



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 2, 2019 REPORT NO. HO-19-066

HEARING DATE: July 10, 2019

SUBJECT: NEFF RENTAL VARIANCE - Process Three Decision

PROJECT NUMBER: [482367](#)

OWNER/APPLICANT: Neff Rentals, Inc./Electric Guard Dog LLC

### SUMMARY

Issue: Should the Hearing Officer approve a Variance to allow the electrification of an existing perimeter fence at an equipment rental establishment, located at 6144 Federal Boulevard, in the Encanto Neighborhoods Community Plan?

Staff Recommendation: Approve Variance No. 1698050.

Community Planning Group Recommendation: On April 15, 2019, the Chollas Valley Community Planning Group voted 9-1-2 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303(e), New Construction or Conversion of Small Structures (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 25, 2019, and the opportunity to appeal that determination ended March 11, 2019.

### BACKGROUND

The 3.27-acre site is located at 6144 Federal Boulevard, and is developed with an existing equipment rental establishment, operating as "United Rentals", a light- and heavy-duty equipment and tool rental facility. The site is developed with two metal structures, including one fully-enclosed warehouse and one open-sided storage structure, with access provided from two driveways on the north side of Federal Boulevard. The site is located in the [CO-2-1](#) Zone, which is a Commercial-Office zone that prohibits residential development. The [Encanto Neighborhoods Community Plan](#) designates the site for Community Commercial uses with residential development prohibited. The site is bordered by State Route (SR) 94 to the north, existing commercial and light industrial uses to the east and west and single-family residential development to the south on the opposite side of Federal Boulevard. The irregular "L" shaped site is generally level with onsite elevations ranging from 270 to 285 feet above mean sea level. The City of Lemon Grove border is located just north of the project site.

## DISCUSSION

The proposed project would allow the electrification an existing 10-foot tall fence which surrounds the entire equipment rental establishment. The existing fence is an open, metal design that was approved with a ministerial building permit under Project No. 408613, Permit No. 1429076. During the inspection process it was determined that while the construction, height and placement of the fence was acceptable, electrification of the fence was not allowed per San Diego Municipal Code (SDMC) Section [142.0360](#). The SDMC allows electrically charged fences in IH (Industrial Heavy) and IL (Industrial Light) zones, as well as agricultural zones, if the fence is at least 600 feet away from a residential zone.

The applicant has requested the approval of a Variance per SDMC Section [126.0802](#) to allow electrification of the existing fence in the CO-2-1 zone, approximately 100 feet from residentially-zoned property to the south, across Federal Boulevard. Staff is supportive of the Variance as there are special circumstances applying to the premises in that the longest frontage (626.28 linear feet) of the irregular, "L" shaped site is adjacent to SR-94. Due to the "L" shaped site configuration, 338.32 linear feet of the southern property line is separated from the Federal Boulevard frontage by another parcel and commercial development. Therefore, a large portion of the equipment storage yard is located behind existing development and is not visible from Federal Boulevard, reducing site security.

Of the 22 commercial other lots located between Federal Boulevard and SR-94 within the City of San Diego, 21 are rectangular, allowing for greater site security due to their increased visibility from the street. The project site configuration, including over 1,300 linear feet of perimeter to be secured, creates security challenges and provides greater opportunity for trespassing, vandalism and theft due to decreased visibility from the street, exposure to transient activity and ease of access from SR-94. The site is located approximately 800 feet east of the SR-94 westbound onramp, further increasing opportunities for theft. These circumstances deprive the applicant of reasonable use of the property in that providing security for their large inventory of rental equipment stored outdoors is challenged by vulnerability to theft and vandalism due to the configuration of the site and its proximity to SR-94.



The requested variance would not be detrimental to the public health, safety. The portion of fence located adjacent to the Federal Boulevard public right-of-way, closest to the residentially-zoned properties, would not be energized. Only the fence sections located next to the adjacent commercial/industrial developments and the SR-94 frontage would be energized. Additionally, the Federal Boulevard right-of-way is 70 feet wide with four travel lanes and a turning lane, providing a physical buffer between the electrified fence and adjacent residential properties.

There is an eight-foot tall, non-electrified perimeter fence located between the property line and the 10-foot tall electric fence, with a minimum 12-inch separate between the two fences. This combination of two fences prevents anyone outside of the property from contacting the electric fence without first scaling the non-electrified fence. In addition, the project is conditioned to provide electric fence warning signage every 60 linear feet to warn individuals coming near the fence, in excess of the 100-linear-foot requirement described in SDMC Section 142.0360.

The electrified portion of the fence is required to comply with California Civil Code Section [835](#), and International Electrotechnical Commission (IEC) Section [60335-2-76](#), which regulate the safety, power output, installation, and operational requirements of electric fences. These regulations ensure that electric fences function as a crime deterrent while not posing a health risk to individuals in the vicinity or who may come into contact with the fence.

#### Community Plan Analysis

The existing equipment rental establishment complies with the Encanto Neighborhoods Community Plan land use designation of Community Commercial with residential development prohibited. Although the Community Plan does not specifically address electric fences, the project would further several policies of the plan, including Community Plan Land Use Policy No. P-LU-43 "Improve access, visibility, and site conditions along Federal Boulevard to improve the attractiveness of this corridor for warehouse, distribution, and light industrial businesses". Approval of the variance to allow an electric fence would increase the attractiveness of the site by allowing proper security of the facility and equipment stored onsite, ensuring the long-term viability of the site for similar commercial uses. The project would also further Community Plan Urban Design Policy No. P-UD-62 "Buildings and grounds that "self-police" so that residents may participate in its security".

#### Conclusion

Staff has reviewed the variance request and found the project to be in conformance with the applicable sections of the SDMC and the Encanto Neighborhoods Community Plan. Therefore, staff recommends Hearing Officer approval of Variance No. 1698050.

#### ALTERNATIVES

1. Approve Variance No. 1698050, with modifications.
2. Deny Variance No. 1698050, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

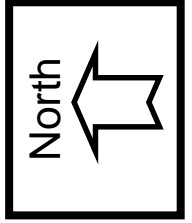
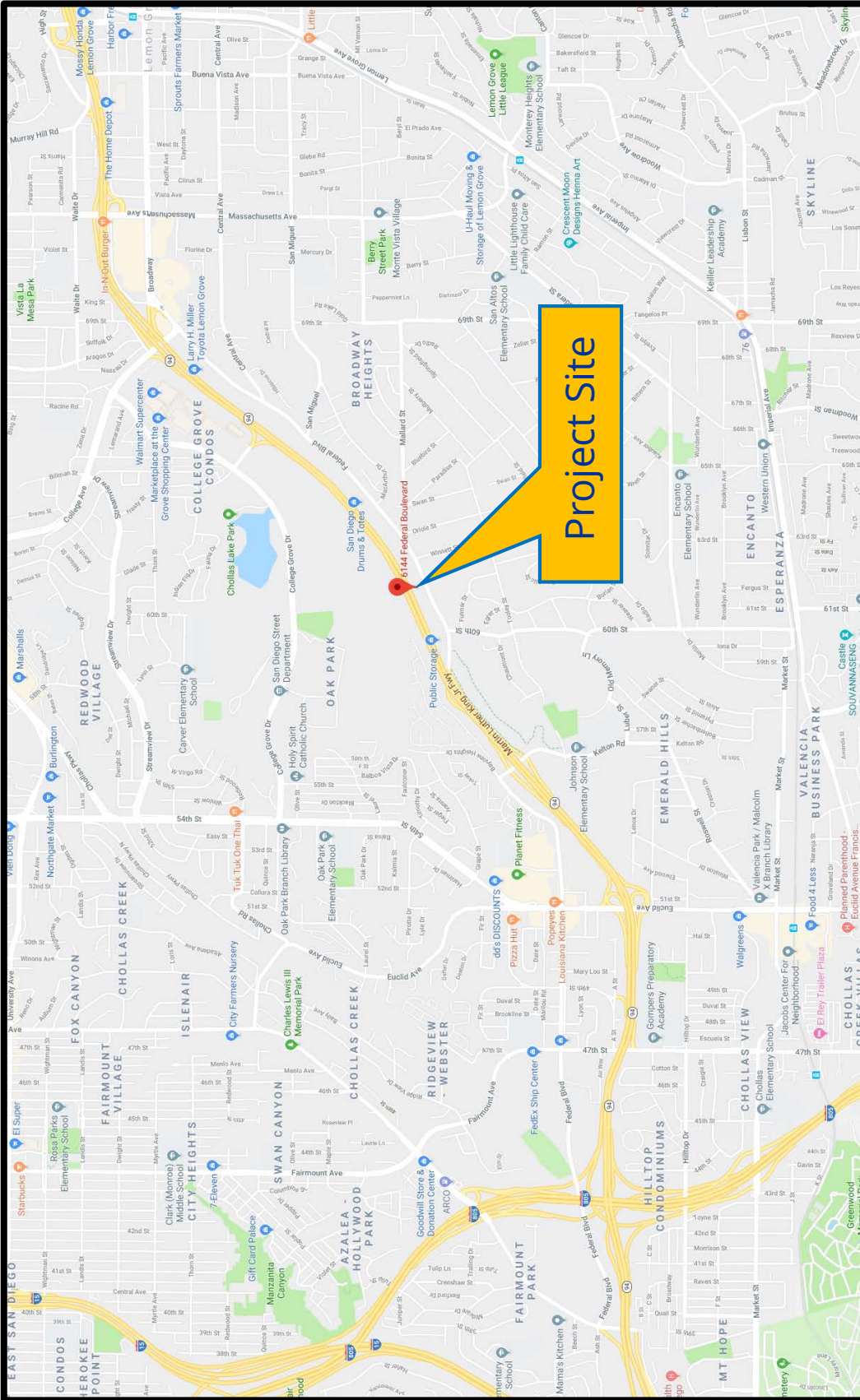


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Paul Godwin, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Project Plans
9. Ownership Disclosure Statement



## Project Location Map

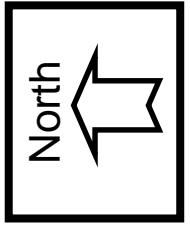
Neff Rental Variance / 6144 Federal Boulevard

Project No. 482367





Neff Rental Variance / 6144 Federal Boulevard  
Project No. 482367



## Aerial Photo

Neff Rental Variance / 6144 Federal Boulevard

Project No. 482367



HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
VARIANCE NO. 1698050  
**NEFF RENTAL VARIANCE - PROJECT NO. 482367**

WHEREAS, Neff Rentals, Inc., Owner, and Electric Guard Dog LLC, Permittee, filed an application with the City of San Diego for a Variance to allow the electrification of an existing perimeter fence at an existing equipment rental company (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Variance No. 1698050), on portions of a 3.27-acre site;

WHEREAS, the project site is located at 6144 Federal Boulevard in the CO-2-1 Zone, in the Encanto Neighborhoods Community Plan;

WHEREAS, the project site is legally described as Lots 8 through 14, inclusive of Encanto Industrial Park, according to Map No. 7035, filed August 30, 1971, in the County and City of San Diego;

WHEREAS, on February 25, 2019, 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(e), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 10, 2019, the Hearing Officer of the City of San Diego considered Variance No. 1698050 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Variance No. 1698050:

**VARIANCE [SDMC Section 126.0805]**

- a. **There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.**

The proposed project would allow the electrification of an existing 10-foot tall open fence surrounding an existing 3.27-acre equipment rental facility at 6144 Federal Boulevard. The site is surrounded by similar commercial/industrial development to the east and west, State Route (SR) 94 to the north and single-family residential development to the south.

The existing equipment rental establishment complies with the Encanto Neighborhoods Community Plan land use designation of Community Commercial with residential development prohibited. Although the Community Plan does not specifically address electric fences, the project would further several policies of the plan, including Community Plan Land Use Policy No. P-LU-43 "Improve access, visibility, and site conditions along Federal Boulevard to improve the attractiveness of this corridor for warehouse, distribution, and light industrial businesses". Approval of the variance to allow an electric fence would increase the attractiveness of the site by allowing proper security of the facility and equipment stored onsite, ensuring the long-term viability of the site for similar commercial uses. The project would also further Community Plan Urban Design Policy No. P-UD-62 "Buildings and grounds that "self-police" so that residents may participate in its security".

There are special circumstances applying to the premises in that the longest frontage (626.28 linear feet) of the irregular, "L" shaped site is adjacent to SR-94. Due to the "L" shaped site configuration, 338.32 linear feet of the southern property line is separated from the Federal Boulevard frontage by another parcel and commercial development. Therefore, a large portion of the equipment storage yard is located behind existing development and is not visible from Federal Boulevard, reducing site security.

Of the 22 commercial other lots located between Federal Boulevard and SR-94 within the City of San Diego, 21 are rectangular, allowing for greater site security due to their increased visibility from the street. The project site configuration, including over 1,300 linear feet of perimeter to be secured, creates security challenges and provides greater opportunity for trespassing, vandalism and theft due to decreased visibility from the street, exposure to transient activity and ease of access from SR-94. The site is located approximately 800 feet east of the SR-94 westbound onramp, further increasing opportunities for theft.

These circumstances deprive the applicant of reasonable use of the property in that providing security for their large inventory of rental equipment stored outdoors is challenged by vulnerability to theft and vandalism due to the configuration of the site and its proximity to SR-94.

- b. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.**

The proposed project would allow the electrification of an existing 10-foot tall open fence surrounding an existing 3.27-acre equipment rental facility at 6144 Federal Boulevard. The site is surrounded by similar commercial/industrial development to the east and west, SR-94 to the north and single-family residential development to the south.

There are special circumstances applying to the premises in that the longest frontage (626.28 linear feet) of the irregular, "L" shaped site is adjacent to SR-94. Due to the "L" shaped site configuration, 338.32 linear feet of the southern property line is separated from the Federal Boulevard frontage by another parcel and commercial development. Of the 22 commercial lots located between Federal Boulevard and SR-94 within the City of San Diego, 21 are rectangular, allowing for greater site security due to their increased visibility from the street. Because of the project site's "L" shape configuration, a large portion of the equipment storage yard is located behind existing development and is not visible from Federal Boulevard.

The site configuration, including over 1,300 linear feet of perimeter to be secured, creates security challenges and provides greater opportunity for trespassing, vandalism and theft due to decreased visibility from the street, exposure to transient activity and ease of access from SR-94. These circumstances deprive the applicant of reasonable use of the property in that providing security for their large inventory of rental equipment stored outdoors is challenged by vulnerability to theft and vandalism due to the configuration of the site and its proximity to SR-94. The project has been conditioned to not electrify the portion of fence located along the Federal Boulevard right-of-way, closest to the adjacent residential development, as this area is the least vulnerable for security and would represent the minimum variance needed to permit reasonable use of the premises.

- c. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.**

The portion of fence located adjacent to the Federal Boulevard public right-of-way, closest to the residentially-zoned properties, would not be energized. Only the fence sections located next to the adjacent commercial/industrial development and the SR-94 frontage would be energized. Additionally, the Federal Boulevard right-of-way is 70 feet wide with four travel lanes and a turning lane, providing a physical buffer between the electrified fence and adjacent residential properties.

There is an eight-foot tall non-electrified perimeter fence located between the property line and the 10-foot tall electric fence, with a minimum 12-inch separate between the two fences. This combination of two fences prevents anyone outside of the property from contacting the electric fence without first scaling the non-electrified fence. In addition, the project is conditioned to provide electric fence warning signage every 60 linear feet to warn individuals coming near the fence.

The electrified portion of the fence is required to comply with California Civil Code Section [835](#), and International Electrotechnical Commission (IEC) Section [60335-2-76](#), which regulate the safety, power output, installation, and operational requirements of electric fences. These regulations ensure that electric fence function as a crime deterrent while not posing a health risk to individuals who may contact the fence. Therefore, granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

- d. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.**

The existing equipment rental establishment complies with the Encanto Neighborhoods Community Plan land use designation of Community Commercial with residential development prohibited. Although the Community Plan does not specifically address electric fences, the project would further several policies of the plan, including Community Plan Land Use Policy No. P-LU-43 "Improve access, visibility, and site conditions along Federal Boulevard to improve the attractiveness of this corridor for warehouse, distribution, and light industrial businesses". Approval of the variance to allow an electric fence would increase the attractiveness of the site by allowing proper security of the facility and equipment stored onsite, ensuring the long-term viability of the site for similar commercial uses.

The project would also further Community Plan Urban Design Policy No. P-UD-62 "Buildings and grounds that "self-police" so that residents may participate in its security". Therefore, granting of the variance will not adversely affect the applicable land use plan. The site not located within the Coastal Zone, therefore a Coastal Development Permit is not required.

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

## **ATTACHMENT 4**

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Variance No. 1698050 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Variance No. 1698050, a copy of which is attached hereto and made a part hereof.

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Paul Godwin  
Development Project Manager  
Development Services

Adopted on: July 10, 2019

IO#: 24006595

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24006595

SPACE ABOVE THIS LINE FOR RECORDER'S USE

HEARING OFFICER  
VARIANCE NO. 482367

**NEFF RENTAL VARIANCE - PROJECT NO. 482367**

This Variance No. 1698050 is granted by the Hearing Officer of the City of San Diego to Neff Rentals Inc., Owner, and Electric Guard Dog LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0802 (Variance). The 3.27-acre site is located at 6144 Federal Boulevard in the CO-2-1 Zone, in the Encanto Neighborhoods Community Plan. The project site is legally described as Lots 8 through 14, inclusive of Encanto Industrial Park, according to Map No. 7035, filed August 30, 1971, in the County and City of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to allow the electrification of an existing perimeter fence at an existing equipment rental establishment described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 10, 2019, on file in the Development Services Department. The project shall include:

- a. Variance to allow the electrification of an existing 10-foot tall, open perimeter fence surrounding the existing equipment rental establishment. The portion of fence fronting on Federal Boulevard shall not be electrified and the project will maintain a non-electrified, six-foot, open perimeter fence between the property line and the 10-foot tall electrified fence.
- 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 24, 2022.

2. 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.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. 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.
9. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**PLANNING/DESIGN REQUIREMENTS:**

11. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

12. 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.

13. The portion of fence facing the Federal Boulevard right-of-way shall not be energized at any time. All other fence frontages may be energized.

14. The Owner/Permittee shall place warning signs indicating the presence of an electrified fence a minimum of one sign per 60 linear feet of fencing.

**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.

## **ATTACHMENT 5**

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

APPROVED by the Hearing Officer of the City of San Diego on July 10, 2019, and Resolution No. ??

## ATTACHMENT 5

Permit Type/PTS Approval No.: Variance No. 1698050

Date of Approval: July 10, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Paul Godwin  
Development Project Manager

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

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

Neff Rentals, Inc.  
Owner

By \_\_\_\_\_  
NAME  
TITLE

Electric Guard Dog LLC  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

## NOTICE OF EXEMPTION

(Check one or both)

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  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

☐ Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**Project Name/Number:** Neff Rental Variance/482367

**SCH No.:** N.A.

**Project Location-Specific:** 6144 Federal Boulevard, San Diego, California 92114

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

**Description of nature and purpose of the Project:** A VARIANCE for the installation of a 10-foot high electrically charged perimeter fence for an existing equipment rental establishment, on a 3.27-acre site. The 3.27-acre site is in the CO-2-1 zone within the Encanto Neighborhoods Community Plan Area. The site is designated Community Commercial-Residential Prohibited in the Encanto Neighborhoods Community Plan.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** John Lee, John Q. Lee (Firm), 550 Assembly Street, 5th Floor, Columbia, South Carolina 29201, (323) 401-1819

**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 (e), New Construction or Conversion of Small Structures.

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that allows for the construction of limited numbers of new, small facilities or structures. This exemption including but are not limited to: accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The exemptions listed in CEQA Section 15300.2 would not apply.

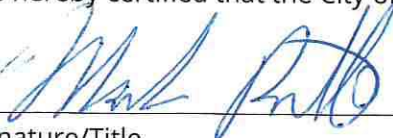
Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

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

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

  
\_\_\_\_\_  
Signature/Title      Senior Planner

March 12, 2019  
\_\_\_\_\_  
Date

Check One:

☒ (X) Signed By Lead Agency

☐ ( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

**Godwin, Paul**

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**From:** Sandi Sawa Hazlewood <sandihazlewood@gmail.com>  
**Sent:** Monday, June 24, 2019 4:15 PM  
**To:** Godwin, Paul  
**Subject:** Re: Neff Rental Variance - Project No. 482367

Paul,

No conditions on the recommendation to approve. 9-1-2.

Sandi

On Fri, Jun 21, 2019 at 9:40 AM Godwin, Paul <[PGodwin@sanidiego.gov](mailto:PGodwin@sanidiego.gov)> wrote:

Hi Sandi –

Can you please confirm the vote and if there were any recommendations from your group?

Thank you,

**Paul Godwin**

Development Project Manager III  
City of San Diego  
Development Services Department

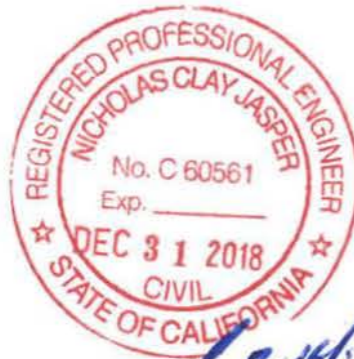
T 619-446-5190

[SanDiego.gov](http://SanDiego.gov)

Visit [SanDiego.gov/DSD](http://SanDiego.gov/DSD) to pay invoices, schedule inspections, check project status, request a code enforcement investigation and other online services.

**CONFIDENTIAL COMMUNICATION**

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**LEGEND**

	ROW LINE
	CENTERLINE
	PROPERTY LINE
	SETBACK
	LANDSCAPE EASEMENT
	EXISTING SCREEN FENCE
	EXISTING FENCE
	PROPOSED ELECTRIC FENCE

LS = LANDSCAPE AREA

[illegible]

**Electric Guard Dog**  
7608 Fairfield Road  
Columbia, SC 29203  
PHONE: 803-786-6333  
FAX: 803-404-5378

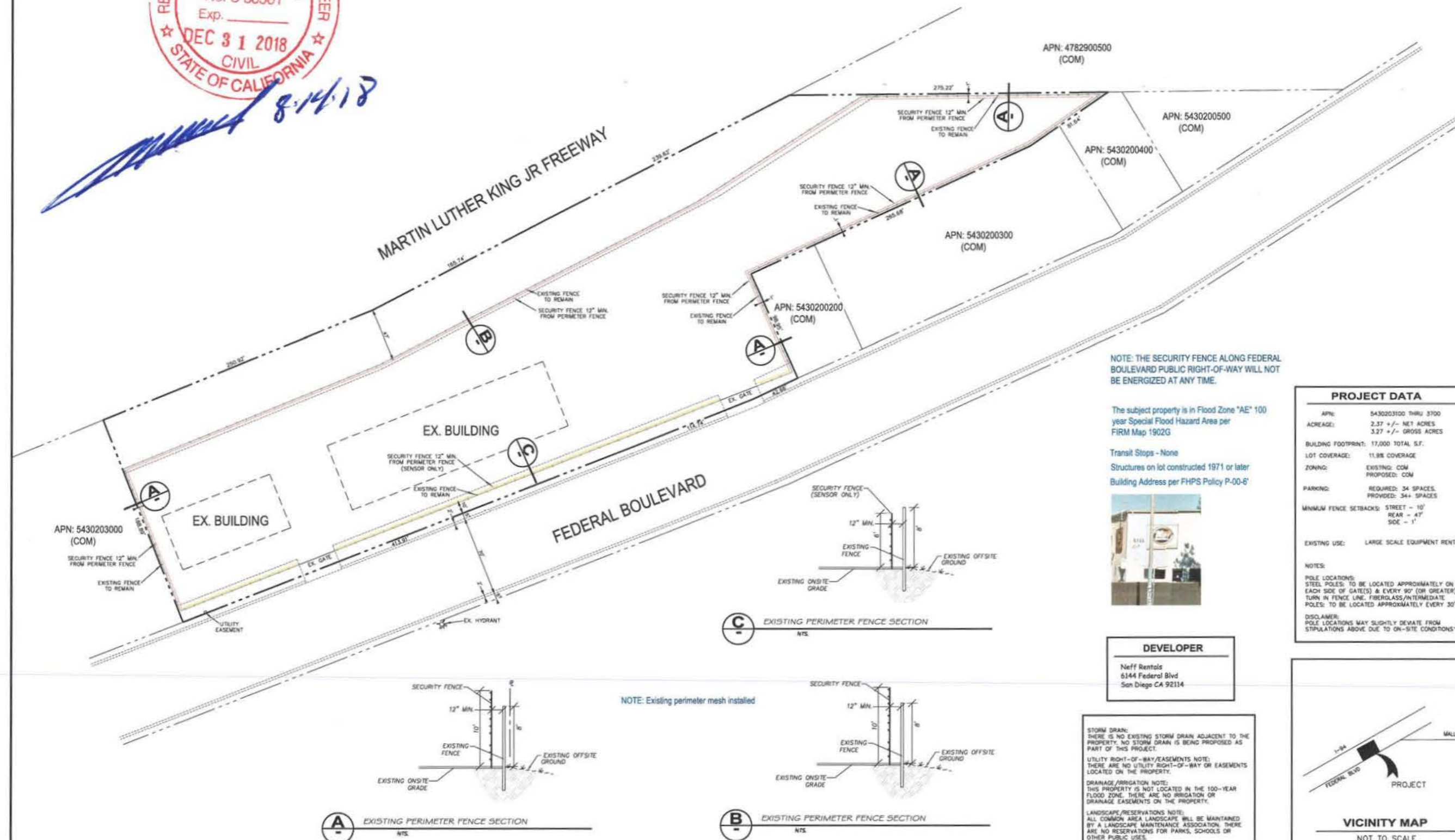
REQUEST TO AUTHORIZE A SECURITY SYSTEM  
6144 FEDERAL BOULEVARD  
SAN DIEGO, CA 92114  
APN: 5430203100 THRU 3700

DATE: FEB. 19, 2018

SCALE: 1" = 40'

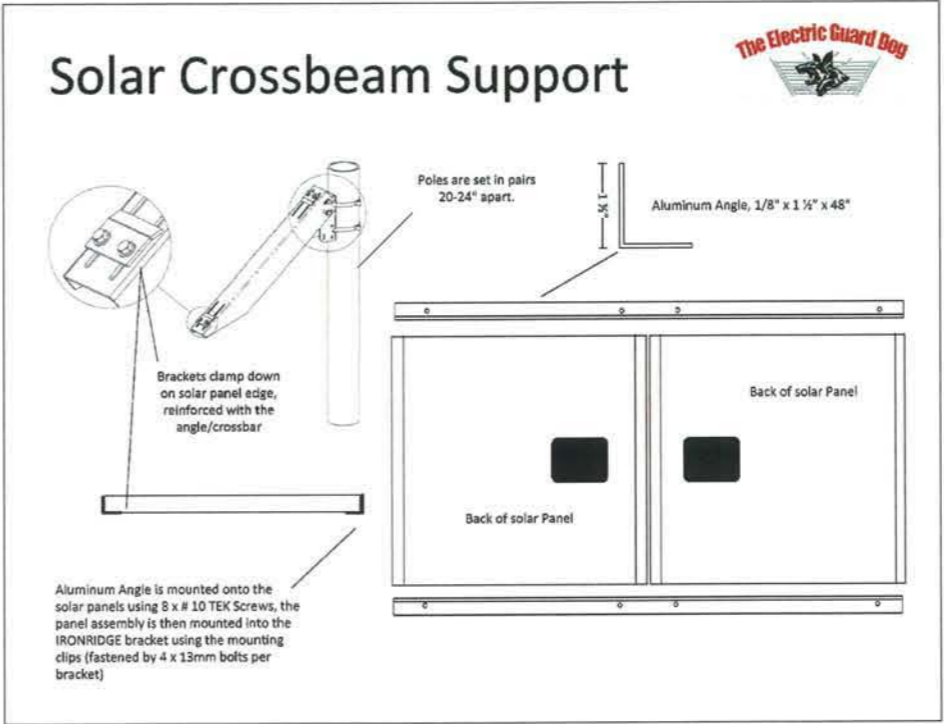
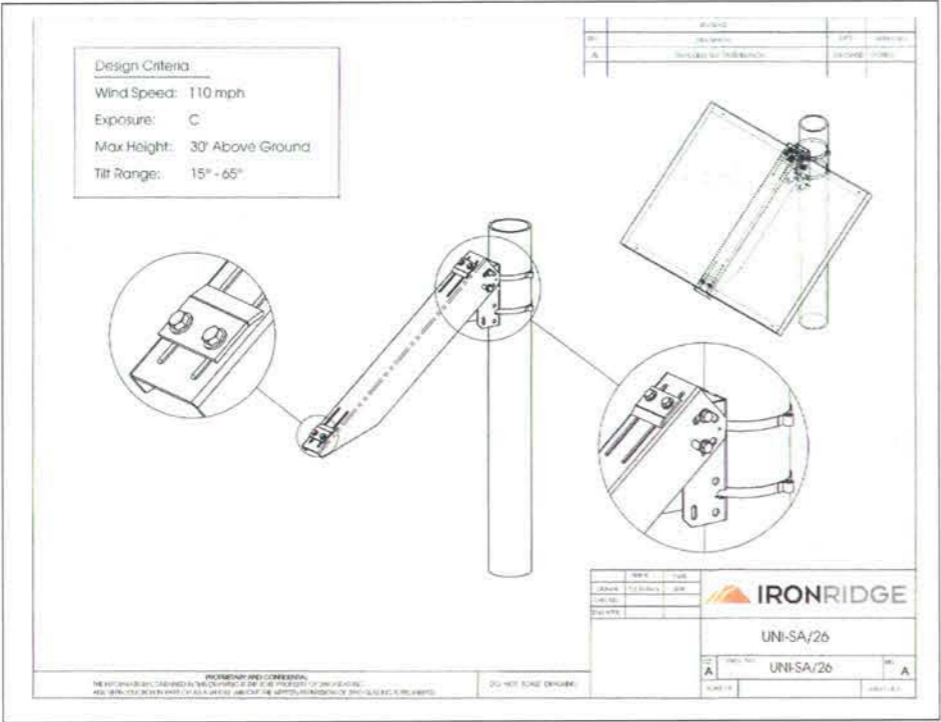
SHEET

1 OF 4









3 | Universal Single-Arm Side-of-Pole Mount UNI-SA/26.0 Installation Guide

#### 4. Component List

The Universal Single-Arm Side-of-Pole Mount kit contains the following parts:

<b>Bracket (51-3517-020)</b> Attaches to the pole with the hose clamps, providing the link between the pole and the module/arm assembly.	<b>Hose Clamps (27-5000-010) x2</b> Attach to the pole and hold the Bracket. These hose clamps are compatible with poles ranging from 2.0 inches to 4.5 inches.
<b>Arm (51-3517-015)</b> Attaches to the bracket, supporting the PV Module.	<b>PV Module Clamps (50-8001-051) x2</b> Attach the PV Module to the Arm by clamping to the module's extrusion.

Part	Qty	Part Number
PV Module Clamp Hardware Kit	1	29-5003-005
1/4-20 x 3/4" SS hex-cap bolt	2	23-2520-050
1/4 flat washer, SS	4	25-2502-000
1/4 split lock washer, SS	2	24-2501-000
1/4 hex nut, SS	2	24-2520-440
Arm to Bracket Fastening Kit	1	29-5005-000
5/16-18 x 3/4" SS hex-cap bolt	4	23-3118-021
5/16 flat washer, SS	8	25-3102-000
5/16 split lock washer, SS	4	25-3101-000
5/16 hex nut, SS	4	25-3118-440

IronRidge 1485 Zephyr Ave Hayward, CA 94544 (800) 227-9523 www.IronRidge.com



*Handwritten signature and date 8-14-18*

**Electric Guard Dog**  
7608 Fairfield Road  
Columbia, SC 29203  
PHONE: 803-786-6333  
FAX: 803-404-5378

PROJECT: REQUEST TO AUTHORIZE A SECURITY SYSTEM  
6144 FEDERAL BOULEVARD  
SAN DIEGO, CA 92114  
APN: 5430203100 THRU 3700  
SHEET TITLE: TYPICAL DETAILS

DATE: JAN. 24, 2015  
SCALE: N/A  
SHEET: 4 OF 4



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

## Ownership Disclosure Statement

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

**Project Title**

**VARIANCE REQUEST FOR 10-FT HIGH, 12-VOLT DC BATTERY OPERATED SECURITY FENCE INSIDE THE EXISTING PERIMETER FENCE.**

Project No. *For City Use Only* **489367**

**Project Address:**

**6144 FEDERAL BLVD**

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached** ☐ Yes ☒ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: VARIANCE REQ FOR 10-FT HIGH SECURITY FENCE INSIDE PERIMETER FENCE Project No. (For City Use Only)

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

☒ Corporation ☐ Limited Liability -or- ☐ General) What State? NJ Corporate Identification No. 27-3496443  
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** ☐ Yes ☒ No

Corporate/Partnership Name (type or print):  
NEFF RENTALS

☒ Owner ☒ Tenant/Lessee

Street Address: 3750 NW 87<sup>th</sup> Ave Ste 400

City/State/Zip: MIAMI, FL 33178

Phone No: 305-513-3350 Fax No: 305-513-4156

Name of Corporate Officer/Partner (type or print): MARK IRION

Title (type or print): CEO

Signature: [Signature] Date: 3/14/16

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date: