR CABINET DOOR SWING
- 5 EXISTING RAISED STEEL PLATFORM FRAMING AND BAR GRATE
- 6 EXISTING ELECTRICAL CABINETS MOUNTED TO GUARDRAILS
- 7 REMOVE AND REPLACE EXISTING TELCO CABINET MOUNTED TO GUARDRAILS WITH CUSTOM FABRICATED 36" x 44" x 44" TELCO/FIBER CABINET (SHOW SHAGED)
- 8 EXPAND EXISTING COAX CABLE TRAY AS REQUIRED FOR 10 ADDITIONAL COAX CABLE
- 9 EXISTING GUARDRAIL AND STAIRS
- 10 EXISTING PARAPET
- 11 EXISTING STEEL PLATFORM BEAMS
- 12 EXISTING CONCRETE TOWER
- 13 REINSTALL GPS ANTENNAS



BOOTH & SUAREZ

ARCHITECTURE # PLANNING
 WILLIAM R. BOOTH ARCHITECT ROBERT J. SUAREZ ARCHITECT
 P.O. BOX 4481 CARLSBAD CA 92008 (760) 434-4474



PREPARED FOR



verizon wireless

P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

| ARC | DATE |
|--------|------|
| RE | DATE |
| RF | DATE |
| INT | DATE |
| EE/IN | DATE |
| OPS | DATE |
| EE/OUT | DATE |

PROJECT NAME

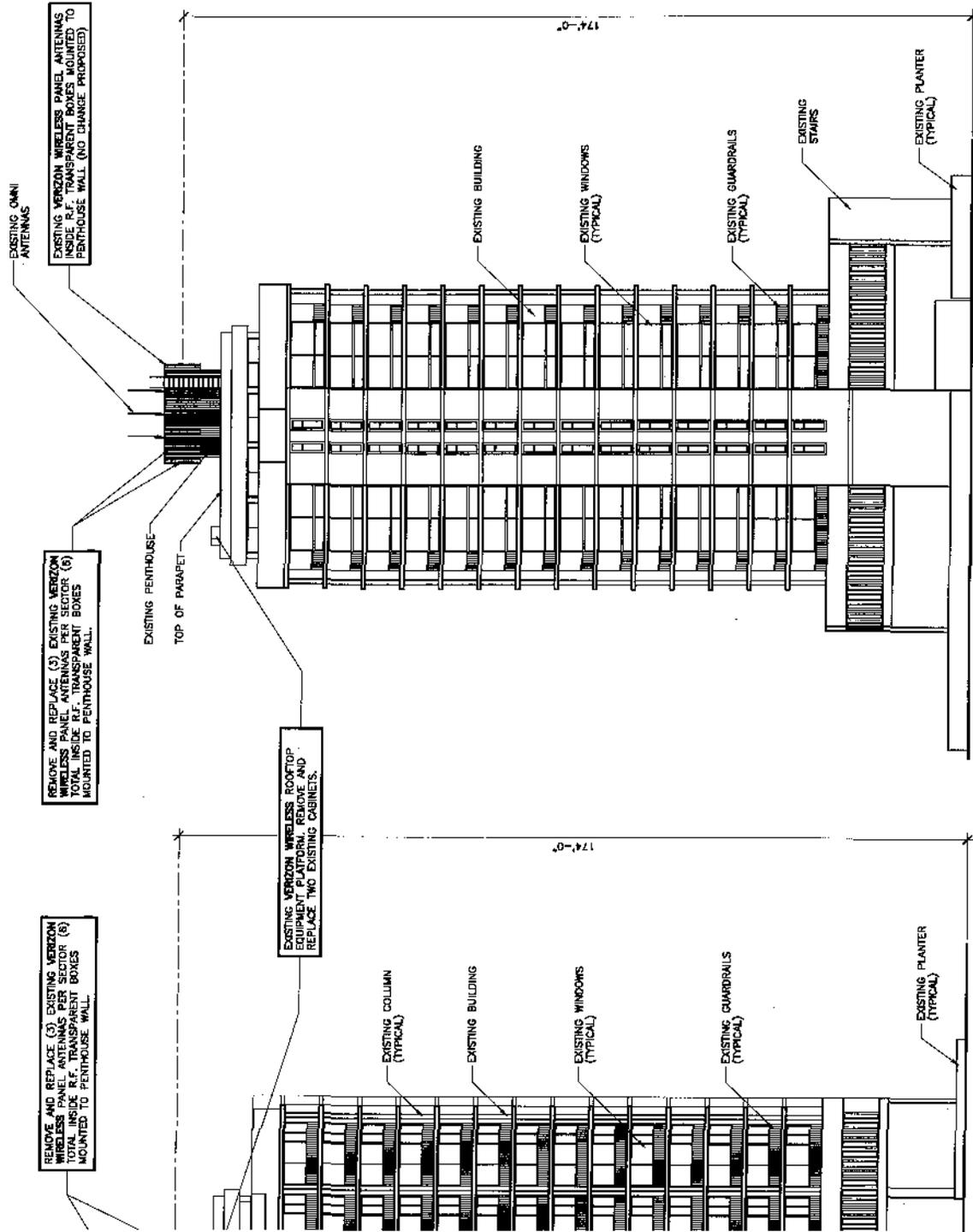
SAN DIEGO ZOO

666 UPAS STREET
 SAN DIEGO, CA 92101
MTX-48
 SAN DIEGO COUNTY

DRAWING DATES

| | |
|----------|-------------------------|
| 06/17/09 | LTC EXHIBIT (ep) |
| 08/11/09 | ZD REVIEW (ep) |
| 09/18/09 | PLANNING SUBMITTAL (ep) |
| 10/14/09 | ZD REVISIONS (rel) |
| 11/04/09 | PLANNING COMMENTS (rel) |

SHEET TITLE

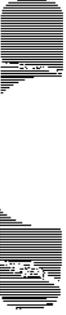


EAST ELEVATION

SCALE 1/8" = 1'-0"

BOOTH & SUAREZ
 ARCHITECTURE ■ PLANNING

MILLIK & BOOTH, ARCHITECT, ROBERT J. SUAREZ, ARCHITECT
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PREPARED FOR



verizon wireless

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 (949) 222-7000

APPROVALS

| ASC | DATE |
|--------|------|
| RE | DATE |
| RF | DATE |
| INT | DATE |
| EE/IN | DATE |
| OPS | DATE |
| EE/OUT | DATE |

PROJECT NAME

SAN DIEGO ZOO

666 UPAS STREET
 SAN DIEGO, CA 92101
MTX-48
 SAN DIEGO COUNTY

DRAWING DATES

| | |
|----------|-------------------------|
| 06/17/08 | LTC EXHIBIT (rev) |
| 06/11/08 | ZD REVIEW (co) |
| 06/18/08 | PLANNING SUBMITTAL (co) |
| 10/14/08 | ZD REVISIONS (rel) |
| 11/04/08 | PLANNING COMMENTS (rel) |

SHEET TITLE

REMOVE AND REPLACE (3) EXISTING VERIZON WIRELESS PANEL ANTENNAS PER SECTOR (3) TOTAL INSIDE R.F. TRANSPARENT BOXES MOUNTED TO PENTHOUSE WALL

EXISTING OHN ANTENNAS

EXISTING SPRINT ANTENNAS

EXISTING SPRINT EQUIPMENT BEYOND PARAPET

TOP OF PARAPET

EXISTING VERIZON WIRELESS PANEL ANTENNAS INSIDE R.F. TRANSPARENT BOXES MOUNTED TO PENTHOUSE WALL (NO CHANGE PROPOSED)

EXISTING SPRINT ANTENNAS WITH R.F. SCREENS

EXISTING PENTHOUSE

TOP OF PARAPET

EXISTING COLUMN (TYPICAL)

EXISTING BUILDING

EXISTING WINDOWS (TYPICAL)

EXISTING GUARDRAILS (TYPICAL)

EXISTING WALL

EXISTING STAIRS

EXISTING BUILDING

EXISTING WINDOWS (TYPICAL)

EXISTING GUARDRAILS (TYPICAL)

EXISTING WALL

EXISTING PLANTER (TYPICAL)

EXISTING STAIRS

WEST ELEVATION

SCALE: 1/16" = 1'-0"