



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** June 20, 2013 **REPORT NO. PC-13-075**

**ATTENTION:** Planning Commission, Agenda of June 27, 2013

**SUBJECT:** VERIZON WIRELESS OTAY MEDIA - PROJECT NO. 313572  
PROCESS FOUR

**OWNER/  
APPLICANT:** CHRISTOPHER MERZIOTUS TRUST  
VERIZON WIRELESS

### SUMMARY

**Issue(s):** Should the Planning Commission approve an existing but expired Wireless Communication Facility (WCF) at 1596 Radar Road in the Otay Mesa Community Plan?

**Staff Recommendation:** Approve Planned Development Permit (PDP) No. 1096643.

**Community Planning Group Recommendation:** On April 17, 2013, the Otay Mesa Community Planning Group voted to support the Verizon WCF with a vote of 12-0-0 (Attachment 11).

**Environmental Review:** This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 30, 2013 and the opportunity to appeal that determination ended May 15, 2013 (Attachment 7).

**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:** Not applicable.

### BACKGROUND

The project site is located at 1596 Radar Road in the Otay Mesa Development District Industrial Sub-District (OMDD-IND-SUBD) of the Otay Mesa Community Planning area. The original

permit No. 42-0029-02 expired March 7, 2012 and a new permit application is required to continue the use of this WCF. The project as a whole is reviewed in accordance with the current regulations in place. This WCF is located on an existing three-story industrial building surrounded by industrial uses to the north and to the east and commercial uses to the south and to the west. The primary intended coverage objective (Attachment 16) for the project is for the surrounding industrial and commercial uses and commuters traveling on Otay Mesa Road.

## **DISCUSSION**

**Project Description:** This WCF consists of a total of twelve antennas and one 4-foot diameter microwave dish all concealed behind Fiberglass Reinforced Panel (FRP) materials within a rooftop parapet, painted and textured to match the existing building (Attachment 8). A separate 24-inch flat panel antenna is also installed on the roof, painted to match the existing building. The equipment associated with this project is located inside an existing 544-square foot equipment enclosure on the northern end of the property. Portions of the enclosure are currently screened with existing landscaping from Radar Street and Otay Mesa Road (Attachment 10). WCFs located in an industrial zone are considered a Limited Uses, a Process 1 ministerial review. However, the equipment enclosure associated with the project exceeds the equipment size limitation of 250-square feet pursuant to the City of San Diego Municipal Code Section 141.0420(g)(3), and requires a Planned Development Permit for this deviation.

**Community Plan Analysis:** The project location has been designated for industrial use in the Otay Mesa Community Land Use Plan (Attachment 2). The Otay Mesa Community Plan does not contain specific policies on wireless communication facility development.

**General Plan:** The General Plan, Section UD-A.15, states that WCF's 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 the facility will be aesthetically pleasing and respectful of the neighborhood context. The antennas associated with this WCF are concealed inside a rooftop parapet behind FRP materials, painted and textured to match the existing building. The equipment associated with this project is appropriately screened with landscaping, and painted to match the existing building. Therefore, staff has determined that the WCF as designed integrates with the surrounding area and is respectful to the surrounding industrial and commercial uses.

**Conclusion:** The proposed WCF has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations from the Wireless Communication Facilities Regulations Section 141.0420 and the OMDD-IND-SUBD zone with the exception to the equipment size limitation. Considering the current surrounding uses and the existing design to conceal the antennas, staff determined that the project as designed is consistent with the General Plan and the Otay Mesa Community Plan. Staff recommends that the Planning Commission approve PDP No. 1096643.

## **ALTERNATIVE**

- 1. Approve Planned Development Permit No. 1096643 with modifications.**

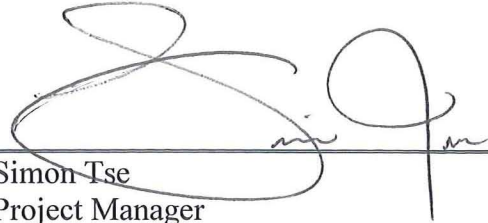
2. **Deny Planned Development Permit No. 1096643, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



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Mike Westlake  
Assistant Deputy Director  
Development Services Department



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Simon Tse  
Project Manager  
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Photo Survey
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Public Notice of Planning Commission Hearing
15. Justification Letter
16. Coverage Map

Rev 01-06/11 hmd



# Aerial Photo

Verizon Wireless Otay Media - Project No. 313572  
1596 Radar Road, San Diego, CA 92154

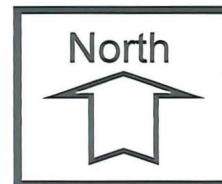




# Community Land Use Map (Otay Mesa)

Verizon Wireless Otay Media - Project No. 313572

1596 Radar Road, San Diego, CA 92154





## Project Location Map

Verizon Wireless Otay Media - Project No. 313572  
1596 Radar Road, San Diego, CA 92154



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Verizon Wireless Otay Media	
<b>PROJECT DESCRIPTION:</b>	An existing expired Verizon Wireless Communication Facility (WCF) located at 1596 Radar Road. This project consists of twelve (12) existing antennas and one microwave dish behind Fiberglass Reinforced Panel (FRP) materials, inside a rooftop parapet, painted and textured to match the existing building. A separate 24-inch flat panel antenna is also installed on the roof, painted to match the existing building. The equipment associated with this project is located inside an existing 544-square foot equipment enclosure on the northern end of the property. Portions of the enclosure are currently screened with existing landscaping from the Radar Street and Otay Mesa Road. The project requires a Planned Development Permit, Process 4, Planning Commission decision.	
<b>COMMUNITY PLAN AREA:</b>	Otay Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Industrial	
<b>ZONE:</b> Otay Mesa Development District Industrial Sub-District		
<b>Requirements:</b>		<b>Existing:</b>
<b>HEIGHT LIMIT:</b> None		<b>Height Limit:</b> None
<b>FRONT SETBACK:</b> 20-feet		<b>FRONT SETBACK:</b> No change
<b>SIDE SETBACK:</b> 15-feet		<b>SIDE SETBACK:</b> No change
<b>REAR SETBACK:</b> 25-feet		<b>REAR SETBACK:</b> No change
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	OMDD-INDUST-SUBD – Undeveloped/Other Transportation	Industrial
<b>SOUTH:</b>	OMDD-COMMERL-SUBD - Undeveloped	Open Space
<b>EAST:</b>	OMDD-INDUST-SUBD - Undeveloped	Industrial
<b>WEST:</b>	OMDD-INDUST-SUBD - Undeveloped	Open Space
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Verizon Wireless is requesting a deviation to maintain their equipment enclosure above the 250-square foot limitation pursuant to City of Municipal Code Section 141.0420(g)(3). The existing equipment enclosure concealed both the equipment and a back-up generator inside a 544-square foot enclosure, painted to match the existing building and screened behind existing landscaping.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On April 17, 2013, the Otay Mesa Community Planning Group voted to support the Verizon WCF with a vote of 12-0-0.	

PLANNING COMMISSION  
RESOLUTION NO.  
PLANNED DEVELOPMENT PERMIT NO. 1096643  
**VERIZON WIRELESS OTAY MEDIA PTS NO. 313572**

WHEREAS, CHRISTOPHER MERZIOTUS TRUST, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a an existing Wireless Communication Facility (WCF) that consists of twelve (12) antennas and one 4-foot diameter microwave dish behind Fiberglass Reinforced Panel (FRP) screening inside the rooftop parapet, painted and textured to match the existing building. The site also contains a separate 24-inch square antenna mounted on the parapet, painted to match the building. The equipment and generator associated with this project will continue to operate inside the existing 544-square foot enclosure screened with existing landscaping (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1096643).

WHEREAS, the project site is located at 1596 Radar Road in the Otay Mesa Development District Industrial Sub-District of the Otay Mesa Community Planning area;

WHEREAS, the project site is legally described as Lot 13 of Otay Mesa Industrial Park, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 12425, filed in the Office of the County Recorder of San Diego, July 26, 1989;

WHEREAS, on June 27, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1096643 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 30, 2013, 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 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 June 27, 2013.

FINDINGS:

**Findings for Planned Development Permit - Section 126.0604**

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

The City of San Diego General Plan recommends that all WCF's minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The existing Verizon WCF conceals a total of twelve antennas and one microwave dish inside a rooftop parapet. The associated equipment and generator are located



inside a 544-square foot enclosure, painted and textured to match the building and screened with existing landscaping. The combination of using camouflaging and screening techniques to hide and blend the antennas and equipment into the surrounding area is consistent with the General Plan's recommendation pursuant to Section UD-A.15. Overall the existing design is aesthetically pleasing and respectful of neighborhood context. The project meets all applicable regulations and policy documents with the exception to the equipment size limitation of 250-square feet. The project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per WCF regulations, the development regulations and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use.

**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." A statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. The Permittee submitted a Radio Frequency Study to ensure that the FCC standards are being met.

**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 WCF has been designed to comply with the regulations of the Land Development Code Sections 141.0420 and 1517.0301 with the exception to the equipment size limitation of 250-square feet pursuant to LDC. Section 141.0420(g)(3). The WCF design includes a total of twelve (12) antennas and one microwave dish concealed behind FRP screening materials inside a rooftop parapet, painted and textured to match the existing building. The equipment and generator associated with this project are located inside a 544-square foot enclosure, painted and textured to match the existing building and screened with existing landscaping. The deviation to exceed the equipment limitation by 294-square feet can be supported by staff after evaluating the site as a whole and with the understanding that there were no other viable options that would improve the appearance of the facility. The current location is considered to be well integrated with the existing property without any negative visual impacts. Therefore, the proposed deviation to exceed the equipment limitation of 250-square feet is appropriate for this location and can be supported by staff.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1096643 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. 1096643 copy of which is attached hereto and made a part hereof.

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: June 27, 2013

Internal Order No. 24003587

**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: 24002029

**PLANNED DEVELOPMENT PERMIT NO. 1096643**  
**VERIZON WIRELESS OTAY MEDIA PDP PROJECT NO. 313572**  
**PLANNING COMMISSION**

This Planned Development Permit No. 1096643 is granted by the Planning Commission of the City of San Diego to **CHRISTOPHER MERZIOTIS TRUST**, Owner, and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601, 141.0420 and 1517.0301. The site is located at 1596 Radar Road in the Otay Mesa Development District Industrial Sub-District of the Otay Mesa Community Planning area. The site is legally described as Lot 13 of Otay Mesa Industrial Park, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 12425, filed in the Office of the County Recorder of San Diego, July 26, 1989.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 27, 2013, on file in the Development Services Department.

The project shall include:

- a. A WCF that consists of twelve (12) antennas and one 4-foot diameter microwave dish completely concealed using Fiberglass Reinforced Panel (FRP) materials inside a rooftop parapet, painted and textured to match the existing building. The site also contains a separate 24-inch square flat antenna mounted on the parapet, painted to match the building. The equipment and generator associated with this project will continue to operate inside the existing 544-square foot enclosure screened with existing landscaping as illustrated in the approved 'Exhibit A' dated June 27, 2013.
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This approval and corresponding use of this site shall **expire on June 27, 2023**. Upon expiration of this approval, 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.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department 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.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If 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.

13. 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.

**PLANNING/DESIGN REQUIREMENTS:**

14. 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.

15. The approved antenna dimensions are: (three antennas with the following dimensions: 48.8” by 6.1” by 3.2” and nine antennas with the following dimensions: 47.4” by 11.2” by 5”) illustrated on the Exhibit “A” dated June 27, 2013. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission’s regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

16. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building surfaces.

17. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

18. The cable tray shall be painted to match the existing building.

19. 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 Permittee.

20. 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 a **Telecom Planning Inspection Issue** 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) 687-5984** 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.

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this 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-section 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 June 27, 2013 and Resolution No.

Planned Development Permit No. 1096643  
June 27, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Simon Tse  
Development Project Manager

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

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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.

**CHRISTOPHER MERZIOTIS TRUST**  
**Owner**

By \_\_\_\_\_  
Name:  
Title:

**VERIZON WIRELESS**  
**Permittee**

By \_\_\_\_\_  
Name:  
Title:

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



NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK  
P.O. Box 1750, MS A-33  
1600 PACIFIC HWY, ROOM 260  
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

         OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814

PROJECT NO.: 313572 Verizon - Otay Media

PROJECT LOCATION-SPECIFIC: 1596 Radar Road, San Diego, CA 92154 (Lot 13 of Otay Mesa Industrial Park, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 12425, filed in the Office of the County Recorder of San Diego, July 26, 1989).

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Planned Development Permit (PDP) for an existing Verizon Wireless Communication Facility consisting of twelve panel antennas and a microwave dish behind an existing rooftop screen wall, one flat microwave panel antenna mounted to the parapet and the associated existing equipment enclosure. The project is located at 1596 Radar Road in the Otay Mesa Development District - Industrial Sub-D Zone of the Otay Mesa Community Planning area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA 92718 (760) 420-4833

EXEMPT STATUS: (CHECK ONE)

- ( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
- ( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- ( X ) CATEGORICAL EXEMPTION: Section 15301(b) existing facilities, public or private utilities
- ( ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines, Sections 15301(b) (existing facilities, public or private utilities), which allows for the licensing and permitting of existing facilities.

LEAD AGENCY CONTACT PERSON: de Freitas

TELEPHONE: (619) 446-5187

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
( ) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

John E. Freeman / SENIOR PLANNER  
SIGNATURE/TITLE

4/26/13  
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

( ) SIGNED BY APPLICANT

COPY



OTAY MEDIA RENEWAL  
1596 RADAR ROAD  
SAN DIEGO, CA 92154

**VICINITY MAP**

**MEXICO**

THOMAS GUIDE PAGE: 1351 G1

ADDRESS  
1596 RADAR ROAD  
SAN DIEGO, CA 92154

COORDINATES (NAD 27)  
LATITUDE: 32° 34' 7.00" NORTH  
LONGITUDE: 116° 57' 33.00" WEST

**CONSULTANT TEAM**

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

**LEASING/PLANNING:**  
PLANCOM, INC.  
JILL CLEVELAND  
302 STATE PLACE  
ESCONDIDO, CA 92029  
(760) 420-4833

**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 92718  
**CONTACT:** JILL CLEVELAND  
PHONE: (760) 420-4833

**OWNER:** CHRISTOPHER MERZIOTIS TRUST  
1596 RADAR ROAD  
SAN DIEGO, CA 92154  
**CONTACT:** CHRISTOPHER MERZIOTIS  
PHONE: (619) 671-1020

**JURISDICTION:** SAN DIEGO

**PROJECT DESCRIPTION:**  
ZONING RENEWAL FOR VERIZON WIRELESS TELECOMMUNICATIONS FACILITY LAND USE APPROVAL #42-0029-02 WHICH INCLUDES THE FOLLOWING:

- EXISTING VERIZON WIRELESS EQUIPMENT CABINETS & GENERATOR INSIDE EXISTING 17'-0" x 32'-2" CONCRETE BLOCK ENCLOSURE (NO CHANGE)
- EXISTING VERIZON WIRELESS ANTENNAS & MICROWAVE DISH BEHIND EXISTING ROOFTOP SCREEN WALL TO REMAIN (THREE SECTORS OF FOUR ANTENNAS EACH, TOTAL OF 12 ANTENNAS (NO CHANGE)
- EXISTING 24" x 24" FLAT MICROWAVE PANEL ANTENNA MOUNTED TO PARAPET
- NO LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT

**LEGAL DESCRIPTION:**

**PROJECT ADDRESS:** 1596 RADAR ROAD  
SAN DIEGO, CA 92154

**ASSESSORS PARCEL NUMBER:** 646-250-13

**EXISTING ZONING:** OMDD - INDUSTRIAL SUBD

**ORIGINAL LAND USE APPROVAL:** 42-0029-02

**EXISTING BUILDING AREAS**

EXISTING VERIZON EQUIPMENT & GENERATOR ENCLOSURE:	546	SQ.FT. NO CHANGE
EXISTING BUILDING:	35,520	SQ.FT. NO CHANGE

**EXISTING OCCUPANCY:**

EXISTING BUILDING	S-1
EQUIPMENT ENCLOSURE	NONE (OUTDOOR EQUIPMENT CABINETS ONLY)

**TYPE OF CONSTRUCTION:** V-B

**NOTE:** THERE IS ONE EXISTING TELECOMMUNICATIONS CARRIER ON SITE (VERIZON)

**SHEET SCHEDULE**

T-1	TITLE SHEET
A-0	SITE PLAN
A-1	ROOF PLAN
A-2	ANTENNA PLANS & DETAILS
A-3	EQUIPMENT ENCLOSURE PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS

**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  
325 CARLSBAD VILLAGE DRIVE, SUITE D2  
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
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

**PROJECT NAME**  
**OTAY MEDIA RENEWAL**  
1596 RADAR ROAD  
SAN DIEGO, CA 92154  
SAN DIEGO COUNTY

**DRAWING DATES**

10/23/12	ZD REVIEW (cl)
10/24/12	FINAL ZD (rl)
04/01/13	REVISED ZD #1 (rl)

**SHEET TITLE**  
**TITLE SHEET**

PROJECTS\VERIZON\12197zd

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

APPROVALS

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**OTAY MEDIA RENEWAL**  
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 SAN DIEGO, CA 92154  
 SAN DIEGO COUNTY

DRAWING DATES

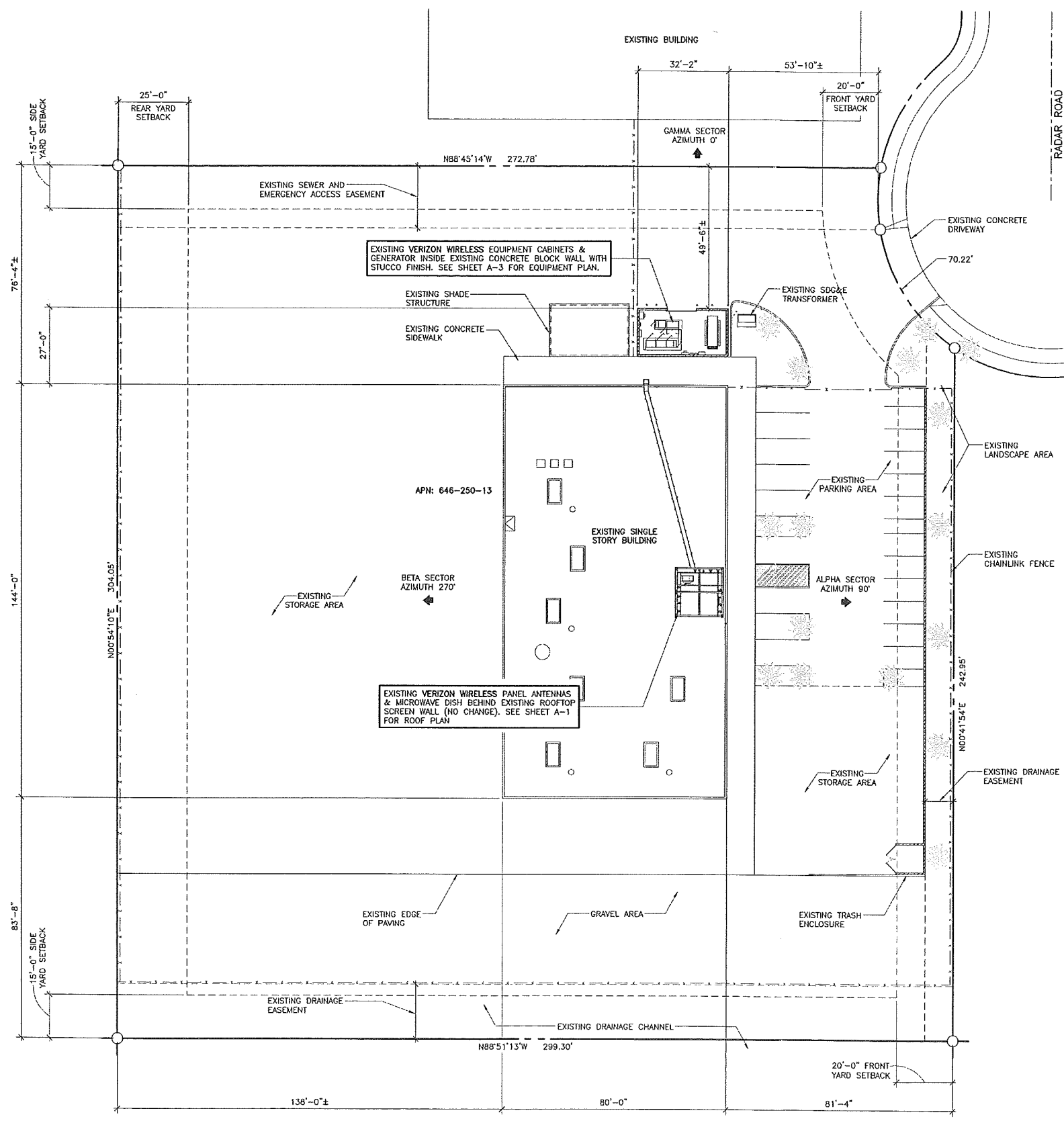
10/23/12	ZD REVIEW (cl)
10/24/12	FINAL ZD (rl)
04/01/13	REVISED ZD #1 (rl)

SHEET TITLE

**SITE PLAN**

PROJECTS\VERIZON\12197zd

**A-0**



**ENGINEERING NOTES:**

1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER MANAGEMENT PRACTICES.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

**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.

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES LEVELS:

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

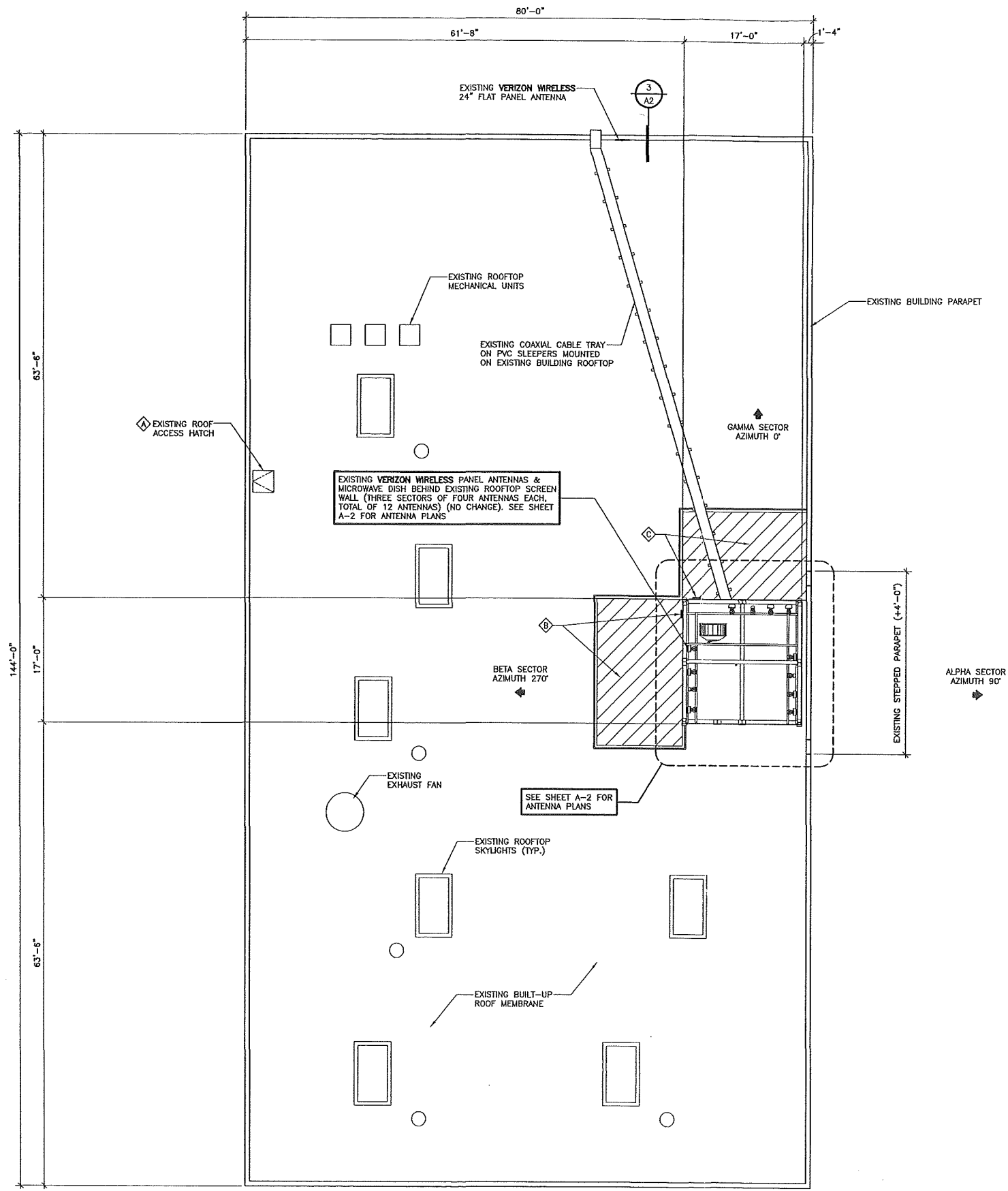
**CDMA EQUIPMENT:**  
 TX FREQUENCY: 1965-1970 MHz  
 RX FREQUENCY: 1885-1890 MHz

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

**BOUNDARY NOTE:**  
 THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED

**EASEMENTS NOTE:**  
 EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS. EASEMENTS ARE SUBJECT TO REVIEW OF TITLE REPORT.

**SITE PLAN**  
 SCALE: 1" = 20'-0"  

**SITESAFE  
RF COMPLIANCE REQUIREMENTS**

**KEY NOTES:**

- Ⓐ SITE ACCESS LOCATION  
A1. PUT LOCK ON SITE ACCESS HATCH.
- Ⓑ VERIZON WIRELESS PROPOSED BETA SECTOR LOCATION  
B1. PROVIDE YELLOW CAUTION SIGN REQUIRED.  
B2. PROVIDE ROPE OR CHAIN BARRIER OR FENCING OR PAINTED OR TAPE STRIPES REQUIRED.
- Ⓒ VERIZON WIRELESS PROPOSED GAMMA SECTOR LOCATION  
C1. PROVIDE YELLOW CAUTION SIGN REQUIRED.  
C2. PROVIDE ROPE OR CHAIN BARRIER OR FENCING OR PAINTED OR TAPE STRIPES REQUIRED.

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
325 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
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PROJECT NAME  
**OTAY MEDIA RENEWAL**  
1596 RADAR ROAD  
SAN DIEGO, CA 92154  
SAN DIEGO COUNTY

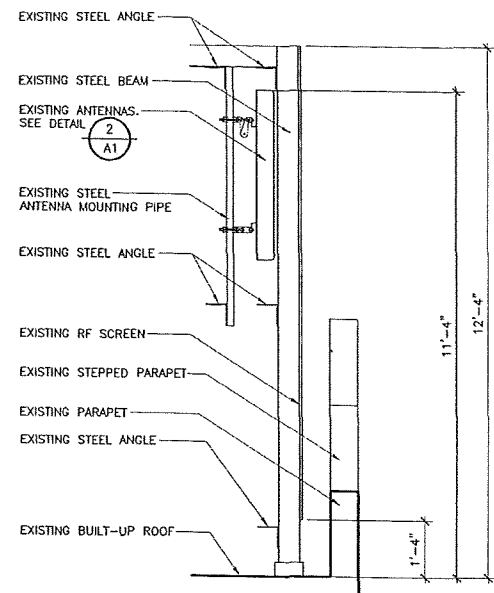
DRAWING DATES  
10/23/12 ZD REVIEW (cl)  
10/24/12 FINAL ZD (rl)  
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SHEET TITLE  
**ROOF PLAN**

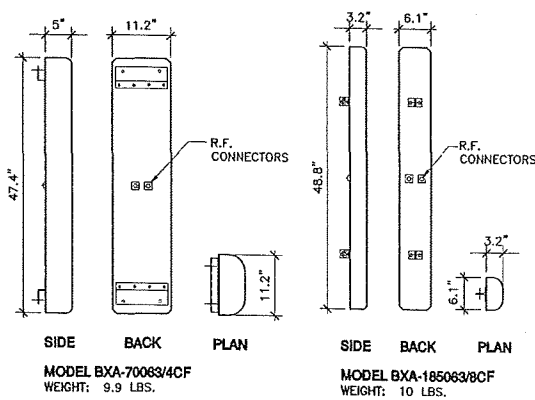
PROJECTS\VERIZON\12197zd

**A-1**

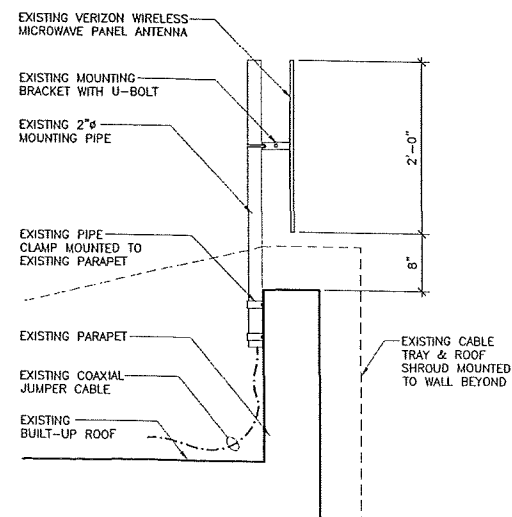
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"  
MAGNETIC NORTH



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

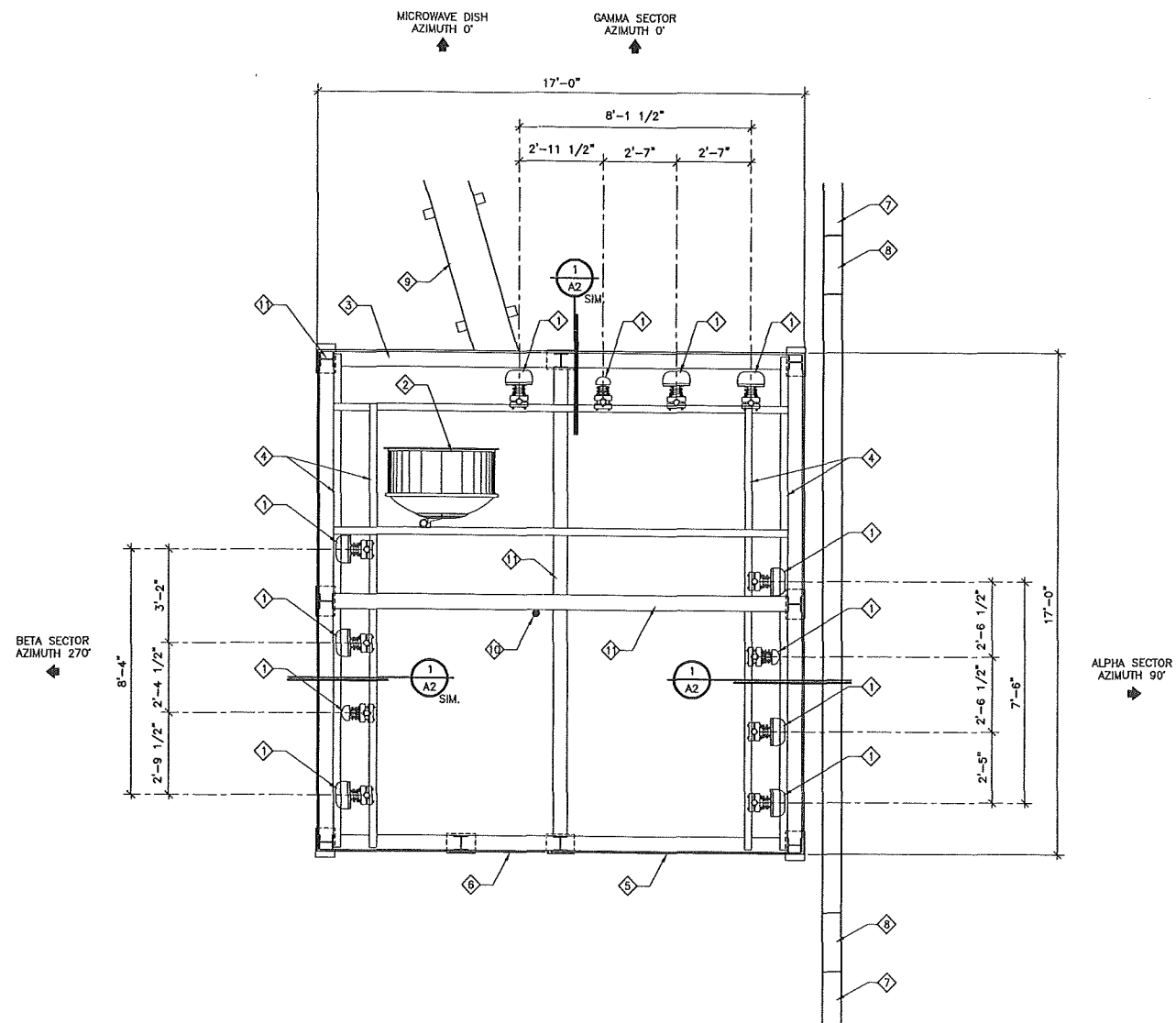


**EXISTING ANTENNAS** SCALE N.T.S. 2



**MICROWAVE ANTENNA MOUNTING** SCALE 1"=1'-0" 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	EAST	90°	EXISTING DIGITAL ANTENNA	0°	N/A		6	140'-0"	6'-0"	7/8"
ALPHA2			EXISTING PCS ANTENNA							
ALPHA3			EXISTING LTE ANTENNA							
ALPHA4			EXISTING DIGITAL ANTENNA							
BETA1	WEST	270°	EXISTING DIGITAL ANTENNA	0°	N/A		6	140'-0"	6'-0"	7/8"
BETA2			EXISTING PCS ANTENNA							
BETA3			EXISTING LTE ANTENNA							
BETA4			EXISTING DIGITAL ANTENNA							
GAMMA1	NORTH	0°	EXISTING DIGITAL ANTENNA	0°	N/A		6	140'-0"	6'-0"	7/8"
GAMMA2			EXISTING PCS ANTENNA							
GAMMA3			EXISTING LTE ANTENNA							
GAMMA4			EXISTING DIGITAL ANTENNA							



**ANTENNA PLAN**

SCALE: 3/8"=1'-0"  
**ANTENNA PLAN NOTES:**

- ① EXISTING ANTENNA PIPE MOUNTED TO STEEL ANGLES
- ② EXISTING 4'-0" MICROWAVE DISH PIPE MOUNTED TO STEEL ANGLES
- ③ EXISTING COLUMNS
- ④ EXISTING ANGLES AT TOP AND BOTTOM
- ⑤ EXISTING RF SCREEN
- ⑥ EXISTING ACCESS PANEL ENTRY
- ⑦ EXISTING BUILDING PARAPET
- ⑧ EXISTING BUILDING STEPPED PARAPET
- ⑨ EXISTING COAXIAL CABLE TRAY ON PVC SLEEPERS
- ⑩ EXISTING GPS ANTENNA MOUNTED TO FRAMING
- ⑪ EXISTING FRAMING BEAMS

**Booth & Suarez**  
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 CARLSBAD, CA 92008 (760) 434-8474

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 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
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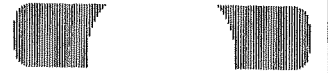
PROJECT NAME  
**OTAY MEDIA RENEWAL**  
 1596 RADAR ROAD  
 SAN DIEGO, CA 92154  
 SAN DIEGO COUNTY

**DRAWING DATES**

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SHEET TITLE  
**ANTENNA PLAN & DETAILS**

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SAN DIEGO COUNTY

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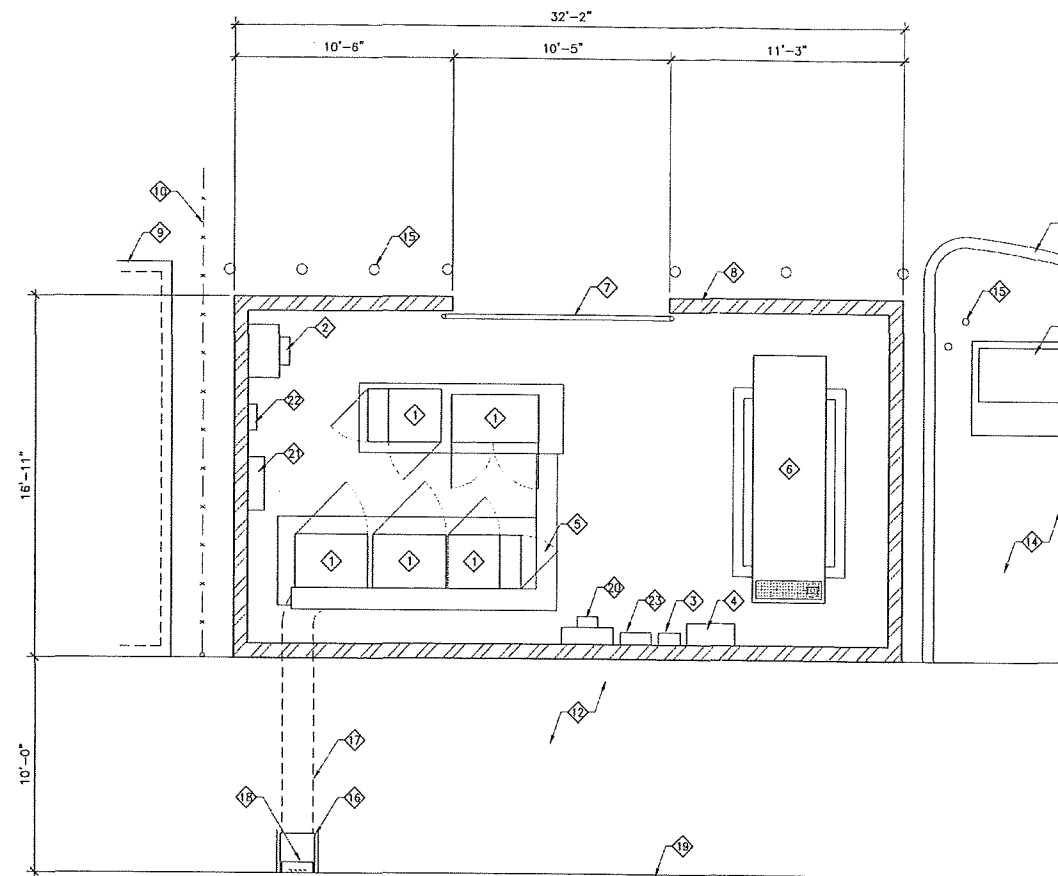
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SHEET TITLE

**EQUIPMENT ENCLOSURE PLAN**

PROJECTS\VERIZON\12197zd

**A-3**



**EQUIPMENT ENCLOSURE PLAN**

SCALE: 1/4" = 1'-0"

EQUIPMENT PLAN NOTES:

- |  |  |
|--|--|
| ① EXISTING VERIZON WIRELESS EQUIPMENT CABINET                                      | ⑬ EXISTING SDG&E TRANSFORMER ON A CONCRETE PAD                       |
| ② EXISTING VERIZON WIRELESS TELCO/FIBER CABINET                                    | ⑭ EXISTING LANDSCAPE AREA  |
| ③ EXISTING VERIZON WIRELESS ELECTRICAL PANEL                                       | ⑮ EXISTING CONCRETE FILLED STEEL BOLLARD                             |
| ④ EXISTING VERIZON WIRELESS TRANSFER SWITCH  | ⑯ EXISTING COAXIAL CABLE SHROUD                                      |
| ⑤ EXISTING VERIZON WIRELESS COAXIAL CABLE TRAY                                     | ⑰ EXISTING COAXIAL CABLE TRENCH                                      |
| ⑥ EXISTING VERIZON WIRELESS EMERGENCY GENERATOR WITH CONCRETE "SPILL" PAD          | ⑱ EXISTING COAXIAL CABLE TRAY WITH COVER MOUNTED TO FACE OF BUILDING |
| ⑦ EXISTING SLIDING ACCESS GATE   | ⑲ EXISTING BUILDING WALL   |
| ⑧ EXISTING 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH SMOOTH STUCCO FINISH | ⑳ EXISTING MICROWAVE UTILITY BOX                                     |
| ⑨ EXISTING SHADING STRUCTURE   | ㉑ EXISTING DTV TELCO CABINET   |
| ⑩ EXISTING CHAINLINK FENCE   | ㉒ EXISTING AT&T CIENA  |
| ⑪ EXISTING CONCRETE CURB   | ㉓ EXISTING POWER DISTRIBUTION CABINET                                |
| ⑫ EXISTING PATIO AREA  |  |





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 SAN DIEGO, CA 92154

SAN DIEGO COUNTY

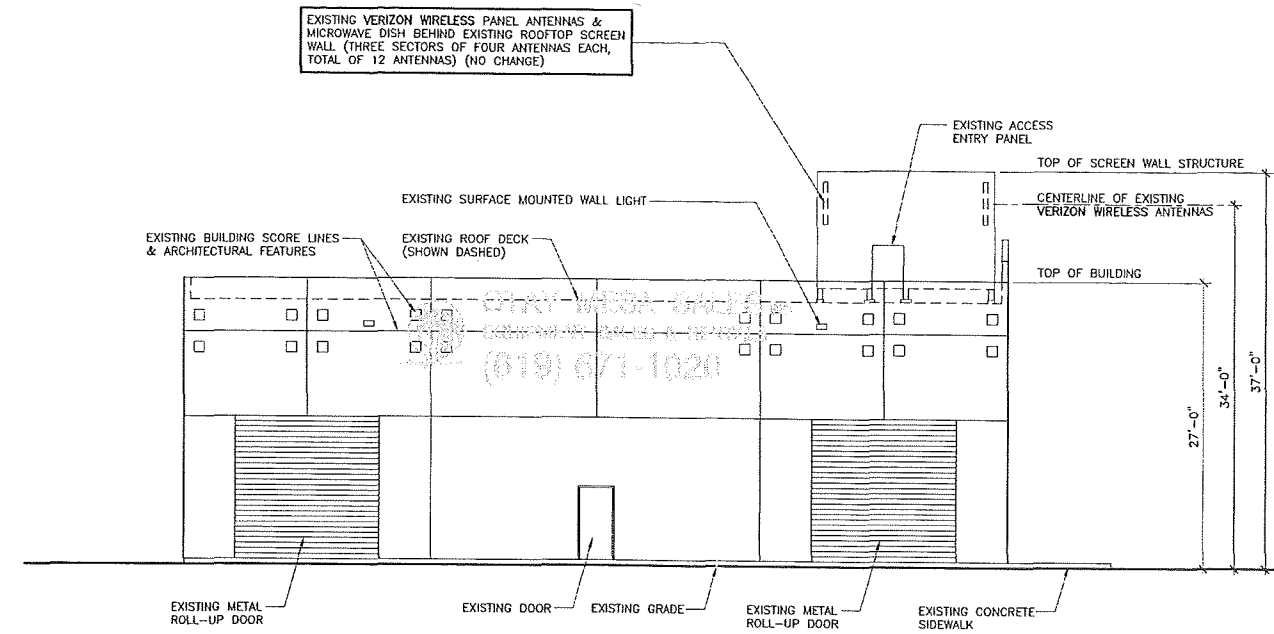
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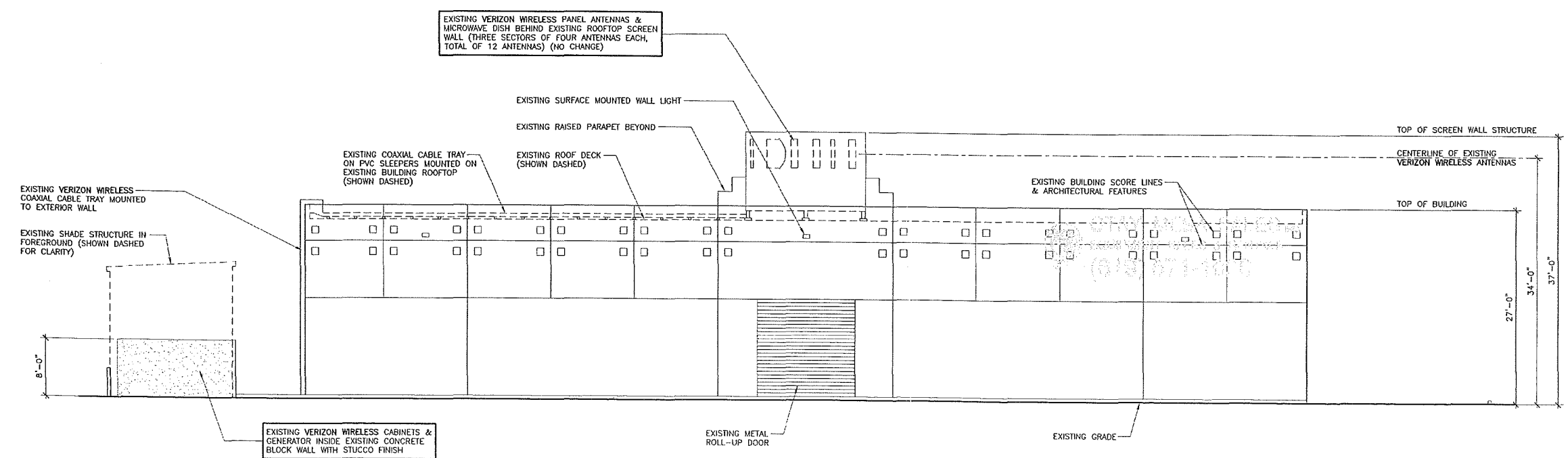
SHEET TITLE

**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\12197zd



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



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**verizon**wireless

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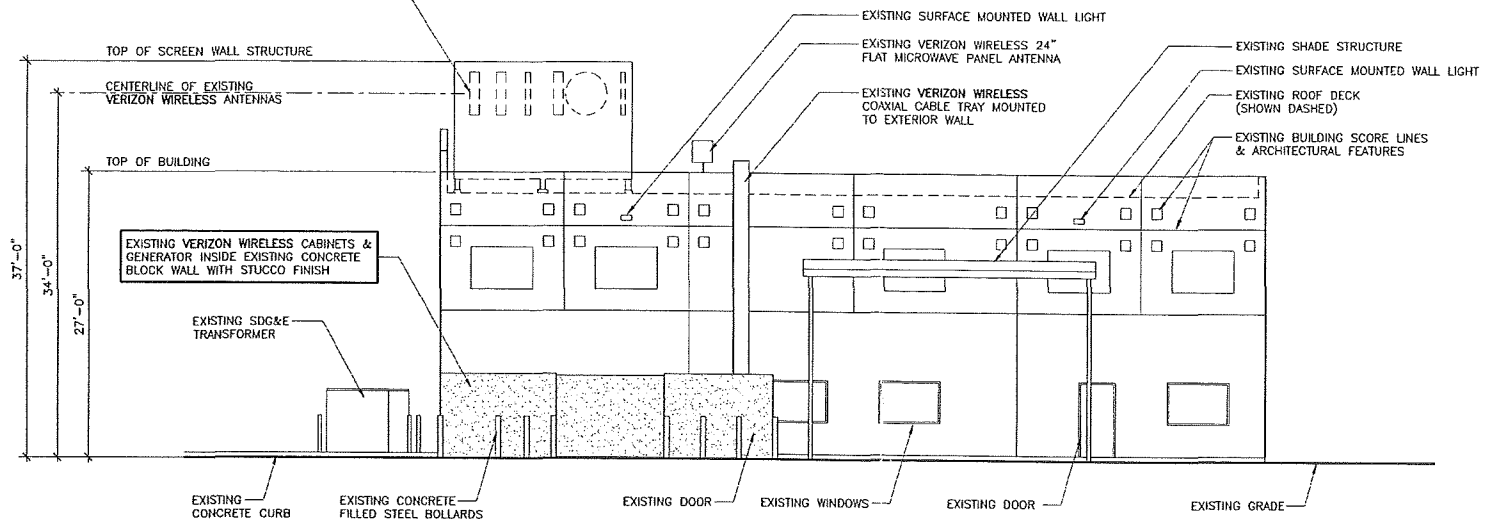
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SHEET TITLE  
**EXTERIOR ELEVATIONS**

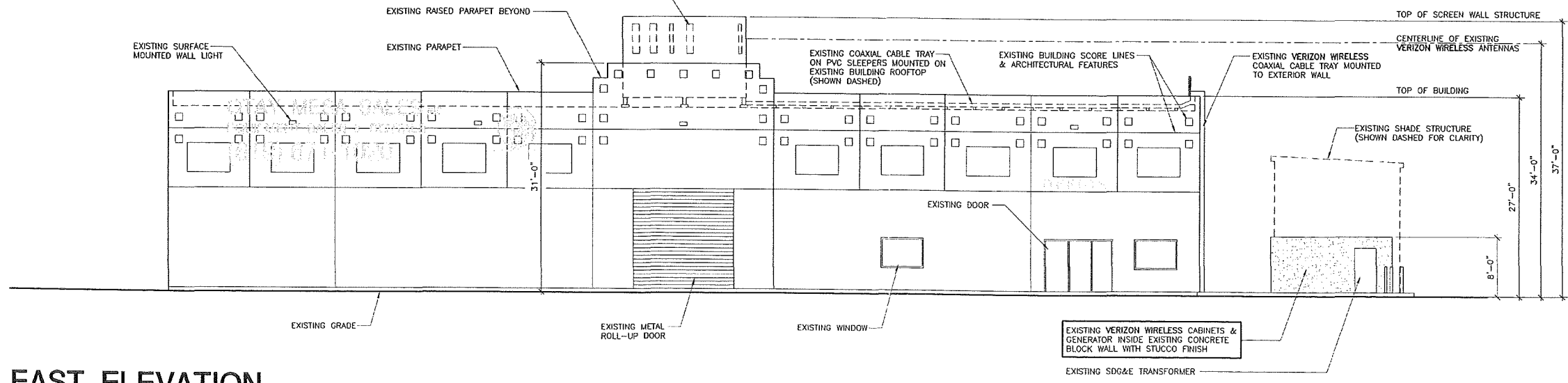
PROJECTS\VERIZON\12197zd

EXISTING VERIZON WIRELESS PANEL ANTENNAS & MICROWAVE DISH BEHIND EXISTING ROOFTOP SCREEN WALL (THREE SECTORS OF FOUR ANTENNAS EACH, TOTAL OF 12 ANTENNAS) (NO CHANGE)



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

EXISTING VERIZON WIRELESS PANEL ANTENNAS & MICROWAVE DISH BEHIND EXISTING ROOFTOP SCREEN WALL (THREE SECTORS OF FOUR ANTENNAS EACH, TOTAL OF 12 ANTENNAS) (NO CHANGE)



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



Otay Media Renewal  
1596 Radar Rd.  
San Diego, CA 92154



ATTACHMENT 9

Existing antennas mounted behind  
existing screen



Otay Media Renewal  
1596 Radar Rd.  
San Diego, CA 92154



ATTACHMENT 9

Existing antennas mounted behind  
existing screen



*Photo-realization of existing telecommunications site*



## PHOTO STUDY & KEY MAP

---

### PROPOSAL TO RENEW PERMIT FOR WIRELESS COMMUNICATIONS FACILITY

**Verizon Wireless**  
**"Otay Media"**  
1596 Radar Road  
San Diego, CA 92154

Prepared for:  
**City of San Diego**  
**Development Services Department**  
1222 First Avenue MS301  
San Diego, CA 92101

Prepared by:

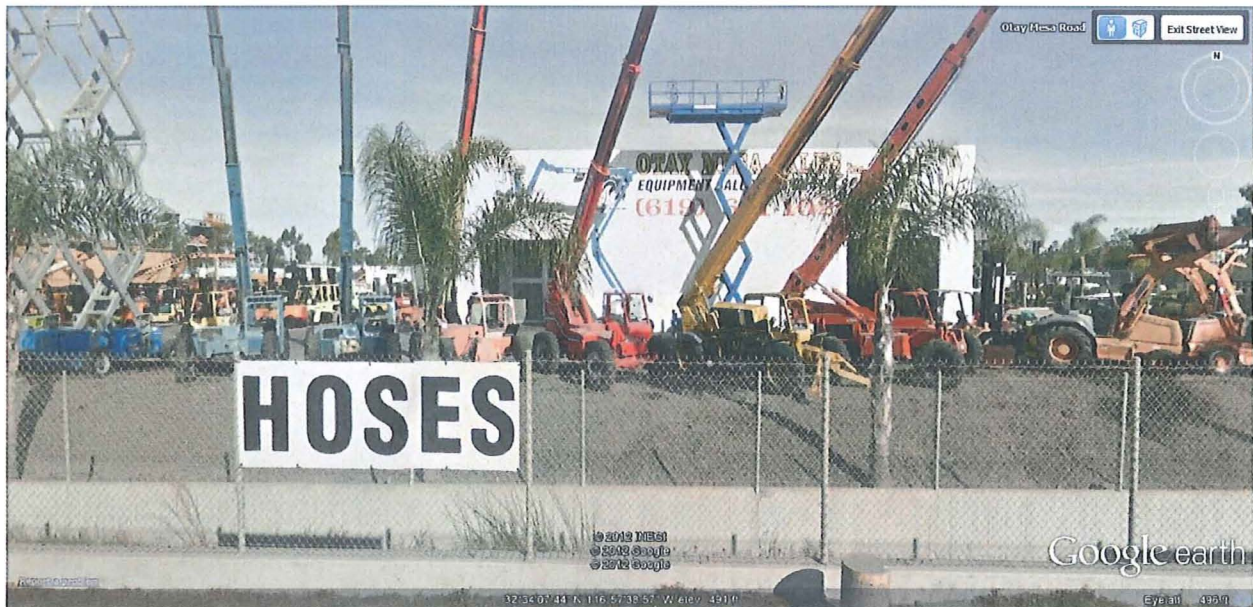
**PlanCom, Inc.**  
*Contractor Representatives for*  
**Verizon Wireless**

302 State Place  
Escondido, CA 92029  
Contact: Jill Cleveland, Planning Consultant  
(760) 420-4833

October 26, 2012



North Elevation



South Elevation



East Elevation

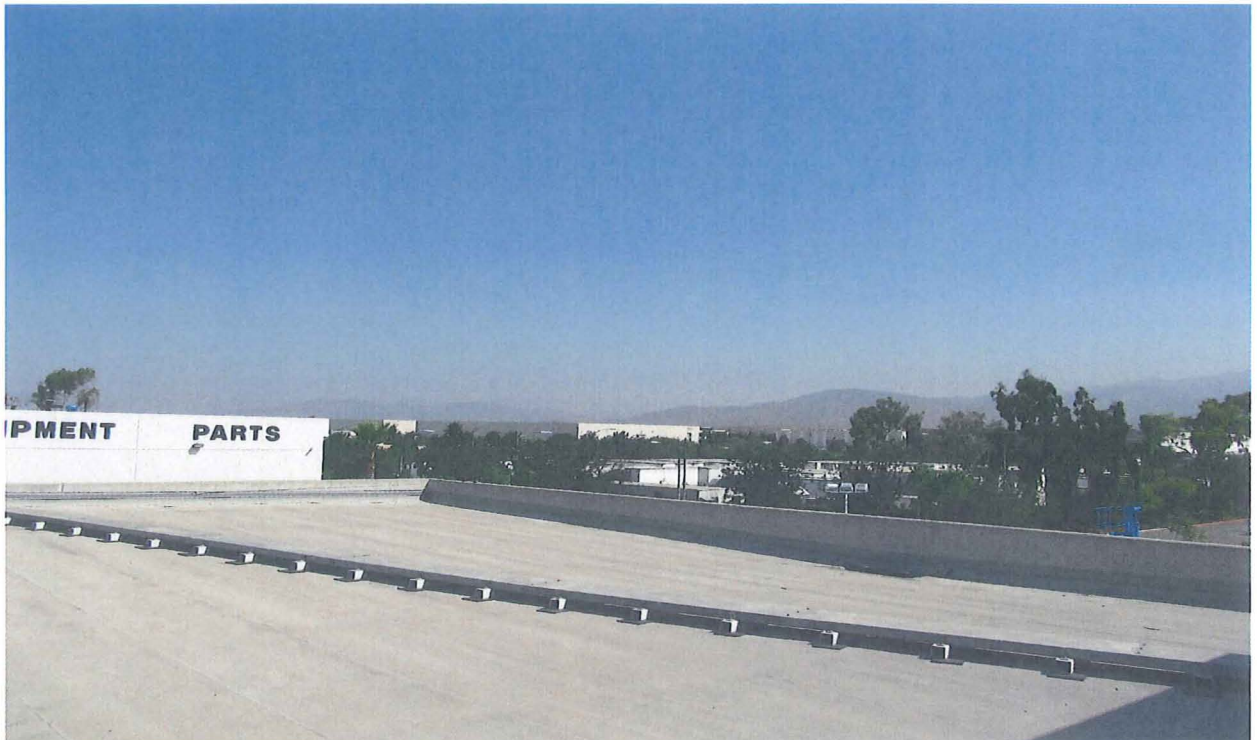




West Elevation



View Southwest from Rooftop

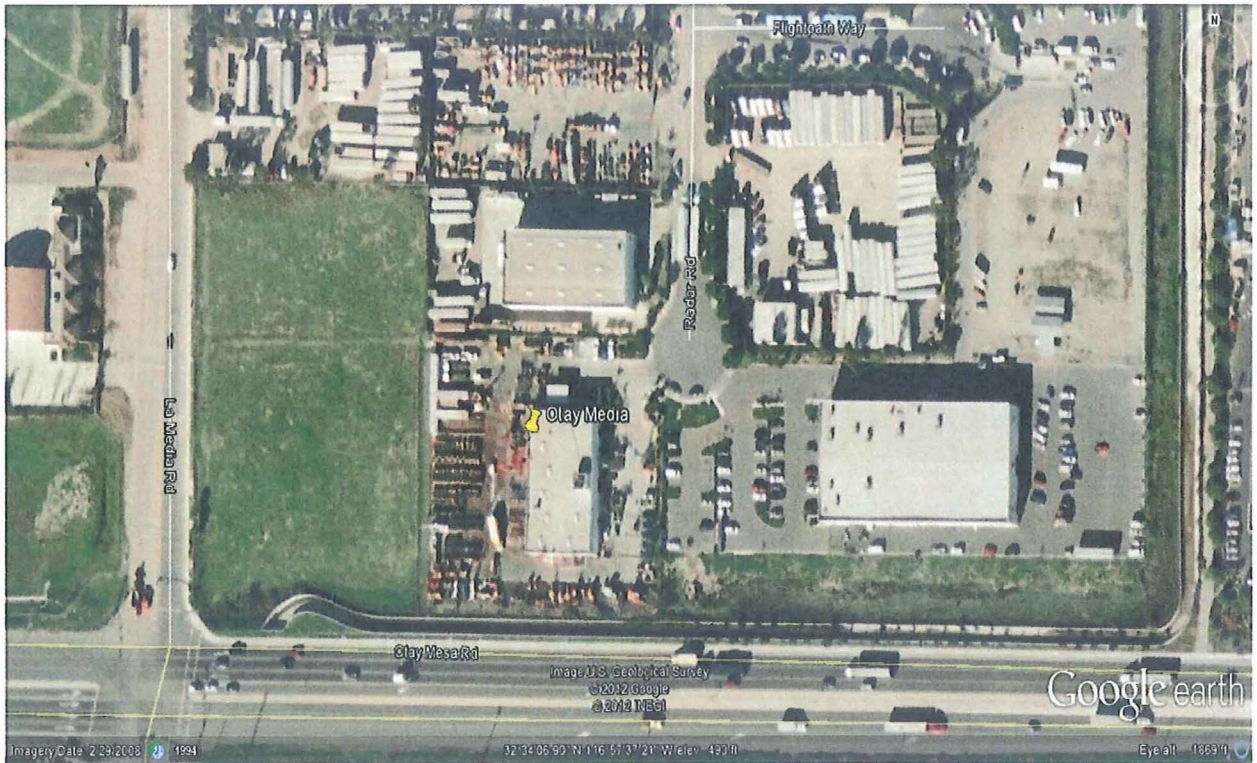




View Northeast from Rooftop



View of Equipment Area



Aerial View



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Simon Tse		<b>Project Number:</b> 313572	<b>Distribution Date:</b> 5/1/2013
<b>Project Scope/Location:</b> A Planned Development Permit (PDP) for an existing Verizon Wireless Communication Facility located at 1596 Radar Road in the Otay Mesa Development District - Industrial Sub-D zone of the Otay Mesa Community Planning area. The project consist of twelve panel antennas, one microwave antenna and one flat microwave antenna. The equipment associated with this project is located inside a 17' x 32' enclosure. The existing permit no. 42-0029-02 expired. Council District 8.			
<b>Applicant Name:</b> Jill Cleveland		<b>Applicant Phone Number:</b> 760-420-4833	
<b>Project Manager:</b> Simon Tse	<b>Phone Number:</b> (619) 687-5984	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> Stse@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 12	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>			
<b>NAME:</b> ROB HAXSON		<b>TITLE:</b> CHAIR	
<b>SIGNATURE:</b>		<b>DATE:</b> 5/1/13	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



COPY



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested.  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other Limited Use

**Project Title:** Verizon Otay Media **Project No. For City Use Only:**  
313572  
**Project Address:**  
 1596 Radar, San Diego, CA 92154

**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, 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 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):**  
 CHRISTOPHER G. MERZLOFS  
 Owner  Tenant/Lessee  Redevelopment Agency  
**Street Address:**  
 1596 RADAR RD  
**City/State/Zip:**  
 SAN DIEGO CA 92154  
**Phone No:** 619-671-1020 **Fax No:**  
**Signature:** [Signature] **Date:** 11/30/12

**Name of Individual (type or print):**  
 Owner  Tenant/Lessee  Redevelopment Agency  
**Street Address:**  
**City/State/Zip:**  
**Phone No:** **Fax No:**  
**Signature:** **Date:**

**Name of Individual (type or print):**  
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**Signature:** **Date:**

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 Owner  Tenant/Lessee  Redevelopment Agency  
**Street Address:**  
**City/State/Zip:**  
**Phone No:** **Fax No:**  
**Signature:** **Date:**

COPY

COPY

**Verizon Wireless Otay Media**  
**PROJECT CHRONOLOGY**  
**PTS #313572 INT #24003587**

Date	Action	Description	City Review	Applicant Response
<b>2.21.2013</b>	<b>First Submittal</b>	<b>Project Deemed Complete</b>		
3.29.2013	First Assessment Letter		<b>36 days</b>	
4.4.2013	Second Submittal			<b>6 days</b>
4.22.2013	Second Assessment Letter		<b>18 days</b>	
5.1/2013	Third Submittal			<b>9 days</b>
5.9.2013	All issues resolved			<b>8 days</b>
6.27.2013	Scheduled for Planning Commission		<b>49 days</b>	
<b>Total Staff Time:</b>		Including City Holidays and Furlough	<b>103 days</b>	
<b>Total Applicant Time:</b>		Including City Holidays and Furlough		<b>23 days</b>
<b>Total Project Running Time:</b>		From Deemed Complete to PC Hearing	<b>126 days</b>	



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 13, 2013

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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**DATE OF HEARING:** June 27, 2013  
**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/ENVIRONMENTAL EXEMPTION  
PROCESS FOUR

**PROJECT NUMBER:** 313572  
**PROJECT NAME:** VERIZON WIRELESS OTAY MEDIA  
**APPLICANT:** Jill Cleveland, Agent for PlanCom Inc.

**COMMUNITY PLAN AREA:** Otay Mesa  
**COUNCIL DISTRICT:** 8

**CITY PROJECT MANAGER:** SIMON TSE, Development Project Manager  
**PHONE NUMBER:** (619) 687-5984

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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 a Planned Development Permit (PDP) for an existing Verizon Wireless Communication Facility (WCF) located at 1596 Radar Road in the Otay Mesa Development District - Industrial Sub-D zone of the Otay Mesa Community Planning area. The existing WCF consists of twelve panel antennas and one microwave antenna screened inside a rooftop parapet. A separate 48-inch square antenna is roof mounted to the parapet, painted to match the building. The equipment and back-up generator associated with this project is located inside a 544-square foot equipment enclosure, painted to match the building. The existing permit no. 42-0029-02 expired.

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](http://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.

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 Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No. 24003587

Revised 12/5/08 RH



## Telecommunications Project Management

February 20, 2013

Karen Lynch-Ashcraft  
City of San Diego, Telecom Section  
Development Services Department  
1222 First Avenue, 5<sup>th</sup> Floor (MS501)  
San Diego, CA 92101

RE: Land Use Submittal Transmittal Letter for VZW: Otay Media

Ms. Lynch-Ashcraft:

Pursuant to the City of San Diego's Information Bulletin 536 outlining the submittal requirements for Wireless Communication Facilities, we are submitting the following application and supporting documents for a Planned Development Permit, Process 4 for a wireless communication facility located at 1596 Radar Road, San Diego, CA 92154.

As required please find the following items:

- DS-3032 – General Application
- DS-3242 – Deposit Account/Financially Responsible Party
- DS-318 – Ownership Disclosure Statement
- Grant Deed
- DS-560 – Stormwater Applicability Checklist
- Photographic Survey (**digital CD**)
- Seven (7) sets of Photosimulations (**digital CD**)
- Six (6) sets of 11"x17" Project Plans
- One (1) set of 24"x36" Project Plans
- Site Justification Letter
- Justification Map
- RF Coverage Maps
- EME Study

**Site Design:**

The project as previously approved consists of (12) panel antennas and (1) MW dish mounted behind FRP screening behind the existing parapet. The associated equipment cabinets necessary to operate the facility are located on the ground, along the north side the building with the associated generator. The site is zoned OMDD with an established telecommunications use. Because the existing ground equipment exceeds 250 square feet, this site qualifies as a Planned Development Permit – Process 4. No changes are being proposed with this CUP Renewal.



**Telecommunications Project Management**

All requirements listed in IB-536 and items relevant to this submittal have been included. Additionally, specific documents have been digitized and included on a CDs per the City's digital submittal guidelines.

Pursuant to the FCC's "shot-clock" rules (FCC Declaratory Ruling dated November 18, 2009) review must be completed and a final decision rendered within 150 days of the application being filed. Therefore, I would request that that staff make a decision as soon as possible so that this deadline can be met including any applicable appeal periods.

Sincerely,

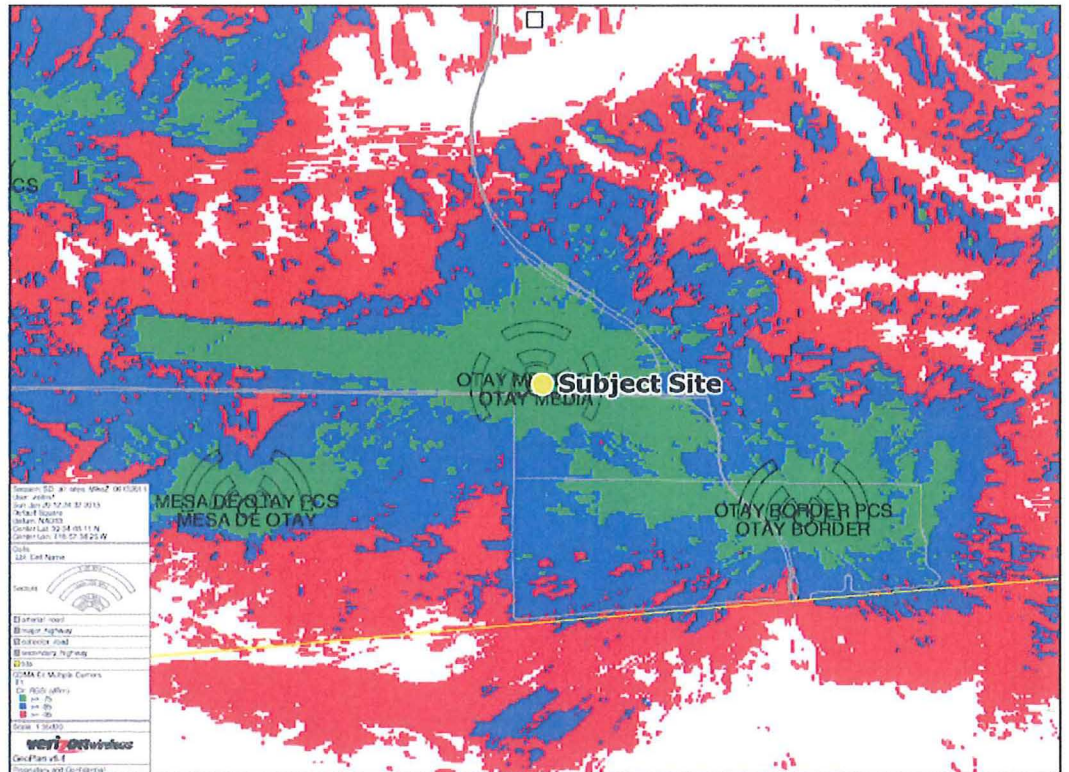
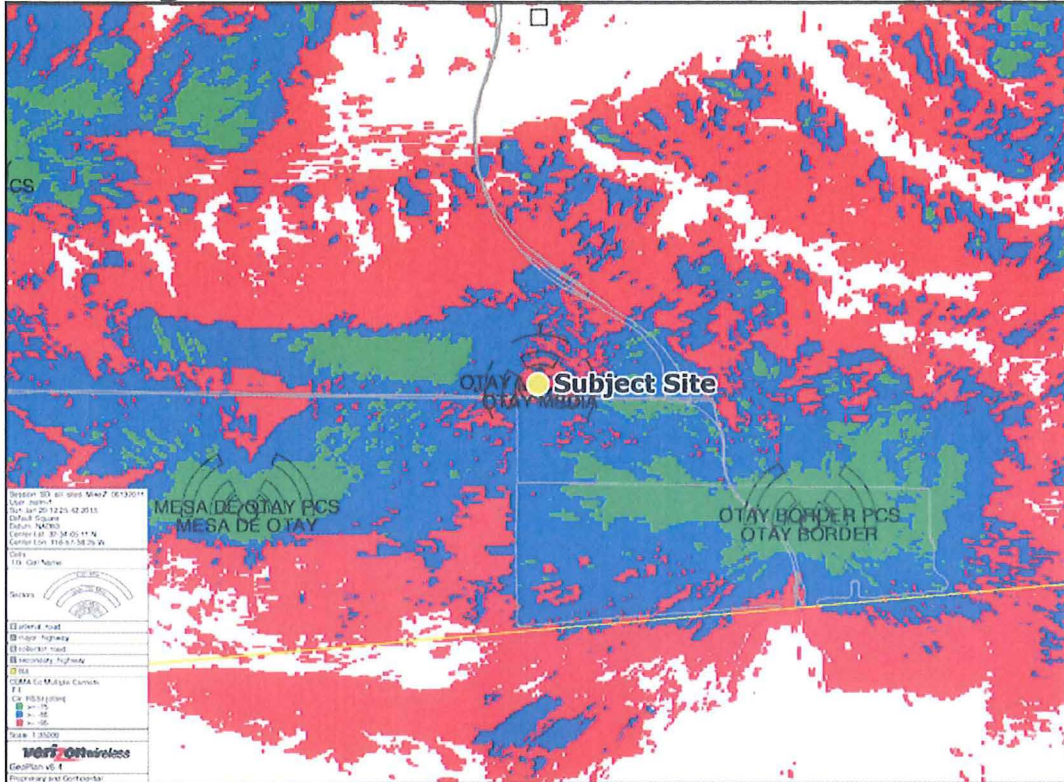
A handwritten signature in blue ink that reads "Jill Cleveland".

Jill Cleveland  
*Contract Representatives for*  
Verizon Wireless

Media Renewal  
 1596 Radar Rd.  
 San Diego, CA 92154



**Coverage without site**



**Coverage Levels:**

- Excellent
- Good/Variable
- Poor

**Coverage with site**