



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 15, 2014 **REPORT NO.** PC-14-035

ATTENTION: Planning Commission, Agenda of May 22, 2014

SUBJECT: VERIZON WIRELESS – SATURN BLVD
PROJECT NO. 348557, PROCESS 4

**OWNER/
APPLICANT:** SPP Corp; Davis Jack W LLC; Krasnoff Albert W LLC
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 595 Saturn Blvd in the Otay Mesa Nestor Community Plan area?

Staff Recommendation(s):

1. **APPROVE** Planned Development Permit (PDP) No. 1281819; and
2. **APPROVE** Coastal Development Permit (CDP) No. 1281818.

Community Planning Group Recommendation: On March 12, 2014, the Otay Mesa Nestor Community Planning Group (OMNCPG) voted 6-3 to support the proposed WCF. According to the applicant, the only concern was in reference to the Radio Frequency/Emissions (Attachment 10).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 7, 2014, and the opportunity to appeal that determination ended April 21, 2014. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303 (New Construction) (Attachment 7).

Fiscal Impact Statement: None with this action. All cost associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: none with this action.

BACKGROUND

This project is an application for a PDP and CDP, consolidated Process 4, Planning Commission decision for a Wireless Communication Facility (WCF). The project is proposed in a commercial plaza at 595 Saturn Blvd (Attachments 1,2, and 3). The project is located in the CC-2-3 zone within the Otay Mesa Nestor community planning area. WCFs are permitted in commercial zones as a Limited Use however, the project consists of two equipment enclosures combined to exceed 250-square feet. Pursuant to Land Development Code 141.0420(g)(3), the project requires a Planned Development Permit for the equipment enclosure deviation to exceed the 250-square feet requirement. LDC Sections 141.0420(g)(3) to process WCFs with the Neighborhood Development Permit (NDP) has yet to be certified by the Coastal Commission and therefore, cannot be applied to projects located within the Coastal Overlay Zone. The project is also located within the Coastal Overlay Zone within the appealable area and requires a Coastal Development Permit.

Project Description:

This WCF proposes to install sixteen (16) antennas and sixteen (16) Remote Radio Units (RRUs) completely concealed behind the rooftop parapet using Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the building surface. The equipment associated with this project will be concealed inside a 253-square foot concrete block enclosure with stucco finish on a poured-in-place concrete pad. The enclosure includes a tile roof and will be painted to match the existing commercial building. An emergency generator will also be installed as part of this project inside a separate 144-square foot equipment enclosure with a trellis roof, and also painted to match the existing commercial building.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential uses and other sensitive uses by providing lower permit process levels in commercial and industrial zones. As this particular project is located in a commercial zone, normally this would require a ministerial Process 1 review. However, applications for a PDP and a CDP are required because the project is located within a Coastal Overlay Zone (appealable area) and the proposed equipment enclosures exceed 250-square feet. Based on Verizon's justification letter, this site was one of three candidates that was a non-residential use within the search ring. This site was selected because it provided Verizon the opportunity to completely stealth the proposed antennas from the public view and that it was a Preference 1 location. Additionally, both the equipment enclosure and the generator enclosure are proposed in an area that contains existing landscaping for screening. The combination of the antenna design and the equipment enclosures location complies with the General Plan and the Wireless Communication Regulations.

WCFs are required to "use all reasonable means to conceal or minimize the visual impacts of the WCF through integration... Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape and siting solutions." In this case, the

antennas and the RRUs are completely hidden behind the rooftop parapet resulting in a fully integrated site. The proposed equipment and generator are concealed inside two separate enclosures painted to match the existing commercial building. Additionally, these equipment locations are set back away from public views and screened with existing landscaping.

Community Plan Analysis:

While the Otay Mesa Nestor Community Plan does not specifically address WCFs, the City's General Plan addresses WCF's 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 by 1) concealing the equipment associated with the antennas in two separate enclosures designed with features from the existing commercial building; and 2) locating the antennas and the RRUs behind the rooftop parapet using FRP materials, painted and textured to match the existing building.

The Otay Mesa Nestor Community Planning group voted 6-3 to support the proposed design on March 12, 2014. According to the applicant, three members of the planning group voted against the proposed project due to concerns of Radio Frequency (RF) emissions. However, the Telecommunication Act of 1996 prohibits localities to "regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." Verizon Wireless submitted an RF Report, which concluded that the project complies with the Federal Communication Commission's RF Standards.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan with the exception to LDC Section 141.0420(g)(3). The proposed deviation for two equipment enclosures combined to exceed 250-square feet can be supported by staff since each enclosure addresses the regulations requirement for integration. Additionally, the proposed equipment deviation would alleviate concerns of a power outage by providing a backup power source during emergencies. For these reasons staff supports the proposed project.

ALTERNATIVE


1. **Approve Planned Development Permit No. 1281819 and Coastal Development Permit No. 1281818, with modifications.**

2. **Deny** Planned Development Permit No. 1281819 and Coastal Development Permit. 1281818, **if the Planning Commissions 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



Simon Tse
Project Manager
Development Services Department

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. Environmental Exemption
8. Photosimulations
9. Project Plans
10. Community Planning Group agenda/Applicant's response
11. Project Chronology
12. Ownership Disclosure Statement
13. Site Justification
14. Site Photos
15. Draft Findings
16. Notice of Planning Commission



Aerial Photo

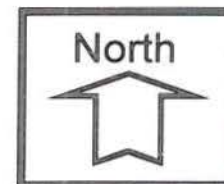
Verizon Wireless Saturn Blvd - Project No. 348557
595 Saturn Blvd, San Diego, CA 92154





Community Land Use Map (Otay Mesa Nestor)

Verizon Wireless Saturn Blvd - Project No. 348557
 595 Saturn Blvd, San Diego, CA 92154





Project Location Map

Verizon Wireless Saturn Blvd - Project No. 348557
595 Saturn Blvd, San Diego, CA 92154



PROJECT DATA SHEET

PROJECT NAME:	Verizon Wireless Saturn Blvd
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of sixteen (16) antennas and sixteen (16) Remote Radio Units (RRUs) concealed behind the rooftop parapet. The project also includes a 253-square equipment enclosure and a 144-square foot generator enclosure.
COMMUNITY PLAN AREA:	Otay Mesa Nestor
DISCRETIONARY ACTIONS:	Planned Development Permit and a Coastal Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial

(CC-2-3) ZONING INFORMATION:

CURRENT HEIGHT LIMIT:	30-feet	PROPOSED HEIGHT LIMIT:	No change
CURRENT FRONT SETBACK:	10-feet	PROPOSED FRONT SETBACK:	No change
CURRENT SIDE SETBACK:	10-feet	PROPOSED SIDE SETBACK:	No change
CURRENT REAR SETBACK:	10-feet	PROPOSED REAR SETBACK:	No change

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial/CC-2-3	Commercial
SOUTH:	Commercial/CC-2-3	Commercial/Palm Avenue
EAST:	Commercial/CC-2-3	Commercial/Interstate Highway 5
WEST:	Commercial/CC-2-3	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to exceed the 250-square foot equipment limitation pursuant to Land Development Code Section 141.0420(g)(3). LDC Sections 141.0420(g)(3) to process WCFs with an Neighborhood Development Permit (NDP) has yet to be certified by the Coastal Commission and therefore, cannot be applied to projects located within the Coastal Overlay Zone.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 12, 2014, the Otay Mesa Nestor Community Planning Group voted 6-3 to support the proposed WCF. (Attachment 11).	

**PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 1281819
COASTAL DEVELOPMENT PERMIT NO. 1281818
VERIZON WIRELESS SATURN BLVD PROJECT NO. 348557**

WHEREAS, SPP CORP; DAVIS JACK W LLC; KRASNOFF ALBERT W LLC, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a new Wireless Communication Facility that consist of sixteen (16) antennas and sixteen (16) Remote Radio Units (RRUs) concealed behind the rooftop parapet of a commercial building using Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the building surface. The equipment associated with this project is located inside a 253-square foot concrete block enclosure with tile roof and painted to match the existing building. An emergency generator will also be installed inside a separate 144-square foot equipment enclosure with a trellis roof and painted to match the existing building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1281819 and Coastal Development Permit No. 1281818);

WHEREAS, the project site is located at 595 Saturn Blvd in the CC-2-3 zone of the Otay Mesa Nestor Community Plan;

WHEREAS, the project site is legally described as Lot 10 of Palm Avenue shopping center, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 10357, filed in the Office of the County Recorder of San Diego County, March 9, 1982;

WHEREAS, on May 22, 2014, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1281819 and Coastal Development Permit No. 1281818 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 7, 2014, 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;

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 May 22, 2014.

FINDINGS:

Planned Development Permit - Section 126.0604

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

The proposed Verizon project is located within the Otay Mesa Nestor Community Planning area which does not specifically address WCFs. However, the City of San Diego's General Plan

requires all WCFs to minimize visual impacts by concealing the wireless facilities in existing structures or by using screening techniques to hide or blend them into the surrounding area. The plan also requires 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 public view.

The antennas and the RRUs are completely concealed behind the rooftop parapet using replacement Fiberglass Reinforced Panel (FRP) materials. The replacement FRP material will be painted and textured to match the existing parapet and would allow the antennas to operate without any interference. More importantly, the design would allow for a completely stealth solution. The equipment associated with this project is located inside a 253-square foot equipment enclosure designed to replicate the painting palette and the rooftop tile from the commercial plaza. A separate enclosure with a trellis roof will also be installed to conceal an emergency back-up generator. This structure will also be painted to match the existing commercial building. As designed, the proposed WCF complies with 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 sixteen (16) antennas, sixteen (16) RRUs and a microwave dish concealed behind the rooftop parapet wall with replacement FRP materials. The equipment associated with this project is located inside a 253-square foot enclosure with tile roof, painted to match the commercial building. A separate 144-square foot enclosure with a trellis roof will also be installed to conceal an emergency back-up generator.

The project was determined to be exempt from the California Environmental Quality Act (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.

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." Verizon Wireless submitted an RF Report, which concluded that the project complies with the FCC's RF Standards. 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 a commercial zone as a Limit Use pursuant to LDC Section 141.0420(c); however, the combination of the two equipment enclosure exceeding 250-square feet would require a deviation pursuant to LDC Section 141.0420(g)(3). LDC Sections 141.0420(g)(3) to process WCFs with an Neighborhood Development Permit (NDP) has yet to be certified by the Coastal Commission and therefore, cannot be applied to projects located within the Coastal Overlay Zone. Instead, a Planned Development Permit (PDP) would be required for the equipment deviation to exceed 250-square feet. The project is located within the Coastal Overlay Zone within an appealable area and so a Coastal Development Permit will be processed, as a consolidated Process 4 decision.

The project as a whole complies with LDC Section 141.0420(g)(1) and 141.0420(g)(2) which requires all WCFs to utilize the smallest, least visually intrusive *antennas*, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. Consistent with the regulations, the antennas, RRUs, and the microwave dish will all be completely concealed behind the rooftop parapet.

The proposed WCF includes a deviation to exceed the 250-square feet equipment limitation pursuant to LDC 141.0420(g)(3).). LDC Sections 141.0420(g)(3) to process WCFs with an Neighborhood Development Permit (NDP) has yet to be certified by the Coastal Commission and therefore, cannot be applied to projects located within the Coastal Overlay Zone. The proposed deviation for two equipment enclosures combined to exceed 250-square feet can be supported by staff since each enclosure design and location addresses the requirement for integration. The 253-square foot equipment enclosure has been designed to include tile roof and will be painted to match the existing commercial building. It is located behind existing mature landscaping and away from any major public views. In fact, this facility may only be visible from commuters on southbound Interstate Highway-5 and would appear as part of the commercial plaza design.

The proposed emergency generator is located inside a separate 144-square foot equipment enclosure with a rooftop trellis. To ensure proper ventilation, this model generator requires an open roof which will be enclosed for security purposes with a chain link fence above, not visible from the ground level. Similar to the equipment enclosure location, this generator facility is also screened behind existing mature landscaping. The purpose and intent of the emergency generator is to provide back-up power in the event of a power outage. In the past, the carrier's would allocate maintenance crews to connect portable generators in the event of an outage but it is always a preference of the carrier to maintain an actual generator on site. For this site, Verizon was able to work in a design that integrates and conceals the generator to comply with the WCF design regulations.

Coastal Development Permit - Section 126.0708

1. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

All development would occur on private property and the subject property is not located within or near any designated public views corridor. The proposed antennas associated with this WCF will be completely stealth behind the replacement FRP rooftop parapet. The equipment enclosures are located on the southeast elevation between the commercial building and existing landscaping. The proposed WCF as designed will not impact any views to or along the ocean or other scenic coastal area specified in the Local Coastal Program Land Use Plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The proposed project is located on an existing developed commercial property designated for commercial use within the Otay Mesa Nestor Community Planning area. The project site is not located on or adjacent to any environmentally sensitive lands and thus will not cause any impacts.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The proposed WCF conforms to the Otay Mesa Nestor Community Plan and the Certified Local Coastal Program which designates the site for commercial use and is consistent with the design guidelines, and development standards in effect for this site per the Coastal Overlay Zone (Appealable Area) zone.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed WCF is not within the area between the first public road and the sea or shoreline of any body of water within the Coastal Overlay Zone. The proposed WCF will not impact public access or the public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1281819 and Coastal Development Permit No. 1281818, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 1281819 and Coastal Development Permit No. 1281818, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: May 22, 2014

Internal Order No. 24004418

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004418

PLANNED DEVELOPMENT PERMIT NO. 1281819
COASTAL DEVELOPMENT PERMIT NO. 1281818
VERIZON WIRELESS SATURN BLVD PROJECT NO. 348557
PLANNING COMMISSION

This Planned Development Permit No. 1281819 and Coastal Development Permit No. 1281818 is granted by the Planning Commission of the City of San Diego to **SPP Corp; Davis Jack W LLC; Krasnoff Albert W LLC**, Owner, and **Verizon Wireless**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601, 126.0701, 131.0501 and 141.0420. The site is located at 595 Saturn Blvd in the CC-2-3 zone of the Otay Mesa Nestor Community Plan. The project site is legally described as Lot 10 of Palm Avenue shopping center, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 10357, filed in the Office of the County Recorder of San Diego County, March 9, 1982.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to install a new Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 22, 2014, on file in the Development Services Department.

The project shall include:

- a. A WCF that consist of sixteen (16) antennas, sixteen Remote Radio Units (RRUs) and a 48-inch diameter microwave dish concealed behind the rooftop parapet using Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the existing commercial building; and
- b. The equipment associated with this project is located inside a 253-square foot concrete block enclosure on a concrete pad with a tile roof, painted to match the existing commercial building; and

- c. An emergency generator inside a 144-square foot enclosure with a rooftop trellis, painted to match the existing commercial building; and
- d. 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 **June 6, 2017**.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. This Planned Development Permit (PDP) and Coastal Development Permit (CDP) and corresponding use of this site shall expire on **May 22, 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
11. 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.).
12. 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.
13. 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.
14. 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.

15. 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:

16. The project proposes to export 19 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.

17. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

18. 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.

19. 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:

20. The approved antenna dimensions are listed below and illustrated on the Exhibit "A" dated May 22, 2014. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas 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.

- a. 78" by 15" by 9.5"
 - b. 48-inch diameter microwave dish
21. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
 22. Colored Photosimulations for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."
 23. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
 24. Antennas shall not exceed the height of any existing or replacement FRP parapet screen.
 25. Use of or replacement of any parapet screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building surfaces.
 26. The proposed cable tray shall be painted and textured to match the existing commercial building.
 27. 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.
 28. All facilities and related equipment shall be maintained in good working order and 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.
 29. 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.
 30. 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.
 31. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.
 32. 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.

INFORMATION ONLY:

- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- 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.
- 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 May 22, 2014 and [Approved Resolution Number].

Planned Development Permit No. 1281819
Coastal Development Permit No. 1281818
May 22, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.

**SPP Corp;
Davis Jack W LLC;
Krasnoff Albert W LLC**
Owner(s)

By _____
Michael J. McPhee
President

Verizon Wireless
Permittee

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

By _____
NAME
TITLE

NOTICE OF EXEMPTION

(Check one or both)

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

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.: 348557

PROJECT TITLE: VERIZON SATURN

COPY

PROJECT LOCATION-SPECIFIC: 595 Saturn Boulevard, San Diego, CA, 92154

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project is PLANNED DEVELOPMENT PERMIT (PDP) AND A COASTAL DEVELOPMENT PERMIT (CDP) for a new Wireless Communication Facility (WCF) consisting of 16 panel antennas, 16 Remote Radio Units, and 1 microwave dish to be concealed behind the rooftop parapet of an existing commercial building using new, RF transparent screens that would be detailed, painted, and textured to match the existing building design. Associated equipment will be located inside a 253-square foot equipment enclosure. A proposed 30 KW emergency generator will be located inside a separate 144-square foot equipment enclosure.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kerrigan Diehl (Agent)
 Plancom Inc.
 302 State Place
 Escondido, CA 92027
 760-587-3003

COPY

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: 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)
☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined that this project, the installation of a WCF consisting of: 16 panel antennas, 16 Remote Radio Units, 1 microwave dish to be concealed behind the rooftop parapet of an existing commercial building and two separate enclosures, one for associated equipment and one for a 30 KW emergency generator meets the criteria set forth in CEQA Section 15303, which allows for the construction and location of limited numbers of new small facilities or structures, respectively. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Anna L. McPherson AICP

TELEPHONE: (619) 446-5276

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

Anna L. McPherson / Senior Planner

APRIL 4, 2014

SIGNATURE/TITLE

DATE

CHECK ONE:

- ☒ SIGNED BY LEAD AGENCY
☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

COPY



EXISTING

Saturn Blvd
595 Saturn Blvd
San Diego, CA 92154



Proposed cable tray

Proposed equipment shelter
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

PROPOSED

2/21/2014

Photosimulation of proposed telecommunications site

ATTACHMENT 8

EXISTING

Saturn Blvd
595 Saturn Blvd
San Diego, CA 92154



Proposed antennas mounted
behind new RF transparent screens

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

1/14/2014

PROPOSED

Photosimulation of proposed telecommunications site.

ATTACHMENT 8

EXISTING



Saturn Blvd
595 Saturn Blvd
San Diego, CA 92154



Proposed antennas mounted
behind new RF transparent screens
mounted on roof of existing building

Proposed cable tray

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

1/14/2014

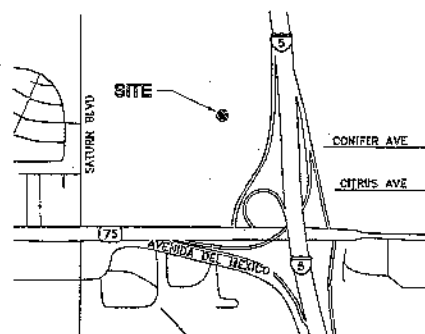
Photosimulation of proposed telecommunications site

ATTACHMENT 8



SATURN BLVD
595 SATURN BLVD.
SAN DIEGO, CA 92154

VICINITY MAP



THOMAS GUIDE PAGE: 1330 - A6

ADDRESS

595 SATURN BLVD.
SAN DIEGO, CA 92154

DIRECTIONS:

(FROM VZW'S OFFICES IN IRVINE): FROM 15503 SAND CANYON AVENUE, IRVINE, CA 92618, DEPART SAND CANYON AVE TOWARD SERRANO PKWY, TAKE RAMP RIGHT FOR I-405 SOUTH TOWARD SAN DIEGO, KEEP STRAIGHT ONTO I-5 S, KEEP LEFT ONTO I-805 S, AT EXIT 14, TAKE RAMP RIGHT FOR CA-75 SOUTH TOWARD I-15 KING JR FWY, BEAR RIGHT ONTO I-5 S, AT EXIT 5A, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CA-75, ARRIVE AT 595 SATURN BLVD, SAN DIEGO, CA 92154 ON THE RIGHT.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8990 (FAX)

SURVEYOR:
JRK CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4688

LEASING/PLANNING:

PLANCON, INC.
JODY BITTERLIN
302 STATE PLACE
ESCONDIDO, CA 92029
(951) 349-8055

PROJECT DATA

EXISTING OCCUPANCY: 0
PROPOSED OCCUPANCY: 0
EXISTING TYPE OF CONSTRUCTION: V-B (FIRE SPRINKLERED)
PROPOSED TYPE OF CONSTRUCTION: V-B
PROJECT AREAS:
PROPOSED EQUIP. ROOM AREA: 253 S.F.
PROPOSED GENERATOR ENCLOSURE: 144 S.F.

PERMITS REQUIRED

• PDP - PROCESS 4

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: JODY BITTERLIN
PHONE: (951) 349-8055

OWNER: SPP CORP; DAVIS JACK W LLC;
KRASNOFF ALBERT W LLC
1241 STATE STREET
SAN DIEGO, CA 92101
SITE CONTACT: MIKE MOPHIE
3250 5TH AVENUE #100
SAN DIEGO, CA 92103
PHONE: (619) 602-9092

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW CONCRETE BLOCK EQUIPMENT BUILDING ON A CONCRETE PAD
- INSTALLATION OF FOUR (4) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNA EACH (TOTAL OF SIXTEEN (16) ANTENNAS), MOUNTED ON ROOF BEHIND NEW RF TRANSPARENT SCREENS
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF SIXTEEN (16) RRU'S) MOUNTED ON CABLE TRAY ON ROOFTOP
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0" MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED ON ROOF BEHIND NEW RF TRANSPARENT SCREEN
- INSTALLATION OF ONE (1) VERIZON WIRELESS RAYCAP SURGE PROTECTOR PER ANTENNA SECTOR AND TWO (2) INSIDE PROPOSED EQUIPMENT ENCLOSURE (TOTAL OF SIX (6) RAYCAP SURGE PROTECTORS)
- INSTALLATION OF (2) TWO VERIZON WIRELESS E/811 GPS ANTENNAS
- INSTALLATION OF A 30KW ENCLOSED EMERGENCY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD INSIDE A CONCRETE BLOCK WALL ENCLOSURE.
- INSTALLATION OF A NEW ELECTRICAL SERVICE FROM AN EXISTING ELECTRICAL SWITCHGEAR
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN EXISTING TELCO BOARD

PROJECT ADDRESS: 595 SATURN BLVD.
SAN DIEGO, CA 92154
ASSESSORS PARCEL NUMBER: 927-101-28
EXISTING ZONING: CC-1-3

NOTE: THERE ARE TWO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY: SPRINT AND AT&T

SHEET SCHEDULE

T-1 TITLE SHEET AND PROJECT DATA
A-0 AREA PLAN
A-1 SITE PLAN
A-2 GENERATOR ENCLOSURE PLAN
A-3 ENLARGED AREA PLAN & ENLARGED UTILITY ROOM PLAN
A-4 ROOF PLAN
A-5 ANTENNA PLANS
A-6 EXTERIOR ELEVATIONS
C-1 TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL A-1:
LOT 10 OF PALM AVENUE SHOPPING CENTER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10357, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1982.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION

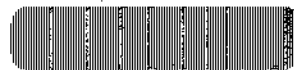
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS FCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

BOOTH &
SUAREZ

ARCHITECTURE INC. INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
QPS	DATE
CE/OUT	DATE

PROJECT NAME

SATURN BLVD

595 SATURN BOULEVARD
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

DRAWING DATES

10/15/13	90% ZD (ss)
10/17/13	100% ZD (ss)
10/23/13	100% ZD REVISION 1 (rs)
01/13/14	100% ZD REVISION 2 (rs)
02/21/14	100% ZD REVISION 3 (ss)

SHEET TITLE

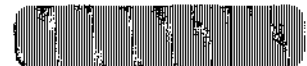
TITLE SHEET
&
PROJECT DATA

PROJECTS\VERIZON\13259

T-1

BOOTH & SUAREZ

ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE SUITE 200
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

SATURN BLVD

595 SATURN BOULEVARD
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

DRAWING DATES

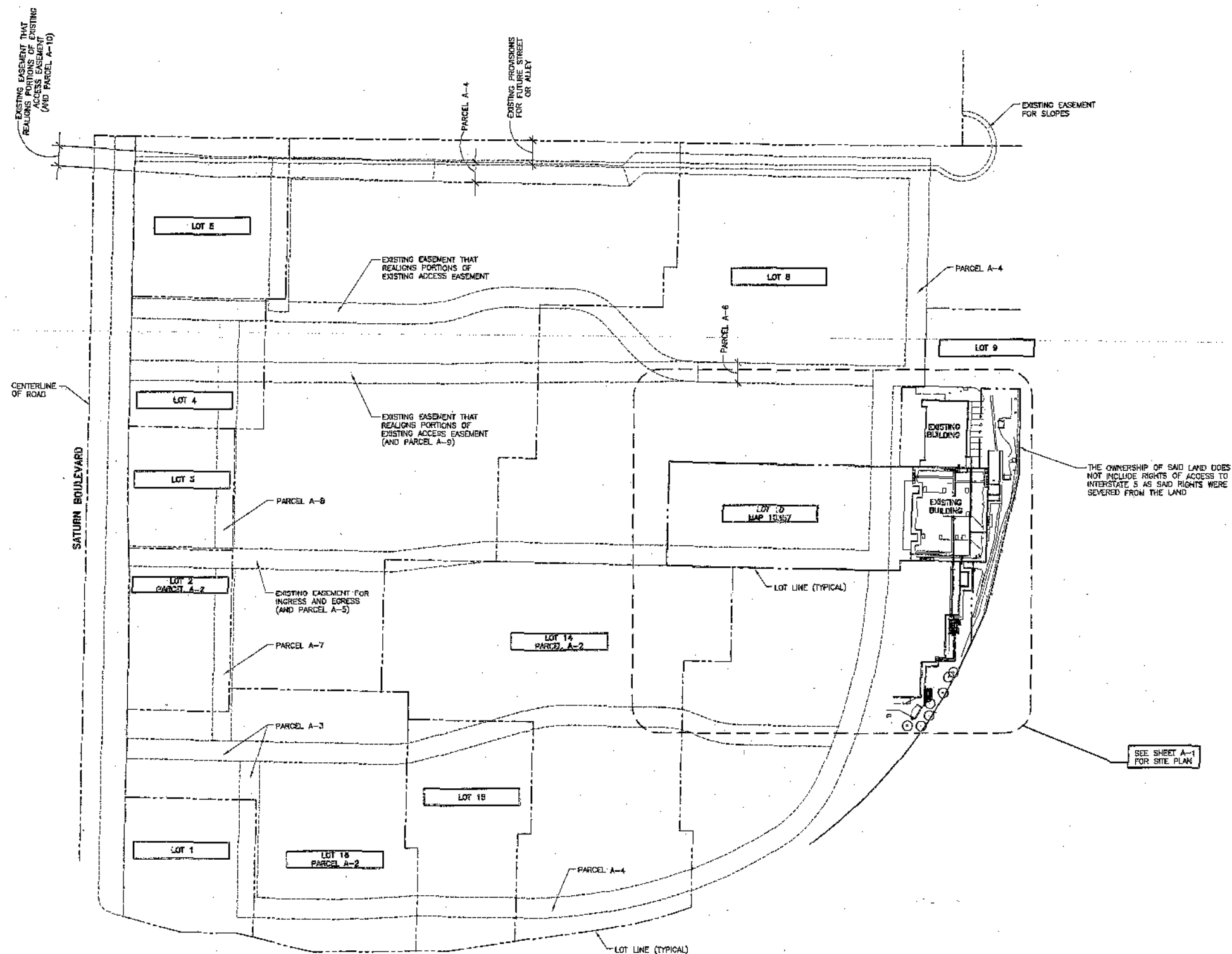
10/15/13	90% ZD (ss)
10/17/13	100% ZD (lc)
10/23/13	100% ZD REVISION 1 (rd)
01/13/14	100% ZD REVISION 2 (rd)
02/21/14	100% ZD REVISION 3 (lc)

SHEET TITLE

AREA PLAN

PROJECTS\VERIZON\13256

A-0



AREA PLAN

SCALE: 1" = 80'-0"





APPROVALS

AA/C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

SATURN BLVD

595 SATURN BOULEVARD
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

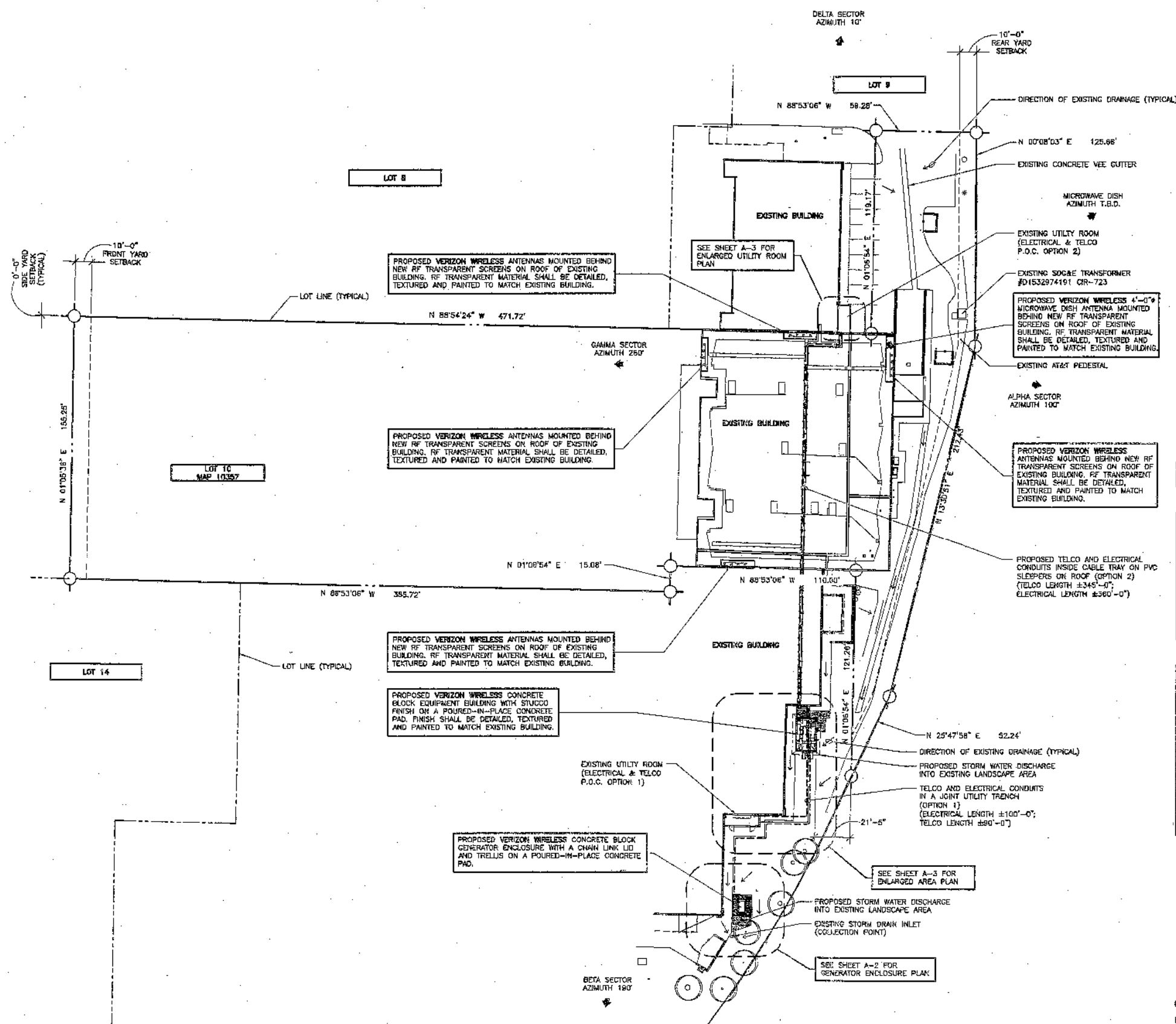
10/15/13	90% ZD (ae)
10/17/13	100% ZD (lc)
10/23/13	100% ZD REVISION 1 (rd)
01/13/14	100% ZD REVISION 2 (rd)
02/21/14	100% ZD REVISION 3 (lc)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\13252

A-1



Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's

I / we the undersigned, as Lessee of a portion of the property described as
595 SATURN BOULEVARD, SAN DIEGO, CA 92154
(Address or legal description)

understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Silt Control" and "Erosion Control" Buffs.

I certify to the best of my knowledge, that the pollster anticipated by the proposed bond rate is as follows:

- Sediment
- Nutrients
- Toxins & debris
- Oxygen Demanding Substances
- Oil & Grease
- Bacteria & Viruses
- Particulates

2/4/0 will incorporate the following byte size design:

- Maximize pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfacing
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Discharge roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system
- Preserve existing native trees and shrubs
- Protect all along their erosion.

Additional Notes:

- Minimize the use of pesticides
- Use a fluid irrigation system and landscape design, incorporating rain sensor devices and flow meters as needed.

We will maintain the above Standard Performance EBIT's for the duration of the lease.

Dwight Woods - Verizon Wireless

(print name)

Date 1-9-2008

NOTE: FOR ALL SITE DRAINAGE PATTERNS & COLLECTION/DISCHARGE POINTS, SEE SHEET A-1

DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED 0%
CUBIC YARDS OF CUT 48 CUBIC YARDS OF FILL 29
VOLUME OF FILL TO BE IMPORTED 2 CUYD EXPORTED 18 CUYD
AREA TO BE GRADED? 0 % OF SITE 0%
PROPOSED CUT SLOPE RATIO: 0 FILL SLOPE RATIO: 0
MAXIMUM HEIGHT OF: CUT SLOPE 0 FEET: FILL SLOPE 0 FEET

ENGINEERING 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 ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE Ongoing PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
4. PRIOR TO 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
5. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPPD). THE WPPD SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S SILVER WATER STANDARDS

ESSENTIALS.

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

BOUNDARY NOTE:

THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED.

SITE PLAN



BOOTH & SUAREZ
ARCHITECTURE INCORPORATED

225 CARLSBAD VILLAGE DRIVE SUITE DE
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 266-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

SATURN BLVD

595 SATURN BOULEVARD
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

DRAWING DATES

10/15/13	90% ZD (ss)
10/17/13	100% ZD (lc)
10/23/13	100% ZD REVISION 1 (rd)
01/13/14	100% ZD REVISION 2 (rd)
02/21/14	100% ZD REVISION 3 (lc)

SHEET TITLE

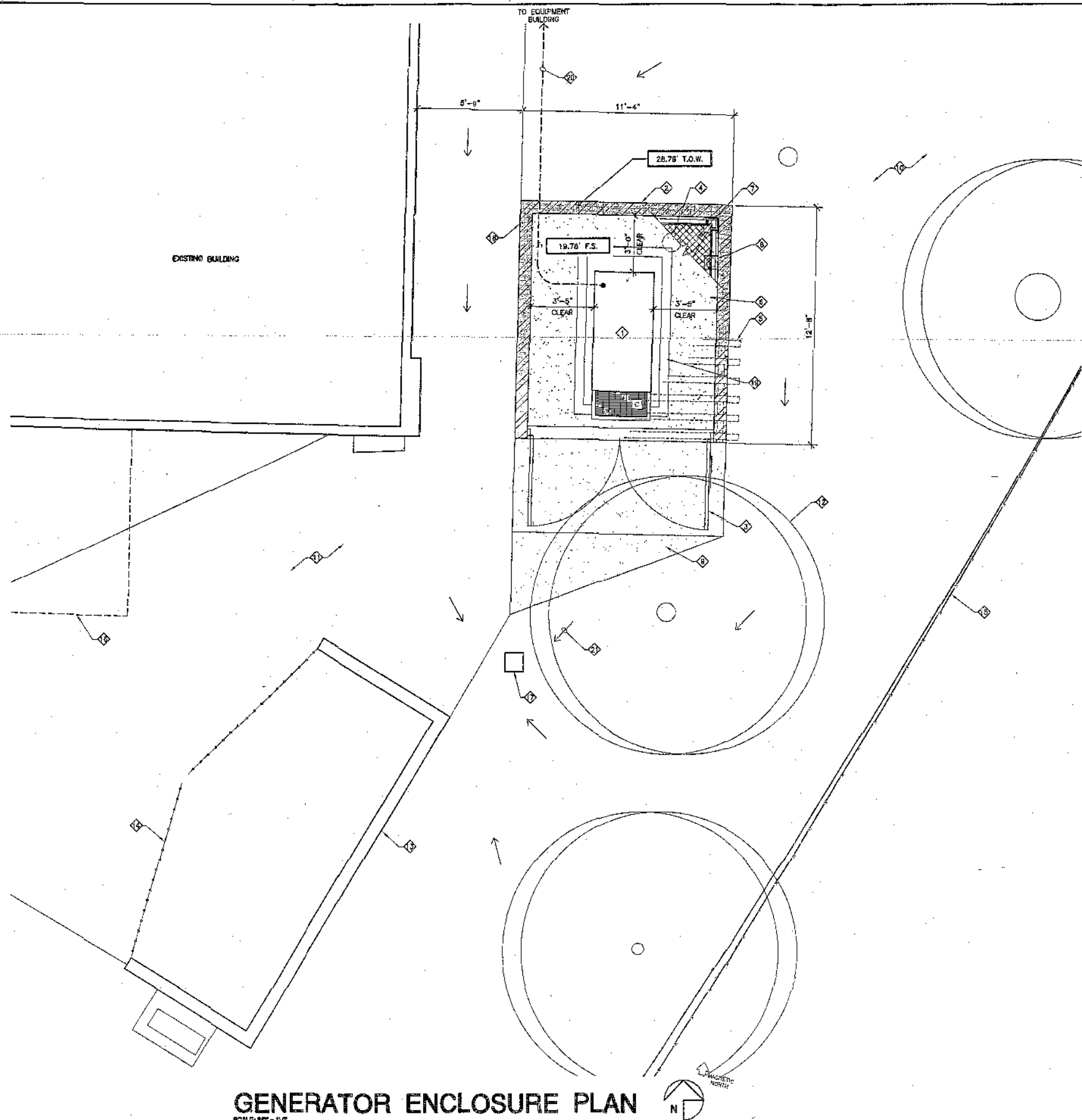
**GENERATOR
ENCLOSURE PLAN**

PROJECTS\VERIZON\13258

A-2

GENERATOR ENCLOSURE PLAN NOTES:

1. PROPOSED VERIZON WIRELESS 30KW ENCLOSED EMERGENCY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "GENERAC" S0030 GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 64 DBA AT A REFERENCE DISTANCE OF 25 FEET.
2. PROPOSED CONCRETE BLOCK WALL ENCLOSURE. FINISH AND PAINT TO MATCH EXISTING TRASH ENCLOSURE.
3. PROPOSED PAIR 4'-10" WIDE STEEL GATES W/ FRAME & SLOPADE.
4. PROPOSED DRYWELL.
5. PROPOSED TRELLIS.
6. INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND.
7. PROPOSED CHAINLINK LID.
8. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER INSIDE A NEMA 3R CABINET.
9. PROPOSED CONCRETE PAD.
10. EXISTING LANDSCAPE AREA.
11. EXISTING CONCRETE SIDEWALK.
12. EXISTING TREE (TYPICAL).
13. EXISTING CONCRETE BLOCK TRASH ENCLOSURE WITH TRELLIS.
14. EXISTING TRASH ENCLOSURE GATES.
15. EXISTING CHAINLINK FENCE.
16. EXISTING BUILDING OVERHANG.
17. EXISTING DRAIN INLET.
18. EDGE OF EXISTING CONCRETE SIDEWALK.
19. PROPOSED CONCRETE CONTAINMENT CURB.
20. PROPOSED ELECTRICAL CONDUIT TRENCH FOR GENERATOR, 1'-6" WIDE x 4'-0" DEEP.
21. DIRECTION OF EXISTING DRAINAGE (TYPICAL).



GENERATOR ENCLOSURE PLAN

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



BOOTH & SUAREZ ARCHITECTURE INCORPORATED

355 CALLE SAN VILLAGE DRIVE, SUITE 101
CARLSBAD, CA 92008 (760) 432-8474



PREPARED FOR

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 256-7000

APPROVALS	
ASC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IK	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
SATURN BLVD
585 SATURN BOULEVARD
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

DRAWING DATES	
10/15/13	90% CD (w)
01/17/14	100% CD REVISION 1 (r)
01/17/14	100% CD REVISION 2 (r)
02/25/14	100% CD REVISION 3 (g)

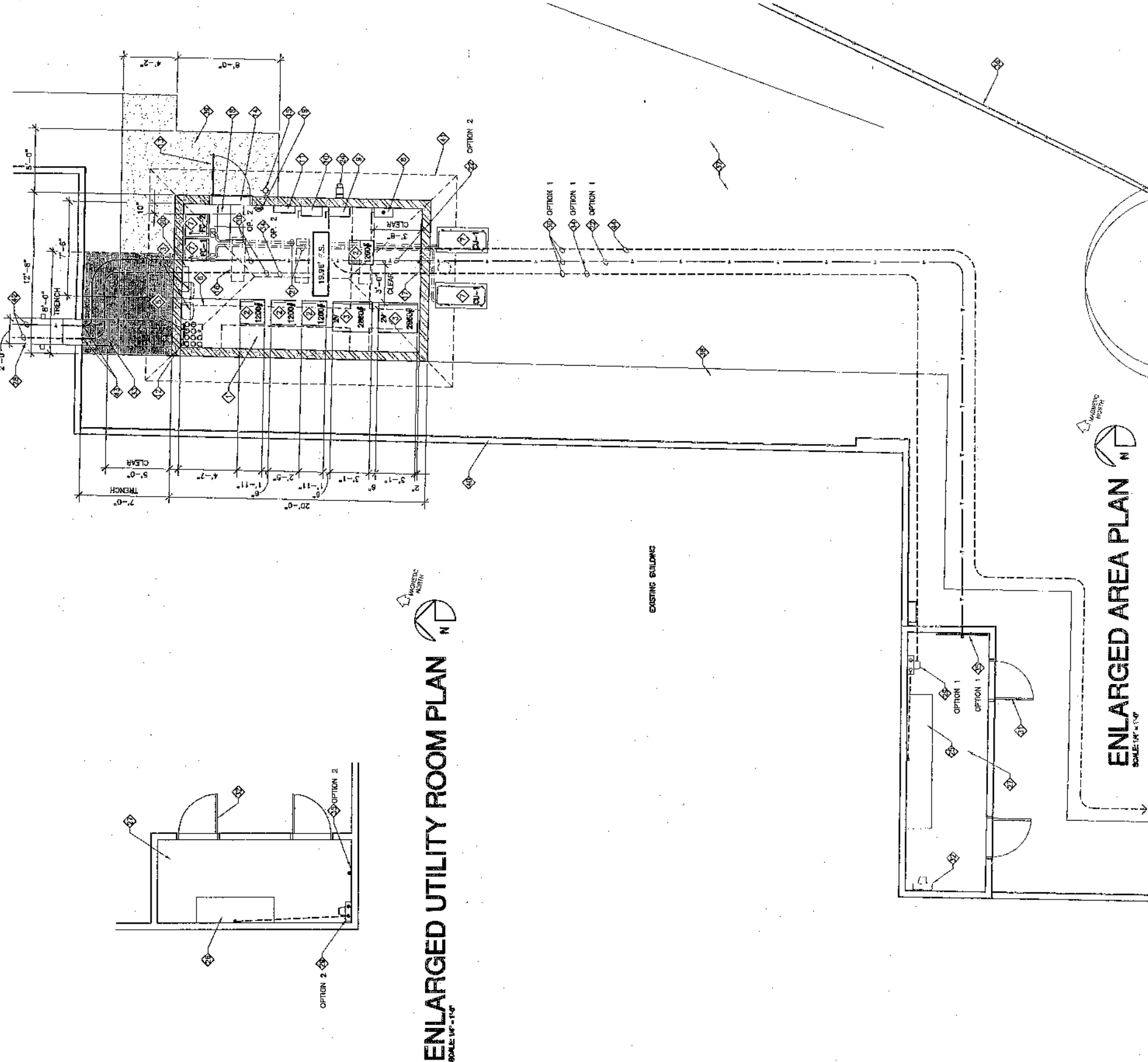
SHEET TITLE
**ENLARGED AREA PLAN
AND ENLARGED UTILITY
ROOM PLAN**

PROJECT: VERIZON\12559

A-3

EQUIPMENT FLOOR PLAN NOTES:

- PROPOSED VERIZON WIRELESS EQUIPMENT INSIDE A NEW CONCRETE BLOCK BUILDING WITH STUCCO FINISH
- PROPOSED VERIZON WIRELESS EQUIPMENT RACK, 23" WIDE X 84" HIGH X 23" DEEP, WEIGHT: 1200 LBS.
- PROPOSED VERIZON WIRELESS 2V BATTERY BACK, 37" WIDE X 37.5" HIGH X 27.5" DEEP, WEIGHT: 2860 LBS.
- PROPOSED RAYCAP DC SURGE PROTECTION UNITS UNISTRUT MOUNTED TO WALL ON HIGH (TYPICAL OF 2)
- PROPOSED (10) 4" CONDUITS FOR COAX CABLE AND (1) 1-1/2" FOR GROUND
- PROPOSED OVERHEAD 18" CABLE LADDER @ 4'-8" (SHOWN DASHED)
- PROPOSED AIR HANDLERS
- PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- PROPOSED ALUMINUM THRESHOLD
- PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- PROPOSED SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES (TYPICAL OF 3)
- PROPOSED WALL MOUNTED TELCO BOARD
- PROPOSED 12" X 12" X 1/8" VINYL FLOOR TILES EXCELON #51673 MONO WHITE WITH 4" COVER BASE
- PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- PROPOSED REFRIGERANT LINE ROUTING
- PROPOSED 4" TELCO CONDUIT TRENCH, 1'-8" WIDE X 4'-0" DEEP
- PROPOSED MECHANICAL UNITS MOUNTED ON A CONCRETE PAD (TYPICAL OF 2)
- PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- EXISTING 1200A, 208Y/120V, 3Ø, 4W ELECTRICAL SWITCHGEAR INSIDE UTILITY ROOM (PROPOSED ELECTRICAL P.O.C. OPTION 1)
- EXISTING 800A, 208Y/120V, 3Ø, 4W ELECTRICAL SWITCHGEAR INSIDE UTILITY ROOM (PROPOSED ELECTRICAL P.O.C. OPTION 2)
- EXISTING UTILITY ROOM
- PROPOSED COAX CABLE TRAY ON ROOF OR PAD SLEEPERS
- PROPOSED VERIZON WIRELESS ELECTRICAL METER MOUNTED TO WALL
- PROPOSED JOINT UTILITY TRENCH, 1'-8" WIDE X 4'-0" DEEP (ELECTRICAL & TELCO)
- EXISTING "DOOR" (TYPICAL)
- EXISTING ELECTRICAL METER
- PROPOSED COAX CABLE TRAY MOUNTED TO WALL, PROVIDE HEAD CLEARANCE
- PROPOSED ELECTRICAL CONDUIT TRENCH, 1'-8" WIDE X 4'-0" DEEP
- EXISTING TELCO M.P.O.E. INSIDE UTILITY ROOM (PROPOSED TELCO P.O.C.)
- EXISTING CHAIN LINK FENCE
- EXISTING LANDSCAPE AREA
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE PAD
- EXISTING PARAPET
- PROPOSED BUILDING OVERHANG
- PROPOSED TELCO AND ELECTRICAL ROUTING ON ROOF
- PROPOSED TELCO AND ELECTRICAL ROUTING MOUNTED ON WALL TO UNDERGROUND TRENCH
- PROPOSED ELECTRICAL CONDUIT FOR GENERATOR





APPROVALS

PROJECT NAME

595 SATURN BOULEVARD
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

DRAWING DATES

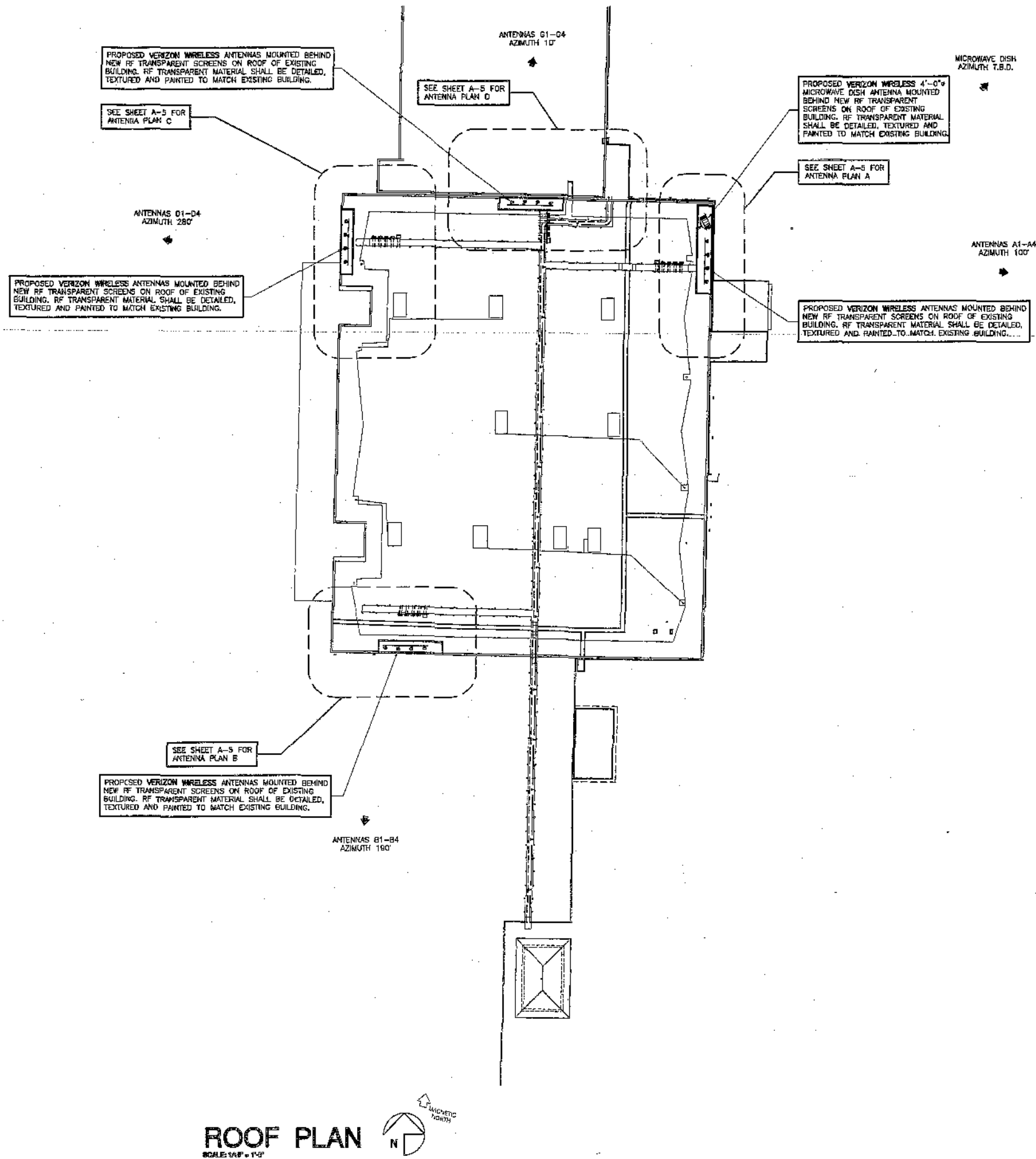
10/15/13	90% ZD (sa)
10/17/13	100% ZD (ic)
10/23/13	100% ZD REVISION 1 (rd)
01/13/14	100% ZD REVISION 2 (rd)
02/21/14	100% ZD REVISION 3 (ic)

SHEET TITLE

ROOF PLAN

PROJECTS\VERIZON\13255

A-4



BOOTH SUAREZ &

 ARCHITECTURE INCORPORATED
 305 CARLSBAD VILLAGE DRIVE SUITE D9
 CARLSBAD, CA 92008 (760) 434-8474


PREPARED FOR


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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

SATURN BLVD
 585 SATURN BOULEVARD
 SAN DIEGO, CA 92154
 SAN DIEGO COUNTY

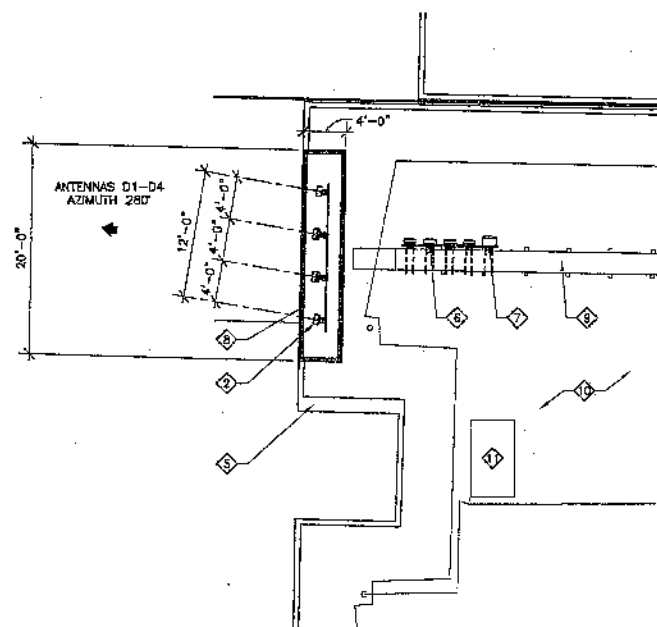
DRAWING DATES

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10/17/13	100% ZD (ic)
10/25/13	100% ZD REVISION 1 (rd)
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02/21/14	100% ZD REVISION 3 (ic)

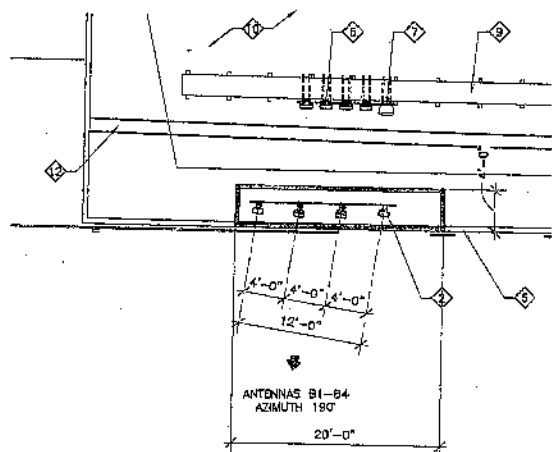
SHEET TITLE

ANTENNA PLANS

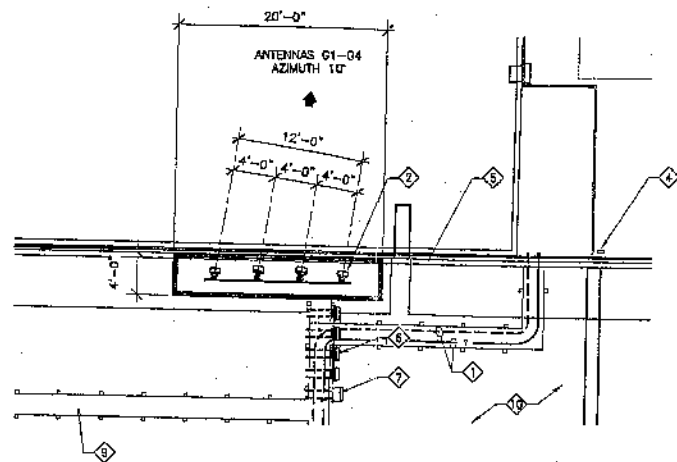
PROJECTS\VERIZON\13259

A-5**ANTENNA PLAN C**

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

**ANTENNA PLAN B**

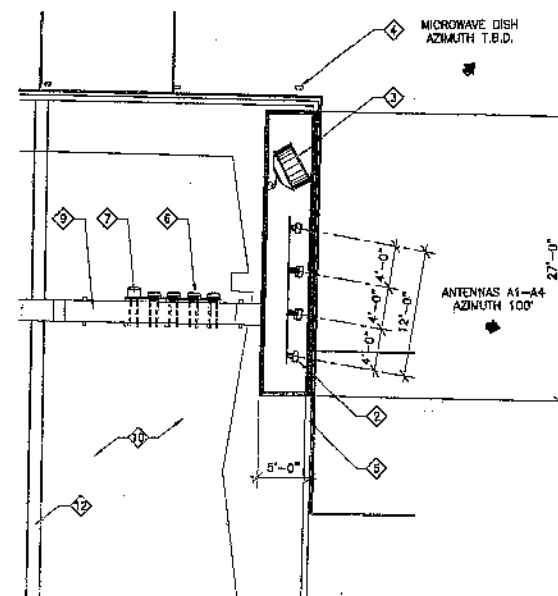
SCALE: 1/8" = 1'-0"

**ANTENNA PLAN D**

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

ANTENNA PLAN NOTES:

- 1 PROPOSED TELCO AND ELECTRICAL ROUTING INSIDE NEW CABLE TRAY ON PVC SLEEPERS (OPTION 2)
- 2 PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREEN
- 3 PROPOSED VERIZON WIRELESS 4'-0" x MICROWAVE DISH MOUNTED BEHIND NEW RF TRANSPARENT SCREEN
- 4 EXISTING ANTENNAS TO REMAIN (TYPICAL)
- 5 EXISTING PARAPET WALL
- 6 PROPOSED VERIZON WIRELESS RRU MOUNTED TO CABLE TRAY (TYPICAL OF 4 PER SECTOR)
- 7 PROPOSED RAYCAP DC SURGE PROTECTION UNIT MOUNTED TO CABLE TRAY
- 8 PROPOSED FRAMING FOR RF TRANSPARENT SCREEN (TYP.)
- 9 PROPOSED COAX CABLE TRAY ON 4 x 4 PVC SLEEPERS
- 10 EXISTING BUILT-UP ROOF
- 11 EXISTING ROOF TOP MECHANICAL EQUIPMENT TO REMAIN
- 12 EXISTING COAX CABLE TRAY

**ANTENNA PLAN A**

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

ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	DOWNTILT	SIGN ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	EAST	100°	0°	N/A	78" L x 15" W x 9.5" D	5 COAX, 2 HYBRID + RET CABLE	270'-0"	6'-0"	1-5/8"
ALPHA2					78" L x 15" W x 9.5" D				
ALPHA3					78" L x 15" W x 9.5" D				
ALPHA4					78" L x 15" W x 9.5" D				
BETA1	SOUTH	190°	0°	N/A	78" L x 15" W x 9.5" D	5 COAX, 2 HYBRID + RET CABLE	170'-0"	6'-0"	1-5/8"
BETA2					78" L x 15" W x 9.5" D				
BETA3					78" L x 15" W x 9.5" D				
BETA4					78" L x 15" W x 9.5" D				
DELTA1	WEST	280°	0°	N/A	78" L x 15" W x 9.5" D	5 COAX, 2 HYBRID + RET CABLE	280'-0"	6'-0"	1-5/8"
DELTA2					78" L x 15" W x 9.5" D				
DELTA3					78" L x 15" W x 9.5" D				
DELTA4					78" L x 15" W x 9.5" D				
GAMMA1	NORTH	10°	0°	N/A	78" L x 15" W x 9.5" D	5 COAX, 2 HYBRID + RET CABLE	240'-0"	6'-0"	1-5/8"
GAMMA2					78" L x 15" W x 9.5" D				
GAMMA3					78" L x 15" W x 9.5" D				
GAMMA4					78" L x 15" W x 9.5" D				
MICROWAVE DISH	T.B.D.	-	-	-	4'-0" DIAMETER	1	270'-0"	-	1 1/4"

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 225 CHILSBAD VILLAGE DRIVE SUITE D2
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
FF/OUT	DATE

PROJECT NAME

SATURN BLVD

555 SATURN BOULEVARD
 SAN DIEGO, CA 92154
 SAN DIEGO COUNTY

DRAWING DATES

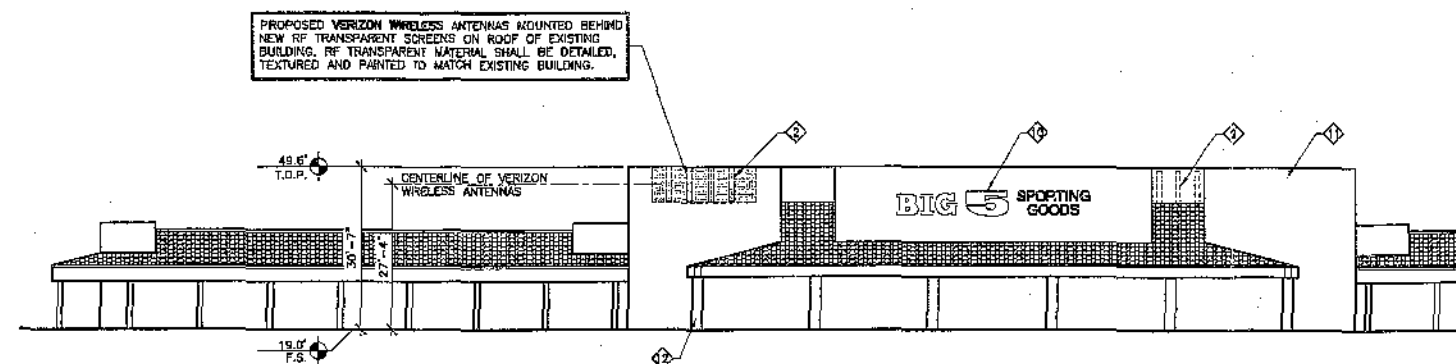
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10/17/13	100% ZD (lc)
10/23/13	100% ZD REVISION 1 (rd)
01/13/14	100% ZD REVISION 2 (rd)
02/21/14	100% ZD REVISION 3 (lc)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\VERIZON\13259

A-6

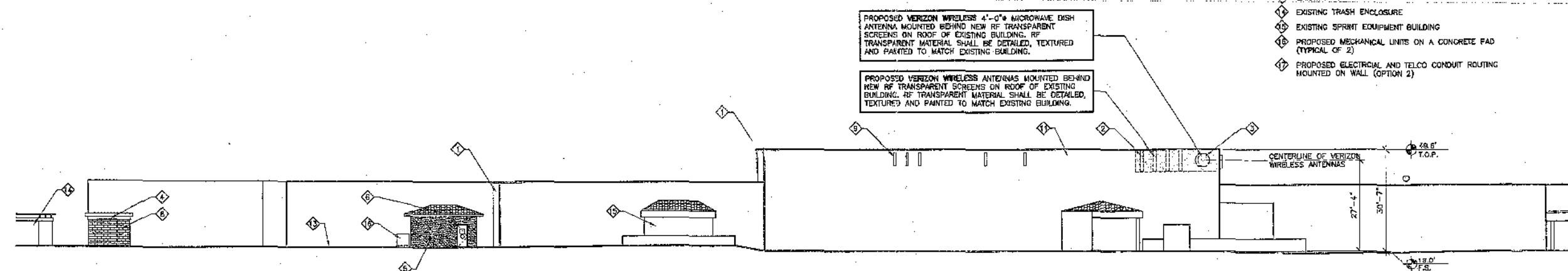


WEST ELEVATION

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

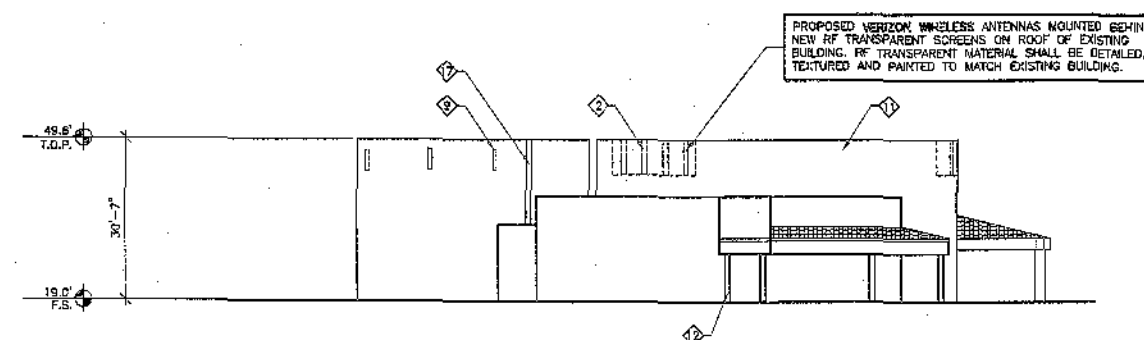
ELEVATION NOTES:

1. PROPOSED COAX CABLE TRAY MOUNTED ON WALL
2. PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREEN
3. PROPOSED VERIZON WIRELESS 4'-0" MICROWAVE DISH MOUNTED BEHIND NEW RF TRANSPARENT SCREEN
4. PROPOSED VERIZON WIRELESS ENCLOSED EMERGENCY GENERATOR WITH A DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD (SHOWN DASHED)
5. PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
6. PROPOSED E911/GPS ANTENNAS MOUNTED TO BUILDING FASCIA (TYPICAL OF 2)
7. PROPOSED PAIR 4'-10" WIDE STEEL GATES W/ FRAME & SIGNAGE
8. PROPOSED 9'-0" HIGH CONCRETE BLOCK SOUND WALL WITH STUCCO FINISH TO MATCH EXISTING (SHOWN SHADED)
9. EXISTING ANTENNAS TO REMAIN (TYPICAL)
10. EXISTING SIGNAGE
11. EXISTING BUILDING WALL
12. EXISTING COLUMN (TYPICAL)
13. EXISTING GRADE
14. EXISTING TRASH ENCLOSURE
15. EXISTING SPRINK EQUIPMENT BUILDING
16. PROPOSED MECHANICAL UNITS ON A CONCRETE PAD (TYPICAL OF 2)
17. PROPOSED ELECTRICAL AND TELCO CONDUIT ROUTING MOUNTED ON WALL (OPTION 2)



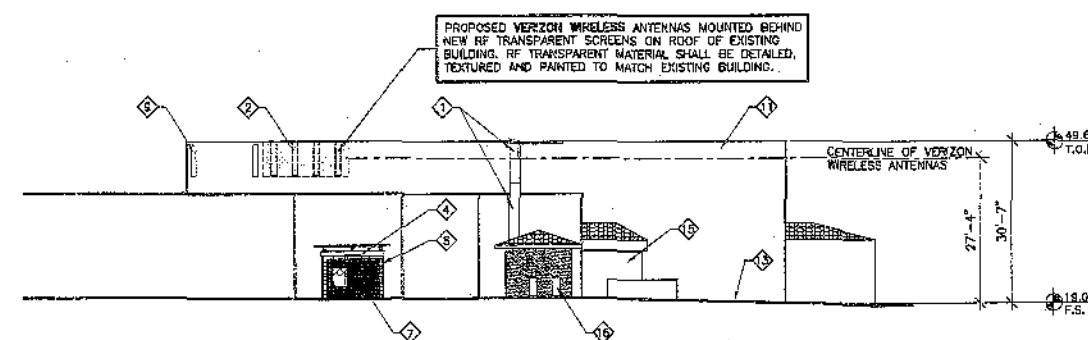
EAST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

Booth Suarez &
ARCHITECTURE INCORPORATED
288 CAMBRIDGE VILLAGE DRIVE SUITE 20
CAMBRIDGE, CA 95908 (760) 434-8474



PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92613-9707
(949) 266-7008

APPROVALS

APPROVAL	DATE
ABC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
UL/OUT	DATE

PROJECT NAME

SATURN BOULEVARD

585 SATURN BOULEVARD
SAN DIEGO, CA. 92154

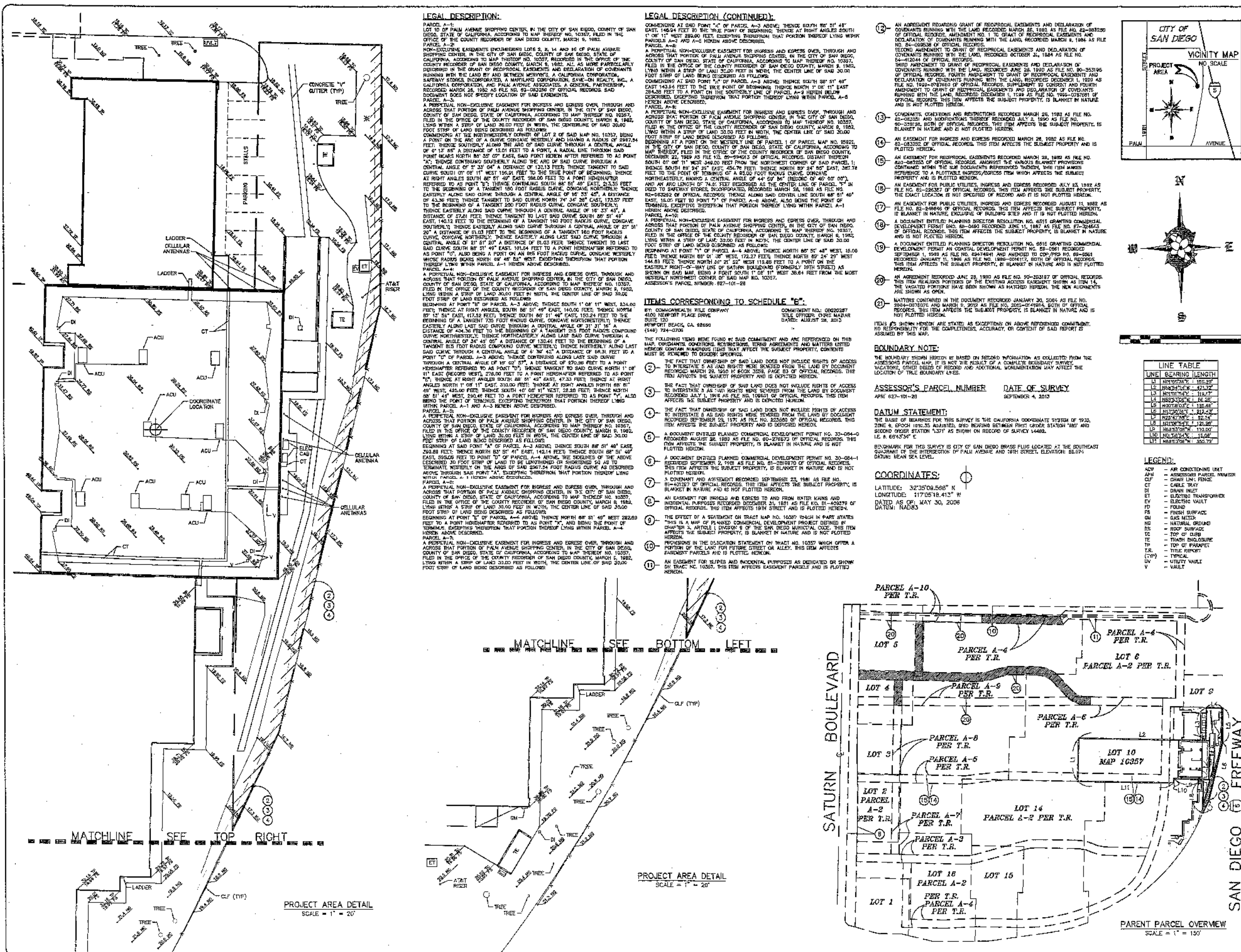
SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE

SITE SURVEY

PROJECT: VERIZON/17066

C-1

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES
12 March, 2014**

Members Present:

Dist. 1 John Swanson
Dist. 2 Sam Mendoza
Dist. 3 Ed Abraham
Dist. 5 Gabriel Uribe
Dist. 6 Maria Mendoza
Dist. 7 Robert Broomfield
Dist. 8 Edgar Gonzalez

Dist. 9 Jacki Farrington

Dist. 10 Bob Mikloski

Dist. 11 Albert Velasquez

Dist. 12 Carlos Sanchez

Dist. 13 Brian McGonagill

Dist. 14 Wayne Dickey

Dist. 15 Walt Zumstein

Dist. 16 Steve Schroeder

Members Absent:

Dist. 4 Diane Porter

Guests Present:*Ravi Saldanta, resident**Marcella Robles, resident**John Holder, guest**Coralie Zumstein, resident**Ruth Garcia, guest**Carole Beason, guest*

1. **Call to Order/Introduction of Members:** The meeting was called to order at 6:35 p.m. by Chair Albert Velasquez, at the Otay Mesa Nestor Branch Library. He welcomed all Board members and members of the community to the meeting of the Otay Mesa-Nestor Community Planning Group (OMNCPG).
2. **Approval of minutes** – A Motion was made by Walt Zumstein to approve the minutes of the November 13, 2013, OMNCPG meeting. The motion passed unanimously.
3. **Non-Agenda Public Comments:**
 - a. Walt Zumstein reported that he has observed bicycle riders being stopped by police.
 - b. Gabriel Uribe commented on the numerous lunch trucks parked for long periods around the South Bay area.
4. **SDPD Community Relations:** Officer Carlos Lacarra, clacarra@pd.sandiego.gov (619) 424-0440. No report.
5. **Council District 8 Report:** Vivian Moreno, vmoreno@sandiego.gov (619) 533-6394.
 - a. The City of San Diego has about \$28 million in surplus money.
 1. The City Council intends to direct this money to:
 - a. Additional Police and Lifeguard equipment.
 - b. Construction of a temporary fire station in Council District 4.
 - c. Improve the City website.
 - b. Councilmember Alvarez will have office hours at the Otay Mesa Nestor Library on March 21st from 10 am to 12 pm.
 - c. There will be a Women's Resource Fair on March 15, 2014, at the Golden Hall in downtown San Diego, from 8:30 am to 2:30 pm

6. **Sub-Committee Reports:** Traffic Calming, Project Review, Public Facilities Financing Plan. No reports.
7. **Action Item:** The chair will entertain a motion to approve the following project: Verizon Wireless PTS#348557. Installation of wireless antennas behind the parapet on the roof of an existing building located at 595 Saturn Blvd. In addition, other associated antenna equipment is proposed to be placed on grade behind a walled enclosure designed to match the existing buildings. Contact: Kerrigan Diehl, PlanCom, Inc., 760-587-3003 kerrigan.diehl@plancominc.com

Voting result: item approved

8. **Informational Item:** City of San Diego Verizon Wireless No. 330113: In Berry Park, a City of San Diego City Park, located in the 2100 block of Leon Avenue, Verizon is proposing the following: construction of a 30' tall bell tower, housing 12 antennas and RRU's, in the northeast corner of the property. Also, the proposal includes the construction of a 350 square foot structure housing the radio and power equipment, with a 200 sq. ft. masonry wall enclosure housing a 30K generator on the south side, adjacent to an existing building. Contact: Doug Munson, Senior Planner 760-390-7727 doug.munson@mmtelecominc.com

This project was referred to the Project Review subcommittee for further review.

9. **Informational Item:** City of San Diego Palm Plaza No. #327653. On the edge of the Montgomery High School football field, located at 3250 Palm Ave San Diego, CA 92154, Verizon Wireless is proposing the following: remove and replace (3) LTE panel antennas on an existing light pole telecommunications facility. The purpose of this facility is to provide wireless communications coverage as well as enhanced emergency 911 services. Contact: Brooke E. Williams, 619-260-0813 brooke@briancookandassociates.com

This project was referred to the Project Review subcommittee for further review.

8. **Chair's Report:** No report.
9. **City Planner's Report:** Michael Prinz, mprinz@sandiego.gov (619) 533-5931: no report
10. **Adjournment:** 7:45 p.m.

Respectively submitted by John Swanson, Secretary

Verizon Wireless Saturn Blvd
PROJECT CHRONOLOGY
PTS #348557 INT #24004229

Date	Action	Description	City Review	Applicant Response
11.21.2013	First Submittal	Project Deemed Complete		
12.13.2013	First Assessment Letter		22 days	
01.15.2014	Second Submittal			33 days
02.20.2014	Second Assessment Letter		36 days	
02.26.2014	Third Submittal			6 days
04.04.2014	All issues resolved		37 days	
05.22.2014	Planning Commission Hearing		48 days	
Total Staff Time:		Including City Holidays and Furlough	143 days	
Total Applicant Time:		Including City Holidays and Furlough		39 days
Total Project Running Time:		From Deemed Complete to PC Hearing	182 days	



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit

☒ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☒ Other WCP - Telecom

Project Title

Project No. For City Use Only

VZ: "Saturn Blvd"

Project Address:

595 Saturn Boulevard, San Diego, CA 92154

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

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

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: VZ: Saturn Blvd.	Project No. (For City Use Only)
---	--

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

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☒ No

Corporate/Partnership Name (type or print): SPP Corp; Davis Jack W LLC; Krasnoff Albert W LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 1241 State Street 3555 5th Ave Ste 100 City/State/Zip: San Diego, CA 92103 Phone No: _____ Fax No: _____ 619-692-9092 Name of Corporate Officer/Partner (type or print): MICHAEL J. McPHEE Title (type or print): President Signature: _____ Date: _____, 2013	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date: _____

SITE JUSTIFICATION
Verizon "Saturn Blvd"
595 Saturn Boulevard
San Diego, CA 92154

PROJECT DESCRIPTION

The project proposes to install a WCF for Verizon Wireless located at 595 Saturn Blvd. The project will consist of the installation of (16) panel antennas, (16) Remote Radio Units and a MW dish façade mounted to an existing building. Associated equipment and emergency back-up generator to be located at grade in the rear of the commercial center adjacent to the I-5 southbound within CMU enclosures designed to match the existing building.

The property is zoned CC-1-13/CC-2-3.

SITE DESIGN

More specifically, the antennas will be configured with 4 sectors of 4 antennas and 4 RRUs at each sector. The antennas will be placed on the north, south, east and west building elevations. The associated equipment necessary to operate the facility including an emergency back-up generator will be located at grade within a 12'x20' indoor equipment enclosure designed to match the center. The emergency back-up generator is located within its own separate 11'x12' CMU enclosure. The antenna design uses a preferred City mounting guideline while the equipment is located at the center's rear so that it is not visible from public views. Additionally, any views from I-5 are insulated by the site's own landscape trees along with the trees located directly east of the site along the freeway right of way.

PREFERENCE 3 LOCATION:

The project is a Preference 1 location but a process 2 design given that the proposed equipment with the inclusion of the generator exceeds the 250 sf equipment footprint requirement.

However we believe that the facility as designed is consistent with all relevant regulations and will be well integrated and naturally screening from vantage points or surrounding properties.

CO-LOCATION OF WIRELESS FACILITIES

There are two existing wireless carriers at this site: AT&T and Sprint.

Saturn Blvd
595 Saturn Blvd
San Diego, CA 92154

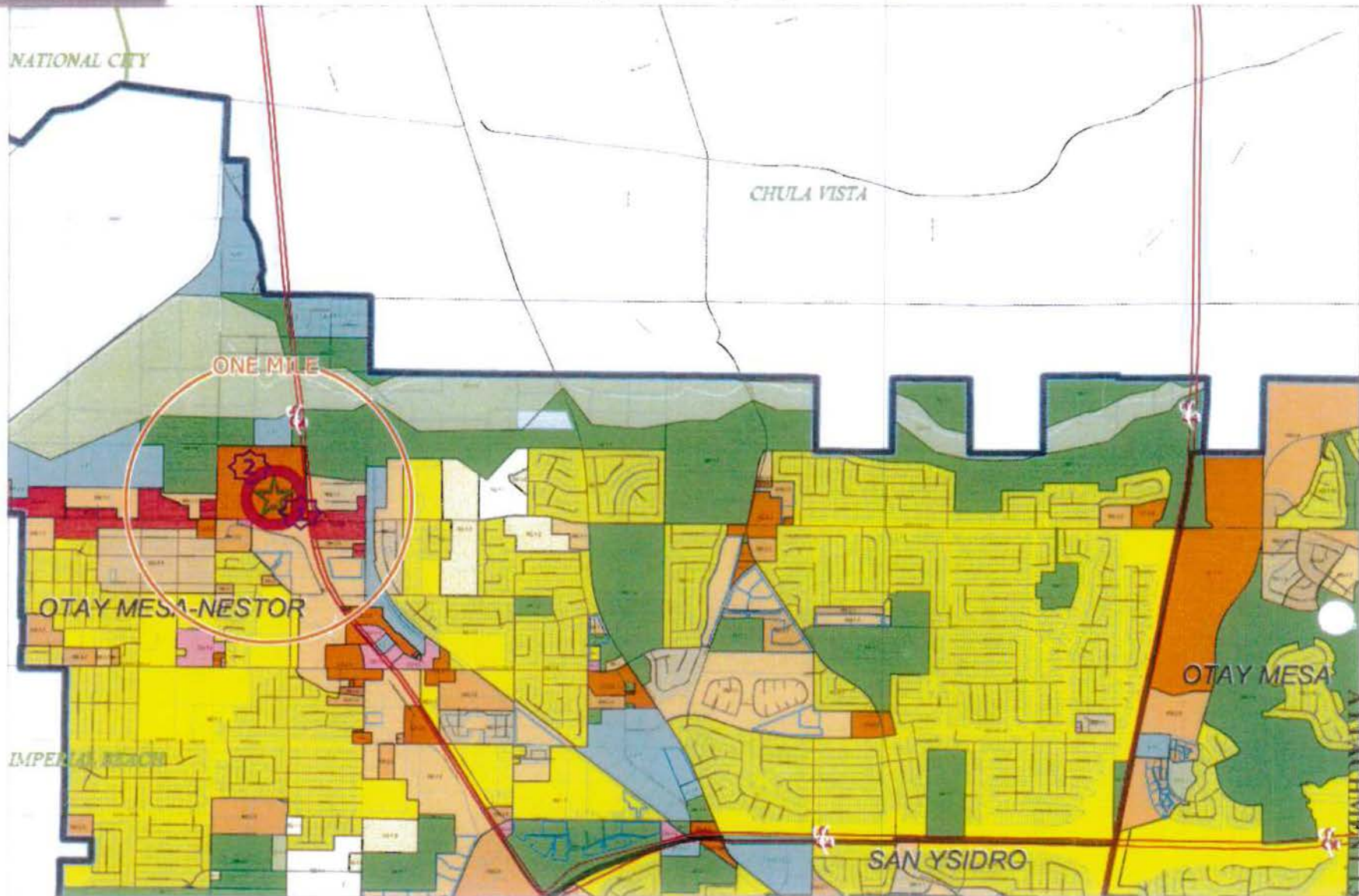


Official Zoning Map

Legend

- Search Ring
- Selected Site
- Existing sites within 1 mile radius:
No sites within 1 mile
- Alternative Sites:
 1. Wal Mart
575 Saturn Blvd
Southland Plaza,
San Diego, CA 92154
 2. Home Depot
525 Saturn Blvd
Southland Plaza,
San Diego, CA 92154

Legend	
	City of San Diego Boundary
	Community Plan Areas
	Parcels
Zoning	
Color	Zone Name
	AG-1
	AG-2
	AG-3
	AG-4
	AG-5
	AG-6
	AG-7
	AG-8
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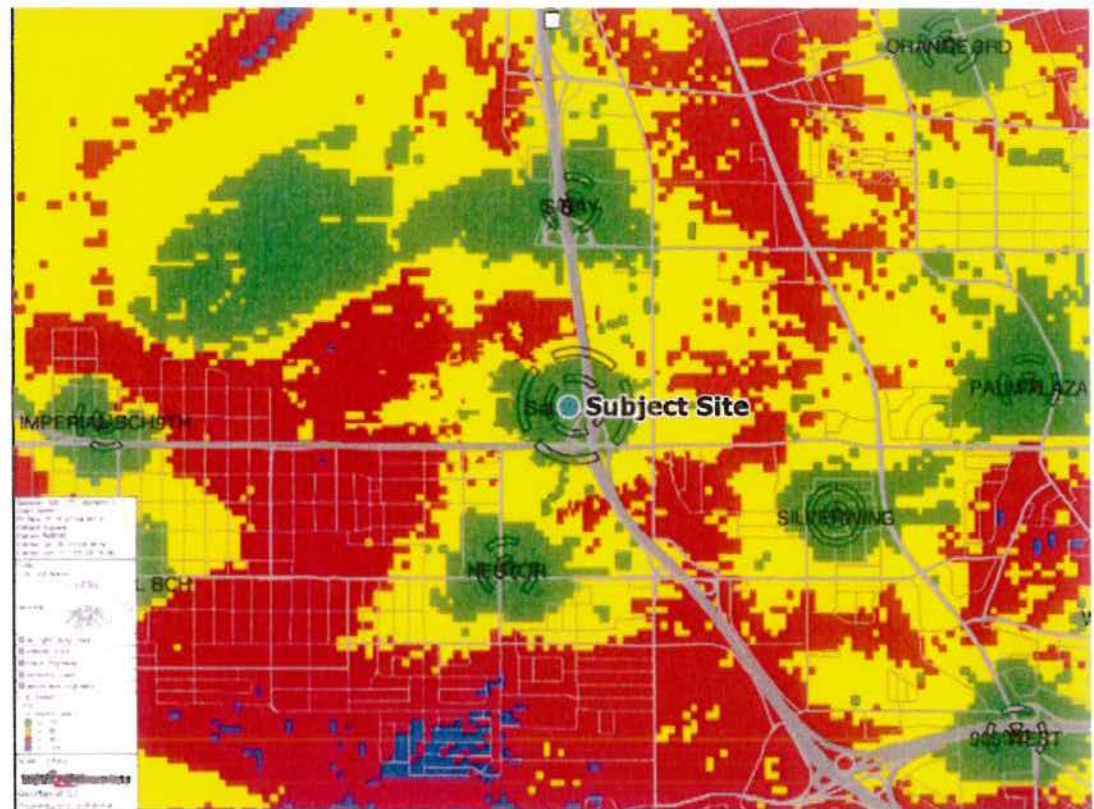
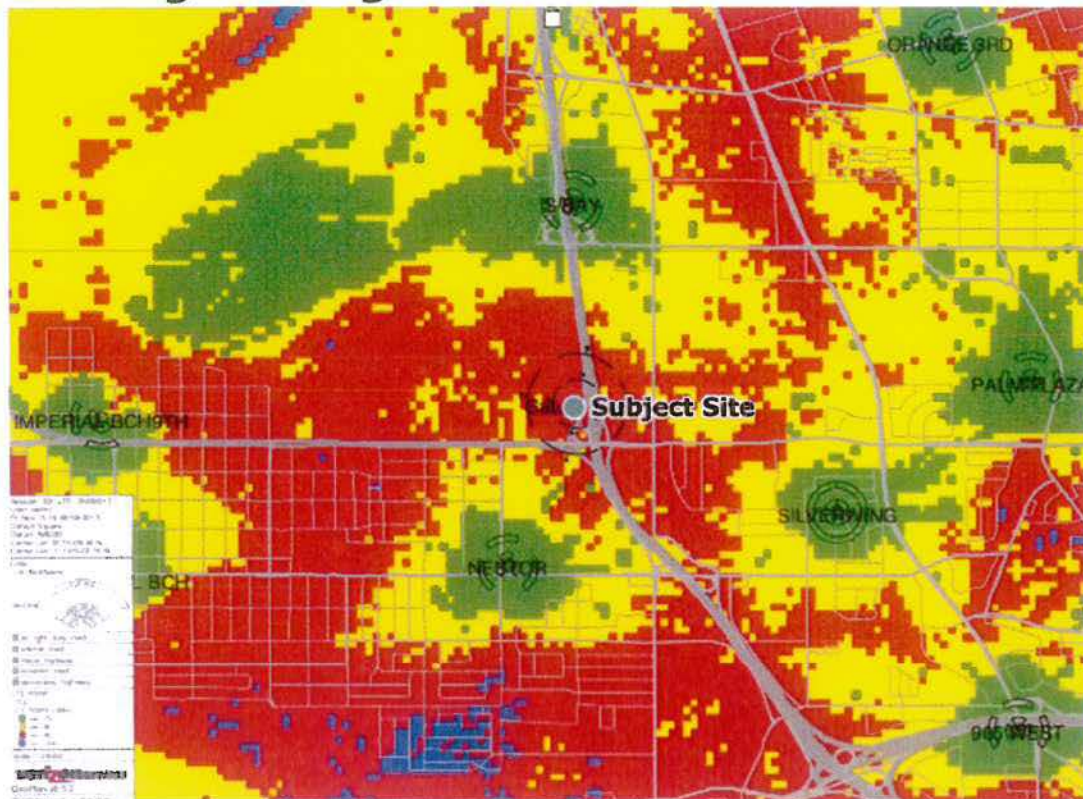
City of San Diego
Development Services Department

GRID TILE: 6
GRID SCALE: 800
DATE: 11/22/2005

Saturn Blvd
595 Saturn Blvd
San Diego, CA 92154



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A NEW DIGITAL PCS COMMUNICATIONS FACILITY

Verizon Wireless
"Saturn Blvd"
595 Saturn Boulevard
San Diego, CA 92154

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Kerrigan Diehl, Planning Consultant
(619) 223-1357

November 15, 2013



Aerial View of Subject Site



Looking North



Looking South



Looking East



Looking West



North Elevation



East Elevation



Southwest Elevation



South Elevation (Gen located behind trash enclosure – not visible)



West Elevation



Equipment Location

DRAFT FINDINGS

Verizon Wireless "Saturn Blvd"

FINDINGS:

NEIGHBORHOOD USE PERMIT & NEIGHBORHOOD DEVELOPMENT PERMIT

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

The project has been designed not to impact the existing uses on site or surrounding land uses identified in the community Plan. The antennas are recessed behind FRP screening along the rooftop parapet to integrate with the existing building's roofline and to match Sprint's recent approval. The project is proposed on a property and building with an established telecom use on site. The recessed antennas allow the project to be more integrated with the existing architecture in order to achieve better visual integration as recommended by the LDC and wireless guidelines. The proposed equipment has been designed to meet established noise, footprint needs of the applicant and complement the site's overall design aesthetic. The project as designed will not adversely affect the relevant community or land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities.

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.

The proposed wireless communication facility will comply with all of the relevant regulations of the underlying zone and Land Development Code. LDC Section 141.0420(g)(1) and 141.0420(g)(2) requires that WCFs utilize concealment when and where possible. The recessed antennas behind the modified parapet directly meet this section of the LDC. The project does not propose any deviations however a Neighborhood Development Permit is necessary in lieu of a Limited Use Permit in order for the equipment footprint to exceed 250sf. Telecom is an established use on site and the redesigned antennas allow the project to be more integrated with the existing architecture to achieve better visual integration as recommended by the LDC and wireless guidelines.

The proposed antenna installation is fully concealed and the associated equipment and generator locations are located completely behind an existing commercial retail building. As such the proposed site does not and will not impact the public access and recreation policies of the California Coastal Act.

DRAFT FINDINGS

Verizon Wireless "SATURN BLVD"

FINDINGS:Coastal Development Permit - Section 126.0708

1. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The proposed modifications will not encroach upon any existing physical access way that is legally used by the public or any proposed access way identified in a Local Coastal Program land use plan. The entire project is located private property and all equipment and ancillary equipment are entirely within the site's property lines. The antenna design will be behind modified portions of the rooftop parapet so that antennas and cabling will not be visible from public views. Additionally, the proposed equipment enclosure is located directly behind the existing building not within any view sheds. The proposed WCF will provide wireless coverage in the area in a manner that is effectively integrated with the surroundings. The WCF will not impact views to and along the ocean or other scenic coastal areas especially in light of the concealed design.

2. **The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project is located in a commercial strip center on a previously developed parcel. Therefore the project will not adversely affect environmentally sensitive lands.

3. **The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The proposed WCF is in conformity with the Local Coastal Program. The site is currently located on a previously developed retail commercial building. Additionally, this WCF is located on a site with an established telecommunications use and the concealed design results in a more integrated visual aesthetic as the antennas will be screened from public views. The antennas as indicated are concealed and the equipment location behind the existing building will not obstruct ocean views.

4. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 7, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: May 22, 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: PLANNED DEVELOPMENT PERMIT & COASTAL
DEVELOPMENT PERMIT
ENVIRONMENTAL EXEMPTION/PROCESS 4

PROJECT NUMBER: 348557
PROJECT NAME: VERIZON WIRELESS SATURN
APPLICANT: Shelly Kilbourn

COMMUNITY PLAN AREA: Otay Mesa Nestor
COUNCIL DISTRICT: 8

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5984, Stse@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 to install a new Wireless Communication Facility (WCF) located at 595 Saturn Boulevard in the CC-1-3 zone of the Otay Mesa Nestor Community Plan area and Council District 8. This WCF consists of twelve antennas concealed behind the rooftop parapet, one 253 square foot equipment enclosure and one emergency generator located inside a 144 square foot enclosure. The project requires a Coastal Development Permit (CDP) and a Planned Development Permit (PDP) consolidated Process 4, Planning Commission decision.

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 www.sandiego.gov/development-services 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 April 7, 2014 and the opportunity to appeal that determination ended April 21, 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 Support Services at (619) 321-3208 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: 24004418

Revised 10-4-12 HMD-