

#### THE CITY OF SAN DIEGO

#### REPORT TO THE PLANNING COMMISSION

DATE ISSUED:

February 20, 2014

REPORT NO. PC-14-014

ATTENTION:

Planning Commission, Agenda of February 27, 2014

SUBJECT:

Verizon – San Carlos

PROJECT NO. 321344. PROCESS 4.

OWNER/ APPLICANT: LAKE MURRAY LLC/

VERIZON WIRELESS

#### SUMMARY

<u>Issue</u>: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 8622 Lake Murray Boulevard, within the Navajo community plan area?

**Staff Recommendation:** APPROVE Neighborhood Development Permit (NDP) No. 1244003 and Planned Development Permit (PDP) No. 1244004.

<u>Community Planning Group Recommendation</u>: At the September 16, 2013 meeting of the Navajo Planners, the group voted 11-2-0 to recommend approval of this project. (Attachment 12)

Environmental Review: This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15301 (Existing Facilities). The environmental exemption determination was made on December 13, 2013, the notice was posted December 16, 2013, and the opportunity to appeal this determination ended January 7, 2014. (Attachment 7)

<u>Fiscal Impact Statement</u>: Verizon Wireless is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

#### **BACKGROUND**

This project is an application for a Neighborhood Development Permit (NDP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project is located at 8622 Lake Murray Boulevard, in the CC-1-3 zone, within the Navajo community plan area (Attachments 1, 2, 3, and 4).

WCFs are permitted in commercial zones as a Limited Use, Staff-level approval. In this case, the equipment area exceeds 250 square feet, which requires an NDP. Additionally, the proposed project deviates from the CC-1-3 zone setback and height limit regulations, which requires a PDP, Process 4.

#### **DISCUSSION**

#### **Project Description:**

Verizon currently operates a WCF on this property, which consists of an equipment area and a 45.6' tall monopole supporting antennas. The existing facility was approved December 7, 2001, under permit number 42002908, which expired June 25, 2012. The current application is for a new permit, which is subject to the current regulations.

The CC-1-3 zone height limit is 45'. This project proposes to remove the existing 45.6' tall monopole, supporting 3 panel antennas, and replace it with a 50'-6" tall monopalm, supporting 6 panel antennas. The additional height is necessary to allow Verizon to meet their coverage objective (maintaining the antennas at the same height) and to allow for a more realistic-looking monopalm. In addition, the monopalm will enable Verizon to add 3 additional antennas, which will increase coverage and capacity, and is possible due to the camouflaged design. Additional live palm trees are proposed adjacent to the monopalm and along Lake Murray Boulevard to improve the appearance of the WCF and comply with the WCF Design Requirements, which require live trees to integrate proposed faux trees with the surroundings [LDC 141.0420(g)(6)].

The equipment enclosure and some of the monopalm fronds encroach into the side and rear setbacks. The 5'-6" deviation to the height limit and the encroachment into the setbacks is permitted with the approval of the PDP. The equipment area exceeds 250 square feet, which is permitted with the NDP [LDC 141.0420(g)(3)].

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in a commercial zone, a Process 1 Limited Use approval would be required, however a Process 4 Planning Commission decision is required due to the two deviations and equipment area size, detailed above.

While the project received support from the community group, the minutes reflect that some community members had concerns about the appearance and long-term maintenance of the

monopalm. Verizon is required to maintain the monopalm in a good condition during the life of the permit. Failure to properly maintain the monopalm, or other components of the WCF, could ultimately lead to a referral to Neighborhood Code Compliance for enforcement. A 10-year expiration date has been applied to this permit. The condition of the monopalm will be reevaluated at that time, as part of an application for a new permit.

#### Community Plan Analysis:

While the Navajo Community Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project complies with the General Plan recommendations as follows: 1) Equipment associated with the antennas is located in an unobtrusive enclosure toward the rear of the property. The equipment enclosure is not readily visible from the public right-of-way and a wall surrounding the enclosure obscures views. 2) The antennas, mounted on a faux palm tree, utilize a camouflage technique to blend the WCF in with the surrounding area. Four proposed live palm trees, in conjunction with the proposed monopalm, will result in a design that is aesthetically pleasing and respectful of the neighborhood context.

#### **Conclusion:**

With the exception of the deviations detailed above, this project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NDP No. 1244003 and PDP No. 1244004.

#### **ALTERNATIVES**

- 1. Approve NDP No. 1244003 and PDP No. 1244004, with modifications.
- 2. Deny NDP No. 1244003 and PDP No. 1244004, 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,

Mike Westlake

**Assistant Deputy Director** 

**Development Services Department** 

any

Alex Hempton, AICP

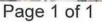
Development Project Manager Development Services Department

#### VACCHI/AFH

#### Attachments:

- 1. Aerial Photo
- 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. Notice of (Environmental) Exemption
- 8. Photo Simulations
- 9. Site Justification and Coverage Maps
- 10. Photographic Survey
- 11. Project Plans
- 12. Community Planning Group Recommendation
- 13. Ownership Disclosure Statement
- 14. Project Chronology
- 15. Notice of Planning Commission Hearing

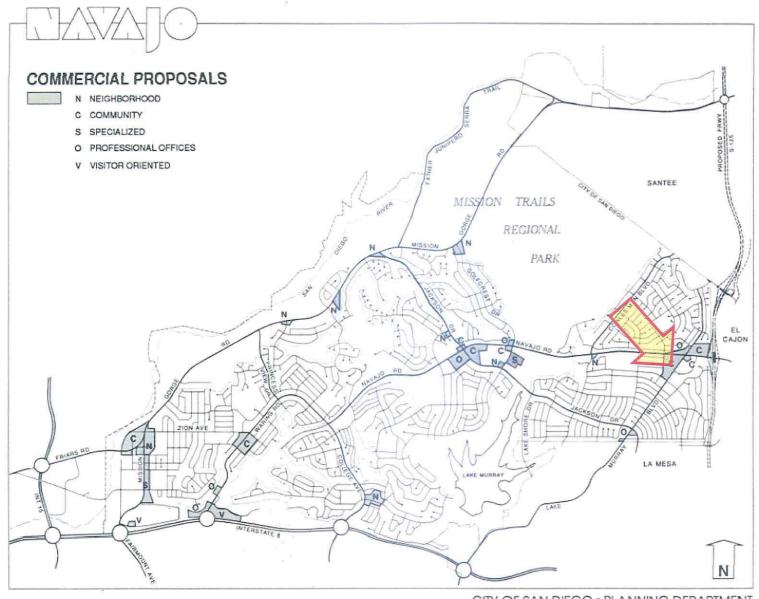




# Aerial Photo

Verizon - San Carlos - Project Number 321344







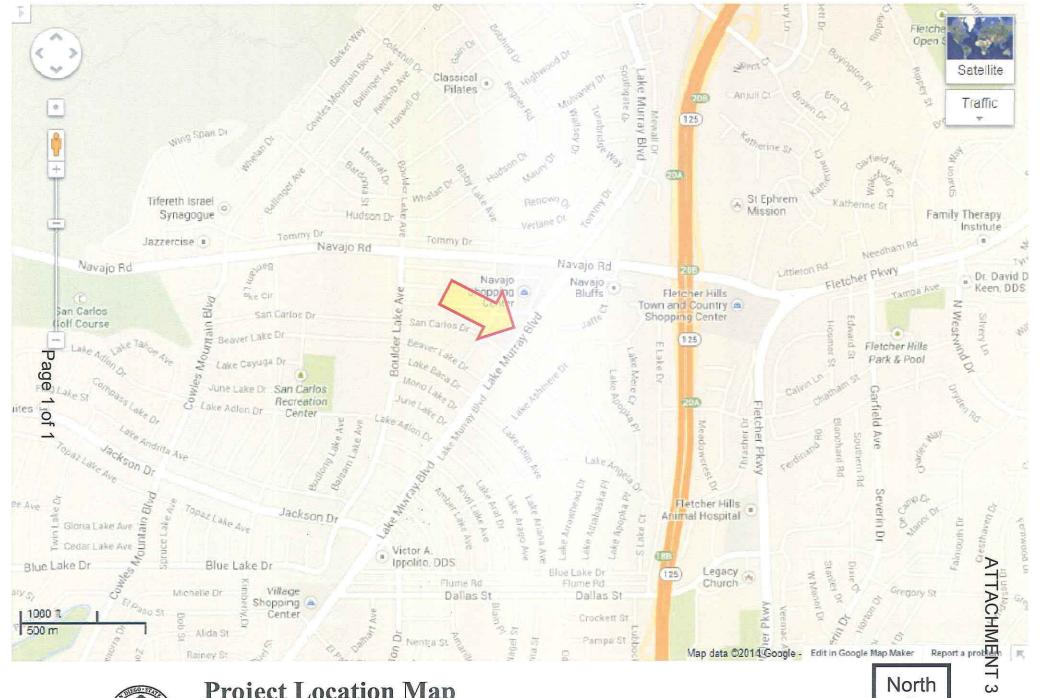


#### **Community Plan Land Use Designation**

<u>Verizon – San Carlos – Project Number 321344</u>

8622 Lake Murray Boulevard

Designated as Community Commercial





#### **Project Location Map**

Verizon - San Carlos - Project Number 321344

8622 Lake Murray Boulevard

PROJECT DATA SHEET		
PROJECT NAME:	Verizon – San Carlos	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of removal of existing 45.6' tall monopole supporting 3 panel antennas and installation of a 50'-6" tall monopalm, supporting 6 panel antennas, and an equipment enclosure.  Navajo  Neighborhood Development Permit and Planned Development Permit (Process 4)	
COMMUNITY PLAN AREA:		
DISCRETIONARY ACTIONS:		
COMMUNITY PLAN LAND USE DESIGNATION:	Community Commercial	
15.00%	ZONING INFORMATION:	

ZONE: CC-1-3

**HEIGHT LIMIT: 45** 

FRONT SETBACK: -

SIDE SETBACK: 0/10'

STREETSIDE SETBACK: -

REAR SETBACK: 0/10'

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial, CC-1-3	Commercial
SOUTH:	Multi-unit Residential, RM-3-7	Residential
EAST:	Multi-unit Residential, RM-3-7	Residential
WEST:	Commercial, CC-1-3	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to the CC-1-3 zone height limit and setbacks.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Navajo Planners approved this project 11-2 at the September 16, 2013 meeting.	

## PLANNING COMMISSION RESOLUTION NO. PC-XXXX NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1244003 PLANNED DEVELOPMENT PERMIT NO. 1244004 VERIZON – SAN CARLOS PROJECT NUMBER 321344

WHEREAS, the LAKE MURRAY, LLC, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1244003 and 1244004);

WHEREAS, the site is located at 8622 Lake Murray Boulevard in the CC-1-3 zone of the Navajo community plan area;

WHEREAS, the project site is legally described as: that portion of Lot 4 of Navajo Shopping Center, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 4721, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on December 13, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 27, 2014, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. 1244003 and Planned Development Permit No. 1244004 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated February 27, 2014:

#### FINDINGS:

#### Neighborhood Development Permit - Section 126.0404

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

While the Navajo Community Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-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 be concealed from view.

The antennas associated with this WCF are mounted to a 50'-6" tall monopalm. Equipment associated with the antennas is located in an enclosure, at the rear of the property. Live palm trees will be added, both adjacent to the monopalm and along Lake Murray Boulevard, which will help integrate and improve views of the monopalm. The monopalm itself will allow the antennas to be camouflaged with the surroundings and, with the addition of the live palms, will result in a design that is aesthetically pleasing and respectful of the neighborhood context. The equipment enclosure, due to its location at the rear of the property, and the concrete masonry block wall surrounding it, will not be readily visible from the public right-of-way. 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 does not adversely affect the applicable land use plan.

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

The project consists of a 527 square foot exterior equipment enclosure and a 50'-6" tall monopalm supporting six (6) panel antennas. The project includes two deviations: 1) the height of the monopalm, at 50'-6", exceeds the CC-1-3 zone 45' height limit by 5'-6", and 2) some of the monopalm fronds, and the equipment enclosure, encroach into the required side and rear setbacks. The project is located at 8622 Lake Murray Boulevard in the Navajo community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). 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.

Additionally, 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." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

## 3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

WCFs are permitted in commercial zones as a Limited Use, Process 1, Staff-level decision. In this case, the equipment area exceeds 250 square feet, which is permitted with the processing of a Neighborhood Development Permit. In addition, the monopalm exceeds the CC-1-3 zone 45'

height limit by 5'-6", and some of the monopalm fronds and the equipment enclosure encroach into the required rear and side setbacks. These two deviations are permitted with the approval of this Planned Development Permit. The requested deviations allow the WCF to more effectively integrate with the neighborhood. The equipment enclosure, located at the rear of the property behind a concrete masonry wall, is not readily visible from the public right-of-way. The monopalm, at the proposed height, allows Verizon to meet its coverage objective, while exceeding the height limit by 5'-6" to allow for a more natural palm tree appearance.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." In addition, LDC Section 141.0420(g)(6) allows faux landscape, supporting antennas, when existing or proposed live landscape, of a similar size and species are present (or proposed). With this project, Verizon is proposing a monopalm to camouflage the antennas, which is appropriate for the number of antennas proposed (6). When a greater number of antennas are proposed, other faux tree species can be more effective at screening the additional antennas, however monopalms can be effective at screening this antenna quantity. Live palm trees are proposed to further screen and integrate the monopalm, in accordance with the WCF Design Requirements. One 15' brown trunk height size palm is proposed adjacent to the monopalm and three additional 15' brown trunk height size palms are proposed adjacent to Lake Murray Boulevard. The placement of the palm trees should allow for improved views of the WCF, as seen from the public right-of-way, and adjacent properties.

The two requested deviations allow for a more desirable project than might otherwise be achieved with strict compliance with the regulations. The height deviation allows Verizon to meet its coverage objective and provide a more realistic looking monopalm, with fronds that extend above the palm trunk and antennas. The second deviation, involving an encroachment into the side and rear setbacks, allows the equipment to be located at the rear of the property, largely out of view from the public right-of-way. The monopalm fronds that extend into the side setback allow for a more natural palm tree appearance.

Based on this analysis, the project design, and permits required for the requested deviations, this project complies with the applicable regulations of the Land Development Code, and results in a more desirable project that is appropriate at this location, than if the project was designed in strict conformance with the regulations.

#### Planned Development Permit - Section 126.0604

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

While the Navajo Community Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-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 be concealed from view.

The antennas associated with this WCF are mounted to a 50'-6" tall monopalm. Equipment associated with the antennas is located in an enclosure, at the rear of the property. Live palm

trees will be added, both adjacent to the monopalm and along Lake Murray Boulevard, which will help integrate and improve views of the monopalm. The monopalm itself will allow the antennas to be camouflaged with the surroundings and, with the addition of the live palms, will result in a design that is aesthetically pleasing and respectful of the neighborhood context. The equipment enclosure, due to its location at the rear of the property, and the concrete masonry block wall surrounding it, will not be readily visible from the public right-of-way. 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 does not adversely affect the applicable land use plan.

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

The project consists of a 527 square foot exterior equipment enclosure and a 50'-6" tall monopalm supporting six (6) panel antennas. The project includes two deviations: 1) the height of the monopalm, at 50'-6", exceeds the CC-1-3 zone 45' height limit by 5'-6", and 2) some of the monopalm fronds, and the equipment enclosure, encroach into the required side and rear setbacks. The project is located at 8622 Lake Murray Boulevard in the Navajo community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). 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.

Additionally, 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." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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.

WCFs are permitted in commercial zones as a Limited Use, Process 1, Staff-level decision. In this case, the equipment area exceeds 250 square feet, which is permitted with the processing of a Neighborhood Development Permit. In addition, the monopalm exceeds the CC-1-3 zone 45'

height limit by 5'-6", and some of the monopalm fronds and the equipment enclosure encroach into the required rear and side setbacks. These two deviations are permitted with the approval of this Planned Development Permit. The requested deviations allow the WCF to more effectively integrate with the neighborhood. The equipment enclosure, located at the rear of the property behind a concrete masonry wall, is not readily visible from the public right-of-way. The monopalm, at the proposed height, allows Verizon to meet its coverage objective, while exceeding the height limit by 5'-6" to allow for a more natural palm tree appearance.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." In addition, LDC Section 141.0420(g)(6) allows faux landscape, supporting antennas, when existing or proposed live landscape, of a similar size and species are present (or proposed). With this project, Verizon is proposing a monopalm to camouflage the antennas, which is appropriate for the number of antennas proposed (6). When a greater number of antennas are proposed, other faux tree species can be more effective at screening the additional antennas, however monopalms can be effective at screening this antenna quantity. Live palm trees are proposed to further screen and integrate the monopalm, in accordance with the WCF Design Requirements. One 15' brown trunk height size palm is proposed adjacent to the monopalm and three additional 15' brown trunk height size palms are proposed adjacent to Lake Murray Boulevard. The placement of the palm trees should allow for improved views of the WCF, as seen from the public right-of-way, and adjacent properties.

The two requested deviations allow for a more desirable project than might otherwise be achieved with strict compliance with the regulations. The height deviation allows Verizon to meet its coverage objective and provide a more realistic looking monopalm, with fronds that extend above the palm trunk and antennas. The second deviation, involving an encroachment into the side and rear setbacks, allows the equipment to be located at the rear of the property, largely out of view from the public right-of-way. The monopalm fronds that extend into the side setback allow for a more natural palm tree appearance.

Based on this analysis, the project design, and permits required for the requested deviations, this project complies with the applicable regulations of the Land Development Code, and results in a more desirable project that is appropriate at this location, than if the project was designed in strict conformance with the regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1244003 and PLANNED DEVELOPMENT PERMIT NO. 1244004 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1244003 and 1244004, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP Development Project Manager Development Services

#### **ATTACHMENT 5**

Adopted on: February 27, 2014

Internal Order No. 24003721

#### RECORDING REQUESTED BY

CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO CITY CLERK

PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003721

## NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1244003 PLANNED DEVELOPMENT PERMIT NO. 1244004 VERIZON – SAN CARLOS PROJECT NO. 321344 PLANNING COMMISSION

This NEIGHBORHOOD DEVELOPMENT USE PERMIT (NDP) NO. 1244003 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1244004 are granted by the Planning Commission of the City of San Diego to LAKE MURRAY, LLC, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0401, et seq., 126.0601, et seq., and 141.0420. The site is located at 8622 Lake Murray Boulevard in the CC-1-3 zone of the Navajo community plan area. The project site is legally described as: that portion of Lot 4 of Navajo Shopping Center, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 4721, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 27, 2014, on file in the Development Services Department.

The project shall include:

- a. Six (6) panel antennas (with the following dimensions: 75.0" by 12" by 8") mounted to a new 50'-6" tall monopalm (faux palm tree);
- b. Removal of an existing 45.6' tall monopole supporting three (3) panel antennas;
- c. Associated equipment located in a 527 square foot equipment enclosure;

- d. Two deviations to the CC-1-3 zone development regulations, which are permitted with this PDP:
  - 1. The monopalm, at 50'-6" exceeds the zone 45' height limit by 5'-6".
  - 2. Some of the monopalm fronds and the equipment enclosure encroach into the required side and rear setbacks.
- e. 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 March 13, 2017.
- 2. This Neighborhood Development Permit [NDP] and Planned Development Permit [PDP] and corresponding use of this site shall expire on March 13, 2024. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
- 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 the Owner/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:
  - 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" conditions(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.

#### **AIRPORT REQUIREMENTS:**

14. Prior to issuance of any construction permits, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

#### LANDSCAPE REQUIREMENTS:

- 15. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.
- 16. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).
- 17. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.
- 18. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

#### **ENGINEERING REQUIREMENTS:**

19. The project proposes to export 22.4 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

- 20. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
- 21. 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 E of the City's Storm Water Standards.

#### PLANNING/DESIGN REQUIREMENTS:

- 22. 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.
- 23. 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.
- 24. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
- 25. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
- 26. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
- 27. No overhead cabling is allowed for this project.
- 28. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
- 29. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
- 30. 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.

- 31. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
- 32. All proposed hand-holes shall be covered with bark material to match the monopalm trunk to the satisfaction of the Development Services Department.
- 33. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.
- 34. Fronds shall extend a minimum of 18-inches beyond the face of the proposed antennas to the satisfaction of the Development Services Department.
- 35. All exposed cables, brackets and supports shall be painted to match the faux tree fronds or trunk, as appropriate, to the satisfaction of the Development Services Department.
- 36. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans and identified in this permit.
- 37. Pipe mounts shall not extend beyond the face of the antennas. Pipe mounts, absent antennas, are not permitted.

#### INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 619-446-5349 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 February 27, 2014 by Resolution No. PC-XXXX.

#### **ATTACHMENT 6**

Permit Type/PTS Approval No.:

NDP/1244003

and PDP/1244004

Date of Approval:

2/27/2014

#### AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP 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.

LAKE MURRAY LLC
Owner

By

ELEANOR M. BARN MANAGER

VERIZON WIRELESS

Permittee

By

JILL FLYNN MANAGER – REAL ESTATE WEST NETWORK PLANNING

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



Date of Notice: December 16, 2013

## NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

#### DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003721

PROJECT NAME/NUMBER: Verizon San Carlos / 321344

COMMUNITY PLAN AREA: Navajo

COUNCIL DISTRICT: 7

Southern District.

**LOCATION:** 8622 Lake Murray Boulevard, San Diego, California 92119

#### PROJECT DESCRIPTION: NEIGHBORHOOD USE PERMIT and PLANNED

DEVELOPMENT PERMIT for a Wireless Communication Facility to modify existing antennas and equipment. The project consists of replacing an existing 45'-6' high monopole with three antennas with a 50-foot-tall monopalm with six panel antennas, installation of coax cable conduits within a new trench, and landscaping and irrigation system for the landscape planters. A height deviation is being requested where the CC-1-3 zone requires a maximum permitted height of 45 feet; the project is proposing 50 feet. In addition, a setback deviation is being requested for the side-yard and rearyard setbacks where the existing equipment enclosure and proposed monopalm encroach. The project is located at 8622 Lake Murray Boulevard in the CC-1-3 zone within the Navajo Community Plan Area. (LEGAL DESCRIPTION: Portion of Lot 4 of Navajo Shopping Center of Map 4721, APN: 457-320-25-00).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

## STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent

with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 which allows for the alteration of an existing facility which involves negligible expansion of the existing use. Furthermore, the exceptions listed in 15300.2 would not apply in that no cumulative impacts were

identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste site pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** 

Alexander Hempton

**MAILING ADDRESS:** 

1222 First Avenue, MS501, San Diego, CA 92101

**PHONE NUMBER:** 619.446.5349

On December 13, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (January 7, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



San Carlos Renewal 8622 Lake Murray Blvd. San Diego, CA 92119





#### SITE JUSTIFICATION Verizon Wireless San Carlos

#### PROJECT DESCRIPTION

The project as previously approved consists of three (3) panel antennas on a 45′ sign pole with ground equipment and generator behind a concrete block wall all to operate Verizon's cell site. The proposed project includes removing and replacing the sign pole with at 50′ MonoPalm to conceal six (6) panel antennas. The ground equipment and generator will remain unchanged. The location of the proposed MonoPalm is set back behind a commercial building within an unused portion of the parking lot, where the sign pole is currently located. Additional landscaping is proposed with this request for permit renewal.

The existing wireless communication facility is located at 8622 Lake Murray Boulevard and the property consists of a restaurant and parking lot. Commercial development surrounds the property on all sides as the property is located within the Navajo Shopping Center.

#### ALTERNATIVE LOCATION

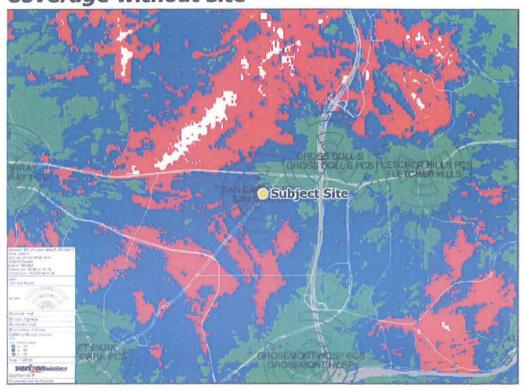
The existing facility is located on a commercially zoned property, suitable for a wireless communication facility. By removing the sign pole that only houses antennas and constructing a MonoPalm to conceal the antennas, we believe that the facility as proposed is consistent will all other development standards. With the addition of landscaping and antennas concealed within a palm tree, we consider the proposal an improvement to the current design. Verizon does not have another facility within a mile of this site, as this location provides wireless coverage for the Navajo Shopping Center and surrounding community.

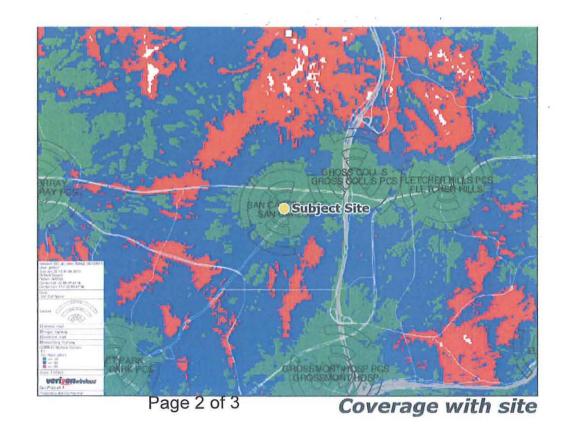
#### **CO-LOCATION OF FACILITIES**

There are currently no other wireless carriers on the property. Verizon would be open to collocation on the proposed MonoPalm.



Coverage without site









Legend

Search Ring

Selected Site



#### Existing sites within 1 mile radius:

No existing sites within 1 mile



#### **Alternative Sites:**

No alternative sites

### Surrounding sites:

ALLIED GARDENS 5185 waring rd San Diego CA92120
ALVARADO HOSP6719 alvarado rdsan diego CA92120
COLLWOOD/MONTEZ 5505 MONTEZUMA ROAD San Diego
CA92115

DEL CERRO 53000 CAMPANILE DRIVESan Diego CA 92182

FLETCHER HILLS 2160 Fletcher ParkwayEl Cajon CA92020 GROSS COLL S 750 medford st La Mesa CA92020 GROSSMONT HOSP 5555 Grossmont Center La Mesa CA 91942

LA MESA 7840 EL CAJON BLVD. La Mesa CA91941

LAKE MURRAY7379 JACKSON DR. San Diego CA92119

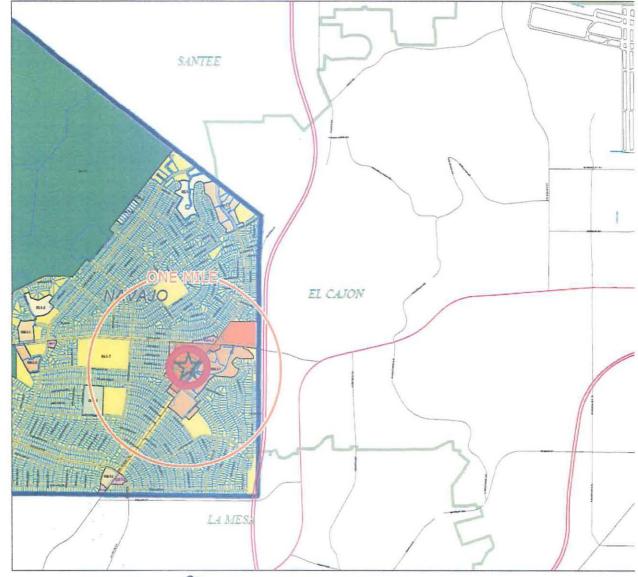
NAVAJO 7880 golfcrest drSan Diego CA92119

SAN CARLOS 8622 Lake Murray Blvd San Diego CA
92119

SDSU6126 E. Campus Drive San Diego CA92182
SOUTH MISSION TRAILS 11445 Tierrasanta Blvd San DiegoCA92124

SUNSET PARK 5575 Lake Park Way Suite DLa Mesa CA

91942 11/13/2012









City of San Diego
Development Services Department

**GRID TILE: 25** 

GRID SCALE: 800 DATE: 11/22/2005



#### **PHOTO STUDY & KEY MAP**

### PROPOSAL TO RENEW PERMIT FOR WIRELESS COMMUNICATIONS FACILITY

**Verizon Wireless – San Carlos** 8622 Lake Murray Boulevard San Diego, CA 92119

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place Escondido, CA 92029 Contact: Jill Cleveland, Planning Consultant (760) 420-4833

December 10, 2012



North Elevation



West Elevation



South Elevation



East Elevation



View North



View South



View East



View West



Existing Equipment Enclosure



Aerial View of Subject Site



#### **PHOTO STUDY - LANDSCAPE**

#### PROPOSAL TO RENEW PERMIT FOR WIRELESS COMMUNICATIONS FACILITY

**Verizon Wireless – San Carlos** 8622 Lake Murray Boulevard San Diego, CA 92119

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place Escondido, CA 92029 Contact: Jill Cleveland, Planning Consultant (760) 420-4833

July 17, 2013



View North from Lake Murray Boulevard toward row of palm trees.



View North/East from property toward row of palm trees along Lake Murray Boulevard.



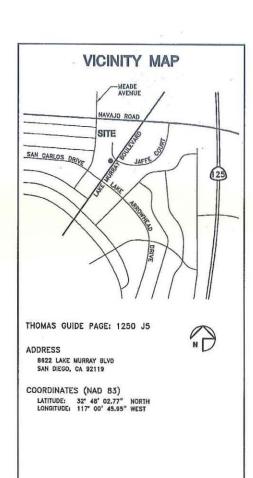
View West from site toward neighboring site's existing trees.



Aerial photo of adjacent sites palm trees.



## SAN CARLOS RENEWAL 8622 LAKE MURRAY BOULEVARD SAN DIEGO, CA 92119



### CONSULTANT TEAM

ARCHITECT:

WILLIAM BOOTH & ROBERT SUAREZ ARCHITECTURE INC. 325 CARLSBAD VILLAGE DRIVE, SUITE D2 325 CARLSBAD VILLAGE CARLSBAD, CA 92008 (760) 434-8474 (760) 434-8596 (FAX)

PLANNING:

PLANCOM, INC. JILL CLEVELAND 302 STATE PLACE

LEASING:

PLANCOM, INC. JILL CLEVELAND (760) 420-4833

SURVEYOR:

JRN CIVIL ENGINEERS 232 AVENIDA FABRICANTE, SUITE 107 SAN CLEMENTE, CA 92872

### PERMITS REQUIRED

- NEIGHBORHOOD DEVELOPMENT PERMIT IS REQUIRED AS THE EQUIPMENT AREA EXCEEDS 250 SQUARE FEET.
- PLANNED DEVELOPMENT PERMIT FOR DEVIATION TO HEIGHT AND SETBACKS,

### SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 35" FORMAT, IF THIS DRAWING SET IS NOT 24" x 35", THIS SET IS NOT TO SCALE, ALL DRAWINGS ARE SCHEMATIC, DO NOT SCALE DRAWINGS TO BETERMINE OR VERIFY ANY DIBENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

### PROJECT SUMMARY

APPLICANT:

VERIZON WIRELESS 15505 SAND CANYON AVENUE IRVINE, CA 92618 CONTACT: JILL CLEVELAND

PHONE: (760) 420-4833

LAKE MURRAY LLC 183 BANBURY COURT HENDERSON, NV 89074 CONTACT: SAM BARIS

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:

ZONING RENEWAL FOR VERIZON WIRELESS TELECOMMUNICATIONS FACILITY LAND USE AT 8622 LAKE MURRAY BOULEYARD, SAN DIEGO. WHICH INCLUDES THE FOLLOWING:

- EXISTING VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT LOCATED INSIDE AN EXISTING CONCRETE BLOCK EQUIPMENT ENCLOSURE (NO CHANGE)
- REMOVE EXISTING 45.6" HIGH MONPOLE WITH THREE VERIZON ANTENNAS. INSTALL 50"-0" HIGH MONOPALM WITH THREE SECTORS OF (2) PANEL ANTENNA PER SECTOR (TOTAL OF 6 ANTENNAS)
- INSTALL NEW TRENCH WITH (3) ADDITIONAL COAX CABLE CONDUITS FROM ENCLOSURE TO MONOPALM
- MINOR LANDSCAPE AND NEW IRRIGATION SYSTEM FOR ALL LANDSCAPE PLANTERS

LEGAL DESCRIPTION:

THAT PORTION OF LOT 4 OF NAVAJO SHOPPING CENTER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORN ACCORDING TO MAP THEREOF NO.4721, FILED IN THE OFFICE OF THE COUNTY RECONDER OF SAN DIEGO COUNTY

PROJECT ADDRESS:

8822 LAKE MURRAY RIVO

ASSESSORS PARCEL NUMBER: 457-320-25-00

17.376 SQ. FT.

CC-1-3

TOTAL SITE AREA: EXISTING ZONING:

EXISTING EQUIPMENT AREA:

PROPOSED MONOTREE: 25 SQ. FT.

EXISTING OCCUPANCY:

CABINETS ONLY)

EXISTING CONSTRUCTION TYPE: V-B

NOTE: THERE ARE ONE EXISTING YELECOMMUNICATIONS FACILITY ON SITE (VERIZON)

### SHEET SCHEDULE

T-1 TITLE SHEET

A-0 SITE PLAN

A-1 ENLARGED EQUIPMENT ENGLOSURE & MONOPALM PLANS MONOPOLE - MONOPALM ELEVATION

A-2 EXTERIOR ELEVATIONS

A-3 MONOPALM ELEVATION, ANTENNA PLAN & DETAILS

LANDSCAPE PLANS

1-2 LANDSCAPE NOTES & LEGEND

### APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION CALIFORNIA PLUMBING CODE, 2010 EDITION CALIFORNIA ELECTRICAL CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

### ACCESSIBILITY DISCLAIMER

P.O. BOX 19707 IRVINE, CA 92623-9707 (949) 286-7000

APPROVALS

DATE

ATTACHMENT 11

ARCHITECTURE # INCORPORATED MI CANTERND AITINGS DUINE CARISDAD, CA. PEDOS

PREPARED FOR

**Verizon** wireless

DATE

DATE DATE

DATE

DATE

PROJECT NAME

DATE

### SAN CARLOS RENEWAL

8622 LAKE MURRAY BOULEVARD SAN DIEGO, CA 92119 SAN DIEGO COUNTY

DRAWING DATES

10/31/12 ZD REVIEW (ri) 11/08/12 FINAL ZD (ri)

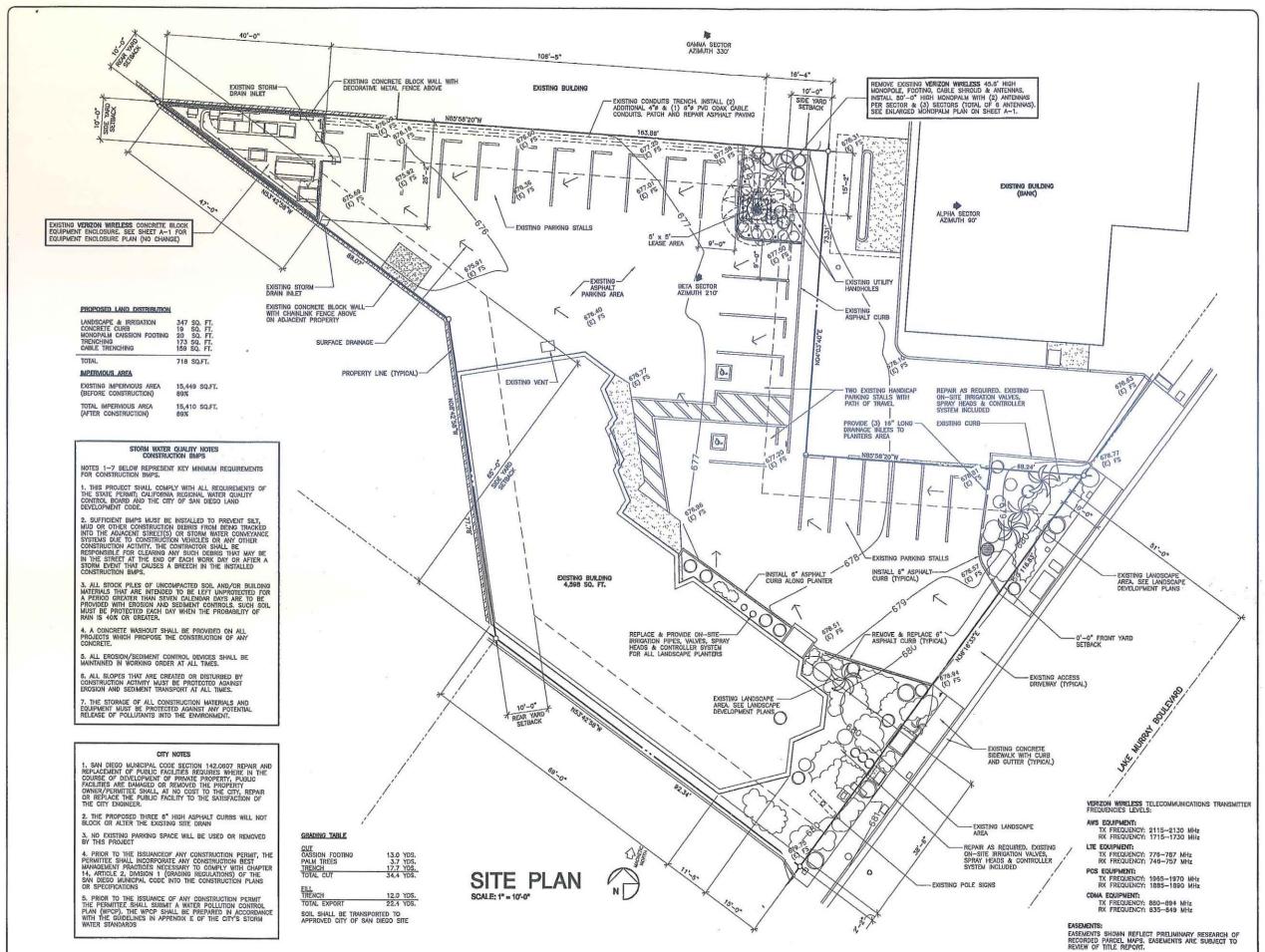
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REVISED ZD #7 (oi)

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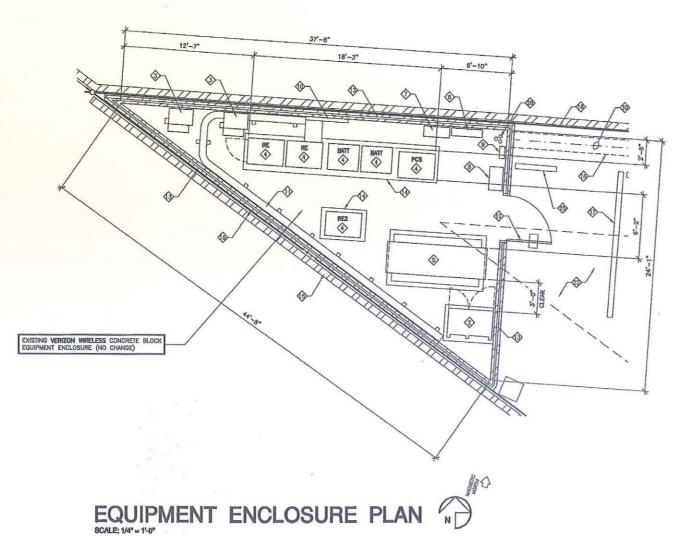
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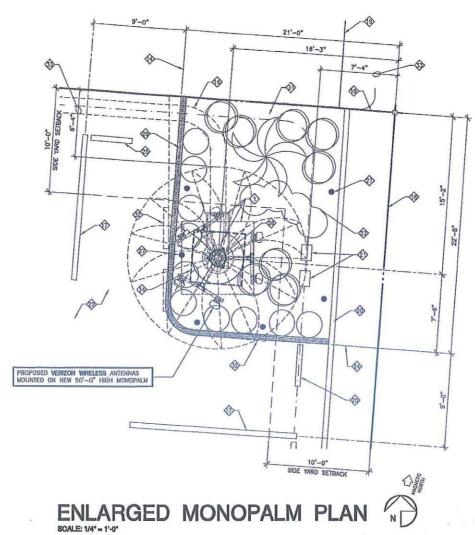
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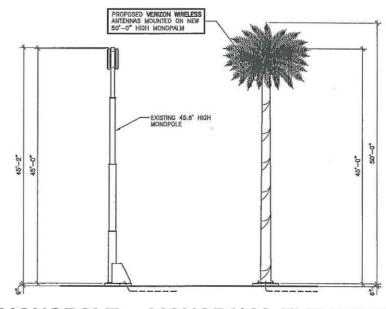


### PLAN NOTES:

- REMOVE EXISTING 45.6' HIGH MONOPOLE CABLE SHROUD, ANTENNAS & CONCRETE FOOTING (SHOWN DASHED)
- EXISTING VERIZON WIRELESS CABINET, 52" WIDE x 55" HIGH x 30" DEEP, WEIGHT: 2082 LBS ON A NEW CONCRETE PAD
- EXISTING VERIZON WIRELESS OUTDOOR EQUIPMENT CABINETS ON A RAISED CONCRETE PAD
- (\$) EXISTING GENERATOR WITH CONCRETE PAD TO REMAIN
- (6) EXISTING TELCO CABINET MOUNTED TO WALL
- EXISTING TELCO CABINET
- 8 EXISTING AUTOMATIC TRANSFER SWITCH CABINET
- (9) EXISTING FUSED DISCONNECT
- EXISTING COAX CABLE SHROUD MOUNTED TO WALL
- EXISTING COAX CABLE TRAY
- EXISTING DECORATIVE METAL ACCESS DOOR
- EXISTING 8'-0" HIGH CONCRETE BLOCK WALL AND 3'-0" DECORATIVE METAL FENCE ABOVE
- EXISTING RAISED CONCRETE PAD EXISTING CONCRETE BLOCK WALL
- EXISTING CONDUIT TRENCH INSTALL (2) ADDITIONAL 4"# PVC & (1) 6"# COAX CABLE CONDUITS. PATCH AND REPAIR ASPHALT PAVING
- EXISTING PARKING STRIPES

- PROPERTY LINE
- EXISTING BUILDING WALL ON ADJACENT PROPERTY
- EXISTING ASPHALT CURB EXISTING POWER AND TELCO PULL BOXES
- FACE OF NEW CURB
- EXISTING DIRT AREA. INSTALL NEW LANDSCAPE & IRRIGATION
- EDGE OF ASPHALT PAVING
- EXISTING CONCRETE WHEEL STOPS
- PROPOSED VERIZON WIRELESS 50'-0" HIGH MONOPALM WITH (2) ANTENNAS PER SECTOR, (3) SECTORS MOUNTED TO MONOPALM
- (6) 42" HIGH CONCRETE FILLED STEEL BOLLARDS, PAINT YELLOW
- PROPOSED 6" HIGH ASPHALT CURB TO MATCH EXISTING (SHOWN SHADED)
- EXISTING TELCO & POWER UTILITY CONDUIT FEEDS FOR VERIZON WIRELESS EQUIPMENT AREA (FIELD VERIFY)
- PROPOSED LANDSCAPE PLANTER WITH NEW PALM TREE
- REMOVE EXISTING WHEEL STOPS TO INSTALL NEW 6" ASPHALT CURB
- PROPOSED MONOPALM BRANCHES EXTEND INTO SETBACK
- 5' x 5' LEASE AREA





MONOPOLE - MONOPALM ELEVATION

**ATTACHMENT 11** 



PREPARED FOR

**Verizon** wireless P.O. BOX 19707 IRVINE, CA 92623-9707 (949) 286-7000

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PROJECT NAME

### SAN CARLOS RENEWAL

8622 LAKE MURRAY BOULEVARD SAN DIEGO, CA 92119 SAN DIEGO COUNTY

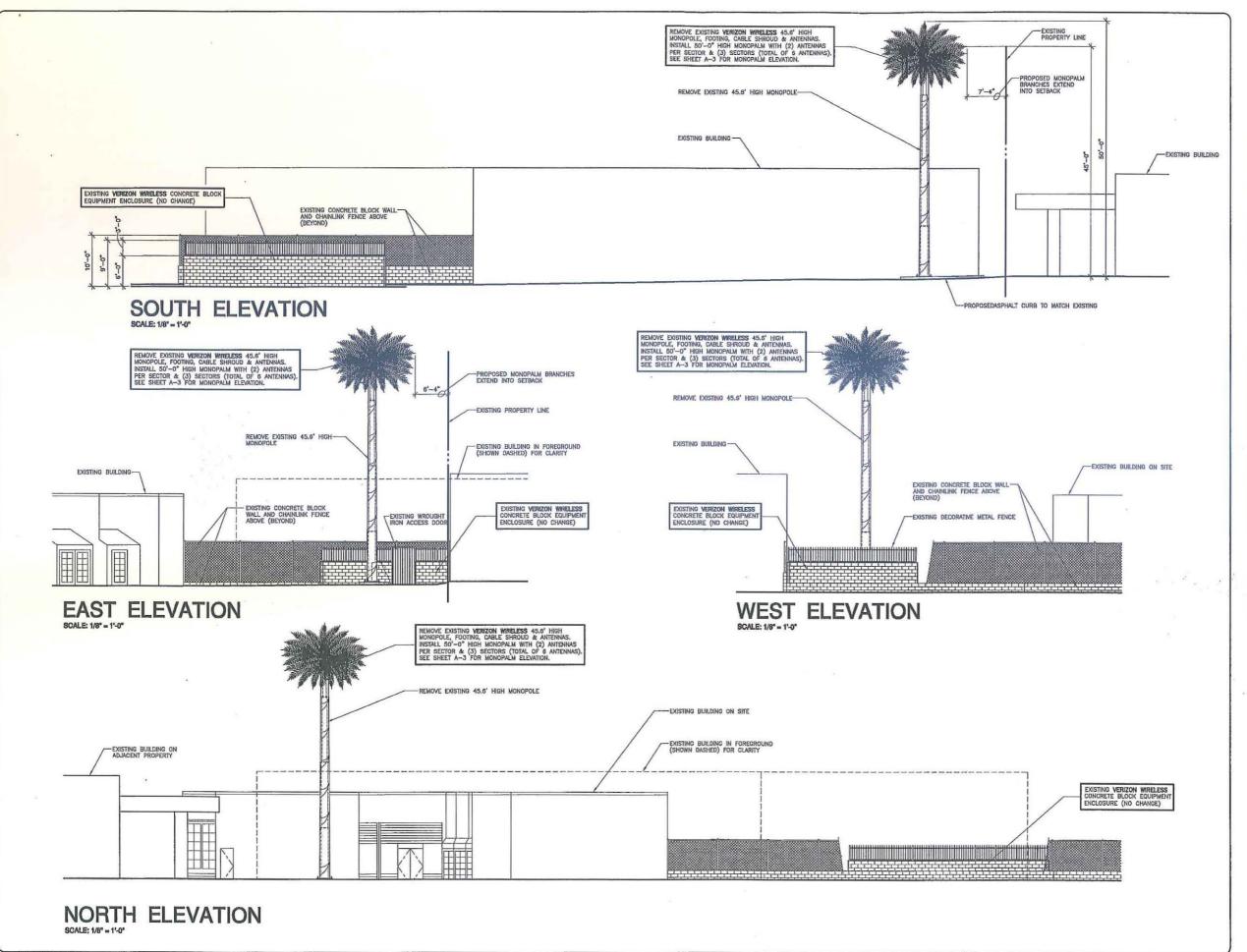
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11/08/12	FINAL ZD (rl)
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07/01/13	REVISED ZD #2 CITY COMMENTS (no)
07/15/13	REVISED ZD #3 (oi) (OWNER COMMENTS)
08/01/13	REVISED ZD #4 (al)
08/27/13	REVISED ZD #5 (cl)
11/23/13	REVISED ZD #7 (al)

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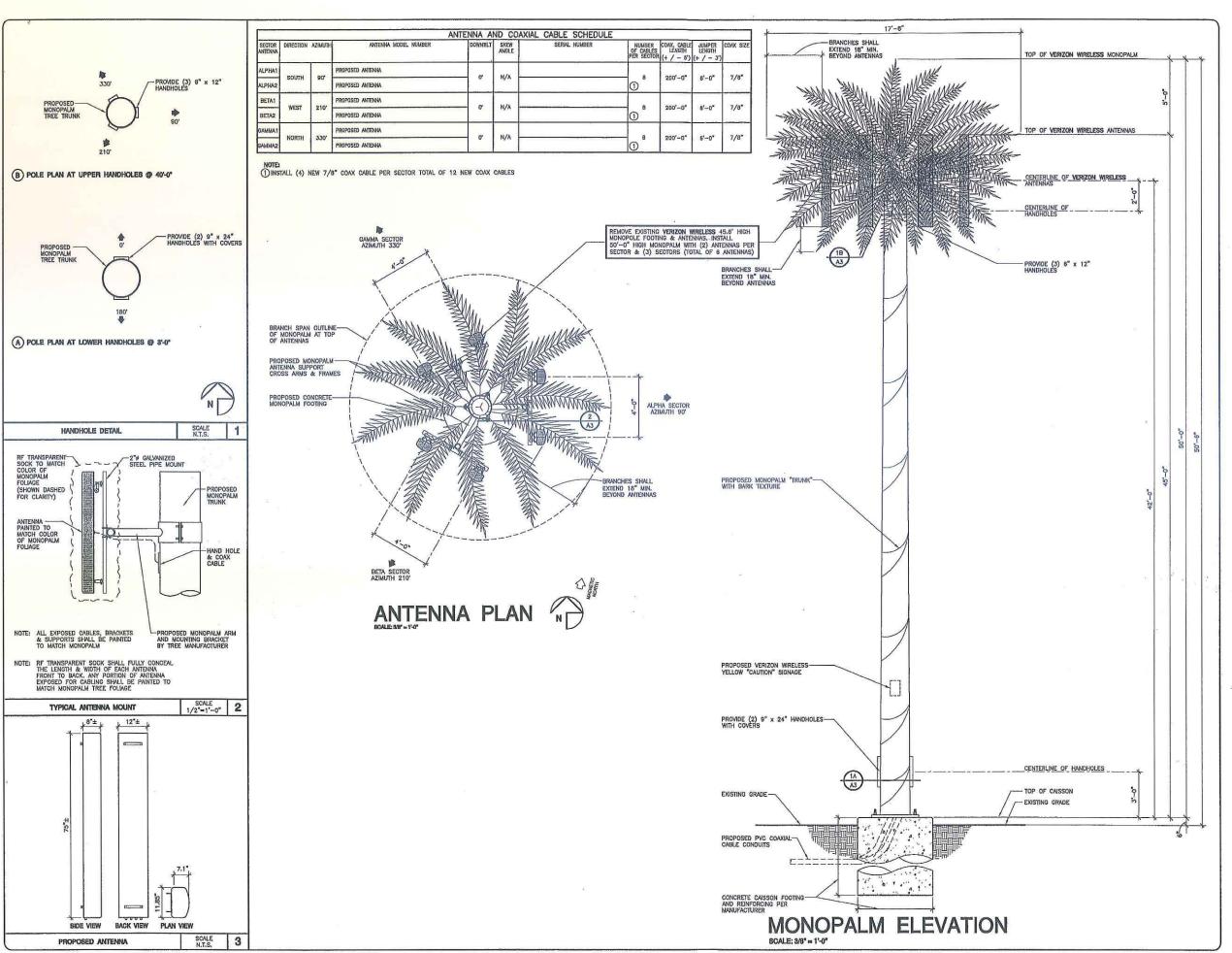
**ENLARGED EQUIPMENT ENCLOSURE** 

> MONOPALM PLANS PROJECTS\verlzon\12115zd

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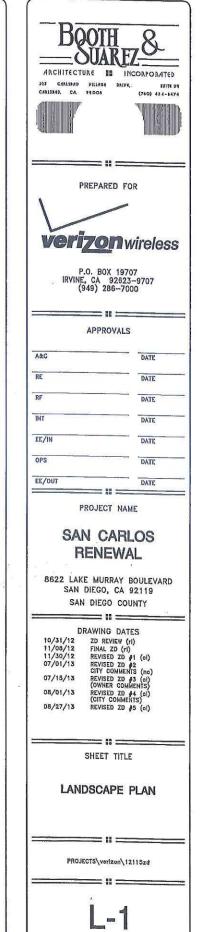


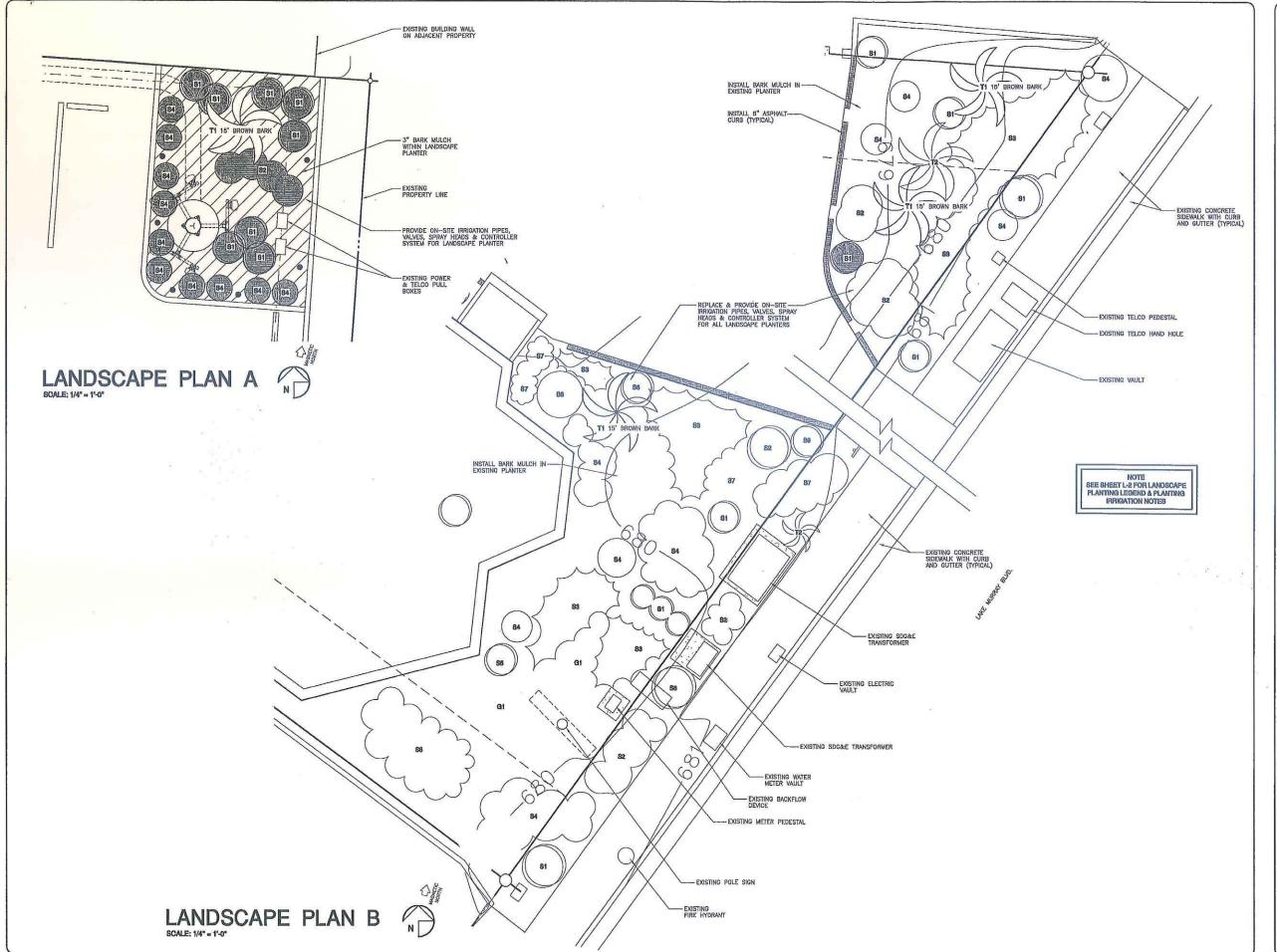
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ATTACHMENT 11

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### PLANTING NOTES

- DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN AN MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES, HAND EXCAVATE AS REQUIRED.
- ALL TREE AND SHRUB AREAS SHALL RECEIVE A 3" LAYER OF COURSE MULCH. GROUND COVER AREA SHALL RECIEVE A 1" LAYER OF FINE MULCH. SAMPLES OF MULCH ARE TO BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST TWO WEEKS BEFORE DELIVERY
- PLANTING INSTALLATION CRITERIA ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- 4. PLANTING MAINTENANCE CRITERIA:
  ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY
  SAN DIEGO LAND DEVLOPMENT MANUAL LANDSCAPE STANDARDS.
- 5. PROVIDE NEW IRRIGATION SYSTEM FOR ALL PLANTERS INCLUDING CONTROLLES VALVES & PIPES
- 6, THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT: LAKE MURRAY LLC
  183 BANBURY COURT
  HENDERSON, IN 99074
  (702) 650-6711
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
  THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FIRE OF DEBRIS AND ALL PLANT MATERIAL SHALL
  BE MAINTAINED IN A HEALTHY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE
  SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

### WATER CONSERVATION NOTES

- ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO LANDSCAPE REGULATIONS AND ALL OTHER CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE
- 2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA
- ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND MOSPORUS PLANT GROWTH
- 8. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
- SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE
  THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING
  PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER—SPRAY, PORDING, OR
  RUN—OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS
- 8. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
- IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS

### PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
M	PROPOSED WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	SEE PLAN	4	60' HEIGHT 15' SPREAD
B1	PROPOSED MORAEA IRIDIOIDES	BUTTERFLY IRIS (WHITE)	5 GALLON	8	2' HEIGHT 1,5' SPREAD
[82]	PROPOSED PITTISPORUM TOBIRA VARIEGATED	VARIEGATED PITTISPORUM	5 GALLON	4	12' HEIGHT 18' SPREAD
84)	PROPOSED RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	B GALLON	10	6' HEIGHT B' SPREAD
81	MORAEA IRIDIOIDES	BUTTERFLY IRIS (WHITE)	EXISTING	5	2' HEIGHT 1.5' SPREAD
82	PITTISPORUM TOBIRA VARIEGATED	VARIEGATED PITTISPORUM	EXISTING	-	12' HEIGHT 18' SPREAD
\$3	JUNIPERUS CHINESE	PFITZER JUNIPER	EXISTING	1	5' HEIGHT 10' SPREAD
84	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	EXISTING	3	6' HEIGHT 8' SPREAD
M	PHOENIX ROEBELENII	PYGMY DATE PALM	EXISTING	1	10' HEIGHT 6' SPREAD
	INSTALL BARK MULCH	-	EXISTING/ PROPOSED	3" DEEP	
aı	APTENIA CORDIFOLIA	RED APPLE	EXISTING	-	6" HEIGHT 2' SPREAD
86	BACCHARIS SAROTHROIDES	DESERT BROOM	EXISTING	-	9' HEIGHT 9' SPREAD
86	PITTISPORUM TOBIRA	JAPANESE MOCK ORANGE	EXISTING	-	15' HEIGHT 15' SPREAD
87	ABELIA GRANDIFLORA	GLOSSY ABELIA	EXISTING	-	10' HEIGHT 15' SPREAD
80	XYLOSMA CONGESTUM	JAPANESE XYLOSMA	EXISTING	-	10' HEIGHT 15' SPREAD
89	EUONYMUS FORTUNEI	EMERALD & GOLD	EXISTING	-	2' HEIGHT 5' SPREAD

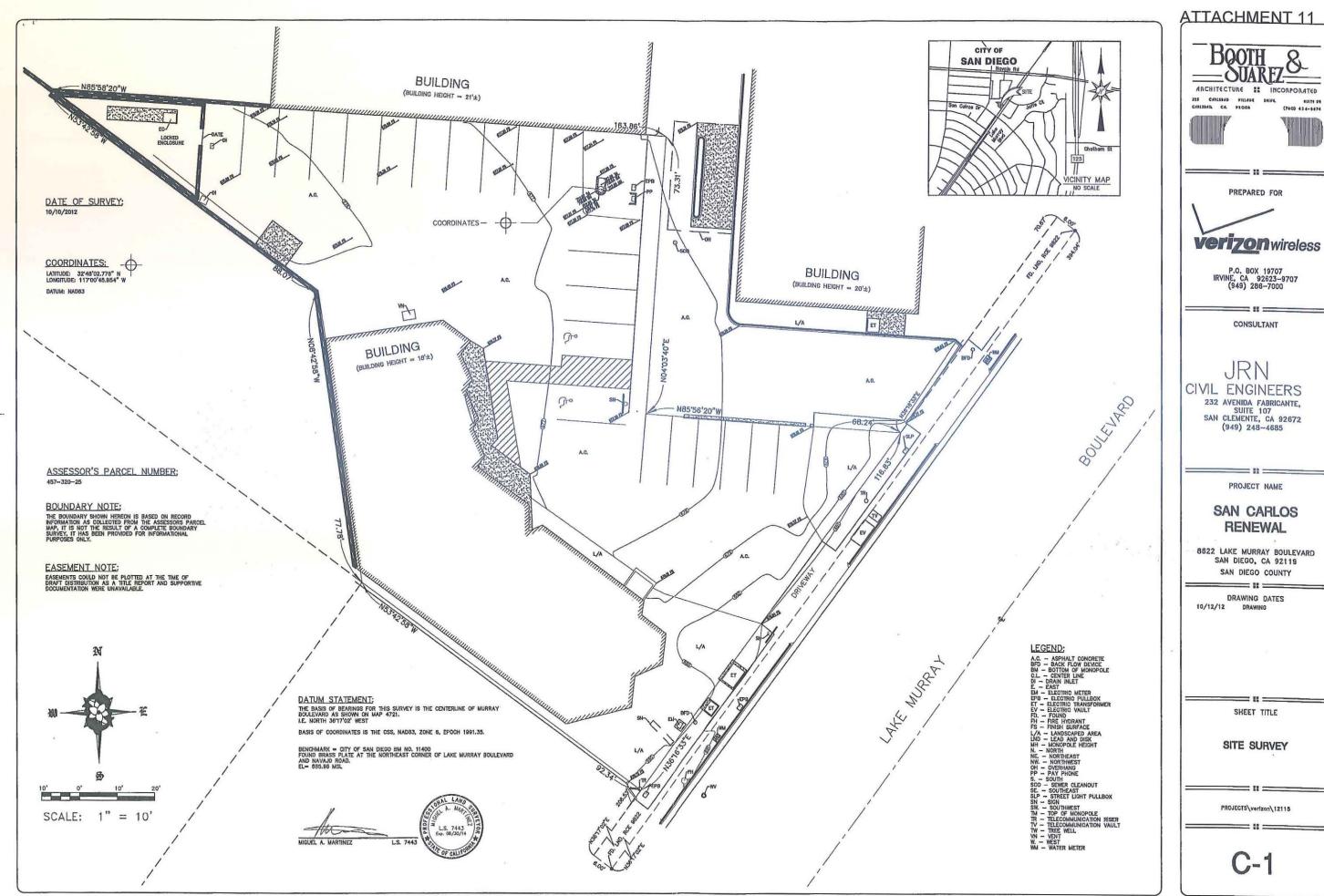
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08/27/13 REVISED ZD #5 (ci)

SHEET TITLE

LANDSCAPE NOTES & LEGEND

PROJECTS\verizon\12115zd



Page 8 of 8



City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101

# Community Planning Committee Distribution Form Part 2

Project Name:			Pro	ject ľ	Number:	Distribution Date:
Verizon San Carlos				32	21344	07/22/2013
Project Scope/Location:	-	······································				
NAVAJO. Planned Development Permit (PDP), Proces high monopalm and an equipment enclosure and gener encroachment, height deviation, eq. area exceeds 250	rator.	8622 Lake				
Applicant Name:					Applicant I	hone Number:
Jill Cleveland					(760) 420-	1833
Project Manager:	Pho	ne Numbe	r:	Fax	Number:	E-mail Address:
Hempton, Alexander	(61	9) 446-53	49	(619	) 446-5245	AHempton@sandiego.gov
Committee Recommendations (To be completed for	Initi	al Review)	:			
Vote to Approve		Member	s Yes	M	lembers No	Members Abstain
Vote to Approve With Conditions Listed Below		Member	s Yes	IM	lembers No	Members Abstain
Vote to Approve With Non-Binding Recommendations Listed Belo	ow.	Member	s Yes	M	lembers No	Members Abstain
☐ Vote to Deny		Member	Yes	M	lembers No	Members Abstain
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CONDITIONS:						×
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Printed on recycled paper. Visit ou Upon request, this information is ava	r web	site at www.	sandi	iego.g	ov/developmer or persons with	t-services. disabilities.

(01-12)

## NAVAJO COMMUNITY PLANNERS, INC.

### Allied Gardens-Del Cerro-Grantville-San Carlos

## Agenda for Monday, September 16, 2013 Zion Avenue Community Church, 4880 Zion Avenue navajoplanners@cox.net

### Call To Order: 7:00 p.m.

Roll Call of Board Members

Vacant (Allied Gardens)	March 2014
Richard Burg (San Carlos)	March 2015
<b>Lynn Murray (Allied Gardens)</b>	March 2014
<b>Matthew Adams (San Carlos)</b>	March 2015
Sherry Kelly (Grantville)	March 2014 (Absent)
Steve Grimes (Del Cerro)	March 2015
<b>Douglas Livingston (Del Cerro)</b>	March 2014
<b>Terry Cords (Allied Gardens)</b>	March 2015
Michael McSweeney (Del Cerro)	March 2014
<b>Marilyn Reed (Allied Gardens)</b>	March 2015
Dan Smith (Grantville)	March 2014
Daron Teemsma (Grantville)	March 2015
Jay Wilson (Del Cerro)	March 2015
<b>Dale Peterson (San Carlos)</b>	March 2014
<b>Mary Miller (San Carlos)</b>	March 2014
John LaRaia (Grantville)	March 2015 (unable to attend due to job obligations)

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the
  agenda has been adopted): Grantville Community Plan not action item (moved to informational) but
  M. Adams wishes to inform community as to status. Unanimous approval!
- Approval of the August 19, 2013 Meeting Minutes: J. Wilson makes motion M. McSweeney seconds
   NCPI Board approves. R. Burg, L. Murray, M. Reed Abstains

### Officers Reports: 7:05 p.m.

- Chair's Report: Have two (2) meeting requirement discussion in future. Mentions two (2) meeting requirement to run for board.
- Vice Chair's Report: No report.
- Treasurer's Report: \$27.00 verified by M. Miller

### Elected Officials' Reports: 7:10 p.m.

**Councilman Sherman:** Ryley Webb and Liz Saidkhanian in attendance. Ms. Saidkhanian states Princess View sewer line letter going out to residents and NCPI soon. Leaving newsletter at table. Mr. Webb states San Carlos sign in process of being repaired. Navajo parking restriping coming up.

**Congresswoman Susan Davis:** Jonathan Hardy in attendance. Post DOMA event held. Congresswoman is holding neighborhood day at Grossmont Center Oct 21 from 6:30-7:30.

**SDPD:** Officer Adam McElroy: New Community Relations Officer. 8 yrs. as SDPD and Riverside County Sheriff's Dept. Violent crime down property crime up. Causes for increase include hot summer months and victims leaving doors and windows unlocked and open. Lock your house and close windows. Vehicle burglary break arrested 2 perps with >40 burglaries. Twin Lake home burglary also solved due to tip. Officer McElroy brought numerous informational pamphlets which were left on table. Quality of life issue (traffic, parking, noise issues) pamphlets. Be wary of door to door salesman (solar and alarm systems). May be wearing shirt and passing out flyers but they may be probing house and your defenses to later burglarize. Officer McElroy can be reached at <a href="mailto:amcelroy@pd.sandiego.gov">amcelroy@pd.sandiego.gov</a>.

Public Comment on Non-Agenda Items (3 minutes each): 7:15 p.m. Informational Presentations:

John Pilch: 40<sup>th</sup> anniversary San Carlos Library occurring 01/09/2014. There will be a number of events planned.

### **Informational Items**

### Grantville Community Plan Update

Presentation by staff of Alternative D land use map for EIR analysis. City of San Diego Bill Fulton new City of San Diego Planning Director has been on job approx. 10 wks. Visiting all the planning groups over the next year. Approx. 50 different community planning areas. Beginning to move community plans along.

Brian Schoenfisch (Senior Planner): Leading efforts on focused plan amendments. Taking over Grantville Plan amendment. Grantville stakeholders meeting held at Mission Trail Regional Park on Sept 05, 2013 in which the group voted 11-1 to use Alternative D for the official Land Use map. In May 2005, Grantville Redevelopment Project area adopted by City Council. Alternative D Land Use Plan includes up to 8,275 residential units at buildout. Time and budgets are major constraints. Consultants contract expire 05/21/14. At recent meeting came to conclusion the document can be finished in time. Speakers discusses next steps including CEQA scoping meetings, Grantville Stakeholders recommendations, NCPI recommendations, Planning Commission Recommendations, and City Council Hearing.

Questions/Comments: M. Adams states B. Schoenfisch has agreed to update community at NCPI meetings monthly. M. McSweeney states community frustration over past few years asks what consultants have been doing. Brian states consultants had stopped work as requested by city. L. Murray asks if numbers (build out numbers) could go down Brian states yes possibly. D. Smith thrilled City Reps are here asks where past analysis info is. Bill shares frustration and wonders where it went also and states he also wishes to get the project finished so Brian can go on to numerous other projects. M. Adams says we need to look forward not backward! D. Peterson requests Grantville Action Group to be kept informed. M. Miller asks if at end of 05/2014 deadline if something is going to get done or all goes away due to lack of additional funding. B. Fulton assures group that something will be done. A local resident asks to see PowerPoint slide that identifies street names on Plan D map.

### **Action Items:**

- Special election to fill Allied Gardens NCPI Seat: No nominees seat to remain vacant until 03/14.
- Identification of Capital Improvement Priorities

Develop process by which NCPI will prioritize neighborhood CIP needs. The City has requested community planning group input in developing the Capital Improvement budget. The Community Planning Chairs is developing a consistent methodology to be used by planning groups to facilitate their input to the City.

T. Cords states athletic field projects need to be on list and that lists are not blended together. Fire Station and Library in /Grantville Area? M. Reed has concerns stating Alvarado Creek needs fixed, Alvarado Rd and Mission Gorge Rd and San Carlos Library are all good projects but Allied Gardens Rec Center needs to be on list also. J. Wilson says Park and Rec list has new Rec Center for Allied Gardens (Cap Improvement Funds). D. Livingston asks if Park and Rec list goes to same source as list we are working on now. Wilson not positive. D. Smith states that until you fix flooding issues, widen Mission

Gorge Rd, and fix Alvarado Blvd. no development will occur (infrastructure). New Development creates additional fees to spend for parks. M. McSweeney agrees with D. Smith. M. Reed thinks we can add other projects to list for future consideration and show Navajo priorities. M. Reed makes motion to add the "Replacement of the Allied Gardens Rec Center" to priority list (from 5 to 6 projects). J. Wilson seconds. Unanimous vote by Board! M McSweeney makes motion to adopt priority list with addition of Allied Garden Rec Center. M. Miller seconds. Unanimous approval by Board!

### San Carlos Village (Project 327866)

NAVAJO Tentative Parcel Map and Site Development Permit (Process 3) to Amend Site Development Permit No. 41-0901 to subdivide an existing 13,205 acre commercial center into five lots located at 8788 Navajo Road. Greg Shannon makes presentation. Numerous Board members ask why subdivide the parcel. According to Mr. Shannon there is a big market for smaller parcels to purchase for investments. Reciprocal easement agreement to keep parking available for all tenants in center. L. Murray asks if parcels could be rezoned and Greg says yes. M. Miller asks if there could be 5 different landlords. D. Smith asks how many parking spaces there are now and if new tenants require additional parking (fast food) where the additional parking comes from. D. Peterson asks about any potential negotiations with Rock Church. Greg does not believe so. J. Pilch states San Carlos Area Council (SCAC) votes 6-0-1-1 in favor. M. Adams asks about next steps. Admin Hearing Officer is next step. Applicant currently in process of answering requests such as additional street lights. M. McSweeney makes motion for "NCPI to support subdivision of San Carlos Village". T. Cords seconds. D. Smith votes no, all other NCPI Board members present vote aye!

Verizon-San Carlos, Cell Tower located at 8622 Lake Murray Blvd. (Project 321344)

Construct a faux palm cell tower: Jill Cleveland representing Verizon. Existing pole replaced in exact location but requesting an additional 5' in height. Adding 3 palm trees (15' in height) along Lake Murray Blvd. M. McSweeney makes motion to approve cell site as proposed. J. Wilson seconds. D. Peterson and M. Reed oppose. All other NCPI members present vote aye! J. Pilch states SCAC unanimously voted to reject it due to height and uglier. L. Murray asks if it increases reception service area. Jill states able to put 6 antennas instead of 3. Greater capacity. D. Livingston asks if no monopalm then would 6 antennas be on existing pole. Resident asks about 30' ft. height limit in area. Jill states current pole is 45'. Resident asks if possible to pass with stipulation to keep faux palm maintained.

• AT&T Cell Tower & equipment located at Fire Station 316002 Camino Rico. (Project 323387)

NUP and PDP Process 4 for a WCF consisting of twelve AT&T wireless communication antennas and associated equipment on an existing Fire Station building. Shelley Kilborne representing AT&T. L. Murray asks if cell phone service will increase with approval. Shelley says this is new service so will increase service area. J. Wilson makes motion to approve but requests funds generated (lease) are put back into Navajo Community M. McSweeney seconds. Unanimous approval by Board! J. Pilch makes mention of 2 City of San Diego cycle reports and height issues. R. Burg asks how much taller new wall would be (4'). L. Murray asks if new equipment would interfere with Fire Station equipment (no!). T Cords asks about increase in height of tower. Resident asks who benefits. City receives lease payments. J. Wilson mentions that City Council was asked if rent collected could go back to community but cannot remember if the City Council approved or not.

### Navajo Road Restriping

City options for increasing on-street parking capacity near the entrance to the Cowls Mountain hiking trail. City evaluation determined that a portion of the North side of Navajo Road East and West of the intersection with Golfcrest Drive can accommodate some on-street parking while retaining the two travel lanes and bike lane. Ryley Webb talked about petition with >100 signatures to increase parking around Cowles Mt trail. 11 spots east of Golfcrest 8 spots west of Golfcrest. J. Pilch states SCAC voted

unanimously in favor. Safety due to speed City Engineers state stoplight will slow traffic at times and bike lane will be off curb. Bike lane to be between parking spots and traffic lanes. M. Miller asks if number of cyclists were taken into consideration. J. Wilson states Senior Mission Trails Park Ranger supports proposal and asks if merging lane before golf course (adjacent to Kinder Care) also considered for additional parking? D. Peterson concerned about bigger picture including Barker Way? J. Wilson states there are a group of parking spaces planned for Barker Way in Mission Trails Plan Management Plan update. S. Grimes states traffic accidents are going to occur due to relocation of bike lane into traffic lane and speed. D. Livingston asks if Navajo Rd. eastbound lane at corner of Golfcrest is mandatory right turn only and free up spaces along Navajo Rd. adjacent to Kinder Care. D. Livingston asks about helicopter landing. J. Wilson states helicopter no longer uses intersection at Navajo Rd. T. Cords OK with 11 spots east of Golfcrest but does not like 8 spots on west side of Navajo Rd. due to potential hazards and narrowing of lanes. M. Adams support T. Grimes comments as to the safety of bicyclists due to additional parking. M. McSweeney makes motion to reject proposal. S. Grimes seconded. D. Livingston J. Wilson oppose motion, all other NCPI member present vote aye!

### **Community Group Reports:**

- Grantville Stakeholders Group –Matt Adams City will be briefing NCPI on the Grantville Community Plan update
- Allied Gardens Community Council Marilyn Reed Sept 24 town hall, "Moving On" traffic circulation at 7 pm.
- Del Cerro Action Council Jay Wilson Next meeting on Oct 24, County Water Authority to speak about ongoing projects
- San Carlos Area Council John Pilch Next meeting Nov 6<sup>th</sup> at 6 pm. San Diego County Treasure Dan McAllister will be the guest speaker.

Old Business/New Business/ Adjourn 9:15 adjourn



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

## Ownership Disclosure Statement

ed: Neighborhood Use Permit Coastal Development Permit
Planned Development Permit Conditional Use Permit alver Land Use Plan Amendment (Cother Limited Use
Project No. For City Use Only
The state of the s
<u>\$</u>
Ige that an application for a permit, map or other matter, as identified with the Intent to record an encumbrance against the property. Please its discovery. The list must include the names and addresses of all persons a type of property interest (e.g., tenants who will benefit from the permit, all as of the property owners. Attach additional pages if needed. A signature Agency shall be required for all project parcels for which a Disposition and City Council. Note: The applicant is responsible for notifying the Project being processed or considered. Changes in ownership are to be given to the subject property. Failure to provide accurate and current ownership.
Name of Individual (type or print):
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Owner Tenant/Lessee Tenant/Lessee Redevelopment Agency
Street Address;
City/State/Zip:
Phone No: Fax No:
Signature: Date:
Name of Individual (type or print);
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Street Address:

Printed on recycled paper. Visit our web site at <a href="https://www.sancliego.gov/development-services">www.sancliego.gov/development-services</a> Upon request, this information is evailable in alternative formats for persons with disabilities.

DS-318 (5-05)

Verticon San Carlos	Project Title:	Project No. (For City Use Only)
Logal Status (please check):  Corporation   Funited Liability -or   General) What State?   NV   Corporate (dentification No.   Line   Farthership   Line   Corporate   Corpora	Verizon San Carlos	The second secon
Corporation   Minited Liability -or   General) What State?   NV   Corporate Identification No.     Partnership   LLC   S + 56     By signing the Ownership Disclosure Statement. The ownership seknowledge that an application for a permit, map or other matter, as identified above, will be filled with the Oily of San Dilega on the subject property with the intent to record an encumbrance against the propagaty. 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., tenant who will bornelf from the permit, all opportune officers or partners who own the property. Attack deficional page in fenedad, Nots: The applicant is responsible for notifying the Project Manager of aleast and all partners on a partnership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager of accurate and current ownership information could result in a delay in the hearing process. Additional pages attached   Yes   No	Part II - To be completed when property is held by a corporat	lon or partnership
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	Signature : Date:	Signature : Date:

### Verizon Executives



Daniel S. Mead

View Profile



Marni Walden Executive Vice President and Chief Operating Officer

View Profile >



Ken Dixon
Vice President and Chief Marketing Officer



Holly Hess Groos
Senior Vice President and Chief Financial Officer

View Profile >



Nicola Palmer Vice President and Chief Technology Officer



Shankar Arumugavelu SeniorVicePresident and Chief Information Officer

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Steve Smith
Vice President, Business Development

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Torod B. Neptune
VicePresident Corporate Communications



M. Alan Gardner
Serior Vice President, Human Resources

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William B. Petersen
VicePresident General Counsel and Secretary

View Profile



#### THE CITY OF SAN DIEGO

DATE OF NOTICE: February 12, 2014

## NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:

February 27, 2014

TIME OF HEARING:

9:00 A.M.

LOCATION OF HEARING:

Council Chambers, 12th Floor, City Administration Building,

202 C Street, San Diego, California 92101

PROJECT TYPE:

NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) and

PLANNED DEVELOPMENT PERMIT (PDP) PROCESS

FOUR

PROJECT NUMBER:

321344

PROJECT NAME:

**VERIZON - SAN CARLOS** 

APPLICANT:

Jill Cleveland, PlanCom, Inc., agents representing Verizon

Wireless

**COMMUNITY PLAN AREA:** 

**COUNCIL DISTRICT:** 

Navajo

District 7

CITY PROJECT MANAGER:

Alex Hempton, Development Project Manager

PHONE NUMBER/E-MAIL:

(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of the removal of a 45.6' tall monopole and installation of a 50' tall monopalm (faux palm tree), supporting antennas. Equipment associated with the antennas is located in an enclosure. The project is located at 8622 Lake Murray Boulevard.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at <a href="https://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> or in person at the office of the City Clerk, 202 "C" Street,

Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on December 13, 2013 and the opportunity to appeal that determination ended January 7, 2014.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call <u>Support Services at (619) 321-3208</u> at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003721

Revised 10-4-12 HMD-

### **Project Chronology**

### Verizon - San Carlos - Project No. 321344

Date	Action	Description	City Review Time	Applicant Response Time
7/19/2013	First Submittal	Project Deemed Complete		
8/15/2013	First Assessment Letter		27	
9/3/2013	Second Submittal			19
10/7/2013	Second Assessment Letter		34	
12/4/2013	Third Submittal			58
12/26/2013	All Issues Resolved		22	
2/27/2014	Public Hearing – Planning Commission		63	
TOTAL STAFF	TIME		146	
TOTAL APPLIC	CANT TIME	v , =		77
TOTAL PROJE	CT RUNNING TIME	From Deemed Complete to Planning Commission Hearing	223 (in calendar days)	