



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 8, 2026 **REPORT NO. PC-26-017**

HEARING DATE: June 18, 2026

SUBJECT: **TIME WARNER CABLE-EASTGATE MALL CABINET SITE
DEVELOPMENT PERMIT NO. 3355482 AND
PLANNED DEVELOPMENT PERMIT NO. 3393513
PROCESS FOUR
CEQA EXEMPT SECTION 15303**

PROJECT NUMBER: [PRJ-1136683](#)

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 4830 1/3 Eastgate Mall in the [IP-1-1 \(Industrial-Park\)](#) and [CPIOZ-A \(Community Plan Implementation Overlay Zone A\)](#) zones of the University Community Plan.

Staff Recommendation: Approve Site Development Permit (SDP) No. 3355482 and Planned Development Permit (PDP) No. 3393513.

Community Planning Group Recommendation: On November 11, 2025, the University Community Planning Group voted 9-0-1 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 December 26, 2025, and the opportunity to appeal that determination ended January 12, 2026.

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 underground, there are durability and performance-related issues. 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 incentivize using the smallest and least intrusive equipment for utility infrastructure and equipment when possible. For projects involving utility equipment that cannot be underground, 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 an 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 IP-1-1 and CPIOZ-A zones of the University 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
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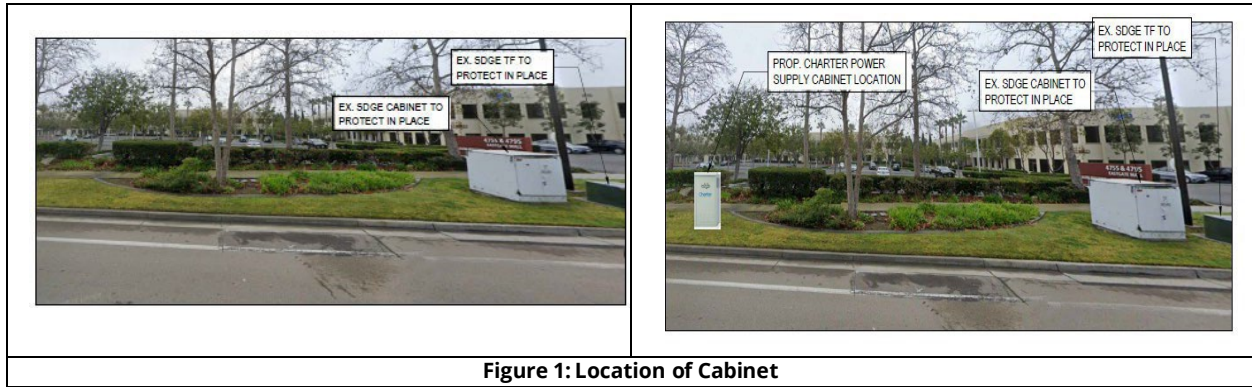


Figure 1: Location of Cabinet

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 available that can hold 6 batteries, cables, and future equipment.

The 52" tall cabinet will exceed the 36" height limit by 16 inches. 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 enough batteries to ensure a 72-hour backup power supply. The core of this project is the provision of 72 hours of emergency backup power, which ensures that the surrounding residential and mixed-use areas maintain access to landline and internet connectivity during power outages. This capability is essential for public safety, as it allows residents to contact emergency services (911), receive urgent broadcast alerts, and maintain communication during localized or regional crises. By securing the six batteries within a locked, weatherproof, and waterproof enclosure, the project prevents unauthorized access and protects the internal electrical components from the elements, eliminating potential hazards to the public.

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:

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 University 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, utility equipment is common in mixed-use zones 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.



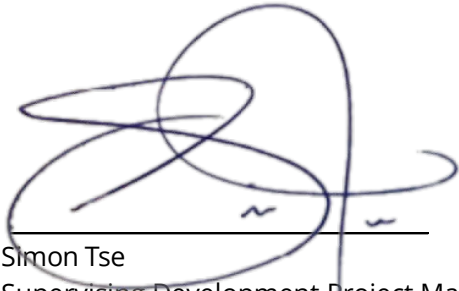
Conclusion:

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. 355482 and Planned Development Permit No. 3393513 with modifications;
2. Deny Site Development Permit No. 355482 and Planned Development Permit No. 3393513 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

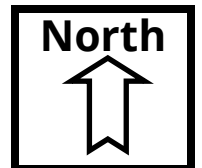
Attachments:

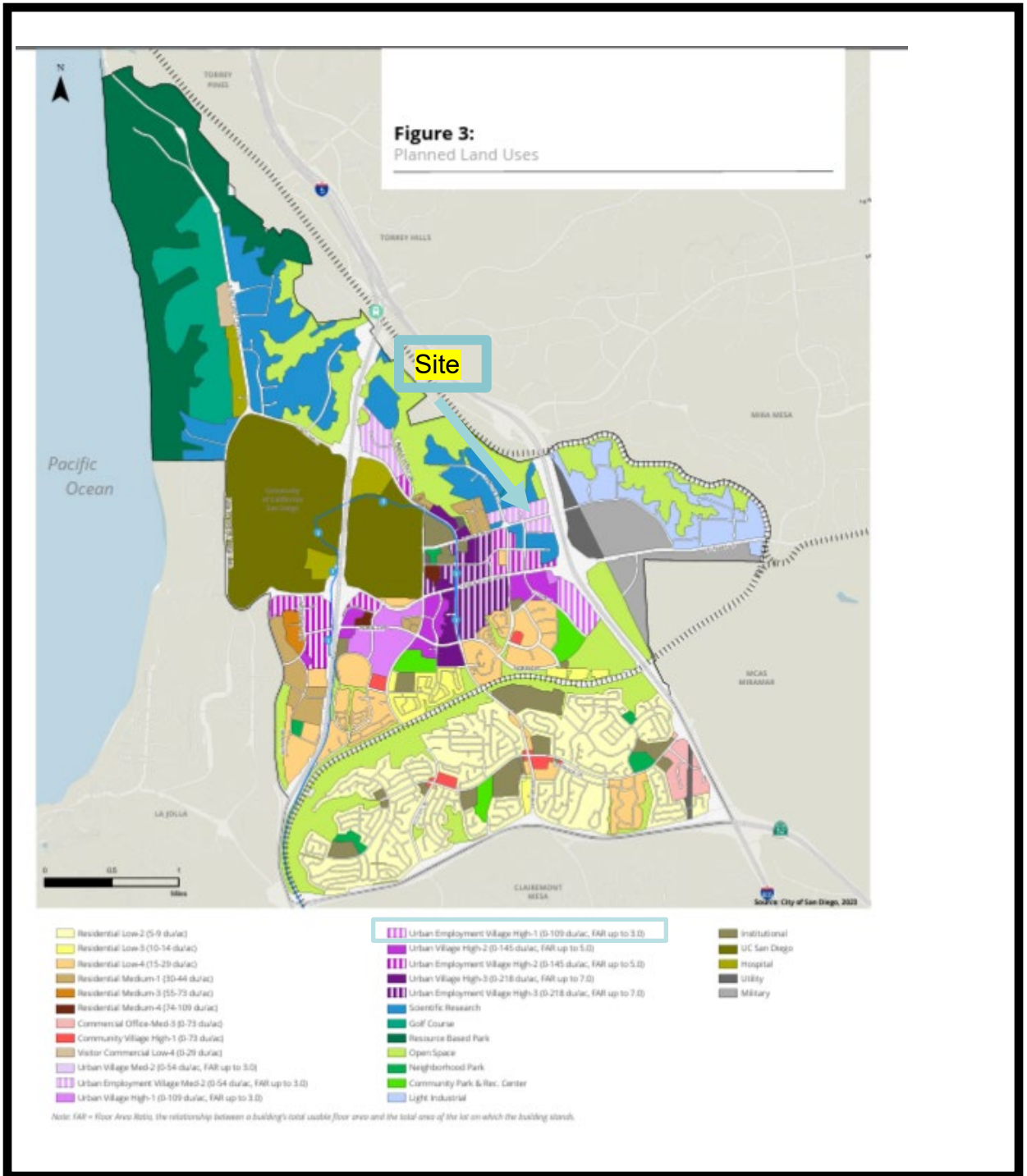
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit with Conditions
4. Draft Permit Resolution with Findings
5. Environmental Exemption
6. Project Plans
7. CPG Recommendation



Aerial Photo

4830 1/3 Eastgate Mall Communications Cabinets
Project No. PRJ-1136683





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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-501

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

SITE DEVELOPMENT PERMIT NO. 3355482
PLANNED DEVELOPMENT PERMIT NO. 3393513
TIME WARNER CABLE – EASTGATE MALL CABINET
PROJECT NO. 1136683 PLANNING COMMISSION

This Site Development Permit Number 3355482 and Planned Development Permit Number 3393513 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, 126.0605, 131.0703 and 132-14B. The site is in the public right-of-way (PROW) at 4830 1/3 Eastgate Mall in the IP-1-1 and CPIOZ-A zones of the University Community Plan area and Council District 6.

Subject to the terms and conditions set forth in this Permit, permission is granted to Time Warner Cable, 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 June 18, 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 July 3, 2029.

ATTACHMENT 3

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 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.

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

LANDSCAPE REQUIREMENTS:

15. 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.

16. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

Telecommunication and Utility Department Requirements:

17. This permit shall expire on June 18, 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.

18. 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 June 18, 2026, and Resolution Number PC-XXXX.

ATTACHMENT 3

SITE DEVELOPMENT PERMIT NO. 3355482
PLANNED DEVELOPMENT PERMIT NO. 3393513

Date of Approval: June 18, 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 CABLE
Permittee

By _____
NAME
TITLE

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

**PLANNING COMMISSION
RESOLUTION NO. PC-XXXXX
SITE DEVELOPMENT PERMIT NO. 3355482
PLANNED DEVELOPMENT PERMIT NO. 3393513
TIME WARNER CABLE-EASTGATE MALL CABINET-PROJECT NO. 1136683**

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. 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. 3355482 and Planned Development Permit No. 3393513).

B. The site is in the PROW at 4830 1/3 Eastgate Mall in the IP-1-1 (Industrial--Park) and CPIOZ-A (Community Plan Implementation Overlay Zone) zones of the University Community Plan.

C. On December 26, 2025 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 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

D. On June 18, 2026, the Planning Commission considered Site Development Permit No. 3355482 and Planned Development Permit No. 3393513 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to Site

Development Permit No. 3355482 and Planned Development Permit No. 3393513):

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

I. The proposed development will not adversely affect the applicable land use 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 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. In accordance with University Community Plan Policy No. 3, the proposed equipment cabinet adheres to mandatory City of San Diego engineering and design standards. To ensure these standards are met and the installation remains compatible with the community, the City Engineer has applied Conditions numbers 12, 13, and 14 to the project permit. The proposed cabinet will not adversely affect the land use plan because it has been designed to fulfill critical infrastructure needs while adhering to the University Community Plan and the City's General Plan for Urban Design. Although General Plan policies UD-A.17(b) and UD-A.18(b) express a preference for below-grade vaults, this installation is necessary as no viable underground solutions exist that can accommodate the six-battery volume required to provide 72 hours of emergency backup power. To meet these policy objectives despite the technical constraints of undergrounding, the project utilizes a compact 52 inch tall weatherproof enclosure placed within the public right-of-way at 4830 1/3 Eastgate Mall, positioned specifically in the setback adjacent to the street. This location ensures that the cabinet does not encroach on the sidewalk, maintaining ADA-compliant pedestrian access and an uninterrupted path of travel.

The proposed cabinet design aligns with the "Complete Streets" vision number SDR-G-2 (page 195) of the University Community Plan by integrating utility infrastructure into the neighborhood to support both functional needs and aesthetic quality. The unit will be painted green and complemented with landscaping to minimize visual impact and maintain consistency with the land use plan. Consistency with the plan is further achieved by minimizing the visual and functional impact of the utility equipment through thoughtful integration. The cabinet will be painted green to match existing nearby above-ground utility infrastructure and will be complemented by landscaping that matches current site conditions. These measures ensure the equipment remains as inconspicuous as possible, satisfying the urban design requirements for integration into the surrounding environment. By balancing the technical necessity of above-ground backup power—essential for community

landline and internet reliability during emergencies—with site-specific placement that preserves the functionality of the public right-of-way, the project demonstrates alignment with the goals and policies of both the University Community Plan and General Land Use Plan.

II. 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 proposed cabinet is fundamentally designed to protect and enhance public health, safety, and welfare by providing a critical lifeline for the community. The core of this project is the provision of 72 hours of emergency backup power, which ensures that the surrounding residential and mixed-use areas maintain access to landline and internet connectivity during power outages. This capability is essential for public safety, as it allows residents to contact emergency services (911), receive urgent broadcast alerts, and maintain communication during localized or regional crises. By securing the six batteries within a locked, weatherproof, and waterproof enclosure, the project prevents unauthorized access and protects the internal electrical components from the elements, eliminating potential hazards to the public.

The proposed equipment cabinet adheres to SDMC Section 129.0710 (a-c) by fulfilling all regulatory requirements for construction within the public right-of-way. In accordance with subsection (a), the project follows established City engineering standards and maintains the entire width of the sidewalk for pedestrian use by situating the cabinet within a designated planted area. Compliance with subsection (b) is achieved through a secure, weather-proofed design and strategic placement that avoids creating hazards or sightline obstructions, thereby protecting the public health, safety, and welfare. Finally, the project satisfies subsection (c) by remaining consistent with Land Development Code regulations; the cabinet will be painted green and integrated with surrounding landscaping to minimize its visual impact and ensure compatibility with the existing community character. From a functional safety standpoint, the cabinet's placement is carefully calculated to be set back from the sidewalk and adjacent to the street. This ensures that the full width of the sidewalk remains unobstructed, maintaining a clear and safe path of travel that is fully ADA-compliant. By integrating the equipment into the existing utility landscape—painting it green to match nearby infrastructure and utilizing a compact 52-inch profile—the project provides a vital public service without creating physical hazards or visual clutter. Consequently, the cabinet directly supports the welfare of the University community by reinforcing communication reliability while preserving the safety and accessibility of the public realm.

III. 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 proposes the installation of one above-ground Alpha PN-4 power node system enclosure within the City of San Diego's public right-of-way (PROW) at 4830 1/3 Eastgate Mall. Located within the IP-1-1 and CPIOZ-A zones of the University Community Plan, the cabinet will house a power supply and six batteries providing up to 72 hours of emergency backup power.

While City regulations prioritize undergrounding utility equipment, certain technical challenges—including durability, system reliability, and performance issues—necessitate above-ground placement. Per SDMC Section 129.0710(a)(9), equipment in the PROW is generally limited to 36 inches in height. The proposed cabinet measures 52 inches tall (plus a 4-inch concrete pad), exceeding the limit by 16 inches. Consequently, a Site Development Permit (SDP) is required pursuant to Sections 126.0502(d)(6) and 129.0710(b)(6). Extensive evaluation confirmed that reducing the cabinet height is technically infeasible. The 52-inch height is a vital requirement to accommodate the batteries necessary for a 72-hour backup window. This infrastructure is critical for maintaining community communication and internet access during power outages and emergencies, such as wildfires, where reliable connectivity is a primary safety factor. Because no viable undergrounding or smaller-scale solutions can meet these safety standards, the deviation is considered more desirable than strict code compliance. The site was selected for its proximity to existing power supplies and its ability to accommodate the cabinet's bulk without impacting sidewalk access. To meet the Urban Design policies of the General Plan (UD-A.18) and the University Community Plan, the project implements the following integration measures:

Visual Screening: The cabinet will be painted green to match existing adjacent utility boxes and infrastructure.

Placement: The unit is sited adjacent to the street to maintain a clear PROW and minimize obstructions within the pedestrian walkway.

Zoning Consistency: Utility equipment is a permitted use in the IP-1-1 zone; the proposed color-matching scheme ensures the equipment remains as inconspicuous as possible.

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. Utility equipment is standard use within industrial zones. In this case, visual integration is achieved by painting the components to match existing nearby infrastructure. Lastly, the proposed equipment is clustered with other utilities and

set back from the sidewalk appropriately. Based on the information above, the project has been designed to comply with the Land Development Code Regulations.

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

I. 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.

II. 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 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 number 12 requires repair of the sidewalk to help ensure free and unobstructed use of the sidewalk.

III. 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 help support the aesthetic as well.

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

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 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 industrial 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.

V. 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. 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 4830 1/3 Eastgate Mall in the IP-1-1 and CPIOZ-A zones of the University Community Plan. Therefore, the project does not need a Coastal Development Permit (CDP).

C. Findings for all Planned Development Permits [SDMC Section 126.0605]

I. 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.

II. 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.

III. 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 4830 1/3 Eastgate Mall in the IP-1-1 and CPIOZ-A zones of the University 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 inch tall cabinet will exceed the 36 inch 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 cabinet 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 (Condition number 17). 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 by this reference.

Based on these findings adopted by the Planning Commission, Site Development Permit No. 3355482 and Planned Development Permit No. 3393513 are 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. 3355482 and Planned Development Permit No. 3393513, a copy of which is attached to and made a part of this Resolution by this reference.

Karen Howard
Development Project Manager
Development Services

Adopted on: June 18, 2026

IO#: 11003679

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: Eastgate Mall Wireless Communication Facility (WCF) / PRJ-1136683

State Clearinghouse No.: N/A

Project Location-Specific: Eastgate Mall, San Diego, CA 92121

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

Description of nature and purpose of the Project: Site Development Permit (SDP) to install one (1) N Alpha PN-4 power node system enclosure , three (3) new 12V batteries and one precast concrete pad. The project would also include the removal and replacement of the existing power supply and all associated electric wires and conduits to connect the power node cabinet to the alpha cabinet. The property is located within the public right-of-way (PROW) at 4830 Eastgate Mall in the EMX-1 commercial zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), and the Airport Influence Area (MCAS Miramar-Review Area 1) of the University Community Planning area, and Council District 6.

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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). Section 15303 Section allows for the installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Since the project would only install a new back-up generator at a small WCF site, the exemption was deemed appropriate. No environmental impacts would occur with project implementation and none of the

exceptions described in CEQA Guidelines Section 15300.2 apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

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.

Analyst: Kelli Rasmus/ (619) 557-7990

Filed by:

Karen Howard / (619) 687-5915
Name/Phone Number

Karen Howard

Signature

Development Project Manager
Title

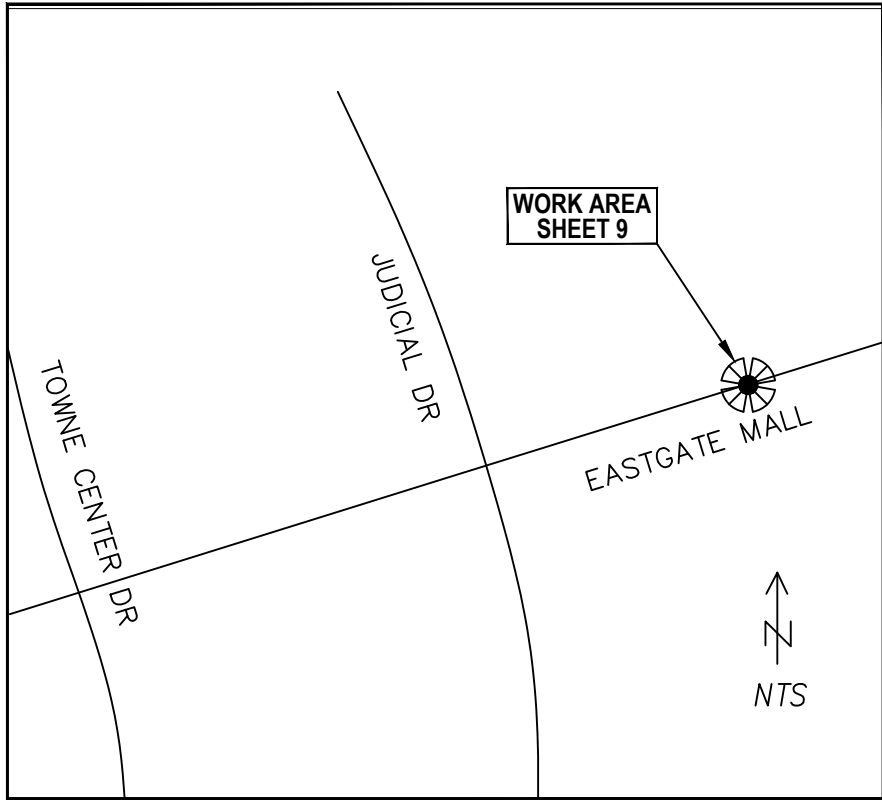
3.5.2026

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



WORK TO BE DONE

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

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
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

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
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

VICINITY MAP

PREPARED FOR:
 NAME OF COMPANY: CHARTER COMMUNICATIONS
 ADDRESS: 8949 WARE COURT, SAN DIEGO, CA 92121
 NAME AND TITLE: KARLA HERNANDEZ/CONST. COORDINATOR
 PHONE: (951)-901-5526
 EMAIL: KARLA.HERNANDEZ@CHARTER.COM

PREPARED BY:
 NAME OF COMPANY: VIDEO VOICE DATA COMMUNICATIONS
 ADDRESS: 7391 LINCOLN WAY, GARDEN GROVE, CA 92841
 NAME AND TITLE: NANCY DELGADO
 PHONE: (714)-897-6300
 EMAIL: VVD_PERMITTING@VVDCOMM.NET

SITE ADDRESS: 4830 1/3 EASTGATE MALL
 SAN DIEGO, CA 92121

JOIN ID NO.:

EXISTING IMPROVEMENTS

ROW LINE	—R/W—
CENTERLINE	---C/L---
LOT LINE	————
WATER	--W--W--
SEWER	---S---S---
STORM DRAIN	==SD==SD==
GAS	-G-G-
ELECTRIC	-E-E-
TELECOM	-T-T-
FIRE HYDRANT	□
MANHOLE	⊙
POWER POLES	•
STREETLIGHT	⊙
TREE	⊙

SHEET INDEX

SHEET	DC	DESCRIPTION
1	G01	COVER SHEET
2-3	G02-G03	GENERAL NOTES
4	G04	MONUMENT PRESERVATION CERT.
5	G10	BMP GENERAL NOTES
6	C01	STREET EXCAVATION TABLE*
7-11	C02-C06	IMPROVEMENT PLAN
12-15	C07-C10	POWER SUPPLY DETAIL

THIS PUBLIC-RIGHT-OF-WAY PERMIT IS LIMITED TO ACTIVITIES WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF SAN DIEGO. IT DOES NOT AUTHORIZE CONSTRUCTION OR IMPROVEMENT BEYOND CITY JURISDICTION. THE PERMITTEE IS RESPONSIBLE FOR SECURING NECESSARY PERMIT OR APPROVALS FROM THE RELEVANT AGENCY(IES) FOR WORK WITHIN THEIR PERSPECTIVE BOUNDARIES.

LEGEND

DESCRIPTION #1	STANDARD DRAWING #1	SYMBOLS
TRENCH LINE	SDG-107, SDG-108, SDG-117, SDG-119, SDG-165, SDG-105, SDM-103, SDM-105	— — — — —
BORE LINE	N/A
BORE PIT	SDG-107, SDG-117, SDG-108, SDG-118	□
POTHOLE AND EXPLORATORY EXCAVATION	SDG-123	■
DRY UTILITY FACILITE(S)*2: PEDESTAL, TRANSFORMER, CABINET, HANDHOLE, VAULT	SDM-109, M-21	□ ○
POWER POLES	N/A	○
GUY WIRE & ANCHOR	N/A	→
ASPHALT CONCRETE OVERLAY	SDG-106	▨
SLURRY SEAL	SDMC §62.1210 (SPO 2023)	▨
CONCRETE SURFACED STREET, ALLEY	SDG-108, SDG-113, G-10	▨
CONCRETE ALLEY, ALLEY APRON	SDG-120, SDG-121, G-10	▨
CONCRETE SIDEWALK	SDG-155, SDG-156, SDG-109, G-10	▨
CURB & GUTTER	SDG-151, SDG-156, G-10	▨
GROSS GUTTER	SDG-157, SDG-158	▨
CONCRETE DRIVEWAY	SDG-159 THROUGH SDG-164	▨
CURB RAMP	SDG-130 THROUGH SDG-137, SDG-166	▨
RETAINING WALL	SDC-CONCRETE STRUCTURES	▨
SURVEY MONUMENT	M-10A, M-10B	△

*1. APPLICANT TO SELECT THE APPLICABLE "DESCRIPTION" AND "STANDARD DRAWING".
 *2. INCLUDE THE FIRST LETTER INSIDE THE BOX.

SQUARE FOOTAGE

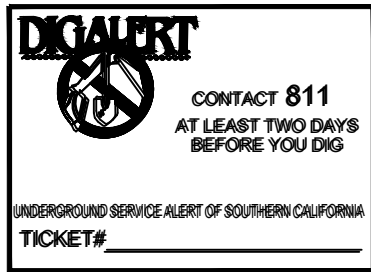
CONCRETE	0'
ASPHALT	52'
DIRT	87'
TUNNEL UNDER	12'
REMOVE & REPLACE	45 SQFT

DISCIPLINE CODE (DC)

GENERAL	G
CIVIL	C

STREET DATA TABLE

STREET NAME	CLASSIFICATION	SPEED (MPH)	ADT (VEHICLES)
EASTGATE MALL	ARTERIAL	35	12019



CONSTRUCTION CHANGE TABLE

CHANGE	AFFECTED SHEETS/NEW SHEETS	DATE	CC#



DEVELOPMENT SERVICES DEP.
 7650 Mission Valley Rd
 SAN DIEGO, CA 92108
 619-446-5000

PRJ NO: 1136683
 PMT NO:
 SHEET 1 OF 15

G01

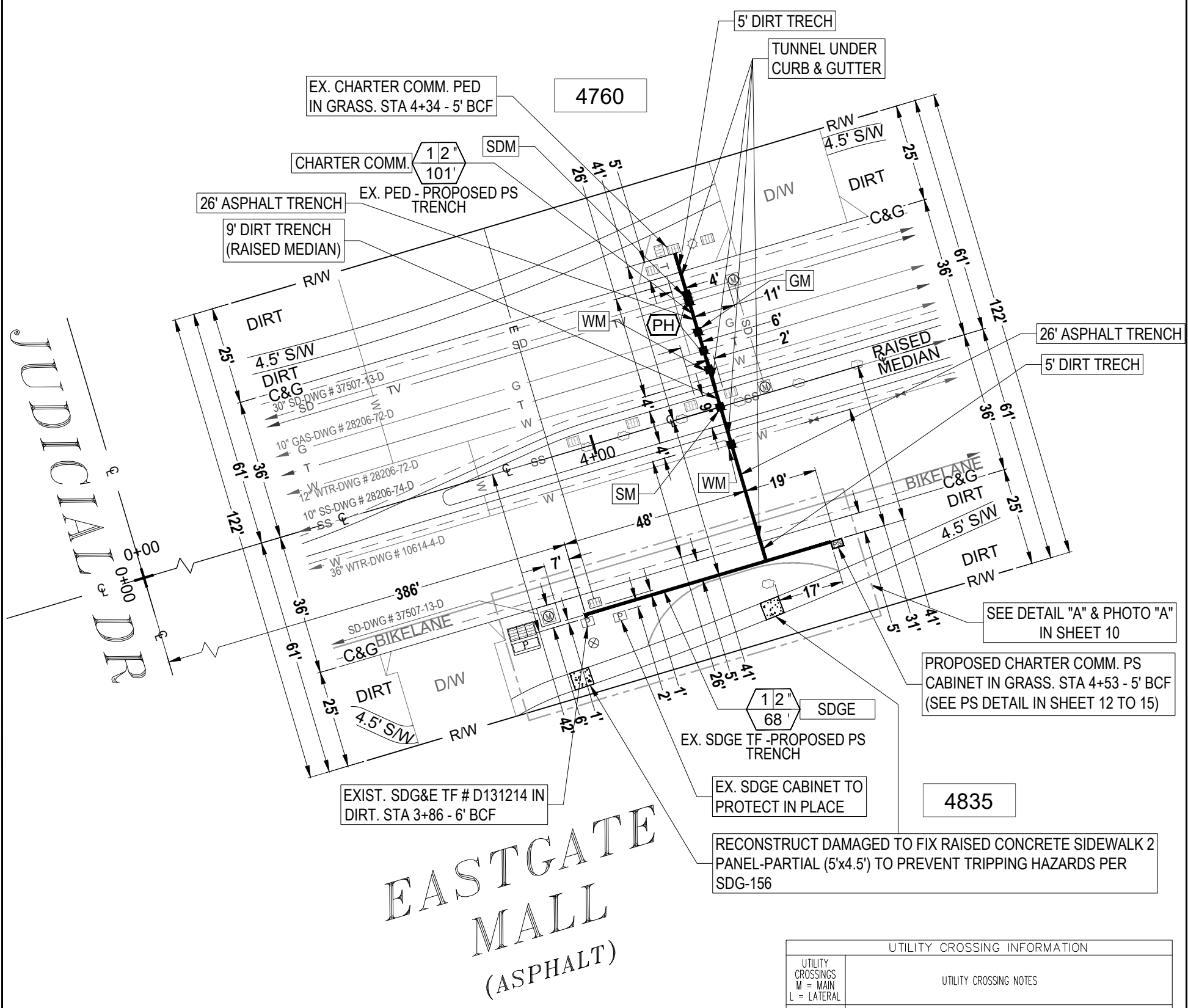
NOTE:
EX. TREE TO BE REPLACED PER STREET TREE SELECTION GUIDELINES.

NOTE:
CURB MUST BE PROTECTED IN KIND. IF DISTURBED, MUST BE REMOVED AND REPLACE PER CURRENT CITY OF SAN DIEGO STANDARD.

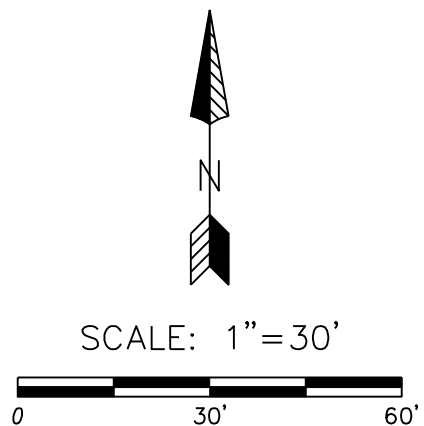
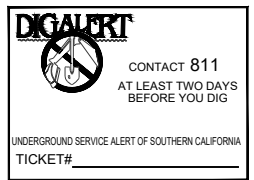
NOTE:
LANDSCAPE TO BE REMOVED AND REPLACE TO MATCH EXISTING CONDITIONS.

- 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:
37507-13-D
28206-72-D
28206-74-D
10614-4-D



NOTE:
THE PROPOSED IMPROVEMENTS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE APPLICANT. THE APPLICANT ASSUMES ALL LIABILITY RELATED TO THESE PRIVATE IMPROVEMENTS.



UTILITY CROSSING INFORMATION	
UTILITY CROSSINGS M = MAIN L = LATERAL	UTILITY CROSSING NOTES
WM	EXISTING 12" AC & 36" SCRIP WATER MAIN PER DRAWING NO. 28206-72-D & 10614-4-D. AT UNKNOWN DEPTH. MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE FROM TOP OF PIPE OR BOTTOM OF BEDDING MATERIAL. IF DRY CONDUIT IS PLACED BELOW PIPE, WITHIN 12" ZONE, BACKFILL UNDER WET UTILITY SHALL BE COMPACTED SAND.
SM	EXISTING SEWER 10" VCP MAIN PER DRAWING NO. 10206-74-D. AT UNKNOWN DEPTH. MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE FROM TOP OF PIPE OR BOTTOM OF BEDDING MATERIAL. IF DRY CONDUIT IS PLACED BELOW PIPE, WITHIN 12" ZONE, BACKFILL UNDER WET UTILITY SHALL BE COMPACTED SAND.
SDM	EXISTING 30" STORM DRAIN MAIN PER DRAWING NO. 37507-13-D. AT UNKNOWN DEPTH. MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE FROM TOP OF PIPE OR BOTTOM OF BEDDING MATERIAL. IF DRY CONDUIT IS PLACED BELOW PIPE, WITHIN 12" ZONE, BACKFILL UNDER WET UTILITY SHALL BE COMPACTED SAND.
GM	EXISTING 10" HP GAS MAIN AT UNKNOWN DEPTH. MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE FROM TOP OF PIPE OR BOTTOM OF BEDDING MATERIAL. IF DRY CONDUIT IS PLACED BELOW PIPE, WITHIN 12" ZONE, BACKFILL UNDER WET UTILITY SHALL BE COMPACTED SAND.



DEVELOPMENT SERVICES DEP.
7650 Mission Valley Rd
SAN DIEGO, CA 92108
619-446-5000

PRJ NO: 1136683
PMT NO:
SHEET 9 OF 15

C04

NOTE:
EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

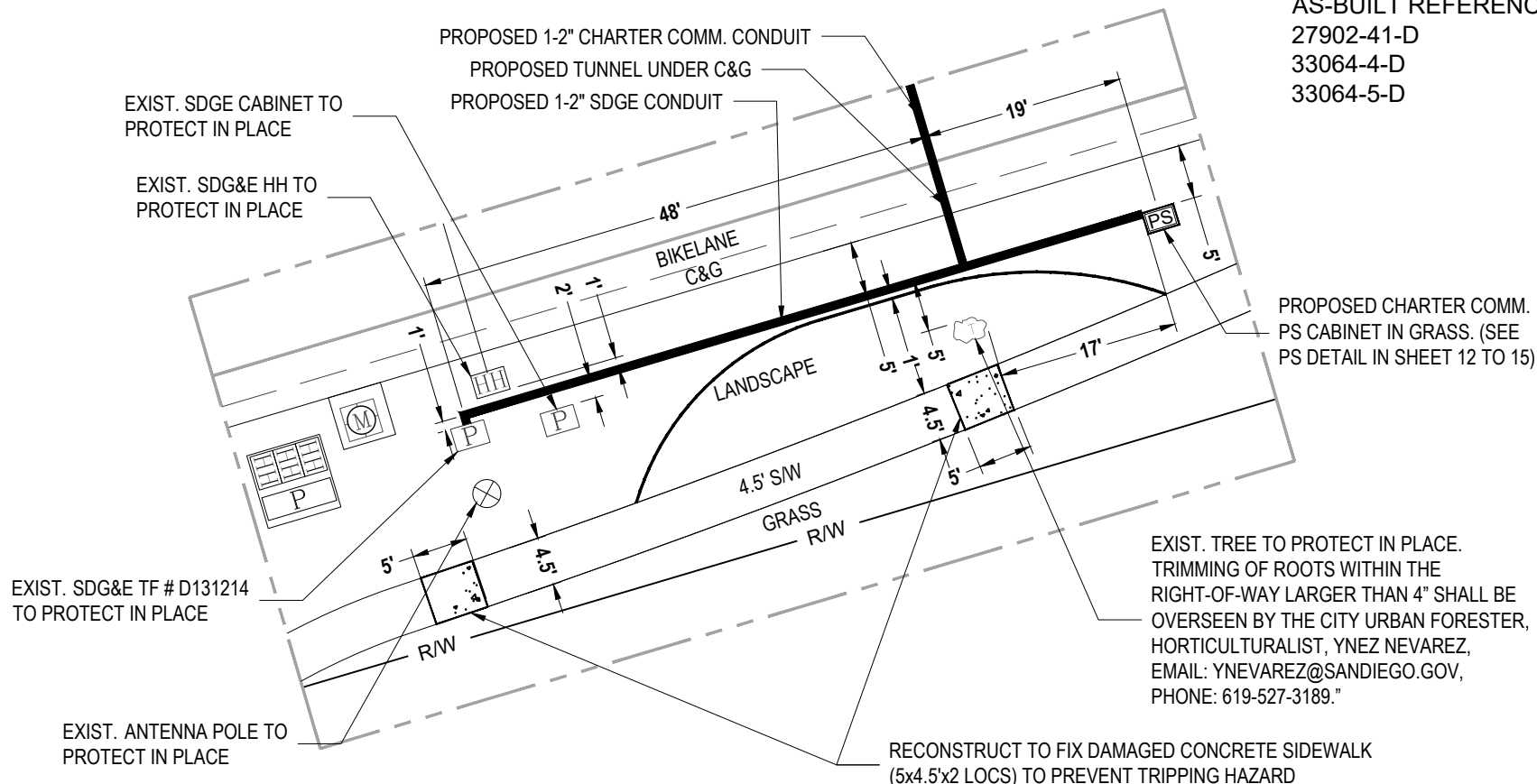
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE

- 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.

NOTE:
IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

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

AS-BUILT REFERENCE:
27902-41-D
33064-4-D
33064-5-D



DETAIL "A"
N.T.S.

PROPOSED CHARTER COMM. POWER SUPPLY CABINET (SEE PS DETAIL IN SHEET 12-15)

EXIST. TREE TO PROTECT IN PLACE. TRIMMING OF ROOTS WITHIN THE RIGHT-OF-WAY LARGER THAN 4" SHALL BE OVERSEEN BY THE CITY URBAN FORESTER, HORTICULTURALIST, YNEZ NEVAREZ, EMAIL: YNEVAREZ@SANDIEGO.GOV, PHONE:619-527-3189."

PROPOSED 1-2" SDGE CONDUIT

EXIST. SDGE CABINET TO PROTECT IN PLACE

EXIST. SDGE TF TO PROTECT IN PLACE

PROPOSED 1-2" CHARTER COMM. CONDUIT

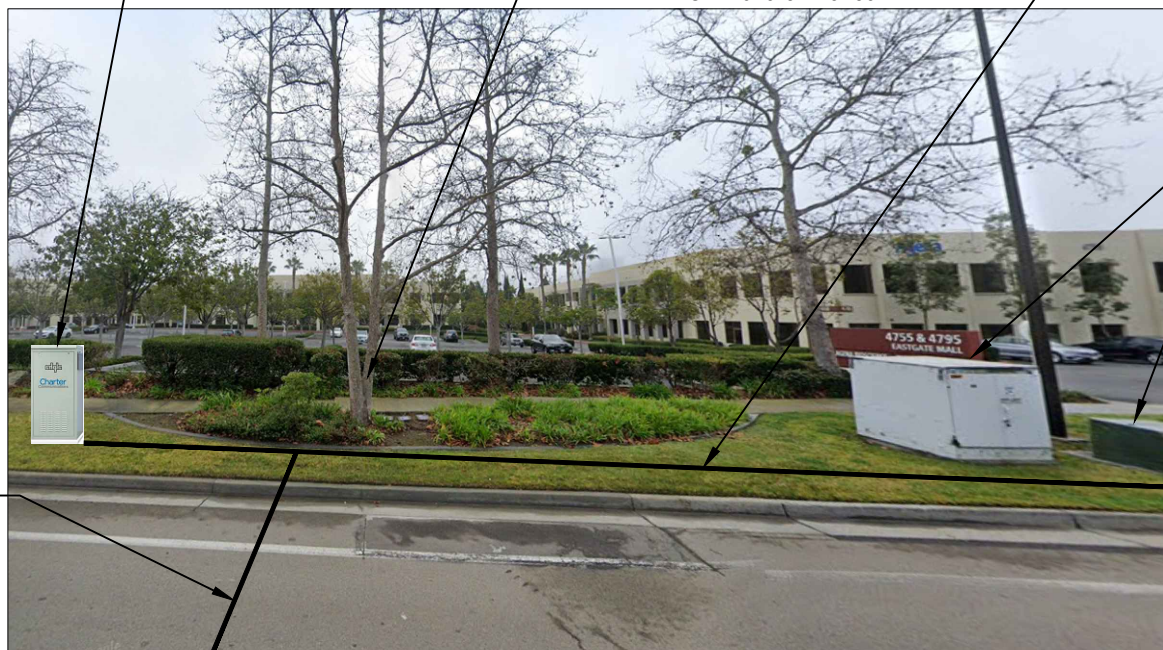
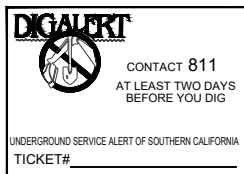
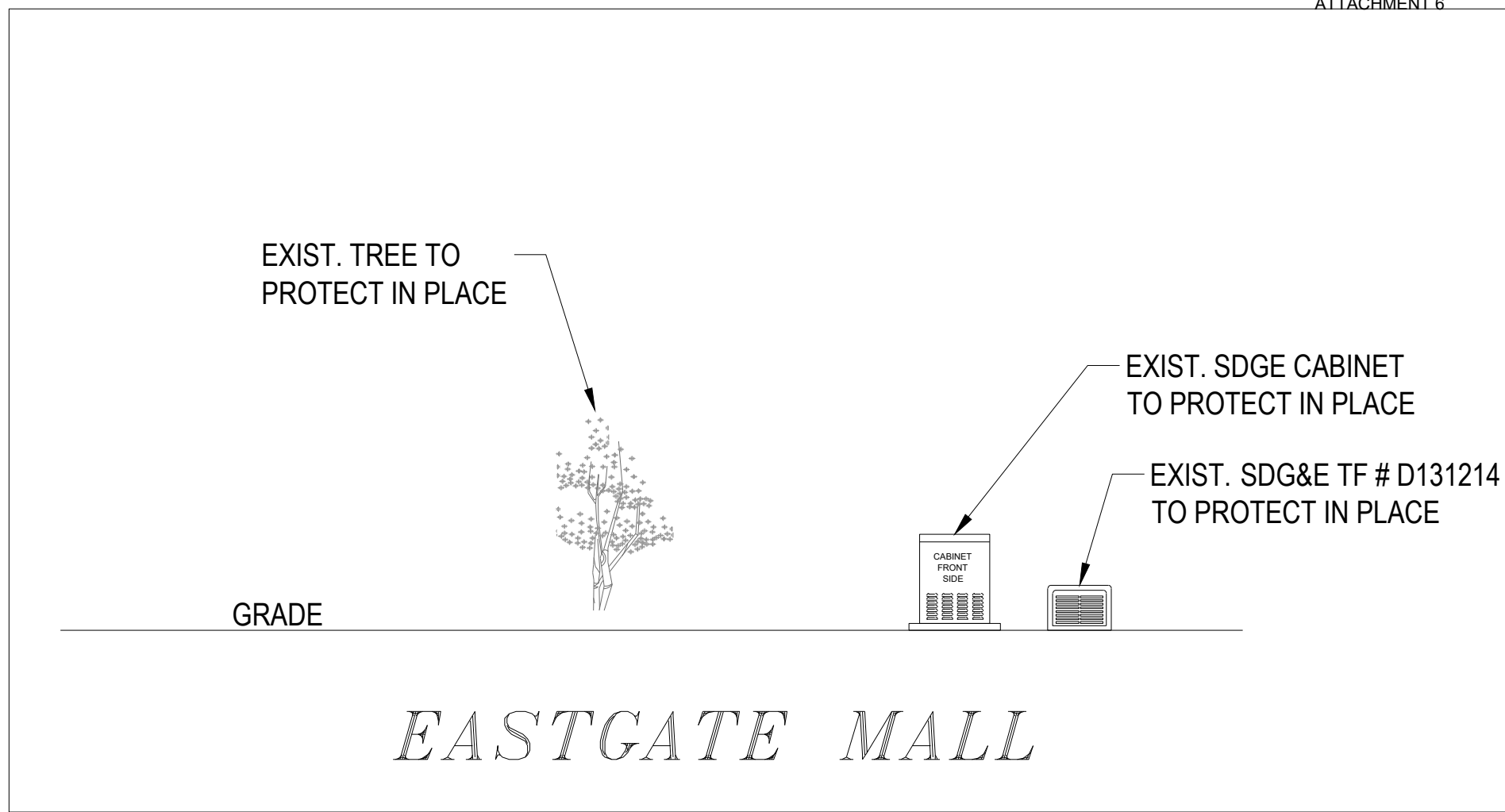


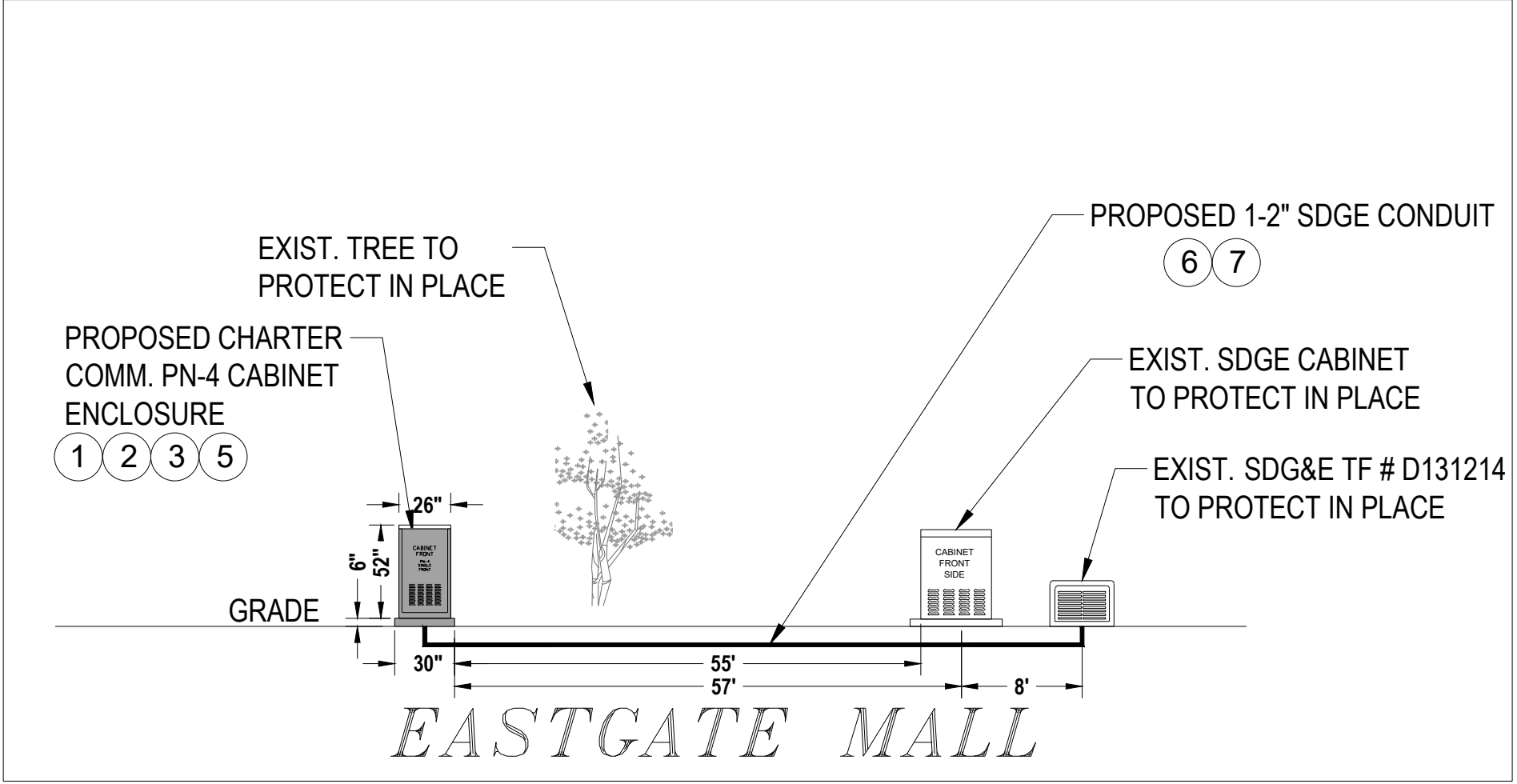
PHOTO "A"

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."

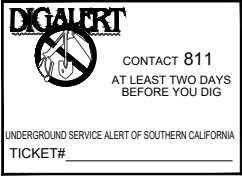




EXISTING ELEVATION
(NOT TO SCALE)



PROPOSED ELEVATION
(NOT TO SCALE)



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		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: 4830 1/3 Eastgate Mall WCF Update		Project Number: PRJ-1136683	
Community: University			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> 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: November 11, 2025	
# of Members Yes 9	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Chris Nielsen			
TITLE: Chair		DATE: November 12, 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