



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 5, 2012 **REPORT NO.** PC-12-070

ATTENTION: Planning Commission, Agenda of July 12, 2012

SUBJECT: VERIZON WIRELESS - OTAY BORDER
PROJECT NO. 266951, PROCESS 4

**OWNER/
APPLICANT:** Pacific Rim Commerce Center LLC
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Planned Development Permit to maintain an existing Wireless Communication Facility (WCF) located at 9654 Siempre Viva Road within the Otay Mesa Planning Area?

Staff Recommendation: APPROVE Planned Development Permit No. 950376.

Community Planning Group Recommendation: On March 21, 2012 the Otay Mesa Community Planning Group voted to recommend approval of this project (Attachment 10).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 8, 2012, and the opportunity to appeal that determination ends on June 22, 2012.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

This project, which includes a WCF concealed within two rooftop screening enclosures above an existing industrial warehouse, was originally approved on June 1, 2000 under Permit No. 99-0960-07 for a total of eight (8) antennas, one microwave dish, associated equipment and an emergency back-up generator. A ten year expiration date was added as a condition of approval. On December 20, 2012, Verizon Wireless submitted a new application to continue the use of this facility. Typically a project located in the current zone would be processed as a ministerial review however, due to the proposed deviation to exceed the equipment size limitation of 250-square feet a Planned Development Permit (PDP) is required. The property is zoned Otay Mesa Development District Industrial Sub District. The site is surrounded by commercial uses to the south and the west of the property and industrial uses to the north and west of the property (Attachment 2).

DISCUSSION

Project Description: Verizon Wireless is proposing to maintain a total of eight (8) wireless communication antennas and a microwave dish within two (2) fully enclosed rooftop screening enclosures. The equipment associated with this project is located inside an existing 325-square foot equipment enclosure on the ground floor facing Siempre Viva Road. The project also consists of an existing emergency back-up generator located inside a 133-square foot chain-link fence enclosure located next to the equipment room. Both enclosures are surrounded by existing landscaping. No changes are being proposed at this time since the materials associated with the enclosures is still in good condition. A Radio Frequency report was also submitted by Verizon Wireless demonstrating compliance with the Federal Communication Commission.

Community Plan Analysis: The project location has been designated as an Industrial Use in the Otay Mesa Community Plan (Attachment 2). The Otay Mesa Community Plan does not contain specific policies on wireless communication facility development.

Council Policy 600-43 – The guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 1 location according to Council Policy 600-43, which categorizes WCF's according to the land use in which they are located. However, the equipment enclosures associated with this project exceeds the 250-square foot equipment size limitation and requires a deviation to Municipal Code Section 141.0420(g)(3). Therefore, a Planned Development Permit (PDP), Process 4, Planning Commission decision is required.

Conclusion: Staff has reviewed the proposed project and has determined the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the Otay Mesa Development District Industrial Sub District zone and the Wireless Communication Antennas Facility Regulations with exception to the equipment size limitation. A Planned Development Permit is required for this project for the deviation to exceed the 250-square foot limitation per LDC Section 141.0420(g)(3). The required findings can be made to support staff's recommendation. Therefore, staff recommends that Planning Commission approve Planned Development Permit

No. 950376.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 950376, **with modifications.**
2. **Deny** Planned Development Permit No. 950376, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Simon Tse
Associate Planner
Development Services Department

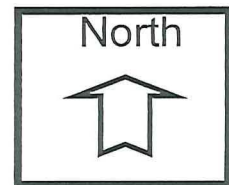
Attachments:

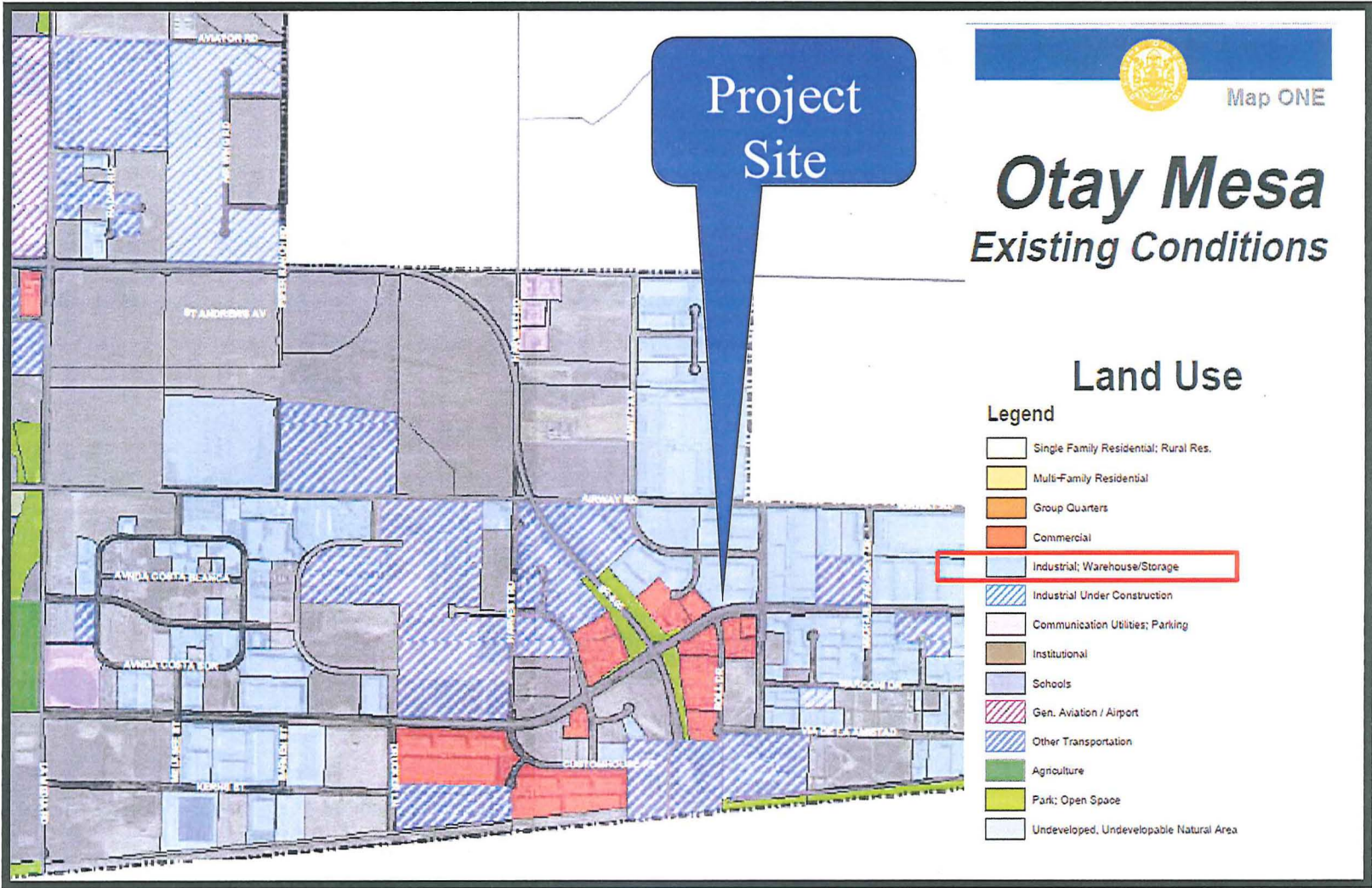
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Project Site Plan(s)
8. Project Site Photo(s)
9. Photo of the WCFs
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Notice of Hearing
13. Project Chronology



Aerial Photo

VERIZON WIRELESS – OTAY BORDER – PROJECT NO. 266951
9654 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154





Community Land Use Map (OTAY MESA)

VERIZON WIRELESS – OTAY BORDER – PROJECT NO. 266951
 9654 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154





Project Location Map

VERIZON WIRELESS – OTAY BORDER – PROJECT NO. 266951
9654 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154



PROJECT DATA SHEET		
PROJECT NAME:	Verizon Wireless Otay Border	
PROJECT DESCRIPTION:	An existing Wireless Communication Facility (WCF) consisting of eight (8) antennas and one microwave dish concealed inside two (2) rooftop screening enclosures. The project also contains a 325-square foot equipment room and a 133-square foot chain-link fence enclosure for the emergency back-up generator.	
COMMUNITY PLAN AREA:	Otay	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Otay Mesa Development District Industrial Subdistrict	
<u>ZONING INFORMATION:</u>		
	Height Limit:	None
	Front Setback:	20 feet
	Interior Side Setback:	15 feet
	Street Side Setback:	20 feet
	Rear Setback:	25 feet
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	OMDD-INTL-SUBD	Industrial
SOUTH:	OMDD-INTL-SUBD	Commercial
EAST:	OMDD-INTL-SUBD	Industrial
WEST:	OMDD-INTL-SUBD	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to exceed the 250-square foot equipment size limitation per Land Development Code Section 141.0420(g)(3).	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Otay Mesa Community Planning Group voted to recommend approval of the project on March 21, 2012.	

PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT APPROVAL NO. 950376
VERIZON WIRELESS OTAY BORDER

WHEREAS, PACIFIC RIM COMMERCE CENTER LLC, Owner & VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for an existing Wireless Communication Facility (WCF) that consists of eight (8) antennas and one microwave dish concealed inside two (2) fully enclosed rooftop screening enclosures, an emergency back-up generator and associated equipment as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 950376;

WHEREAS, the project site is located at 9654 Siempre Viva Road, in the Otay mesa Development District Industrial Sub District zone within the Otay Mesa Community Planning Area.

WHEREAS, the project site is legally described as Parcels 1 and 2 of Parcel Map No. 183444, in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, September 17, 1999 as filed/page no. 1999-0639242 of official records.

WHEREAS, on July 12, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 950376 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated July 12, 2012.

FINDINGS:

Findings for a Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits (OUTSIDE THE COASTAL ZONE)

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

The Otay Mesa Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF's are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public views. The antennas associated with this WCF are completely concealed inside two existing rooftop screening enclosures. The equipment associated with this project is located inside a 13' by 25' equipment room on the ground floor with smooth plaster finishing matching the existing building. Additionally, there is an emergency back-up generator located behind a 6-foot tall 144-square foot chain-link fence enclosure, adjacent to the equipment room. Both the equipment room and enclosure are screened from the Siempre Viva Road right-of-way by existing landscaping. The General Plan, Section UD-A.15, states that WCFs 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 design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. Verizon's existing WCF is consistent with the General Plan's requirement since the antennas are completely hidden and the equipment is minimally visible. As a whole, this project complies with the General Plan's requirements and will not adversely affect the applicable land use 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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." On May 6, 2012, Verizon Wireless submitted an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code

The proposed wireless communication facility has been designed to have minimal visual impacts to the surrounding uses. Staff supports the current design which fully conceals the antennas inside the existing rooftop FRP boxes. The equipment associated with this project is located inside the building on the first floor and adjacent to the emergency back-up generator enclosure. Both the equipment room and the generator enclosure are appropriately screened from the Siempre Viva Road right-of-way through the use of architectural features and landscaping. Staff also agreed that the existing landscaping provided a sufficient amount of screening to accommodate the deviation to exceed the equipment size limitation of 250-square feet. In this situation, reducing the overall enclosure size and disturbing the existing landscaping would not be beneficial. The proposed deviation to allow Verizon Wireless to continue to operate with an equipment enclosure size above 250 square feet without any modifications would result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 950376 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 950376, a copy of which is attached hereto and made a part hereof.

Simon Tse
Associate Planner
Development Services

Adopted on: July 12, 2012

Internal Order No. 24001858

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

INTERNAL ORDER NUMBER: 24002411

**PLANNED DEVELOPMENT PERMIT NO. 950376
 VERIZON WIRELESS OTAY BORDER
 PROJECT NO. 266951
 PLANNING COMMISSION**

This Planned Development Permit is granted by the Planning Commission, of the City of San Diego to **Pacific Rim Commerce Center LLC.**, Owner, and **Verizon Wireless**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 6 and Section 141.0420. The site is located at 9654 Siempre Viva Road in the Otay Mesa Development District Industrial Sub District zone of the Otay Mesa Community Planning Area. The project site is legally described as Parcels 1 and 2 of Parcel Map No. 183444, in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, September 17, 1999 as filed/page no. 1999-0639242 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 12, 2012, on file in the Development Services Department.

The project shall include:

- a. A wireless communication facility consisting of eight (8) wireless communication antennas and one microwave dish concealed inside two fully enclosed rooftop Fiberglass Reinforced Panel (FRP) screening enclosures. The associated equipment is located inside an equipment room on the first floor, not visible to the public; and
- b. An existing emergency back-up generator located behind a 6-foot tall 133-square foot chain link fence enclosure with green slats; and
- 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 Planned Development Permit (PDP) and corresponding use of this site shall expire on July 12, 2022. 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.
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 enforcement for noncompliance, which may include penalties and fines.
3. Under no circumstances, does approval of this permit authorize Verizon Wireless to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
- 4.
5. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. 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.
7. 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.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. 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

11. 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.

12. 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.

PLANNING/DESIGN REQUIREMENTS:

13. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) for this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

14. The Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:

- a. Four (4) antennas with the following dimensions: 23.8" by 11.2" by 4.5".
- b. Two (2) antennas with the following dimensions: 47.4" by 11.2" by 5".
- c. Two (2) antennas with the following dimensions: 25.2" by 6.1" by 3.2".

15. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

16. The building materials and paint used for the RF transparent screen shall not result in any noticeable lines or edges in the transition as illustrated in the approved Exhibit "A".

17. The cupola shall be enclosed on all four sides as illustrated in the approved Exhibit "A".

18. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

19. No mechanical equipment, tank, duct, elevator, cooling tower, mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof

of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

20. Verizon Wireless is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

INFORMATION ONLY:

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.

APPROVED by the Planning Commission of the City of San Diego on July 12, 2012 by Reso
_____.

Planned Development Permit No. 950376

Date of Approval: July 12, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Associate Planner

**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.**

[PACIFIC RIM COMMERCE CENTER LLC]

Owner

By _____
NAME
TITLE

[VERIZON WIRELESS]

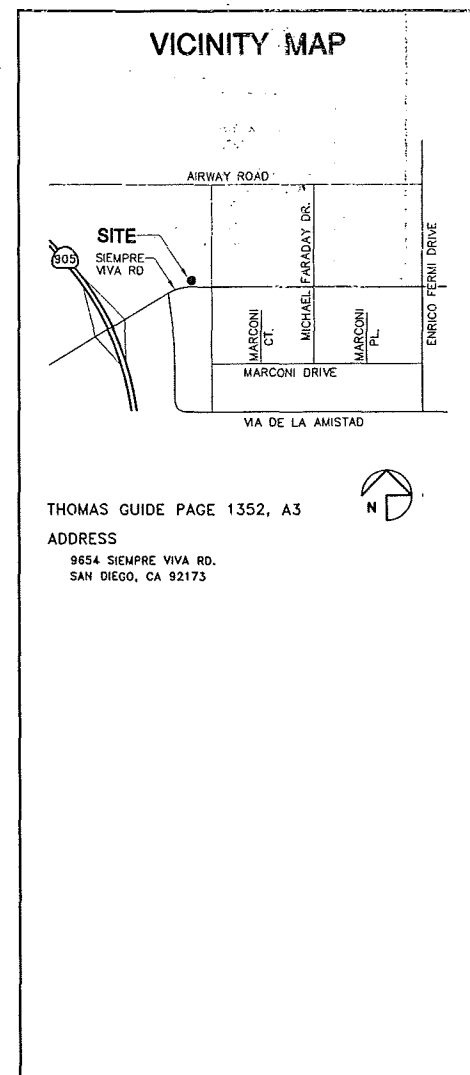
Permittee

By _____
NAME
TITLE

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



OTAY BORDER
 9654 SIEMPRE VIVA RD.
 SAN DIEGO, CA 92173
 MTX 54



CONSULTANT TEAM

ARCHITECT:
 BOOTH & SUAREZ ARCHITECTURE, INC.
 325 CARLSBAD VILLAGE DRIVE, SUITE D2
 CARLSBAD, CA 92008
 (760) 434-8474
 (760) 434-8596 (FAX)

LEASING:
 PLANCON, INC.
 ROD PHILHOWER
 302 STATE PLACE
 ESCONCIDO, CA 92029
 (619) 200-2260

PLANNING:
 PLANCON, INC.
 CARVER CHIU
 302 STATE PLACE
 ESCONCIDO, CA 92029
 (949) 290-9678

TYPE OF PERMIT REQUIRED:

- CUP

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
CONTACT: ROD PHILHOWER
 PHONE: (619) 200-2260

OWNER: PACIFIC FIN COMMERCE CENTER LLC
 2320 PALMO DE LAS AMERICAS, #20
 SAN YSIDRO, CA 92173
CONTACT: REGAN TULLY
 PHONE: (619) 661-6681

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:
 CUP RENEWAL VERIZON - OTAY BORDER.
 PLS/JO# 116.32/42-7135

THE EXISTING TELECOMMUNICATIONS FACILITY INCLUDES THE FOLLOWING:

- EXISTING 13'-0" x 25'-0" VERIZON WIRELESS EQUIPMENT SHELTER WITH SMOOTH PLASTER FINISHING TO MATCH EXISTING BUILDING
- EXISTING 157 KW WIRELESS 30 KW DIESEL FUEL GENERATOR LOCATED ON CONCRETE PAD INSIDE 6'-0" HIGH VINYL COATED CHAINLINK FENCE WITH SCREENING SLATS & LANDSCAPE CLIMBING VINES
- EXISTING VERIZON WIRELESS PANEL ANTENNAS LOCATED INSIDE ROOF TOP R.F. TRANSPARENT SCREEN STRUCTURES. TWO SECTORS OF FOUR ANTENNAS (TOTAL OF EIGHT ANTENNAS)
- EXISTING VERIZON WIRELESS 6'-0" MICROWAVE DISH LOCATED INSIDE ROOF TOP R.F. TRANSPARENT SCREEN STRUCTURE
- EXISTING TELCO & POWER SERVICE CONNECTION

LEGAL DESCRIPTION:
 PARCELS 1 AND 2 OF PARCEL MAP NO. 183444, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 17, 1999 AS FILED/PAGE NO. 1999-0639242 OF OFFICIAL RECORDS

PROJECT ADDRESS: 9654 SIEMPRE VIVA RD.
 SAN DIEGO, CA 92115

ASSESSORS PARCEL NUMBER: 646-230-16-00

EXISTING ZONING: OTAY MESA DEVELOPMENT DISTRICT-INTERNATIONAL SUB DISTRICT (OMDD-INTL-SUBD)

TOTAL SITE AREA: 184,055 SQ. FT.
 4.23 ACRES

EXISTING BUILDING BUILDING AREA: 68,728 SQ. FT.

EXISTING EQUIPMENT SHELTER: 325 SQ. FT.
TOTAL: 69,053 SQ. FT.

EXISTING GENERATOR ENCLOSURE: 215 SQ. FT.

EXISTING OCCUPANCY: S-2

EXISTING TYPE OF CONSTRUCTION: V-B

NOTE: THERE IS ONE EXISTING TELECOMMUNICATIONS FACILITIES ON THIS SITE (VERIZON WIRELESS)

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN & ENLARGED SITE PLAN
A-1	EQUIPMENT SHELTER FLOOR & ROOF PLANS
A-2	ROOF PLAN, ANTENNA PLANS & DETAILS
A-3	EXTERIOR ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN

FCC COMPLIANCE STATEMENT

THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
- CALIFORNIA PLUMBING CODE, 2010 EDITION
- CALIFORNIA MECHANICAL CODE, 2010 EDITION
- CALIFORNIA ELECTRICAL CODE, 2010 EDITION
- CALIFORNIA FIRE CODE, 2010 EDITION
- CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 395 CARLSBAD VILLAGE DRIVE, SUITE D2
 CARLSBAD, CA 92008 (760) 434-8474

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

OTAY BORDER

9654 SIEMPRE VIVA RD.
 SAN DIEGO, CA 92173
MTX-54
 SAN DIEGO COUNTY

DRAWING DATES

09/07/11	ZD REVIEW (c)
11/17/11	REVISED ZD (c)
12/14/11	FINAL ZD (c)

SHEET TITLE

TITLE SHEET & PROJECT DATA

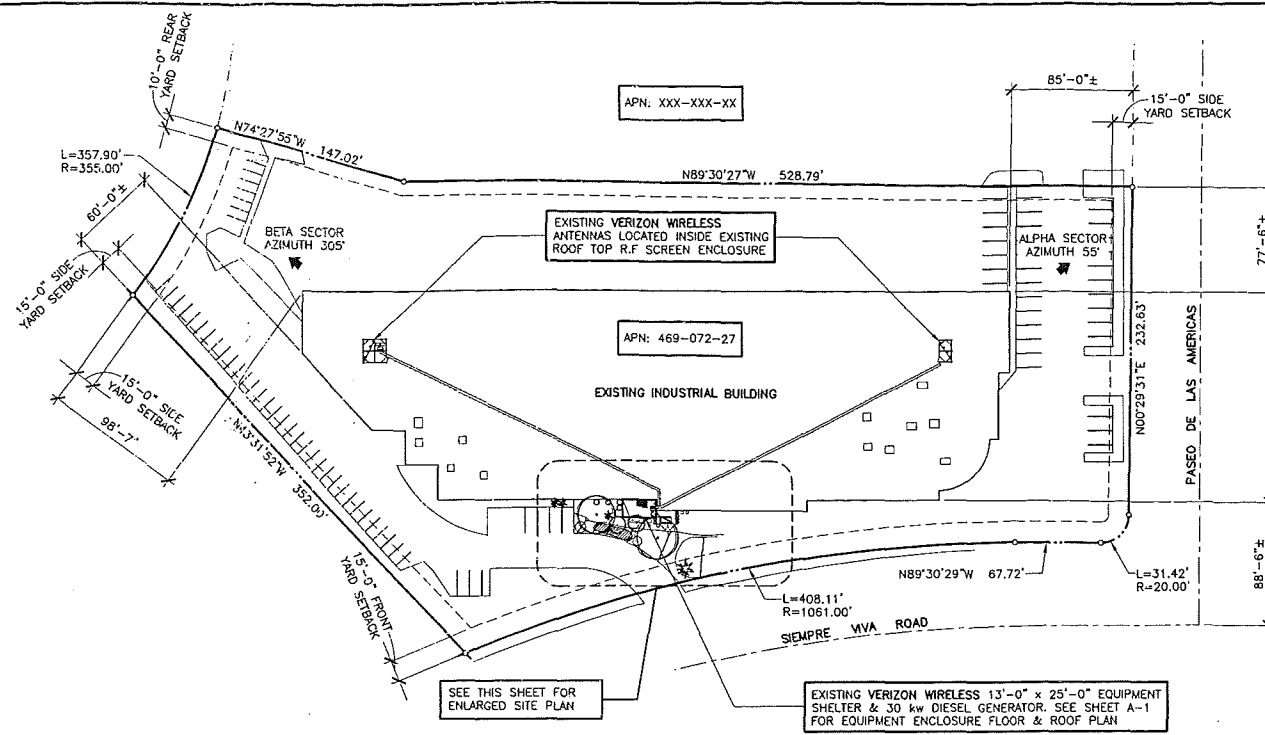
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T-1

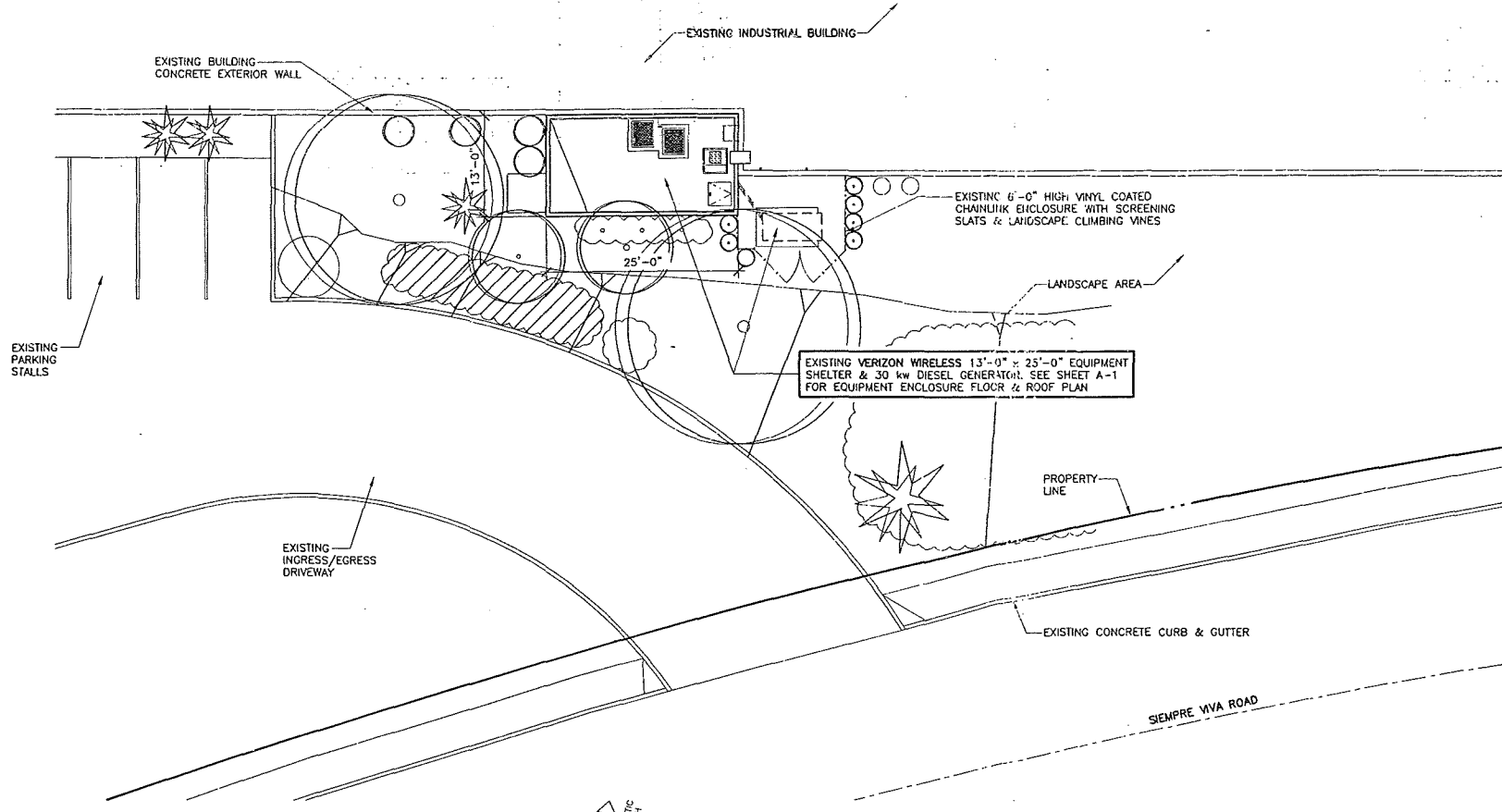
**STORM WATER QUALITY NOTES
CONSTRUCTION BMPs**

NOTES 1-7 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
2. SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
3. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
5. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
6. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



SITE PLAN
SCALE: 1" = 80'-0"



ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

LTE EQUIPMENT:
TX FREQUENCY: 776-787 MHz
RX FREQUENCY: 746-757 MHz

CDMA EQUIPMENT:
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1885-1890 MHz

PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED.

EASEMENTS:
NO PLOTTABLE EASEMENTS ARE SHOWN WHICH REFLECTS PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT.

BOOTH SUAREZ &
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE D9
CARLSBAD, CA 92008 (760) 434-8474

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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
IHT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

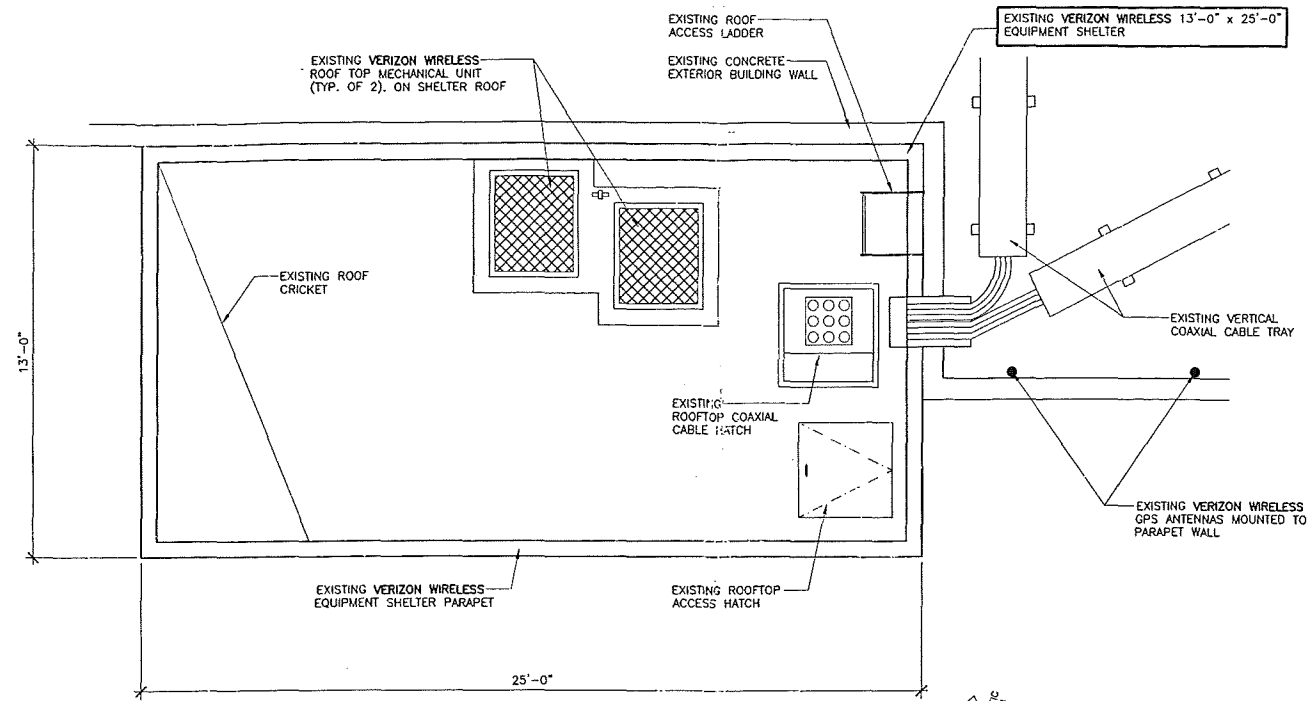
PROJECT NAME
OTAY BORDER
9654 SIEMPRE VIVA RD.
SAN DIEGO, CA 92173
MTX-54
SAN DIEGO COUNTY

DRAWING DATES
09/07/11 ZD REVIEW (cd)
11/17/11 REVISED ZD (cd)

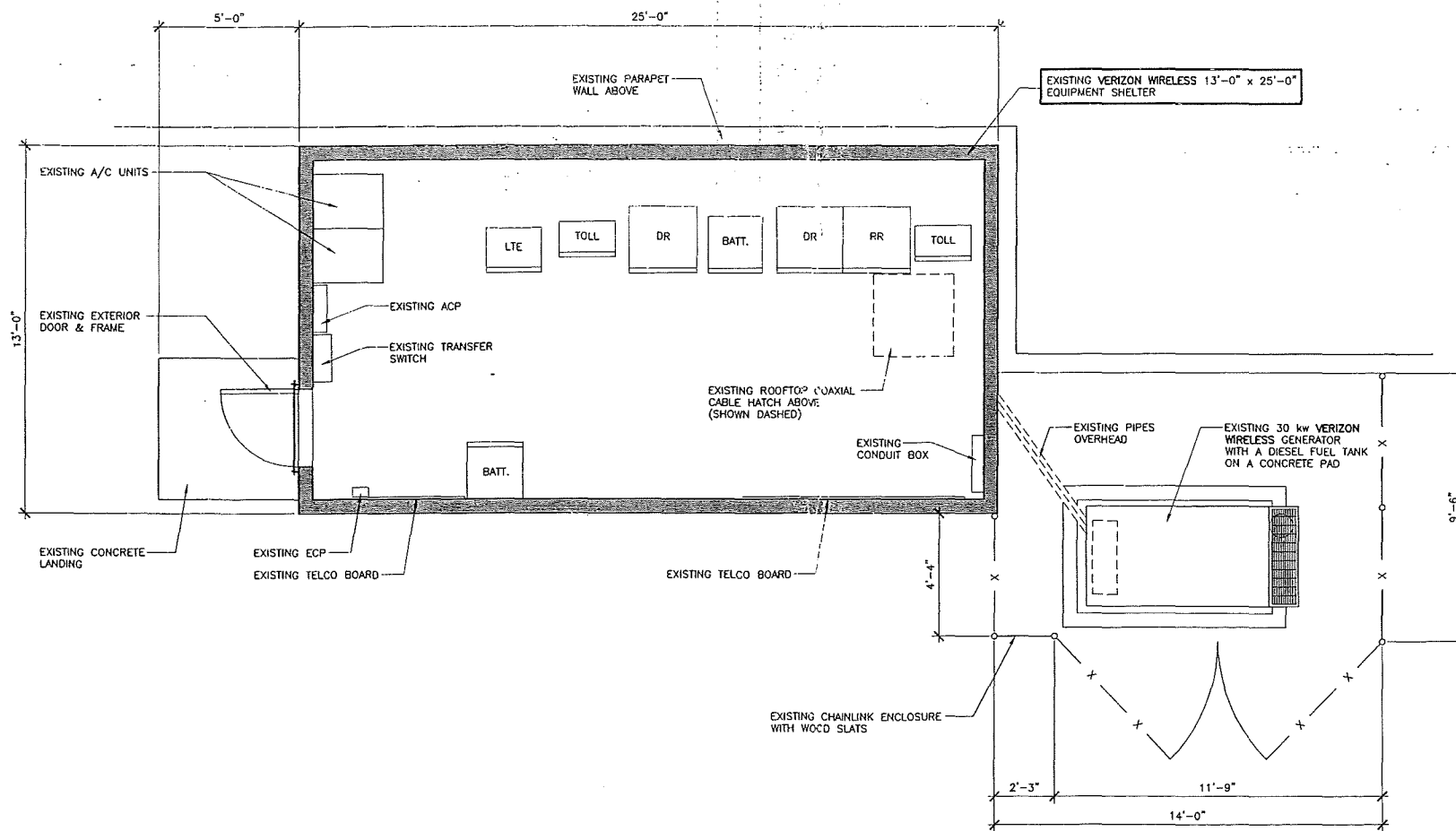
SHEET TITLE
SITE PLAN & ENLARGED SITE PLAN

PROJECTS\VERIZON\11121

A-0



EQUIPMENT SHELTER ROOF PLAN
SCALE: 3/8" = 1'-0"



EQUIPMENT SHELTER FLOOR PLAN
SCALE: 3/8" = 1'-0"

Booth & Suarez
ARCHITECTURE INCORPORATED
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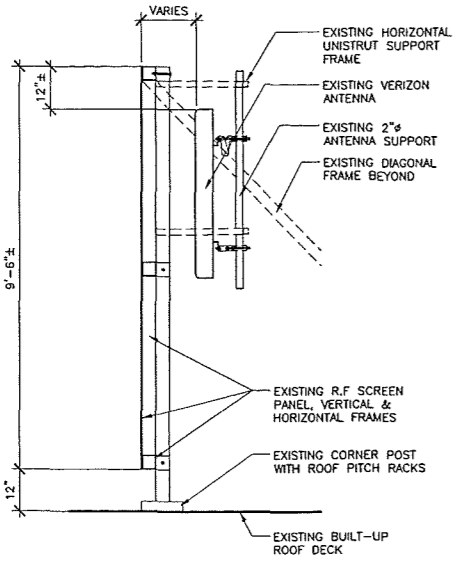
PROJECT NAME
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SAN DIEGO COUNTY

DRAWING DATES
09/07/11 ZD REVIEW (d)
11/17/11 REVISED ZD (d)

SHEET TITLE
EQUIPMENT SHELTER FLOOR & ROOF PLAN

PROJECTS\VERIZON\11121

A-1



ANTENNA MOUNTING DETAIL SCALE 1/2" = 1'-0" 1

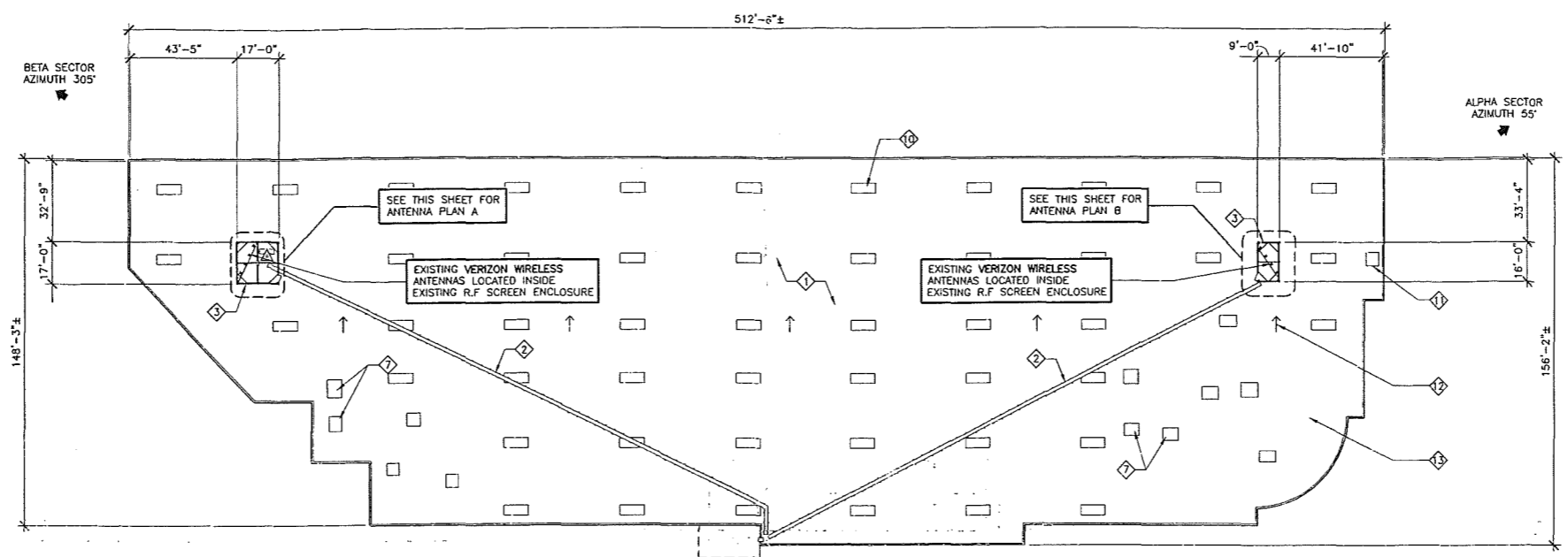
NO DETAIL THIS SPACE

2

NO DETAIL THIS SPACE

3

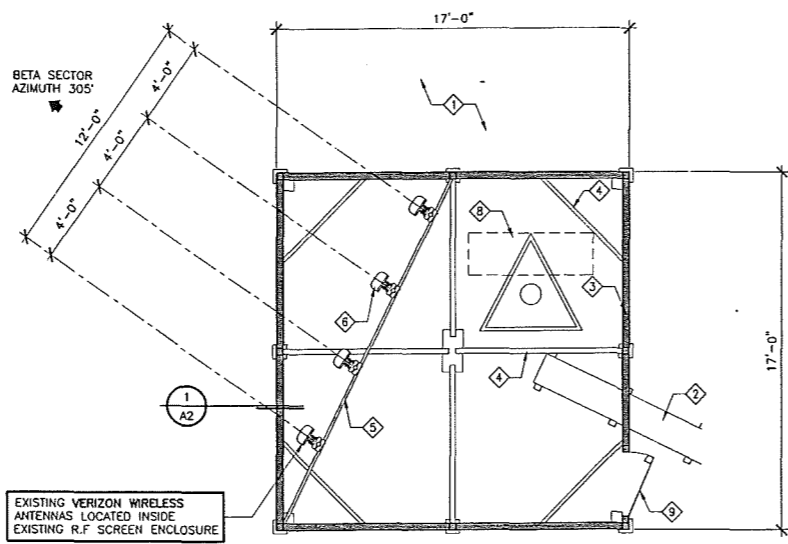
ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	NORTHEAST	55°	EXISTING DIGITAL ANTENNA	0°	N/A		6	299'-3"	6'-0"	1 1/4"
ALPHA2			EXISTING LTE ANTENNA							
ALPHA3			EXISTING PCS ANTENNA							
ALPHA4			EXISTING DIGITAL ANTENNA							
BETA1	NORTHWEST	305°	EXISTING DIGITAL ANTENNA	0°	N/A		6	303'-6"	6'-0"	1 1/4"
BETA2			EXISTING LTE ANTENNA							
BETA3			EXISTING PCS ANTENNA							
BETA4			EXISTING DIGITAL ANTENNA							



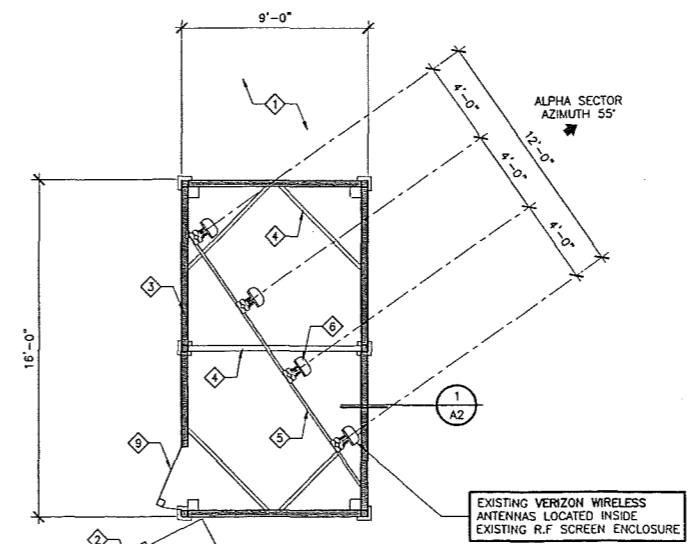
ROOF PLAN SCALE: 1" = 30'-0"

ROOF PLAN & ANTENNA PLAN NOTES:

- 1 EXISTING BUILDING
- 2 EXISTING COAXIAL CABLE TRAY ON PVC SLEEPERS
- 3 EXISTING RF TRANSPARENT FRAME & SCREEN
- 4 EXISTING STEEL CROSS SUPPORTS & BRACES
- 5 EXISTING UNISTRUT FRAME
- 6 EXISTING VERIZON WIRELESS ANTENNAS MOUNTED TO UNISTRUT FRAME
- 7 EXISTING ROOF TOP MECHANICAL EQUIPMENT (TYPICAL)
- 8 EXISTING 6'-0" MICROWAVE DISH ON STEEL FRAME INSIDE R.F. TRANSPARENT SCREEN ENCLOSURE
- 9 EXISTING R.F. ACCESS PANEL
- 10 EXISTING ROOF TOP SKYLIGHTS
- 11 EXISTING ROOF ACCESS PANEL
- 12 ROOF SLOPE TO REAR PARAPET
- 13 EXISTING BUILT-UP ROOF DECK



ANTENNA PLAN A SCALE: 1" = 30'-0"



ANTENNA PLAN B SCALE: 1" = 30'-0"

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APPROVALS

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MTX-54
SAN DIEGO COUNTY

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11/17/11 REVISED ZD (cl)

SHEET TITLE
ROOF PLAN, ANTENNA PLANS & DETAILS

PROJECTS\VERIZON\11121

Booth & Suarez
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE, SUITE D1
 CARLSBAD, CA 92008 (760) 434-8474



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 IRVINE, CA 92623-9707
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MTX-54

SAN DIEGO COUNTY

DRAWING DATES

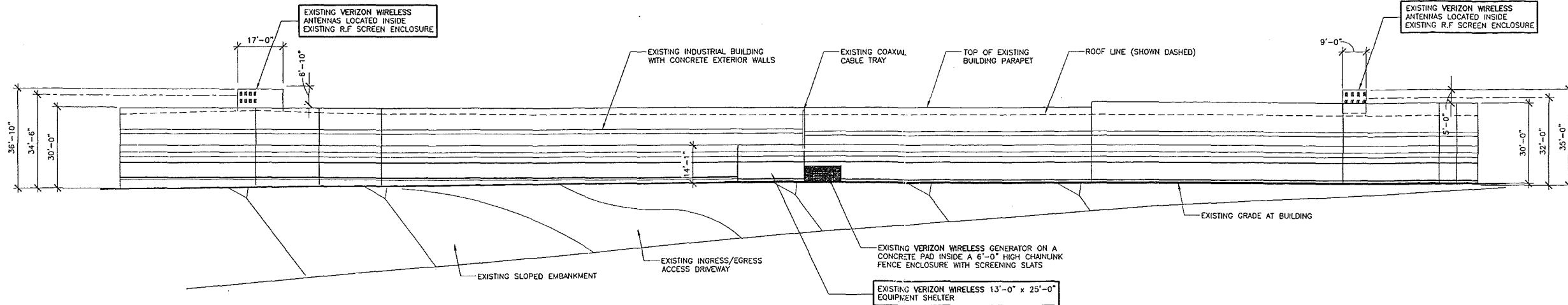
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 11/17/11 REVISED ZD (-1)

SHEET TITLE

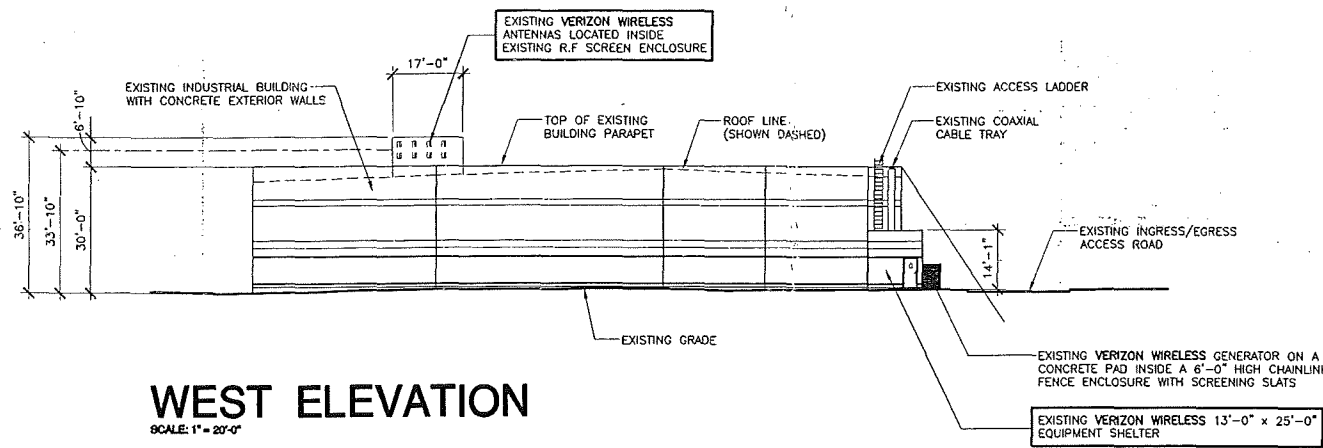
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\11121

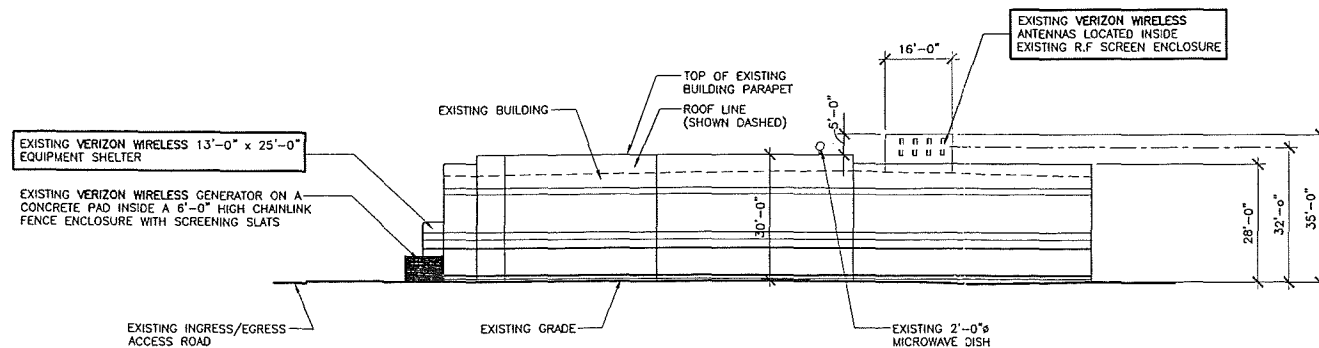
A-3



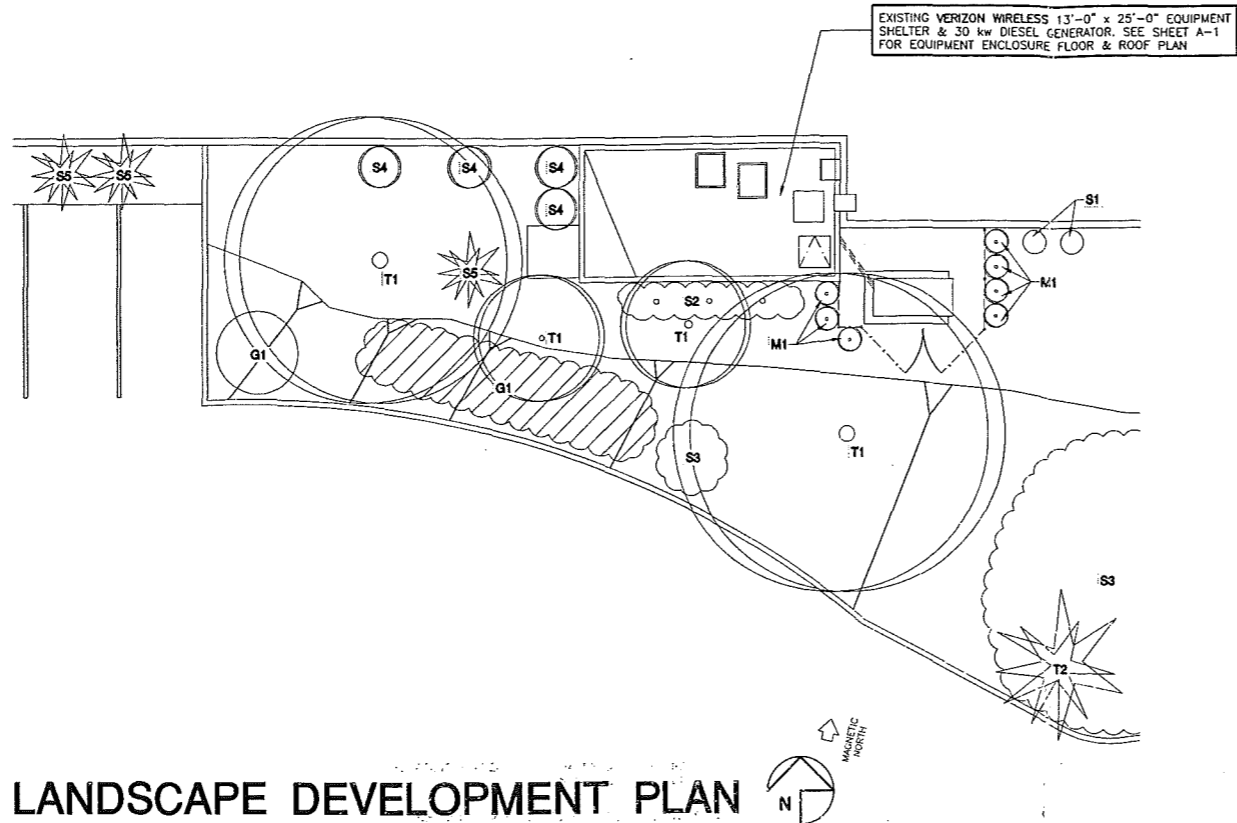
SOUTH ELEVATION
 SCALE: 1" = 20'-0"



WEST ELEVATION
 SCALE: 1" = 20'-0"



EAST ELEVATION
 SCALE: 1" = 20'-0"



LANDSCAPE DEVELOPMENT PLAN

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

EXISTING PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD	FORM / FUNCTION	PLANTING SIZE	QUANTITY
	CASSIA FISTULA	GOLDEN SHOWER TREE	60' HEIGHT 40' SPREAD	SCREENING	EXISTING	4
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	75' HEIGHT 12' SPREAD	DECORATIVE	EXISTING	1
	BRUGMANSIA SUAVEOLENS	ANGEL'S TRUMPET	15' HEIGHT 10' SPREAD	SCREENING	EXISTING	2
	CALLIANDRA INEQUILATERA	POWDER PUFF PLANT	20' HEIGHT 20' SPREAD	SCREENING	EXISTING	3
	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA VARIGATED CULTIVAR	30' HEIGHT 30' SPREAD	SCREENING	EXISTING	-
	HIBISCUS ROSA SINENSIS	HIBISCUS	8' HEIGHT 6' SPREAD	DECORATIVE	EXISTING	4
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	20' HEIGHT 20' SPREAD	DECORATIVE	EXISTING	3
	LANTANA CAMARA	WEeping LANTANA	3' HEIGHT 8' SPREAD	SCREENING	EXISTING	-
	PODRANEA RICASOLIANA	PORT ST. JOHN'S CREEPER	20' HEIGHT 10' SPREAD	SCREENING	EXISTING	7

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES. WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK, ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 2 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL TREE AND SHRUB AREAS SHALL RECEIVE A 3" LAYER OF COURSE MULCH. GROUND COVER AREA SHALL RECEIVE A 1" LAYER OF FINE MULCH. SAMPLES OF MULCH ARE TO BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST TWO WEEKS BEFORE DELIVERY.
6. PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. IRRIGATION: AN AUTOMATIC ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. PROPERTY OWNER (PACIFIC RIM COMMERCE LLC) IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. 9654 SIEMPRE VIVA RD. SAN DIEGO, CA. 92121

A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.

11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
12. REQUIRED TREES THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 60" BOX SIZE MATERIAL.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO LANDSCAPE REGULATIONS AND ALL OTHER CITY OF OCEANSIDE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING LANDSCAPE AREAS.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.

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SAN DIEGO, CA 92173

MTX-54

SAN DIEGO COUNTY

DRAWING DATES

09/07/11 2D REVIEW (cl)
11/17/11 REVISED 2D (cl)

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

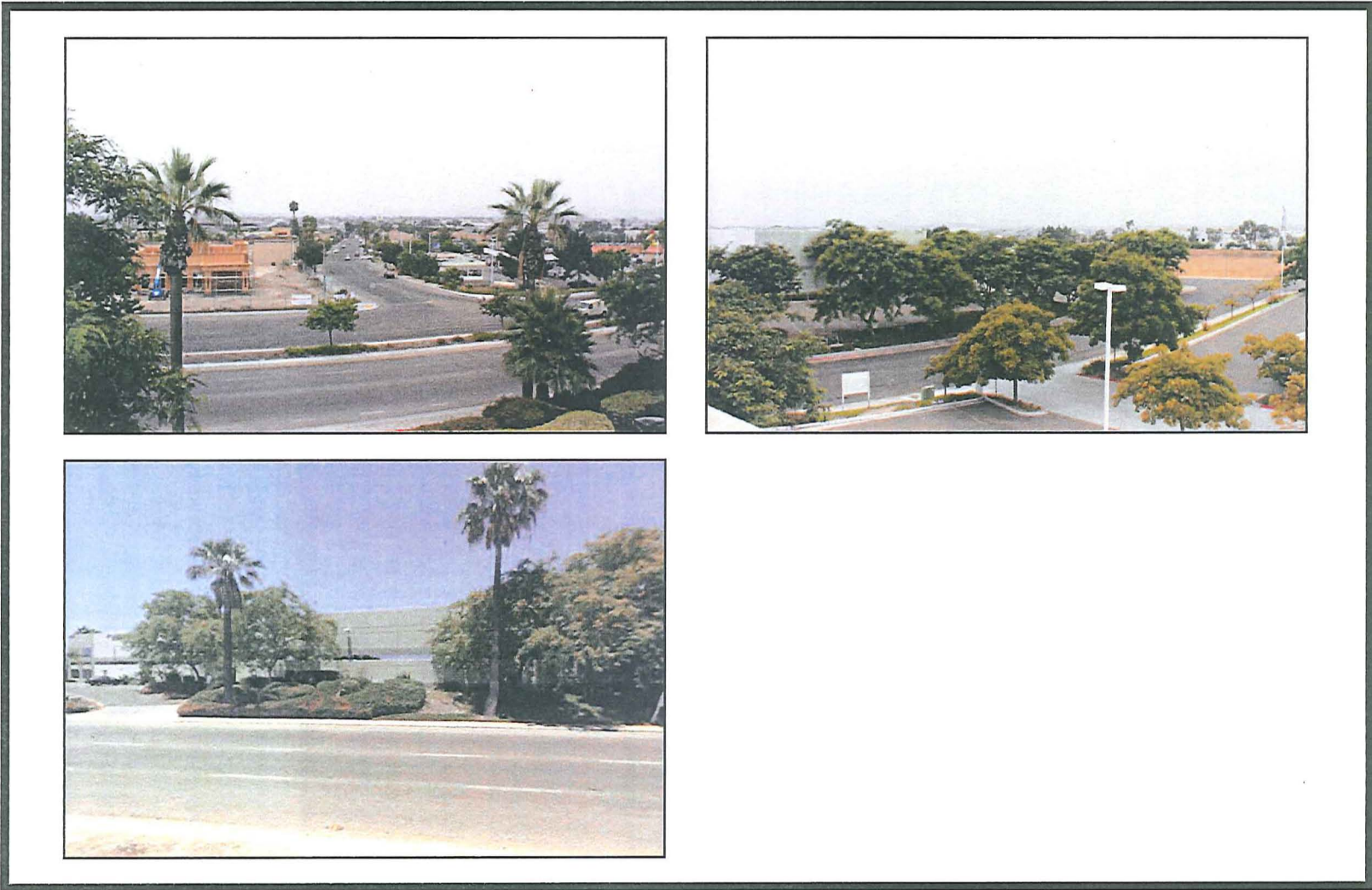
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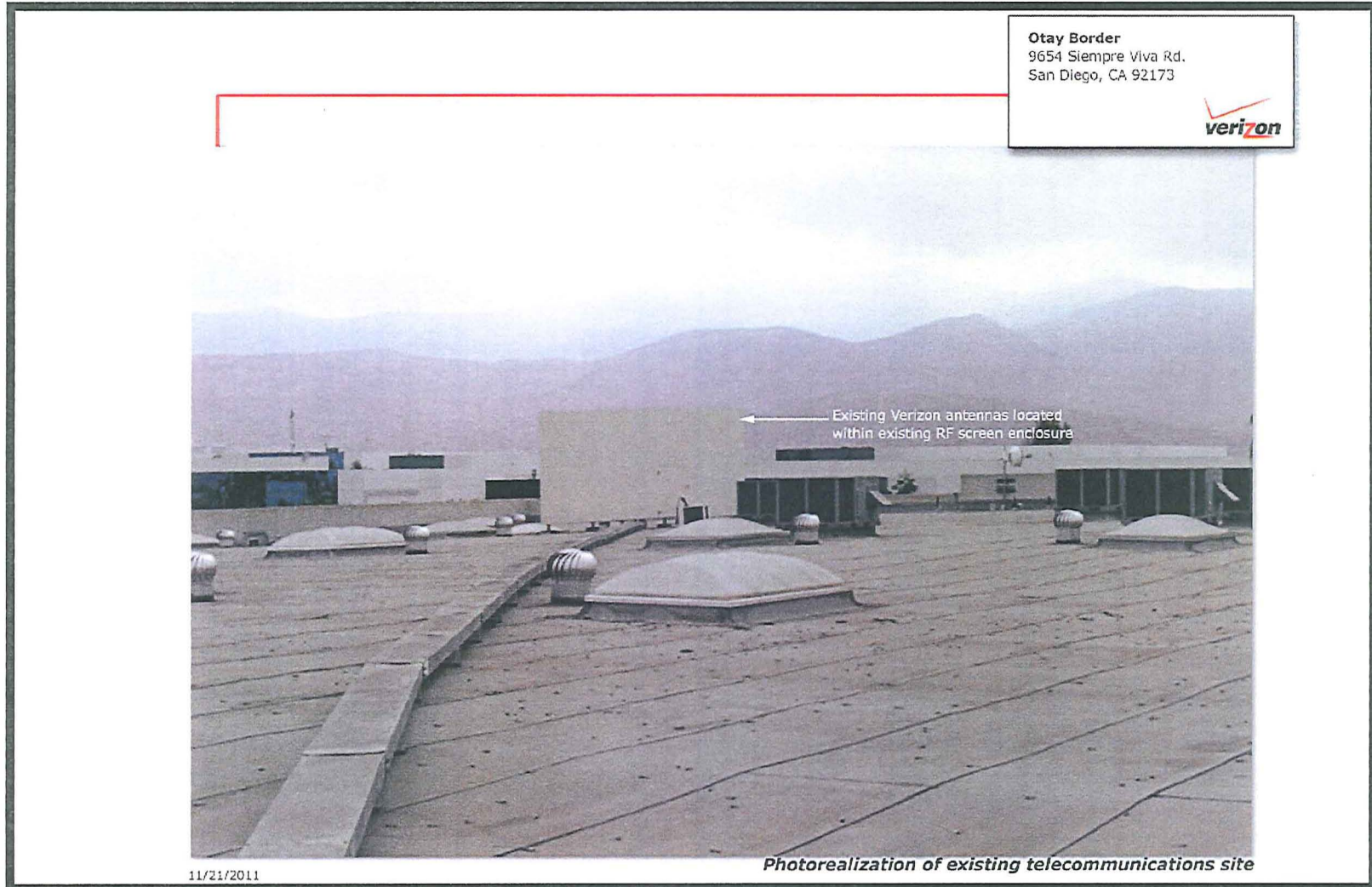
Site Photos

VERIZON WIRELESS – OTAY BORDER – PROJECT NO. 266951
9654 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154



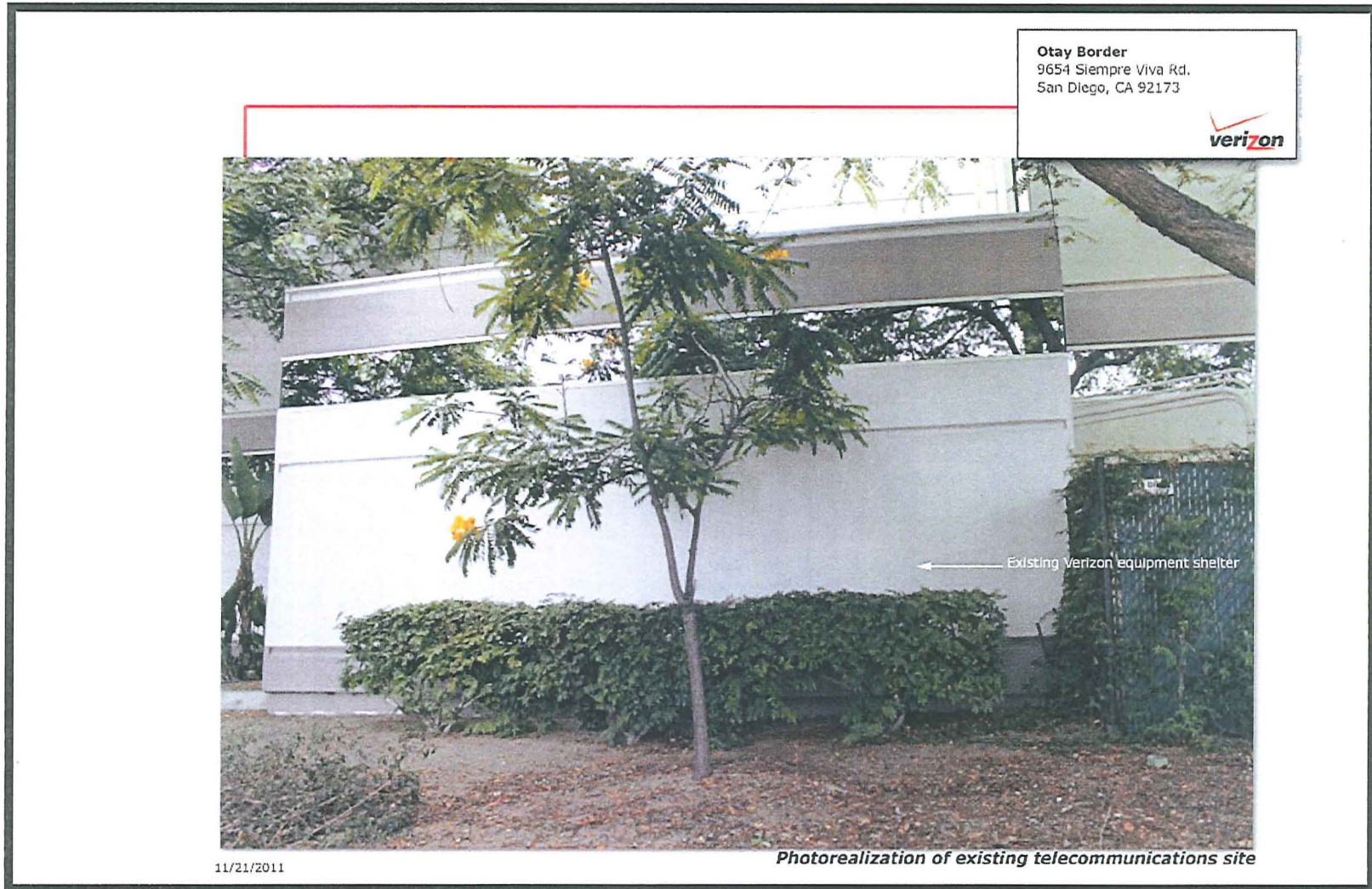
Site Photos

VERIZON WIRELESS – OTAY BORDER – PROJECT NO. 266951
9654 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154



Verizon's WCF (Cupola)

VERIZON WIRELESS – OTAY BORDER – PROJECT NO. 266951
9654 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154



Verizon's WCF (Equipment)

VERIZON WIRELESS – OTAY BORDER – PROJECT NO. 266951

9654 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154

**OTAY MESA PLANNING GROUP
MINUTES
March 21, 2012**

- 1.- **CALL TO ORDER AND INTRODUCTIONS:** The meeting was called to order at 3:05 p.m. and introductions were made across the room.

MEMBERS - PRESENT

1. Jimmy Ayala
2. Wayne Dickey
3. Lisa Golden
4. Erin Gnat
5. Shane Harmon
6. Rob Hixson
7. Mel Ingalls
8. April Massarene
9. Alejandra Mier y Teran
10. Kaitlin Murphy
11. Felipe Nuno

MEMBERS - ABSENT

1. Nici Boon
2. Chris Holder
3. Hector Espinoza
4. Steve Gross
5. Manuel Paul
6. Francisco Rábago
7. Javier Serhan
8. Sarah Street
9. Emil Wohl

- 2.- **APPROVAL OF MINUTES:** After reading February's Minutes, Felipe Nuno made a motion to approve them with Lisa Golden seconding the motion, and they were unanimously approved.
- 3.- **PUBLIC INPUT:** No public input.
- 4.- **CHAIRMAN'S REPORT:** Got email from Genie from the Vernal Pool Committee saying that they have their maps up on their website today. The map is a little concerning for a few of the owners. The ones that Chair Hixson saw that were affected was Jack Kouda and Hagey's.

ITEMS RECEIVED FOR THE MARCH 21, 2012 MEETING:

- A. Sprint Riviera Shores - Conditional Use Permit for a wireless communication facility.
- B. Notice of Application for Verizon Wireless Otay Border.
- C. Notice of Availability/Notice of Public Workshop for a proposed Tribal Gaming Project in Jamul.
- D. Public Notice of a Re-circulated Draft Mitigated Negative Declaration
- E. April Massarene's resignation from the Board.

5.- **GOVERNMENT LIAISON REPORTS**

- a. **COUNCILMAN ALVAREZ'S OFFICE. – MELINA MEZA.** - March 31st the San Diego Coastkeeper Hosts 5th Annual Walk the Watershed at the Otay Valle Regional Park. The free event will engage participants and students with fun activities to restore our watersheds and understand how inland pollution affects our ocean. Urban Corp is looking for areas to plant trees in public right-of-ways in need of street trees. There will be no office hours for the months of April or May, but Councilman Alvarez will still hold office hours for Otay Mesa/Nestor.
- b. **MAYOR'S OFFICE. - THERESA MILLETTE.** -
- c. **SUPERVISOR COX'S OFFICE.** - No report given.
- d. **ASSEMBLY MEMBER HUESOS' OFFICE.** - No report given.
- e. **POLICE DEPARTMENT. - CARLOS LaCARRA, Community Relations Officer SDPD.**- There has been an increase in robberies throughout the City in commercial establishments so I would like to remind you to be cautious, we have also had some gang activity with more tagging going on but we are working on that with 6 to 12 officers working the streets.

**OTAY MESA PLANNING GROUP
MINUTES
March 21, 2012**


- f. **FIRE DEPARTMENT.**- No report given.
- g. **IMMIGRATION & CUSTOMS DEPARTMENT:** No report given.
- h. **CITY ATTORNEY'S OFFICE.**- No report given.

6.- MONTHLY REPORTS

- a. **CPC – MEL INGALLS.**- The agenda contained Amendments to the outdoor lighting regulations, Amanda Lee presented proposed amendments to the land development code related to outdoor lighting to allow spectrum outdoor lighting alternatives to be used while still effectively limiting light pollution. Veteran's Exemption from Parking Meter Fees. Clarification of city policy regarding multiple variances potentially inconsistent with the applicable zoning, mostly Ocean Beach.
- b. **BORDER TRANSPORTATION – ALEJANDRA MIER Y TERAN:** Customs and Border Protection announced that the SENTRI cards will be renewed automatically on-line, as long as you are pre-approved for your renewal through the GOES System you can pay on-line. We are trying to get an accurate from CalTrans to see what they are planning in terms of an opening for the 905.
- c. **COMMUNITY PLAN UPDATE –THERESA MILLETE:** Waiting for the traffic analysis inspection, we are hoping to get it by Friday. Jimmy Ayala asked the question: When you get the traffic analysis, does your in-house traffic need to still review it? Answer: This is based on the in-house comments and is the last piece and all the corrections have been made, it will not need further review once it gets submitted. Alejandra Mier y Teran asked the question: So what happens after the review? Answer: It gets sent to the EIR Consultant then they will do their modeling for air quality and for noise based on the traffic numbers of our traffic study, for this they need 4 weeks, then another 2 weeks for air analysis, so it will probably be 8 to 12 weeks for them to submit a draft EIR to the City to be distributed for comments and probably a second submittal, and out to the public in the fall.
- d. **FACILITIES FINANCING COMMITTEE.**- Part of the Community Plan Update.
- e. **HEAVY INDUSTRIAL USE COMMITTEE –** Part of the Community Plan Update.
- f. **SAN DIEGO AIRPORT ADVISORY COMMITTEE (AAC) – LISA GOLDEN/NICI BOON:** Lisa Golden: There is a lot of evictions and block outs on the north side, as there are a lot of squatters in the area with car dismantling. Still working on ADA compliance for the restrooms. Nici Boon: Nici Boon was not present at this meeting.
- g. **CODE ENFORCEMENT – ROB HIXSON:** No report.
- i. **CHAMBER UPDATE – ALEJANDRA MIER Y TERAN:** March 28 another legal update for businesses; on April 10 another legal update on ADA issues for businesses, complimentary for members of the Lunch and Learn. April 25, Mexport suppliers forum with Nypro Healthcare that is looking for regional suppliers and specific service providers and specific components. MexPort Trade Show May 17, 2012 at Siempre Viva Business Park.

**OTAY MESA PLANNING GROUP
MINUTES
March 21, 2012**

- i. **EAST OTAY MESA PROPERTY OWNERS' ASSOCIATION UPDATE – ROB HIXSON:** Still working on the CFT and improvements for the sewer systems for all of Otay Mesa, they have pricing in two different ways and are working with the City, as the City of San Diego does a bond with one individual company, and this is multiple entities in a multiple group so they are trying to work through that.
- 7.- **MARCH ELECTIONS:** Voting took place and the ballots were returned. Chair Hixson said that the Group has lost a Resident representative, so if we can get more people on the Group it would be great.
- 8.- **ACTION ITEMS.**-
- a) **Shelly A. Kilbourn, PLANCOM, INC.- Representing Verizon Wireless** on their request to continue operation of an existing wireless communication facility located at 9654 Siempre Viva Road, an office building. Verizon has had a Use Permit to allow the facility to operate for the last 10 years. Their current request to the City is to obtain approval to continue operation for another 10 years. The antennas and equipment are located on an existing building and are screened from view. At this time, Verizon is not proposing any changes to the current design. The City staff has requested that this project be presented to the Otay Mesa Community Planning Group at this time as they do not have any significant issues with the project. Jimmy Ayala motioned to approve their request with Shane Harmon second. It was approved unanimously.
- b) **Brent Boyd, Senior Transportation Planner, Metropolitan Transit System.-** Applying to Caltrans for federal JARC (Job Access Reverse Commute) funds to maintain current levels of service on the route. We can potentially receive \$200,000 per year for three years. Three letters of support are required, and one from the Otay Mesa Community Planning Group would be beneficial. Jimmy Ayala made a motion to give him the letter of support, it was seconded by Alejandra Mier y Teran and approved unanimously.
- 9.- **INFORMATIONAL ITEMS.**- The Otay Mesa-Nestor Branch Library calendar for March was supplied by Wayne Dickey.
- 10.- **OLD BUSINESS.**- No old business.
- 11.- **ADJOURNMENT.**- The meeting was adjourned at 4:15 p.m.

Project Title: VZW: Otay Border		Project No. (For City Use Only) 266951	
Part II - To be completed when property is held by a corporation or partnership			
Legal Status (please check):			
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input type="checkbox"/> Partnership			
<p>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
Corporate/Partnership Name (type or print): Pacific Rim Commerce Center LLC		Corporate/Partnership Name (type or print):	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 821 Kuhn Drive, Suite 100		Street Address:	
City/State/Zip: Chula Vista, CA 91914		City/State/Zip:	
Phone No: Fax No: 619-661-4681		Phone No: Fax No:	
Name of Corporate Officer/Partner (type or print): Michael A. Vogt		Name of Corporate Officer/Partner (type or print):	
Title (type or print): Manager		Title (type or print):	
Signature:  Date: 12-8-11		Signature: Date:	
Corporate/Partnership Name (type or print):		Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:		Street Address:	
City/State/Zip:		City/State/Zip:	
Phone No: Fax No:		Phone No: Fax No:	
Name of Corporate Officer/Partner (type or print):		Name of Corporate Officer/Partner (type or print):	
Title (type or print):		Title (type or print):	
Signature: Date:		Signature: Date:	
Corporate/Partnership Name (type or print):		Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:		Street Address:	
City/State/Zip:		City/State/Zip:	
Phone No: Fax No:		Phone No: Fax No:	
Name of Corporate Officer/Partner (type or print):		Name of Corporate Officer/Partner (type or print):	
Title (type or print):		Title (type or print):	
Signature: Date:		Signature: Date:	

Ownership Disclosure Statement



VERIZON WIRELESS – OTAY BORDER – PROJECT NO. 266951
9654 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 27, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	July 12, 2012
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	PLANNED DEVELOPMENT PERMIT
PROJECT NUMBER:	PTS #266951
PROJECT NAME:	<u>VERIZON WIRELESS OTAY BORDER</u>
APPLICANT:	Shelly Kilbourn
COMMUNITY PLAN AREA:	OTAY MESA
COUNCIL DISTRICT:	8
CITY PROJECT MANAGER:	Simon Tse, Associate Planner
PHONE NUMBER:	(619) 687-5984

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for an existing wireless communication facility that consists of a total of eight (8) wireless communication antennas and a microwave dish inside two fully enclosed rooftop cupolas and associated equipments located at 9654 Siempre Viva Road within the OMDD-Industrial Sub District zone of the Otay Mesa Community Planning area.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public

hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on June 8, 2012.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Internal Order No. 24002411

VERIZON WIRELESS OTAY BORDER
PROJECT CHRONOLOGY
PTS #266951 IO #24002411

Date	Action	Description	City Review	Applicant Response
12/20/2011	First Submittal	Project Deemed Complete		
1/25/2012	First Assessment Letter		36 days	
2/22/2012	Second Submittal			28 days
4/2/2012	Second Assessment Letter		40 days	
6/6/2012		CPG Presentation/All issues resolved		65 days
7/12/2012		Planning Commission Hearing	36 days	
Total Staff Time:		Does not include City Holidays and Furlough	112 days	
Total Applicant Time:		Does not include City Holidays and Furlough		93 days
Total Project Running Time:		From Deemed Complete to PC Hearing	205 days	