

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED:	May 15, 2014 REPORT NO. PC-14-036
ATTENTION:	Planning Commission, Agenda of May 22, 2014
SUBJECT:	VERIZON WIRELESS – SOUTHCREST PROJECT NO. 258750, PROCESS 4
OWNER/ APPLICANT:	Rosario & Maria Padilla, Trustees & Carlos Padilla Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 1490 South 43rd Street in the Southeastern San Diego Community Plan area?

Staff Recommendation(s): APPROVE Planned Development Permit (PDP) No. 922050.

<u>Community Planning Group Recommendation</u>: On April 14, 2014, the Southeastern San Diego Planning Group voted 9-1 to support the proposed WCF (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 March 26, 2014, and the opportunity to appeal that determination ended April 10, 2014. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303 (New Construction or Conversion of Small Structures) (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 Planned Development Permit (PDP) application proposes to install a Wireless Communication Facility at 1490 South 43rd Street in the Southeastern San Diego Planned District CT-2 (SESDPD-CT-2) zone of the Southeastern San Diego Planning area (Attachments 1, 2 & 3). This collocation property currently consists of four existing wireless carriers (AT&T, Cricket, T-Mobile and Sprint) concealed within multiple rooftop faux chimneys. Pursuant to Land Development Code Section 1519.0304, the proposed equipment enclosure associated with this WCF design is located within the required 15-foot side yard setback resulting in a deviation and the need for a PDP. The WCF is located on an existing commercial property with commercial use to the north and to the west, and residential uses to the south and to the east (Attachment 14).

Project Description:

This WCF proposes to install twelve (12) antennas, twelve (12) Remote Radio Units (RRUs) and a microwave dish inside a combination of a faux chimney and two rooftop cupolas. The proposed faux chimney with the two rooftop caps will be located between two other existing faux chimneys to establish a consistent design. The proposed faux chimney shares the same dimensions as the others and will be painted to match. The two shorter cupolas located toward the rear of the building will also be painted and detailed to match the existing building surface. The equipment associated with this WCF is located inside a 250-square foot equipment room fronting South 43rd Street. The equipment room is appropriately set back from the sidewalk and as a whole enhances the original building façade by incorporating key features (such as the color palette, trim, and wood siding) from the original building design (Attachment 8).

The WCF Regulations and Council Policy 600-43 encourages wireless providers to locate WCFs away from residential uses and other sensitive uses by providing lower permit process levels in commercial and industrial zones. Being located in a commercial zone would normally require a ministerial Process 1 review. However, an application for a PDP is required because the equipment associated with the project is located within the 15-foot side yard setback.

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 concealed within a combination of a faux chimney and two rooftop cupolas, painted and detailed to match the building surface consistent with the Southeastern San Diego Planning Group's recommendation. The proposed equipment enclosure was also designed to appear as part of an extension to the original building architecture by incorporating the color palette, trim, and wood siding along the facade facing South 43rd street.

Community Plan Analysis:

While the Southeastern San Diego 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 concealing the wireless facilities behind the proposed building features designed to integrate and blend in with the existing building architecture; and by incorporating recommendations from City staff and the community planning group to minimize the overall bulk and scale and to preserve the existing landscape buffer between the commercial and residential properties. The project resulted in an aesthetically pleasing and respectful design for the neighborhood. The design of the equipment enclosure will appear as part of the original building architecture and will conceal the equipment, the air conditioning units and the cable tray (normally minimally visible) from the public view.

On April 14, 2014 the Southeastern San Diego Planning group voted 9-1 to support the proposed design. The item was placed on the consent agenda after the project was redesigned to address both the City staff and the Southeastern San Diego Project Review Committee's concerns. The equipment was relocated to the current location to preserve the existing landscape buffer between the residential and commercial properties, north of the site location. Revisions to avoid the "massiveness" of any rooftop structures resulted in three shorter rooftop features (a faux chimney and two rooftop cupolas). Each of these elements will be painted and detailed to match the existing architecture of the building by utilizing the color palette, trim, and wood siding where appropriate for a fully integrated design.

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 1519.0304 15-foot side yard setback requirement. The proposed deviation to locate the equipment within the required side yard setback can be supported by staff since the enclosure design and location addresses both the regulations requirement for integration and the community planning groups concerns for any designs impacting the landscaping buffer. Additionally, the proposed equipment enclosure improves the existing building façade by extending the building features along South 43rd Street resulting in a better overall appearance in comparison to the original transition. This, combined with the ability to produce a design that integrates and conceals the entire WCF appropriately justifies staff's support.

ALTERNATIVE

- 1. Approve Planned Development Permit No. 922050, with modifications.
- 2. Deny Planned Development Permit No. 922050, 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

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 Recommendation
- 11. Project Chronology
- 12. Ownership Disclosure Statement
- 13. Site Justification
- 14. Site Photos
- 15. Draft Findings
- 16. Notice of Planning Commission

Simon Tse Project Manager Development Services Department





Aerial Photo

<u>Verizon Wireless Southcrest - Project No. 258750</u> 1490 South 43rd Street, San Diego, CA 92113









Project Location Map

<u>Verizon Wireless Southcrest - Project No. 258750</u> 1490 South 43rd Street, San Diego, CA 92113



	P	ROJECT DATA SH	IEET	
PROJECT NAME:		Verizon V	Wireless Southcrest	
PROJECT DESCRIPTIO	N:	antennas and twelve (12) Rem inside a combination of a faux	ility (WCF) consisting of twelve (12) note Radio Units (RRUs) concealed x chimney and two rooftop cupolas. 0-square feet equipment enclosure.	
COMMUNITY PLAN AR	REA:	Se	outheastern	
DISCRETIONARY ACTIONS:		Planned Development Permit		
COMMUNITY PLAN LA USE DESIGNATION:	ND	Commercial		
	(5	SESDPD-CT-2) ZONING INF	FORMATION:	
FRONT S	SETBAC	CK: 15-feet		
ADJACENT PROPERTIES:	LA	ND USE DESIGNATION & ZONE	EXISTING LAND USE	
NORTH:	С	ommercial/SESDPD-CT-2	Commercial	
SOUTH:	Res	sidential/SESDPD-MF-3000	Residential	
EAST:	Res	sidential/SESDPD-MF-1500	Residential	
WEST:	С	ommercial/SESDPD-CT-2	Commercial	
DEVIATIONS OR VARIANCES REQUESTED:		ation to locate the equipment er red 15-foot side yard setback.	nclosure within the SESDPD-CT-2	
COMMUNITY PLANNING GROUP RECOMMENDATION:	1.00	pril 14, 2014, the Southeastern p voted 9-1 to support the prop	San Diego Community Planning osed WCF. (Attachment 11).	

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PLANNING COMMISION RESOLUTION NO. PLANNED DEVELOPMENT PERMIT NO. 922050 VERIZON WIRELESS SOUTHCREST PROJECT NO. 258750

WHEREAS, **ROSARIO AND MARIA PADILLA**, **TRUSTEES OF PADILLA**, **TRUSTEES OF THE PADILLA LIVING TRUST AND CARLOS PADILLA**, Owner and **VERIZON WIRELESS**, Permittee, filed an application with the City of San Diego for a permit to install a new Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 922050.

WHEREAS, the project site is located at 1490 South 43rd Street in the SESDPD-CT-2 zone of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as Parcel A of Southcrest Park Plaza in the City of San Diego, County of San Diego, State of California, according to map thereof no. 13168, filed in the Office of the County Recorder of San Diego County on November 22, 1994.

Parcel B: Non-exclusive easements and rights-of-way as conveyed, set forth and described in the certain declaration of restrictions and grant of easements, recorded December 2, 1994 as instrument no. 94-639092 of Official Records, in the Office of the County Recorder of San Diego County, California.

WHEREAS, on May 22, 2014, the Planning Commission of the City of San Diego considered Planned Development Permit No. 922050 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 26, 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 or Conversion of Small Structures) 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

Findings for all Planned Development Permits

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

The City of San Diego General Plan Section UD-A.15 purpose and intent is to minimize the visual impacts of wireless facilities with the following requirements:

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

This WCF has been designed to completely conceal twelve antennas, twelve Remote Radio Units (RRUs), a microwave dish and the associated equipment inside new building features designed to integrate with the architecture of the existing commercial plaza. The antennas and the RRUs are placed inside a combination of one faux chimney and two rooftop cupolas, designed to replicate the building's color palette and wood siding. Fiberglass Reinforced Panel (FRP) materials will be used to design these features to allow the antennas to operate without any interference. Over the years, FRP materials have been used successfully to screen antennas inside building features as a camouflaging technique to hide and blend the WCF into a surrounding area. This often results in designs that are aesthetically pleasing and respectful of the neighborhood context as reflected in the proposed Verizon Wireless Southcrest project.

The proposed 250-square foot equipment enclosure is located on the east side of the commercial plaza, fronting South 43rd Street. The design of the equipment enclosure would appear as part of the original building architecture and would conceal the equipment, the air conditioning units and the cable tray (normally minimally visible) from the public view. The proposed design and equipment location was in response to the Southeastern Community Planning Group (CPG) Project Review Committee whom expressed concerns of the removal of any mature landscaping in between the two properties. As a result, the applicant relocated their equipment to the current location which will also enhance the building façade by extending the building features along South 43rd street. On April 14, 2014, the Southeastern CPG placed the item on the consent agenda and voted 9-1, noting that the project no longer impacted the landscape buffer. The Southeastern San Diego Community Plan does not address WCF as a land use however, the project as designed complies with the City of San Diego General Plan and the proposed design will 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 twelve (12) antennas, twelve (12) RRUs and a microwave dish concealed inside a combination of one faux chimney and two rooftop cupolas behind FRP materials, painted and detailed to match the existing building surface. The equipment associated with this project is located inside a 250-square foot enclosure designed to replicate the building architecture, painted and detailed with wood sidings.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversions of Small Structures). 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 FCCs 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 proposed equipment enclosure is located within the required 15-foot side yard setback pursuant to LDC Section 1519.0304. Therefore, a Planned Development Permit (PDP) is required for the proposed side yard setback deviation.

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 a combination of a faux chimney and two rooftop cupolas. Each of these elements will be painted and detailed to match the existing building surface resulting in a fully integrated design.

The proposed deviation to locate the equipment within the required side yard setback can be supported by staff since the enclosure design and location addresses both the regulations requirement for integration and the community planning groups concerns with any designs impacting the landscaping buffer. Additionally, the proposed equipment enclosure improves the existing building façade by extending the building features along South 43rd Street resulting in a better overall appearance in comparison to the original transition. This combined with the ability to produce a design that integrates and conceals the entire WCF appropriately are reasons for staff's support.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 922050 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. 922050, 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. 24002193

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: 24002193

PLANNED DEVELOPMENT PERMIT NO. 922050 VERIZON WIRELESS SOUTHCREST PROJECT NO. 258750 PLANNING COMMISSION

This Planned Development Permit No. 922050 is granted by the Planning Commission of the City of San Diego to **Rosario & Maria Padilla, Trustees of the Padilla Living Trust and Carlos Padilla**, Owner, and **Verizon Wireless**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601, 141.0420, and 1519.0304. The site is located at 1490 South 43rd Street in the Southeastern San Diego Planned District CT-2 (SESDPD-CT-2) zone of the Southeastern San Diego Community planning area. The project site is legally described as all that certain real property situated in the County of San Diego, State of California, described as follows:

Parcel A of Southcrest Park Plaza in the City of San Diego, County of San Diego, State of California, according to map thereof no. 13168, filed in the Office of the County Recorder of San Diego County on November 22, 1994.

Parcel B: Non-exclusive easements and rights-of-way as conveyed, set forth and described in the certain declaration of restrictions and grant of easements, recorded December 2, 1994 as instrument no. 94-639092 of Official Records, in the Office of the County Recorder of San Diego County, California.

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 twelve (12) antennas and twelve (12) Remote Radio Units concealed inside a combination of one faux chimney and two rooftop cupolas; and
- b. A microwave dish concealed inside proposed cupola nearest to South 43rd Street; and
- c. A 250-square foot equipment enclosure; and
- d. Cable tray; and
- e. Landscaping (planting, irrigation and landscape related improvement); and
- f. 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. The project complies with the WCF Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to the condition(s) set forth in this approval unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the Development Services Department.

3. 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.

4. 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.

5. 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.

6. 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.

7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. 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.).

9. 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.

10. 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.

11. All of the conditions contained in this Permit have been considered and were determinednecessary 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.

12. 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:

13. The project proposes to export 23.00 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.

14. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Rightof-Way permit for the proposed work in the 43rd St Right-of-Way.

15. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the 43rd Street Right-of-Way

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

17. 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.

18. 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:

19. 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. Three antennas with the following dimensions: 54" by 12" by 6"; and
- b. Nine antennas with the following dimensions: 72.72" by 11.85" by 7.1"; and
- c. One 48-inch diameter microwave dish.

20. The proposed faux chimney with two decorative caps concealing a total of four antennas and four RRUs behind Fiberglass Reinforced Panel (FRP) materials shall be painted to match the existing faux chimneys to the satisfaction of the Development Services Department.

21. Two proposed rooftop cupola concealing a total of four antennas and four RRUs per cupola behind FRP materials shall be painted and shall include wood sidings and trimmings to match the existing building surface to the satisfaction of the Development Services Department.

22. The proposed cables shall be concealed inside a furred cable chase with wood sidings. Painted and detailed to match the existing building surface.

23. No overhead cabling is permitted.

24. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

25. 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."

26. 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.

27. Antennas shall not exceed the height of any proposed screen walls.

28. Use of or replacement of any building façade or mechanical 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.

29. 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.

30. 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.

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. <u>Prior to calling for your Final Inspection from</u> <u>your building inspection official</u>, 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.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- 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. 922050 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.

Rosario & Maria Padilla, Trustees of the Padilla Living Trust and Carlos Padilla Owner(s)

By_

NAME TITLE

Verizon Wireless Permittee

By

NAME TITLE

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

NOTICE OF EXEMPTION

- TO: X Recorder/County Clerk P.O. Box 1750, MS A-33 1600 Pacific Hwy, Room 260 San Diego, CA 92101-2422
 - Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814

FROM: City of San Diego **Development Services Department** 1222 First Avenue, MS 501 San Diego, CA 92101

Project No.: 258750

Project Title: Verizon Southcrest

Project Location-Specific: 1490 South 43rd Street, San Diego, California 92113 Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: PLANNED DEVELOPMENT PERMIT (PDP) to allow for a new Wireless Communication Facility (WCF) consisting of a total of 12 antennas (three sectors of four antennas) concealed inside a combination of 1 faux chimney, and 2 Radio Frequency (RF) transparent screens. The first sector of antennas would be concealed inside a new rooftop faux chimney replicating the existing AT&T faux chimney design on this building. The remaining two sectors of antennas would be concealed inside two new RF transparent screens located on the southwest, and the southeast portion of the roof top of the existing building. Associated equipment cabinets would be located inside a new 250 square-foot equipment building which would be located on a new concrete pad at grade level. There are 4 existing WCF facilities on this site (T-mobile, Sprint, AT&T, and Cricket).

Name of Public Agency Approving Project: City of San Diego Name of Person or Agency Carrying Out Project: Kerrigan Diehl (Agent), Plancom Inc. (Firm), 302 State Place Escondido, CA 92027, (760) 587-3003

Exempt Status:

- () Ministerial (Sec. 21080(b)(1); 15268);
-) Declared Emergency (Sec. 21080(b)(3); 15269(a));
- () Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- (X) Categorical Exemption: CEQA Exemption 15303 (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described above, meets the criteria set forth in CEOA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures. Additionally, none of the exceptions described in CEOA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

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

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

Senia Manna

Signature/Title

Check One: (X) Signed By Lead Agency () Signed by Applicant

Revised 010410mjh

Date Received for Filing with County Clerk or OPR:

March 25, 2014

Date









SOUTHCREST 1490 S. 43RD STREET SAN DIEGO, CA 92113



0% FROM ON-SITE RENEWABLE POWER SOURCE

CONSULTANT TEAM

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

LEASING/PLANNING: PLANCOM, INC. RODNEY PHILHOWER 302 STATE PLACE ESCONDIDO, CA 92029 (619) 200-2260

SURVEYOR: JRN CIVIL ENGINEERS 232 AVENIDA FABRICANTE, SUITE 107 SAN CLEMENTE, CA 92672 (949) 248-4685

ACCESSIBILITY DISCLAIMER

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

PERMITS REQUIRED

SITE DEVELOPMENT PERMIT WITH PDP-PROCESS 4

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A $24^{\prime\prime}$ x $36^{\prime\prime}$ FORMAT. IF THIS DRAWING SET IS NOT $24^{\prime\prime}$ x $36^{\prime\prime}$, TH SET IS NOT TO SCALE. THIS

PROJECT SU	JMMARY			SHEET	SCHE	DULE
APPLICANT: VERIZON WIRELESS 15505 SAND CANYOI IRVINE, CA 92618 CONTACT: RODNEY P PHONE: (619) 200 OWNER: ROSARIO AND MARIA	HILHOWER 2260		T-1 A-0 A-1 A-2 A-3	TITLE SHEET & SITE PLAN ROOF PLAN EQUIPMENT PLA ANTENNA PLANS	N	A
2840 SUMMERDAYS SAN JOSE, CA 9513 CONTACT: CARLOS P. PHONE: (408) 258-0	2 ADILLA		A-4 A-5 L-1 C-1	EXTERIOR ELEVA EXTERIOR ELEVA LANDSCAPE DEV SITE SURVEY	ATIONS	АМ
PROJECT DESCRIPTION:			C 0			
INSTALLATION OF VERIZON WIRELESS 1 EQUIPMENT RACKS INSIDE A PROPOSEI A NEW CONCRETE PAD AT GRADE LEV	D EQUIPMENT BUILDING ON					
INSTALLATION OF THREE (3) VERIZON OF FOUR ANTENNAS EACH (TOTAL OF ONE (1) SECTOR MOUNTED INSIDE A NEW RF TRANSPARENT SCREENS AND BEHIND NEW RF TRANSPARENT SCREEN	WIRELESS ANTENNA SECTORS TWELVE (12) ANTENNAS). PROPOSED CHIMNEY BEHIND TWO (2) SECTORS MOUNTED NS.			0		
 INSTALLATION OF FOUR (4) VERIZON V SECTOR (TOTAL OF TWELVE (12) RRU ANTENNAS 	WIRELESS RRU UNITS PER S) MOUNTED BEHIND		L	egal d	DESCR	IPTION
 INSTALLATION OF ONE (1) 4'-0"\$ VEI DISH ANTENNA MOUNTED BEHIND PROF SCREEN. 	RIZON WIRELESS MICROWAVE POSED RF TRANSPARENT		APN# 551-630- ALL THAT CERTA OF CALIFORNIA,	- <u>04-00</u> In Real Property Described as fol	SITUATED IN TH	IE COUNTY OF SAN DIEC
INSTALLATION OF TWO (2) NEW GPS #	ANTENNAS		PARCEL A:	PREST DADE DIAT	IN THE CITY O	E FAN DIECO COUNTY
INSTALLATION OF A NEW 200 AMP ELI EXISTING ELECTRICAL SWITCHGEAR AT	ECTRICAL SERVICE FROM		DIEGO, STATE OF THE OFFICE OF	CALIFORNIA, ACCO THE COUNTY RECORD	RDING TO MAP	F SAN DIEGD, COUNTY THEREOF NO. 1316B, FI EGO COUNTY ON NOVEN
INSTALLATION OF A NEW TELCO SERVI EXISTING COX TELCO PULL BOX			1994. BARCEL B.			
MINOR LANDSCAPE AND IRRIGATION IS	PLANNED FOR THIS PROJECT		EASEMENTS, REC	ORDED DECEMBER	RATION OF REST 2, 1994 AS INST OF THE COUNTY	AS CONVEYED, SET FOR RICTIONS AND GRANT O TRUMENT NO. 94-63909 RECORDER OF SAN DIE
PROJECT ADDRESS:	1490 S. 43RD STREET SAN DIEGO, CA 92113					
ASSESSORS PARCEL NUMBER:	551-630-04-00		APN# 551-630- ALL THAT CERTA	03-00 IN REAL PROPERTY DESCRIBED AS FOL	SITUATED IN TH	E COUNTY OF SAN DIEC
EXISTING ZONING:	SESDPD-CT-2		PARCEL A:			
TOTAL SITE AREA:	15,594 SQ. FT. = 0.36 ACRES		LOT 3 OF SOUTH DIEGO, STATE OF THE OFFICE OF	CREST PARK PLAZ	A IN THE CITY O RDING TO MAP	OF SAN DIEGO, COUNTY THEREOF NO. 13168, FI EGO COUNTY ON NOVEM
EXISTING BUILDING OCCUPANC EXISTING B OCCUPANCY AREA:	CY & AREA: 6,240 SF		1994.			
PROPOSED PROJECT AREA: EQUIPMENT BUILDING: ANTENNA CUPOLAS:	250 SQ. FT. 559 SQ. FT.		DESCRIBED IN TH EASEMENTS, REC OFFICIAL RECORD COUNTY, CALIFOR	AT CERTAIN DECLA ORDED DECEMBER DS, IN THE OFFICE RNIA.	RATION OF REST 2, 1994 AS INST OF THE COUNTY	AS CONVEYED, SET FOR RICTIONS AND GRANT O RUMENT NO. 94-63909 RECORDER OF SAN DIE
PROPOSED OCCUPANCY:	N/A					
EXISTING TYPE OF CONSTRUCTION:	VB		A	PPLICA	BLE (ODES
PROPOSED TYPE OF CONSTRUCTION:	VB		8.4		545-57-57 S	LOWING APPLICABLE
LOT COVERAGE:	42%			STATE BUILDING PLUMBING CODE		24, 2010 EDITION
F.A.R.:	0.42		CALIFORNIA CALIFORNIA	MECHANICAL CO ELECTRICAL COD ENERGY CODE,	DE, 2010 EDI E, 2010 EDIT	TION
NOTE: THERE ARE THREE EXISTING TELECOMMU THIS SITE (T-MOBILE, SPRINT & CRICKE				T OF CONFLICT,		RESTRICTIVE CODE

SHEET SCHEDULE

LEGAL DESCRIPTION

<u>330-04-00</u> Ertain Real Property situated in the county of San Diego, Stati Nia. Described as follows:

SOUTHCREST PARK PLAZA IN THE CITY OF SAN DIEGD, COUNTY OF SAN TE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13168, FILED IN OF THE COUNTY RECORDER OF SAN DIEGD COUNTY ON NOVEMBER 22,

SIVE EASEMENTS AND RIGHTS-OF-WAY AS CONVEYED, SET FORTH AND N THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF RECORDED DECEMBER 2, 1994 AS INSTRUMENT NO. 94-633092 OF CORDS, N THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO

<u>\$30-03-00</u> Ertain Real property situated in the county of San Diego, Stati MA Descripted as follows:

OUTHCREST PARK PLAZA IN THE CITY OF SAN DIEGO, COUNTY OF SAN E OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13168, FILED IN OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 22

SIVE EASEMENTS AND RIGHTS-OF-WAY AS CONVEYED, SET FORTH AND N THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF RECORDED DECHBER 2, 1994 AS INSTRUMENT NO. 94-653092 OF COROS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO LIFORNIA.

APPLICABLE CODES

K SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES IA STATE BUILDING CODE, TITLE 24, 2010 EDITION



Lessee's Standard Wirele for Post-cons

1 / we the undersigned, as lessee of a portion of

Sediments

1490 S. 43RD STREET, S (Address or legal

understand that, in accordance with the San Dieg Storm Water Standards, this project is required a incorporate "Site Design" and "Source Control"

I certify to the best of my knowledge, that the po as follows:



	UTILITY TRENCH (TELCO):	13.00 CU. YDS
	TOTAL GRADING:	23.00 CU. YDS
0		

EASEMENTS: EASEMENTS RECORDED EASEMENTS SEE SHEET

BOUNDARY N THE PROPER ARE FOR RE SURVEY WAS

Certificate	
ss Facility Project truction BMP's	Deniu
the property described as	OUAKEZ
AN DIEGO, CA 92113	ARCHITECTURE III INCORPORATED 325 canisdad village drive. Suite d2
to "Identify Pollutants from the Project Area" and BMPs.	CARLSBAD, CA 92008 (760) 434-8474
llutants anticipated by the proposed land use are	
342	
1254 •	PREPARED FOR
esign:	
oristics	
ucting walkways, patios and drivewaya with	Verīzon wireless
to lined swales or underground drainage	P.O. BOX 19707 IRVINE, CA 92623-9707
reways into adjacent landscaping prior to	(949) 286-7000
ana design incommunica min alunta @1	APPROVALS
ape design, incorporating rain abutoff devices	A&C DATE
BMP's for the duration of the lease. pany Name Verizon Wireless	RE DATE
are_1-9-2008	RF DATE
	INT DATE
	EE/IN DATE
	OPS DATE
	EE/OUT DATE
L BE USED OR REMOVED BY THIS PROJECT	
NONEXCLUSIVE RIGHT-OF-WAY USE AN DIEGO FOR THE PROPOSED WORK IN Y.	PROJECT NAME
TION 142.0607 REPAIR AND REPLACEMENT WHERE IN THE COURSE OF DEVELOPMENT	SOUTHCREST
ACILITIES ARE DAMAGED OR REMOVED THE L, AT NO COST TO THE CITY, REPAIR OR THE SATISFACTION OF THE CITY ENGINEER.	1490 S. 43RD STREET SAN DIEGO, CA 92113
	SAN DIEGO COUNTY
CONSTRUCTION PERMIT, THE PERMITTEE UCTION BEST MANAGEMENT PRACTICES UPTER 14, ARTICLE 2, DIVISION 1 (GRADING MUNICIPAL CODE, INTO THE CATIONS.	DRAWING DATES 06/27/11 80% ZD (rd)
CONSTRUCTION PERMIT THE PERMITTEE	06/27/11 1A CERT. 80% ZD (rd) 08/09/11 90% ZD (se)
NCE WITH THE GUIDELINE IN APPENDIX E	09/09/11 100% ZD (rd) 12/02/11 100% ZD (rl) 12/08/11 REVISED 100% ZD (se)
	12/19/11 REVISED 100% ZD (se) 12/23/11 REVISED 100% ZD (rd) 02/29/12 REVISED 100% ZD (se)
	04/24/12 REVISED 100% ZD (se) 05/11/12 REVISED 100% ZD (rl)
	05/14/12 REVISED 100% ZD (se) 05/22/12 REVISED 100% ZD (r) 10/01/12 REVISED 100% ZD (se)
	09/27/13 REVISED 100% ZD (rd) 10/03/13 REVISED 100% ZD (rd) 01/22/14 REVISED 100% ZD (rl)
	01/27/14 REVISED 100% ZD (nf) 01/31/14 REVISED 100% ZD (hc)
	02/03/14 REVISED 100% ZD (hc) 02/07/14 REVISED 100% ZD (nt) 02/10/14 REVISED 100% ZD (nt)
	02/20/14 REVISED 100% ZD (ic) 03/04/14 REVISED 100% ZD (se) 03/13/14 REVISED 100% ZD (ic)
	03/13/14 REVISED 100% ZD (lc) 03/26/14 REVISED 100% ZD (hc) 03/27/14 REVISED 100% ZD (hc)
	SHEET TITLE
ELESS TELECOMMUNICATIONS TRANSMITTER	SALCE HILL
5 AND POWER LEVELS: EQUIPMENT: FREQUENCY: 1965-1970 MHz FREQUENCY: 1865-1890 MHz POWER: GOUW	SITE PLAN
QUIPMENT: FREQUENCY: 880-894 MHz	
FREQUENCY: 835-848 MHz POWER: 6150W	PR0JECTS\Verizon\11055zd
SHOWN REFLECT PRELIMINARY RESEARCH OF	
ARCEL MAPS & PRELIMINARY TITLE REPORT. VRE SUBJECT TO REVIEW OF FINAL TITLE REPORT. C-1 FOR ADDITIONAL EASEMENT INFORMATION.	
IOTE: ITY BOUNDARY LINES SHOWN ON THIS DRAWING FERENCE ONLY, A COMPLETE BOUNDARY NOT PERFORMED	A-0
NOT PERFORMED	
	/ / /







			ANTE	NNA ANI	COAX	AL CABLE SCHEDULE		1-1-1-1-1-1		
SECTOR	DIRECTION	azimuth	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	LENGTH	COAX SIZE
ALPHA 1			COMMSCOPE: SBNH-1D6565B			72.72" L x 11.85" W x 7.1" D	0.000			
ALPHA 2	CONTRACT	100	AIR 21 - 1.3M B4A B2P	0,	o. [54" L × 12" W × 6" D	6 COAX + 3 HYBRID	105'-0"	6'-0"	7/8"
ALPHA 3	SOUTHEAST	120'	COMMSCOPE: SBNH-1D6565B	0	0	72.72" L x 11.85" W x 7.1" D				1/0
ALPHA 4			COMMSCOPE: SBNH-1D6565B			72.72" L x 11.85" W x 7.1" D	+ 4 RET			
BETA 1	1	2. N	COMMSCOPE: SBNH-1D6565B			72.72" L x 11.85" W x 7.1" D	0.0014			
BETA 2			AIR 21 - 1.3M B4A B2P	o.		54" L x 12" W x 6" D	6 COAX	(digenvirgan)	-	7.102
BETA 3	SOUTHWEST	240'	COMMSCOPE: SBNH-1D6565B	- 0	0.	72.72" L x 11.85" W x 7.1" D	3 HYBRID	110'-0"	6'-0"	7/8"
BETA 4			COMMSCOPE: SBNH-1D6565B			72.72" L x 11.85" W x 7.1" D	- + 4 RET			
GAMMA 1			COMMSCOPE: SBNH-1D6565B			72.72" L x 11.85" W x 7.1" D				
GAMMA 2			AIR 21 - 1.3M B4A B2P			54" L x 12" W x 6" D	6 COAX			1000
GAMMA 3	NORTH	0.	COMMSCOPE: SBNH-1D6565B	- 0'	0.	72.72" L x 11.85" W x 7.1" D	3 HYBRID	160'-0"	6"-0"	7/8"
GAMMA 4		-	COMMSCOPE: SBNH-1D6565B			72.72" L x 11.85" W x 7.1" D	- + 4 RET			
MICROW	AVE DISH	TBD	4"-0" DIAMETER		-		1	100'-0"	1	1-1/4"



ANTENNA PLAN NOTES:

- > PROPOSED VERIZON WIRELESS ANTENNA
- PROPOSED COAX CABLE TRAY MOUNTED ON UV RATED PVC SLEEPERS @ 48" O.C.
- 3 PROPOSED STEEL FRAMING
- A PROPOSED ACCESS PANEL \$
- PROPOSED RF TRANSPARENT CHIMNEY WITH STUCCO FINISH MOUNTED ON TOP OF EXISTING ROOF. PROPOSED CHIMNEY TO BE PAINTED, DETAILED AND TEXTURED TO MATCH EXISTING CHIMNEY.
- PROPOSED VERIZON WIRELESS 4'-0"Ø MICROWAVE ANTENNA PROPOSED RAISED PLATFORM BEAM
- (8) EXISTING BUILT-UP ROOF
- EXISTING ROOF DRAIN & OVERFLOW (SHOWN DASHED)
- PROPOSED UNISTRUT (SHOWN DASHED)
- PROPOSED RAYCAP DC SURGE PROTECTION UNIT (TYPICAL OF 1 INSIDE EACH CUPOLA)
- EXISTING PARAPET
- > PROPOSED 4x12 SLEEPER
- PROPOSED RF TRANSPARENT SCREEN WITH SIDING FINISH MOUNTED ON TOP OF EXISTING ROOF, PROPOSED SCREEN TO BE PAINTED, DETAILED AND TEXTURED TO MATCH EXISTING BUILDING SIDING, 14
- PROPOSED VERIZON WIRELESS RRU MOUNTED BEHIND ANTENNA ON MOUNTING PIPE (TYP.)

- PROPOSED PARAPET WALL
- PROPOSED WALL BELOW (SHOWN DASHED)
- PROPOSED ROOF DRAIN AND OVERFLOW SCUPPER DROPOSED DOWNSPOUTS
- PROPOSED ROOF CRICKET
- PROPOSED MECHANICAL UNITS ON PVC SLEEPERS (TYPICAL OF 2)
- PROPOSED BUILT UP ROOFING
- PROPOSED COAX CABLE HATCH
- HATCHED AREA INDICATES THE PARAPET TO BE REMOVED (24" WIDE)
- PROPOSED COAX CABLE TRAY MOUNTED ON PVC SLEEPERS @ 48" O.C. MOUNTED ON ROOF
- PROPOSED REFRIGERANT LINE ROUTING
- PROPOSED (2) E/911 GPS ANTENNAS TO BE MOUNTED TO COAX CABLE HATCH
- PROPOSED ROOF ACCESS HATCH
- PROPOSED COAX CABLES
- PROPOSED ELECTRICAL CONDUIT MOUNTED ON PVC SLEEPERS AT 48" O.C. MOUNTED ON ROOF
- PROPOSED 2x FURRED CABLE CHASE W/ WOOD SIDING PAINTED & DETAILS TO MATCH EXISTING WOOD SIDING
- DROPOSED COAX CABLE CHASE
- S EXISTING ROOF CRICKET







ANTENNA PLAN 'A'



(1 (A3)

10

ANTENNA B1-B4 AZIMUTH 240

M

1'-9"

ANTENNA PLAN 'B'

-10

 \bigcirc

-12

ARCHITECTURE	(760) 434-6474
PREPARE	D FOR M wireless
PREPARE	n wireless
PREPARE	n wireless
1	n wireless
verizo	
Varizo	
(949) 28	92623-9707 6-7000
APPRO	
A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE
PROJECT	
1490 S. 43	
SAN DIEGO, SAN DIEGO	CA 92113
DRAWING	
06/27/11 1A 08/09/11 90%	
12/02/11 100 12/08/11 REV	% ZD (rd) % ZD (rl) ISFD 100% ZD (se)
12/23/11 REV 02/29/12 REV	ISED 100% ZD (se) ISED 100% ZD (rd) ISED 100% ZD (se)
04/24/12 REV 05/11/12 REV 05/14/12 REV	ISED 100% ZD (se) ISED 100% ZD (rl) ISED 100% ZD (se)
05/22/12 REV 10/01/12 REV	ISED 100% 7D (cl)
10/03/13 REV 01/22/14 REV	ISED 100% ZD (rd) ISED 100% ZD (nt)
01/31/14 REV 02/03/14 REV	ISED 100% ZD (hc) ISED 100% ZD (hc)
02/10/14 REV 02/10/14 REV 02/20/14 REV	ISED 100% ZD (nt) ISED 100% ZD (nt) ISED 100% ZD (Ic)
03/26/14 REV	ISED 100% ZD (se) ISED 100% ZD (ic) ISED 100% ZD (hc)
03/27/14 REV	
SHEET	TITLE
ANTENNA	PLANS
PROJECTS\Veri	
A-	.3







BOOTH 0 Ŏ-OUAKE/ ARCHITECTURE INCORPORATED 325 CARLSBAD VILLAGE DRIVE. SUITE D? (760) 434-8474 CARLSBAD. CA 92008 PREPARED FOR **veri70n** wireless P.O. BOX 19707 IRVINE, CA 92623-9707 (949) 286-7000 = ## = CONSULTANT JRN **CIVIL ENGINEERS** 232 AVENIDA FABRICANTE, SUITE 107 SAN CLEMENTE, CA 92672 (949) 248-4685 - ## -PROJECT NAME 1440 S. 43RD STREET SAN DIEGO, CA 92113 = 11 = DRAWING DATES 6/29/11:: TITLE REPORT REVISION ## == SHEET TITLE TOPOGRAPHIC SURVEY = # == : 88



PLANTING MAINTENANCE CRITERIA: ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.

PLANTING NOTES

- IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- 9. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.
- 10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE 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.
- 11. TREE PROTECTION: A TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE. MATERIALS STORAGE, VEHICLE/FOOT TRAFFIC, OR ANY OTHER TOPSOIL DISTURBANCE IS PROHIBITED WITHIN THE TREE PROTECTION AREA. ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM EROSION, CHEMICALS, AND EXCESSIVE WETTING OR DYING. ANY DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

WATER CONSERVATION NOTES

- ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE 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
- 4. 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 VIGOROUS PLANT GROWTH.
- 6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
- ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE
- 8. 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, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS
- 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
- 11. PROVIDE MINOR MODIFICATIONS TO EXISTING IRRIGATION SYSTEM AS REQUIRED.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY
Т	LIQUIDAMBAR STYRACIFLUA	LIQUIDAMBAR OR SWEET GUM TREE	EXISTING STREET TREE TO REMAIN	EXISTING	1
72	LAGERSTROEMIA INDICA	CRAPE MYRTLE	EXISTING REMAINING YARD TREE TO REMAIN	EXISTING	3
(51)	AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE	EXISTING	REMOVE	3
(81)	AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE	EXISTING	EXISTING	29
(82)	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	EXISTING	REMOVE	6
52	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	EXISTING	EXISTING	3
S2	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	PROPOSED	PROPOSED 5 GAL.	6
GI	CARISSA GRANDIFLORA	DWARF NATAL PLUM	EXISTING GROUND COVER	EXISTING	100
MI	FICUS PUMILA	CREEPING FIG	PROPOSED WALL COVER	PROPOSED 1 GAL	8

LANDSCAPE DEVELOPMENT PLAN



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		15-21		
			1.	

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

THE CITY OF BAN DIEGO

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Community Planning Committee Distribution Form Part 2

Project Name:			Pro	ject l	Number:	Distribution Date:
Verizon Wireless Southcrest				2	58750	4/14/2014
Project Scope/Location:						
A Planned Development Permit application (Proce located at 1490 South 43rd Street in the SESDPE WCF consists of a twelve antennas and twelve Re one faux chimney and two rooftop cupolas, painte equipment is located inside a 250-square foot equipainted with the wood sidings. Council District 9.	-CT- emote	2 Zone of Radio Ur detailed	the S hits, a to ma	outh and a atch	eastern San microwave the building s	Diego Community Plan. The dish inside a combination of surface. The associated
Applicant Name:					Applicant I	Phone Number:
Shelly Kilbourn (Plancom Inc.)					619-208	-4685
Project Manager:	Pho	ne Numbe	F.:	Fax	Number:	E-mail Address:
Simon Tse	(61	9) 687-5	984	(619	9) 321-3200	stse@sandiego.gov
Committee Recommendations (To be completed for See Statement Attached	r Initi	al Review)	:			
Vote to Approve		Member 9	s Yes	IV	lembers No 9	Members Abstain O
Vote to Approve With Conditions Listed Below		Member	s Yes	M	lembers No	Members Abstain
Vote to Approve With Non-Binding Recommendations Listed Be	low	Member	s Yes	M	lembers No	Members Abstain
Vote to Deny		Member	s Yes	M	lembers No	Members Abstain
No Action (Please specify, e.g., Need further inf quorum, etc.)	orma	tion, Split	vote,	Lack	of	Continued
CONDITIONS:		-				
See Statement Attached						
NAME: Maria Riveroll, EA					TITLE:	Chair
SIGNATURE: May werdt		1 64			DATE:	4/15/2014
Attach Additional Pages If Necessary.		Please retu Project Ma City of San Developme 1222 First / San Diego,	nagen Diego nt Ser Venu	vices e, MS	Department	
Printed on recycled paper. Visit o Upon request this information is av						

Final Recommendation for Verizon Wireless Southcrest Project No. 258750 4/15/2014 Southeastern San Diego Planning Group

Committee Concerns:

- 1. You can view the location of the equipment as the side view or the rear view.
- 2. This item will be coming back to the Projects Committee.
- 3. Recommend looking into placing new trees in the parkway. Consider root control so that none of the new trees break up the sidewalk.
- 4. Prefer 2 cupolas over 1, to avoid "massiveness."
- 5. Choose a color that will blend in with the rest of the structures.
- 6. All issues on the PTS (Cycle Issues) must be cleared.
- 7. SDPD Recommendations should be implemented.

Committee Consensus:

The location of the trees must not block the view of traffic. Forward Project to the Planning Group with a recommendation of support as soon as the Environmental Document is available.

Motion: Move Projects Recommendation and support the Project with the concerns and recommendations as listed above.

MSC Pisaño/Veach 9/1/0

Verizon Wireless Southcrest PROJECT CHRONOLOGY PTS #258750 INT #24002193

Date	Action	Description	City Review	Applicant Response
10.04.2011	First Submittal	Project Deemed Complete		
10.31.2011	First Assessment Letter		27 days	
12.20.2011	Second Submittal			50 days
01.31.2012	Second Assessment Letter		42 days	
03.08.2012	Third Submittal			36 days
04.09.2012	Third Assessment Letter		32 days	
10.04.2012	Fourth Submittal			178 days
01.03.2013	Fourth Assessment Letter		91 days	
10.09.2013	Fifth Submittal			222 days
11.27.2013	Fifth Assessment Letter		49 days	2
02.14.2014	Sixth Submittal			80 days
03.28.2014	All issues resolved		42 days	
04.14.2014	CPG Presentation			14 days
05.22.2014	Planning Commission Hearing		48 days	
Te	otal Staff Time:	Including City Holidays and Furlough	331 days	
Tota	l Applicant Time:	Including City Holidays and Furlough		580 days
Total Pi	oject Running Time:	From Deemed Complete to PC Hearing	911 da	iys

Development 1222 First Ave.	go		4 A A A
		Ow	nership Disclosur
San Diego, CA The City br. San Diego, CA (619) 446-5000			Statemen
Approval Type: Check appropriate box	Site Development Pe	mit Planned Development Per	mit Conditional Use Permit
Project Title	sting formatio map 1 ma		Project No, For City Use Only
VZ: "Southcrest"			
Project Address:		and a second state of the	
1490 South 43rd Street, San Die	go, CA 92113		
	and the second		
art I - To be completed when pro	party is hald by locking	ual/s)	Andersteine auf die Bereiten auf die Bereiten der
y signing the Ownership Disclosure Sta			n an
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Cowner Tenant/Lessee	Redevelopment Agency		
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Printed on recycled paper. Visit our web sile at www.sandiago.gov/development-services Upon request, this information is available in alternative formats for persons with disabilities. DS-318 (5-05)

Project Title:	Project No. (For City Use Only)
Verizon: Southcrest	
Part II - To be completed when property is held by a corporation or partnership Legal Status (please check):	
Corporation F:Limited Liability -or- General) What State? Corporate Identification No Partnership	
as identified above, will be filed with the City of San Diego on the the property. Please list below the names, titles and addresses otherwise, and state the type of property interest (e.g., tenants in a partnership who own the property). A signature is required property. Attach additional pages if needed. Note: The application where ship during the time the application is being processed of	acknowledge that an application for a permit, map or other matter, the subject property with the intent to record an encumbrance against as of all persons who have an interest in the property, recorded or who will benefit from the permit, all corporate officers, and all partners at of at least one of the corporate officers or partners who own the int is responsible for notifying the Project Manager of any changes in considered. Changes in ownership are to be given to the Project subject property. Failure to provide accurate and current ownership iditional pages attached Yes No
Corporate/Partnership Name (type or print): Rosario & Maria Padilla, Trustees & Carlos Padilla	Corporate/Partnership Name (type or print):
X Owner Tenant/Lessee	Owner TenanVLessee
Street Address: 626 Springer Terrace	Street Address:
City/State/Zip:	City/State/Zlp:
Los Altos, CA 94024 Phone No: Fax No:	Phone No: Fax No:
408-887-6420 650-653-2527 Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print): Carlos Padilla	Title (type or print):
Signature: Date:	Signature : Date:
Calif allo July 6,2011	
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Cowner Tenan//Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/Stałe/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Parinership Name (type or print):
Cowner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/Stato/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:




ATTACHMENT 13

outhcrest Plaza 1490 S. 43rd St. San Diego, CA 92113



Existing coverage











PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A NEW DIGITAL PCS COMMUNICATIONS FACILITY

Verizon Wireless "Southcrest" 1490 S. 43rd Street

San Diego, CA 92113

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: Shelly Kilbourn, Planning Consultant (619) 223-1357

August 2, 2011



Aerial View of Subject Site



Aerial View of Site and Surroundings



East Elevation



West Elevation



ATTACHMENT 14



North Elevation



South Elevation





View East



View West



ATTACHMENT 14

View North



View South



VZW Southcrest Planned Development Permit Findings

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

The property is zoned and designated for commercial uses and is developed with a commercial shopping center. The project has been designed not to impact the existing uses on site or surrounding land uses identified in the Community Plan. The antennas and equipment have been screened from view to minimize potential visual impacts and the proposed use does not impact any existing commercial uses on site. The Southeastern Community Plan does not specifically address wireless communication facilities, but since the proposed use does not impact the existing or proposed commercial uses on site, the proposed project will not affect the Mission Bay Community Plan

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

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 regulations of the Land Development Code;

The proposed wireless communication facility will comply with all of the relevant regulations of the underlying zone to the extent possible with the exception of the front setback requirements. The equipment enclosure has been sited and designed to integrate with the existing commercial center in a location to minimize impacts to the existing uses and access to the site as well as the surrounding properties.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

Verizon – Southcrest

Page 2

This project will be beneficial to the community by continuing to provide service to residents and commuters passing through the community. The facility will provide wireless communication services including e911 for users of cell phones and other devices. The facility will provide these wireless services in a way that is integrated with the community. Therefore, this project will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) 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.

The proposed deviation is to allow the equipment enclosure to be located in the rear setback. The equipment enclosure has been sited and designed to integrate with the existing commercial center in a location to minimize impacts to the existing uses and access to the site as well as the surrounding properties.



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 7, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: TIME OF HEARING: LOCATION OF HEARING:

PROJECT TYPE:

PROJECT NUMBER: PROJECT NAME: APPLICANT:

COMMUNITY PLAN AREA: COUNCIL DISTRICT:

CITY PROJECT MANAGER: PHONE NUMBER/E-MAIL: May 22, 2014 9:00 A.M. Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101

PLANNED DEVELOPMENT PERMIT ENVIRONMENTAL EXEMPTION/PROCESS 4 258750 VERIZON WIRELESS SOUTHCREST Shelly Kilbourn

Southeastern San Diego 9

SIMON TSE, Development Project Manager (619) 687-5984, <u>Stse@sandiego.gov</u>

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 Wireless Communication Facility (WCF) located at 1490 South 43rd Street in the Southeastern San Diego Planned District (SESDPD) CT-2 zone within the Southeastern San Diego Community Planning area, Council District 9. This WCF consists of twelve antennas and twelve Remote Radio Units (RRUs) concealed inside a combination of one faux chimney and two rooftop cupolas, painted and detailed to match the existing building surface. The equipment is located inside a new 250-square foot enclosure, also designed to match the building architecture.

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 <u>do not</u> e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at

<u>www.sandiego.gov/development-services</u> 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 March 26, 2014 and the opportunity to appeal that determination ended April 10, 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</u> <u>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: 24002193

Revised 10-4-12 HMD-