



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 7, 2026 REPORT NO. PC-26-001

HEARING DATE: January 15, 2026

SUBJECT: **TIME WARNER CABLE-MISSION CENTER COURT CABINET**
SITE DEVELOPMENT PERMIT (SDP) NO. 3344014 AND
PLANNED DEVELOPMENT PERMIT NO. 3388380 PROCESS
FOUR
CEQA EXEMPT SECTION 15303

PROJECT NUMBER: [PRJ-1132809](#)

OWNER/APPLICANT: City of San Diego/Time Warner Cable

SUMMARY

Issue: Should the Planning Commission approve the installation of one (1) new ground mounted communication cabinet in the City of San Diego PROW at 7860-1/3 Mission Center Court in the [EMX-2 zone](#) of the [Mission Valley Community Plan](#).

Staff Recommendation: Approve Site Development Permit (SDP) No. 3344014 and Planned Development Permit (PDP) No. 3388380.

Community Planning Group Recommendation: On September 3, 2025, the Mission Valley Planning Group voted 9-7-0 to recommend approval of the proposed project without conditions (Attachment 7). Concerns were expressed about the existing damaged sidewalk. Condition 12 addresses sidewalk repair.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 7, 2025, and the opportunity to appeal that determination ended July 21, 2025.

Fiscal Impact Statement: None.

Code Enforcement Impact: None.

BACKGROUND

The City's regulations incentivize using the smallest and least intrusive equipment when possible. The City encourages underground utility equipment, but there are challenges. While there are available technologies that can be undergrounded, there are durability and performance-related issues when undergrounding. The City's Utilities Undergrounding Program highlights the need for above-ground utility infrastructures noting that certain transformers, cable boxes, and pedestals are necessary for underground systems and cannot be placed underground for system reliability reasons. ∴ The City's regulations incentive using the smallest and least intrusive equipment for utility infrastructure and equipment when possible. For projects involving utility equipment that cannot be undergrounded, and exceeds 36-inches above the finished grade and 48-inches in diameter in accordance with Land Development Code (LDC) Section 129.0710(b)(6) a SDP is required pursuant to Section 126.0502(d)(6). The project proposes to install one new ground-mounted cabinet in the City of San Diego public right-of-way (PROW). The 52" tall cabinet will exceed the 36" height limit by 16 inches. Deviations to the San Diego Municipal Code (SDMC) may be processed through a Planned Development Permit (PDP) in accordance with SDMC Section 143.0410. The project site contains existing communication equipment. The site was selected because the height and bulk of the cabinet can be accommodated on the site. In addition, the site was selected for proximity to the existing power supply and because the site can be served by public utilities. No viable underground solutions are available, and other smaller equipment will be unable to accommodate the number of batteries the power supply is intended to serve. Therefore, Time Warner Cable submitted a SDP and PDP application to meet its intended coverage.

DISCUSSION

Project Description: Time Warner Cable is proposing to install one (1) new ground-mounted communication cabinet in the City of San Diego PROW at 7860-1/3 Mission Center Court in the EMX-2 zone of the Mission Valley Community Plan (Figure 1). The equipment cabinet measures 52 inches tall x 26 inches wide x 24 inches deep on a new 4-inch tall concrete pad and is proposed to be located in an existing public right of way. (Figure 1).

BEFORE	AFTER
	
Figure 1: Location of Cabinet	

The cabinet will contain a total of six new batteries capable of providing up to 72 hours of backup power. A conduit will connect batteries to the power supply. The backup power will help ensure the community can access landline and internet connections during power outages and other emergency events. If power is lost to the main cabinet, the backup cabinet will provide power, allowing users to access wired communications for up to 72 hours. This proposal is intended to provide reliable communication services to the surrounding residential uses. The cabinet size is the smallest capable of holding 6 batteries, cables, and future equipment.

After extensive evaluation and numerous attempts to comply with the size requirements established in SDMC Section 129.0710(b)(6), it became evident that reducing the height of the equipment cabinet was not feasible. The critical factor lies in the necessity to house sufficient batteries to ensure a 72-hour backup power supply. In the event of an emergency, particularly a fire, the larger equipment cabinet is a vital requirement. The increased size accommodates the essential backup power infrastructure, which will help avoid interruptions in communication for the surrounding community. During a fire emergency, reliable communication may prove to be the deciding safety factor. The larger cabinet provides the community with essential safety support. that the applicant explored every possible measure to use a smaller cabinet and ultimately it was deemed insufficient. The larger cabinet, as illustrated, is indispensable to meet the high safety standards required for the community during emergencies.

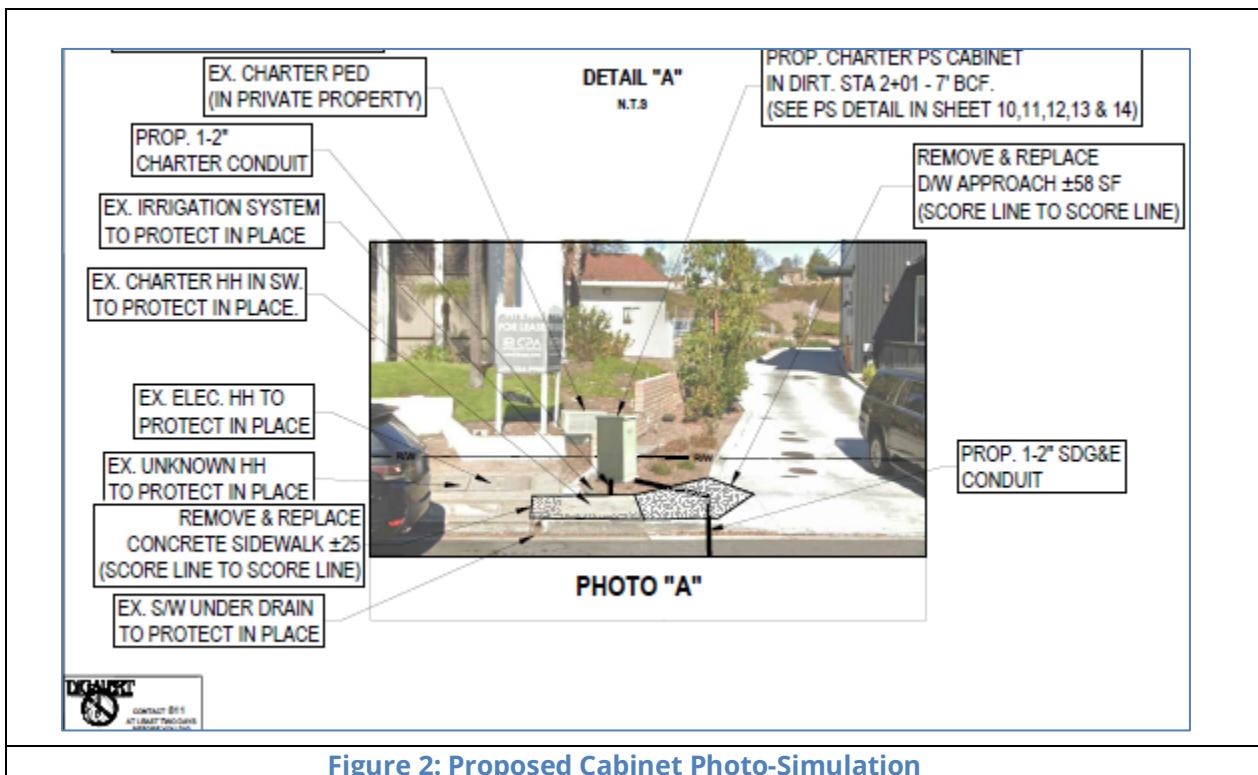
The requested deviation to allow the proposed utility cabinet to exceed the standard dimensional requirements is supported due to several site-specific and operational considerations. Operationally, the cabinet will not generate noise during normal use, and therefore will not create any nuisance conditions for nearby residents or businesses. The placement of the cabinet does not encroach into any required visibility triangles, ensuring that vehicular and pedestrian sightlines remain unobstructed. The facility also maintains an appropriate setback within the public right-of-way, consistent with applicable safety and accessibility standards. In addition, the cabinet will be painted to visually integrate with surrounding utility equipment, minimizing its overall visual impact on the streetscape. It has been determined the larger cabinet is also necessary to meet safety standards required for the community during emergencies, which also supports the deviation. Maintaining this extended backup capacity ensures reliable access to both internet and voice communication for first responders and community members when conventional power sources are unavailable.

Community Plan Analysis:

The Mission Valley Community Plan identifies the project site for mixed-use high-density residential development. If power is lost to the main cabinet, the backup cabinet will provide power, allowing users to access wired communications for up to 72 hours. This proposal is intended to provide reliable communication services to the surrounding residential uses. The cabinet size is the smallest capable of holding 6 batteries, cables, and future equipment. The batteries are securely locked in a waterproof utility cabinet for safety. Time Warner Cable is proposing to provide up to 72 hours of backup power in communities during power outages (Figure 2). For this project, Time Warner Cable is focused on providing backup service to the residential community.

The Mission Valley Community Plan designates the site as employment, mixed-use, high-density

residential, and is currently zoned in the EMX-2 zone. The Mission Valley Community Plan relies on the City's General Plan for Urban Design policies for utility systems within the PROW under UD-A.17.b. Under this policy, utility projects shall "Minimize the visual and functional impact of utility systems and equipment on streets, sidewalks, and the public realm." Additionally, policy UD-A.18.b states, "Design and locate public and private utility infrastructure, such as phone, cable and communications boxes, transformers, meters, fuel ports, back-flow preventors, ventilation grilles, grease interceptors, irrigation valves, and any similar elements, to be integrated into adjacent development and as inconspicuously as possible. To minimize obstructions, elements in the sidewalk and PROW should be in below-grade vaults or building recesses that do not encroach on the right-of-way (to the maximum extent permitted by codes)". The site was selected because the height and bulk of the cabinet can be accommodated on the site and can be served by public utilities (Figure 1). The cabinet meets the City's General Plan Policy for Urban Design UD-A.17 (b) and 18 (b) by placing the cabinet within the PROW to avoid impacting pedestrian access. The entire 4 foot 6 inch wide sidewalk will continue to be available after the installation of the cabinet. Additionally, the mixed-use zone use is common for utility equipment and integration is achieved by painting the equipment to match the nearby utility infrastructures. Condition of approval number 12 will also require that any portions of the sidewalk damaged by the installation of the proposed cabinet will be reconstructed per the current city sidewalk standards, maintaining the existing sidewalk scoring pattern (Figure 2). Based on the information above, the proposed development will not adversely affect the applicable land use plan.



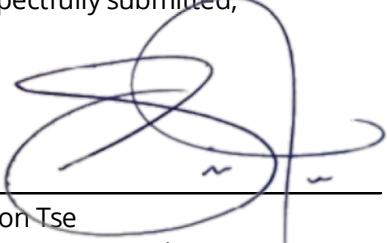
Conclusion:

The project complies with the San Diego Municipal Code Section 126.0502(d)(6) with the approval of a Site Development Permit and a Planned Development Permit under San Diego Municipal Code Section 143.0410 for the requested deviation. The project also complies with the goals of the Community Plan. City staff has prepared draft findings in the affirmative to approve the project and recommends approval of Site Development Permit.

ALTERNATIVES

1. Approve Site Development Permit No. 3344014 and Planned Development Permit No. 3388380 with modifications;
2. Deny Site Development Permit No. 3344014 and Planned Development Permit No. 3388380 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



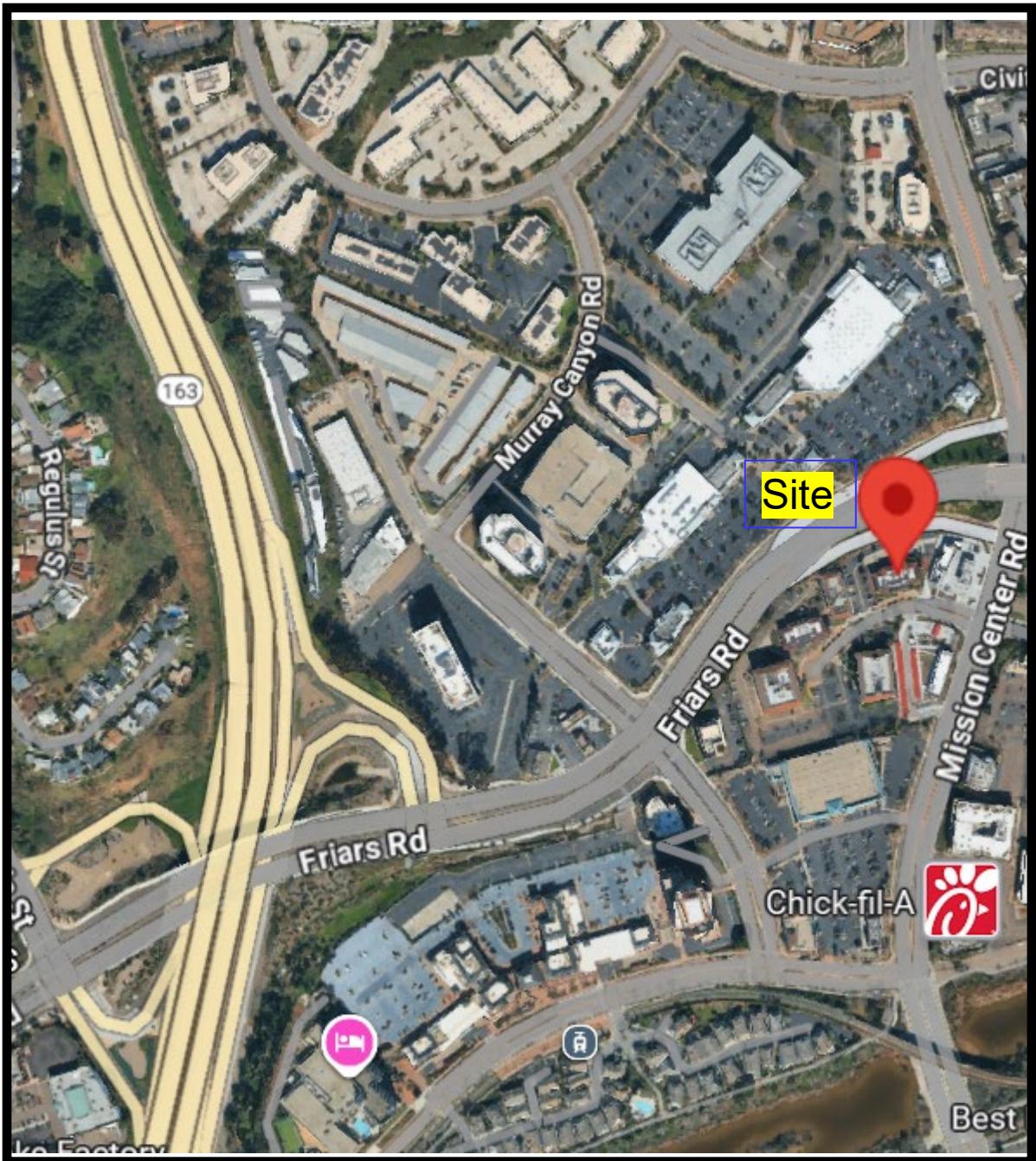
Simon Tse
Supervising Development Project Manager
Development Services Department



Karen Howard
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Permit with Conditions
4. Draft Permit Resolution with Findings
5. Environmental Exemption
6. Project Plans
7. CPG Recommendation



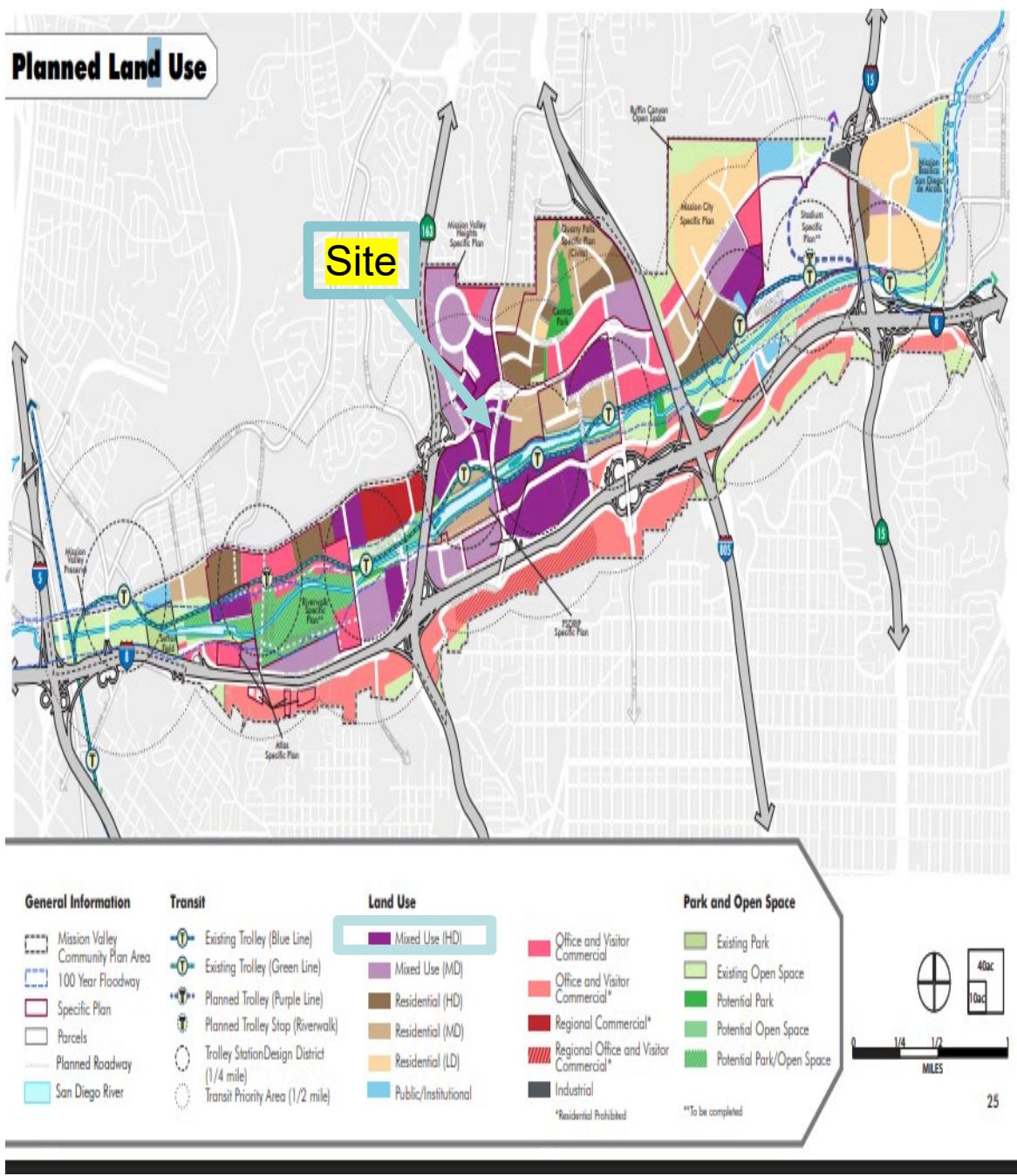
The City of

SAN
DIEGO

Aerial Photo

7860 1/3 Mission Ctr Ct Communications Cabinets
Project No. PRJ-1132809





Mission Valley Land Use Plan

7860 1/3 Mission Ctr Ct Communications Cabinets
Project No. PRJ-1132809



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 11003679 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 3344014
PLANNED DEVELOPMENT PERMIT NO. 3388380
TIME WARNER CABLE - MISSION CENTER COURT CABINET
PROJECT NO. 1132809 PLANNING COMMISSION

This Site Development Permit Number 3344014 and Planned Development Permit No. 3388380 is granted by the Planning Commission of the City of San Diego, pursuant to San Diego Municipal Code [SDMC] sections 126.0502(d)(6), 126.0505, 143.0410, 126.0605, and 131.0701. The site is located in the public right-of-way (PROW) at 8701-1/3 Mission Center Court in the EMX-2 zone of the Mission Valley Community Plan and Council District 3.

Subject to the terms and conditions set forth in this Permit, permission is granted to Time Warner Cables, Permittee to install one (1) new ground mounted cabinet described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 15, 2026, on file in the Development Services Department.

The project shall include:

- a. Install one (1) new communications cabinet within the City of San Diego's PROW, in the parkway, painted green to match nearby cabinets; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

This permit must be utilized by January 15, 2029.

2. 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 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.

3. 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.

4. 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 Permittee and any successor(s) in interest.

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

6. Issuance of this Permit by the City of San Diego does not authorize the 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.).

7. The Permittee shall secure all necessary right-of-way permits pursuant to SDMC 129.0701. The 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.

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

9. 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.

10. If any condition of this Permit, on a legal challenge by the 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 Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the

discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The 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:

12. Prior to the issuance of any Right of Way plans, the Permittee shall, by permit and bond, assure to reconstruct the damaged portions of the sidewalk with current City Standard Sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp adjacent to the site, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

13. Prior to the issuance of any Right of Way plans, the Permittee shall, by permit and bond, assure to reconstruct the damaged sidewalk underdrain, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

14. Prior to the issuance of any Right of Way plans, the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

15. The applicant assumes all liability and responsibility for the proposed improvements (cabinet and conduit), including maintenance.

LANDSCAPE REQUIREMENTS:

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed, the Permittee shall repair and/or replace in kind and equivalent size to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

17. If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the wireless communication facility, then replacement trees of a similar size shall be planted to the satisfaction of the City

Manager.

Telecommunication and Utility Department Requirements:

18. This permit shall expire on January 15, 2036 and a new permit for this use shall be required in accordance with the regulations at the time of submittal. A ten-year expiration date is deemed necessary to allow the City of San Diego to evaluate technology and design improvements including but not limited to future undergrounding opportunities and/or a reduction/removal of cabinet.

19. The equipment and all associated mounting apparatus shall integrate with the surrounding landscaping and painted green to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on January 15, 2026, and Resolution Number PC-26-001.

SITE DEVELOPMENT PERMIT NO. 3344014
PLANNED DEVELOPMENT PERMIT NO. 3388380
Date of Approval: January 15, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Howard
Development Project Manager

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

The undersigned 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.

TIME WARNER CABLES
Permittee

By _____
NAME
TITLE

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

**PLANNING COMMISSION
RESOLUTION NO. PC-26-001
SITE DEVELOPMENT PERMIT NO. 3344014
PLANNED DEVELOPMENT PERMIT NO. 3388380
TIME WARNER CABLE-MISSION CENTER COURT CABINET-PROJECT NO. 1132809**

WHEREAS, Time Warner Cable, Permittee, filed an application with the City of San Diego for a permit to install one (1) ground-mounted cabinet to provide backup power within the public right-of-way (PROW) (as described in and by reference to the attached approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 3344014 and Planned Development Permit No. 3388380);

WHEREAS, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the above project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Categorical Exemption: Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on January 15, 2026 the Planning Commission of the City of San Diego considered Site Development Permit No. 3344014 and Planned Development Permit No. 3388380 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 that it adopts the following findings with respect to Site Development Permit No. 3344014 and Planned Development Permit No. 3388380:

A. SITE DEVELOPMENT PERMIT [SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 126.0505]

1. Findings for all Site Development Permits:

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

Time Warner Cable is proposing to install one (1) new ground-mounted communication cabinet in the City of San Diego PROW at 7860-1/3 Mission Center Court in the EMX-2 zone of the Mission Valley Community Plan. The equipment cabinet measures 52-inch tall x 26-inch wide x 24-inch deep on a new 4-inch tall concrete pad and is proposed to be placed in an existing public right of way. The cabinet will contain a total of 6 new batteries capable of providing up to 72 hours of backup power. A conduit will connect batteries to the power supply. The backup power will help ensure the surrounding community can access landline and internet connections during power outages and other emergency events. The cabinet will be placed adjacent to the street within the right of way to avoid impacting sidewalk access, and the cabinet shall be painted green to match nearby above-ground utility boxes. The project site proposes landscaping to match existing conditions.

If power is lost to the main cabinet, the backup cabinet will supply power for wired communications for up to 72 hours. This project aims to ensure reliable communication services. The cabinet is compact yet holds batteries, cables, and future equipment. It has environmental controls and backup battery power. The batteries are securely locked in a waterproof utility cabinet.

The Mission Valley Community Plan designates the site as Mixed Use-High (145 dwelling units per acre) and is currently zoned EMX-2. The zone allows cabinets. The Mission Valley Community Plan relies on the City's General Plan for Urban Design policies for utility systems within the PROW under UD-A. 17(b). Under this policy, utilities projects shall "Minimize the visual and functional impact of utility systems and equipment on streets, sidewalks, and the public realm." Additionally, policy UD-A.18(b), all applications shall, "Design and locate public and private utility infrastructure, such as phone, cable and communications boxes, transformers, meters, fuel ports, back-flow preventors, ventilation grilles, grease interceptors, irrigation valves, and any similar elements, to be integrated into adjacent development and as inconspicuous as possible."

To minimize obstructions, elements in the sidewalk and PROW should be in below-grade vaults or building recesses that do not encroach on the right of way. If located in a setback, they should be as far from the sidewalk as possible, clustered, and integrated into the landscape design, and screened from public view with plant and/or fence-like elements. " The cabinet will be placed adjacent to the street within the right of way to avoid impacting sidewalk access, and the cabinet will be painted green to match nearby above-ground utility boxes. The site was selected because the height and bulk of the cabinet can be accommodated on the site. In addition, the site was selected for proximity to the existing power supply and because the site can be served by public utilities. No viable underground solutions are available, and other smaller equipment will be unable to accommodate the number of batteries the power supply is intended to house.

Therefore, Time Warner Cable submitted an application for a Site Development (SDP) permit to meet its intended coverage. The cabinet meets the City's General Plan Policy for Urban Design UD-A.18 (b) by placing the cabinet in the setback to avoid impacting pedestrian access. The entire sidewalk will continue to be available after the installation of the cabinet. This includes compliance with ADA access to ensure the path of travel will not be interrupted. Additionally, the residential zone use is common for utility equipment and integration is achieved by painting the equipment to match the nearby utility infrastructures. Based on the information above, the proposed development will not adversely affect the applicable land use plan.

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

The equipment cabinet measures 52-inch-tall x 26 inch wide x 24 inch deep on a new 4-inch tall concrete pad and placed within the PROW near other existing utility equipment. The cabinet will contain a total of 6 (six) batteries capable of providing up to 72 hours of backup power. A power supply will be within the cabinet. A conduit will connect batteries to the new power supply. The backup power ensures communities have access to landline and internet connections during power outages and other emergency events. The cabinet will be placed adjacent to the street within the right of way to avoid impacting sidewalk access, and the cabinet will be painted green to match nearby above-ground utility boxes. The Community Plan identifies this area for mixed-use development. This proposal is intended to provide reliable communication services to the surrounding residential uses in the event of a power outage. The batteries are securely locked in a waterproof utility cabinet for safety. The project requires a right-of-way permit because it is in the PROW, and pursuant to San Diego Municipal Code (SDMC) sections 129.0710 (a-c), it must comply with all engineering standards, which include elements of public health, safety, and welfare. The new equipment will be installed in the public right-of-way (PROW) without obstructing the pedestrian path. The full sidewalk width will be maintained after installation, ensuring compliance with ADA accessibility requirements for a continuous and accessible path of travel. Additionally, the mixed-use zone is common for utility equipment, and integration is achieved by painting the equipment to match the nearby utility infrastructures. Lastly, the proposed equipment is set back from the sidewalk appropriately. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Time Warner Cable Cabinet project includes the installation of one (1) new above-ground Alpha PN-4 power node system enclosure cabinet within the City of San Diego's PROW at 7860-1/3 Mission Center Court in the EMX-2 zone of the Mission Valley Community Plan. The cabinet will contain a total of 6 (six) batteries capable of providing up to 72 hours of backup power. A power supply will be within the cabinet. A conduit will connect batteries to the new power supply. The project site is near existing

communication equipment boxes. The City's regulations incentivize using the smallest and least intrusive equipment when possible. The City encourages undergrounding all utility equipment; however, there are certain challenges. While there are available technologies that can be undergrounded, there are durability and performance-related issues when undergrounding. The City's Utilities Undergrounding Program highlights the need for above-ground utility infrastructures noting that certain transformers, cable boxes, and pedestals are necessary for underground systems and cannot be placed underground for system reliability reasons. For projects involving utility equipment that cannot be undergrounded and exceeding 36-inches above the finished grade and 48-inches in diameter in accordance with Land Development Code (LDC), Section 129.0710(b)(6), an SDP is required pursuant to Section 126.0502(d)(6). The project proposes to install one new ground-mounted cabinet in the City of San Diego public right-of-way (PROW). The site was selected because the height and bulk of the cabinet can be accommodated on the site.

The project deviates from the size requirements in the LDC for above-ground equipment in the PROW. After extensive evaluation and numerous attempts to comply with LDC Section 129.0710(b)(6), it became evident that reducing the height of the equipment cabinet was simply not feasible. The critical factor lies in the necessity to house sufficient batteries to ensure a 72-hour backup power supply. In the event of an emergency, particularly a fire, the larger equipment cabinet is not merely a preference but a vital requirement. The increased size accommodates the essential backup power infrastructure, which will help avoid interruptions in communication for the surrounding community. During a fire emergency, reliable communication may prove to be the deciding safety factor. By ensuring that the larger cabinet is in place, essential safety support is provided to the community. It is imperative to understand that every possible measure to use a smaller cabinet has been thoroughly explored and ultimately deemed insufficient. The larger cabinet, as illustrated, is indispensable to meet the high safety standards required for the community during emergencies. Therefore, the deviation is acceptable and leads to a more desirable project than strict compliance with the Code. In addition, the site was selected for proximity to the existing power supply and because the site can be served by public utilities. No viable underground solutions are available, and other smaller equipment will be unable to accommodate the number of batteries the power supply is intended to serve. Therefore, Time Warner Cable submitted an SDP application to meet its intended coverage. The backup power ensures communities can access landline and internet connections during power outages. The cabinet will be placed adjacent to the street within the right of way to avoid impacting sidewalk access, and the cabinet shall be painted green to match nearby above-ground utility boxes.

The Mission Valley Community Plan identifies this area for Mixed-Use High-residential development. This proposal is intended to provide reliable communication services to the surrounding residential uses. The Mission Valley Community Plan designates the site as Mixed Use and is currently zoned EMX-2 zone. Additionally, the mixed use zone is common for utility equipment and integration is achieved by painting the equipment to match the nearby utility infrastructures. The Mission Valley Community Plan relies

on the City's General Plan for Urban Design policies for utility system within the PROW under UD-A.18. Under this policy, utilities projects shall "Minimize the visual and functional impact of utility systems and equipment on streets, sidewalks, and the public realm." Additionally, under subsection (b) of this policy, all application is to, "Design and locate public and private utility infrastructure, such as phone, cable and communications boxes, transformers, meters, fuel ports, back-flow preventors, ventilation grilles, grease interceptors, irrigation valves, and any similar elements, to be integrated into adjacent development and as inconspicuous as possible. To minimize obstructions, elements in the sidewalk and PROW should be in below-grade vaults or building recesses that do not encroach on the right of way (to the maximum extent permitted by codes). If located in a setback, they should be as far from the sidewalk as possible, clustered, and integrated into the landscape design, and screened from public view with plant and/or fence-like elements."

The cabinet meets the City's General Plan Policy for Urban Design UD-A.18 (b) by placing the cabinet in the planted area to avoid any pedestrian access. The entire sidewalk will continue to be available after the installation of the cabinet. This ensures compliance with ADA access to ensure the path of travel will not be interrupted. Additionally, the residential zone use is common for utility equipment, and integration is achieved by painting the equipment to match the nearby utility infrastructures. Lastly, the proposed equipment is clustered with other utilities and set back from the sidewalk appropriately. Based on the information above, the project is not proposing any deviations and has been designed to comply with the Land Development Code Regulations.

2. Supplemental Findings – Public Right-of-Way Encroachments pursuant to San Diego Municipal Code section 126.0505(m).

a. The proposed encroachment is reasonably related to public travel, or benefits a public purpose, or all record owners have given the applicant written permission to maintain the encroachment on their property.

The proposed cabinet benefits the public purpose in two main ways: 1) providing up to 72 hours of backup power in the event of an emergency to the surrounding community, and 2) ensuring communities can access landline and internet connections during power outages. The City of San Diego is the underlying owner, so no additional property owners are affected by the placement of the cabinet.

b. The proposed encroachment does not interfere with the free and unobstructed use of the public right-of-way for public travel.

The proposed cabinet encroachment is located in an unused portion of public right-of-way and does not obstruct the use of the existing road or sidewalk. The cabinets are placed on the parkway within the planted area to avoid any sidewalk access and will not interfere with the free and unobstructed use of the public right-of-way for public travel. Condition 12 requires repair of the sidewalk to help

ensure free and unobstructed use of the sidewalk.

c. The proposed encroachment will not adversely affect the aesthetic character of the community.

The proposed encroachment is located in an unused portion of public right-of-way and does not obstruct the use of the existing road or sidewalk. The site was selected because the height and bulk of the cabinet can be accommodated on the site. In addition, the site was selected for proximity to the existing power supply and because the site can be served by public utilities. The equipment cabinet measures 52-inch-tall x 26 inch wide x 24 inch deep on a new 4-inch tall concrete pad and placed near the other existing utility equipment. No viable underground solutions are available, and other smaller equipment will be unable to accommodate the number of batteries the power supply is intended to serve. The cabinet, as designed, will be painted to match the nearby utility cabinet, consistent with the City's General Plan Urban Design requirement for infrastructures within the PROW, and does not adversely affect the aesthetic character of the community. Proposed landscaping will achieve a desired aesthetic quality.

d. The proposed encroachment does not violate any other Municipal Code provisions or other local, state, or federal law.

The proposed cabinet complies with all height and bulk regulations and is located on a site that can be served by public utilities. The cabinet meets the City's General Plan Policy for Urban Design UD-A.18 (b) by placing the cabinet in the setback to avoid impacting pedestrian access. The entire 4 foot 6 inch foot wide sidewalk will continue to be available after the installation of the cabinet. This includes compliance with ADA access to ensure the path of travel will not be interrupted. Additionally, the residential zone use is common for utility equipment, and integration is achieved by painting the equipment to match the nearby utility infrastructures. The proposed cabinet design complies with the applicable regulations of the Municipal Code and would be permitted with the approval of a Site Development Permit and Planned Development Permit will not violate any other Municipal Code provisions or other local, state, or federal law.

e. For coastal development in the coastal overlay zone, the encroachment is consistent with Section 132.0403 (Supplemental Use Regulations of the Coastal Overlay Zone).

The project is not located within the Coastal Overlay Zone. This project is located within the City of San Diego PROW at 7860-1/3 Mission Center Court in the EMX-2 zone of the Mission Valley Community Plan. Therefore, the project does not need a Coastal Development Permit (CDP).

B. Planned Development Permit [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:**a. The proposed development will not adversely affect the applicable land use plan.**

As outlined in Site Development Permit Finding A.1.a herein incorporated by reference, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in Site Development Permit Finding A.1.b herein incorporated by reference, the proposed development will not adversely affect the public health, safety, and welfare.

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

The Time Warner Cable Cabinet project includes the installation of one (1) new above-ground Alpha PN-4 power node system enclosure cabinet within the City of San Diego's PROW at 7860-1/3 Mission Center Court in the EMX-2 zone of the Mission Valley Community Plan. The cabinet will contain a total of 6 (six) batteries capable of providing up to 72 hours of backup power. A power supply will be within the cabinet. A conduit will connect batteries to the new power supply. The project site contains existing communication equipment boxes. Per SDMC Section 129.0710 (a)(9) above ground equipment in the public right of way shall not exceed 36 inches or 3 feet in height and 48 inches or 4 feet in diameter. The equipment cabinet measures 52-inch-tall x 26-inch-wide x 24 inch deep on a new 4-inch-tall concrete pad. The 52" tall cabinet will exceed the 36" height limit by 16 inches. Deviations to the San Diego Municipal Code (SDMC) may be processed through a Planned Development Permit (PDP) in accordance with SDMC Sections 129.0710(b)(6). The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on equipment cabinets to review and modify these facilities to comply with current design standards. The regulations require that visual impacts associated with cabinets be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions.

The requested deviation to allow the proposed utility cabinet to exceed the standard dimensional requirements is supported due to several site-specific and operational

considerations. The placement of the cabinet does not encroach into any required visibility triangles, ensuring that vehicular and pedestrian sightlines remain unobstructed. The facility also maintains an appropriate setback within the public right-of-way, consistent with applicable safety and accessibility standards and does not encroach in the sidewalk. In addition, the cabinet is painted to visually integrate with surrounding utility equipment, minimizing its overall visual impact on the streetscape.

Operationally, the cabinet will not generate noise during normal use, and therefore will not create any nuisance conditions for nearby residents or businesses. Approval of the deviation is also essential to accommodate the necessary backup power equipment designed to sustain critical communication services for up to 72 hours during emergency conditions. Maintaining this extended backup capacity ensures reliable access to both internet and voice communication for first responders and community members when conventional power sources are unavailable.

Designing the facility to fully comply with dimensional limits would require reducing the number of batteries installed, directly limiting the system's ability to meet the 72-hour emergency power criterion. Such a reduction would jeopardize the reliability of communication networks and could impair emergency response operations, which rely on continuous and stable communication capabilities during outages or disaster events.

For these reasons, the requested deviation is justified, operationally necessary, and in the public interest.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING COMMISSION, SITE DEVELOPMENT PERMIT NO. 3344014 and Planned Development Permit No. 3388380 is hereby GRANTED by the PLANNING COMMISSION to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 3341941 and Planned Development Permit No. 3388380 a copy of which is attached hereto and made a part hereof.

Karen Howard
Development Project Manager
Development Services

Adopted on: January 15, 2026

IO#: 11003679

DRAFT

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 7860 Mission Center Court WCF / PRJ-1132809

State Clearinghouse No.: N/A

Project Location-Specific: 7860 Mission Center Court, San Diego, CA 92108

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: A request for a SITE DEVELOPMENT PERMIT (SDP) for the installation of a new wireless communication facility (WCF) within the public right of way near 7860 Mission Center Court. The WCF would include one new Alpha PN-4 power node system enclosure (52" H x 26" W x 24" D) with six new 12V batteries, which would be mounted on a new four-inch precast concrete pad. The proposed enclosure would connect to an existing telecommunication equipment cabinet located onsite via electric wires and conduits. The project site is zoned Employment Mixed-Use (EMX-2) and designated Mixed Use – High Density in the Mission Valley Community Plan. Additionally, the project site is within the following overlays/areas: Airport Land Use Compatibility Overlay Zone (San Diego International Airport and Montgomery Field), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (Montgomery Field and San Diego International Airport – Review Area 2), and Federal Aviation Administration Part 77 Noticing Area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Karla Hernandez, Charter Communications, 7337 Central Avenue, Riverside, CA, 92504, (951) 901-5526.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures)
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). Section 15303 allows for the construction and location of limited numbers of new, small facilities or structure and the installation of small new equipment and facilities in small structures. The exemption was deemed appropriate since the equipment for the new telecommunication facility would be within a small ground enclosure. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; and the site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: C. Garcia

Telephone: (619) 687-5959

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

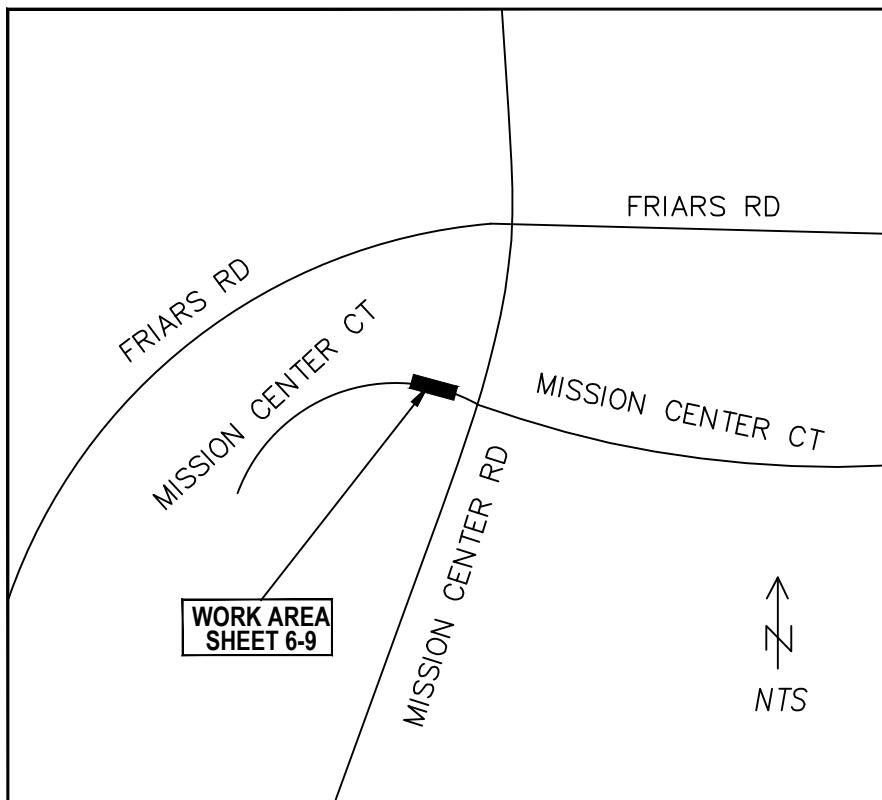

Signature/Title: C. Garcia / SENIOR PLANNER

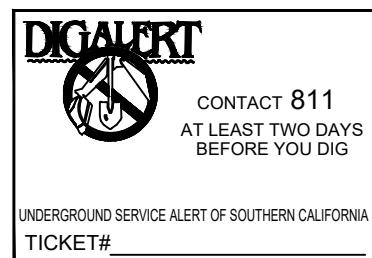
9/30/2025
Date

Check One:

Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:

 <p>VICINITY MAP</p> <p>PREPARED FOR: NAME OF COMPANY: <u>TIME WARNER CABLE</u> ADDRESS: <u>8949 WARE COURT, SAN DIEGO, CA 92121</u> NAME AND TITLE: <u>KARLA HERNANDEZ/CONST. COORDINATOR</u> PHONE: <u>(951)-901-5526</u> EMAIL: <u>KARLA.HERNANDEZ@CHARTER.COM</u></p> <p>PREPARED BY: NAME OF COMPANY: <u>VIDEO VOICE DATA COMMUNICATIONS</u> ADDRESS: <u>7391 LINCOLN WAY, GARDEN GROVE, CA 92841</u> NAME AND TITLE: <u>NANCY DELGADO</u> PHONE: <u>(714)-897-6300</u> EMAIL: <u>VVD_PERMITTING@VVDCOMM.NET</u></p> <p>SITE ADDRESS: <u>7860 1/3 MISSION CENTER CT</u> <u>SAN DIEGO, CA 92108</u></p> <p>JOIN ID NO.:</p>	<p>WORK TO BE DONE</p> <p>THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO</p> <p>STANDARD SPECIFICATIONS:</p> <table border="0"> <tr> <td><u>DOCUMENT NO.</u></td> <td><u>DESCRIPTION</u></td> </tr> <tr> <td>ECPI010122-01</td> <td>STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2021 EDITION</td> </tr> <tr> <td>ECPI010122-02</td> <td>CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2021 EDITION</td> </tr> <tr> <td>PWPI010119-04</td> <td>CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION</td> </tr> <tr> <td>ECPD032324-07</td> <td>CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES REVISION 8(CA MUTCD REV8), 2014 EDITION</td> </tr> <tr> <td>ECPD092023-05</td> <td>CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2023 EDITION</td> </tr> </table> <p>STANDARD DRAWINGS:</p> <table border="0"> <tr> <td><u>DOCUMENT NO.</u></td> <td><u>DESCRIPTION</u></td> </tr> <tr> <td>ECPI010122-03</td> <td>CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION</td> </tr> <tr> <td>ECPD092023-06</td> <td>CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2023 EDITION</td> </tr> </table> <p>LEGEND</p> <table border="0"> <thead> <tr> <th><u>DESCRIPTION</u></th> <th><u>STANDARD DRAWING</u></th> <th><u>SYMBOL</u></th> </tr> </thead> <tbody> <tr> <td>POWER SUPPLY CABINET</td> <td>M-21, SDM-109, SDM-111</td> <td>[PS]</td> </tr> <tr> <td>TRENCH RESURFACING 2" CONDUIT</td> <td>SDG-117A (SEE SHEET 8 & 9)</td> <td></td> </tr> <tr> <td>2" CONDUIT</td> <td></td> <td>_____</td> </tr> <tr> <td>WARNING TAPE</td> <td>SDM-105</td> <td></td> </tr> <tr> <td>SIDEWALK (REMOVE/REPLACE MIN. 4" THICKNESS)</td> <td>SDG-155, SDG-156, SDG-109, G-10</td> <td>[SDG]</td> </tr> <tr> <td>COMMERCIAL CONCRETE DRIVEWAY</td> <td>SDG-163</td> <td>[DRIVEWAY]</td> </tr> </tbody> </table> <p>SHEET INDEX</p> <table border="0"> <thead> <tr> <th><u>SHEET</u></th> <th><u>DC</u></th> <th><u>DESCRIPTION</u></th> <th><u>SQUARE FOOTAGE</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>G01</td> <td>COVER SHEET</td> <td>CONCRETE 0'</td> </tr> <tr> <td>2-3</td> <td>G02-G03</td> <td>GENERAL NOTES</td> <td>ASPHALT 68'</td> </tr> <tr> <td>4</td> <td>G04</td> <td>MONUMENT PRESERVATION CERT.</td> <td>S/W & DIRT 24'</td> </tr> <tr> <td>5</td> <td>G10</td> <td>BMP GENERAL NOTES</td> <td>BORE 0'</td> </tr> <tr> <td>6</td> <td>C01</td> <td>STREET EXCAVATION TABLE*</td> <td>REMOVE & REPLACE 116 SQFT</td> </tr> <tr> <td>7-10</td> <td>C02-C05</td> <td>IMPROVEMENT PLAN</td> <td></td> </tr> <tr> <td>11-14</td> <td>C06-C09</td> <td>POWER SUPPLY DETAIL</td> <td></td> </tr> </tbody> </table> <p>THE PLAN IS PREPARED BASED ON THE 2023 SPO AND THE UPDATED STANDARD DRAWINGS</p>			<u>DOCUMENT NO.</u>	<u>DESCRIPTION</u>	ECPI010122-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2021 EDITION	ECPI010122-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2021 EDITION	PWPI010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION	ECPD032324-07	CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES REVISION 8(CA MUTCD REV8), 2014 EDITION	ECPD092023-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2023 EDITION	<u>DOCUMENT NO.</u>	<u>DESCRIPTION</u>	ECPI010122-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION	ECPD092023-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2023 EDITION	<u>DESCRIPTION</u>	<u>STANDARD DRAWING</u>	<u>SYMBOL</u>	POWER SUPPLY CABINET	M-21, SDM-109, SDM-111	[PS]	TRENCH RESURFACING 2" CONDUIT	SDG-117A (SEE SHEET 8 & 9)		2" CONDUIT		_____	WARNING TAPE	SDM-105		SIDEWALK (REMOVE/REPLACE MIN. 4" THICKNESS)	SDG-155, SDG-156, SDG-109, G-10	[SDG]	COMMERCIAL CONCRETE DRIVEWAY	SDG-163	[DRIVEWAY]	<u>SHEET</u>	<u>DC</u>	<u>DESCRIPTION</u>	<u>SQUARE FOOTAGE</u>	1	G01	COVER SHEET	CONCRETE 0'	2-3	G02-G03	GENERAL NOTES	ASPHALT 68'	4	G04	MONUMENT PRESERVATION CERT.	S/W & DIRT 24'	5	G10	BMP GENERAL NOTES	BORE 0'	6	C01	STREET EXCAVATION TABLE*	REMOVE & REPLACE 116 SQFT	7-10	C02-C05	IMPROVEMENT PLAN		11-14	C06-C09	POWER SUPPLY DETAIL	
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ATTACHMENT 6

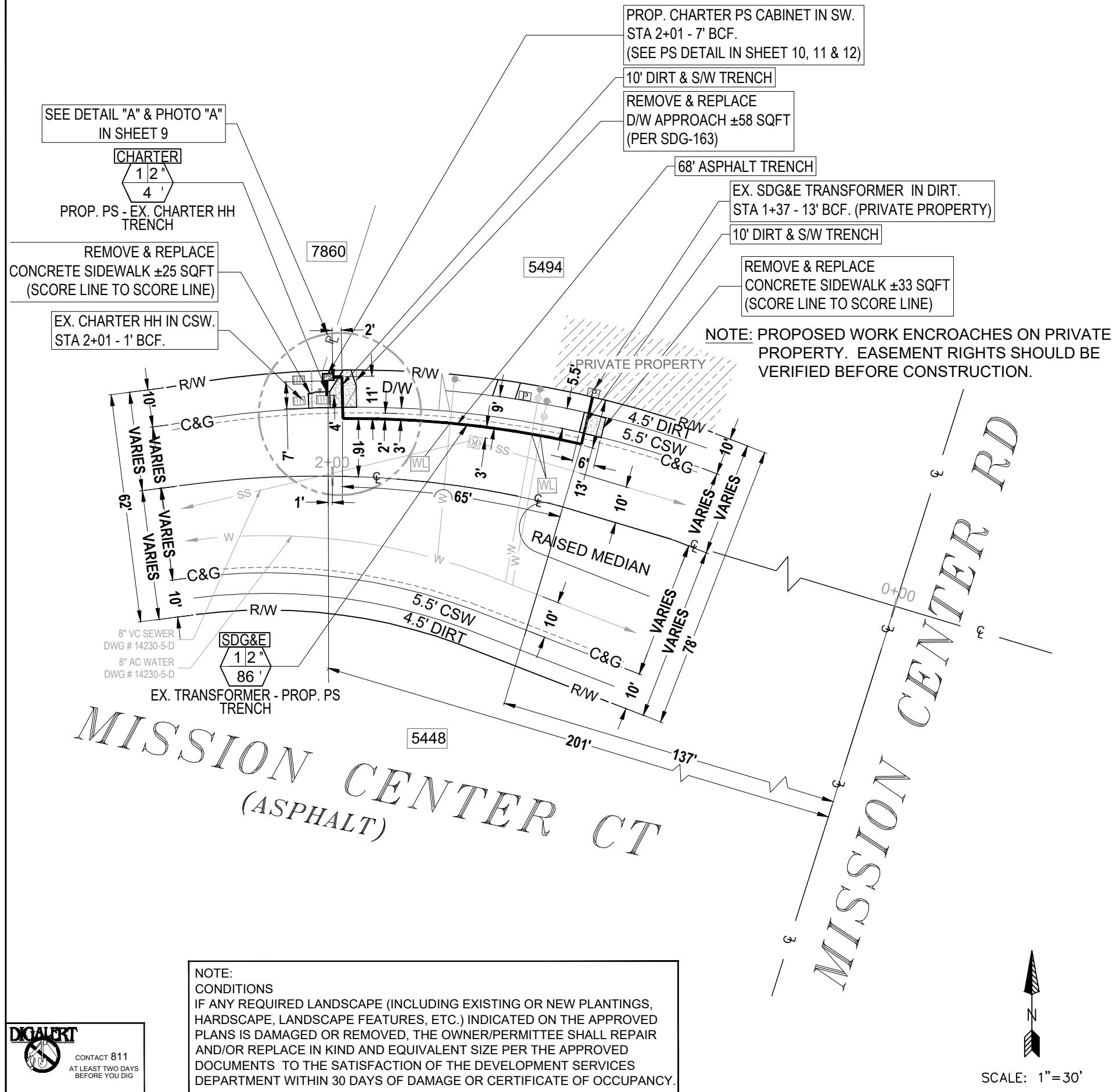
NOTE:
LANDSCAPE TO BE REMOVED AND REPLACE
TO MATCH EXISTING CONDITIONS.

NOTE: 2' TUNNEL UNDER C&G

NOTE:

1. ALL WORK MUST BE SATISFACTORY TO THE RESIDENT ENGINEER.
2. ANY WORK IN GAS EASEMENT SHALL BE PER SDG&E PERMISSION.
3. ALL EXISTING STRUCTURES & SURVEY MONUMENTS TO BE PROTECTED IN PLACE.
4. RESTORE LANDSCAPING & IRRIGATION IN KIND.
5. BEFORE STARTING ANY WORK OR CONSTRUCTION ACTIVITIES THAT WOULD INTERFERE WITH PRIVATE PROPERTY, THE APPLICANT/CONTRACTOR MUST COORDINATE WITH THE OWNER AND OBTAIN THEIR PERMISSION.

AS-BUILT REFERENCE:
14230-5-D



NOTE:
CONDITIONS

CONDITIONS
IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.



SCALE: 1"=30'

A horizontal bar representing a DNA segment. The bar is divided into four equal segments. The first and fourth segments are black, while the second and third are white. The first segment is labeled '60'' at its right end. The third segment is labeled '30'' at its right end. The fourth segment is labeled '60'' at its right end.

LEGEND		EXISTING STRUCTURES		MISC.			
SYMBOL/LINETYPE	ABBRV.	DESCRIPTION	SYMBOL/LINETYPE	DESCRIPTION	SYMBOL/LINETYPE	ABBRV.	DESCRIPTION
POLE	POLE	UTILITY POLE	SLC	STREET LIGHT CONDUIT	— C —	C/L	CENTER LINE
MANHOLE	MH	MANHOLE	E	ELECTRIC	— R/W —	R/W	RIGHT OF WAY
HAND HOLE	HH	HAND HOLE	T	TELEPHONE	— EOP —	EOP	EDGE OF PAVEMENT
PEDESTAL	PED	PEDESTAL	G	GAS	— FOC —	FOC	FRONT OF CURB
FIRE HYDRANT	F/H	FIRE HYDRANT	SD	STORM DRAIN	— CURB FACE —	C&G	CURB & GUTTER
VALVE	VLV	VALVE	SS	SANITARY SEWER	— C&G — GUTTER LIP —		
TRAFFIC SIGNAL	TS	TRAFFIC SIGNAL	W	WATER	— R —	R/R	RAILROAD
STREET LIGHT	SL	STREET LIGHT	OIL	OIL / PETROLEUM	— S —		SIDEWALK DRAIN
VENT			FO	FIBER OPTIC	ADA RAMP		
METER	MTR	METER	TV	CATV			
TREE				BACKFLOW			
POLE ANCHOR			□	PARKING METER			
			○	PERMIT SIGN	FENCE		
						△	SURVEY MONUMENT

The City of
SAN DIEGO 

DEVELOPMENT SERVICES DEPARTMENT
1222 1ST AVE
SAN DIEGO, CA 92101-4155

PRJ NO: 1132809

PMT NO:

SHIFT 9 OF 15

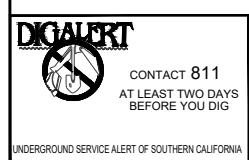
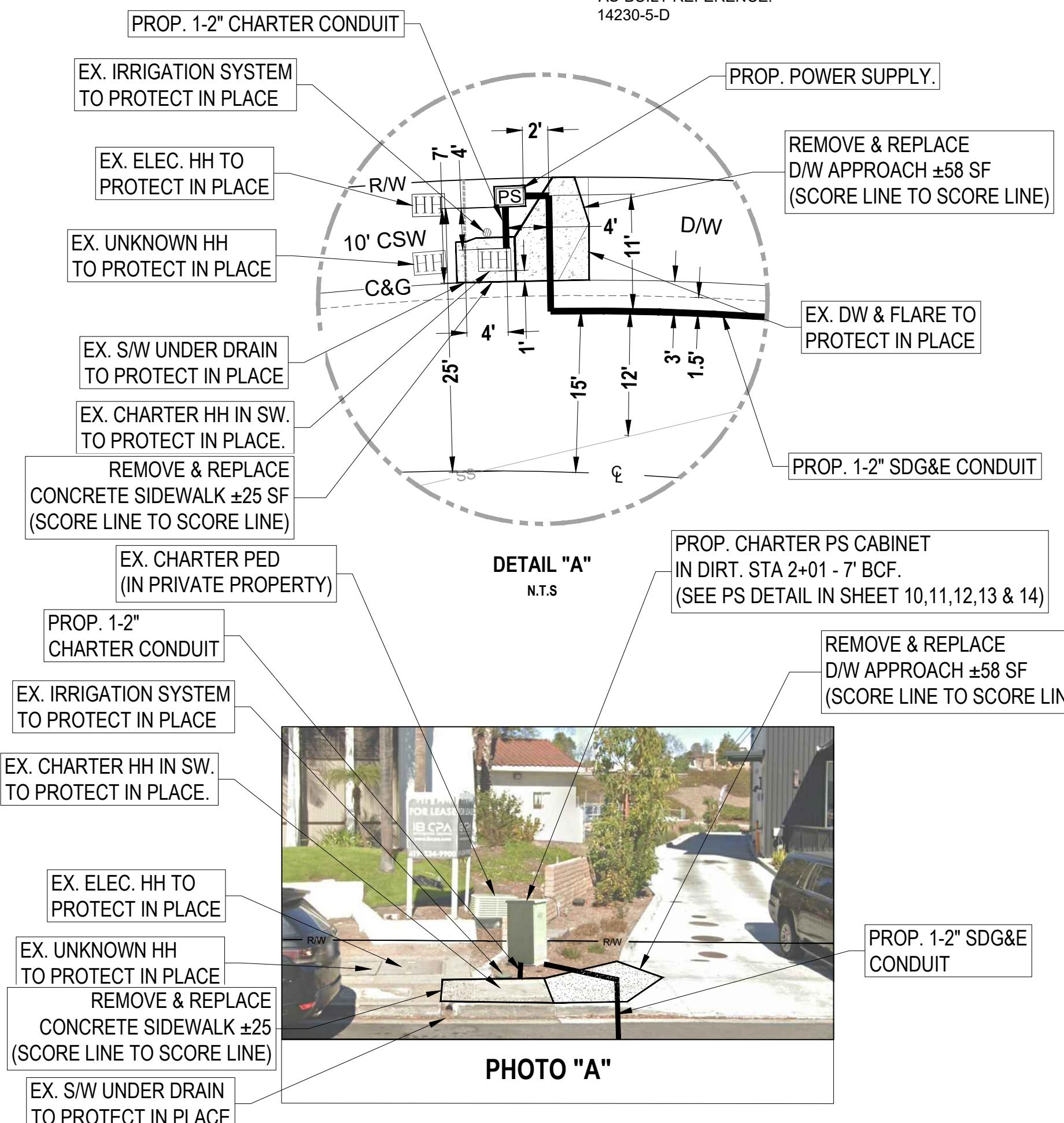
C04

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MH	MH	MANHOLE	ELECTRIC	R/W	R/W	RIGHT OF WAY	FCF	FROM CURB FACE
HH	HH	HAND HOLE	TELEPHONE	EOP	EOP	EDGE OF PAVEMENT	CONC	CONCRETE
PED	PED	PEDESTAL	GAS	FOC	FOC	FRONT OF CURB	PROP	PROPOSED
F/H	F/H	FIRE HYDRANT	SD	SD	SD	STORM DRAIN	EX	EXISTING
VLV	VLV	VALVE	SS	SS	SS	SANITARY SEWER	U/G	UNDERGROUND
TS	TS	TRAFFIC SIGNAL	W	W	W	WATER	S/W	SIDEWALK
SL	SL	STREET LIGHT	OIL	OIL	OIL	OIL / PETROLEUM	D/W	DRIVEWAY
MTR	MTR	VENT	FO	FO	FO	FIBER OPTIC	CSW	CONC. SIDEWALK
TREE		METER	TV	TV	TV	CATV		
POLE ANCHOR						BACKFLOW		
						PARKING METER		
						STREET SIGN		



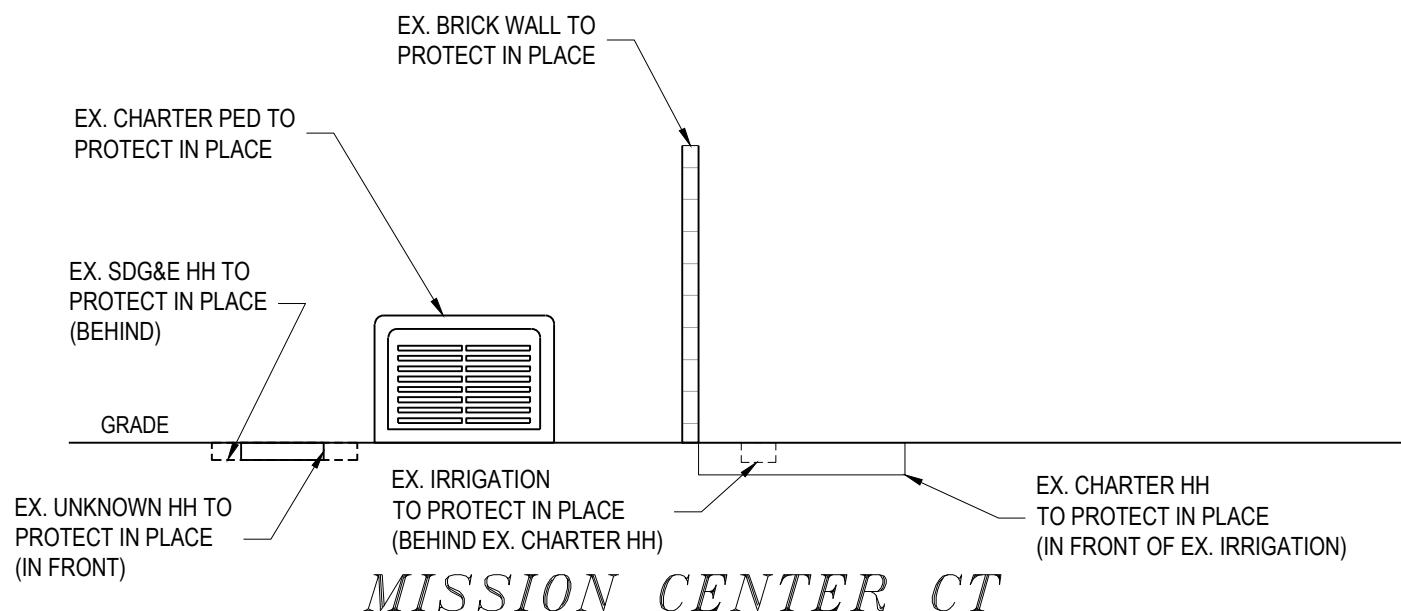
DEVELOPMENT SERVICES DEPARTMENT
1222 1ST AVE
SAN DIEGO, CA 92101-4155
619-446-5000

PRJ NO: 1132809

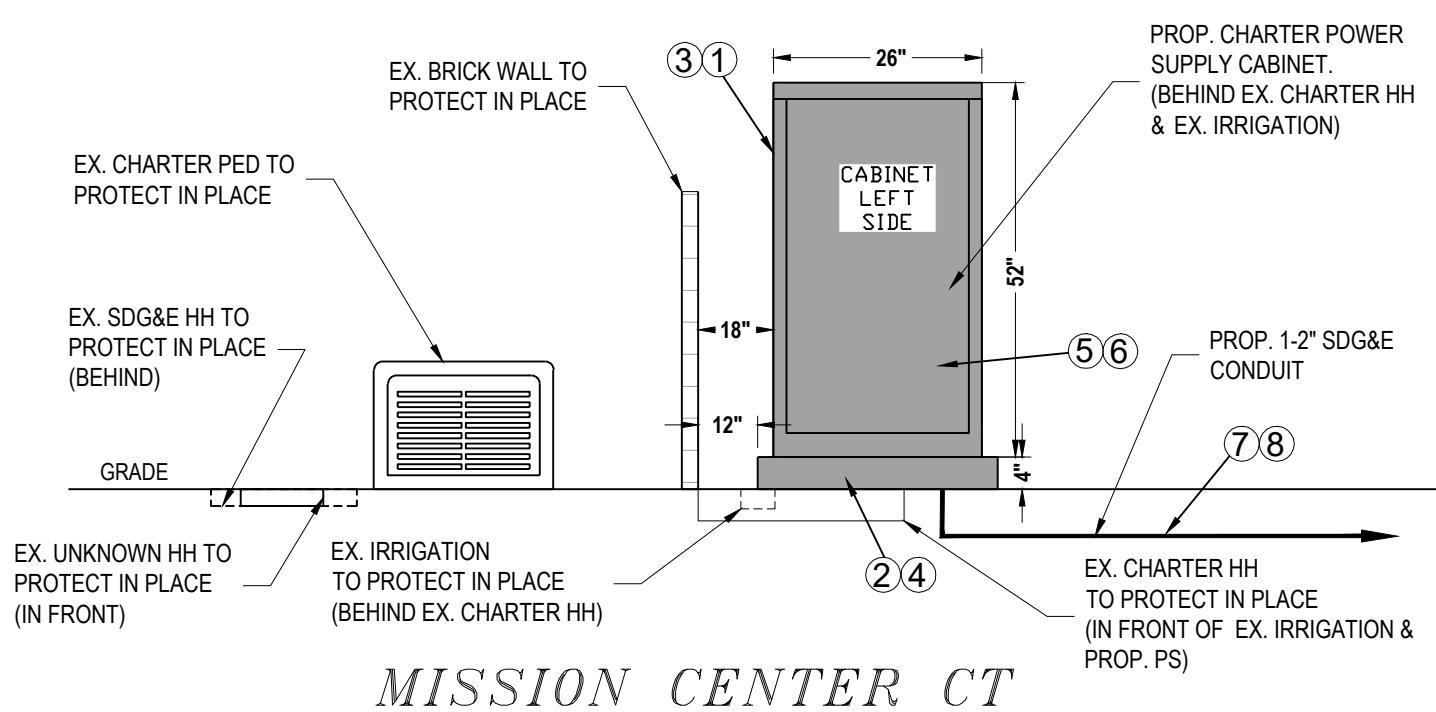
PMT NO:

SHEET 10 OF 15

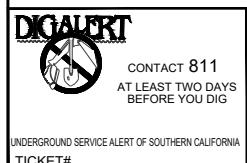
C05



EXISTING ELEVATION
(NOT TO SCALE)



PROPOSED ELEVATION
(NOT TO SCALE)



LEGEND	EXISTING STRUCTURES			MISC.				
	SYMBOL/LINETYPE	ABBRV.	DESCRIPTION	SYMBOL/LINETYPE	ABBRV.	DESCRIPTION		
POLE	POLE	UTILITY POLE	— SLC —	STREET LIGHT CONDUIT	— C —	CENTER LINE	BCF	BEHIND CURB FACE
MANHOLE	MH	MANHOLE	— E —	ELECTRIC	— R/W —	RIGHT OF WAY	FCF	FROM CURB FACE
HAND HOLE	HH	HAND HOLE	— T —	TELEPHONE	— EOP —	EDGE OF PAVEMENT	CONC	CONCRETE
PEDESTAL	PED	PEDESTAL	— G —	GAS	— FOC —	FRONT OF CURB	PROP	PROPOSED
FIRE HYDRANT	F/H	FIRE HYDRANT	— SD —	STORM DRAIN	— CURB FACE —	C&G	CURB & GUTTER	
VALVE	VLV	VALVE	— SS —	SANITARY SEWER	— GUTTER LIP —			
TRAFFIC SIGNAL	TS	TRAFFIC SIGNAL	— W —	WATER	— R/R —	RAILROAD	EX	EXISTING
STREET LIGHT	SL	STREET LIGHT	— OIL —	OIL / PETROLEUM	— S/D —	SIDEWALK DRAIN	U/G	UNDERGROUND
VENT	VENT	VENT	— FO —	FIBER OPTIC	ADA RAMP		S/W	SIDEWALK
METER	MTR	METER	— TV —	CATV	FENCE		D/W	DRIVEWAY
TREE		TREE	— BACKFLOW —	PARKING METER			CSW	CONC. SIDEWALK
POLE ANCHOR		POLE ANCHOR	— STREET SIGN —					



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Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Community Planning Committee Distribution Form	
Project Name: Charter Communications proposes the installation of a power supply cabinet with a 72-hour backup power capacity at the intersection of Mission Center Ct and Mission Center Rd.		Project Number: Proposal- PRJ-1132809 PID 5823637	
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO .			
Select "Search for Project Status" and input the Project Number to access project information.			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: September 03, 2025
# of Members Yes 9	# of Members No 7	# of Members Abstain 0	
Conditions or Recommendations: <input type="checkbox"/> No Action (Please specify, e.g. Need further information, Split vote, Lack of quorum, etc.)			
NAME: Michele Addington		TITLE: Mission Valley Planning Group	
		DATE: September 04, 2025	

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM