



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 4, 2026 REPORT NO. PC-26-018

HEARING DATE: June 18, 2026

SUBJECT: **VERIZON WIRELESS – DIVISION STREET**
PLANNED DEVELOPMENT PERMIT NO. 3266798, LIMITED USE PERMIT NO. 3266797, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3266799 PROCESS FOUR
CEQA EXEMPT SECTIONS 15301

PROJECT NUMBER: PRJ-1107616

OWNER/APPLICANT: Church of Christ/Verizon Wireless

SUMMARY

Issue: Should the Planning Commission approve continuing the operation of Verizon's Wireless Communication Facility (WCF) at 6070 Division Street in the CN 1-3 zone of the Encanto Neighborhoods Community Plan.

Staff Recommendation: Approve Planned Development Permit No. 3266798, Limited Use Permit No. 3266797, Neighborhood Development Permit No. 3266799.

Community Planning Group Recommendation: November 17, 2025, the Chollas Valley Community Planning Group (CPG) voted 6-0-2 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption Sections 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 23, 2026 and the opportunity to appeal that determination ended April 7, 2026.

Fiscal Impact Statement: None.

Code Enforcement Impact: None.

BACKGROUND

The project site is located at 6070 Division Street, on the northwestern corner of Division Street and South 61st Street. The site is located in the CN 1-3 zone of the Encanto Neighborhoods Community Plan (Community Plan). The Community Plan designates the site for commercial land use. The 2.35-acre project site is currently developed with a church that was permitted on August 7, 1973, pursuant to Development Permit No. C-12062. Nye Elementary School is located to the northwest of the site and the property to the northeast is currently vacant. The properties to the east and south are developed with single family dwelling units, and the property to the west is developed with a single family dwelling unit and a former horticultural nursery.

DISCUSSION

Project Description:

The project proposes continuing the operation of Verizon’s Wireless Communication Facility (WCF). The project consists of 12 antennas, and six (6) Remote Radio Units (RRUs) concealed on a 50-foot-tall faux mono-palm tree. The associated equipment is in a 405 square-foot above ground equipment enclosure near the faux mono-palm. The WCF is located at 6070 Division in the CN 1-3 zone of the Encanto Neighborhoods Community Plan. (Figure 1).



Figure 1: Location

Zoning

Pursuant to [San Diego Municipal Code \(SDMC\) Section 141.0420\(a\)\(1\)](#) a Limited Use Permit (LUP) is required for this Wireless Communication Facility (WCF) located in a commercial zone without residential development. Additionally, because the equipment enclosure exceeds 250 square feet, a Neighborhood Development Permit (NDP) is required per SDMC Sections 126.0402(m) and

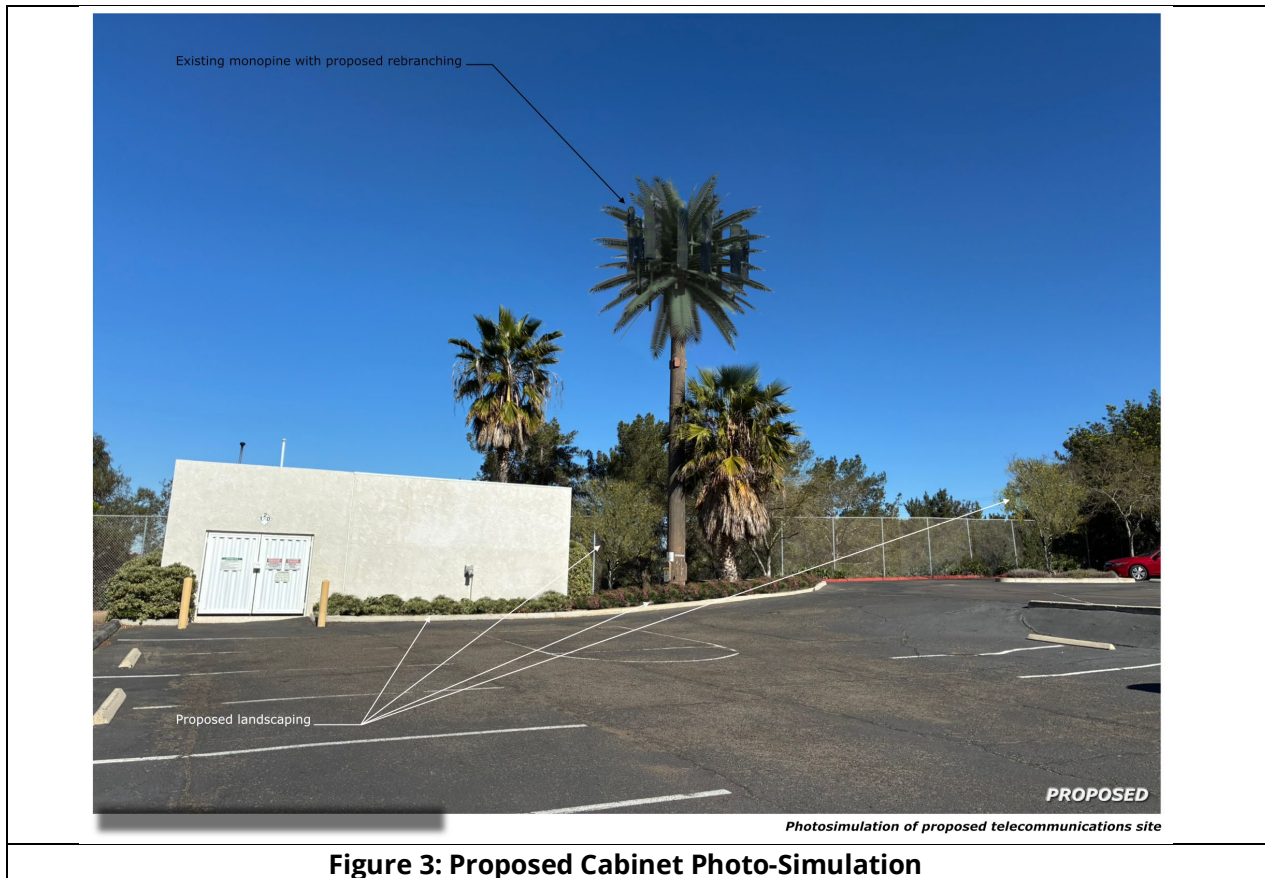
141.0420(e)(3). The NDP is supported by the fact that all equipment is fully enclosed within an existing 405-square-foot structure, which, along with mature landscaping, screens the facility from public view. Although the existing 10-foot enclosure exceeds the current 6-foot height limit by 66.7%, it is a legal non-conforming structure permitted prior to the adoption of SDMC 142.0350 and is therefore exempt from the 20% NDP height limitation. Finally, a Planned Development Permit (PDP) is required per SDMC Section 143.0402 to address the 50-foot WCF height, which deviates from the 30-foot limit in the CN 1-3 zone. Despite these deviations, the project complies with SDMC Section 141.0420, WCF Design Guidelines, the General Plan, and the Encanto Neighborhoods Community Plan, resulting in no adverse impacts to the land use plan. For clarity, please refer to the chart below identifying the permit requirements, process, decision level, applicable code sections, and the interpretation:

Permit Required:	Process Decision Level	San Diego Municipal Code (SDMC)	Interpretation
Limited Use Permit	1 Staff	141.0420(a)(1)	WCF is located in a commercial zone without residential development
Neighborhood Development Permit	2 Staff	126.0402(m) 141.0420(e)(3)	When an equipment enclosure associated with a WCF exceeds 250-square-feet
Planned Development Permit	4 Planning Commission	Table 143-04A	Required for structures that exceed the CN 1-3 zone height limit of 30-feet

Community Plan Analysis:

The Encanto Neighborhoods Community Plan land use designation is commercial. The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view. Faux landscaping

may be used on a premise where natural vegetation similar in size and species exists. In this case, the project proposes to continue the operation of a mono-palm tree located on a commercial parcel adjacent to other trees and tall shrubs with similar characteristics as the mono-palm. Maintenance of the faux tree includes installing antenna socks over all panels and rebranching any weathered or faded sections to maintain a realistic palm tree profile and ensure full concealment. As designed, the project complies with the WCF regulations, by integrating the project with the other trees in the area, thereby reducing any potential visual impacts. Based on the information above, the proposed development will not adversely affect the applicable land use plan.



Conclusion:

The project complies with the SDMC Sections 141.0420(a)(1), 126.0402(m), 141.0420(e)(3), 126.0601 and 143.0401 and the goals of the Community Plan. City staff has prepared draft findings in the affirmative to approve the project and recommends approval of Planned Development Permit No. 3266798, Limited Use Permit No. 3266797, and Neighborhood Development Permit No. 3266799.

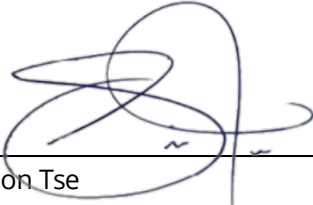
ALTERNATIVES

1. Approve Planned Development Permit No. 3266798, Limited Use Permit No. 3266797, and

Neighborhood Development Permit No. 3266799, with modifications;

2. Deny Planned Development Permit No. 3266798, Limited Use Permit No. 3266797, and Neighborhood Development Permit No. 3266799 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



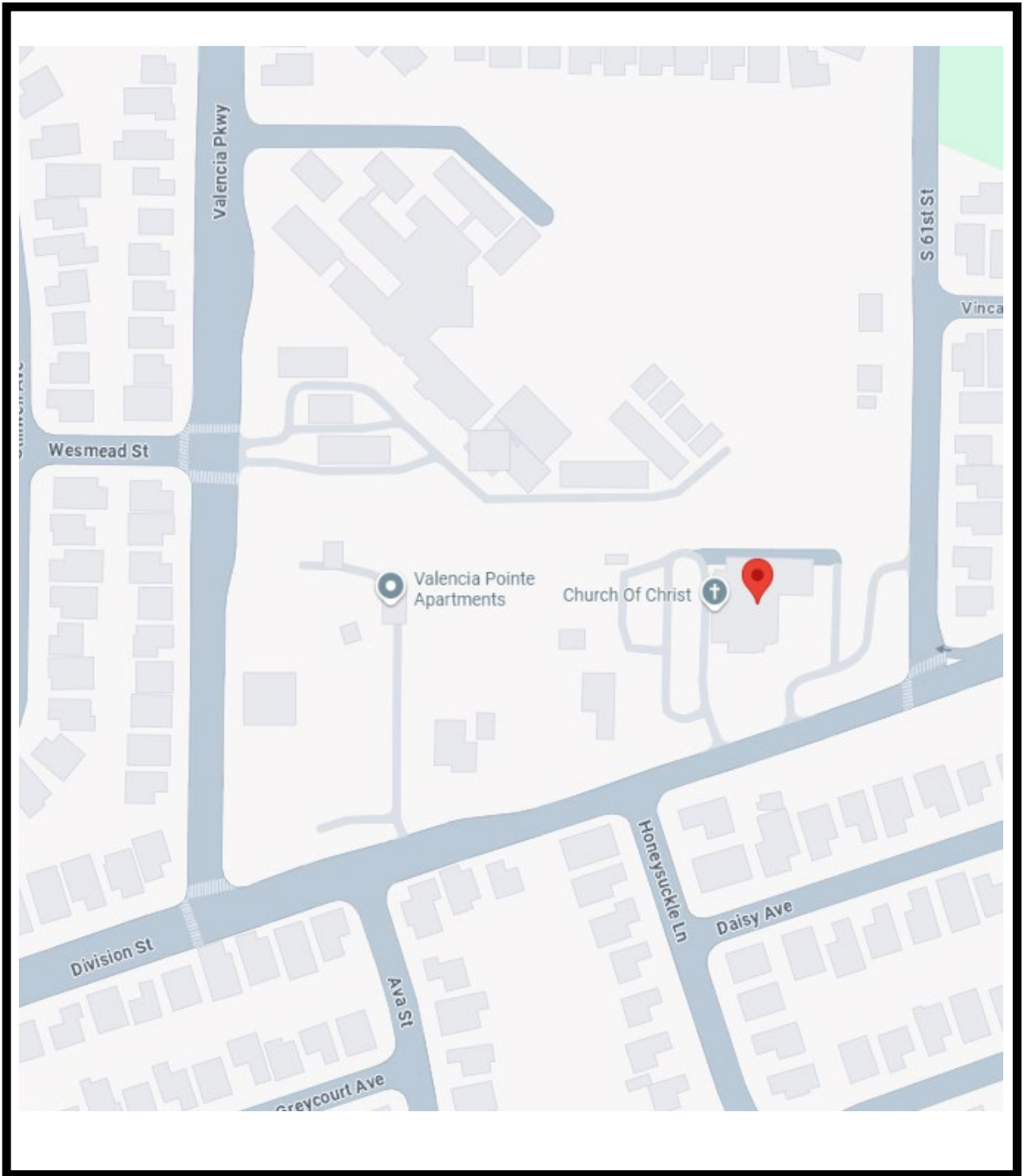
Simon Tse
Supervising Development Project Manager
Development Services Department



Karen Howard
Development Project Manager
Development Services Department

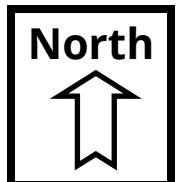
Attachments:

1. Location Map
2. Community Plan Land Use Map
3. Aerial
4. Draft Resolution
5. Draft Permit
6. NORA
7. CPG Recommendation
8. Ownership Disclosure
9. Project Plans
10. Telecom Coverage Map
11. Telecom Site Justification Letter
12. Photo Simulation
13. Photographic Survey



Project Location

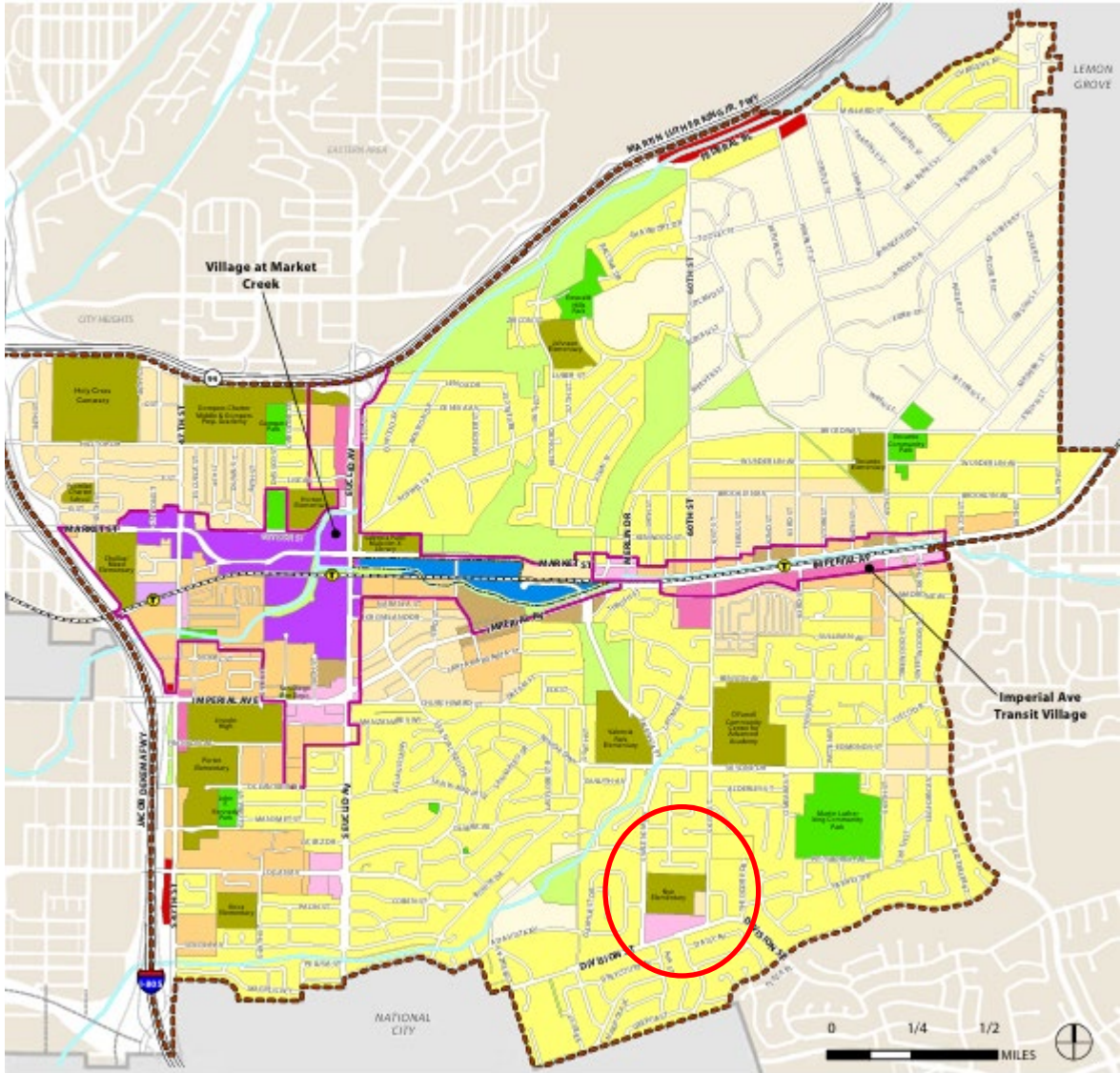
6070 Division St Wireless Communication Facility
Project No. PRJ-1107616



Encanto Neighborhoods

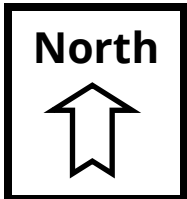
Community Plan

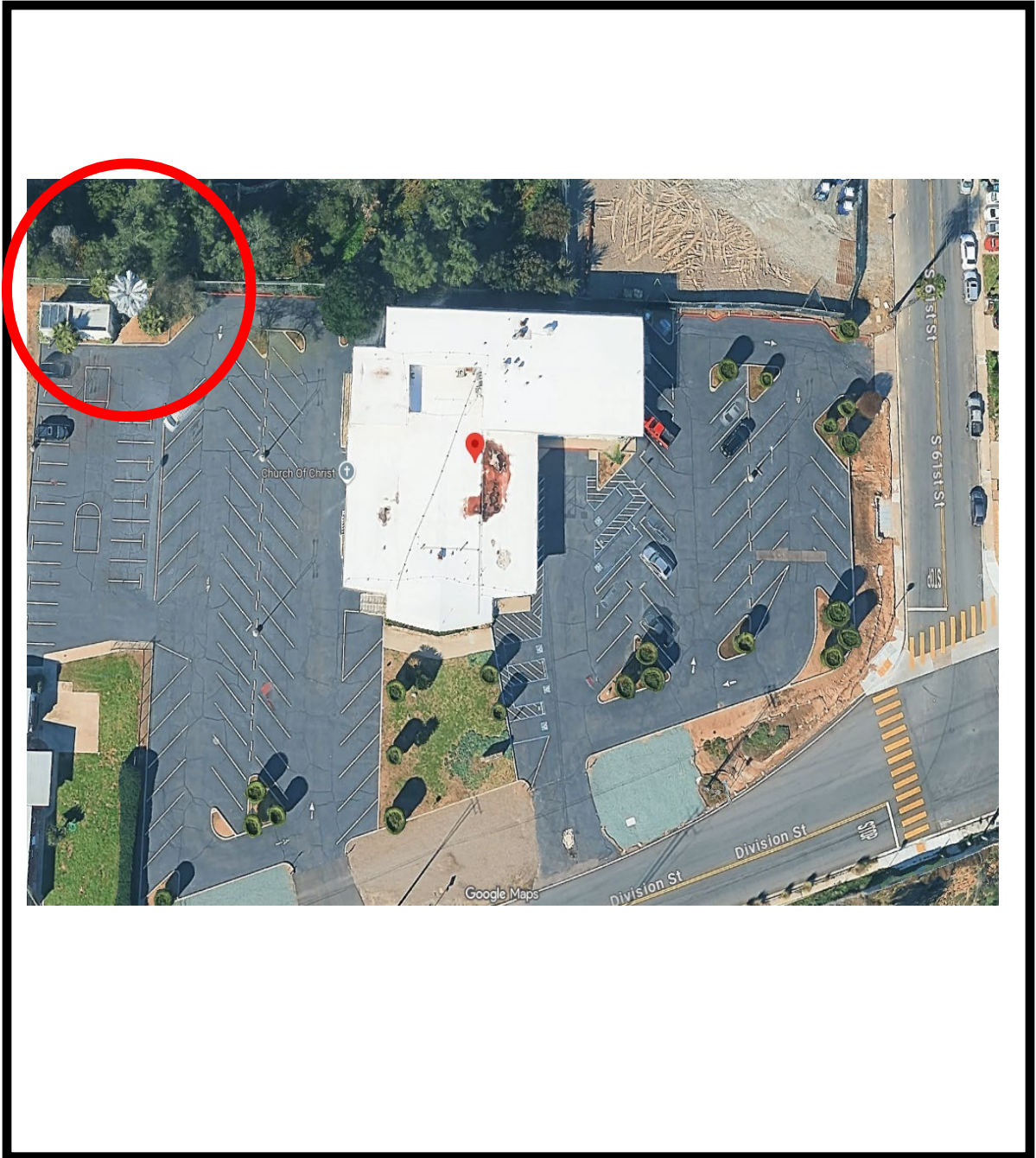
Neighborhood Mixed Use-Low (15-29 du/ac)



Land Use Plan

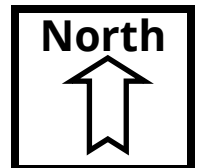
6070 Division St Wireless Communication Facility
Project No. PRJ-1107616





Aerial Photo

6070 Division St Wireless Communication Facility
Project No. PRJ-1107616



**PLANNING COMMISSION
RESOLUTION NO. PC-XXXXX
PLANNED DEVELOPMENT PERMIT NO. 3266798
LIMITED USE PERMIT NO. 3266797
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3266799
VERIZON WIRELESS DIVISION STREET-PROJECT NO. 1107616**

RECITALS

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

A. Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit to continue operation of an existing Wireless Communication Facility (WCF) (as described in and by reference to the attached approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 3266798, Limited Use Permit No. 3266797, and Neighborhood Development Permit No. 3266799).

B. The site is at 6070 Division Street in the CN-1-3 (Commercial Neighborhood) zone of the Encanto Neighborhoods Community Plan.

C. On March 23, 2026 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

D. On June 18, 2026, the Planning Commission considered Planned Development Permit No. 3266798, Limited Use Permit No. 3266797, and Neighborhood Development Permit No. 3266799 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:

The Planning Commission adopts the following findings with respect to Planned Development Permit No. 3266798, and Neighborhood Development Permit No. 3266799:

A. PLANNED DEVELOPMENT PERMIT [SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 126.0605]

I. The existing development is not adversely affect the applicable land use plan.

The project proposes continuing the operation of Verizon's Wireless Communication Facility (WCF). The project consists of 12 antennas, and six (6) Remote Radio Units (RRUs) concealed on a 50-foot-tall faux mono-palm tree. The associated equipment is in a 405 square-foot above ground equipment enclosure near the faux mono-palm. The WCF is located at 6070 Division in the CN 1-3 zone of the Encanto Neighborhoods Community Plan. The Encanto Neighborhoods Community Plan designates the site for commercial land use. The site contains a church.

The Encanto Neighborhoods Community Plan land use designation is commercial. The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view. Faux landscaping may be used on a premise where natural vegetation similar in size and species exists. In this case, the project proposes to continue the operation of a mono-palm tree located on a commercial parcel adjacent to other trees and tall shrubs with similar characteristics as the mono-palm. Maintenance of the faux tree includes installing antenna socks over all panels and rebranching any weathered or faded sections to maintain a realistic palm tree profile and ensure full concealment. As designed, the project complies with the WCF regulations, by integrating the project with the other trees in the area, thereby reducing any potential visual impacts.

Pursuant to SDMC Section 141.0420(a)(1), a Limited Use Permit (LUP) is required for this Wireless Communication Facility (WCF) located in a commercial zone without residential development. Additionally, because the equipment enclosure exceeds 250 square feet, a Neighborhood Development Permit (NDP) is required per SDMC Sections 126.0402(m) and 141.0420(e)(3). The NDP is supported by the fact that all equipment is fully enclosed within an existing 405-square-foot structure, which, along with mature landscaping, screens the facility from public view. Although the existing 10-foot enclosure exceeds the current 6-foot height limit by 66.7%, it is a legal non-conforming structure permitted prior to the adoption of SDMC 142.0350 and is therefore exempt from the 20% NDP height limitation. Finally, a Planned Development Permit (PDP) is required per SDMC Section 143.0402 to address the 50-foot WCF height, which deviates from the 30-foot limit in the CN 1-3 zone. Despite these deviations, the project complies with SDMC Section 141.0420, WCF Design Guidelines, the General Plan, and the Encanto Neighborhoods Community Plan, resulting in no adverse impacts to the land use plan.

II. The existing development will not be detrimental to the public health, safety, and welfare.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare including, but not limited to, concealment requirements, and electromagnetic fields controls. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions and every part of the ancillary equipment is behind a 10-foot-tall concrete wall. Although a generator is included, there is no significant noise increase. The existing air conditioning units were approved under PTS 260315. Since no changes are proposed to these units, the previous noise evaluation remains valid, and a new report is unnecessary.

All existing improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. The Telecommunication Act of 1996 preempts local governments from regulating the placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. A RF-EME Compliance Report (Report) dated July 6, 2023 from Tower Engineering Professionals was submitted to the City verifying that the existing project meets or exceeds the requirements of the FCC for RF emissions, but recommended that access to the mono-palm or areas associated with the active antenna installation be restricted and secured where possible. The project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the existing project will not be detrimental to 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.

Deviations to the SDMC may be processed through a Planned Development Permit (PDP) in accordance with SDMC Sections 126.0601 and 143.0401. 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 WCFs to review and modify these facilities to comply with current design standards.

The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. Maintenance of the faux tree includes installing antenna socks over all panels and rebranching any weathered or faded sections to maintain a realistic palm tree profile and ensure full concealment. Adjacent to the site is a mixture of similar trees and large shrubs. The form and tree type of the existing mono-palm integrates into the existing setting. The existing equipment is concealed behind a 10-foot tall faux rock wall. The enclosure's exterior finish is well-maintained; no significant weathering, corrosion, or paint degradation was observed. As a result, the project compiles with the intent of SDMC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the City's General Plan.

The existing 50-foot tall "mono-palm" facility exceeds the 30-foot height limit for two primary reasons:

Technical Necessity: To maintain 5G capacity and prevent coverage gaps, Verizon's Radio Frequency (RF) Engineers have identified 50 feet as the minimum height required to meet their coverage objectives. Relocating the facility is not a viable option, as any change in position would degrade existing service for the surrounding community.

Siting Preference: Under Council Policy 600-43, this site is the most appropriate location as it is the only commercially zoned property in the area. Moving to an alternative site would likely result in a less-preferred location or a direct

contravention of the City's siting hierarchy. Maintaining 50-foot height ensures Verizon fulfills its commitment to network reliability without negatively impacting current customers. The WCF Guidelines, which were adopted in 2019, includes stringent requirements for faux trees to ensure that they provide sufficient branch screening of the antennas and a crown, in this case an additional ten feet is needed (50 feet maximum) so the faux tree more closely resembles a live tree. The antennas located on the mono-palm tree will be covered with "antenna socks" which enable additional leaves and coloring to be added to the face of the antennas to better integrate the antennas with the faux mono-palm tree.

The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the commercial property and the predicted loss of coverage without the height. Although the underlying zone requires a 30-foot height limit, a height less than 50-feet for Verizon could result in significant impacts to those within the surrounding area. A continued degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The City's WCF regulations, SDMC section 141.0420(a)(1), allow these facilities in a commercial zone as a Process One, Limited Use Permit (LUP) when the antennas are in a commercial zone without residential development. The existing WCF is a mono-palm surrounded by similar trees which implement the intent of the WCF ordinance. This WCF ordinance's purpose and intent is to integrate and camouflage WCFs within the existing environment. Based on these considerations, this project complies with the permit and design requirements for WCF's as identified in the SDMC. In addition to the processing of a PDP for deviations, the project requires a Neighborhood Development Permit (NDP) pursuant to SDMC Section 126.0402(m) and 141.0420(e)(3), when an equipment enclosure exceeds 250 square-feet and in accordance to SDMC section 142.0350 and; the wall surrounding the WCF is greater than six feet in height. The 10-foot-tall wall surrounds and secures the ancillary equipment supporting the WCF and future equipment supporting the WCFs perspective. Further, the wall height is necessary for the safety of people on the property. Although the existing 10-foot enclosure exceeds the current 6-foot height limit by 66.7%, it is a legal non-conforming structure permitted prior to the adoption of SDMC 142.0350 and is therefore exempt from the 20% NDP height limitation.

Therefore, the existing development will comply with the regulations of the Land Development Code including any existing deviations pursuant to SDMC 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.

B. NEIGHBORHOOD DEVELOPMENT PERMIT [SAN DIEGO MUNICIPAL CODE SDMC SECTION 126.0404]

I. The existing development will not adversely affect the applicable land use plan.

As outlined in PDP Finding No. 1. a. listed above and incorporated herein by reference, the existing development will not adversely affect the applicable land use plan.

II. The existing development will not be detrimental to the public health, safety, and welfare.

As outlined in PDP Finding No. 1.b. listed above and incorporated herein by reference, the existing development will not be detrimental to the public health, safety, and welfare.

III. The existing development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project requires a Neighborhood Development Permit (NDP) pursuant to SDMC Section 126.0402(m) and 141.0420(e)(3), when an equipment enclosure exceeds 250 square-feet and in accordance with SDMC section 142.0350 and; the wall enclosure surrounding the WCF is greater than six feet in height. The deviation in equipment size allows Verizon Wireless to continue to meet its coverage and capacity objectives with this WCF. An equipment enclosure with lower square footage could not achieve the coverage provided by this facility. The equipment enclosure is located at the rear of the property in a large parking lot. It is setback approximately 275 feet from the street, with an extensive parking lot in between. A landscape backdrop integrates the enclosure on the property. The NDP can be supported because the associated equipment is appropriately designed and located within an enclosure in a setting that helps screen the facility. Aside from exceeding the WCF equipment footprint for which a NDP is required and supported, the project complies with the development regulations of the CN 1-3 zone. The deviation in equipment size allows Verizon Wireless to continue to meet its coverage and capacity objectives with this WCF. An equipment enclosure with lower square footage could not achieve the coverage provided by this facility. The 10-foot tall wall surrounds and secures the ancillary equipment supporting the WCF and future equipment supporting perspective WCFs. Further, the wall height is necessary for the safety of people on the property. Although the existing 10-foot enclosure exceeds the current 6-foot height limit by 66.7%, it is a legal non-conforming structure permitted prior to the adoption of SDMC 142.0350 and is therefore exempt from the 20% NDP height limitation. The NDP can be supported because the associated equipment is appropriately designed and located within an enclosure in a setting that helps screen the facility. Aside from exceeding the WCF equipment footprint for which a NDP is required and supported, the project complies with the development regulations of the CN-1-1 zone.

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, Planned Development Permit No. 3266798, Limited Use Permit No. 3266797, and Neighborhood Development Permit No. 3266799 are granted by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Planned Development Permit No. 3266798, Limited Use Permit No. 3266797, and Neighborhood Development Permit No. 3266799, 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

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

PLANNED DEVELOPMENT PERMIT NO. 3266798
LIMITED USE PERMIT NO. 3266797
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3266799
VERIZON WIRELESS DIVISION STREET
PROJECT NO. 1107616
PLANNING COMMISSION

This Planned Development Permit No. 3266798, Limited Use Permit No. 3266797, and Neighborhood Development Permit No. 3266799 is granted by the Planning Commission of the City of San Diego to Church of Christ, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0605, 141.0420(a) 126.0404, 131.0502, 131-05C and 143.0402. The site is located at 6070 Division Street in the CN-1-3 (Commercial Neighborhood) zone of the Encanto Community Plan and City Council District 4. The project site is legally described as: All that portion of Lot 2 of Cave and McHatton's Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 159, filed in the Office of the County Recorder of San Diego County, Merch 30, 1887, described as follows: Beginning at a point on the North Line of said Lot 2, distant thereon South 89°89'45" East 607 feet: from the Northwest corner thereof, said point being the Northeast corner of the land conveyed to Carl M. Scott and wife by deed dated January 7, 1952 and recorded in Book 4351, Page 11 of Official Records; thence continuing South 89°00'45" East along said North line of Loc 2, a distance of 358.00 feet to the Northeast corner of said lot; thence South 0°36'45" West along said East line of said lot to the Southeast corner of said Lot 2: thence South 71°44'45" West along Southerly Line, 332.98 feet, more or less, to the Southeast corner of said Scott's land; thence North 09°36'45" East along the East line of said land, a distance of 323.26 feet to the Point of Beginning.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to continue operation of an existing Wireless Communications Facility subject to the City's land use regulations 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. An existing Wireless Communication Facility (WCF) consisting of 12 antennas and six (6) remote radio units (RRUs) concealed on a 50-foot tall faux mono-palm tree and a 405-square foot ground level equipment enclosure 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 **July 3, 2029**.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. This Planned Development Permit (PDP), Limited Use Permit (LUP), Neighborhood Development Permit (NDP) and corresponding use of this site shall expire on **June 18, 2036**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
5. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date of **June 18, 2036**. Use of this permit approval beyond the expiration date of this permit is prohibited.

TELECOM DESIGN REQUIREMENTS:

Faux Trees

6. All hand-holes shall be covered with bark material to match the mono-palm tree trunk to the satisfaction of the Development Services Department.

7. All mounting pipes supporting each antenna must not extend beyond the length of each antenna. No mounting pipes absent antennas/RRHs shall remain.
8. All coaxial conduits shall be routed up through the caisson and into the faux mono-palm tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
9. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the antennas to the satisfaction of the Development Services Department.
10. Starting branch height shall be no higher than 12-feet, as illustrated on the stamped, approved Exhibit "A."
11. All exposed cables, brackets and supports shall be painted to match the faux mono-palm tree foliage to the satisfaction of the Development Services Department.
12. Radio Frequency antenna socks designed to match the faux mono-palm tree shall fully cover 360-degrees (except for the back due to cooling and; any other components).
13. A 3-D Rendering shall be included and scanned onto the construction plans for review.
14. The WCF shall conform to the approved construction plans.
15. The applicant shall be required to update and/or replace the faux mono-palm tree foliage if there are any discoloration after final inspection. Such repairs shall be performed within 30 calendar days after an official email notice by the Development Services Department is sent to the applicant/owner on record.
16. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
17. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
18. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
19. The accuracy and validity of the RF Compliance Report, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF within 30 calendar days.

ATTACHMENT 5

20. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
21. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
22. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.
23. The Permittees shall provide evidence demonstrating compliance with Federal standards for radio frequency radiation in accordance with the Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies, which are regulated by the Federal Government.
24. Permittee/Owners will be required to clear up any graffiti within 30 calendar days of written notice; if graffiti occurs more than three times a year, faux landscaping shall be installed to deter future reoccurrence.
25. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.
26. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
27. Photosimulations shall be printed in color on the construction plans.
28. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department and;
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
29. Generator maintenance may be conducted between the hours of 8am and 5pm weekdays only.
30. The number of allowable associated equipment behind the antennas will be capped to maintain concealment throughout the project life. There shall be no more than 2 accessory equipment behind each antenna. This includes RRUs, surge protectors, filters, etc. Any modifications to the permit with the equipment will be reviewed on a case-by case basis to maintain concealment.

Increase in size or number of any visible element (antenna, equipment) is considered defeating concealment and is not allowed.

31. Sizes of the antennas will be strictly capped. No antennas shall exceed 6-feet.

ENGINEERING

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

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the Development Services Department to ensure compliance with the approved plans and associated conditions. Email all photos of the completed work to 5g_dsd@sandiego.gov. Failure to complete this requirement may result in delays to your future applications for modifications.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the use on site. The 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 Approved Resolution Number XXXX-PC.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Howard
Development Project Manager II

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

section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Church of Christ
Owner/Permittee

By _____

Print Name:
Title:

Verizon Wireless
Permittee

By _____

Print Name:
Title:

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

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: American Towers Division Street/ No. 1107616

State Clearinghouse No.: N/A

Project Location-Specific: 6070 Division Street, San Diego, CA 92114

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

Description of nature and purpose of the Project: Limited Use Permit (LUP), Planned Development Permit (PDP) and Neighborhood Development Permit (NDP) to continue the operation of an existing wireless communication facility (WCF). The facility consists of a 50 foot-tall monopalm and twelve (12) antennas and six (6) RRUs; and a 405-square-foot ground level equipment enclosure. No changes to the WCF are proposed except for rebranching of the monopalm's faux fronds. The WCF is located in a parking lot for an existing Church. The site is located at 6070 Division Street, in the CN 1-3 zone of the Encanto Community Plan and City Council District 4.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: PlanCom, Inc/ Shelly Killbourn, 16776 Bernardo Center Drive, San Diego, CA 92128. Phone: (619) 208-4685

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 State Guidelines, Section 15301(Existing Facilities)

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 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF and would not significantly change the project setting, the exemption was deemed appropriate 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: Jeffrey Szymanski / (619) 446-5324

Filed by:

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

Karen Howard

Signature


Development Project Manager
Title

May 7, 2026
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:

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: American Tower 6070 Division ST.		Project Number: PRJ-1107616	
Community: Encanto Neighborhoods			
<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 17, 2025
# of Members Yes 6	# of Members No	# of Members Abstain 2	
Conditions or Recommendations: none			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Saige Gonzales Walding			
TITLE: chair, Chollas Valley Community Planning Group		DATE: April 15, 2026	

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

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM
			DS-318
			October 2017

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

Project Title: Division Street - Verizon **Project No. For City Use Only:** _____

Project Address: 6070 Division Street

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. 33-0304065

Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Church of Christ, 61st & Division St Owner Tenant/Lessee Successor Agency

Street Address: 6070 Division Street

City: San Diego State: CA Zip: 92114

Phone No.: _____ Fax No.: _____ Email: _____

Signature: *Roger E. Cooper* Date: 7/9/2023

Additional pages Attached: Yes No

Applicant

Name of Individual: ATC Sequoia LLC Owner Tenant/Lessee Successor Agency

Street Address: 10 Presidential Way

City: Woburn State: MA Zip: 01801

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Margaret Robinson Date: _____
Vice President, UST Legal

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

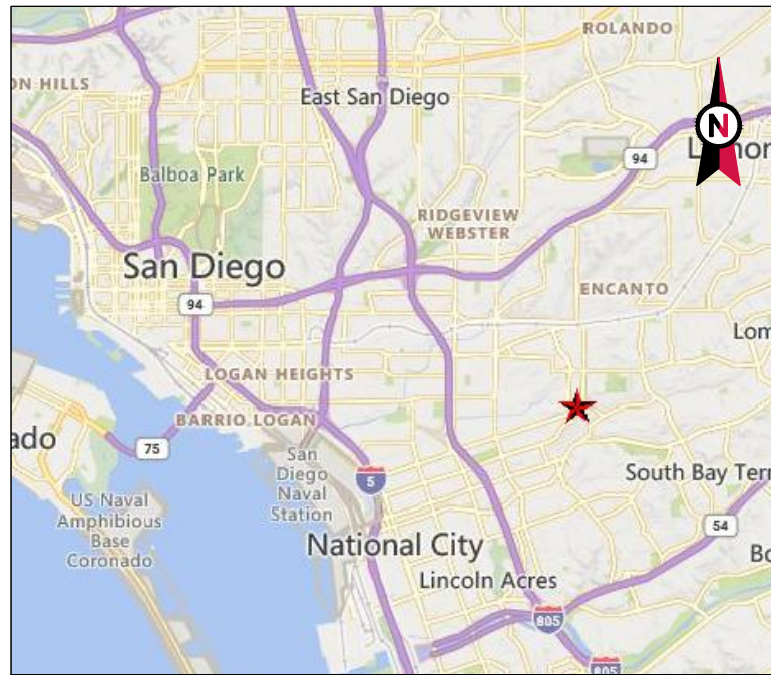
Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No



VICINITY MAP



AMERICAN TOWER®

SITE NAME: DIVISION ST CA
 SITE NUMBER: 420242
 SITE ADDRESS: 6070 DIVISION ST
 SAN DIEGO, CA 92114



LOCATION MAP

ATTACHMENT 9

AMERICAN TOWER®
 ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
2	ADD LANDSCAPING PLAN	EB	07/24/25
3	ADD JX NOTES	EB	09/24/25
4	REV LANDSCAPING PLAN	MSL	10/08/25
5	REV LANDSCAPING	MSL	01/26/26
6	REV VIEWS	MSL	02/02/26

ATC SITE NUMBER:

420242

ATC SITE NAME:

DIVISION ST CA

SITE ADDRESS:

6070 DIVISION ST
 SAN DIEGO, CA 92114

SEAL:



DATE DRAWN: 07/07/23
 ATC JOB NO: 14520534_E1

TITLE SHEET

SHEET NUMBER: **G-001**
 REVISION: **6**

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2019 CALIFORNIA ADMINISTRATIVE CODE 2. 2019 CALIFORNIA BUILDING CODE 3. 2019 CALIFORNIA RESIDENTIAL CODE 4. 2019 CALIFORNIA ELECTRICAL CODE 5. 2019 CALIFORNIA PLUMBING CODE 6. 2019 CALIFORNIA ENERGY CODE 7. 2019 CALIFORNIA FIRE CODE 8. 2019 CALIFORNIA EXISTING BUILDING CODE 9. 2018 INTERNATIONAL BUILDING CODE (IBC) 10. NATIONAL ELECTRIC CODE (NEC) 11. LOCAL BUILDING CODE 12. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 6070 DIVISION ST SAN DIEGO, CA 92114 COUNTY: SAN DIEGO <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 32.69514028 LONGITUDE: -117.06821146 GROUND ELEVATION: 321' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: CITY OF SAN DIEGO PARCEL NUMBER: 553-060-23-00 ZONING: CN-1-3	THE PROJECT PROPOSES TO CONTINUE OPERATION OF AN EXISTING VERIZON WIRELESS COMMUNICATION FACILITY. THE FACILITY CONSISTS OF A 50' MONOPALM AND ASSOCIATED EQUIPMENT. A LIMITED USE PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT, AND PLANNED DEVELOPMENT PERMIT ARE REQUIRED TO CONTINUE OPERATION. NO CHANGES ARE PROPOSED EXCEPT FOR THE RE-BRANCHING OF THE MONOPALM FAUX FRONDS ANTENNAS: 12 RRUs: 6 EQUIPMENT AREA: 402 S.F.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
	<u>PROJECT TEAM</u> <u>TOWER OWNER:</u> ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> CHURCH OF CHRIST 61ST & DIVISION ST 6070 DIVISION STREET SAN DIEGO, CA 92114 <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	<u>PROJECT NOTES</u> 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	G-001 TITLE SHEET L-1 LANDSCAPING PLAN L-2 LANDSCAPING PLAN L-3 LANDSCAPING PLAN C-101 OVERALL SITE PLAN C-102 DETAILED SITE PLAN C-201 TOWER ELEVATION (LOOKING NORTH) C-202 TOWER ELEVATION (LOOKING EAST & WEST) C-203 TOWER ELEVATION (LOOKING SOUTH) C-401 ANTENNA LAYOUT & SCHEDULE C-501 SIGNAGE				
<u>UTILITY COMPANIES</u> POWER COMPANY: UNKNOWN PHONE: N/A TELEPHONE COMPANY: UNKNOWN PHONE: N/A		<u>PROJECT LOCATION DIRECTIONS</u> 805 SOUTH EXIT PALM AVE-11A RIGHT ONTO SOUTH 47TH STREET/NORTH PALM LEFT ONTO DIVISION STREET 1.6 MILES TO 6070 DIVISION STREET SITE IS ON THE LEFT IN THE CHURCH OF CHRIST PARKING LOT					



Know what's below.
 Call before you dig.

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NOTES:
 1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.

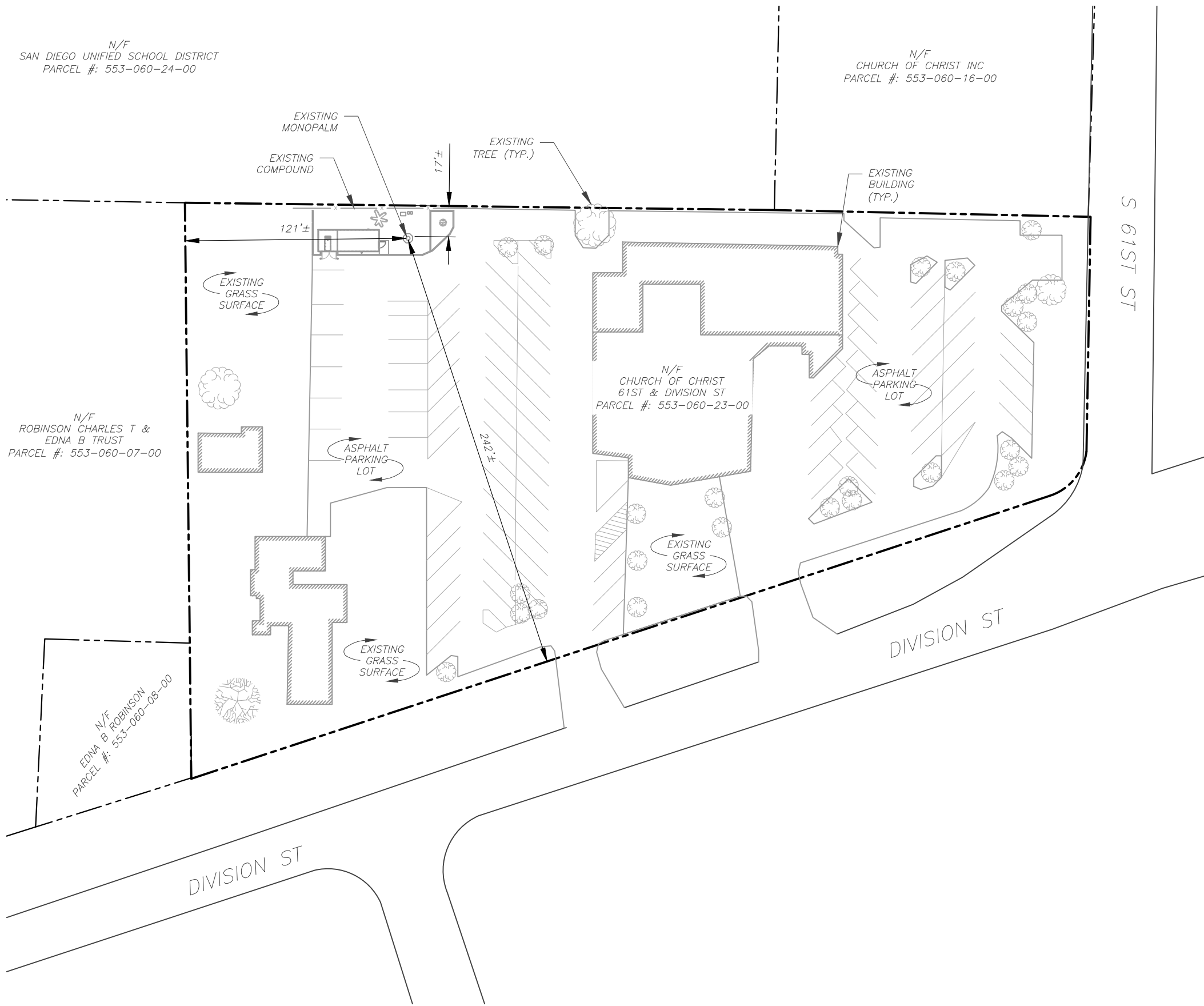
2. BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS.

N/F
 SAN DIEGO UNIFIED SCHOOL DISTRICT
 PARCEL #: 553-060-24-00

N/F
 CHURCH OF CHRIST INC
 PARCEL #: 553-060-16-00

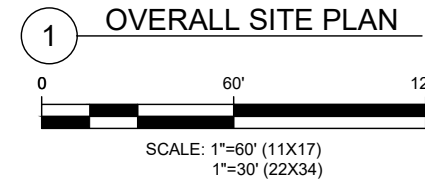
N/F
 ROBINSON CHARLES T &
 EDNA B TRUST
 PARCEL #: 553-060-07-00

N/F
 EDNA B ROBINSON
 PARCEL #: 553-060-08-00



SURVEY LEGEND

- — — — — EXISTING PROPERTY
- - - - - EXISTING ADJ. PROPERTY
- - - - - EXISTING EASEMENT
- - - - - XXX EXISTING CONTOUR (MAJOR)
- - - - - XXX EXISTING CONTOUR (MINOR)
- ~ ~ ~ ~ ~ EXISTING TREELINE
- x - x - EXISTING CHAINLINK FENCE
- ▨ EXISTING BUILDING
- SD - SD - EXISTING STORM DRAIN
- ===== EXISTING ROAD (DIRT)
- ===== EXISTING ROAD (STONE)
- ===== EXISTING ROAD (PAVED)
- ▨ EXISTING CONCRETE
- - - - - EXISTING LEASE AREA



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	07/07/23
1	REV DETAILS & NOTES	EB	09/26/23

ATC SITE NUMBER:
420242

ATC SITE NAME:
DIVISION ST CA

SITE ADDRESS:
 6070 DIVISION ST
 SAN DIEGO, CA 92114

SEAL:



Digitally Signed: 2026-02-02

DATE DRAWN: 07/07/23
 ATC JOB NO: 14520534_E1

OVERALL SITE PLAN

SHEET NUMBER: **C-101**
 REVISION: **1**

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REV.	DESCRIPTION	BY	DATE
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3	ADD JX NOTES	EB	09/24/25
5	REV LANDSCAPING	MSL	01/26/26
6	REV VIEWS	MSL	02/02/26

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DIVISION ST CA

SITE ADDRESS:
 6070 DIVISION ST
 SAN DIEGO, CA 92114

SEAL:



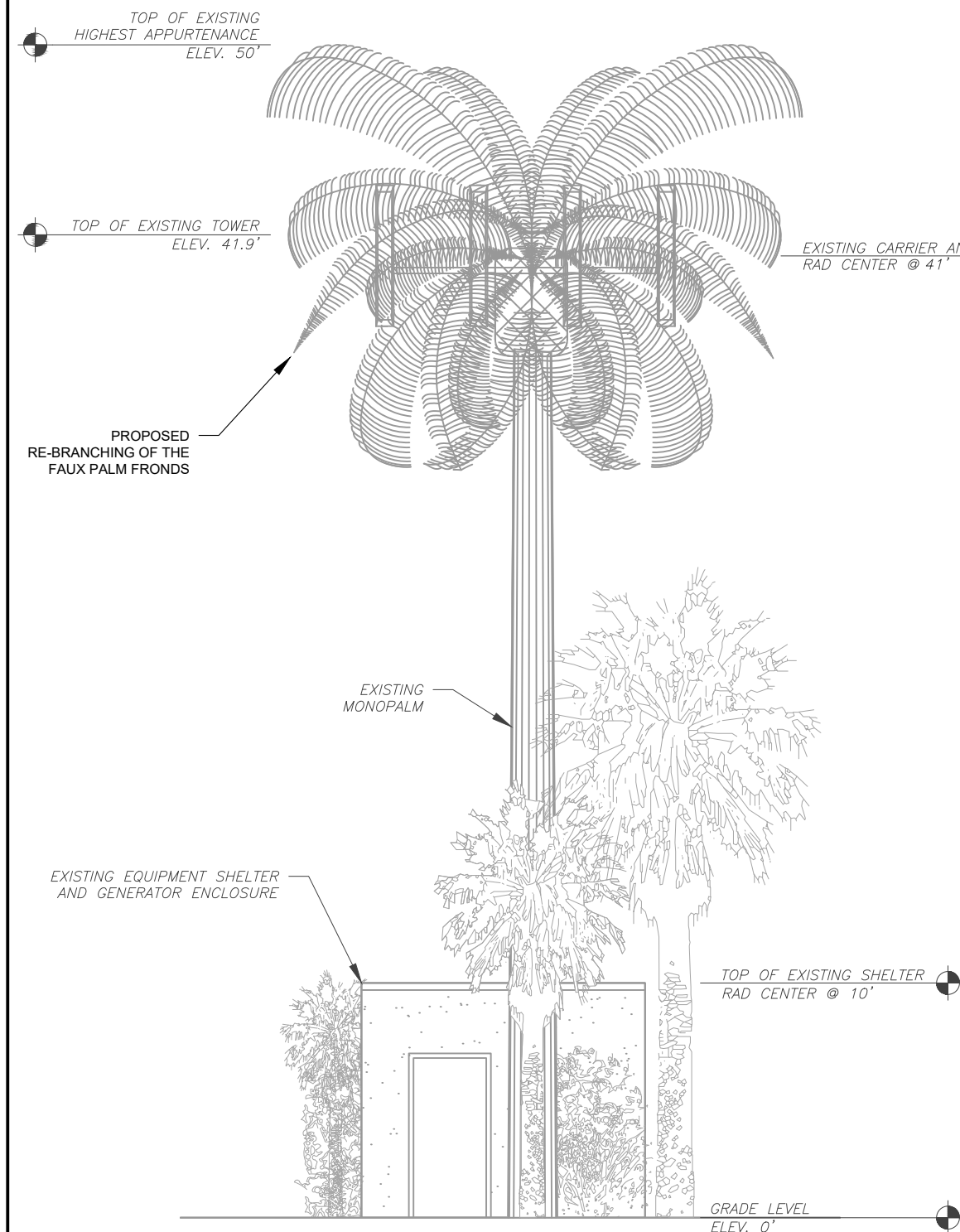
Digitally Signed: 2026-02-02

DATE DRAWN: 07/07/23
 ATC JOB NO: 14520534_E1

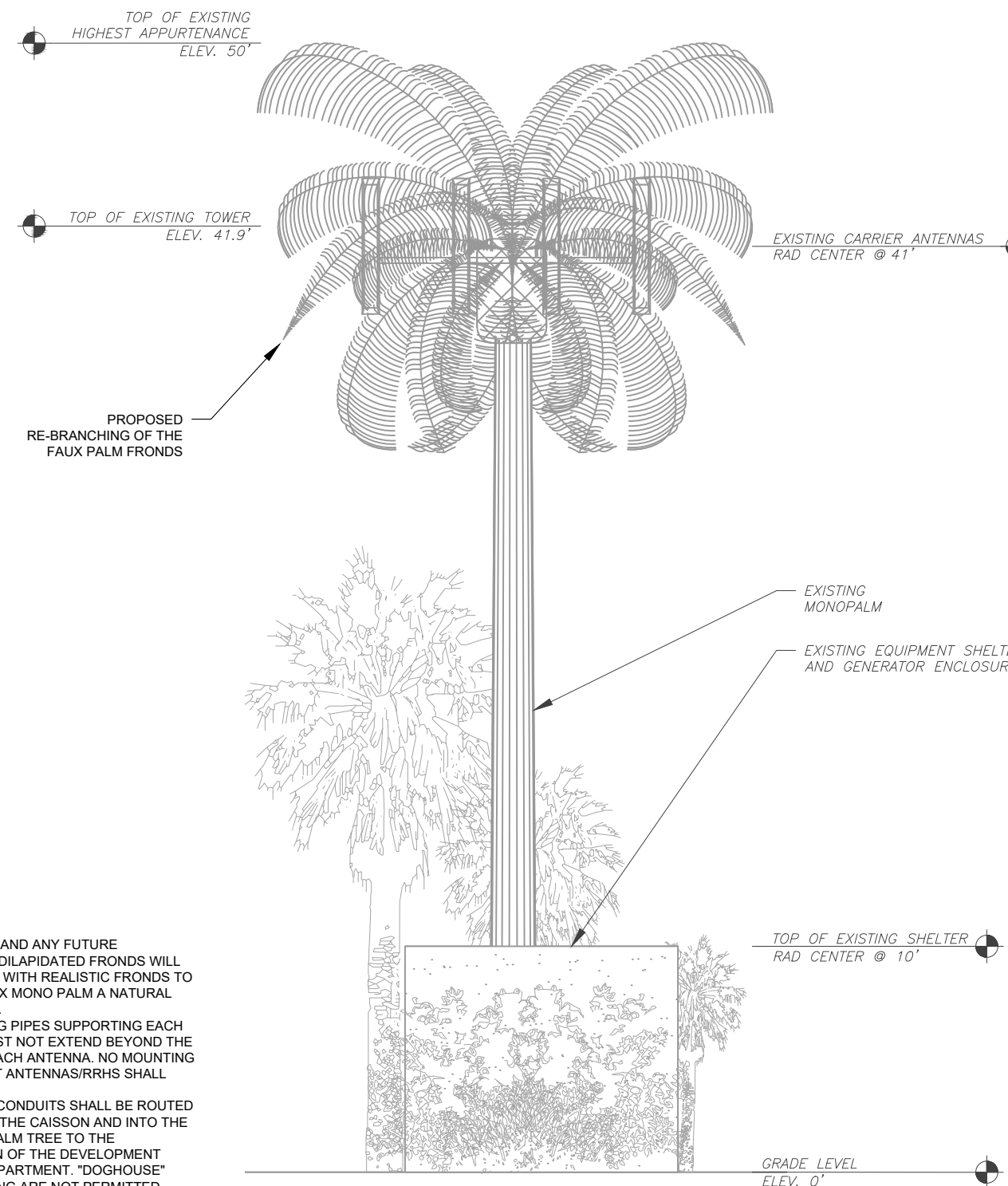
**TOWER ELEVATION
 (LOOKING EAST & WEST)**

SHEET NUMBER:
C-202

REVISION:
6



1 TOWER ELEVATION (LOOKING WEST)
 SCALE: NOT TO SCALE

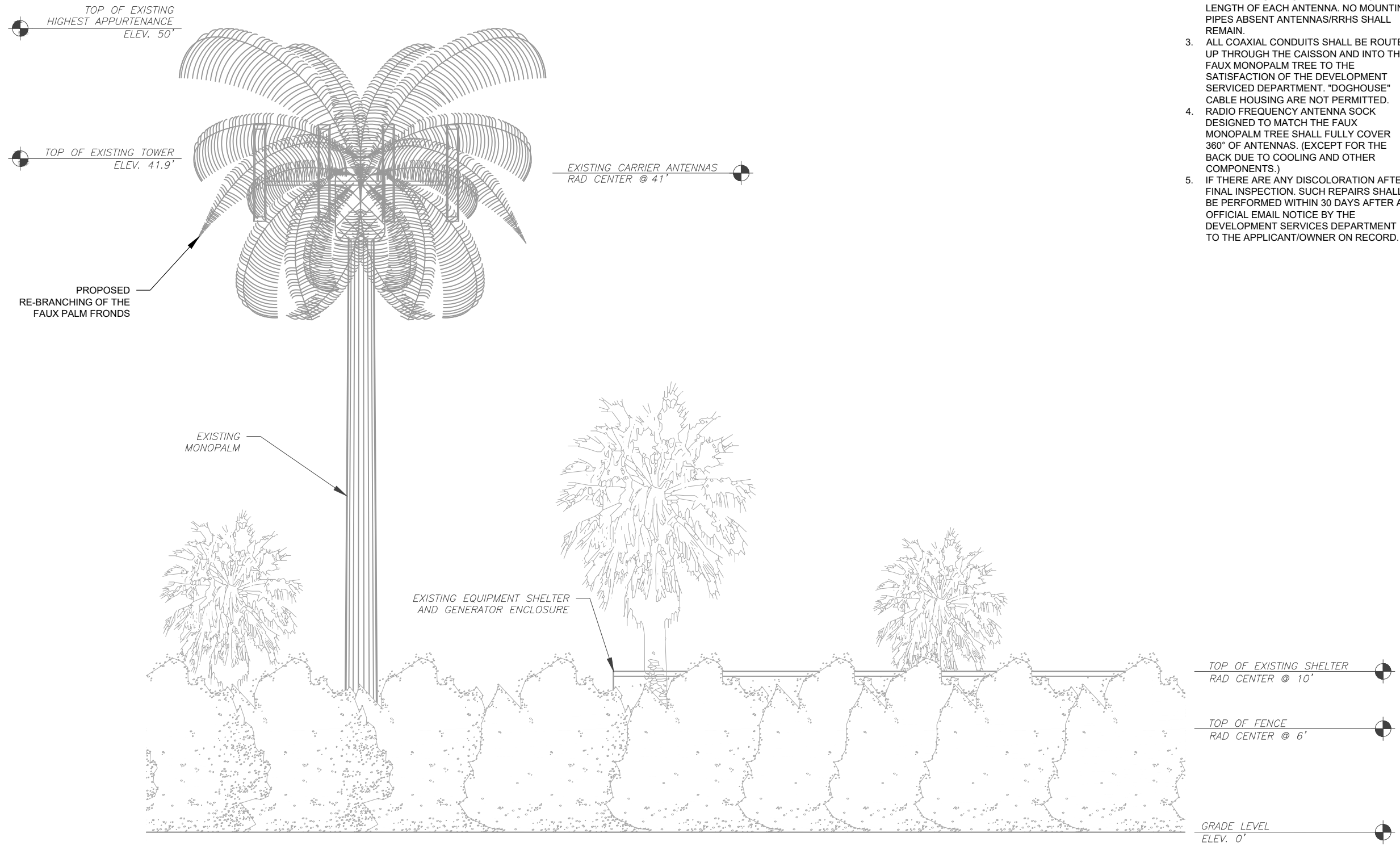


2 TOWER ELEVATION (LOOKING EAST)
 SCALE: NOT TO SCALE

- NOTES:**
- ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED FRONDS WILL BE REPLACED WITH REALISTIC FRONDS TO GIVE THE FAUX MONOPALM A NATURAL APPEARANCE.
 - ALL MOUNTING PIPES SUPPORTING EACH ANTENNA MUST NOT EXTEND BEYOND THE LENGTH OF EACH ANTENNA. NO MOUNTING PIPES ABSENT ANTENNAS/RRHS SHALL REMAIN.
 - ALL COAXIAL CONDUITS SHALL BE ROUTED UP THROUGH THE CAISSON AND INTO THE FAUX MONOPALM TREE TO THE SATISFACTION OF THE DEVELOPMENT SERVICED DEPARTMENT. "DOGHOUSE" CABLE HOUSING ARE NOT PERMITTED.
 - RADIO FREQUENCY ANTENNA SOCK DESIGNED TO MATCH THE FAUX MONOPALM TREE SHALL FULLY COVER 360° OF ANTENNAS. (EXCEPT FOR THE BACK DUE TO COOLING AND OTHER COMPONENTS.)
 - IF THERE ARE ANY DISCOLORATION AFTER FINAL INSPECTION. SUCH REPAIRS SHALL BE PERFORMED WITHIN 30 DAYS AFTER AN OFFICIAL EMAIL NOTICE BY THE DEVELOPMENT SERVICES DEPARTMENT TO THE APPLICANT/OWNER ON RECORD.

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- NOTES:**
1. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED FRONDS WILL BE REPLACED WITH REALISTIC FRONDS TO GIVE THE FAUX MONO PALM A NATURAL APPEARANCE.
 2. ALL MOUNTING PIPES SUPPORTING EACH ANTENNA MUST NOT EXTEND BEYOND THE LENGTH OF EACH ANTENNA. NO MOUNTING PIPES ABSENT ANTENNAS/RRHS SHALL REMAIN.
 3. ALL COAXIAL CONDUITS SHALL BE ROUTED UP THROUGH THE CAISSON AND INTO THE FAUX MONOPALM TREE TO THE SATISFACTION OF THE DEVELOPMENT SERVICED DEPARTMENT. "DOGHOUSE" CABLE HOUSING ARE NOT PERMITTED.
 4. RADIO FREQUENCY ANTENNA SOCK DESIGNED TO MATCH THE FAUX MONOPALM TREE SHALL FULLY COVER 360° OF ANTENNAS. (EXCEPT FOR THE BACK DUE TO COOLING AND OTHER COMPONENTS.)
 5. IF THERE ARE ANY DISCOLORATION AFTER FINAL INSPECTION. SUCH REPAIRS SHALL BE PERFORMED WITHIN 30 DAYS AFTER AN OFFICIAL EMAIL NOTICE BY THE DEVELOPMENT SERVICES DEPARTMENT TO THE APPLICANT/OWNER ON RECORD.



2 TOWER ELEVATION (LOOKING SOUTH)
SCALE: NOT TO SCALE



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6	REV VIEWS	MSL	02/02/26

ATC SITE NUMBER:
420242

ATC SITE NAME:
DIVISION ST CA

SITE ADDRESS:
6070 DIVISION ST
SAN DIEGO, CA 92114



Digitally Signed: 2026-02-02

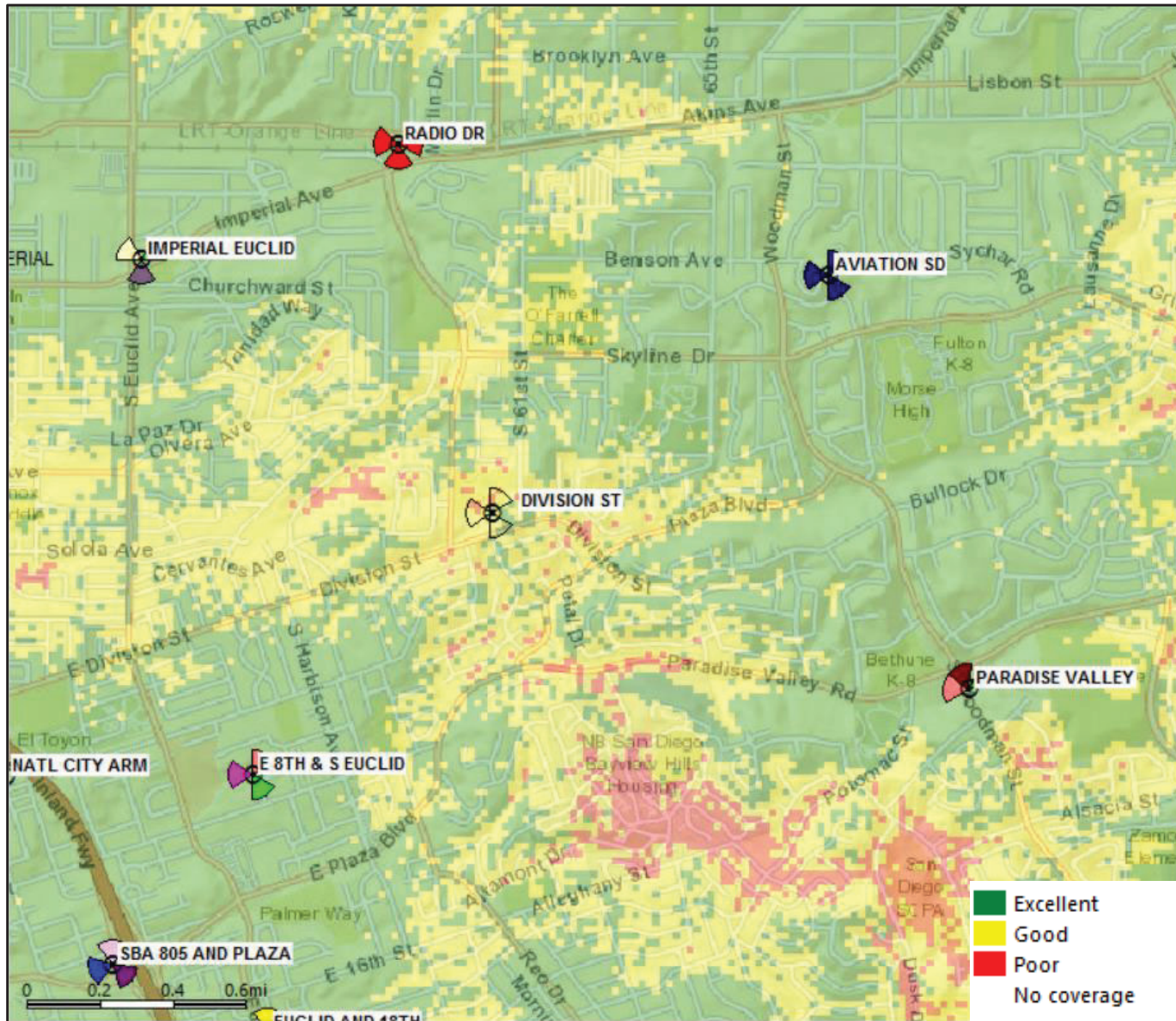
DATE DRAWN:	07/07/23
ATC JOB NO:	14520534_E1

TOWER ELEVATION (LOOKING SOUTH)

SHEET NUMBER:	REVISION:
C-203	6

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Existing Coverage



**AMERICAN TOWER – DIVISION STREET
SITE JUSTIFICATION REPORT
6070 Division Street**

PROJECT DESCRIPTION

American Tower is requesting approval to continue operating of an existing wireless communication facility on a church property located at 6070 Division Street in the Encanto community. The property is developed with a church and large parking area. The property is surrounded by a school to the north, residential development to south, west, and east.

The subject property is a Preference 1 location under Council Policy 600-43. It is zoned CN 1-3 and designated in the community plan for commercial uses. A Limited Use Permit is required for the operation of the Division Street site. Additionally, a Planned Development Permit (Process 4) is required to allow a 20-foot height deviation for the existing facility, and a Neighborhood Development Permit is required for the 405 square foot equipment and generator enclosure .

The existing wireless facility consists of a 50-foot monopalm at the rear of the parking lot. Verizon is located on the monopalm with twelve (12) antennas and six (6) RRUs. The facility was originally constructed in 2013. This site is an integral part of Verizon’s network. The 2013 permit had a 10-year expiration until May 2023. The existing facility provides service to the surrounding residential areas. No changes are proposed currently.

COVERAGE CONSIDERATIONS

The existing wireless facility has been located on this property since 2013 providing critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for Verizon customers. The site is an integral part of Verizon’s network, as the site’s operation is closely coordinated with other sites in the area.

Coverage maps have been provided behind to demonstrate the existing coverage provided by the Division Street site. The loss of any existing coverage from this site could result in significant impacts to those within the surrounding area. Currently, over half of US households are “wireless-only,” and businesses are starting to follow that trend. A degradation of the existing service could have a significant impact on Verizon’s customers’ essential communications services.

SITE DESIGN AND LOCATION CONSIDERATIONS

The Division Street wireless facility is located on a church property that is surrounded by residential development. The existing 50-foot monopalm is located at

Division Street Site Justification

Page 2

the rear of the property in a large parking lot. The monopalm is setback approximately 275 feet from the street, with an extensive parking lot in between. The monopalm and associated equipment have a landscape backdrop that help integrate on the property. The church property is large and allows the existing wireless facility to be located away from the road and surrounding properties, therefore, the distance and landscape backdrop result in minimal visual impacts to the surrounding area.

As indicated above, the Division Street site has been providing service in this location since 2013. No alternative locations have been considered, because any change in location would negatively impact Verizon's customers' existing service. Additionally, as this is the only commercial property in the area, a change of location would result in a higher preference location as outlined in Council Policy 600-43. Any change or degradation in service would directly contravene Verizon's commitment to improving the reliability and performance of their networks and their customers' wireless experience. Allowing the Division Street site to continue operating will ensure that existing Verizon customers are not impacted.

EXISTING

DIVISION ST CA
#420242 ATTACHMENT 12
6070 Division St.
San Diego, CA 92114



Existing monopine with proposed rebranching



PROPOSED

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

Photosimulation of proposed telecommunications site

EXISTING

DIVISION ST CA
#420242 ATTACHMENT 12
6070 Division St.
San Diego, CA 92114



Existing monopine with proposed rebranching



Proposed landscaping

PROPOSED

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Photosimulation of proposed telecommunications site



East Elevation (Photo 1)



South Elevation (Photo 2)



View West from the Site



View to the East from the Site



View to the North from the Site



View to the South from the Site