



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 11, 2019 REPORT NO. PC-19-062

HEARING DATE: July 18, 2019

SUBJECT: VERIZON "FIESTA ISLAND" AT 4126 NAPIER STREET, Process Four Decision

PROJECT NUMBER: [607778](#)

OWNER: THOMAS DELANEY

APPLICANT: Verizon Wireless

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 4126 Napier Street in the Clairemont Mesa Community Planning Area?

Staff Recommendation: Approve Planned Development Permit (PDP) No. 2302093.

Community Planning Group Recommendation: On April 16, 2019, the Clairemont Community Planning Group voted 14-0-0 to approve the Verizon "Fiesta Island" at 4126 Napier Street project without conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303 (New Construction) of the CEQA State Guidelines (Attachment 8). This project is not pending an appeal of the Environmental Determination. The Environmental Exemption Determination for this project was made on June 3, 2019 and the opportunity to appeal that determination ended June 17, 2019.

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

BACKGROUND

Verizon "Fiesta Island" at 4126 Napier Street is an application for a PDP for a WCF at 4126 Napier Street in the CN-1-2 zone of the Clairemont Mesa Community Planning Area. The project is proposed on the rooftop of an existing commercial building. The site is designated Neighborhood Commercial in the Clairemont Mesa Community Plan. Surrounding uses include commercial to the

west and east (mixed-use to the east), commercial and Fire Station 25 to the south, and a mix of single- and multiple-unit residential across the alley to the north (Attachments 1-3).

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. As a commercial property in a commercial zone, this project is in the Preference 1 category. Such projects typically require a Process One, Limited Use approval, which is a staff decision. However, this project seeks a setback deviation to allow the placement of antennas and the construction of rooftop screens (Attachment 13). This requires a Process Four Planning Commission decision pursuant to [SDMC 126.0602\(b\)\(1\)](#).

DISCUSSION

Project Description:

The Verizon “Fiesta Island” at 4126 Napier Street project proposes to install twelve new antennas, twelve Remote Radio Units (RRUs), a 15-kW standby natural gas generator, and associated cabling and equipment entirely behind rooftop screens designed to integrate with the existing building. The project is requesting a PDP for a deviation to the required side setbacks of the CN-1-2 zone, which are required to be either zero feet or at least ten feet per SDMC 131.0531(a) and 131.0543(b)(1).

The existing building observes a zero-foot side setback. However, this WCF cannot be constructed adjacent to a property line. Therefore, it must observe the 10-foot side setback option. Because the lot is only 25 feet wide, this would allow the facility a five-foot-wide space in the center of the property. The desired configuration for this WCF is approximately 13 feet, eight inches wide. Therefore, the project requests a five-foot, ten-inch setback on each side at these locations.

This property is a desirable location for WCFs as it is commercially zoned and close to freeways, major roads, and residential areas. The proposed WCF is set back from the street. Submitted photo simulations demonstrate that the reduced upper-story setback does not negatively affect building massing. The proposed rooftop screens have been designed to complement the existing building and will be constructed of Fiberglass-Reinforced Panels (FRP). The screens will be textured and colored to match the existing building.

The purpose of a PDP 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.”* By allowing a setback deviation, a PDP will allow the applicant the flexibility to reduce visual impacts by integrating a WCF in a way that complements the architecture of the existing building. The applicant could have proposed façade-mounted antennas in a configuration that would not have required a PDP. By electing to architecturally integrate into an existing building using the requested setback deviation, the project is superior to the façade-mounted option that would have been allowed by the existing regulations.

Community and General Plan Analysis:

The Clairemont Mesa Community Plan does not specifically address WCFs. The City's General Plan addresses WCFs in the [Urban Design Element](#) (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The proposed project screens antennas from view using a design that will complement the colors and materials of the existing building. This meets the intent of UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

Project Related Issues:

The proposed location was selected due to the desired coverage area, which is Interstate 5 to the west and adjacent commercial and residential areas. Although commercial properties are desired locations for WCFs per Council Policy 600-43 and the Wireless Ordinance, the narrow lot width at this location limited concealment options unless a setback deviation was requested.

To meet the requirements of the Wireless Ordinance and the CN-1-2 zone, the applicant could have proposed façade-mounted antennas, which are allowed by the Wireless Ordinance and would not have required a PDP.

The requested setback deviation allows architectural integration via decorative rooftop screens, which is a preferred method for concealing WCFs. The deviation enables the functional integration of a WCF into an existing building without the need for façade-mounted antennas, which have a greater visual impact than the proposed project. This deviation meets the purpose and intent of a Planned Development Permit.

Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the PDP and recommends approval of PDP No. 2302093 (Attachment 6).

ALTERNATIVES

1. Approve PDP No. 2302093 with modifications.
2. Deny PDP No. 2302093, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department



Travis Cleveland
Development Project Manager
Development Services Department

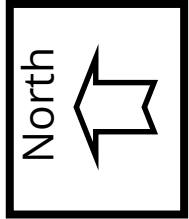
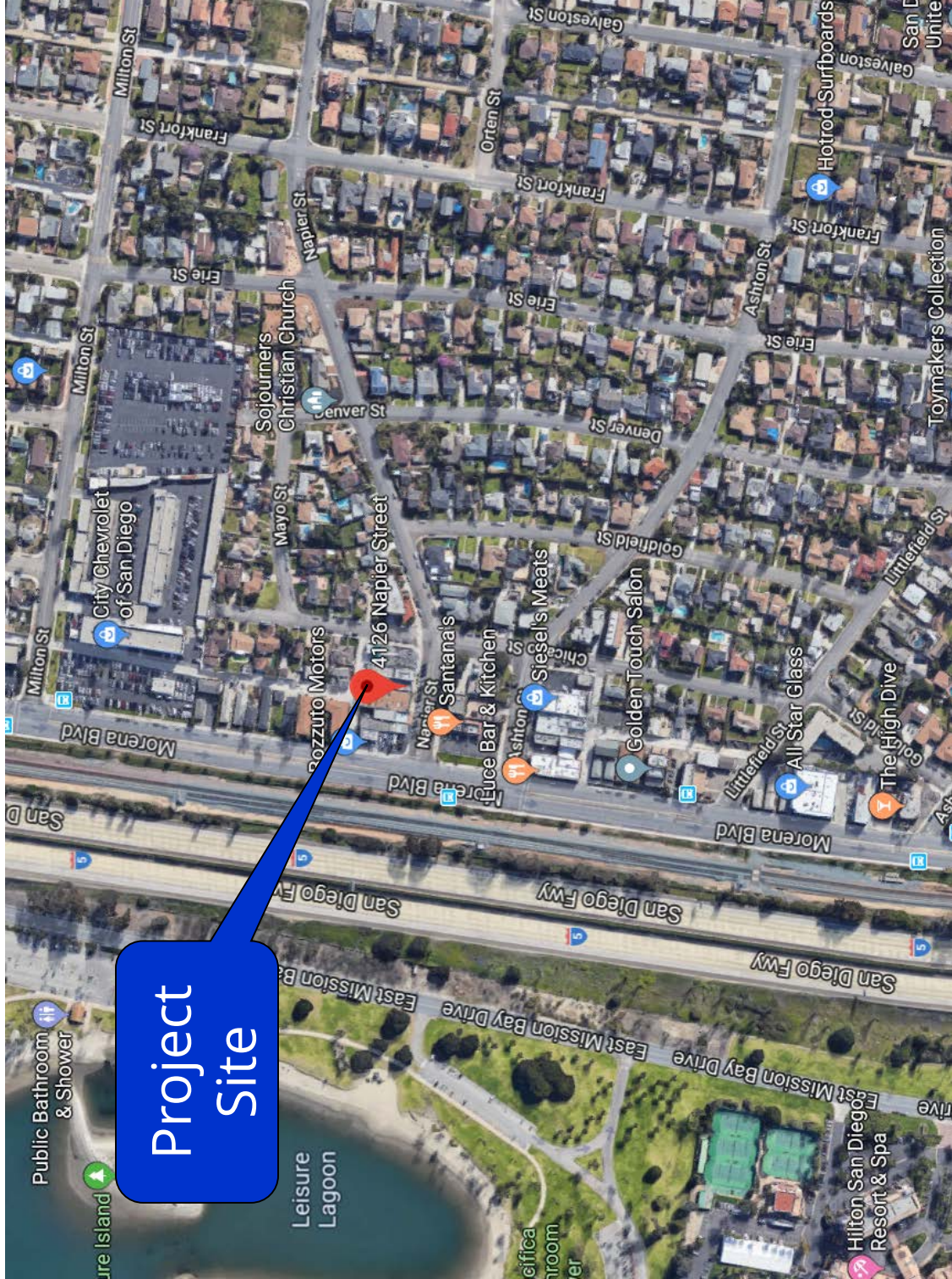
FITZGERALD/TAC

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Environmental Exemption
9. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure
12. Photosimulations
13. Project Plans



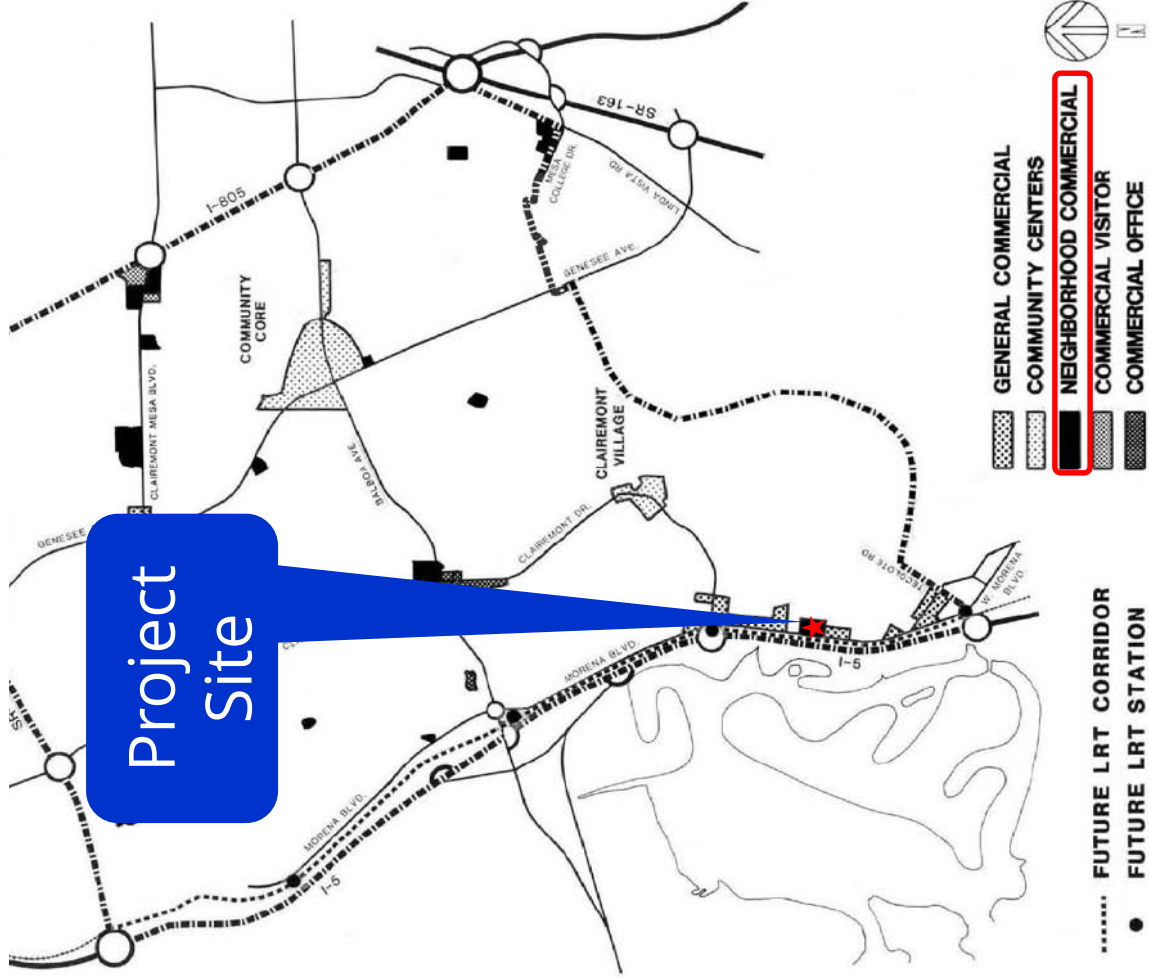
Aerial Photo



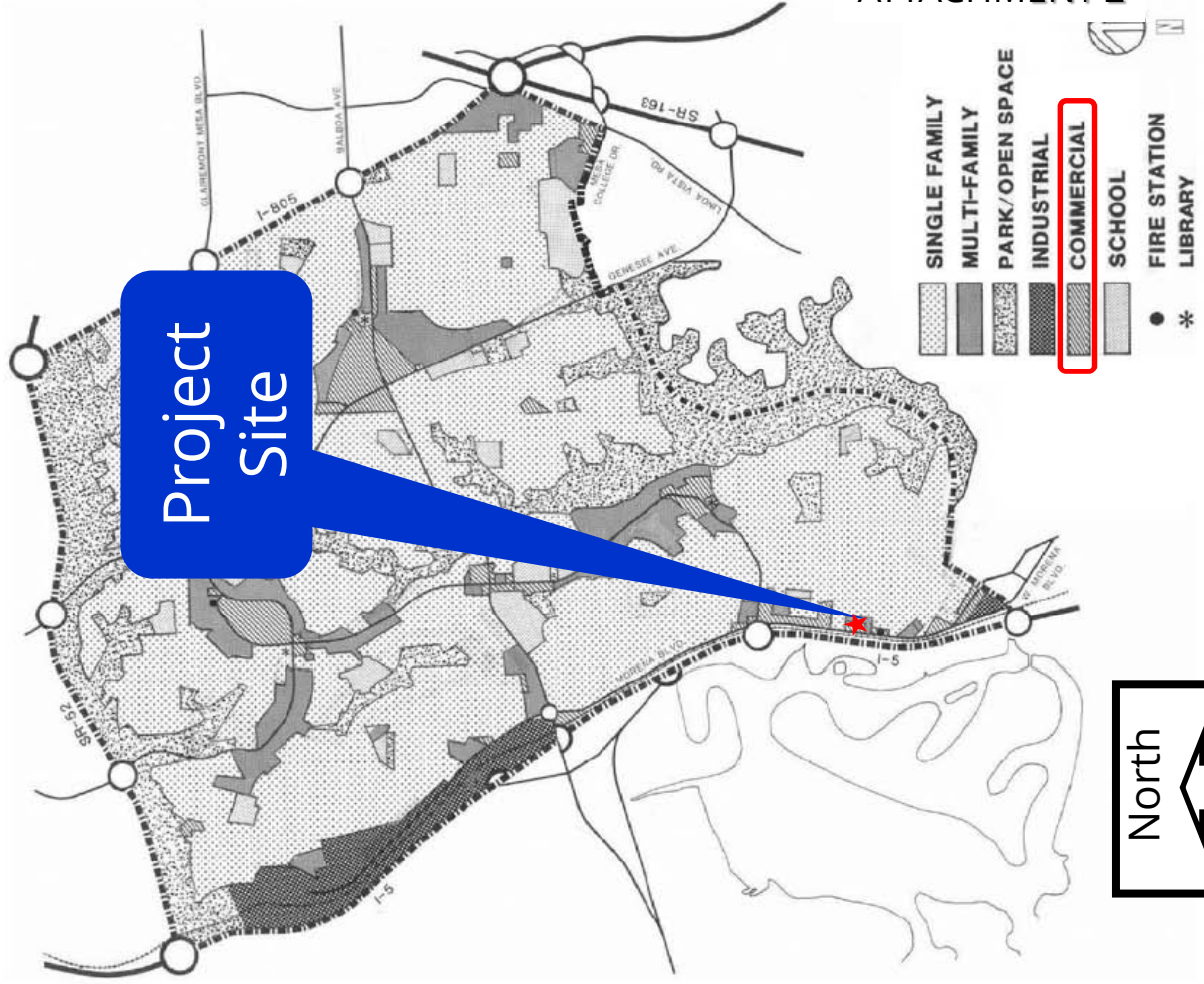
Verizon "Fiesta Island", Project No. 607778
4126 Napier Street



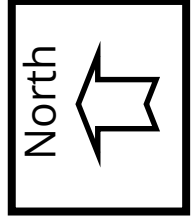
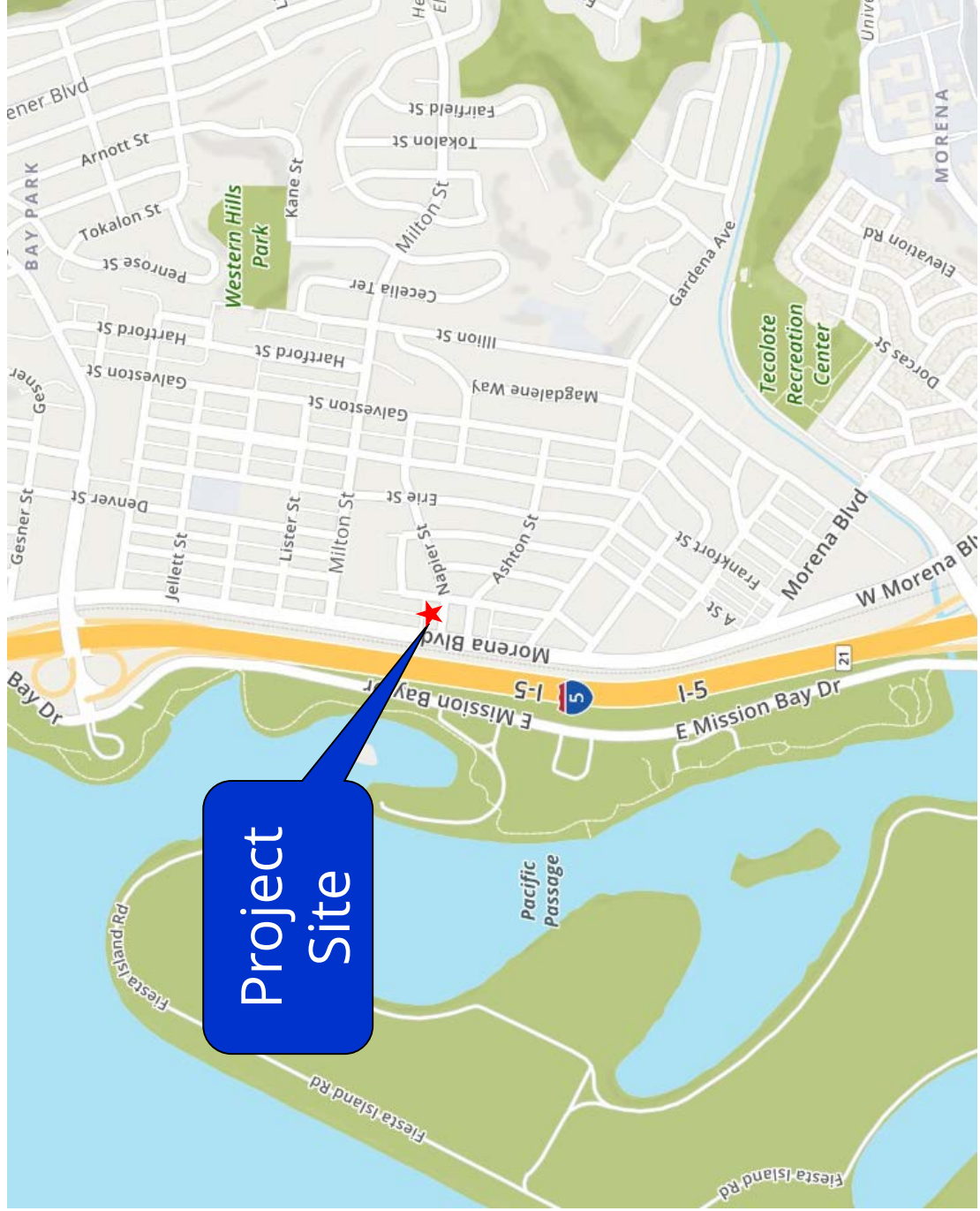
Community Plan



Verizon "Fiesta Island", Project No. 607778
4126 Napier Street



Project Location Map



PROJECT DATA SHEET		
PROJECT NAME:	Verizon "Fiesta Island" at 4126 Napier Street	
PROJECT DESCRIPTION:	install twelve new antennas, twelve Remote Radio Units (RRUs), a 15-kW standby natural gas generator, and associated cabling and equipment entirely behind rooftop screens designed to integrate with the existing building. The project is requesting a PDP for a deviation to the required side setbacks of the CN-1-2 zone, which are required to be either zero feet or at least ten feet per SDMC 131.0531(a) and 131.0543(b)(1).	
COMMUNITY PLAN AREA:	Clairemont Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit (PDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Neighborhood Commercial	
ZONING INFORMATION: ZONE: CN-1-2 LOT SIZE: 0.069 acres REQUIRED SIDE SETBACK: Either zero feet or at least ten feet per SDMC 131.0531(a) and 131.0543(b)(1). PROPOSED SIDE SETBACK: Five feet, ten inches		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multifamily, RM-3-7	Multiple-unit residential
SOUTH:	Neighborhood Commercial, CN-1-2	Commercial and Fire Station 25
EAST:	Neighborhood Commercial, CN-1-2	Commercial
WEST:	Neighborhood Commercial, CN-1-2	Commercial
DEVIATION REQUESTED:	Allow a five-foot, ten-inch side yard setback where either zero feet or at least ten feet are required per SDMC 131.0531(a) and 131.0543(b)(1).	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 16, 2019, the Clairemont Community Planning Group voted 14-0-0 to approve the Verizon "Fiesta Island" at 4126 Napier Street project without conditions.	

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
PLANNED DEVELOPMENT PERMIT NO. 2302093
VERIZON "FIESTA ISLAND" AT 4126 NAPIER STREET
PROJECT NO. 607778

WHEREAS, Thomas Delaney, LLC, Owner, and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2302093), on portions of a 0.069-acre site;

WHEREAS, the project site is located at 4126 Napier Street in the CN-1-2 zone of the Clairemont Mesa Community Plan;

WHEREAS, the project site is legally described as: Lot 229 of Bay Park Village, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2209, filed in the Office of the County Recorder of San Diego County, October 8, 1926;

WHEREAS, on July 18, 2019, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2302093, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 3, 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 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated July 18, 2019.

FINDINGS:

Planned Development Permit Approval- Section §126.0604

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

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

The proposed project consists of twelve new antennas, twelve Remote Radio Units (RRUs), a 15-kW standby natural gas generator, and associated cabling and equipment entirely behind rooftop screens designed to integrate with the existing building. Pursuant to Land Development Code (LDC) Section 141.0420(c)(1)(A), a WCF in a commercial zone is allowed as a Limited Use, Process One; however, the project requests a PDP for a setback deviation.

The CN-1-2 zone requires side setbacks to be either be zero feet, or at least ten feet. However, a WCF cannot be constructed adjacent to the property line at this location. Therefore, the project cannot meet the zero-foot side yard setback option and must observe the ten-foot option. Because the subject site is only 25 feet wide, a ten-foot side yard setback would result in a building width of five feet, which does not allow adequate room to install all desired improvements. Therefore, the project requests a deviation to allow the project to observe five-foot, ten-inch side setbacks when either zero feet or ten feet are required by the CN-1-2 zone.

WCFs are allowed in commercial zones, and the proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 4126 Napier Street in the CN-1-2 zone of the Clairemont Mesa Community Plan. It consists of twelve new antennas, twelve Remote Radio Units (RRUs), a 15-kW standby natural gas generator, and associated cabling and equipment entirely behind rooftop screens designed to integrate with the existing building.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared for the project, which concluded that the project will comply with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. 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.

This project is located in the CN-1-2 zone of the Clairemont Mesa Community Plan. WCFs are permitted in commercial zones as a Limited Use, Process One pursuant to LDC Section 141.0420(c)(1)(A). However, the project requests a PDP for a setback deviation.

The project cannot meet the zero-foot side yard setback because a WCF cannot be constructed adjacent to the property line at this location. Because the subject site is only 25 feet wide, a ten-foot side yard setback would result in a building width of five feet. Therefore, the project requests a deviation to allow the project to observe five-foot, ten-inch side setbacks when either zero feet or ten feet are required by the CN-1-2 zone.

The purpose of a PDP 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." A setback deviation to allow rooftop screens on an existing building achieves this purpose by allowing the project to avoid placement of façade-mounted antennas or separate, stand-alone structures on the property. Although such installations could comply with the setbacks of the zone, they represent a greater visual impact than the requested deviation. Therefore, the requested deviation allows the project to integrate with the building and reduces visual impacts to adjacent properties. Except for the setback deviation, the project will comply with the applicable regulations of the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 2302093 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2302093, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: July 18, 2019

IO#: 11003679

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 11003678

PLANNED DEVELOPMENT PERMIT NO. 2302093
VERIZON "FIESTA ISLAND" AT 4126 NAPIER STREET
PROJECT NO. 607778
PLANNING COMMISSION

This Planned Development Permit No. 2302093 is granted by the Planning Commission of the City of San Diego to THOMAS DELANEY, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0604 and 141.0420. The 0.069-acre site is located at 4126 Napier Street in the CN-1-2 zone of the Clairemont Mesa Community Plan. The project site is legally described as: Lot 229 of Bay Park Village, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2209, filed in the Office of the County Recorder of San Diego County, October 8, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 18, 2019, on file in the Development Services Department.

The project shall include:

- a. Twelve new antennas (eight measuring 72" x 18" x 7" and four measuring 72" x 11.9" x 7.1"), twelve Remote Radio Units (RRUs), a 15-kW standby natural gas generator, and associated cabling and equipment entirely behind rooftop screens integrated with the existing building.
- b. Deviation to observe five-foot, ten-inch side setbacks when either zero feet or ten feet are required by the CN-1-3 zone;
- c. 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.

Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.

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 31, 2022.
2. This site is considered a Completely Concealed and Integrated Facility (CCIF) and will not have an expiration date. Replacement of antennas, RRUs and directly-related components may occur in the future with a construction permit only (will not require a Substantial Conformance Review or amendment to this permit) subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas, the provision of an updated Exhibit "A", and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department. Any other modification must take place as required by law.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

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

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

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

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

17. 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.

18. 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.

19. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Rooftop screens must be in good condition at all times to the satisfaction of the Director of Development Services. Any damaged

equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego

20. If the site ceases operation, the Owner/Permittee shall remove from this site the facilities and improvements authorized by this permit and shall restore the property to its original condition. Further, if the site is sold or transferred to another provider, or if the facility or components of the facility are non-operational or no longer used, the Owner/Permittee shall notify the City of such event within 30 days.

21. The photo simulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

22. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. The entire facility, including all RF-transparent material, shall be painted and textured to match the original building and adjacent building surfaces.

23. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

24. The Permittee shall assure the accuracy and validity of the RF Compliance Report while the WCF is in operation.

25. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

26. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.

27. 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.

28. No signage shall be allowed on the rooftop antenna screen structures permitted by this project.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed 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.

- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5407 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of 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 July 18, 2019, by Resolution No. xxxx-PC .

ATTACHMENT 6

Permit Type/PTS Approval No.: PDP No. 2302093

Date of Approval: July 18, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

**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.

Thomas Delaney
Owner

By _____
NAME:
TITLE:

Verizon Wireless
Permittee

By _____
NAME:
TITLE:

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

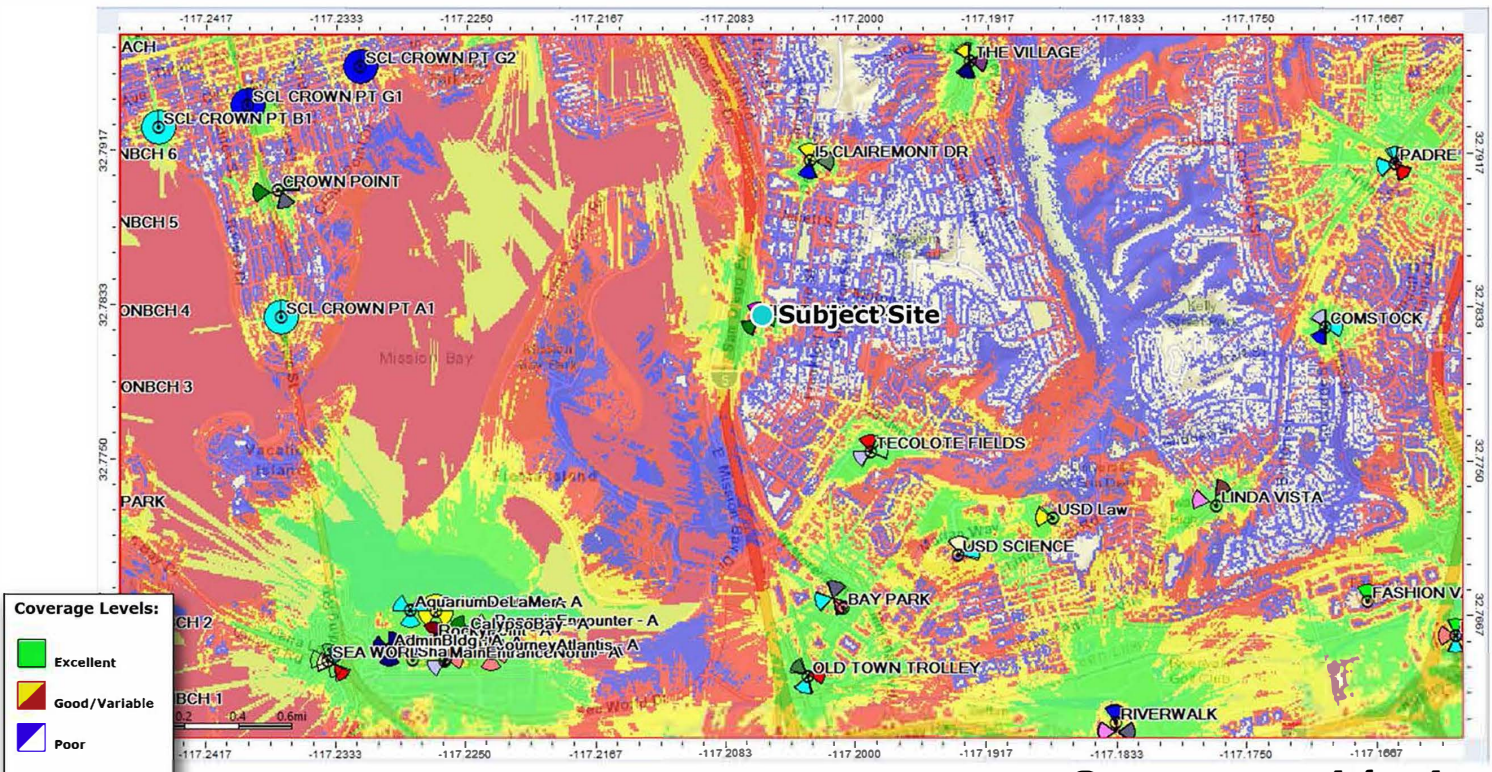
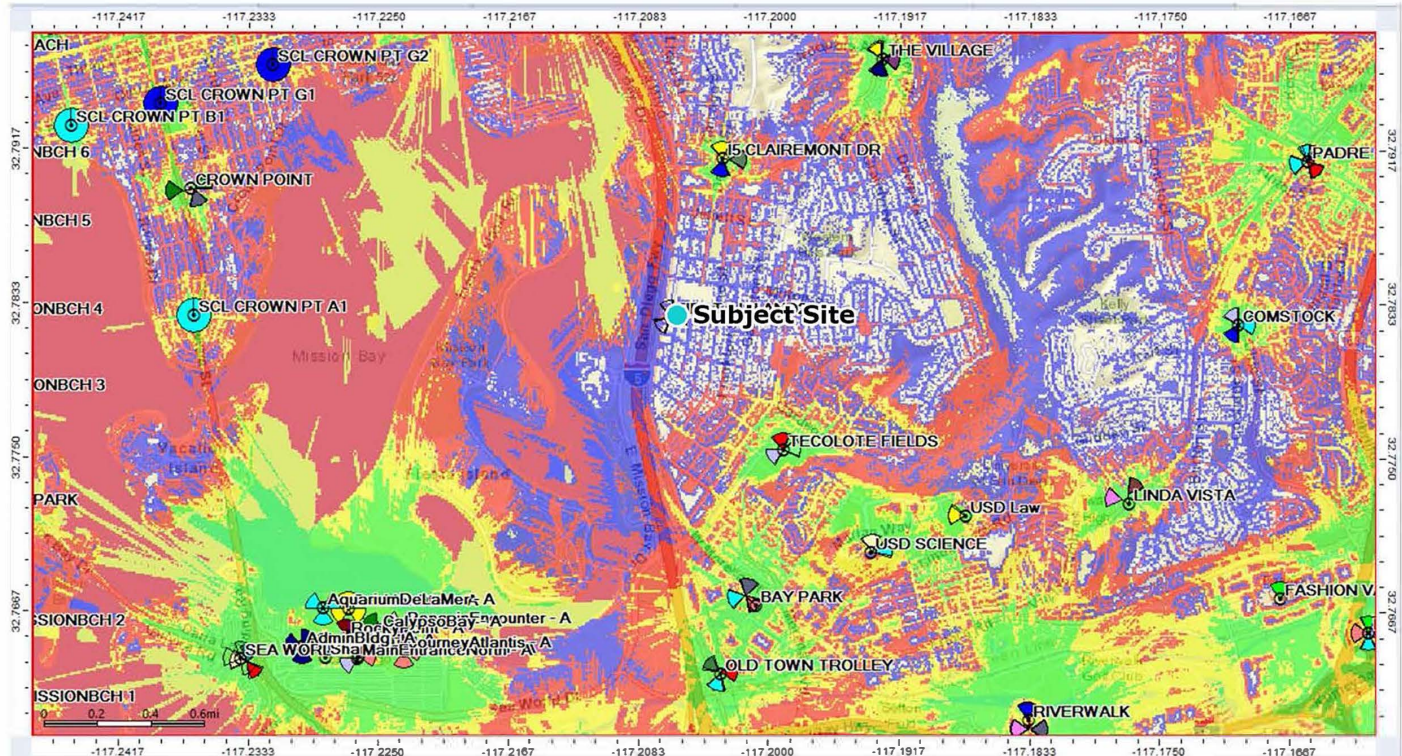
ATTACHMENT 7

Fiesta Island 2

MTX-40/BSC-26 Relocation
4126 Napier St.
San Diego, CA 92110



Coverage without site



NOTICE OF EXEMPTION**ATTACHMENT 8***(Check one or both)*

TO: ☒ RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

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 No.: 607778

Project Title: Verizon Napier

PROJECT LOCATION-SPECIFIC: The project is located at 4126 Napier Street, San Diego CA 92110.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: PLANNED DEVELOPMENT PERMIT (PDP) for a new Wireless Communication Facility (WCF) consisting of 12 antennas, 12 Remote Radio Units (RRUs), a 15 kW generator, and associated equipment concealed behind proposed rooftop screens. The project is located at 4126 Napier Street in the CN-1-2 zone, the Lindbergh Field Airport Influence Area, the FAA Part 77 Notification Area, the Clairemont Mesa Community Plan and within the Clairemont Mesa Height Limitation Overlay zone. The project site is located within a fully developed neighborhood and is primarily surrounded by residential and commercial uses.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shelly Kilbourn, Plancom, Inc., 302 State Place, Escondido CA 92029. (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: Section 15303 (New Construction)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made in the exterior of the structure. Since the project would build one unmanned WCF within an existing building without substantially altering the exterior the project qualifies to be categorically exempt from CEQA. The project site is devoid of sensitive resources and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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

Jeffrey M. ... / SENIOR PLANNER
SIGNATURE/TITLE

6/19/2019

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

PHOTOGRAPHIC STUDY AND KEY MAP

Verizon Wireless
"Fiesta Island Relo"

4126 Napier Street
San Diego, CA 92110

Prepared for:

City of San Diego

1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.

Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029

Contact: Shelly Kilbourn, Land Use Consultant
(619) 208-4685

May 9, 2018



North and East Elevations of the Building – Photo 1



South Elevation – Photo 2



North and West Elevations -Photo 3



North Elevation – Photo 4



West Elevation – Photo 5



View to the East



View to the South



View to the North



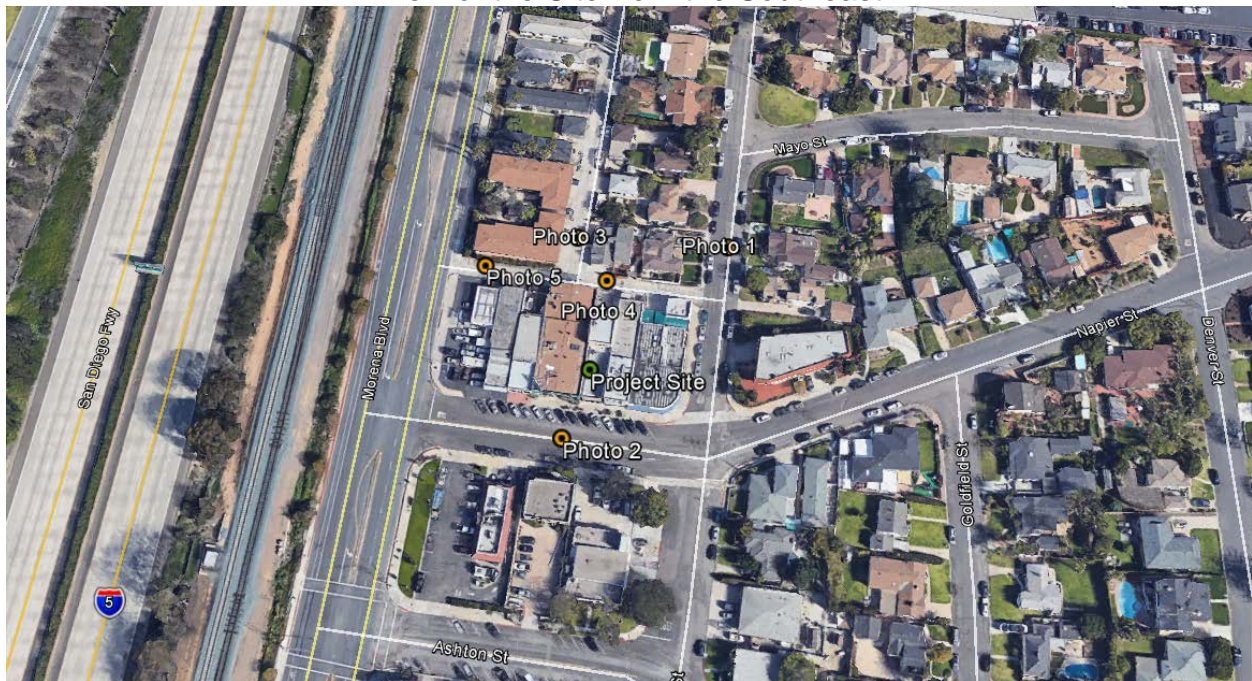
View to the West



View of the Site from the Southwest



View of the Site from the Southeast



Aerial Photograph

Clairemont Community Planning Group

Minutes of the Meeting of
April 16th, 2019
Alcott Elementary School Auditorium

P Naveen Waney - Chair P Nicholas Reed – Vice Chair P Gary Christensen - Secretary P Delana Hardacre- Treasurer	A Harry Backer A Kevin Carpenter P Cecelia Frank P Chad Gardner	P Richard Jensen P Michael Brewer P Ryan Rolla P Carol Schleisman	P Susan Mournian P Billy Paul P Erin Cullen P BarbarahTorres
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P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Chair Naveen Waney called the meeting to order at 6:05 p.m. Roll call was taken and a quorum present.

Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 2-minute time limit per speaker.

Public: None

Committee Members:

Erin: Raise the Balloon will be hosting a community forum with Attorney Corry Briggs on 4/24 at Andres.

Nicholas: Moraga traffic circles to begin construction in June.

Barbarah: Clairemont bike maintenance class has sold out with thirty attendees. The second event under the grant received will be a bike safety event (rodeo) for kids between the ages of 2/3-8 at East Clairemont Athletic Area. Clairemont Town Council has been selected to host a bike pitstop for the annual bike to work day on 5/16, more details to follow.

Item 3. Modifications to the Agenda – Requires 2/3 approval. None.**Item 4. Approval of Minutes**- Nick notes one minor correction. Motion by Delana to approve minutes with correction included, second by Chad.

VOTE: 13-0-3 (Michael, Carol, & Erin abstain.)

Item 5. Council Representative Reports**District 2 Council Report, Carrie Munson, Community Liaison, cmunson@sanidiego.gov**

Morena & Balboa specific plans have been delayed at City Council, for more details KPBS has published an article.

City has approved 23.5mil in funds to repave 240 miles of roads in FY2020.

Budge 2020 is under way, the Mayor has presented his proposed budget to council who will now consider and make changes/recommendations. There are two opportunities to provide input to the entire city council 5/13 at 6pm for public comment and 6/10 when the Council will vote on the proposed budget. There are also multiple committees the budget goes through where there are opportunities to provide public comment.

SandDiego.gov/IBA has the budget available for public review.

Susan: How long does the warrant process take (IRT Milton St.) Carrie: The warrant process is currently going though the City Attorney's office, additionally repairs were delayed due to the rainy season.

Carrol: A portion of Milton St. is still in good condition, that portion was repaved. The portion in need of repair was slurry sealed.

Chuck: Conner Ct. needs to be repaved, multiple requests have been addressed with various offices within the city. Carrie: Conner Ct. is included in the FY 2020 pavement project.

District 6 Council Report, Madison Garrett, Community Liaison, mgarrett@sanidiego.gov

Madison was not present at this meeting.

Susan: Can we request from the Councilman's office that we have a representative at every meeting?

Item 6. Consent Agenda (see agenda)

None

Item 7. Action Items

201. CCPG Office Nominations

Chair	Naveen Waney	Vice Chair	Nicholas Reed	Secretary	Gary Christensen
Motion	Nick	Motion	Susan	Motion	Richard
Second	Chad	Second	Barbarah	Second	Nick
Vote	14-0-0	Vote	14-0-0	Vote	14-0-0
Treasurer	Delana Hardacre	Sergeant-at-Arms	Chad Gardner		
Motion	Susan	Motion	Susan		
Second	Chad	Second	Ryan		
Vote	14-0-0	Vote	14-0-0		

Harry and Kevin absent for all votes.

202. Target Signage Update NUP-5680 Balboa Ave. – PTS: 626907 Applicant: Kurt Rubenacker

Presentation of revised building facade and additional entrance into the existing Target. Target is seeking a Discretionary Neighborhood Permit. Project went before CCPG Project Review Subcommittee with unanimous approval recommendation.

Billy: What is the building height? Kurt: No change 30'

Chad: Had inquired at PRS if there would be any tree changes: Kurt: No changes.

Barbarah: What is the project timeline? What are the parking impacts? Kurt: Mid-Summer start. There will be some accessible parking reconfiguration and a small portion will be marked off for construction materials.

Nick: If you would like to see a remodeled Target Othello has been completed.

Billy: Will the second entrance have the same hours: Kurt: Yes.

Susan: Motion to approve the project as presented

Second: Chad

VOTE: 13-0-0 (Harry and Kevin Absent, Naveen recused)

203. Verizon Wireless Napier St. Cell Tower Replacement – PTS: 255230 Applicant: Shelly Kilbourne

Presentation of plan set and renderings showing antenna placement, screening, and setbacks. Antenna will replace antenna set currently located on All Star Glass. Add 6' to building exterior bringing total building height to 29' 2". Applying for plan development permit for setback deviation. Project went before CCPG Project Review Subcommittee with unanimous approval recommendation.

Erin: Did you notify the residences of the proposed changes. Shelly: Yes, notice was sent.

Billy: Is zero setback from the front? Shelly: Zero setback is from the side of the building.

John (public): Questions zero setback thinks DSD is wasting time building is already at zero setback.

Nick: Motion to approve project as presented.

Second: Cece

VOTE: 14-0-0 (Harry and Kevin Absent)

204. 2018/19 CCPG Annual Report – Naveen Waney

Per city regulations CCPG is to submit a report of the previous year 2018 and the goals of the CCPG for the next year 2019. Per other examples provided we can submit our meeting minutes along with subcommittee summaries and an outline of our 2019 goals or we can prepare a summary of all the activities of the past year and an outline of our 2019 goals. Naveen is requesting assistance to prepare these items for submission.

Naveen: Should we just submit our meeting minutes and an outline of our goals? We will need subcommittee outlines including recently disbanded ad-hoc subcommittees.

Ryan: Does the recent grand jury investigation have an affect on what and how we should report? Naveen: We should simply fulfill the request.

Chad: Our minutes are thorough and superior to others.

Billy: We need to make a statement to maintain a position as a dignified planning group.

Richard: Can we see examples of previous submissions?

Gary: Motion to submit 2018 meeting minutes and subcommittee summary as our report.

Second: Chad

Delana: Minutes or action items only? Naveen: Minutes.

Richard: We need to add a 2019 objective. Chad: We should use Billy's recommendation.

Who will compile the report: Naveen, Delana, and Billy.

VOTE: 13-0-0 (Nick, Harry and Kevin Absent)

Item 7. Informational Items

301. Urban Design Principles through the eyes of a Property Owner/Developer Presented by: John Ziebarth

Infill development in the specifically the Morena Corridor will be difficult with current regulations per the city street guidelines for furnishing, throughway, and frontage, it is not possible with current setbacks. We need to look at building activation not only building articulation. Need to focus on bringing people in with internal paseos for public gathering. The presentation will be made available to those who wish.

Item 8. Workshop Items None

Item 9. Potential Action Items None

Item 10. Reports to Group

CCPG Committee Updates	Action
CCPG Board Officers	Add Gary Christensen as Secretary
Project Review Subcommittee	Kevin Carpenter nominated as Chair
	Chad Gardner nominated as Vice Chair
	Susan Mournian nominated as Secretary
Rules Subcommittee	Remove Jason Young
	Remove Michael Puente
Community Plan Update	No changes
Parking & Transportation	Remove Barbarah Torres

<i>Capital Improvements Projects</i>	Remove Gary Christensen
	Add Ryan Rolla
	Add Erin Cullen
	Add Carol Schleisman
	*Need members of the public to participate. Barbarah to make a request for participants during regularly schedule CCPG meeting in May.
<i>Mt. Etna/County Crime Lab</i>	Add Vice Chair Michael Brewer
	Add Carol Schleisman
	Add Public Member Emily Cotrell

Chair Report – Naveen Waney – no report

Vice-Chair/Parking & Transportation Report – Nicholas Reed – no report

Secretary Report, Gary Christensen – no report

MCAS Miramar – Cecelia Frank – no report

Treasurer – Delana Hardacre – \$167.84 in checking account, \$156.66 in city allotment, \$327.50 balance

Community Plan Update – Susan Mournian – Received the workshop results and passed a motion to accept up to the city requested additional 5,000 additional units with 40% being near the trolley stations.

Clairemont Town Council – Delana Hardacre – no, report

Project Review Subcommittee – Kevin Carpenter – Waiting for projects to follow up for review.

By-Laws – – will need new chair.

Mt. Etna/County Crime Lab – Richard Jensen- Took a bus tour of three Chelsea projects built in the last ten years and feel parking was an issue at the projects. Public workshop has approximately 100 people. Attempting to get Nathan Fletcher to attend a meeting. Would like to meet more frequently. There are still board positions available if we have more interested members/public members.

Adjournment at 8:00 PM

The next meeting will be held on May 21st, 2019, 6:00 pm at Alcott Elementary School.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	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: VZW Fiesta Island RELO

Project No. For City Use Only: 107778

Project Address: 4126 Napier Street

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

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

☐ 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: Thomas Delaney ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2668 Deerpark Drive

City: San Diego State: CA Zip: 92110

Phone No.: 619-384-7195 Fax No.: _____ Email: tomdelaney.sdps@gmail.com

Signature: [Signature] Date: 7/4/2008

Additional pages Attached: ☐ Yes ☒ No

Applicant

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

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



Proposed antennas and equipment mounted behind proposed screen finished to match existing building



EXISTING



Proposed antennas and equipment mounted behind proposed screen finished to match existing building



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
9/24/2018

PROPOSED

Photosimulation of proposed telecommunications site: South elevation, zoomed

EXISTING

ATTACHMENT 12



Proposed antennas and equipment mounted behind proposed screen finished to match existing building



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
9/24/2018

PROPOSED

Photosimulation of proposed telecommunications site: Northeast elevation



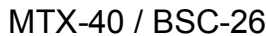
EXISTING



Proposed antennas and equipment mounted behind proposed screen finished to match existing building



PROPOSED



SAN DIEGO, CA 92110

30'-0" HEIGHT LIMIT

T-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 34" X 34". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

PROJECTS\VERIZON\13395

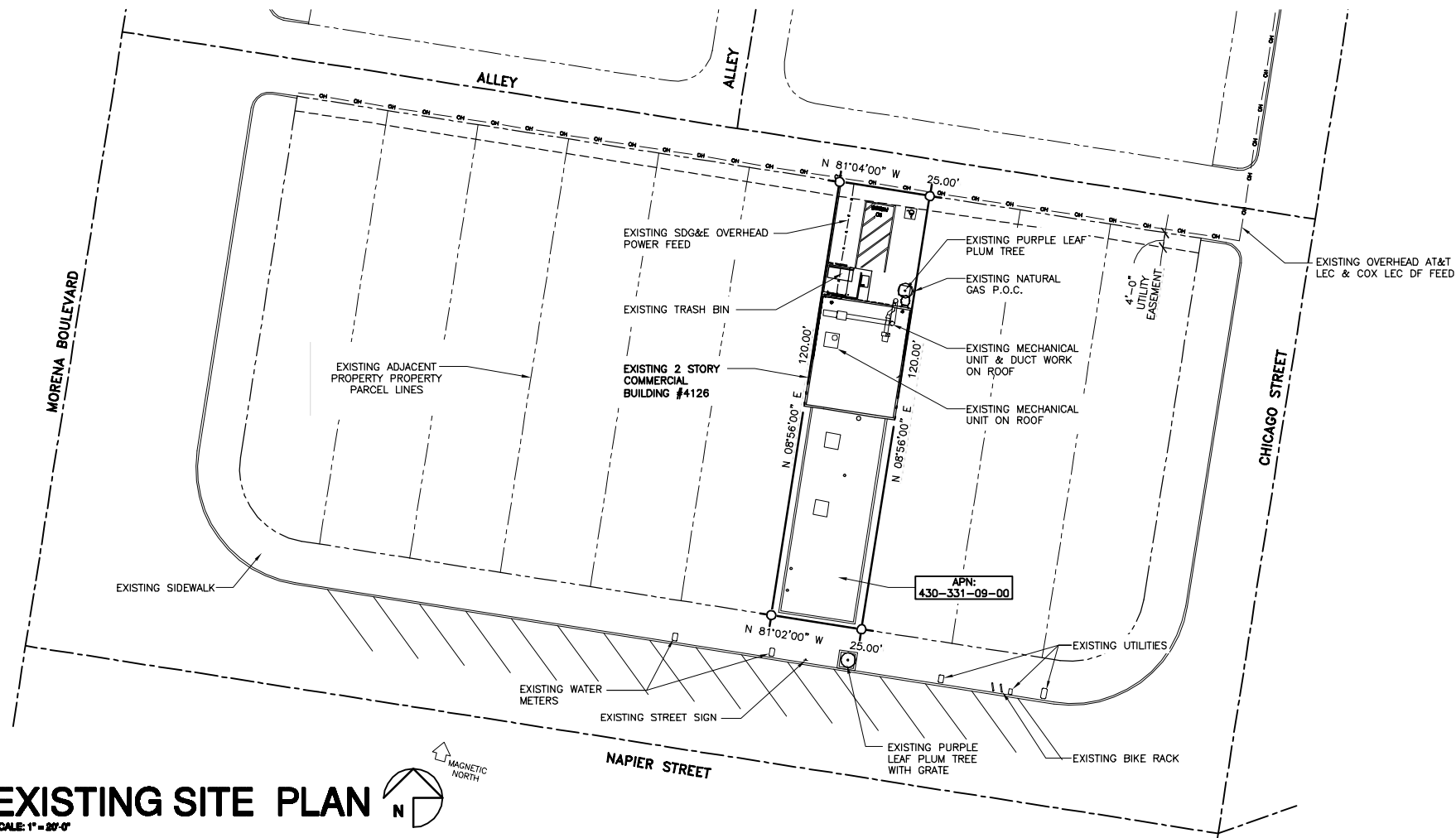
GEOGRAPHIC COORDINATES (NAD 83-EPOCH 2010)
SECTOR: CENTER OF BUILDING
LATITUDE: NORTH 32° 46' 56.65"
LONGITUDE: WEST 117° 12' 23.61"

NOTES

1. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
2. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.

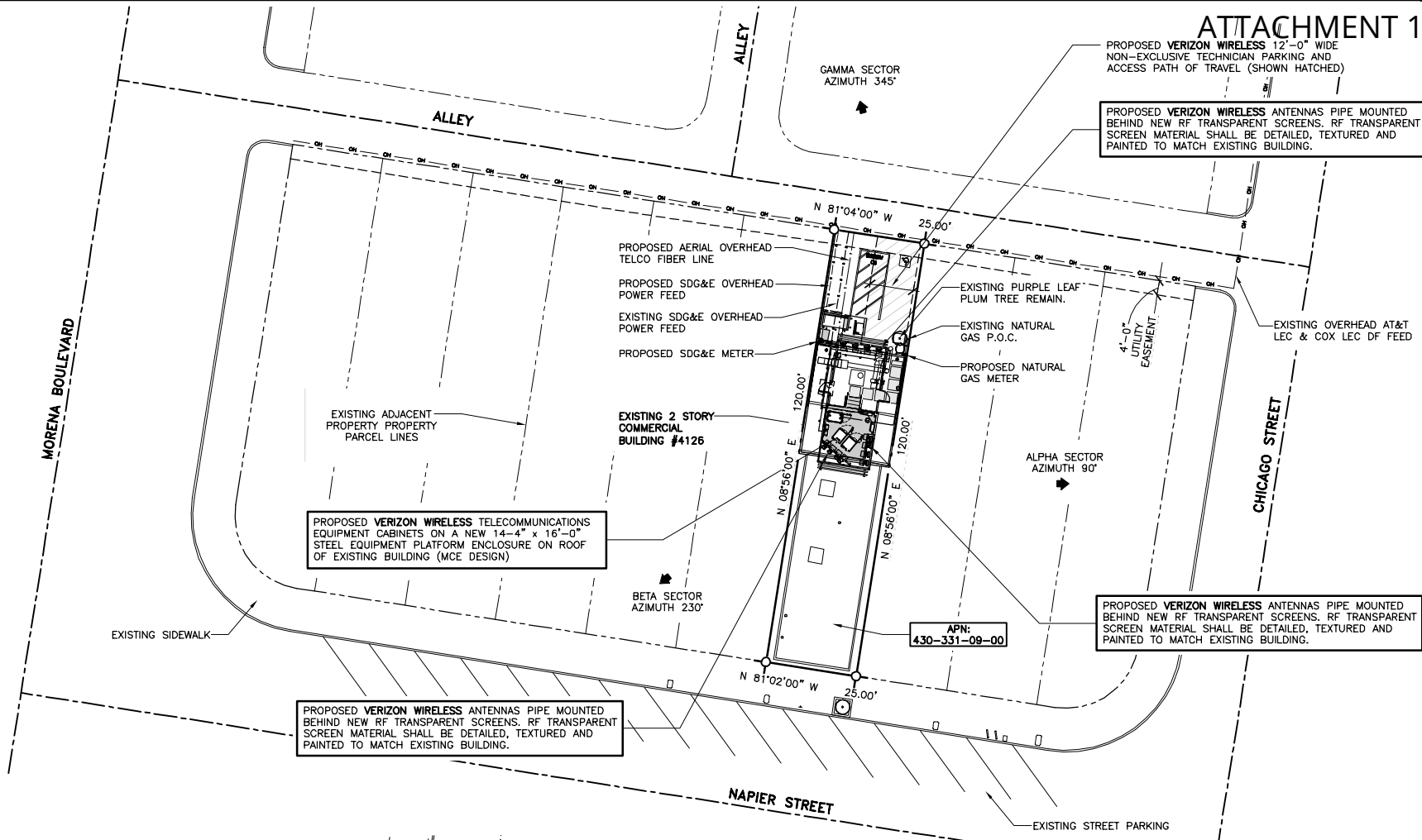
LANDSCAPE NOTES

1. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - 1.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - 1.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - 1.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - 1.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.



EXISTING SITE PLAN

SCALE: 1" = 20'-0"



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

EASEMENTS:

EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET LS-1 FOR ADDITIONAL INFORMATION ON NON PLOTTABLE EASEMENTS

ATTACHMENT 13

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/23/18	90% ZONING	rl
1	01/23/18	90% ZONING	rl
1	04/06/18	REVISED 90% ZD	rl
0	04/25/18	100% ZONING	st/rl
1	05/10/18	100% ZONING	rl
2	06/04/18	100% ZONING	rl
3	09/25/18	100% ZONING	jd
4	01/07/19	100% ZONING	jd
5	02/19/19	100% ZONING	jd

Booth & Suarez
ARCHITECTURE INCORPORATED

1283 EAST MAIN STREET SUITE 200
EL CAJON, CA 92021 (619) 749-1305

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

FIESTA ISLAND

2

RELOCATION

4126 NAPIER STREET
SAN DIEGO, CA 92110
MTX - 40

SHEET TITLE:

EXISTING & PROPOSED
SITE PLANS

A-0

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	01/23/18	90% ZONING	rl
1	01/23/18	90% ZONING	rl
1	04/06/18	REVISED 90% ZD	rl
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FIESTA ISLAND

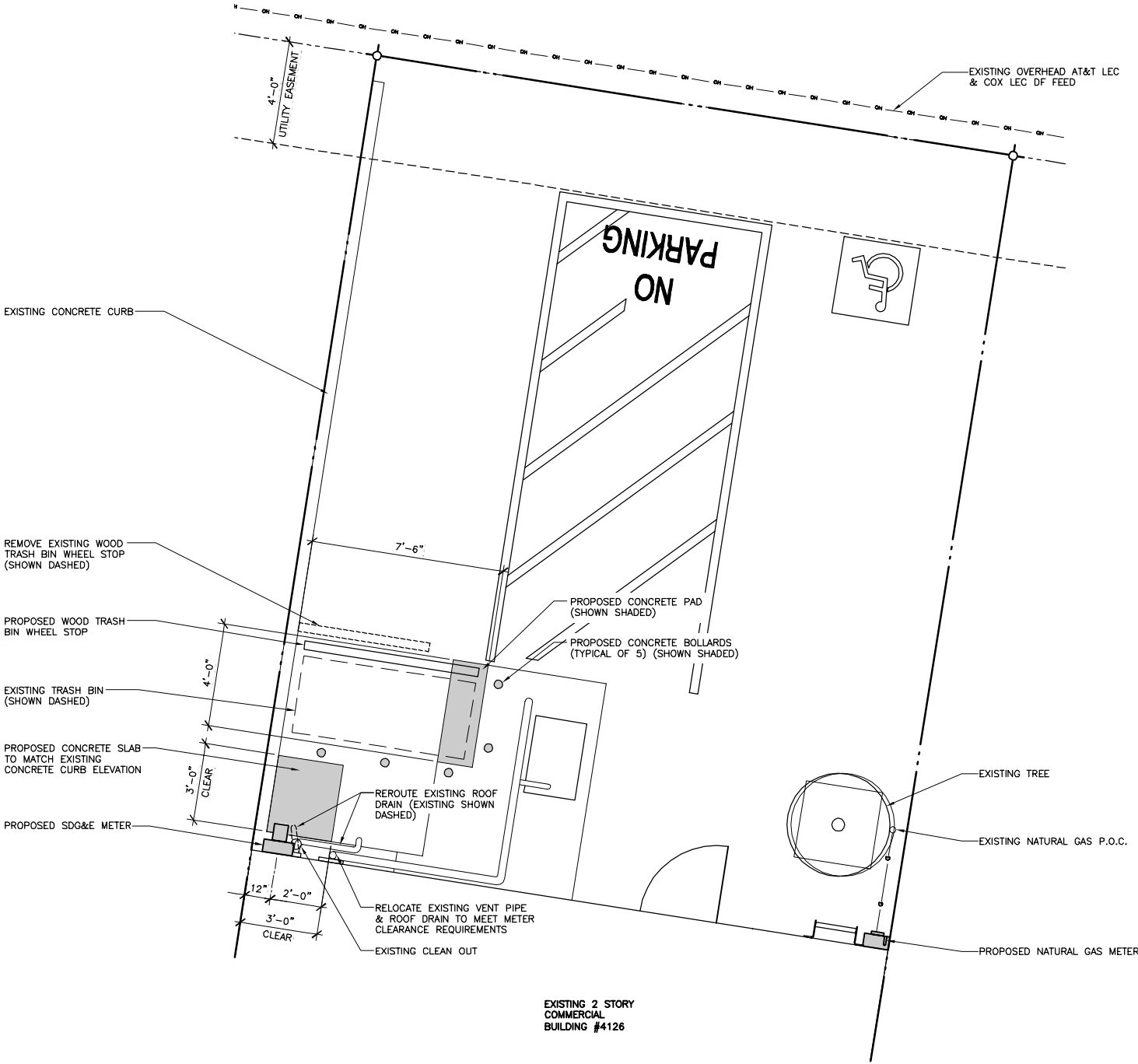
2

RELOCATION

4126 NAPIER STREET
SAN DIEGO, CA 92110
MTX - 40

SHEET TITLE:
ENLARGED
SITE PLAN

A-1



ENLARGED SITE PLAN

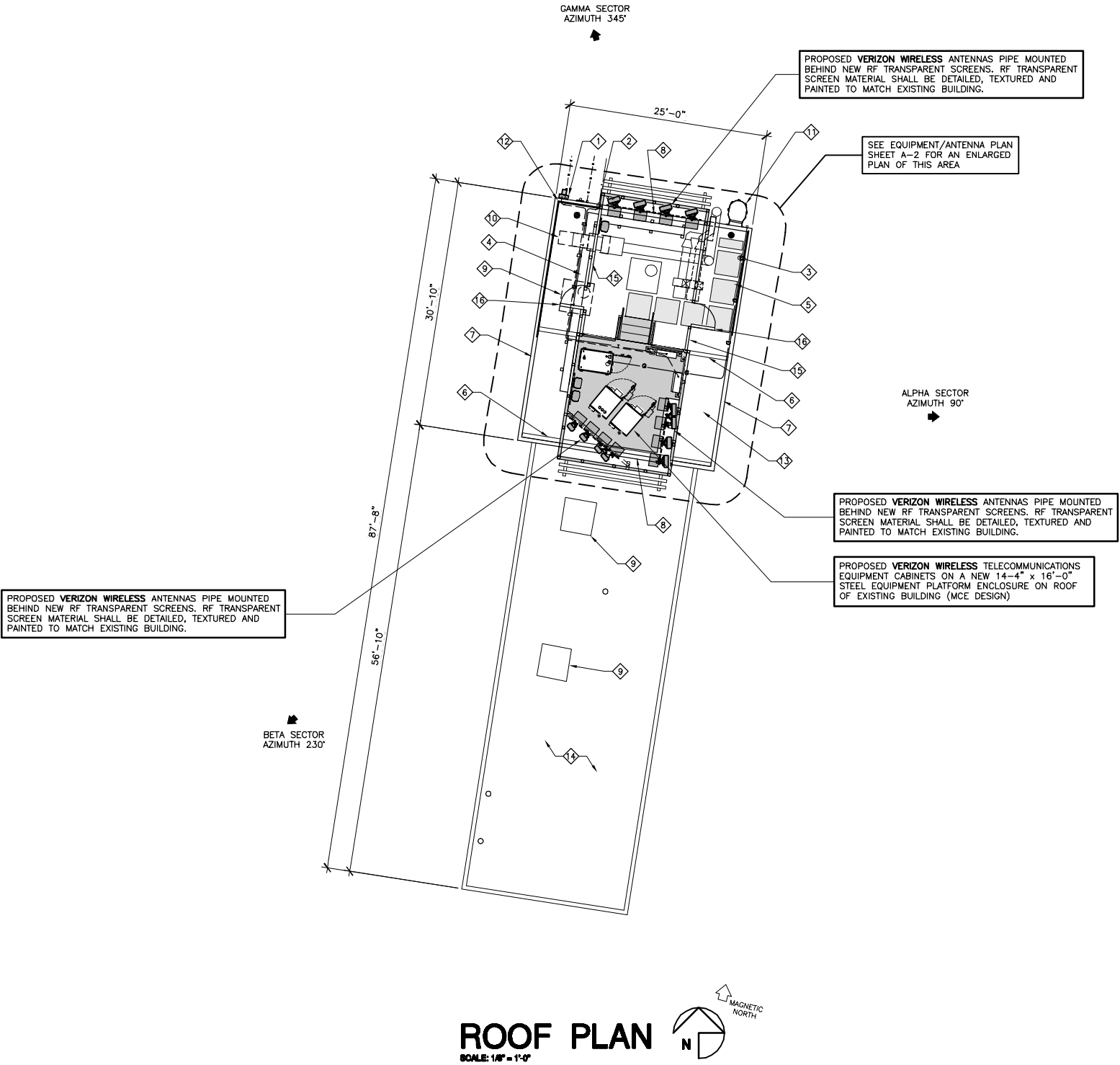
SCALE: 3/8" = 1'-0"

N

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ROOF PLAN NOTES:

- 1 PROPOSED ELECTRICAL WEATHER HEAD CONDUIT ROUTING TO PROPOSED ELECTRICAL METER BELOW
- 2 PROPOSED TELCO CONDUIT ROUTING FROM TELCO BOX TO OVERHEAD TELCO P.O.C.
- 3 PROPOSED NATURAL GAS CONDUIT ROUTING FROM GENERATOR TO NATURAL GAS P.O.C. BELOW
- 4 PROPOSED CABLE TRAY ON PVC SLEEPERS
- 5 PROPOSED "TRAF-WALK" PADS (TYPICAL)
- 6 PROPOSED STEEL BEAM
- 7 EXISTING CMU PARAPET WALL
- 8 EXISTING WOOD STUD PARAPET WALL
- 9 RELOCATE EXISTING MECHANICAL CONDENSER UNIT
- 10 RELOCATE EXISTING MECHANICAL UNIT AND DUCT WORK
- 11 EXISTING CAGED ACCESS LADDER
- 12 EXISTING GUARD RAIL TO BE REMOVED AT NEW ANTENNA AREA
- 13 EXISTING UPPER ROOF
- 14 EXISTING LOWER ROOF BELOW
- 15 PROPOSED LOUVERED VENT SCREENS
- 16 PROPOSED ACCESS DOOR



ROOF PLAN
SCALE: 1/8" = 1'-0"

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/23/18	90% ZONING	rl
1	01/23/18	90% ZONING	rl
1	04/06/18	REVISED 90% ZD	rl
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1	05/10/18	100% ZONING	rl
2	06/04/18	100% ZONING	rl
3	09/25/18	100% ZONING	jd
4	01/07/19	100% ZONING	jd
5	02/19/19	100% ZONING	jd

Booth & Suarez

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verizon

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IRVINE, CA 92618

FIESTA ISLAND

2

RELOCATION
4126 NAPIER STREET
SAN DIEGO, CA 92110
MTX - 40

SHEET TITLE:

ROOF PLAN

A-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 34" X 34". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ANTENNA AND CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	RRUS	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	FIBER/COAX CABLES SIZE
ALPHA 1	EAST	90°	COMMSCOPE: NHH-45B-R2B	0°	4 PER SECTOR (4) ANTENNAS		8	20'-0"	6'-0"
ALPHA 2			COMMSCOPE: NHH-45B-R2B						
ALPHA 3			COMMSCOPE: NHH-45B-R2B						
ALPHA 4			COMMSCOPE: NHH-45B-R2B						
BETA 1	SOUTH	230°	COMMSCOPE: NHH-65B-R2B	0°	4 PER SECTOR (4) ANTENNAS		8	10'-0"	6'-0"
BETA 2			COMMSCOPE: NHH-65B-R2B						
BETA 3			COMMSCOPE: NHH-65B-R2B						
BETA 4			COMMSCOPE: NHH-65B-R2B						
GAMMA 1	NORTH	345°	COMMSCOPE: NHH-45B-R2B	0°	4 PER SECTOR (4) ANTENNAS		8	40'-0"	6'-0"
GAMMA 2			COMMSCOPE: NHH-45B-R2B						
GAMMA 3			COMMSCOPE: NHH-45B-R2B						
GAMMA 4			COMMSCOPE: NHH-45B-R2B						

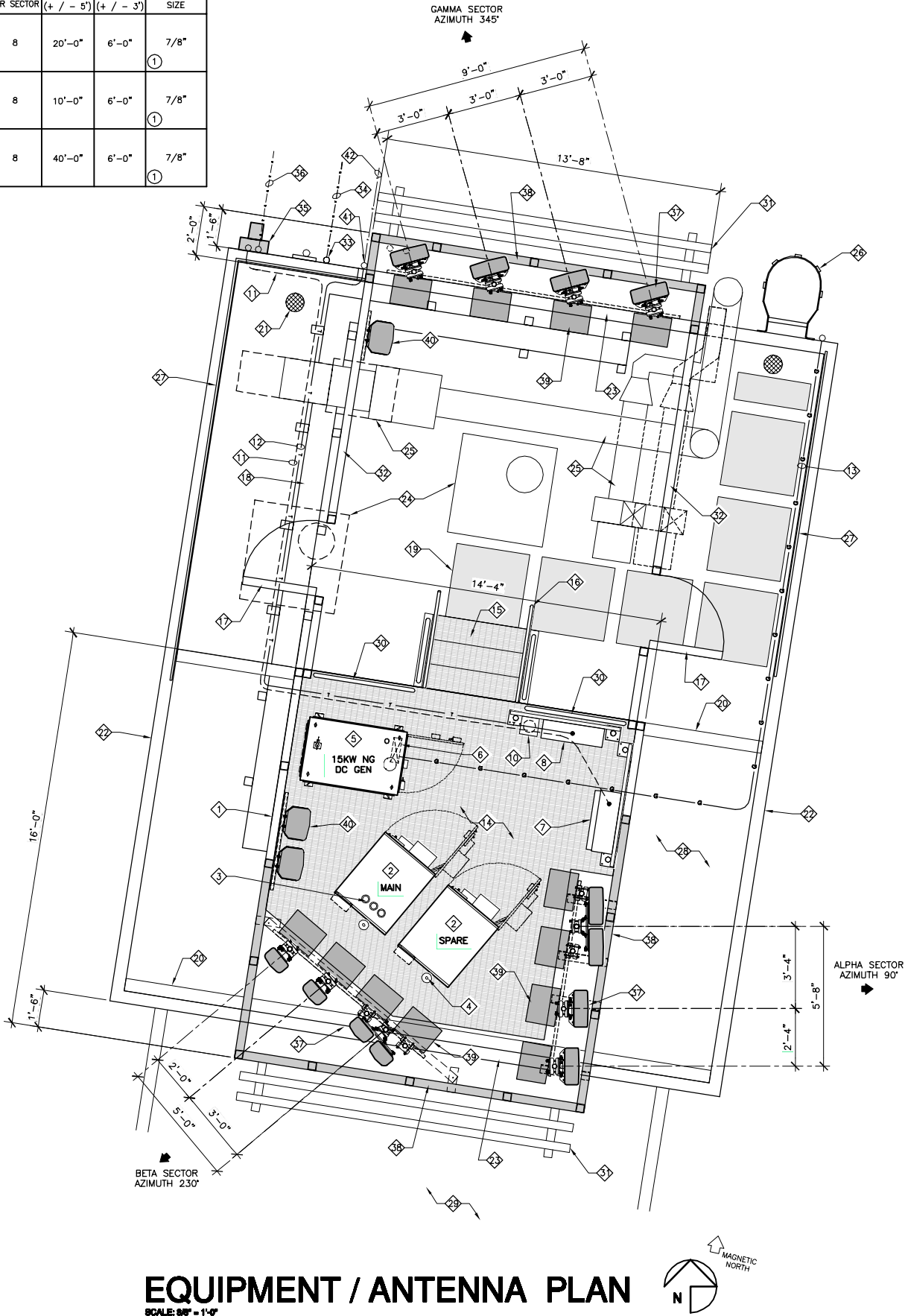
NOTES:

① INSTALL FIBER/ COAX CABLES

② INSTALL FOUR (4) ANTENNAS PER SECTOR (TOTAL OF TWELVE (12) ANTENNAS)

COMMSCOPE: NHH-45B-R2B (72.0" LENGTH x 18.0" WIDE x 7.0" DEEP, WEIGHT: 73.4 LBS.)

COMMSCOPE: NHH-65B-R2B (72.0" LENGTH x 11.9" WIDE x 7.1" DEEP, WEIGHT: 43.7 LBS.)



EQUIPMENT / ANTENNA PLAN

SCALE: 3/8" = 1'-0"



EQUIPMENT PLAN NOTES:

- ① PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT CABINETS ON A NEW 14'-4" x 16'-0" STEEL EQUIPMENT PLATFORM ENCLOSURE ON ROOF OF EXISTING BUILDING (MCE DESIGN)
- ② PROPOSED VERIZON WIRELESS "MACRO CELL EVOLUTION" OUTDOOR EQUIPMENT CABINET (TYPICAL OF 2). CABINET COMPONENTS: POWER PLANT, CWD, FIBER DISTRIBUTION, RAYCAPS, BATTERIES-3 STRINGS, & AC-PANEL. 32.1" WIDE X 45.1" DEEP X 74.0" HEIGHT. WEIGHT: 2000 LBS.
- ③ PROPOSED (3) 4" ANTENNA CABLE CONDUIT ROUTING TO STUB UP BENEATH CABINETS (TYPICAL)
- ④ PROPOSED GPS ANTENNA MOUNTED TO "MACRO CELL EVOLUTION" EQUIPMENT CABINET (TYPICAL OF 1, IF 2ND CABINET IS ADDED A SPLITTER WILL BE REQUIRED)
- ⑤ PROPOSED VERIZON WIRELESS 15KW NATURAL GAS DC ENCLOSED STANDBY GENERATOR ON A STEEL PLATFORM, "ASCOT" DC GENERATOR OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 66 DBA AT A REFERENCE DISTANCE OF 23 FEET. 34.2" WIDTH X 46.5" DEPTH X 70.5" HEIGHT. WEIGHT: 1200 LBS.
- ⑥ PROPOSED OPENING FOR CONDUIT PENETRATION BELOW (SHOWN DASHED)
- ⑦ PROPOSED AUTOMATIC TRANSFER SWITCH W/ INTEGRATED LOAD CENTER (ILC) 200 AMP ELECTRICAL PANEL
- ⑧ PROPOSED TELCO BOX MOUNTED TO UNISTRUT
- ⑨ NOT USED
- ⑩ PROPOSED CLASS 4A:40B:C FIRE EXTINGUISHER IN A WEATHERPROOF NEMA 3R CABINET MOUNTED TO UNISTRUT
- ⑪ PROPOSED ELECTRICAL CONDUIT ROUTING FROM ILC PANEL TO ELECTRICAL METER BELOW
- ⑫ PROPOSED TELCO CONDUIT ROUTING FROM TELCO BOX TO OVERHEAD TELCO P.O.C.
- ⑬ PROPOSED NATURAL GAS CONDUIT ROUTING FROM GENERATOR TO NATURAL GAS P.O.C. BELOW
- ⑭ PROPOSED "BAR GRATE" DECK (SEE SPECIFICATIONS BELOW)
- ⑮ PROPOSED GALVANIZED STEEL STAIRS WITH GRATING TREADS
- ⑯ PROPOSED GALVANIZED STEEL HANDRAIL
- ⑰ PROPOSED ACCESS DOOR
- ⑱ PROPOSED CABLE TRAY ON PVC SLEEPERS
- ⑲ PROPOSED "TRAF-WALK" PADS (TYPICAL)
- ⑳ PROPOSED STEEL BEAM
- ㉑ EXISTING ROOF DRAIN
- ㉒ EXISTING CMU PARAPET WALL
- ㉓ EXISTING WOOD STUD PARAPET WALL
- ㉔ RELOCATE EXISTING MECHANICAL CONDENSER UNIT
- ㉕ RELOCATE EXISTING MECHANICAL UNIT AND DUCT WORK
- ㉖ EXISTING CAGED ACCESS LADDER
- ㉗ EXISTING GUARD RAIL TO BE REMOVED AT NEW ANTENNA AREA
- ㉘ EXISTING UPPER ROOF
- ㉙ EXISTING LOWER ROOF BELOW
- ㉚ PROPOSED 42" HIGH GALVANIZED STEEL GUARDRAIL
- ㉛ PROPOSED TRELLIS
- ㉜ PROPOSED LOUVERED VENT SCREENS
- ㉝ EXISTING WEATHERHEAD
- ㉞ EXISTING OVERHEAD SERVICE
- ㉟ PROPOSED WEATHERHEAD
- ㊱ PROPOSED OVERHEAD SERVICE
- ㊲ PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED BEHIND NEW RF TRANSPARENT SCREENS
- ㊳ PROPOSED R.F. TRANSPARENT PANELS & FRAMING TO BE DETAILED, TEXTURED, & PAINTED TO MATCH EXISTING MECHANICAL SCREEN WALL
- ㊴ PROPOSED RRUS UNITS. FOUR (4) PER SECTOR (TOTAL OF 12 RRUS UNITS) MOUNTED BEHIND ANTENNAS
- ㊵ PROPOSED THREE (3) SURGE DEMARCATION BOXES MOUNTED TO UNISTRUT ON PROPOSED SCREEN
- ㊶ PROPOSED TELCO CONDUIT
- ㊷ EXISTING OVERHEAD TELCO SERVICE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/23/18	90% ZONING	rl
1	01/23/18	90% ZONING	rl
1	04/06/18	REVISED 90% ZD	st/h
0	04/25/18	100% ZONING	rl
1	05/10/18	100% ZONING	rl
2	06/04/18	100% ZONING	rl
3	09/25/18	100% ZONING	jd
4	01/07/19	100% ZONING	jd
5	02/19/19	100% ZONING	jd

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FIESTA ISLAND

2

RELOCATION

4126 NAPIER STREET

SAN DIEGO, CA 92110

MTX - 40

SHEET TITLE:

EQUIPMENT / ANTENNA PLAN

A-3

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	01/23/18	90% ZONING	rl
1	01/23/18	90% ZONING	rl
1	04/06/18	REVISED 90% ZD	rl
0	04/25/18	100% ZONING	st/rl
1	05/10/18	100% ZONING	rl
2	06/04/18	100% ZONING	rl
3	09/25/18	100% ZONING	jd
4	01/07/19	100% ZONING	jd
5	02/19/19	100% ZONING	jd

Booth & Suarez

ARCHITECTURE INCORPORATED

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EL CAJON, CA 92021 (619) 749-1305

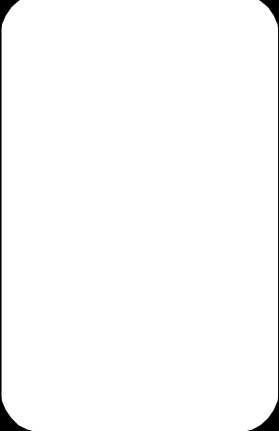
PROPRIETARY INFORMATION

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IRVINE, CA 92618



FIESTA ISLAND

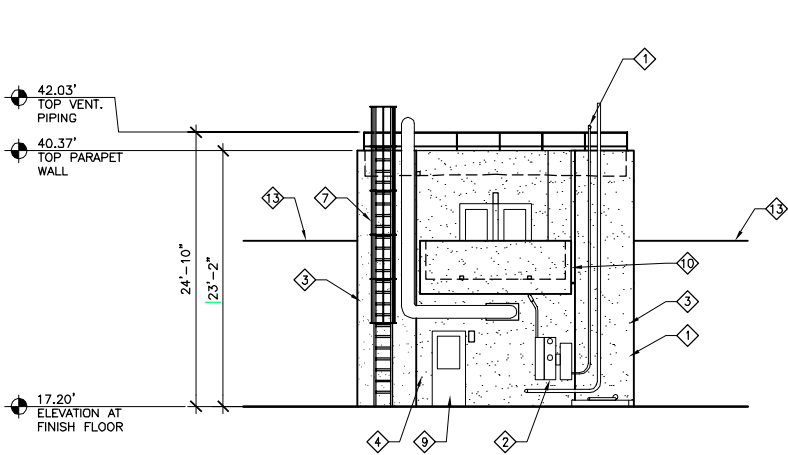
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RELOCATION

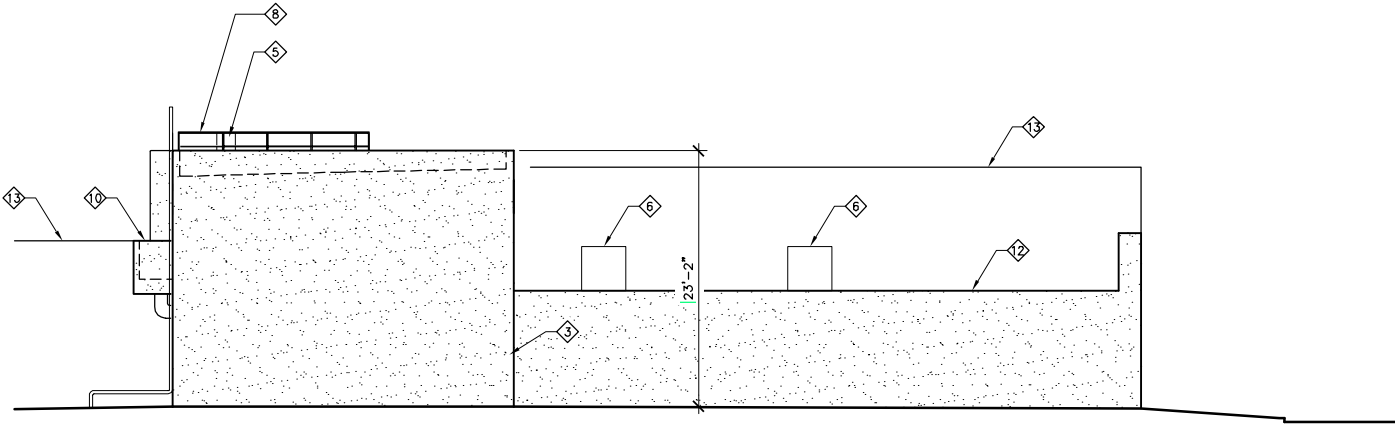
4126 NAPIER STREET
SAN DIEGO, CA 92110
MTX - 40

SHEET TITLE:
EXISTING ELEVATIONS

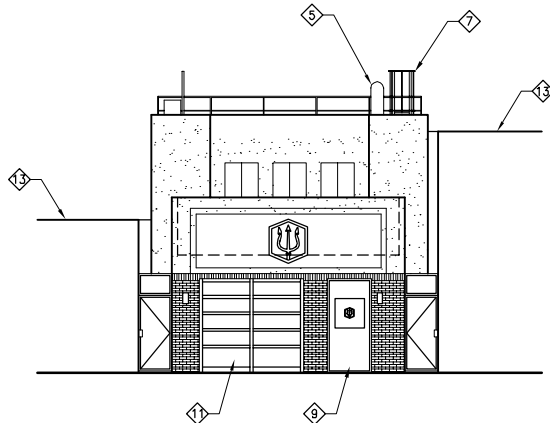
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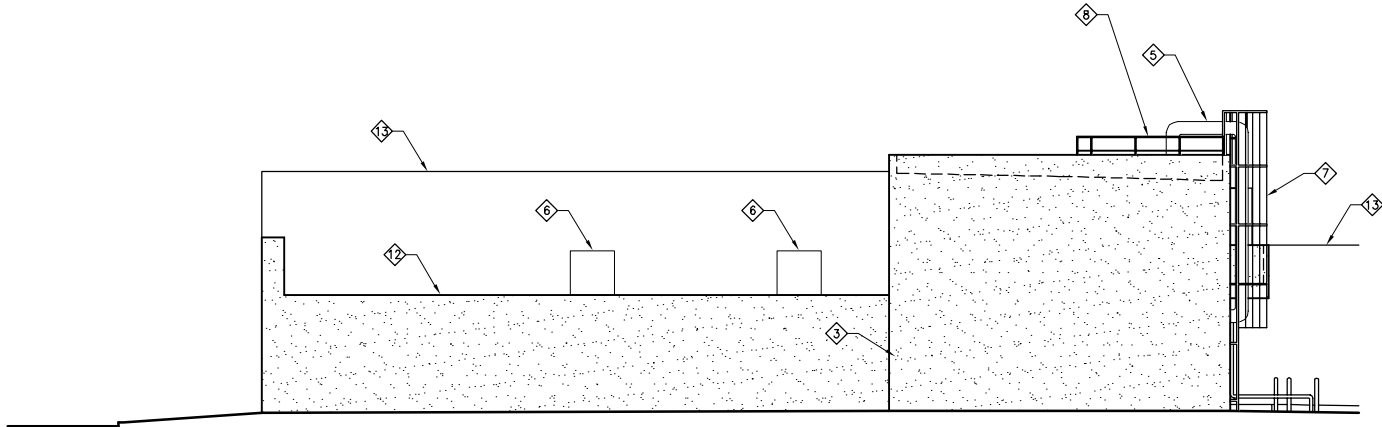
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES:

- 1 EXISTING WEATHERHEAD
- 2 EXISTING SDG&E ELECTRICAL METERS AND BUSS TAP SECTION
- 3 EXISTING CMU BUILDING WALL
- 4 EXISTING WOOD STUD BUILDING WALL
- 5 EXISTING MECHANICAL UNIT AND DUCT WORK
- 6 EXISTING MECHANICAL CONDENSER UNIT
- 7 EXISTING CAGED ACCESS LADDER
- 8 EXISTING GUARD RAIL TO BE REMOVED AT NEW ANTENNA AREA
- 9 EXISTING DOOR
- 10 EXISTING BALCONY
- 11 EXISTING ROLL-UP DOOR
- 12 EXISTING LOWER ROOF BELOW
- 13 EXISTING ADJACENT BUILDING

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	01/23/18	90% ZONING	rl
1	01/23/18	90% ZONING	rl
1	04/06/18	REVISED 90% ZD	rl
0	04/25/18	100% ZONING	st/rl
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5	02/19/19	100% ZONING	jd

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IRVINE, CA 92618



FIESTA ISLAND

2

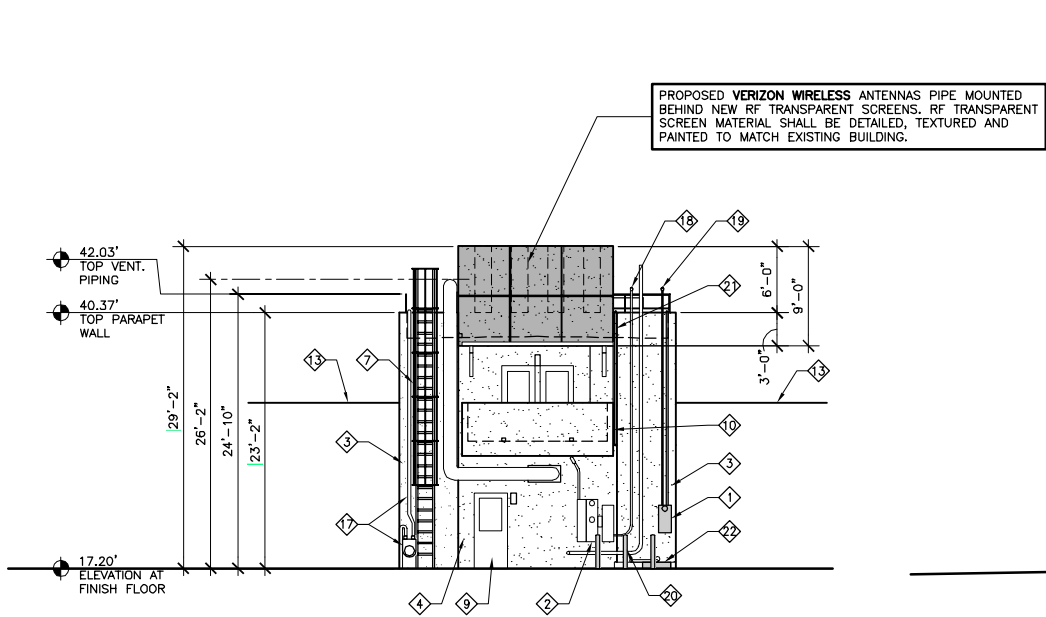
RELOCATION

4126 NAPIER STREET
SAN DIEGO, CA 92110
MTX - 40

SHEET TITLE:

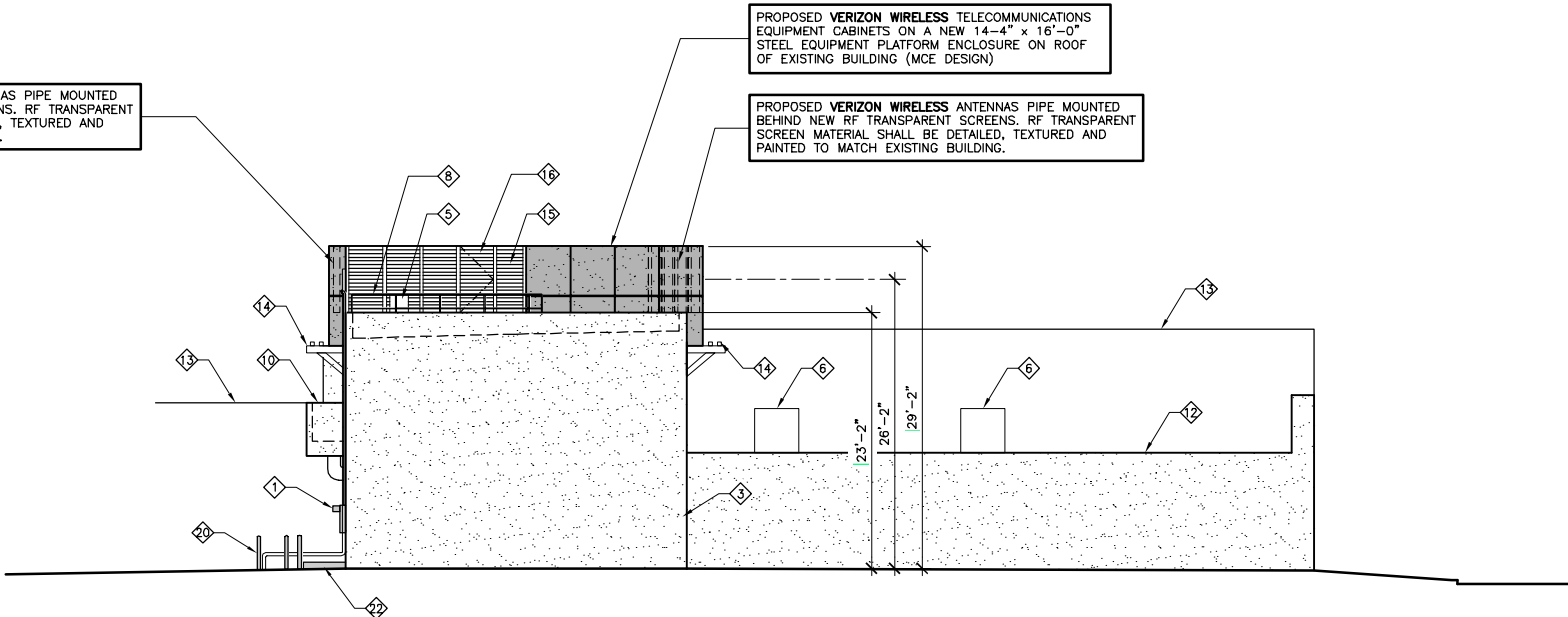
PROPOSED ELEVATIONS

A-5



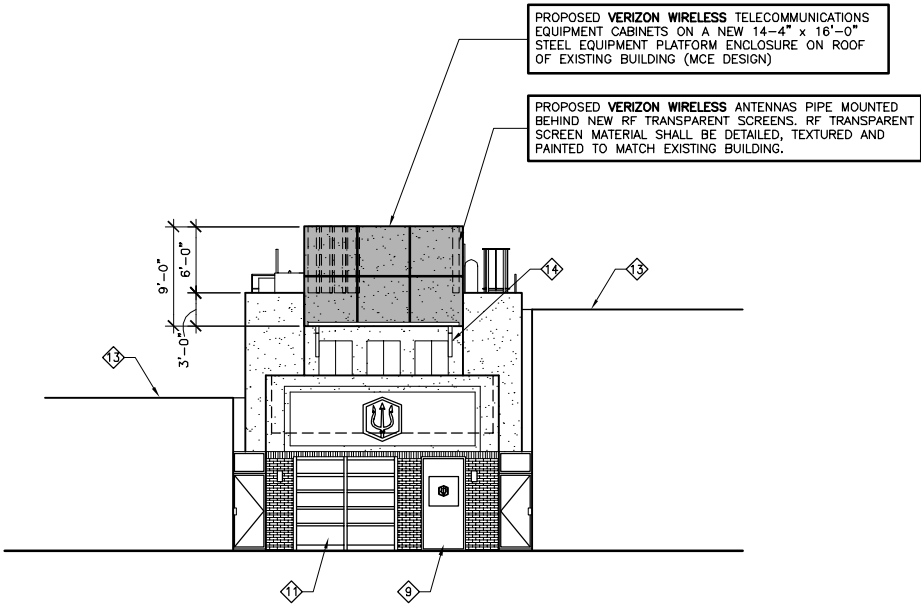
PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



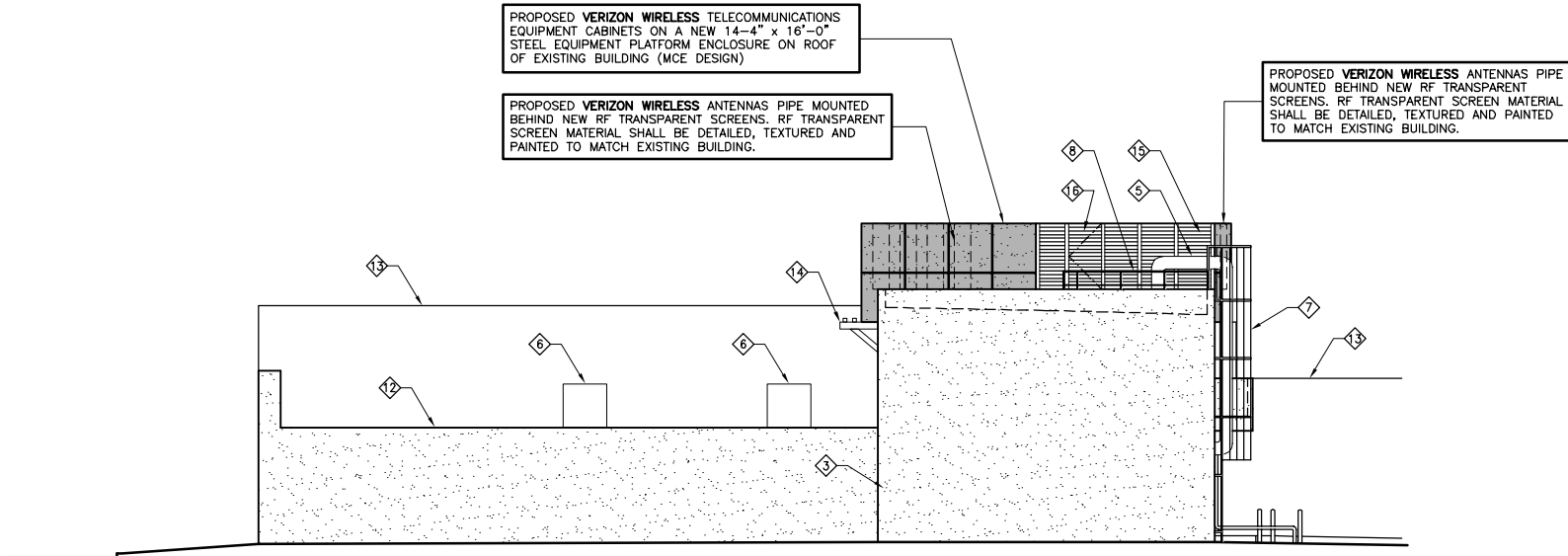
PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

KEYED NOTES:

- 1 PROPOSED SDG&E ELECTRICAL METER

2 EXISTING SDG&E ELECTRICAL METERS AND BUSS TAP SECTION

3 EXISTING CMU BUILDING WALL

4 EXISTING WOOD STUD BUILDING WALL

5 EXISTING MECHANICAL UNIT AND DUCT WORK

6 EXISTING MECHANICAL CONDENSER UNIT

7 EXISTING CAGED ACCESS LADDER

8 EXISTING GUARD RAIL TO BE REMOVED AT NEW ANTENNA AREA

9 EXISTING DOOR

10 EXISTING BALCONY

11 EXISTING ROLL-UP DOOR

12 EXISTING LOWER ROOF BELOW

13 EXISTING ADJACENT BUILDING
- 14 PROPOSED TRELIS

15 PROPOSED LOUVERED VENT SCREENS

16 PROPOSED ACCESS DOOR

17 PROPOSED NATURAL GAS METER AND LINES

18 EXISTING WEATHERHEAD

19 PROPOSED WEATHERHEAD

20 PROVIDE (5) BOLLARDS FOR ELECTRICAL METER PROTECTION

21 PROPOSED TELCO CONDUIT

22 PROPOSED CONCRETE SLAB TO MATCH EXISTING CONCRETE CURB ELEVATION

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/19/17	PRELIM SURVEY	jt



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Fiesta Island 2
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SAN DIEGO, CA 92110

SHEET TITLE:
SURVEY

C-1

CENTER OF PROPOSED ANTENNAS

SECTOR A
LATITUDE: XX
LONGITUDE: XX
XX
BASE ELEVATION: X

SECTOR B
LATITUDE: XX
LONGITUDE: XX
XX
BASE ELEVATION: X

SECTOR C
LATITUDE: XX
LONGITUDE: XX
XX
BASE ELEVATION: X

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF TOWER LOCATION FALLS WITHIN FIFTEEN (15) FEET. THE VERTICAL ACCURACY AT THE BASE OF THE TOWER FALLS WITHIN THREE (3) FEET.

PLOTTABLE EXCEPTIONS PER TITLE REPORT

TITLE REPORT IDENTIFICATION:
COMMONWEALTH LAND TITLE INSURANCE COMPANY
ORDER NO. 09205650-920-CMM-CM8 DATED 11/16/2017

- ① EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: SAN DIEGO URBAN COMPANY
PURPOSE: PIPES, CONDUITS, STORM DRAINS, POLES, WIRES AND OTHER MEANS OF CONVEYING TO, FROM AND ACROSS SAID PREMISES LIGHTS, GAS, ELECTRICITY, POWER, WATER, TELEPHONE AND TELEGRAPH SERVICE, SEWERAGE AND STORM WATERS, TOGETHER WITH THE RIGHT OF ENTRY RECORDING DATE: MARCH 03, 1946
RECORDING NO: BOOK 2085, PAGE 95 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- ② THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
RECORDING DATE: JUNE 03, 1998
RECORDING NO: 1998-0330956 OF OFFICIAL RECORDS
AMENDED DESCRIPTION OF LAND WITHIN THE NORTH BAY REDEVELOPMENT PROJECT AREA AND AMENDED STATEMENT THAT REDEVELOPMENT PROCEEDINGS HAVE BEEN INSTITUTED RECORDED SEPTEMBER 17, 1998 AS INSTRUMENT NO. 1998-0592287 OF OFFICIAL RECORDS MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT DATED: NOVEMBER 09, 2015
EXECUTED BY: THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION
RECORDING DATE: NOVEMBER 18, 2015
RECORDING NO: 2015-0598102 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

BASIS OF BEARINGS:

THE BASIS OF HORIZONTAL CONTROL FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983. PLANE COORDINATES SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983, ZONE 6 BASED LOCALLY ON RECORD OF SURVEY 14492

BENCHMARK:

THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK BASED LOCALLY ON NGVD29.

TITLE REPORT IDENTIFICATION:

TITLE COMPANY: COMMONWEALTH LAND TITLE INSURANCE COMPANY
ORDER No.: 09205650-920-CMM-CM8
DATE AS OF: 11/16/2017
REGARDING:

ASSESSORS IDENTIFICATION:

430-331-09

OWNER:

--

SURVEYOR'S STATEMENT:

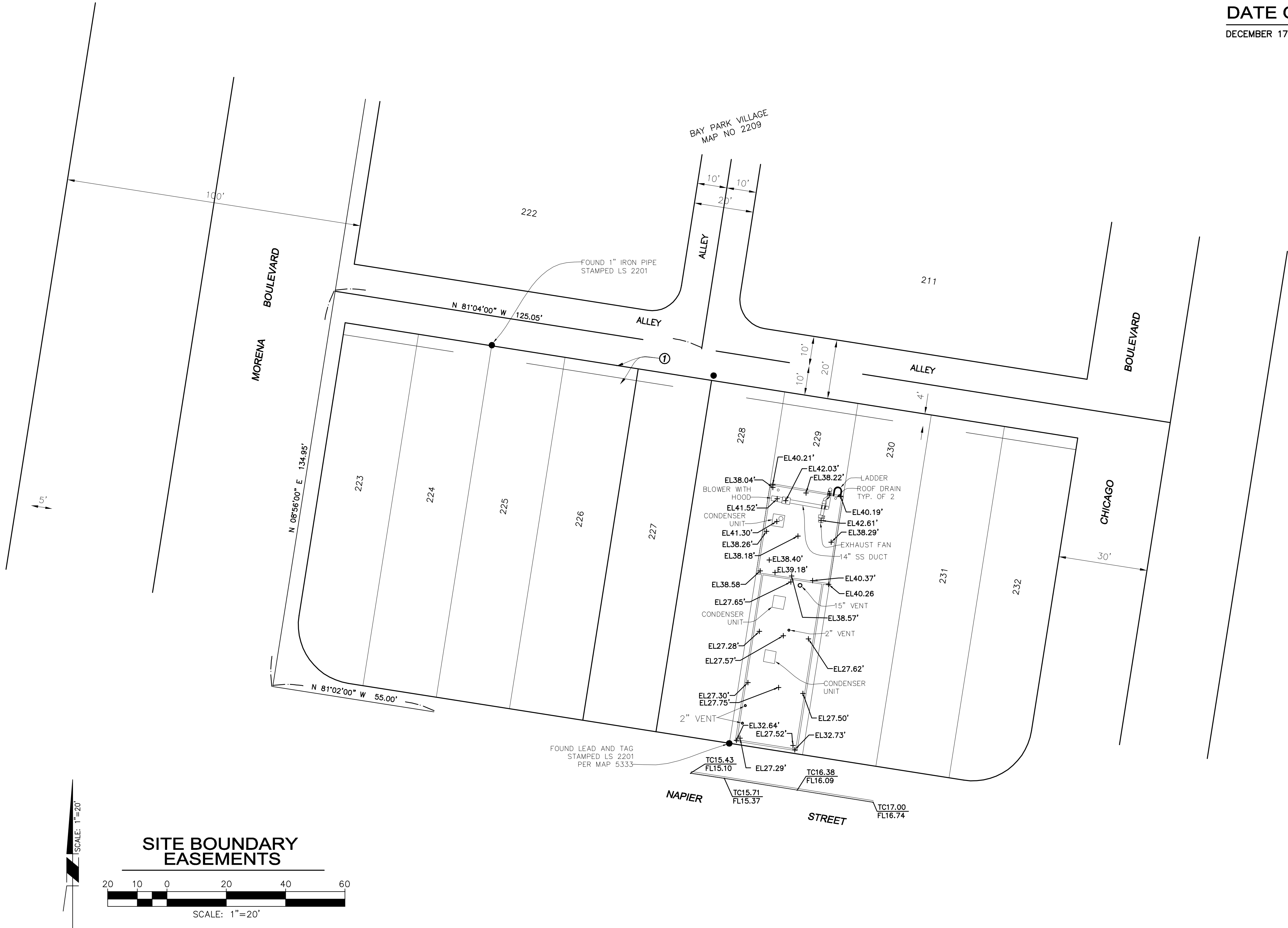
THIS MAP CORRECTLY REPRESENTS A MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYOR'S ACT AT THE REQUEST VERIZON.

DATE OF SURVEY:

DECEMBER 17, 2017

LEGEND:

- ROOF DRAIN
POWER POLE
SURVEY CONTROL POINT
CURB
PROPERTY LINE
CENTER LINE
EASEMENTS



SITE BOUNDARY EASEMENTS

