



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 20, 2014 **REPORT NO. PC-14-020**

ATTENTION: Planning Commission, Agenda of February 27, 2014

SUBJECT: Verizon – Redwood (University & College)
PROJECT NO. 264571. PROCESS 4.

**OWNER/
APPLICANT:** City of San Diego/
Verizon Wireless

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 6046 Hughes Street, within the Mid-City: Eastern Area community plan area?

Staff Recommendation: APPROVE Neighborhood Development Permit (NDP) No. 1239989, Conditional Use Permit (CUP) No. 941673, and Site Development Permit (SDP) No. 1239990.

Community Planning Group Recommendation: The Eastern Area Community Planning Committee voted 7-1-1 to approve this project at their October 8, 2013 meeting. (Attachment 12)

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 5, 2013, and the opportunity to appeal that determination ended September 24, 2013. (Attachment 7)

Fiscal Impact Statement: Verizon Wireless is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND/DISCUSSION

Verizon – Redwood (College & University) is an application for a Neighborhood Development Permit (NDP), Conditional Use Permit (CUP), and a Site Development Permit (SDP) for a Wireless Communication Facility (WCF). The project is located in the Mid-City: Eastern Area community planning area in the OR-1-1 zone. The project's address is 6046 Hughes Street, and is located to the north of the Darnall Charter School, on City of San Diego property. The Public Utilities Department operates a water tank at this location (Attachments 1, 2, 3, and 4).

Verizon operates an existing WCF at this location. Permit No. 99-0960-19 was originally issued on June 15, 2000, and expired on July 27, 2010. This is an application for a new permit, to continue operating a WCF, with some modifications:

1. An existing emergency generator will be removed and a new generator will be installed in a new location, so that it is no longer encroaching into the setback. Noise control features will be added to ensure noise levels are within allowable limits.
2. Eight panel antennas are currently mounted to the water tank. Four will remain on the tank and four will be removed and relocated to the roof of the equipment enclosure (see below).
3. A total of eight panel antennas and one microwave dish antenna will be located on the equipment building roof, concealed behind RF transparent screening. The screening will be increased by 2 feet in height to accommodate new, larger antennas. The screening material will be improved and repainted.

The current application is subject to the current regulations of the City's Land Development Code. The WCF Design Requirements, Land Development Code (LDC) section 141.0420, identify that the applicant "shall use all reasonable means to conceal or minimize the visual impacts of WCFs through integration." In this case, the antennas are located on the water tank, behind RF-transparent screening, painted to match the water tank, and in an RF-transparent screen enclosure, located on top of the equipment building. The panel antennas located on the water tank utilize an existing vertical element to blend in with the surroundings, while the antennas located on the equipment shelter are proposed to be concealed behind an RF-transparent screen, which will be painted a dark brown/olive color to blend in with the adjacent vegetation. The existing emergency generator will be relocated to behind the equipment room, and a screen wall will be provided around the generator and air conditioning units, functioning as both a visual screen and as a noise control feature.

Permits Required

- An NDP (Process 2) is required [LDC section 141.0420(g)(3)] as the equipment area exceeds 250 square feet. The equipment and emergency generator areas are approximately 424 square feet.
- A CUP (Process 4) is required [LDC section 141.0420(f)(3)] as the WCF is located in an open space zone.

- An SDP is required due to the project's proximity to environmentally sensitive lands (ESL).

Community Plan Analysis

While the Mid-City Communities Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project complies with the General Plan recommendations by locating the antennas on an existing vertical element (the water tank) and on the roof of the equipment building, located behind RF-transparent material, painted to blend in with surrounding surfaces. Equipment associated with the antennas is located in an unobtrusive building, also designed to blend in with surrounding vegetation. An emergency generator and air conditioning units will be located at the rear of the equipment building behind a screen wall, both to reduce visual and potential noise impacts. The design of this WCF allows it to be respectful of the neighborhood context and minimizes the visual impact, and thus complies with the recommendations of the General Plan.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NDP No. 1239989, CUP No. 941673, and SDP No. 1239990.


ALTERNATIVES

- 1. Approve NDP No. 1239989, CUP No. 941673, and SDP No. 1239990, with modifications.**
- 2. Deny NDP No. 1239989, CUP No. 941673, and SDP No. 1239990, 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
Assistant Deputy Director
Development Services Department



Alex Hempton, AICP
Development Project Manager
Development Services Department

VACCHI/AFH

Attachments:

1. Aerial Photo
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. Notice of (Environmental) Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing

Aerial Photo

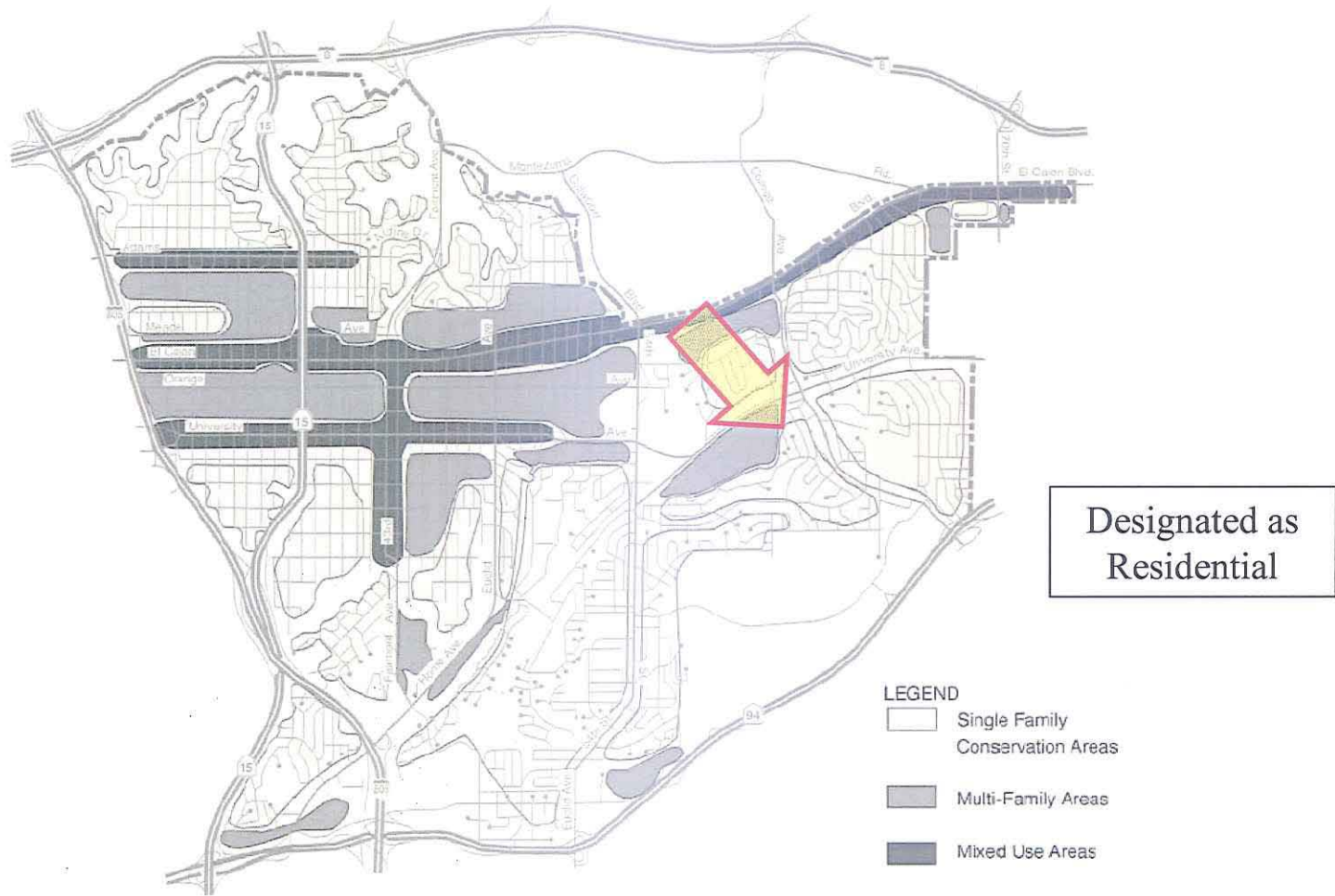


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ATTACHMENT 1

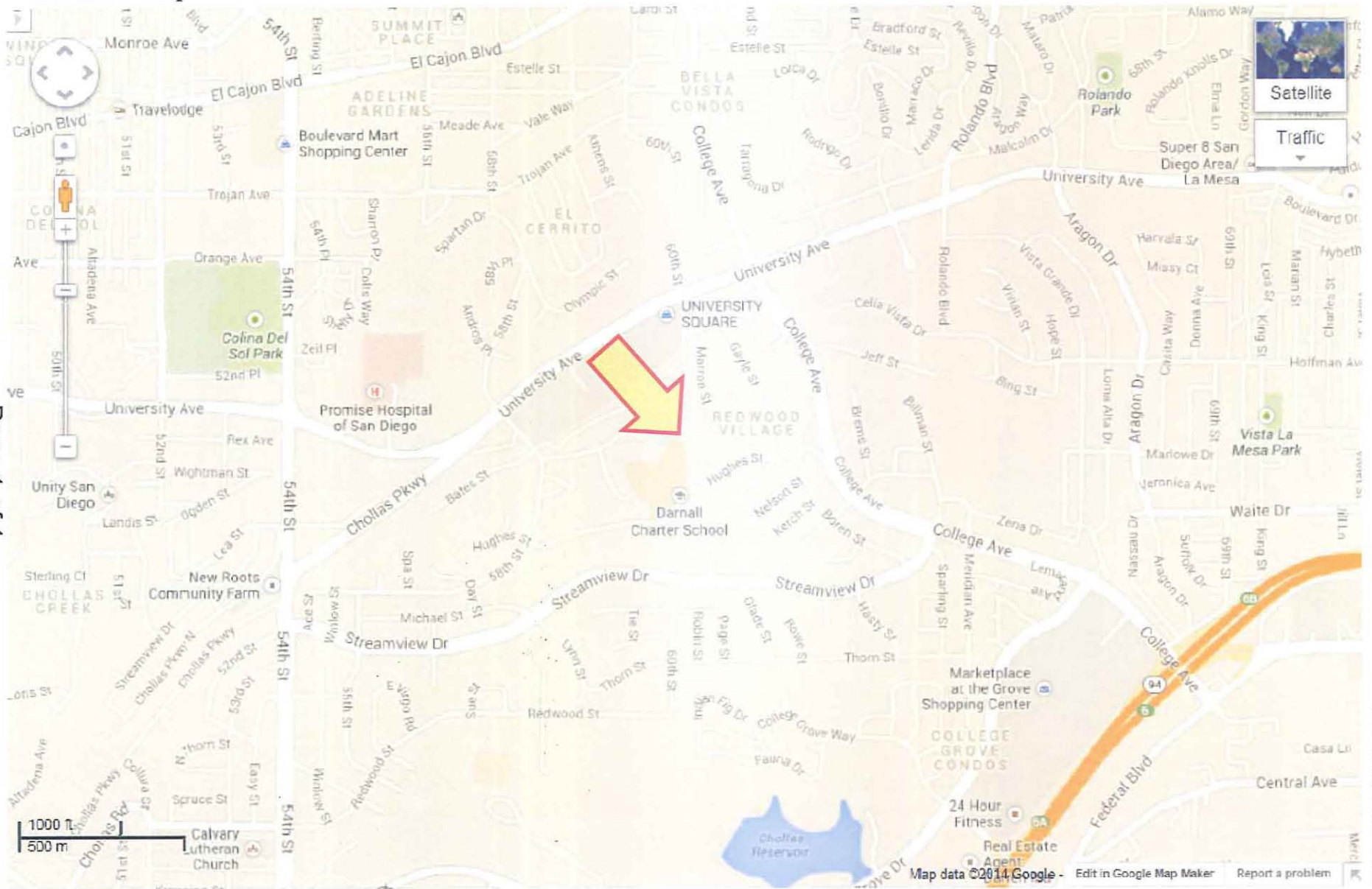
Verizon – Redwood (University & College), Project No. 264571
6046 Hughes Street

Community Plan Land Use Map



Verizon – Redwood (University & College), Project No. 264571
6046 Hughes Street

Location Map



Verizon – Redwood (University & College), Project No. 264571
6046 Hughes Street

PROJECT DATA SHEET		
PROJECT NAME:	Verizon – Redwood (University & College)	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of 12 panel antennas and one microwave dish antenna, an equipment enclosure, and an emergency generator. Antennas are mounted on an adjacent water tank and on the roof of the equipment building, behind radio-frequency transparent screening.	
COMMUNITY PLAN:	Mid-City: Eastern Area	
DISCRETIONARY ACTIONS:	Neighborhood Development Permit (NDP), Conditional Use Permit (CUP), and Site Development Permit (SDP), Process 4	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: OR-1-1		
HEIGHT LIMIT: 30'		
FLOOR AREA RATIO: 0.45		
FRONT SETBACK: 15'		
SIDE SETBACK: 8'		
STREETSIDE SETBACK: 10'		
REAR SETBACK: 20'		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, OR-1-1	Open Space/Residential
SOUTH:	Residential, RS-1-7	School
EAST:	Residential, RS-1-7	Residential
WEST:	Residential, RM-2-5	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Eastern Area Planning Committee voted 7-1-1 to recommend approval at their October 8, 2013 meeting.	

**PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1239989
CONDITIONAL USE PERMIT NO. 941673
SITE DEVELOPMENT PERMIT NO. 1239990
VERIZON – REDWOOD (UNIVERSITY & COLLEGE)
PROJECT NUMBER 264571**

WHEREAS, THE CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1239989, 941673, and 1239990);

WHEREAS, the site is located at 6046 Hughes Street in the OR-1-1 zone of the Mid-City: Eastern Area community plan area;

WHEREAS, the project site is legally described as: All that portion of that certain parcel of land as granted in deed recorded in Book 4977, Page 500, in the Office of the Recorder for the County of San Diego, State of California;

WHEREAS, on September 5, 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;

WHEREAS, on February 27, 2014, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. 1239989, Conditional Use Permit No. 941673, and Site Development Permit No. 1239990 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 February 27, 2014:

FINDINGS:

Neighborhood Development Permit – Section 126.0404

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

While the Mid-City Communities Plan does not specifically address WCFs, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be

aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are located on an existing water tank and are mounted to the roof of the equipment enclosure. The antennas located on the water tank will be concealed behind radio-frequency (RF) transparent screening, painted to match adjacent water tank surfaces. The antennas located on the roof of the equipment building will be located behind screening, painted to blend in with surrounding vegetation. Native planting will be provided in front of the equipment enclosure, between the building and the canyon. An existing emergency generator will be relocated behind the equipment building. Two air conditioning units will be located behind a screen wall.

The antennas located on the existing water tank will be minimally visible, as they utilize an existing vertical element to obtain the required height and will be mounted behind RF transparent screening. The equipment is located in an unobtrusive structure, which will be painted to blend in with the surroundings and screened with existing and proposed native vegetation. Antennas located on the roof of the building, screened with RF transparent material, will blend in with the surroundings. The proposed design is respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of 12 panel antennas and one microwave dish antenna. A 424 square foot equipment enclosure and emergency generator is located adjacent to the water tank. Four panel antennas are mounted to the side of the water tank and eight panel antennas, along with the microwave dish, are located on the roof of the equipment building, behind radio-frequency transparent materials. The project is located at 6046 Hughes Street, in the Mid-City: Eastern Area community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields

Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

WCFs are permitted in open space zones, with the processing of a Conditional Use Permit (CUP), Process 4. The equipment enclosure, at 424 square feet, is permitted with the processing of a Neighborhood Development Permit, since it exceeds 250 square feet. Due to the proximity to environmentally sensitive lands, a Site Development Permit is also required. No deviations are requested as part of this project.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." In this case, equipment associated with the antennas is located in an equipment building, located adjacent to the water tank. The equipment enclosure will be painted to blend in with the surrounding vegetation. An emergency generator is proposed behind the equipment room, which provides a noise and visual screen. Air conditioning units are also proposed behind a screen wall. Eight panel antennas and one microwave dish antenna, mounted to the roof of the equipment building will be screened behind RF transparent material, painted and textured to both integrate with the equipment building and the surrounding vegetation's color scheme. Native planting will be provided between the equipment building and the existing native vegetation to provide additional screening. Four panel antennas, to be mounted on the water tank, will also be screened by RF transparent material, painted to match adjacent water tank surfaces. The proposed WCF utilizes a combination of architectural screening, landscape material, and the positioning of equipment to result in a design where the visual impacts of the WCF are minimized. Based on the project's design and permits required, the proposed WCF complies with the applicable regulations of the Land Development Code.

Conditional Use Permit – Section 126.0305

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

While the Mid-City Communities Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are located on an existing water tank and are mounted to the roof of the equipment enclosure. The antennas located on the water tank will be concealed behind radio-frequency (RF) transparent screening, painted to match adjacent water tank surfaces. The antennas located on the roof of the equipment building will be located behind screening, painted to blend in with surrounding vegetation. Native planting will be provided in front of the equipment enclosure, between the building and the canyon. An existing emergency generator will be relocated behind the equipment building. Two air conditioning units will be located behind a screen wall.

The antennas located on the existing water tank will be minimally visible, as they utilize an existing vertical element to obtain the required height and will be mounted behind RF transparent screening. The equipment is located in an unobtrusive structure, which will be painted to blend in with the surroundings and screened with existing and proposed native vegetation. Antennas located on the roof of the building, screened with RF transparent material, will blend in with the surroundings. The proposed design is respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of 12 panel antennas and one microwave dish antenna. A 424 square foot equipment enclosure and emergency generator is located adjacent to the water tank. Four panel antennas are mounted to the side of the water tank and eight panel antennas, along with the microwave dish, are located on the roof of the equipment building, behind radio-frequency transparent materials. The project is located at 6046 Hughes Street, in the Mid-City: Eastern Area community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

WCFs are permitted in open space zones, with the processing of a Conditional Use Permit (CUP), Process 4. The equipment enclosure, at 424 square feet, is permitted with the processing of a Neighborhood Development Permit, since it exceeds 250 square feet. Due to the proximity to environmentally sensitive lands, a Site Development Permit is also required. No deviations are requested as part of this project.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” In this case, equipment associated with the antennas is located in an equipment building, located adjacent to the water tank. The equipment enclosure will be painted to blend in with the surrounding vegetation. An emergency generator is proposed behind the equipment room, which provides a noise and visual screen. Air conditioning units are also proposed behind a screen wall. Eight panel antennas and one microwave dish antenna, mounted to the roof of the equipment building will be screened behind RF transparent material, painted and textured to both integrate with the equipment building and the surrounding vegetation’s color scheme. Native planting will be provided between the equipment building and the existing native vegetation to provide additional screening. Four panel antennas, to be mounted on the water tank, will also be screened by RF transparent material, painted to match adjacent water tank surfaces. The proposed WCF utilizes a combination of architectural screening, landscape material, and the positioning of equipment to result in a design where the visual impacts of the WCF are minimized. Based on the project’s design and permits required, the proposed WCF complies with the applicable regulations of the Land Development Code.

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

WCF are permitted in open space zones with the processing of a CUP, Process 4. While open space zones are a less preferable location for siting a WCF than a commercial or industrial zone, this particular property is developed with a water tank. The existing development on the property allows the WCF to integrate with the existing vertical element on site (the water tank). The equipment room and roof-top antennas are painted and textured to blend in with the surrounding vegetation. Based on the compliance with the regulations and the proposed design, the proposed WCF use is appropriate at the proposed location.

Site Development Permit – Section 126.0504**Findings for all Site Development Permits****1. The proposed development will not adversely affect the applicable land use plan;**

While the Mid-City Communities Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are located on an existing water tank and are mounted to the roof of the equipment enclosure. The antennas located on the water tank will be concealed behind radio-frequency (RF) transparent screening, painted to match adjacent water tank surfaces. The antennas located on the roof of the equipment building will be located behind screening, painted to blend in with surrounding vegetation. Native planting will be provided in front of the equipment enclosure, between the building and the canyon. An existing emergency generator will be relocated behind the equipment building. Two air conditioning units will be located behind a screen wall.

The antennas located on the existing water tank will be minimally visible, as they utilize an existing vertical element to obtain the required height and will be mounted behind RF transparent screening. The equipment is located in an unobtrusive structure, which will be painted to blend in with the surroundings and screened with existing and proposed native vegetation. Antennas located on the roof of the building, screened with RF transparent material, will blend in with the surroundings. The proposed design is respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of 12 panel antennas and one microwave dish antenna. A 424 square foot equipment enclosure and emergency generator is located adjacent to the water tank. Four panel antennas are mounted to the side of the water tank and eight panel antennas, along with the microwave dish, are located on the roof of the equipment building, behind radio-frequency transparent materials. The project is located at 6046 Hughes Street, in the Mid-City: Eastern Area community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls

intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

WCFs are permitted in open space zones, with the processing of a Conditional Use Permit (CUP), Process 4. The equipment enclosure, at 424 square feet, is permitted with the processing of a Neighborhood Development Permit, since it exceeds 250 square feet. Due to the proximity to environmentally sensitive lands, a Site Development Permit is also required. No deviations are requested as part of this project.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” In this case, equipment associated with the antennas is located in an equipment building, located adjacent to the water tank. The equipment enclosure will be painted to blend in with the surrounding vegetation. An emergency generator is proposed behind the equipment room, which provides a noise and visual screen. Air conditioning units are also proposed behind a screen wall. Eight panel antennas and one microwave dish antenna, mounted to the roof of the equipment building will be screened behind RF transparent material, painted and textured to both integrate with the equipment building and the surrounding vegetation’s color scheme. Native planting will be provided between the equipment building and the existing native vegetation to provide additional screening. Four panel antennas, to be mounted on the water tank, will also be screened by RF transparent material, painted to match adjacent water tank surfaces. The proposed WCF utilizes a combination of architectural screening, landscape material, and the positioning of equipment to result in a design where the visual impacts of the WCF are minimized. Based on the project’s design and permits required, the proposed WCF complies with the applicable regulations of the Land Development Code.

Supplemental Findings – Environmentally Sensitive Lands

- 1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

The site is physically suitable for the proposed design and siting of the proposed WCF. Merkel & Associates, Inc., generated a Biological Resource Letter Report (“Bio Report”), dated July 22, 2013, which identified that the project would result in potential impacts to adjacent Diegan Coastal Sage Scrub and migratory nesting bird species on site. Permit conditions have been added, per the Bio Report which would reduce the potential biological impacts to a level below significance under CEQA, ensure conformance to the City MSCP Subarea Plan, and the City of San Diego Biology Guidelines, as well as compliance with federal Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Code Sections 3503 and 3513.

The WCF has been designed to blend in with the surrounding landscape. In addition, native shrubs will be planted between the equipment enclosure and the environmentally sensitive lands to both screen and integrate the equipment enclosure and provide a suitable transition to the undisturbed canyon. Therefore, based on this analysis, the site is physically suitable for the design and siting of the WCF and the development will result in minimal disturbance to environmentally sensitive lands.

- 2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

Verizon currently operates a WCF at this location. This project involves modifications to the antennas and screening on the roof of the equipment enclosure, as well as relocating an emergency generator (further away from the setback and environmentally sensitive lands), and the addition of air conditioning units behind a screen wall. Since the project largely consists of an existing developed area, the proposed project will minimize the alteration of natural land forms. During the building permit review, the City will evaluate the project for compliance with applicable building codes in order to reduce the risk of geologic and erosional forces, flood hazards, and fire hazards.

- 3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The project has been designed and sited to prevent adverse impacts on adjacent environmentally sensitive lands. Merkel & Associates, Inc., generated a Biological Resource Letter Report (“Bio Report”), dated July 22, 2013, which identified that the project would result in potential impacts to adjacent Diegan Coastal Sage Scrub and migratory nesting bird species on site. Permit conditions have been added, per the Bio Report which would reduce the potential biological impacts to a level below significance under CEQA, ensure conformance to the City MSCP Subarea Plan, and the City of San Diego Biology Guidelines, as well as compliance with federal Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Code Sections 3503 and 3513. Based on the conditions added to the permit, and the design of the WCF, the project will not adversely impact adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

Permit conditions have been added, per the Bio Report prepared by Merkel & Associates, Inc., dated July 22, 2013, which would ensure conformance to the City's MSCP Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

This project is not located adjacent to a public beach and therefore will not contribute to the erosion of public beaches or adversely impact the local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Permit conditions have been added, per the Bio Report prepared by Merkel & Associates, Inc., dated July 22, 2013, which have been calculated to alleviate negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1239989, CONDITIONAL USE PERMIT NO. 941673, and SITE DEVELOPMENT PERMIT NO. 1239990 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1239989, 941673, and 1239990, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: February 27, 2014

Internal Order No. 24002343

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002343

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1239989
CONDITIONAL USE PERMIT NO. 941673
SITE DEVELOPMENT PERMIT NO. 1239990
VERIZON – REDWOOD (UNIVERSITY & COLLEGE)
PROJECT NO. 264571
PLANNING COMMISSION

This NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 1239989, CONDITIONAL USE PERMIT (CUP) NO. 941673, and SITE DEVELOPMENT PERMIT (SDP) NO. 1239990 are granted by the Planning Commission of the City of San Diego to THE CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0401, et seq., 126.0301, et seq., 126.0501, et. Seq., and 141.0420. The site is located at 6046 Hughes Street in the OR-1-1 zone of the Mid-City: Eastern Area community plan area. The project site is legally described as: All that portion of that certain parcel of land as granted in deed recorded in Book 4977, Page 500, in the Office of the Recorder for the County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 27, 2014, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas, with the following dimensions: 72.4" by 6.1" by 4.1" or 71.0" by 11.2" by 5.2" and one (1) 2' microwave dish antenna. Four panel antennas are mounted to the water tank, behind radio-frequency (RF) transparent screening and eight panel antennas, and the microwave dish antenna, are mounted behind RF transparent screening on the roof of the equipment building;

- b. Associated equipment, air conditioning units, and an emergency generator, located adjacent to the water tank. The equipment area, at 424 square feet, exceeds 250 square feet, and is permitted with the processing of this Neighborhood Development Permit;
- c. The water tank structure is for the primary purpose of providing water service, but may have the secondary purpose of accommodating the Permittee's Operations on the Premises.
- d. 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. This permit must be utilized by March 13, 2017.
2. This NDP, CUP, and SDP and corresponding use of this site shall expire on March 13, 2024. 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.
3. 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.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee 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.
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 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 0 cubic yards of material from the project site due to the flat grade at project location. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

17. The Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code §142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any construction permits for buildings, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

19. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

20. The Owner/Permittee shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the City of San Diego's Land Development Manual, Landscape Standards are prohibited.

PLANNING/DESIGN REQUIREMENTS:

21. Prior to construction activities, the proposed project impact areas (including the landscape area) shall be delineated by temporary fencing and/or silt fencing, wattling, and other barriers, as appropriate, to protect adjacent resources such as Diegan coastal sage scrub, from disturbance, erosion, and/or silt and debris. This shall be completed in the presence of a qualified biologist. This biologist shall be knowledgeable of upland biology and ecology.

22. During landscape installation, a monitoring biologist is required to be onsite to ensure compliance with all avoidance measures including the protection of adjacent sensitive habitats.

23. If construction of the proposed project would occur during the migratory bird breeding seasons (generally defined as January 15 to September 15), a preconstruction survey for active migratory bird nests shall be conducted to determine if any active bird nests are present within the project impact areas. If an active migratory bird nest were found, then all construction activities undertaken for the project shall comply with regulatory requirements of the federal MBTA and California Fish and Game Codes §3503 and §3513.

24. 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.

25. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

26. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

27. 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.

28. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
29. No overhead cabling is allowed for this project.
30. Antennas and associated mounting apparatus shall not extend beyond the RF-transparent screening.
31. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
32. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
33. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
34. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
35. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- 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.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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

ATTACHMENT 6

the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on February 27, 2014 by Resolution No. PC-XXXX.

DRAFT

Permit Type/PTS Approval No.: NDP/1239989
CUP/941673
SDP/1239990
Date of Approval: 2/27/2014

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
§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.**

CITY OF SAN DIEGO
Owner

By _____
SCOTT CHADWICK
CHIEF OPERATING OFFICER

VERIZON WIRELESS
Permittee

By _____
JILL FLYN
MANAGER – REAL ESTATE
WEST AREA NETWORK
PLANNING

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



THE CITY OF SAN DIEGO

Date of Notice: September 10, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002343

PROJECT NAME/NUMBER: Verizon Redwood/264571

COMMUNITY PLAN AREA: Mid-City- Eastern Area Community Plan

COUNCIL DISTRICT: 4

LOCATION: 6046 Hughes Street, San Diego, CA 92114

PROJECT DESCRIPTION: The project is a Conditional Use Permit, Site Development Permit, and Neighborhood Development Permit for a Wireless Communication Facility (WCF) consisting of: an expansion of an existing antenna screen enclosure, the relocation of four antennas to within an existing equipment enclosure (also to be relocated outside of the setback), the replacement of four antennas on an existing water tank, and the removal and replacement of condensing units and an emergency generator. Equipment and antenna enclosures and CMU wall enclosures will all be repainted and textured a dark brown/olive to blend in with the surrounding site.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The proposed project is exempt from CEQA pursuant to Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a Wireless Communication Facility (WCF) consisting of: an expansion of an existing antenna screen enclosure, the relocation of four antennas to within an existing equipment enclosure (also to be relocated outside of the setback), the replacement of four antennas on an existing water tank, and the removal and replacement of condensing units and an emergency generator is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501
San Diego, California 92101
PHONE NUMBER: (619) 446-5349

On September 5, 2013, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (September 24, 2013). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

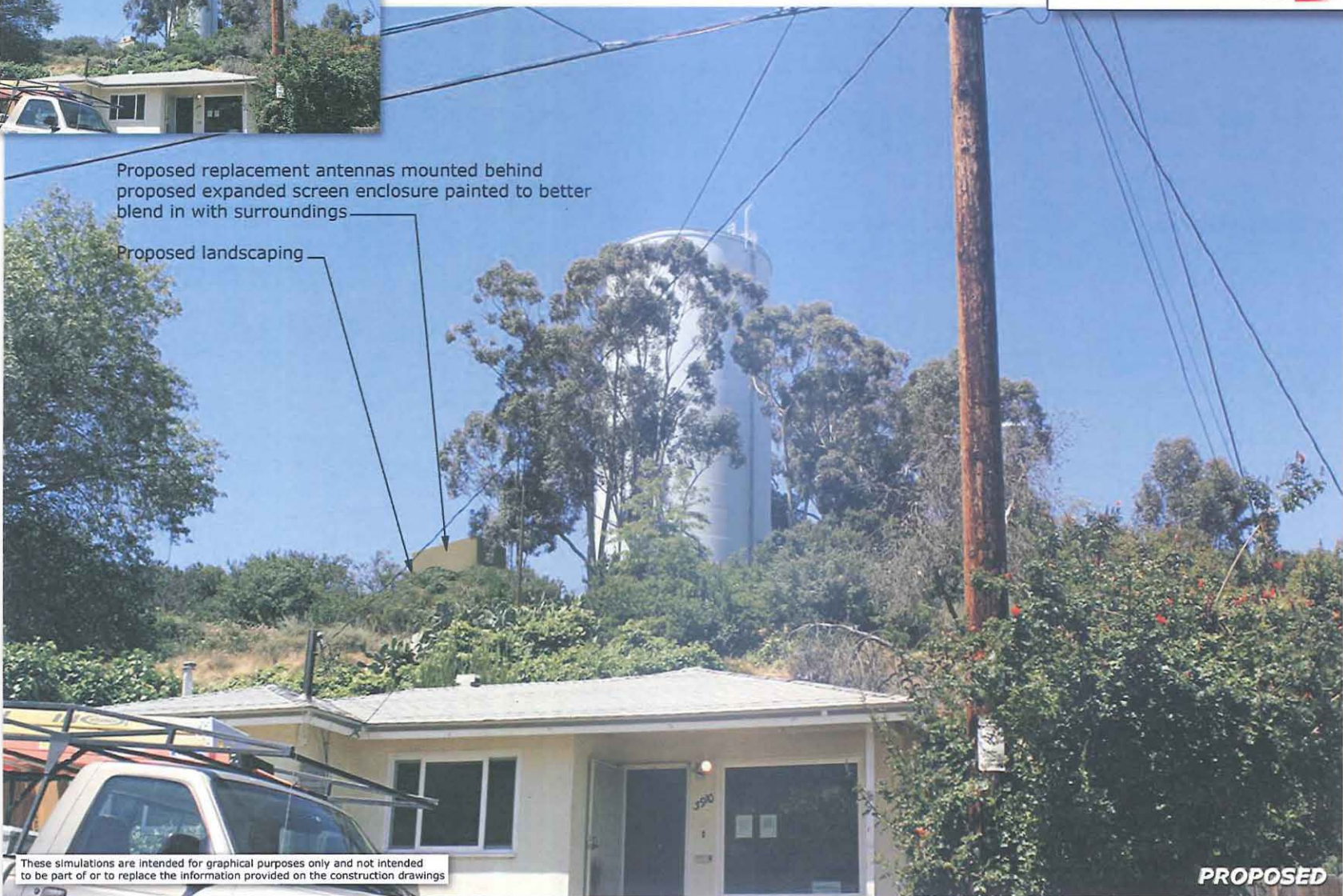
EXISTING

University & College
6020 Hughes St.
San Diego, CA
92115



Proposed replacement antennas mounted behind proposed expanded screen enclosure painted to better blend in with surroundings

Proposed landscaping



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site

6/21/2012

EXISTING



University & College
6020 Hughes St.
San Diego, CA
92115



Existing Verizon antennas mounted inside existing FRP box with proposed 2' extension



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site

6/21/2012

SITE JUSTIFICATION
Verizon Wireless
University & College

PROJECT DESCRIPTION

The project proposes to continue operation of an existing wireless communication facility located at 6020 Hughes Street, San Diego. The project as proposed modifies the previously approved design by removing the Sector A antennas mounted to the tank and relocating them to behind the existing screen enclosure atop the Verizon equipment shelter. Additionally the project calls for adding a 3rd sector at 145° (Sector B) which is also to be located atop the equipment shelter behind screening. The screening in this case will be expanded to the site of the shelter and increase in height from 6' to 8' in order to accommodate the necessary antennas and the existing MW dish. No changes are proposed to Sector C which will remain tank mounted as shown on the Site Plan. The associated equipment cabinets necessary to operate the facility will be located inside the existing equipment building.

The property is located on a City owned parcel which houses the Redwood Standpipe. There is an elementary school to the south, multi-family residential to the west, and vacant land to the north and east.

SITE DESIGN

In connection with Real Estate Assets and Planning Staff, Verizon is proposing these modifications in order to better serve their customers in the future. By eliminating a tank mounted sector and placing it behind FRP screening, we feel we are reducing visual impacts which also allow us to expand the site and add a 3rd sector unseen.

PREFERENCE 2 LOCATION

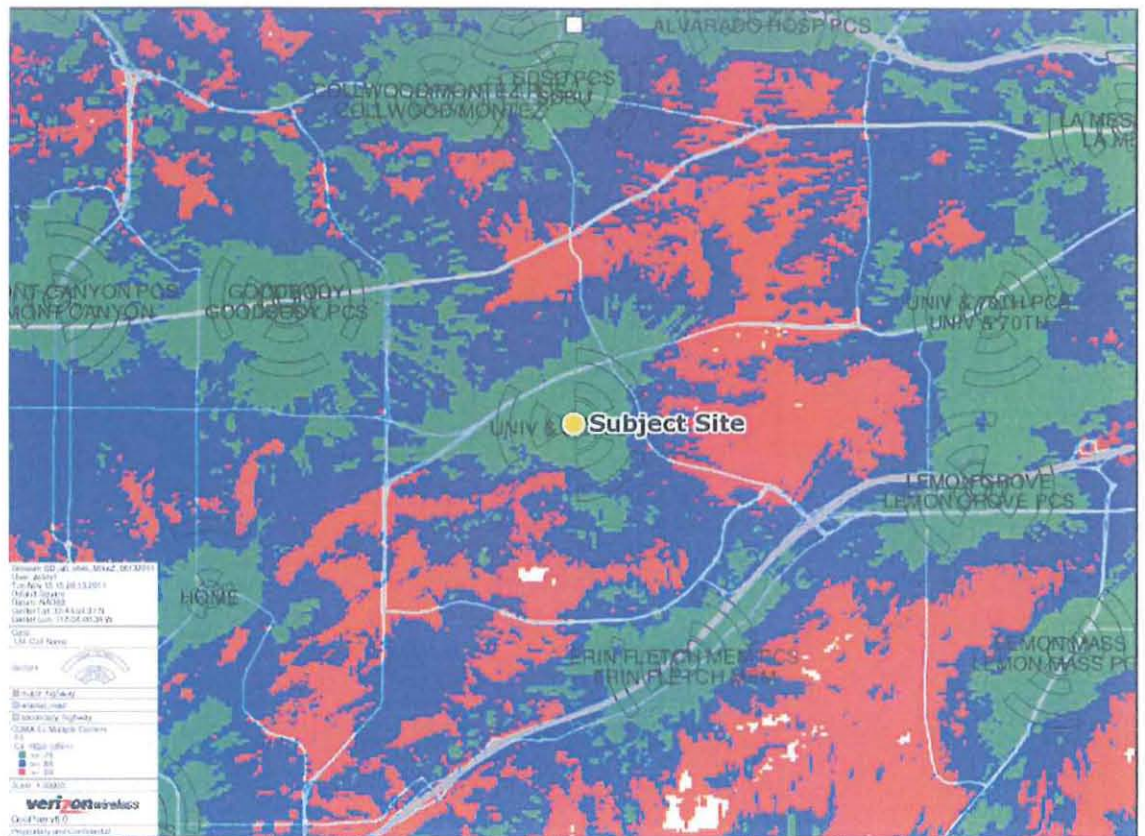
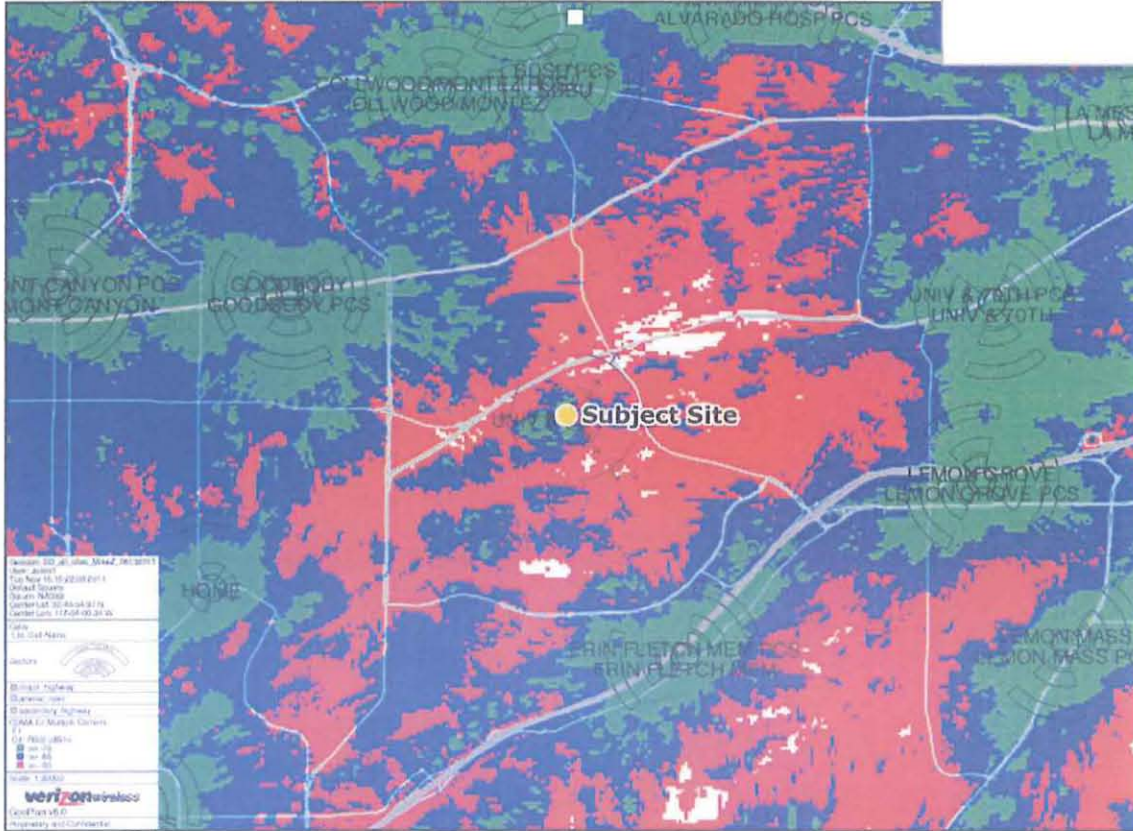
The proposed facility is located on a property that is residentially zoned however no residential use exists on the site. While the previously approved equipment shelter's footprint was in conformance with the development regulations at the time, the current development standard requires that sites be limited to 250 sf of equipment space. As a result this site now requires a Planned Development Permit, Process 4 because this existing shelter now exceeds that footprint requirement. We believe that the facility as designed is consistent with all relevant regulations, will be visually integrated with the existing site and results in an actual reduction in visual impacts by relocating 1 of the 2 visible sectors behind screening.

CO-LOCATION OF FACILITIES

There are currently 2 existing carriers on site, AT&T and Verizon.



Existing coverage



Coverage Levels:

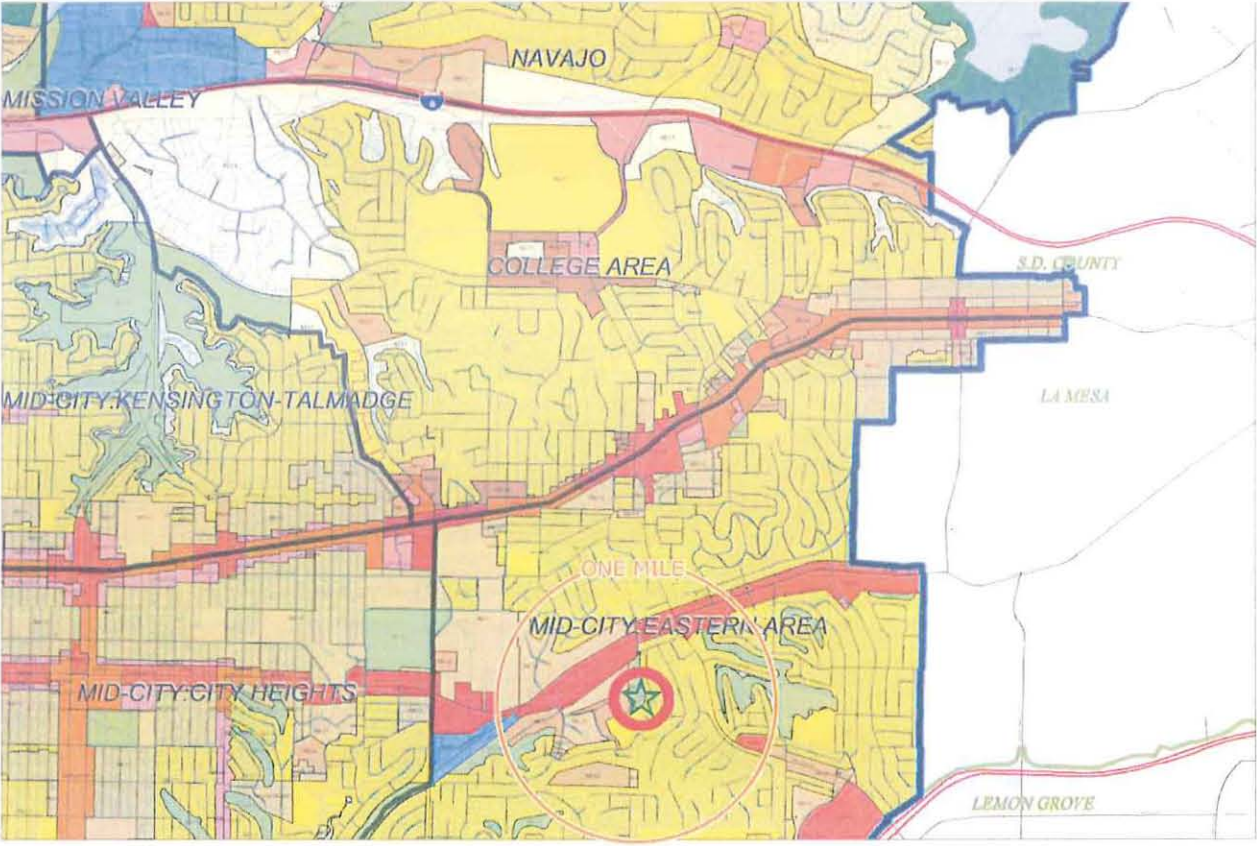
- Excellent
- Good/Variable
- Poor

University & College
 6020 Hughes St.
 San Diego, CA
 92115



- Legend**
-  Search Ring
 -  Selected Site
 -  Existing sites within 1 mile radius:
 - No existing sites within 1 mile
 -  Alternative Sites:
 - No alternative sites

- Legend**
- City of San Diego Boundary
 - Community Plan Areas
 - Parcel
 - AM-1
 - AM-2
 - CC-1
 - CC-2
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City of San Diego
 Development Services Department

GRID TILE: 20
 GRID SCALE: 800
 DATE: 6/10/2009 6:13:37 PM

11/16/2011



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

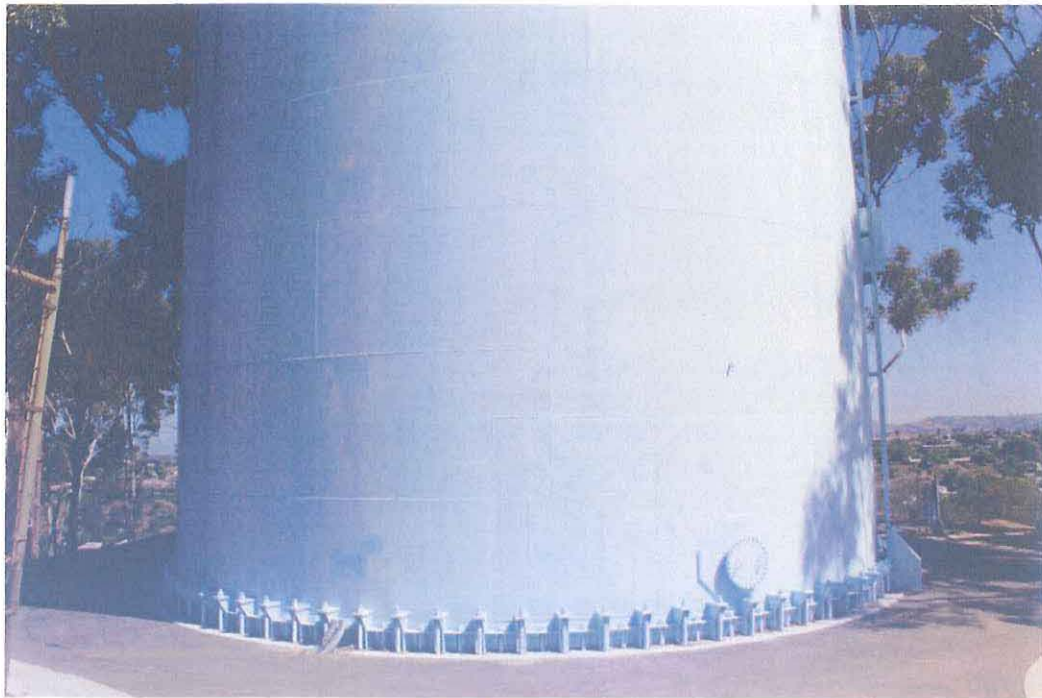
Verizon Wireless
"University and College"
6020 Hughes Street
San Diego, CA 92115

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

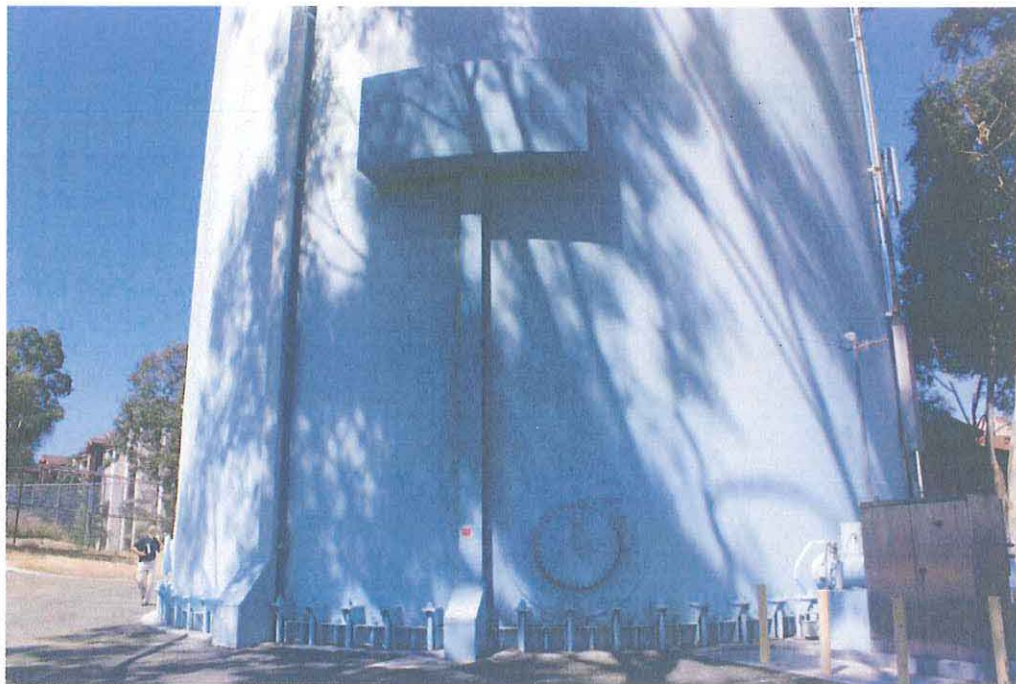
Prepared by:
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 223-1357

November 22, 2011



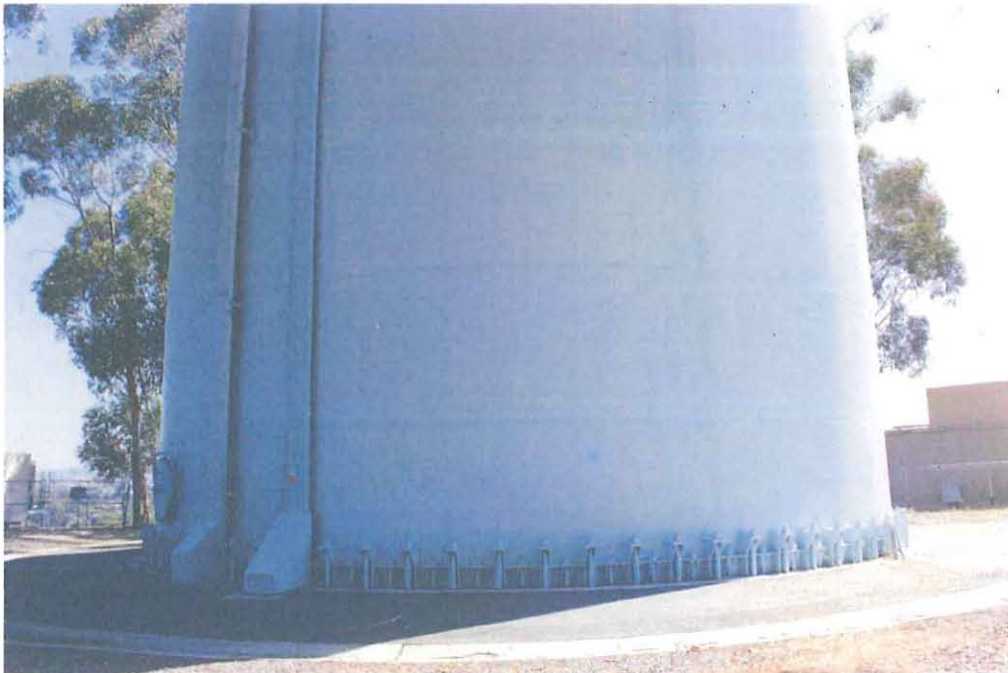
North Elevation



East Elevation



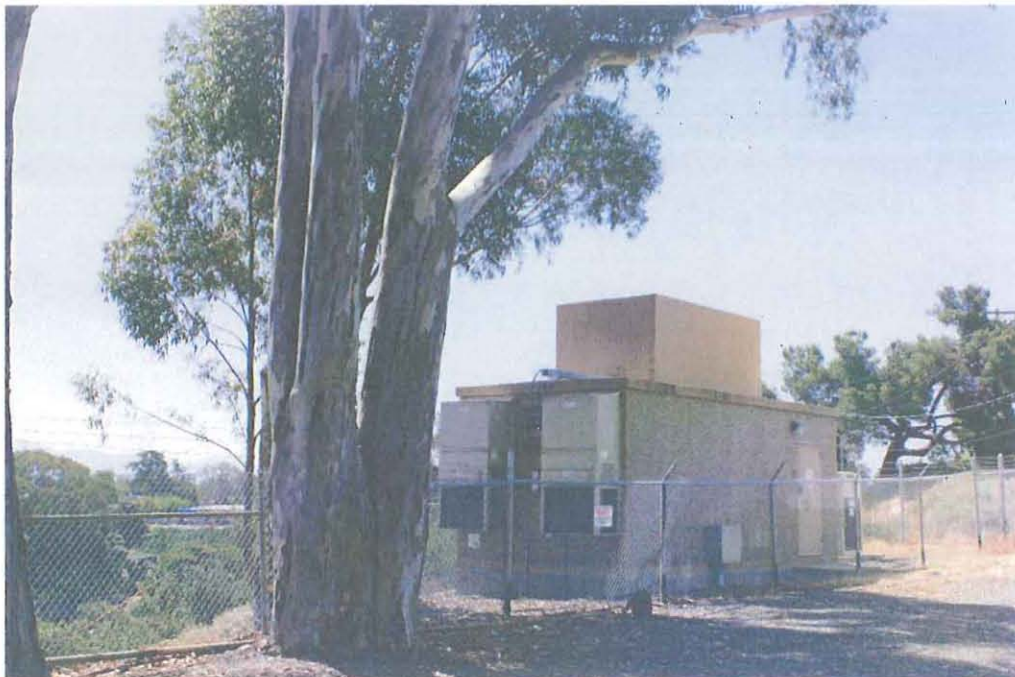
South Elevation



West Elevation



North View



East View



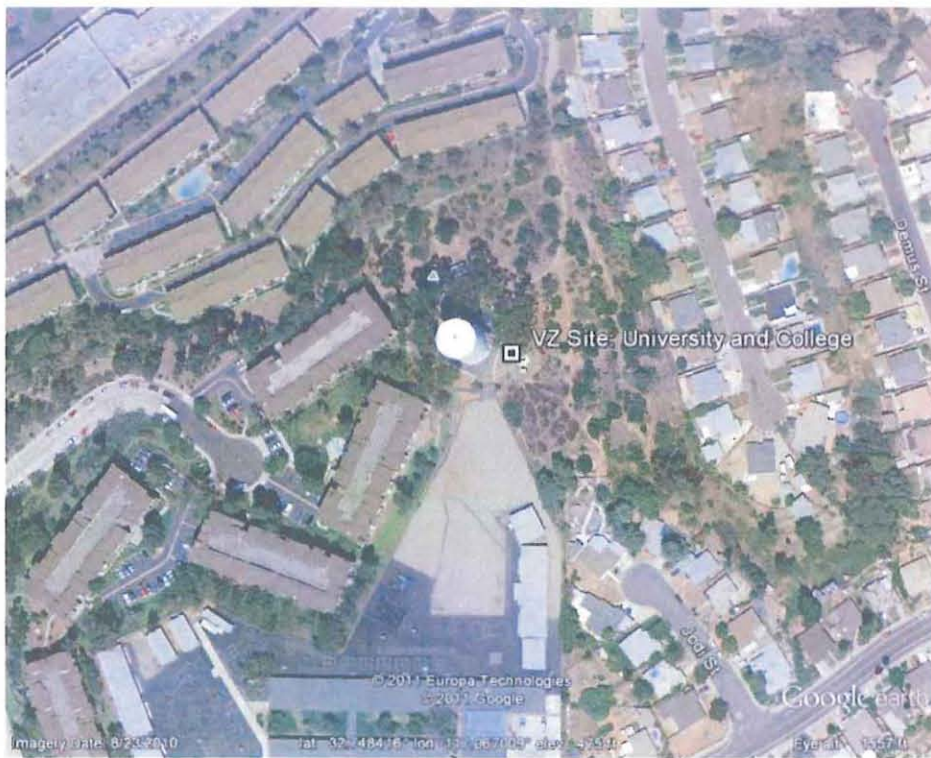
South View



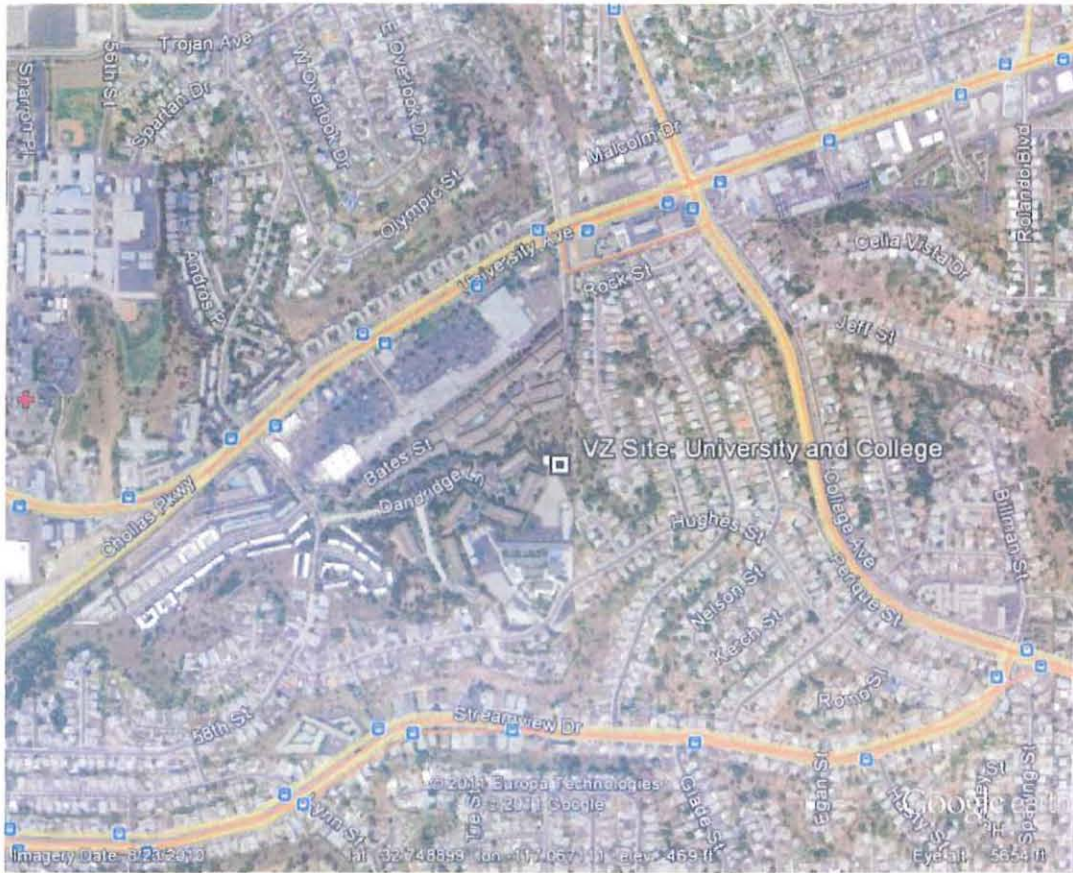
West View



View from Marron Street



Aerial View



Surrounding Aerial View



NOTE:
VERIZON WIRELESS TO OBTAIN ACCESS PERMIT FROM DARNEL SCHOOL PRIOR TO START CONSTRUCTION.

NOTE:
THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH THE MUNICIPAL CODE SECTION 142.0607. IN THE EVENT THAT ANY SUCH FACILITY LOSTS INTEGRITY THEN, THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND CITY ENGINEER.

NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

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.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2010 CALIFORNIA ADMINISTRATIVE CODE
2. 2010 CALIFORNIA BUILDING CODE
3. 2010 CALIFORNIA ELECTRIC CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

PROJECT TEAM

ENGINEER:
PDC CORPORATION
13225 DANIELSON ST., SUITE 200
POWAY, CA 92064
CONTACT: SOHAIL SHAH, PE
TEL: (858) 668-2828
FAX: (858) 668-2827
EMAIL: sohail@pdccorp.net

APPLICANT/LESSEE:
VERIZON WIRELESS
15505 SAND CANYON BLVD.
BUILDING "D"
IRVINE, CA 92618
CONTACT: ROGER HOUSTON
EMAIL: Roger.Houston@VerizonWireless.com

SITE ACQUISITION:
PLANCON INC.
302 STATE PLACE, 2ND FLOOR
ESCONDIDO, CA 92029
PHONE: (949) 290-9678
FAX: (760) 735-4913
CONTACT: CARVER CHIU
EMAIL: carver.chiu@planconinc.com

PLANNING:
PLANCON INC.
302 STATE PLACE
ESCONDIDO, CA 92029
CONTACT: KERRIGAN DIEHL
PHONE: (760) 587-3003
EMAIL: kerrigan.plancon@ebglobal.net



REDWOOD VILLAGE

6046 HUGHES STREET
SAN DIEGO, CA 92115

PROJECT DESCRIPTION

- VERIZON WIRELESS (V&W) IS PROPOSING THE FOLLOWING:
- EXPANDING EXISTING 6'-0" HIGH ANTENNA SCREEN ENCLOSURE TO 8'-0" HIGH ON TOP OF EXISTING VERIZON WIRELESS EQUIPMENT SHELTER (PAINT AND TEXTURE A DARK BROWN/OLIVE TO BLEND WITH SURROUNDS).
 - RELOCATE (4) EXISTING ANTENNAS MOUNTED ON (E) WATER TANK (SECTOR "A") TO BE MOUNTED WITHIN ANTENNA SCREEN ENCLOSURE. (1) EXISTING MICROWAVE AND (4) PROPOSED ANTENNAS ALSO WITHIN ANTENNA SCREEN ENCLOSURE (PAINT AND TEXTURE A DARK BROWN/OLIVE TO BLEND WITH SURROUNDS).
 - REPLACE (E) 4'-0" HIGH ANTENNAS WITHIN (E) 6'-0" HIGH FRP BOX MOUNTED ON EXISTING WATER TANK WITH PROPOSED 6'-0" HIGH ANTENNAS WITHIN PROPOSED 8'-0" HIGH FRP BOX, PAINT TO MATCH EXISTING WATER TANK (SECTOR "C").
 - REMOVE EXISTING CONDENSING UNITS AND REPLACE THEM WITH (2) CONDENSING UNITS MOUNTED BEHIND 4'-0" HIGH CMU WALL ENCLOSURE (PAINT AND TEXTURE A DARK BROWN/OLIVE TO BLEND WITH SURROUNDS).
 - REMOVE EXISTING PROPANE EMERGENCY GENERATOR AND REPLACE IT WITH A KOHLER 30KW DIESEL EMERGENCY GENERATOR MOUNTED BEHIND A 12'-0" x 11'-4" x 10'-0" CMU WALL ENCLOSURE (PAINT AND TEXTURE A DARK BROWN/OLIVE TO BLEND WITH SURROUNDS).

DRIVING DIRECTIONS

- FROM VERIZON WIRELESS OFFICE, IRVINE, CA
1. START OUT GOING SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY.
 2. MERGE ONTO I-405 S TOWARD SAN DIEGO.
 3. I-405 S BECOMES I-5 S.
 4. KEEP LEFT TO TAKE I-805 S.
 5. MERGE ONTO I-8 E VIA EXIT 17B TOWARD EL CENTRO.
 6. TAKE THE COLLEGE AVE SOUTH EXIT, EXIT 10, TOWARD ALVARADO ROAD.
 7. MERGE ONTO COLLEGE AVE.
 8. TURN RIGHT ONTO ROCK ST.
 9. TAKE THE 3RD LEFT ONTO GAYLE ST.
 10. TAKE THE 1ST RIGHT ONTO HUGHES ST.
 11. 6046 HUGHES ST IS ON THE RIGHT.

LOT INFORMATION

GROSS LOT AREA = 53,447 SQUARE FEET
ALLOWABLE LOT COVERAGE = 45% OF 53,447 = 24,051 SF
EXISTING LOT COVERAGE = 2,964 SF, O.K. (5% LOT COVERAGE)
PROPOSED LOT COVERAGE = 3,161 SF, O.K. (6% LOT COVERAGE)
INCREASED LOT COVERAGE = 197 SF

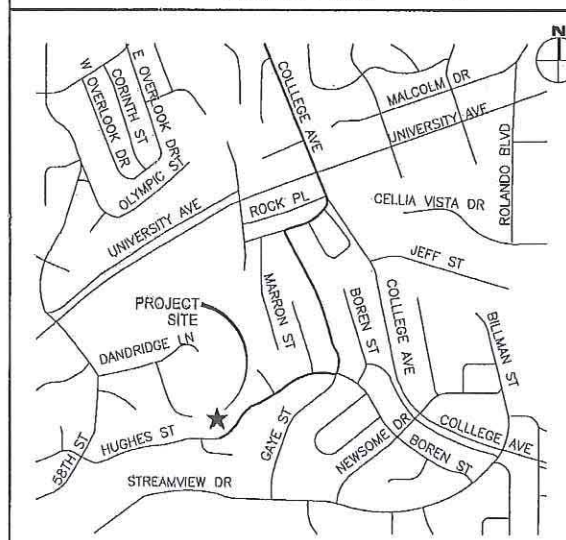
GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING:
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	5
T-2	BMP AGREEMENT	4
LS-1	TOPOGRAPHIC SURVEY	A
A-1	SITE PLAN	5
A-1.1	EXISTING BIOLOGICAL AREAS	5
A-2	ENLARGED SITE PLAN	4
A-3	EAST ELEVATION	5
A-4	SOUTH ELEVATION	5
A-5	NORTH ELEVATION	5
A-6	WEST ELEVATION	5
A-7	DETAILS	4
L-1	PLANTING PLAN	2

VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION:
ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND AS GRANTED IN DEED RECORDED IN BOOK 4977, PAGE 500 IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SITE ADDRESS: 6046 HUGHES STREET
SAN DIEGO, CA 92115

APN: 472-470-08-00

PROPERTY OWNER: CITY OF SAN DIEGO
1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CA 92101
CONTACT: CAROL YOUNG
PHONE: (619) 236-6081

CURRENT USE: CITY OF SAN DIEGO WATER FACILITY & MULTI-CARRIER TELECOM SITE

PROPOSED USE: SAME

LATITUDE: 32° 44' 54.8" N

LONGITUDE: 117° 04' 01.3" W

GROUND ELEVATION: 458.8 FT. AMSL

ZONING: A-72

JURISDICTION: CITY OF SAN DIEGO

EXISTING SITE AREA: ±288 SQFT. (VERIZON)

APPROVALS

LANDLORD: _____
CONSTRUCTION MANAGER: _____
RF ENGINEER: _____
SITE ACQUISITION MANAGER: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
PROGRAM REGIONAL MANAGER: _____
NETWORK OPERATIONS MANAGER: _____

APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

REDWOOD VILLAGE

6046 HUGHES STREET
SAN DIEGO, CA 92115

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	06/01/11	90% ZONING DRAWINGS	JCC
0	11/16/11	100% ZONING DRAWINGS	JCC
1	12/30/11	PLANCHECK COMMENTS	ES
2	04/10/12	ZD REVISIONS	WT
3	06/04/12	ZD REVISIONS	WT
4	11/21/12	CITY COMMENTS	JCC
5	07/29/13	CITY COMMENTS	RSV

CONSULTANT:

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST., SUITE 200
POWAY, CA 92064
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's

I, we the undersigned, as lessee of a portion of the property described as
6020 HUGHES STREET, SAN DIEGO, CA 92115

(Address or legal description)

understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

6020 HUGHES STREET, SAN DIEGO, CA 92115

I/We will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee JAMES KELLY Company Name VERIZON WIRELESS
(print name)

Lessee [Signature] Date 7/27/2010
(signature)

APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

REDWOOD
VILLAGE

6046 HUGHES STREET
SAN DIEGO, CA 92116

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	06/01/11	90% ZONING DRAWINGS	JCC
B	11/16/11	100% ZONING DRAWINGS	JCC
1	12/30/11	PLANCHECK COMMENTS	ES
2	04/10/12	ZD REVISIONS	WT
3	06/04/12	ZD REVISIONS	WT
4	11/21/12	CITY COMMENTS	JCC

CONSULTANT:

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 90264
TEL: (858) 668-2828
FAX: (858) 668-2827

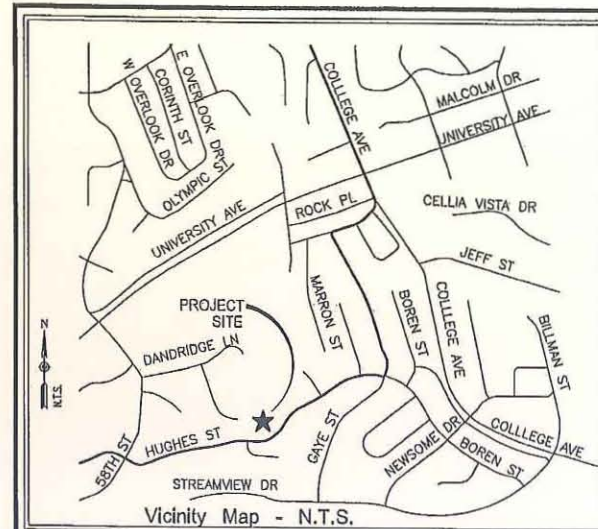
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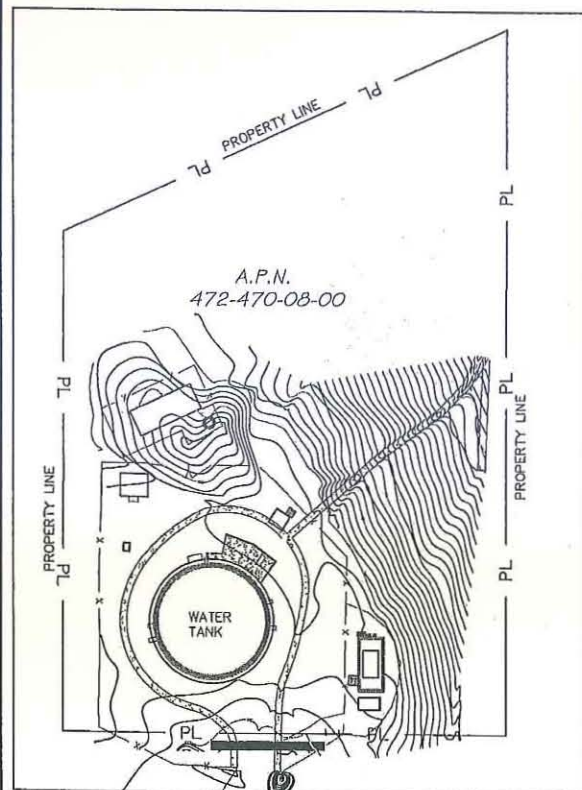
BMP AGREEMENT

SHEET NUMBER:

T-2



Overall Site plan
SCALE: 1"=40'



Symbols - Legend

FS FINISH SURFACE	ROW RIGHT-OF-WAY	PL PROPERTY LINE
NG NATURAL GROUND	PBX UTILITY PULLBOX	PL LOT LINE
FL FLOW LINE	GRND ELECTRIC GROUND	OR OLD RECORD MAPS LINE
LIP LIP OF CONCRETE	M METER	CL CENTER LINE
CB CATCH BASIN	V VALVE	EDP EDP
TC TOP OF CURB	V VAULT	CF CHAIN LINK FENCE
TW TOP OF WALL	FO FIBER OPTIC	WF WOOD FENCE
TOP TOP OF STRUCTURE	FM FOUND MONUMENT	IF IRON FENCE
OH OVERHANG	FH FIRE HYDRANT	EL ELECTRIC LINE
OHE OVERHEAD ELECTRIC CABLE	PP POWER POLE	OE OVERHEAD ELECTRIC LINE
RL RIDGE LINE	SL STANDARD LIGHT	TL TELCOM LINE
R ROOF ELEVATION	H HANDICAPPED	GL GAS LINE
BTM BOTTOM OF STRUCTURE	T TREE	WL WATER LINE
ARM ARM OF STRUCTURE	CT CONIFER TREE	SSL SANITARY SEWER LINE (SS)
HOLE HOLE	PT PALM TREE	SDL STORM DRAIN LINE (D) (SD)
ANT ANTENNA	C CONCRETE	FOL FIBER OPTIC CABLE LINE
POC POINT OF CONNECTION OR POINT OF COMMENCING		
POB POINT OF BEGINNING		
ELV ELEVATIONS FIRST LEVEL		
PED UTILITY PEDESTAL		
CAB UTILITY CABINET		

Assessor's Parcel No. 472-470-08-00

Surveyor Note: THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

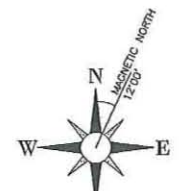
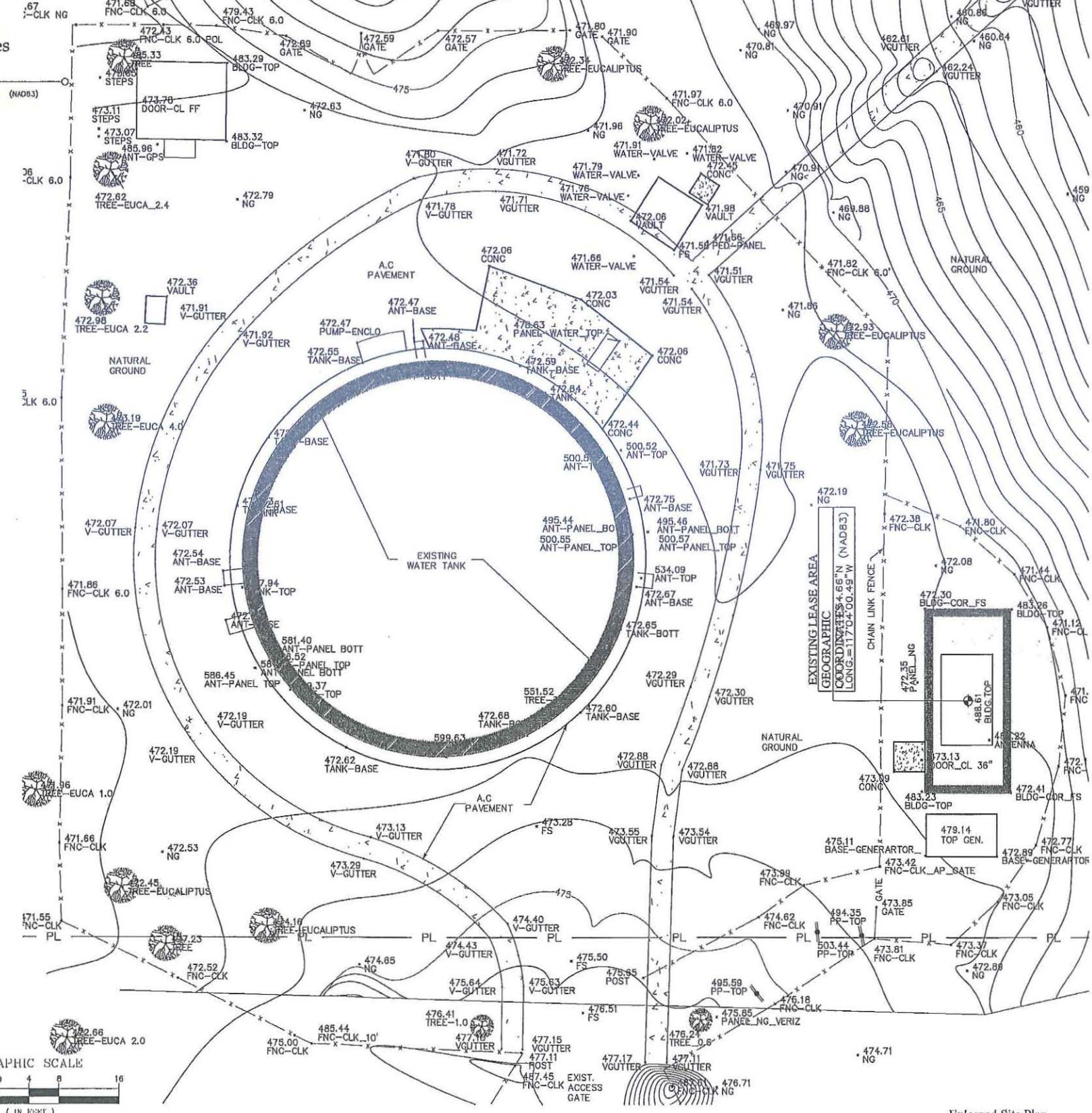
Benchmark: THE ELEVATIONS SHOWN HEREON ARE BASED UPON COUNTY OF SAN DIEGO, BENCHMARK No. DC1570, ELEVATION=351.00' (NGVD 88).

Date of Survey: APRIL 20, 2012

Basis of Bearings: THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

Legal Description: LOT 891 OF SCRIPPS RANCH UNIT NO.11, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED AS MAP NO. 8223 IN THE OFFICE OF THE RECORDER OF THE SAME COUNTY.

Geographic Coordinates Existing Lease Area: LAT: 32°44'54.80" N LONG: 117°04'00.49" W (NAD83)



APPLICANT:
verizonwireless
15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:
REDWOOD VILLAGE
6046 HUGHES STREET
SAN DIEGO, CA. 92116

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	03/23/12	PRELIM SUBMITTAL	FR

CONSULTANT:
R.F. FRANCISCO & Associates
Civil Engineering Surveying Land Development
22994 TIMBER RIDGE CT.
WILDOMAR, CA. 92595
Tel: (951) 973-8076
EMAIL: rff.associates@verizon.net

ENGINEER:
PDC CORPORATION
CP
13225 DANIELSON ST, SUITE 200
POWAY, CA 90264
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:
TOPOGRAPHIC SURVEY

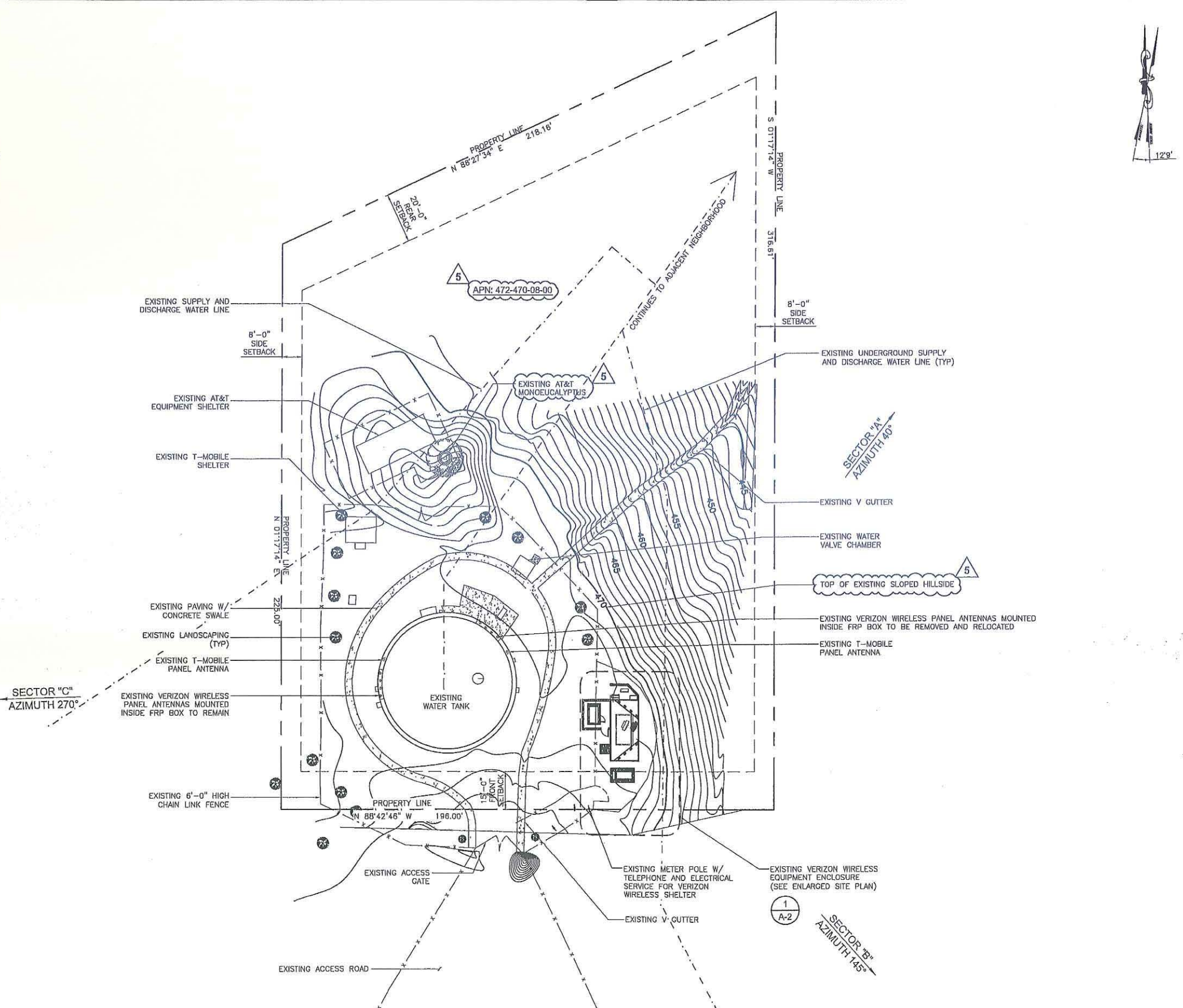
SHEET NUMBER:
LS-1
SHEET 1 OF 1

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTES:

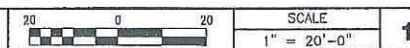
1. NO PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.



GRADING NOTE:
THE IMPORT/EXPORT QUANTITIES FOR THIS PROJECT IS ZERO DUE TO THE FLAT GRADE AT PROJECT LOCATION

ANTENNA NOTE:
ALL EXISTING VERIZON WIRELESS ANTENNAS TO BE REPLACED WITH 6'-0" PANEL ANTENNAS.

SITE PLAN



APPLICANT:

verizonwireless

15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

REDWOOD VILLAGE

6046 HUGHES STREET
SAN DIEGO, CA 92115

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	08/01/11	90% ZONING DRAWINGS	JCC
0	11/16/11	100% ZONING DRAWINGS	JCC
1	12/30/11	PLANCHECK COMMENTS	ES
2	04/10/12	ZD REVISIONS	WT
3	08/04/12	ZD REVISIONS	WT
4	11/21/12	CITY COMMENTS	JCC
5	07/29/13	CITY COMMENTS	RSV

CONSULTANT:

ENGINEER:

PDC CORPORATION

13225 DANIELSON ST, SUITE 200
POWAY, CA 90264
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

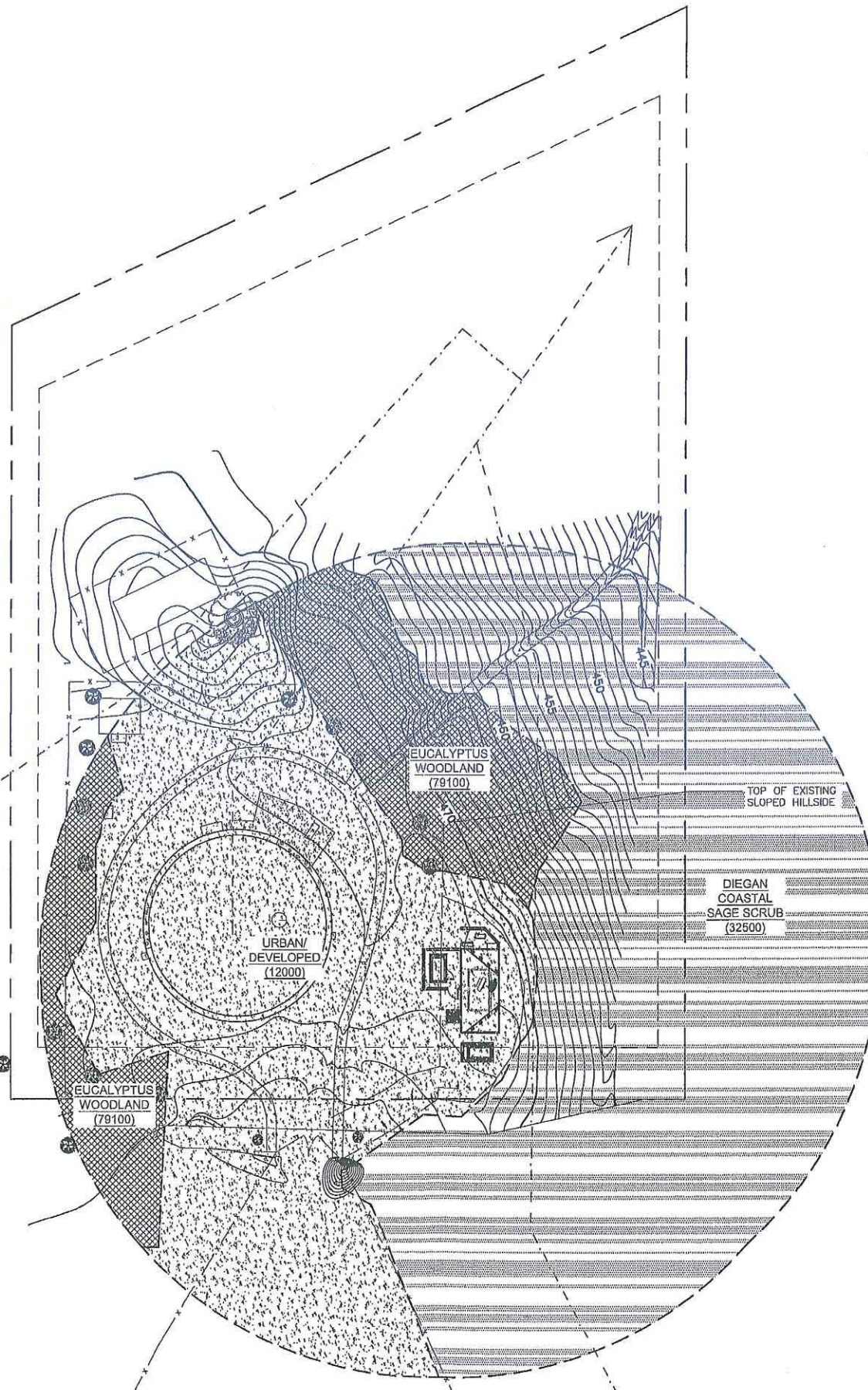
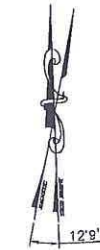
A-1

SCALE NOTE:

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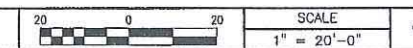
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VEGETATION COMMUNITIES (HOLLAND/OBERBAUER CODE)

[Horizontal Hatching]	DIEGAN COASTAL SAGE SCRUB (32500)
[Cross-hatching]	EUCALYPTUS WOODLAND (79100)
[Stippled]	URBAN/DEVELOPED (12000)



APPLICANT:

verizonwireless

15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

REDWOOD VILLAGE

6046 HUGHES STREET
SAN DIEGO, CA 92115

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	06/01/11	90% ZONING DRAWINGS	JCC
0	11/16/11	100% ZONING DRAWINGS	JCC
1	12/30/11	PLANCHECK COMMENTS	ES
2	04/10/12	ZD REVISIONS	WT
3	06/04/12	ZD REVISIONS	WT
4	11/21/12	CITY COMMENTS	JCC
5	07/29/13	CITY COMMENTS	RSV

CONSULTANT:

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 90264
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

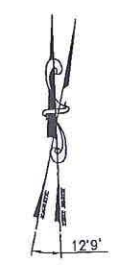
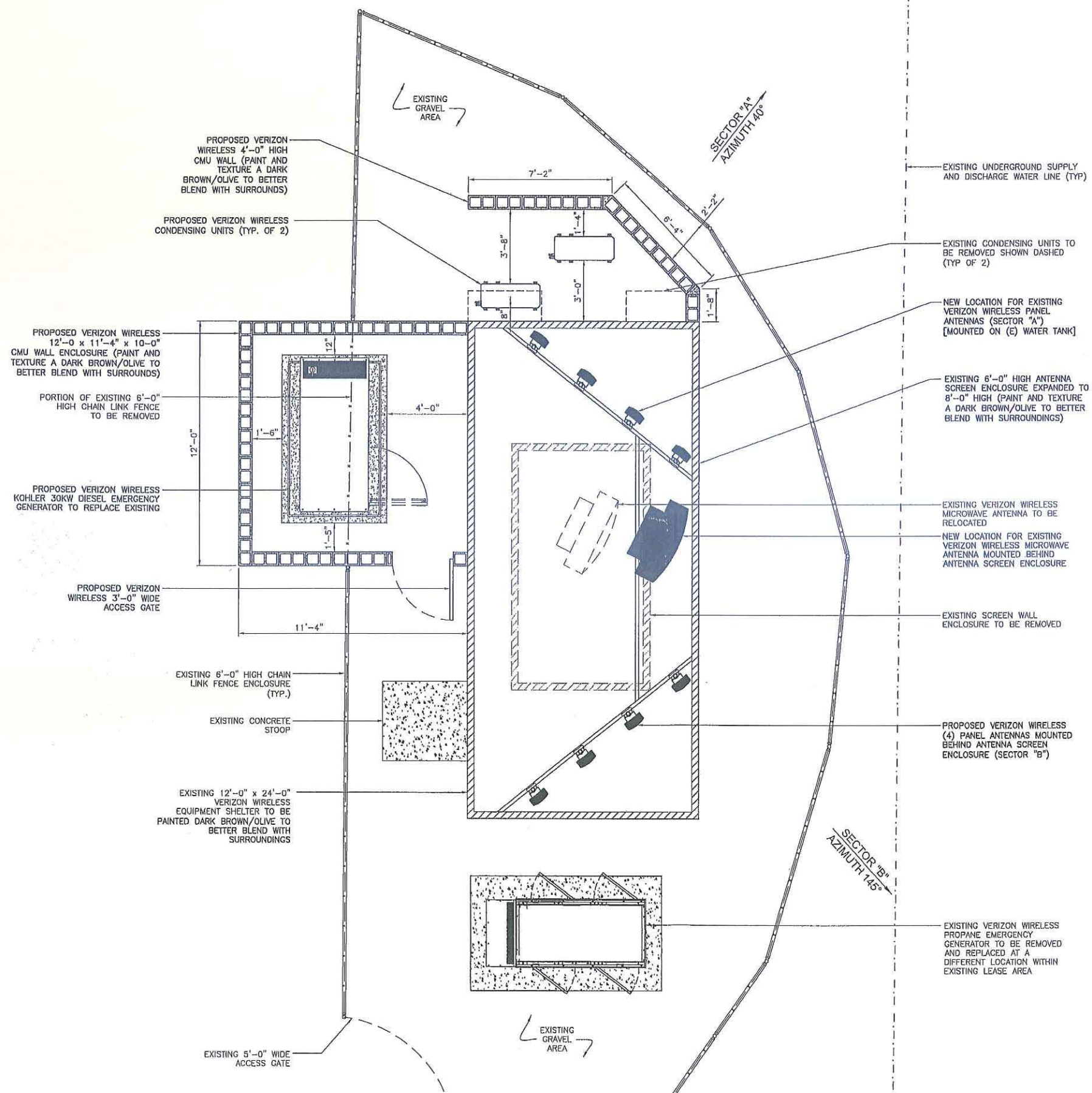
EXISTING BIOLOGICAL AREAS

SHEET NUMBER:

A-1.1

SCALE NOTE:

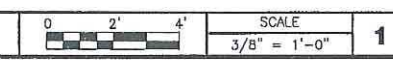
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



NOTE:

AFTER REMOVING THE EXISTING ANTENNAS ON THE TANK, CLEAN/SANDBLAST/PAINT THE TANK WALL SURFACE.

ENLARGED SITE PLAN



APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

REDWOOD VILLAGE

6046 HUGHES STREET
SAN DIEGO, CA 92115

REVISIONS:

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A	06/01/11	90% ZONING DRAWINGS	JCC
0	11/16/11	100% ZONING DRAWINGS	JCC
1	12/30/11	PLANCHHECK COMMENTS	ES
2	04/10/12	ZD REVISIONS	WT
3	08/04/12	ZD REVISIONS	WT
4	11/21/12	CITY COMMENTS	JCC

CONSULTANT:

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 90264
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

ENLARGED SITE PLAN

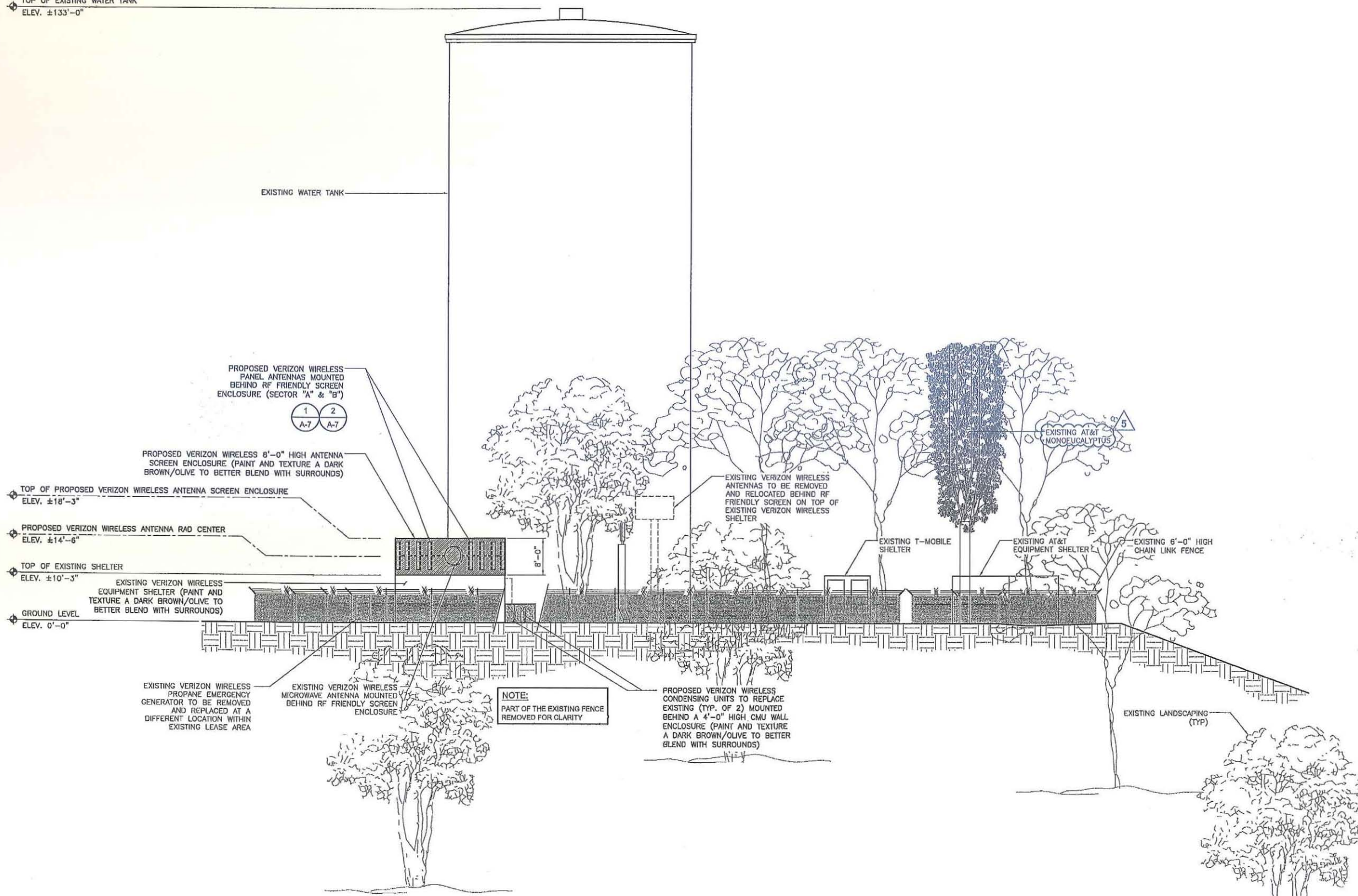
SHEET NUMBER:

A-2

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

TOP OF EXISTING WATER TANK
ELEV. ±133'-0"



EAST ELEVATION



APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

REDWOOD VILLAGE

6046 HUGHES STREET
SAN DIEGO, CA 92115

REVISIONS:

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4	11/21/12	CITY COMMENTS	JCC
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CONSULTANT:

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 90264
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

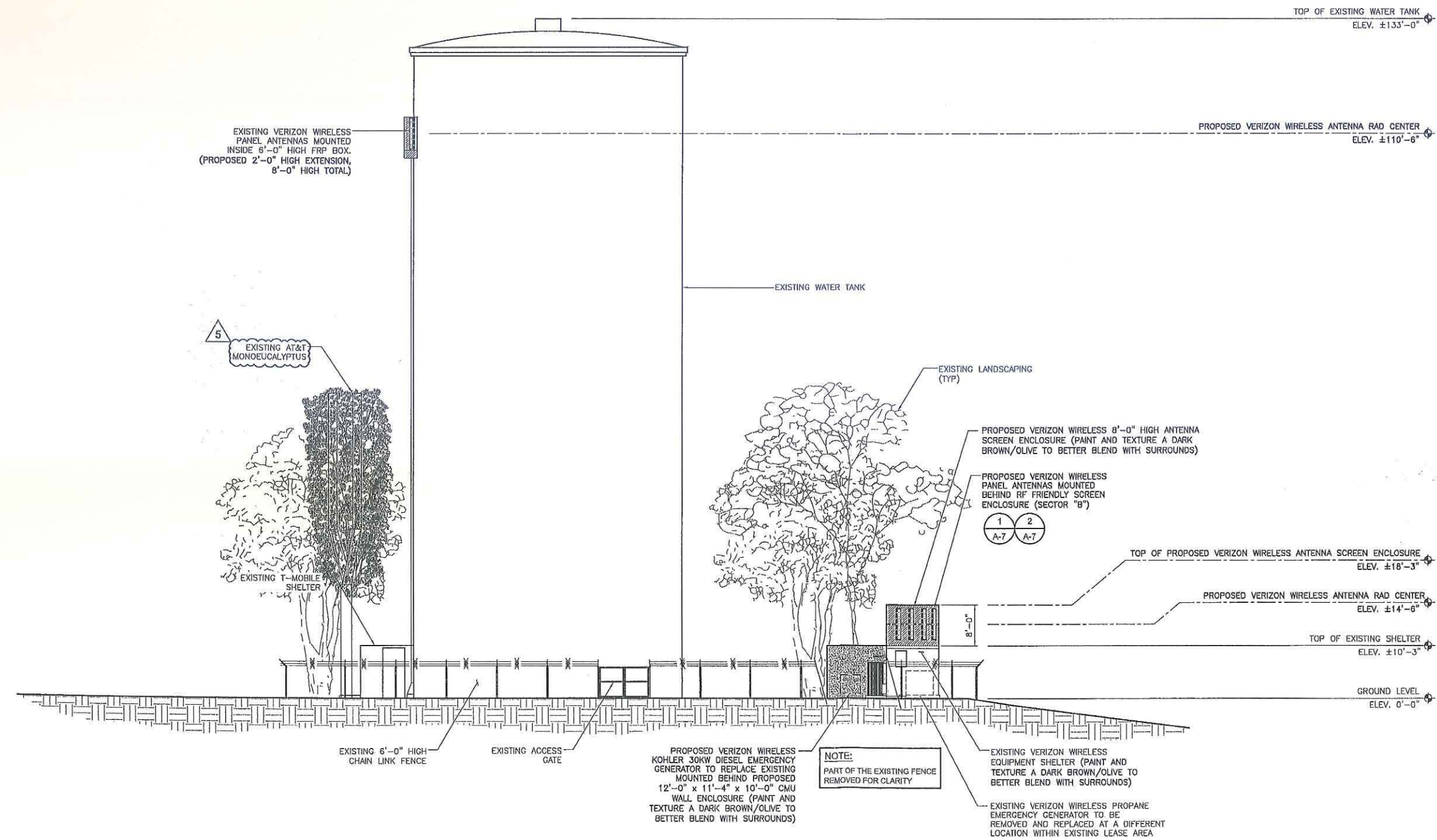
**EAST
ELEVATION**

SHEET NUMBER:

A-3

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



SOUTH ELEVATION

APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

REDWOOD VILLAGE

6046 HUGHES STREET
SAN DIEGO, CA 92115

REVISIONS:

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A	06/01/11	90% ZONING DRAWINGS	JCC
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3	06/04/12	ZD REVISIONS	WT
4	11/21/12	CITY COMMENTS	JCC
5	07/29/13	CITY COMMENTS	RSV

CONSULTANT:

ENGINEER:

PDO CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 90264
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

SOUTH ELEVATION

SHEET NUMBER:

A-4

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

TOP OF EXISTING WATER TANK
ELEV. ±133'-0"

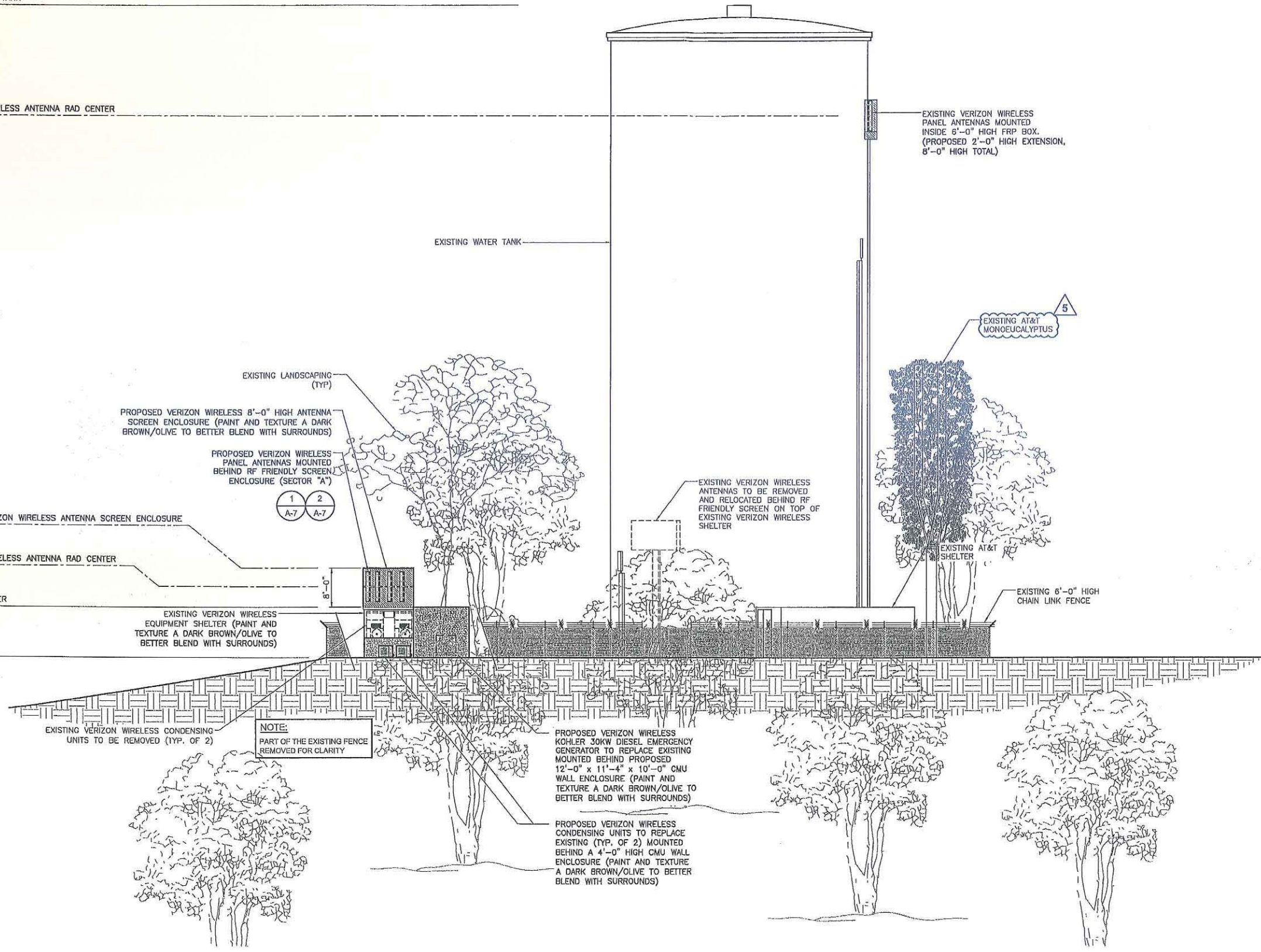
PROPOSED VERIZON WIRELESS ANTENNA RAD CENTER
ELEV. ±110'-6"

TOP OF PROPOSED VERIZON WIRELESS ANTENNA SCREEN ENCLOSURE
ELEV. ±18'-3"

PROPOSED VERIZON WIRELESS ANTENNA RAD CENTER
ELEV. ±14'-6"

TOP OF EXISTING SHELTER
ELEV. ±10'-3"

GROUND LEVEL
ELEV. 0'-0"



APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

REDWOOD VILLAGE

6048 HUGHES STREET
SAN DIEGO, CA 92115

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	06/01/11	90% ZONING DRAWINGS	JCC
0	11/16/11	100% ZONING DRAWINGS	JCC
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2	04/10/12	ZD REVISIONS	WT
3	06/04/12	ZD REVISIONS	WT
4	11/21/12	CITY COMMENTS	JCC
5	07/29/13	CITY COMMENTS	RSV

CONSULTANT:

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 90264
TEL: (858) 668-2828
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LICENSER:

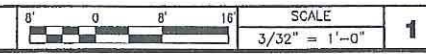
SHEET TITLE:

NORTH ELEVATION

SHEET NUMBER:

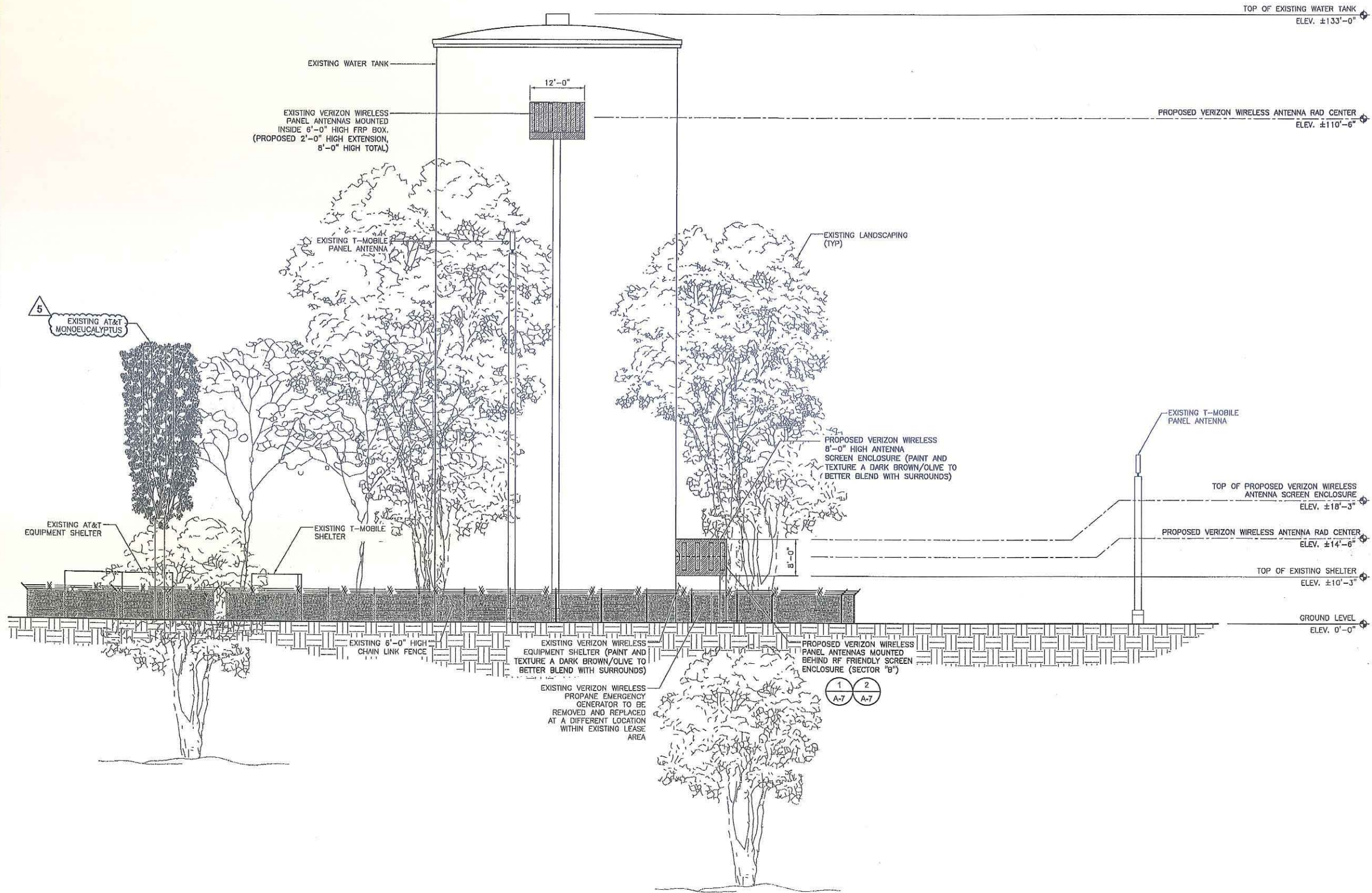
A-5

NORTH ELEVATION



SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

REDWOOD VILLAGE

6046 HUGHES STREET
SAN DIEGO, CA 92115

REVISIONS:

REV.	DATE	DESCRIPTION	BY
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0	11/16/11	100% ZONING DRAWINGS	JCC
1	12/30/11	PLANCHECK COMMENTS	ES
2	04/10/12	ZD REVISIONS	WT
3	06/04/12	ZD REVISIONS	WT
4	11/21/12	CITY COMMENTS	JCC
5	07/29/13	CITY COMMENTS	RSV

CONSULTANT:

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
POWAY, CA 90264
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

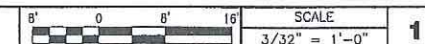
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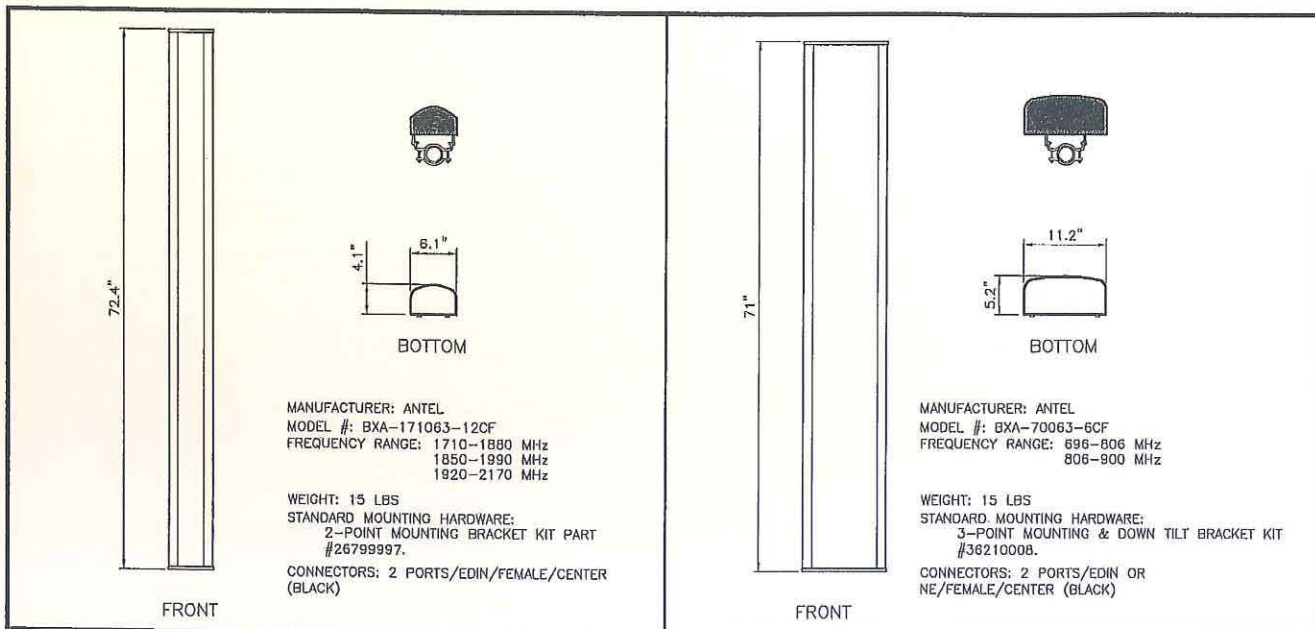
WEST ELEVATION

SHEET NUMBER:

A-6

WEST ELEVATION





MANUFACTURER: ANTEL
 MODEL #: BXA-171063-12CF
 FREQUENCY RANGE: 1710-1880 MHz
 1850-1990 MHz
 1920-2170 MHz
 WEIGHT: 15 LBS
 STANDARD MOUNTING HARDWARE:
 2-POINT MOUNTING BRACKET KIT PART
 #26799997.
 CONNECTORS: 2 PORTS/EDIN/FEMALE/CENTER
 (BLACK)

MANUFACTURER: ANTEL
 MODEL #: BXA-70063-6CF
 FREQUENCY RANGE: 696-806 MHz
 806-900 MHz
 WEIGHT: 15 LBS
 STANDARD MOUNTING HARDWARE:
 3-POINT MOUNTING & DOWN TILT BRACKET KIT
 #36210008.
 CONNECTORS: 2 PORTS/EDIN OR
 NE/FEMALE/CENTER (BLACK)

ANTENNA DETAIL (BXA-171063-12CF) 1

ANTENNA DETAIL (BXA-70063-6CF) 2



MW KEY MAP
 2' MW Dish @ 115° to San Miguel.



Verizon Wireless
 "University and College"
 6020 Hughes Street
 San Diego, CA

MW KEY MAP 3

APPLICANT:



15505 SAND CANYON AVE.
 BUILDING "D", FIRST FLOOR
 IRVINE, CA 92618

PROJECT INFORMATION:

REDWOOD VILLAGE

6046 HUGHES STREET
 SAN DIEGO, CA 92115

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	06/01/11	90% ZONING DRAWINGS	JCC
0	11/16/11	100% ZONING DRAWINGS	JCC
1	12/30/11	PLANCHECK COMMENTS	ES
2	04/10/12	ZD REVISIONS	WT
3	06/04/12	ZD REVISIONS	WT
4	11/21/12	CITY COMMENTS	JCC

CONSULTANT:

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST, SUITE 200
 POWAY, CA 90264
 TEL: (858) 668-2828
 FAX: (858) 668-2827

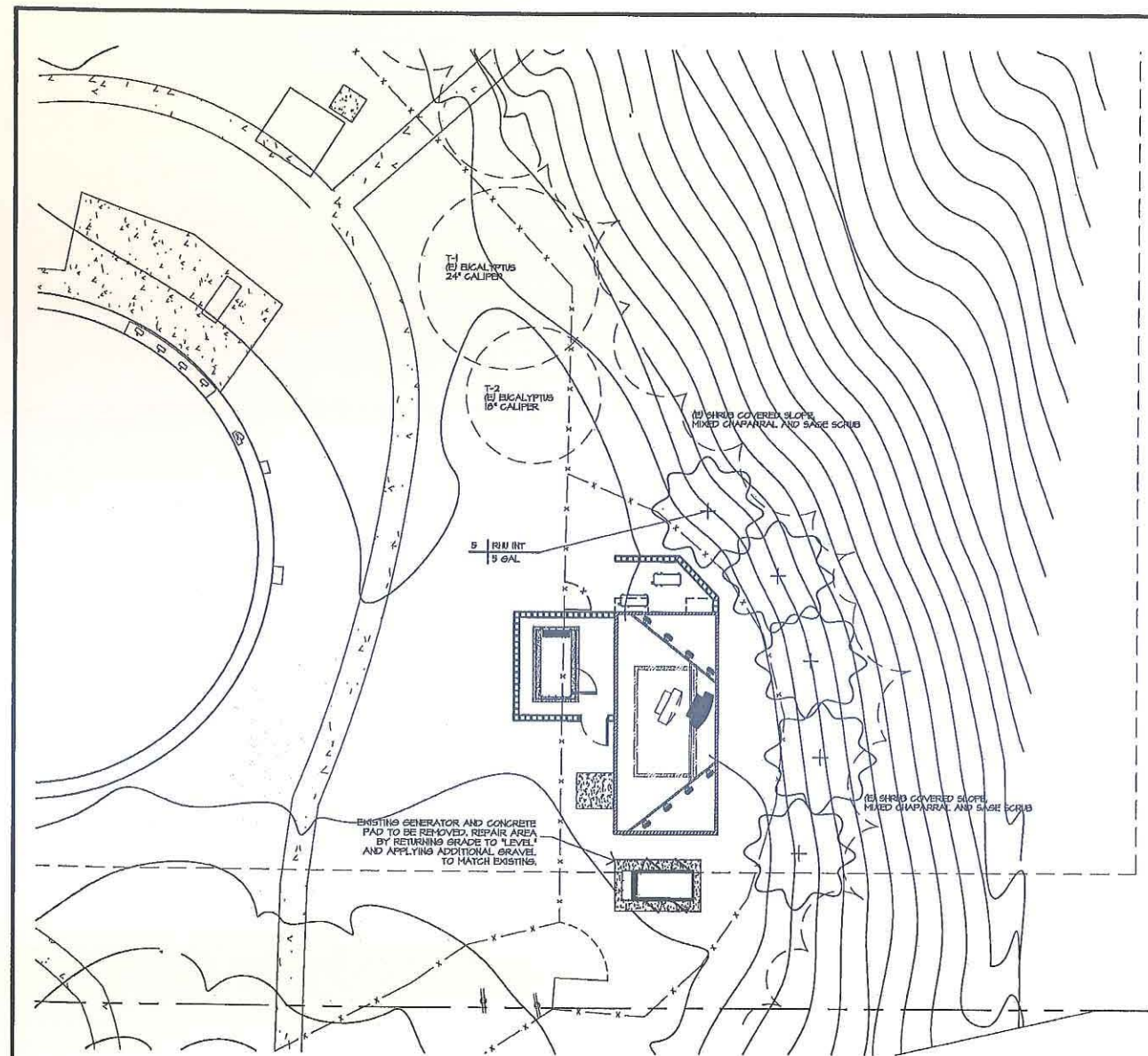
LICENSER:

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-7



PLANTING LEGEND

SHRUBS 100% - 5 GALLON SIZE

SYMBOL	SYMBOL/ABBREVIATION	COMMON NAME	SIZE	QTY.	SYMBOL	FORM	SCREEN	THOROUGHNESS
	RH INT	RHUS INTEGRIFOLIA LIMONADE BERRY	5 gal.	5	H	GLOBE	SCREEN	12' X 10'
	ARD MAR	ARECATUS UNEDO MARINA STRAWBERRY TREE				GLOBE	SCREEN	15' X 15'
	HET ARS	HETEROMELES ARBUTIFOLIA TOYON				GLOBE	SCREEN	12' X 15'

MULCH: PARTIALLY COMPOSTED ORGANIC MULCH, 2\"/>

MINIMUM TREE SEPARATION DISTANCE
 IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE
 TRAFFIC SIGNALS (STOP SIGN)-20 FEET
 UNDERGROUND UTILITY LINES-5 FEET (10' FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES- 10 FEET
 DRIVEWAY ENTRIES-10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)-25 FEET

NOTE:
 "ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS"

NOTE:
 "IRRIGATION: AN AUTOMATIC, ELECTRICALLY 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."

NOTE: IRRIGATION TYPE
 THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED LOW FLOW BUBBLER SYSTEM WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

MAINTENANCE:
 "ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY: PERMITTEE OR OWNER/PERMITTEE"

"THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."

NOTE:
 "IF ANY LANDSCAPE MATERIAL OR IRRIGATION SYSTEMS ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED AND REPAIRED IN-KIND"

EXISTING TREES

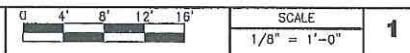
TR	SYMBOL/ABBREVIATION	COMMON NAME	SIZE	QTY.	SYMBOL	FORM	SCREEN	THOROUGHNESS
T-1	EUCALYPTUS GLADOGALYX SUGAR GUM		24\"/>					

SEE PLANTING PLAN FOR PROPOSED LANDSCAPING

NOTE:
 THE EXISTING TREES SHOWN ON THE PLAN AND LEGENDS ARE REPRESENTATIVE OF THE REST OF THE SITE. ALL THE EXISTING TREES ARE NATIVE EUCALYPTUS, OF SIMILAR SIZE.
 THE PROPOSED LANDSCAPE PLANTINGS WILL ATTAIN SUFFICIENT SIZE TO SCREEN THE ANTENNA SCREEN ENCLOSURE. THE ANTENNAE THEMSELVES ARE PERMANENTLY SCREENED BY AN 8' SCREEN ENCLOSURE. THE SHRUBS SELECTED ARE NATIVE TO THE EXISTING SAGE SCRUB PLANT COMMUNITY AND WILL ATTAIN SUFFICIENT HEIGHT TO SCREEN AND BLEND THE ENCLOSURE WITH THE EXISTING LANDSCAPE.

NOTE:
 THE IRRIGATION SYSTEM NECESSARY FOR THIS PLANTING PLAN SHALL BE TEMPORARY AND MUST BE REMOVED AFTER PLANTINGS ARE FULLY ESTABLISHED.

PLANTING PLAN



APPLICANT:

 15505 SAND CANYON AVE.
 BUILDING "D", FIRST FLOOR
 IRVINE, CA 92618

PROJECT INFORMATION:
REDWOOD VILLAGE
 8046 HUGHES STREET
 SAN DIEGO, CA 92115

REVISIONS:

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CONSULTANT:

 3838 Marston Drive, Dana Point, CA 92629 (949) 388-3388

ENGINEER:
 PDC CORPORATION

 13225 DANIELSON ST, SUITE 200
 POWAY, CA 90264
 TEL: (858) 688-2828
 FAX: (858) 688-2827

LICENSER:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L-1

EASTERN AREA COMMUNITY PLANNING COMMITTEE

Holy Spirit Catholic Church, Parish Hall – 2725 55th Street, San Diego, CA 92105

October 8, 2013 Meeting Minutes - Final

Chair Laura Riebau called the meeting call to order at 7:03 with a quorum of Denise Armijo, Mario Ingrassi, Lee Rittiner, Andy Huelskamp, Daniele Laman, Jonathan Cutler, Linda Godoy and herself. Earl Lemar arrived at 7:22. Anne Schoeller is out of town. Pam Swain has moved. Jolaine Harris requires a third meeting to be eligible to be voted back on the Board.

Communications from the Public/Board:

Jennifer Finnegan College Area Business District announced the BOO Parade on October 26th, road closures and no parking on El Cajon from 8:00 AM. No Carnival at Clay Park this year due to permit increase this year (City increased fee) but there are many other carnivals and only the one Parade.

She also discussed concerns of red curb on El Cajon and 71st where Terra Restaurant is located. Several accidents have occurred due to line of sight issues. City is reviewing line of sight requirements and Jennifer request the agenda item be tabled this month.

Vicky Burgess from City Planning Department passed out draft Facilities Financing Plan Update for 2014 and announced she will assist a subcommittee to review the documents for full Board recommendation and review.

Karen Collins with Rolandans for Quality Infill Development (RQUID) discussed the group's organization due to the Carmel Partners CentrePoint development and that a lawsuit was brought by the group against the City as of last Friday. The current development plan of Centrepoint will increase Rolando's population by 50%, will skew the community's demographics with low income student data and has no impact improvements at the same time it will create many adverse traffic, parking and noise impacts. RQUID is requesting a process 5 review as was to be required by previous applicants in its lawsuit against the City. The Developer has recycled or otherwise eliminated the CEQA review which would have covered updated traffic and other impact studies. Mario requested a letter be written from EACPC to Councilmember Marti Emerald expressing dissatisfaction with results of the review process. Lee thinks we should request an explanation of why this {CentrePoint} project was allowed to proceed as a process one review by the City.

Daniele announced the Halloween Carnival at Colina Del Sol Park.

Adoption of Agenda or Agenda Changes:

Motion made to approve agenda made by Daniele, second by Lee. Motion passes 8-0-1, Chair abstained.

Treasure's report: No change.

Council and Representative Reports:

District 4 - Tylisa Suseberry: No updates that are not covered in District 4 newsletter. Questions from Board: Earl asked about the District's progress on money received for storefront improvement program. Tylisa: The City has received the money for storefront façade improvement not only Myrtle Cole's area and briefly explained the matching funds program.

Earl requested a letter to Councilmember Cole and CalTrans requesting an environmental impact study be conducted. Vote by board to be postponed until letter is prepared with Earl's input and assistance.

District 9 - Chris Pearson – announced special election approaching for Mayor. Some hang-ups with overseas ballots getting to Military personnel and family members.

Satin Lounge Conditional Use Permit "CUP".

Stojan "Stoney" Mitich provided his review – College Area Rocks opened 2008. Current consumers 18+ Business has a 47 license for the sale of alcohol (Beer, Wine, Liquor). Restaurant is seeking conditional use permit to use business as a restaurant with entertainment, which is considered a nightclub. He already owns Charlie's Family restaurant in Escondido. He said he has been reaching out to the community of Rolando Park for a while and regularly attends their meetings. 50% of his "gross" receipts come from food sales. He brings food from his buffet restaurant business in Escondido to supply a free buffet to patrons with their paid admission. Officer Roman from SDPD reported that when all noise complaints have been responded to by SDPD, permits have been shown and were up to date. Code compliance has become involved due to adjacent garages which have since been shutdown and sold to new owner. SDPD has kept a close eye on the Satin Lounge and according to officer Roman has not had issues with the business. Noise complaints from last year were not found by SDPD to originate from the club. A motorcycle club is not associated with Satin Lounge and is located a block away. This club has also received many noise complaints and is currently working with Officer Roman. Lee Rittiner discussed some neighbors' complaints. Linda discussed parking and noise problems people she knows on Malcolm Street, across University Ave have told her about.

EACPC Development Subcommittee is to review the municipal code, Development Services Cycle reviews and provide a report and recommendation to the Board. (Subcommittee will meet first Tuesday of November subcommittee, EACPC will meet and vote next month.)

Establishment of this year's development subcommittee: Mario, Lee, Laura. Public is invited and meetings will be noticed.

El Cajon Blvd Traffic Signals. Edgar Monroy, City Traffic Engineer – Edgar gave overview of traffic signals in City. There is no official traffic department or a head of the traffic division. 62nd and El Cajon issue with traffic signals getting cleared up. Edgar requested Board's opinion on traffic light sequencing to allow vehicles to travel the boulevard at 35 miles an hour. Currently sequencing is not in play during off peak hours and lights are on an automatic cycle, triggered by a loop. 1/3 of city traffic signals do not properly loop. Cost is \$500 per loop repair. City still has \$100,000 in funding for repairs of signals. Contact Streets division for correction of relay loops. Field teams should be contacted when construction projects are noticed. Edgar will bring issues up within the office tomorrow and keep us posted on success. Edgar is available and will help with other streets.

Verizon Communication Facility Upgrade - 6064 Hughes Street, Redwood Village. Shelly Kilborn presented upgrade improvements for the Verizon Communication Facility at 6046 Hughes St. The site is the water tower which has served as a communications facility for several telecommunications providers. This Project includes replacement of antennas currently on the tower to be mounted on a screened wall enclosure separate from the water tower. Screened enclosure to increase in height from 6 feet to 8 feet. Wall to be painted to blend into landscape and emergency generator to be replaced with newer model. Motion to approve the Verizon Communication Facility improvement by Andy, seconded by Mario. Board Approved with vote of 7 -1 - 1. Daniele voted No, Chair abstained.

Ownership Disclosure Statement

As this property is owned by the City of San Diego, an Ownership Disclosure form is not collected.

Verizon Executives



Daniel S. Mead

President and CEO

[View Profile](#)



Marni Walden

Executive Vice President and Chief Operating Officer

[View Profile](#)



Holly Hess Groos

Senior Vice President and Chief Financial Officer

[View Profile](#)



Ken Dixon

Vice President and Chief Marketing Officer



Nicola Palmer

Vice President and Chief Technology Officer



Shankar Arumugavelu

Senior Vice President and Chief Information Officer

[View Profile](#)



M. Alan Gardner

Senior Vice President, Human Resources

[View Profile](#)



Steve Smith

Vice President, Business Development

[View Profile](#)



William B. Petersen

Vice President, General Counsel and Secretary

[View Profile](#)



Torod B. Neptune

Vice President, Corporate Communications

Project Chronology

Verizon – Redwood – Project No. 264571

Date	Action	Description	City Review Time	Applicant Response Time
7/27/2012	First Submittal	Project Deemed Complete		
9/11/2012	First Assessment Letter		46	
3/7/2013	Second Submittal			177
5/13/2013	Second Assessment Letter		67	
8/1/2013	Third Submittal			80
9/9/2013	Third Assessment Letter		39	
10/9/2013	Fourth Submittal			30
11/4/2013	All issues resolved		26	
2/27/2014	Public Hearing – Planning Commission		115	
TOTAL STAFF TIME			293	
TOTAL APPLICANT TIME				287
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	580 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 12, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: February 27, 2014
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: NEIGHBORHOOD DEVELOPMENT PERMIT (NDP),
 CONDITIONAL USE PERMIT (CUP), and SITE
 DEVELOPMENT PERMIT (SDP), PROCESS FOUR

PROJECT NUMBER: 264571
PROJECT NAME: VERIZON – REDWOOD (UNIVERSITY & COLLEGE)
APPLICANT: Jill Cleveland, PlanCom, Inc., agents representing Verizon
 Wireless

COMMUNITY PLAN AREA: Mid-City: Eastern Area
COUNCIL DISTRICT: District 4

CITY PROJECT MANAGER: Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

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 Wireless Communication Facility (WCF) consisting of antennas mounted on an existing water tank and on the roof of an equipment enclosure, behind radio-frequency transparent screening. Equipment associated with the antennas is located in a building, with an emergency generator. The project is located at 6046 Hughes Street, behind the Darnall Charter School.

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. Please do not e-mail appeals as they will not be accepted. 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 September 5, 2013 and the opportunity to appeal that determination ended September 24, 2013.

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 Number: 24002343

Revised 10-4-12 HMD