



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 13, 2014 **REPORT NO.** PC-14-068

ATTENTION: Planning Commission, Agenda of November 20, 2014

SUBJECT: VERIZON – SD ZOO GENERATOR
PROJECT NO. 288374. PROCESS 4

**OWNER/
APPLICANT:** 666 Upas Homeowners Association
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a generator addition to an existing wireless communication facility located at 666 Upas Street in the Uptown Community Plan area?

Staff Recommendation(s): Approve Planned Development Permit No. 1023329 (Attachment 6).

Community Planning Group Recommendation: On November 5, 2013, the Uptown Planners voted 12-0-1 to recommend approval of the Verizon – SD Zoo Generator project (Attachment 8).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 19, 2014, and the opportunity to appeal that determination ended **October 3, 2014** (Attachment 7).

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

Code Enforcement Impact: None.

Housing Impact Statement: Not Applicable.

BACKGROUND

Verizon – SD Zoo Generator is an application for a Planned Development Permit (PDP),

Process 4, for the addition of an emergency generator to support an existing Wireless Communication Facility (WCF) at 666 Upas Street. The project site is in the MR-400 zone, within the Mid City Communities Planned District in the Uptown Community planning area (Attachments 1, 2, and 3). The existing WCF is located on the roof top of the condominium building and consists of twelve façade mounted panel antennas and associated equipment. It was approved by the Planning Commission on December 10, 2009.

The generator is proposed on the north side of the multi-unit residential building, adjacent to the alley in a 164-square foot concrete block enclosure (Attachments 10 and 13). The MR-400 required side yard setback is 6-feet and the generator enclosure would observe a 2-foot, 6-inch setback, which requires a PDP for the deviation.

Multi-unit residential uses exist to the west, a single-unit residential unit is to the north and Balboa Park is located to the south and east (Attachment 1).

DISCUSSION

Project Description:

This project proposes to add an emergency generator within an enclosure at an existing Verizon WCF site. The original permit approved 12 façade mounted panel antennas and associated roof top equipment. That permit expires in 2019. The proposed generator would provide emergency backup power for this WCF in the event of a power failure. The 30kw, 150-gallon diesel tank is proposed on a concrete pad within a 164-square foot concrete block enclosure, painted and textured to match the condominium. The project is located on the north side of the condominium building, adjacent to the alley. The required setback on that side of the property is 6-feet. The concrete enclosure would observe a 2-foot, 6-inch setback, necessitating a PDP for the deviation. The condominium currently has a generator east of the proposed Verizon generator, enclosed within a chain link fence that also encroaches into the side yard setback and a stairwell further east that encroaches into the same setback (Attachment 13).

The main issue associated with the project is the potential for noise impacts to the existing residential uses on and adjacent to the project site. The single-unit residential use across the alley to the north maintains an 11.5-foot tall CMU wall along their property line abutting the alley, which provides a noise buffer from the multi-unit residential project where the generator is proposed (Attachment 9). Project features, consisting of a 12-inch thick noise control acoustic louver fully covering the air intake area, a 3-foot long in-line silencer fully covering the top of the enclosure, an additional exhaust silencer, and a steel-clad solid-core door with quality door seals on all edges will be incorporated to reduce any potential noise impacts. A Noise Impact Analysis was conducted by Helix Environmental Planning, which concluded that the generator would result in exterior noise levels of 40.5 dBA at the closest residential property line to the north, and therefore, would not require any mitigation.

Conclusion:

Aside from the proposed side yard setback encroachment, this project complies with all other

applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of PDP No. 1023329.

ALTERNATIVES

1. **Approve PDP No. 1023329, with modifications.**
2. **Deny PDP No. 1023329, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



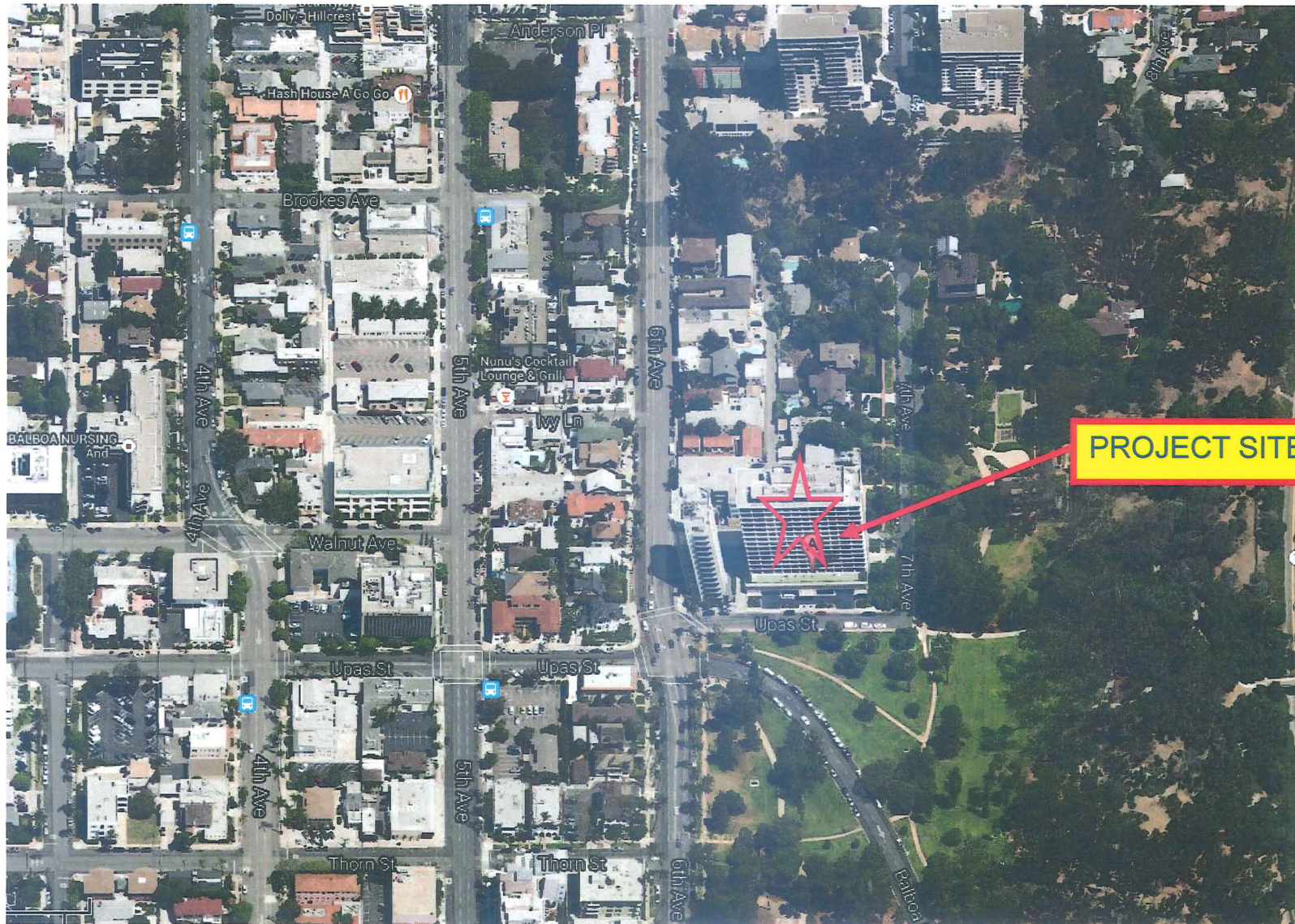
Karen Lynch
Project Manager
Development Services Department

VACCHI/KAL

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. Community Planning Group Recommendation
9. Photo Survey
10. Photosimulation
11. Ownership Disclosure Statement
12. Project Chronology
13. Notice of Public Hearing
14. Project Plans

Rev 01-06/11 hmd

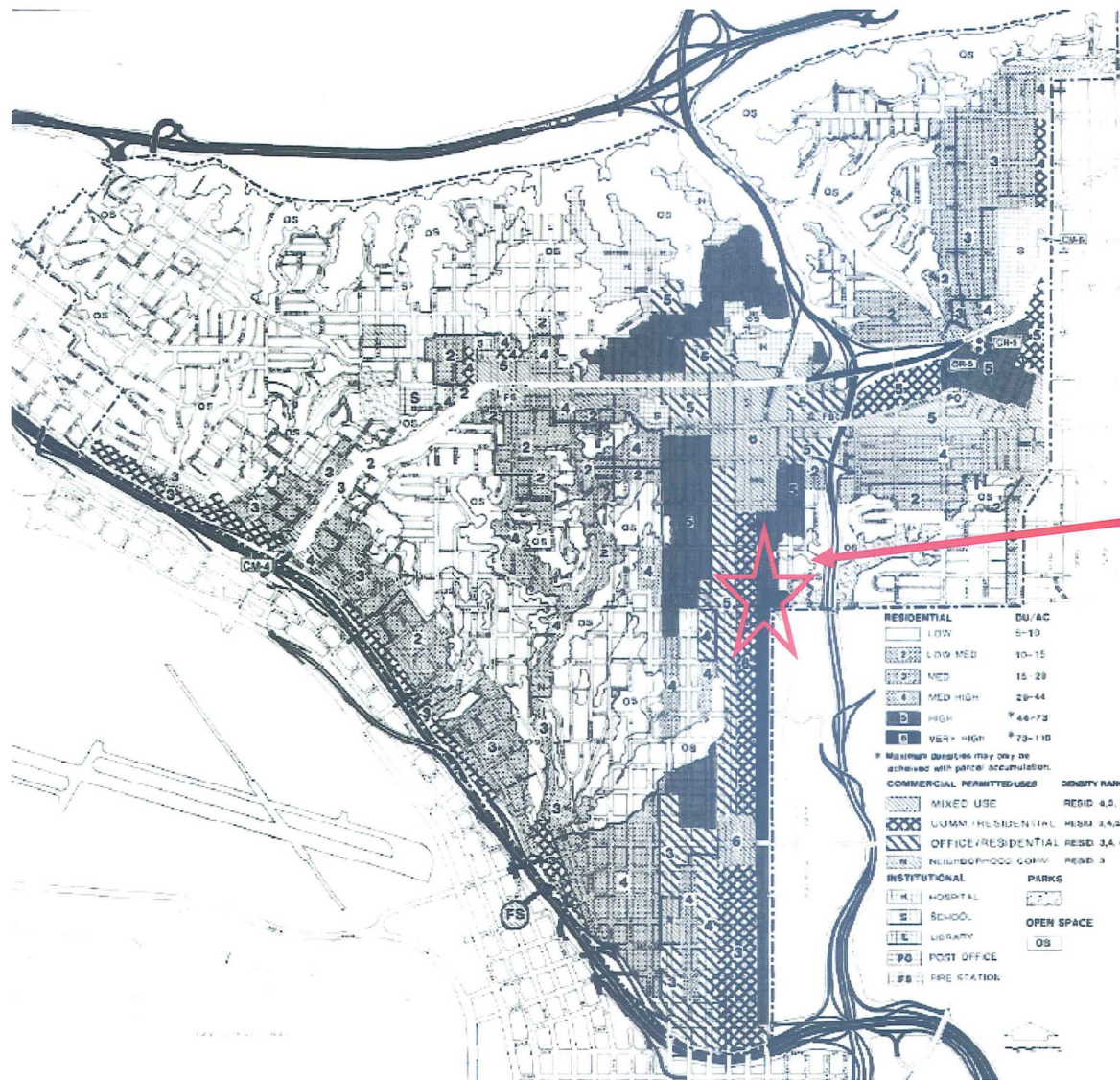


Aerial Photo

VERIZON – SD ZOO GENERATOR PROJECT NUMBER 288374

666 UPAS STREET





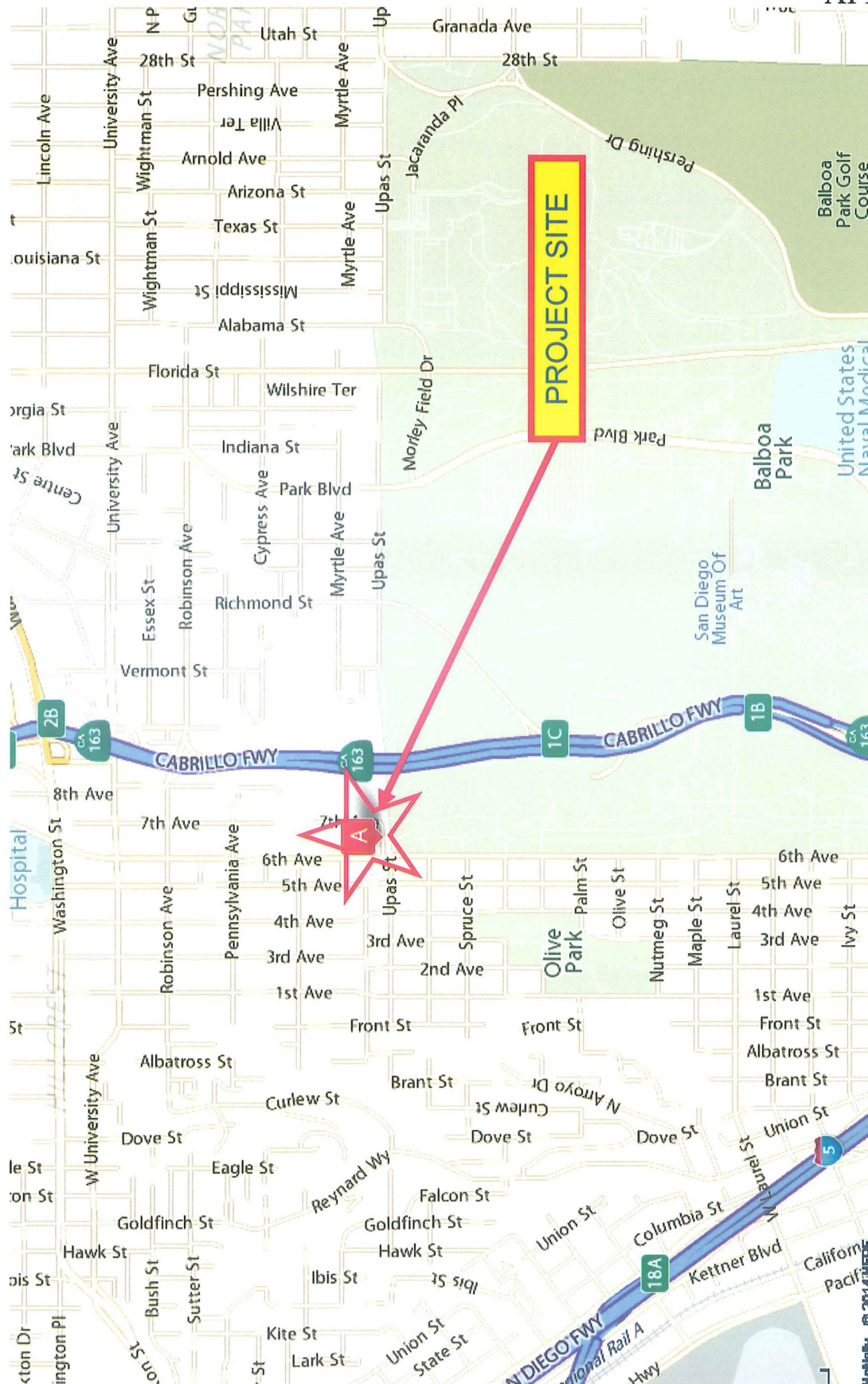
PROJECT SITE

UPTOWN COMMUNITY PLAN MAP

VERIZON – SD ZOO GENERATOR PROJECT NUMBER 288374

666 UPAS STREET





Project Location Map

VERIZON – SD ZOO GENERATOR SCR PROJECT NUMBER 288374

666 UPAS STREET



PROJECT DATA SHEET

PROJECT NAME:	SD Zoo Generator	
PROJECT DESCRIPTION:	Addition of an emergency backup generator to an existing WCF site.	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very High Residential (73-110 du/ac)	
<u>ZONING INFORMATION:</u>		
ZONE: MCCPD-MR-400		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Residential/Very High Residential; RS-1-5.	Multi-Family Residential/Single-Family Residential
SOUTH:	Open Space; Unzoned.	Balboa Park
EAST:	Parks; OP-1-1.	Marston House
WEST:	Very High Residential; MR-400.	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	Request to deviate from the required 6-foot setback with a 2.6-foot setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 5, 2013, the Uptown Planners voted 12-0-1 to recommend approval of the Verizon-SD Zoo Generator.	

**PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 1023329
VERIZON – SD ZOO GENERATOR
PROJECT NO. 288374**

WHEREAS, 666 UPAS HOMEOWNERS ASSOCIATION, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct a concrete block enclosure to house an emergency generator 2-feet, 6-inches from the side yard setback where 6-feet is required (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1023329, on portions of a .64-acre site;

WHEREAS, the project site is located at 666 Upas Street in the MR-400 zone in the Mid City Communities of the Uptown Community Plan;

WHEREAS, the project site is legally described as: Lots 1, 2 and 3 of Park Upas in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5161, filed in the Office of County Recorder of San Diego County, April 22, 1963;

WHEREAS, on November 20, 2014, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1023329, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on September 19, 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 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 November 20, 2014.

FINDINGS:

Planned Development Permit - Section 126.0604

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

While the Uptown Community Plan does not specifically address generators or encroachments, it does address noise as a compatibility issue. Additionally, the Noise Element in the General Plan provides goals and policies to guide compatible land uses as well as the incorporation of noise attenuation measures for new uses to protect people living and working in the City from an excessive noise environment. The residential land use category limits outdoor noise levels to 45 dBA. Section NE-A.4 of the Noise Element recommends requiring an acoustical study consistent with Acoustical Study Guidelines

so that noise mitigation measures can be included in the project design to meet the noise guidelines. Noise control elements included in the project design are a 12-inch thick noise control acoustic louver fully covering the air intake area; a 3-foot long in-line silencer fully covering the top of the enclosure; an additional exhaust silencer; and a steel-clad solid-core door with quality door seals on all edges of the door, so that noise associated with the generator does not exceed the limits outlined in the Noise Element. Additionally, the project will not exceed the noise level limits outlined in the Municipal Code, which is 42.5 dBA during nighttime hours. At the closest residential property line to the north, the project would result in exterior noise levels of 40.5 dBA and lower levels at all other property lines. Therefore, the proposed generator will not adversely affect the Uptown Community Plan, the General Plan or the Municipal Code.

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

The project consists of the addition of a 30kw enclosed emergency generator to support an existing wireless communication facility located on the roof top of a 16-story condominium building while the generator would be located on the north side of the building, adjacent to the alley. The project is located at 666 Upas Street in the Uptown Community Plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The generator project will include noise control elements in the design, consisting of a 12-inch thick noise control acoustic louver fully covering the air intake area facing the condominium building; a 3-foot long in-line silencer fully covering the top of the enclosure; an exhaust silencer; and an exterior steel-clad solid-core door with quality door seals on all edges of the door. A noise impact analysis was conducted for the proposed generator with the aforementioned design features and it concluded that the proposed project will not exceed noise level limits and 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.

Verizon – SD Zoo Generator project will comply with all regulations of the Land Development Code with the exception of the side yard setback. The required side yard setback in the MR-400 zone is 6-feet. The generator enclosure is 164-square feet and is located on the north side of the condominium building alongside the alley. That portion of the property has the appearance of the back of the property containing things such as stairwells, stairs, utility closets, an electric transformer and the existing generator that supports the residential building. The existing side yard is approximately 13-feet deep and the proposed Verizon generator is approximately 10-feet, 8-inches deep, leaving a 2-foot, 6-inch setback. This setback matches the setback for the existing generator. The size of the Verizon generator enclosure

is not only dictated by the size of the actual generator, but also required interior clearances and noise level reducing features. If the enclosure were reduced in size to accommodate the required setback, so too would the generator. The proposed generator is one of the smallest available that would support the wireless facility in the event of an emergency. The proposed reduced setback does not interfere with the alley and it is similar to what exists for the previously approved generator. The north side of the building has the appearance of "the back" of the property where utilitarian elements are located, which makes it an appropriate location for the proposed generator. Furthermore, the enclosure will be designed and painted to match the condominium building and the generator will allow Verizon customers to continue to use their phones in emergency situations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1023329 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1023329, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: November 20, 2014

Job Order No. 24002996

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002996

PLANNED DEVELOPMENT PERMIT NO. 1023329
VERIZON – SD ZOO GENERATOR
PROJECT NO. 288374
PLANNING COMMISSION
DRAFT

This Planned Development Permit No. 1023329 is granted by the Planning Commission of the City of San Diego to 666 Upas Homeowners Association, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602(1). The .64-acre site is located at 666 Upas Street in the MR-400 zone of the Mid City Communities Planned District in the Uptown Community Plan area. The project site is legally described as: Lots 1, 2 and 3 of Park Upas in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5161, filed in the Office of County Recorder of San Diego County, April 22, 1963.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a concrete block enclosure to house an emergency generator 2 feet, 6-inches from the side yard setback where 6-feet is required as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2014, on file in the Development Services Department.

The project shall include:

- a. A 30kw emergency generator with a 150-gallon diesel fuel tank located in a new 164-square foot concrete block enclosure located on the north side of the condominium building, adjacent to the alley;
- b. The generator enclosure will encroach into the required side yard setback by 3-feet, 6-inches where 6-feet is required;

- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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 December 9, 2017.
2. This Planned Development Permit (PDP) and corresponding use of this site shall **expire on December 10, 2019** in conjunction with Conditional Use Permit No. 700236. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

8. 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.

9. 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.

10. 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.

ENGINEERING REQUIREMENTS:

11. Trenching is proposed by this project. The project proposes to export 16.00 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.

12. 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.

13. 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:

14. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

15. Prior to issuance of construction permits, the Permittee shall fully illustrate the incorporation of the Project Noise Control Design Features as stated in Section 2.4 of the "Noise Impact Analysis for Verizon Wireless Telecommunications Site-San Diego Zoo Generator," prepared by Helix Environmental Planning, September 8, 2014.

16. Prior to issuance of construction permits, construction documents shall fully illustrate that the Project Noise Control Design Features is incorporated into the design of the proposed development and is constructed as follows (as stated on Page 8 of the acoustical analysis);

- a. A 12-inch-thick noise control acoustic louver fully covering the air intake area facing the building,
- b. A 3-foot-long in-line silencer fully covering the top of the enclosure,
- c. A GT Exhaust brand 201-5100 Critical Grade Model exhaust silencer (or similar such that the silencers have equivalent noise reduction to the specified unit, and
- d. An exterior steel-clad solid-core door with quality door seals on all edges of the door.

17. Prior to Final Inspection, the Permittee shall submit one copy of the final Acoustical Analysis with construction documents to the Building Inspector, and one copy to Mitigation Monitoring Coordination (MMC). MMC will verify the noise control elements have been constructed in accordance with the Construction documents.

18. 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.

19. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

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

21. 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.

22. 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:

- 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 November 20, 2014 by Resolution No. _____.

Permit Type/PTS Approval No.: PDP No. 1023329
Date of Approval: November 20, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
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.**

666 Upas Homeowners Association
Owner

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

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.: 288374

Project Title: Verizon San Diego Zoo PDP

Project Location-Specific: 666 Upas Street, San Diego, California 92101

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

Description of nature and purpose of the Project: **PLANNED DEVELOPMENT PERMIT (PDP)** to allow for the installation of a 30 kW emergency generator for an existing Wireless Communication Facility (WCF) on the north side of the building located at 666 Upas Street adjacent to the alley. The generator is proposed inside a new 10'-6" by 15'-4" concrete block enclosure.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Curtis Diehl (Agent), Plancom (Firm), 302 State Place, #200, Escondido, CA 92029, (951) 833-5779

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))
- ☒ Categorical Exemption: CEQA Exemption 15301-(Existing Facilities)

Reasons why project is exempt: The proposed project is exempt from CEQA pursuant to Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The installation of an emergency generator for an existing WCF is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA 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

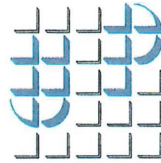
Angela L. Miller AICP
Signature/Title

September 19, 2014
Date

Check One:

- ☒ Signed By Lead Agency
- ☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:



UPTOWN PLANNERS
Uptown Community Planning Group
November 5, 2013
MEETING MINUTES
Meeting Place: Joyce Beers Community Center

Meeting called to order at 6:00 p.m. by Chair Leo Wilson.

Present: Ernie Bonn, Gary Bonner, Bob Daniel, Neil Ferrier, Bob Grinchuk, Beth Jaworski (Vice-Chair), Joe Naskar (Secretary), Janet O'Dea, Jennifer Pesqueira, Ken Tablang, Leo Wilson (Chair), Chris Ward, and Matt Winter.

Absent: Rhett Butler, Tom Fox, Jim Mellos, and Tony Winney.

Marlon Pangilinan, City of San Diego Senior City Planner, was present.

Approximately 30+ members of the public were in attendance

I. Board Meeting: Parliamentary Items/ Reports:

Introductions and Recognition of Quorum

Announcement: (1) The meeting is being recorded. (2) Please sign in on the sign sheet. If you plan or think you might want to run for the Uptown Planners in the March 2014 election, you are required to attend 3 meetings of the Uptown Planners per Uptown Planners Bylaws.

Adoption of Agenda:

Motion to approve agenda made by Ferrier; seconded by Bonn. Motion passed by vote of 12-0-1. Voting in favor: Ferrier, Bonn, Bonner, Daniel, Grinchuk, Jaworski, Naskar, O'Dea, Pesqueira, Tablang, Ward, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

Approval of Minutes:

Motion to approve minutes made by Bonn; seconded by Jaworski. Motion passed by vote of 11-0-2. Voting in favor: Bonn, Jaworski, Bonner, Daniel, Ferrier Grinchuk, Naskar, O'Dea, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Ward and Non-voting Chair Wilson.

Treasurer's Report:

Treasurer Fox not present to make report. Vice-Chair Jaworski passed-the-hat and collected \$85.00. Collected monies would be delivered to treasurer for deposit prior to December meeting.

Website Report:

Web Master Winney was not present to make report.

Chair/CPC Report:

Chair Wilson reported that the extension of the IHO came before City Council, making the height ordinance co-terminus with the Community Plan Update. It passed unanimously. Secondly, the Uptown Planner's committee of the whole will be meeting on November 26th at 6 PM in St. Paul's Cathedral. December 10th, and January 7th are potential meetings. The meeting will start with the land use element, and proceed with each element subsequently. The chair noted that Janet O'Dea terms out, and Roy Dahl Don Liddell each have contributed greatly to the community plan update process and they should be a continuing part of that committee.

Naskar asked if the additions to the committee of the whole changed the basis for the committee of the whole (equal representation). The chair responded that it would be valuable to have people who knew the history of the plan update be on the committee. Ultimately, the board has to ratify the recommendation made the by the subcommittee.

Motion made by Ward that subcommittee (committee of the whole) meet on November 26th, December 10th, and January 7th at 6 PM and welcome O'Dea, Dahl, and Liddell to the committee. Motion seconded by Bonner. Motion passed by a vote of 11-0-2. Voting in favor: Ward, Bonn, Bonner, Daniel, Ferrier, Grinchuk, Jaworski, O'Dea, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Naskar, and Non-voting Chair Wilson.

Vice-Chair Jaworski reported that at the CPC, a review of CIP projects submitted and how to prioritize those projects was initiated with a view towards the proposed bond measure. The CPC chairs were generally enthusiastic about participating, and most planning groups did participate. However, now that a list has been determined of CIP projects, the question is: how do we proceed considering the lack of funding.

Chair Wilson interjected that two Uptown projects are included in the proposed bond: the Mission Hills Library and the Hillcrest Fire Station.

II. Special Items of Business

1. **Mr. Bill Fulton**, Director of the City of San Diego's Planning and Neighborhood Restoration Department addressed the board of Uptown Planners. He spoke about the department, its reorganization, and the restoration of the planning department. He also spoke about the community plan update process; a pre-release DRAFT of the community plan update for Uptown has been provided to the planners for initial comment and review. He stressed the importance of moving the update process forward so the community plans reflects the needs and the goals of the community. Mr. Fulton also mentioned that the planning department's budget may increase in the future to allow them to hire more planners, but the standing practice of Marlon Pangilinan's attendance at all Uptown Planners meeting might change in the future. He took questions from the planners and from the public.

Marlon Pangilinan noted that the official Draft of the Community Plan Update will be distributed next year. The city will be hosting meetings on December 11th and 14th to look

at potential alignments for streetcars as part of the optional work in the community plan update (traffic). Environmental will start studying noise, meetings will also be held in December.

2. **Honorable Mayor Todd Gloria** spoke to the Uptown Planners and public in attendance. He provided information on progress that has been made as mayor and changing the workflow in the city. He also spoke about funding to train employees and to hire an efficiency expert. His hope is to pass the city to the next mayor in better shape than it was found in.

He spoke about the potential bond being proposed for \$120 million dollar, which includes 2 projects in Uptown along with infrastructure repairs that are to be seen across the city. Mayor Gloria made himself available for questions from the planners and from the public.

III. Public Communication (Non-Agenda)

Jim Frost made a brief presentation on safer crosswalks in Bankers Hill. (Item will formally appear on the Uptown Planners' December agenda.) The proposal would place crosswalks on 1st, 4th, 5th, and 6th linking the Bankers Hill community with Balboa Park. The continuous crossings would be installed at Elm, Grape, Juniper, Laurel, Nutmeg, Quince, Spruce, and Upas. The second phase, based on 1st phase; installed at Spruce and 6th, is supported by various groups.

Don Liddell had no new information from the Balboa Park Committee. Chair Wilson spoke about vandalism that occurred during Pride and efforts to work on the issue.

Zach Schlagel from UCSD Health Systems spoke about a health fair on Nov. 23, and an Obamacare - California Health Exchange forum December 11th. He is also a candidate for the Pride Board, and he can be contacted for question or concerns.

Brent Eidson, City of San Diego Public Utilities, spoke about an upcoming Water Rate Increase hearing on November 21st at City Council. His department is supporting the rate increase due to costs of purchasing water. www.sandiego.gov/water

Dana Hook made comments on sustainability as it applies to San Diego and the community plan update.

IV. Representatives of Elected Officials:

Rich Reyes from Mayor Todd Gloria's office, Jessica Poole from Congresswoman Susan Davis' office, and Toni Duran from California Assemblymember Toni Atkins office reported to the community on our elected officials' work.

V. Consent Agenda:

Motion to place Potential Action Item 3, Request For A Letter Of Support For Fundraising Event For Special Delivery Sponsored By Powers Plumbing, onto consent agenda made by Ferrier. Motion seconded by Daniel. Motion passed by vote of 11-0-2. Voting in favor: Ferrier, Daniel, Bonn, Bonner, Grinchuk, Jaworski, Naskar, Pesqueira, Tablang, Ward, and Winter. Voting against: None. Abstaining: O'Dea and Non-voting Chair Wilson.

Motion to place Potential Action Item 1, Next G Trias at Fort Stockton NUP (Trias Street & Fort Stockton Drive), onto consent agenda made by O'Dea. Motion seconded by Winter. Motion passed by vote of 12-0-1. Voting in favor: O'Dea, Winter, Bonn, Bonner, Daniel, Ferrier, Grinchuk, Jaworski, Naskar, Pesqueira, Tablang, and Ward. Voting against: None. Abstaining: Non-voting Chair Wilson.

Motion to approve consent agenda made by Ferrier; seconded by Naskar. Motion passed by vote of 12-0-1. Voting in favor: Ferrier, Naskar, Bonn, Bonner, Daniel, Grinchuk, Jaworski, O'Dea, Pesqueira, Tablang, Ward, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

VI. Potential Action Items: Projects

1. **NEXT G TRIAS@FORT STOCKTON NUP (TRIAS STREET & FORT STOCKTON DRIVE)** – Mission Hills - Application for a neighborhood use permit for a wireless communications facility (WCF) within the public right-of-way at the intersection of Trias Street and Fort Stockton Drive. The WCF consists of a 20'-3" tall pole with a 26" Omni-antenna attachment. The overall height of the structure is 29 feet above ground level; located in the RS-1-7 zone. *(Continued from October 1, 2013 meeting.)*

-- PLACED ON CONSENT AGENDA --

2. **666 UPAS STREET ("VERIZON – SAN DIEGO ZOO PDP") – Process Four** -- Hillcrest -- Planned Development Permit (PDP) to modify an existing wireless communication facility under Project No. 193202 to add a generator in the alley for backup power; in the MR-400 zone.

Jill Cleveland, from PlanCom representing Verizon, made a brief presentation on a backup generator on to support the facility in an emergency. They conducted noise studies to ensure it complies with noise regulations. She also stressed the importance and federal regulations to provide emergency power. The generator is exercised once per week for 15 minutes. Chair opened floor for public and board comments. None received.

Motion to support project as presented made by Jaworski; seconded by Naskar. Motion passed by vote of 12-0-1. Voting in favor: Jaworski, Naskar, Bonn, Bonner, Daniel, Ferrier, Grinchuk, O'Dea, Pesqueira, Tablang, Ward, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

3. **REQUEST FOR A LETTER OF SUPPORT FOR FUNDRAISING EVENT FOR SPECIAL DELIVERY SPONSORED BY POWERS PLUMBING** – The event will be held on April 5, 2014; event requires a city permit and review by Uptown Planners.

-- PLACED ON CONSENT AGENDA --

4. **APPOINTMENT OF UPTOWN PLANNERS REPRESENTATIVE TO THE AIRPORT NOISE ADVISORY COMMITTEE** – The board will vote to replace Hirsch Gottschalk,

who is stepping down as the Uptown Planners representative to the Airport Noise Advisory Committee.

Chair recommended Naskar. Naskar asked Middletown resident Chris Cole to be alternate to attend meetings and assist. Motion by Jaworski to appoint Naskar to Airport Noise Advisory Committee and to have Chris Cole serve as alternate. Motion seconded by Ward. Motion passed by vote of 12-0-1. Voting in favor: Jaworski, Ward, Bonn, Bonner, Daniel, Ferrier, Grinchuk, Naskar, O'Dea, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

VII. Informational Presentation: None

VIII. Member Comments/Community Reports

Naskar provided an overview of VA Aspire Community Advisory Group meetings. (Overview and CAG minutes distributed electronically). He explained the appointment of Dr. Laura Otis-Miles to the CAG. Construction continues on the project and is scheduled to open on Feb. 17; contact Naskar or Debbie Dominick if you wish to attend. Finally, he reported that a patient handbook had been provided to the CAG in draft form which will continue to be reviewed by the group.

IX. Adjournment:

Motion to Adjourn made by Jaworski; Seconded by Pesqueira. Motion passed by Consent. Meeting adjourned at 7:50 PM.

NOTICE OF FUTURE MEETINGS

Next meeting is December 3, 2013 at 6:00 PM. The meeting will occur at the Joyce Beers Center meeting facility on Vermont Street in the Uptown Shopping Center.

Respectfully submitted,

Joe Naskar
Secretary



View of Generator Area From 7th Street



South Building Elevation



East Building Elevation



West Building Elevation



Existing Antennas




Existing Equipment
3

EXISTING



San Diego Zoo Generator
666 Upas Street
San Diego, CA 92101





Proposed generator enclosure
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

Photosimulation of proposed telecommunications site

6/19/2012

ATTACHMENT 10

EXISTING

San Diego Zoo Generator
666 Upas Street
San Diego, CA 92101



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

Photosimulation of proposed telecommunications site

6/19/2012

ATTACHMENT 10

ATTACHMENT 11



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

THE CITY OF SAN DIEGO

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 WCF

Project Title

Project No. For City Use Only

Verizon Wireless: San Diego Zoo

Project Address:

666 Upas Street

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:

ATTACHMENT 11

Project Title:	Project No. (For City Use Only)
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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? CA Corporate Identification No. 718-44-50-7
☐ 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): <u>666 UPAS HOMEOWNERS ASSOCIATION</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>666 Upas Street</u> City/State/Zip: <u>San Diego, CA 92103</u> Phone No: <u>619-299-8944</u> Fax No: <u>619-298-2956</u> Name of Corporate Officer/Partner (type or print): <u>BARRY LEVINSKY</u> Title (type or print): <u>SECRETARY</u> Signature: <u>[Signature]</u> Date: <u>6/5/12</u>	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:

Project Chronology
Verizon – SD Zoo Generator
PTS No. 288374

Date	Action	Description	City Review Time	Applicant Response
7/11/12	Submittal for Completeness Check			
8/9/12	Completeness Review		29 days	
9/12/12	First Submittal	Project Deemed Complete		1 month, 3 days
10/19/12	First Review		1 month, 7 days	
7/17/13	Second Submittal			8 months, 28 days
9/11/13	Second Review		1 month, 25 days	
1/19/14 through 9/15/14	Third Submittal through Firth Submittal - Noise Report Issues			7 months, 27 days
9/16/14	Issues Resolved		1 day	
9/19/14	Notice of Right to Appeal Environmental Determination Posted	Exempt from CEQA	3 days	
11/20/14	Planning Commission Hearing		2 months, 1 day	
TOTAL STAFF TIME**			8 months 12 days	
TOTAL APPLICANT TIME**				1 year, 8 months, 1 day
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to HO Hearing	2 years, 5 months 30 days	

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 5, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	November 20, 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, PROCESS FOUR
PROJECT NUMBER:	288374
PROJECT NAME:	<u>VERIZON – SD ZOO GENERATOR</u>
APPLICANT:	Kerrigan Diehl, PlanCom, Inc.
COMMUNITY PLAN AREA:	Uptown
COUNCIL DISTRICT:	3
CITY PROJECT MANAGER:	Karen Lynch, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5351 / klynchash@sanidiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for the installation of a 30kw emergency generator to support an existing wireless communication facility located at 666 Upas Street. The wireless communication facility is located on the roof top while the generator is proposed on the north side of the building, adjacent to the alley. The project proposes a 2-foot, 6-inch side yard setback where 6-feet is required.

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

ATTACHMENT 13

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 September 19, 2014 and the opportunity to appeal that determination ended October 3, 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.

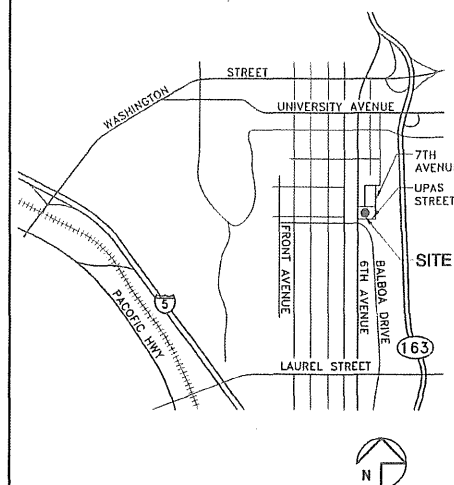
Internal Order Number: 24002996

Revised 10-4-12 HMD-



**SAN DIEGO ZOO GENERATOR
666 UPAS STREET
SAN DIEGO, CA 92101**

VICINITY MAP



THOMAS GUIDE PAGE: 1248 F3

ADDRESS
666 UPAS STREET
SAN DIEGO, CA 92102

COORDINATES (NAD 83)
LATITUDE: 32° 44' 28.41" NORTH
LONGITUDE: 117° 08' 31.99" WEST

CONSULTANT TEAM

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

LEASING:
PLANCOM, INC.
BRENT HELMING
302 STATE PLACE
ESCONDIDO, CA 92029
(760) 533-6065

PLANNING:
PLANCOM, INC.
CARVER CHIU
302 STATE PLACE
ESCONDIDO, CA 92029
(949) 290-9678

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: BRENT HELMING
PHONE: (760) 533-6065

OWNER: UPAS HOMEOWNER ASSOCIATION
666 UPAS STREET
SAN DIEGO, CA 92103
CONTACT: ADRIAN
PHONE: (619) 241-6063

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:

- INSTALLATION OF A VERIZON WIRELESS 30kW ENCLOSED EMERGENCY GENERATOR WITH A 150 GALLON DIESEL TANK MOUNTED ON PROPOSED CONCRETE PAD INSIDE A NEW 10'-8" x 15'-4" CONCRETE BLOCK ENCLOSURE
- REMOVE & REPLACE EXISTING VERIZON WIRELESS ELECTRICAL LUG BOX WITH NEW AUTOMATIC TRANSFER SWITCH
- INSTALLATION OF (2) 1" CONDUITS RUNNING FROM PROPOSED GENERATOR TO ROOFTOP VERIZON WIRELESS EQUIPMENT AREA

LEGAL DESCRIPTION:

LOT 1, 2 AND 3 OF PARK UPAS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5161 FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 22, 1963.

PROJECT ADDRESS: 666 UPAS STREET
SAN DIEGO, CA 92102

ASSESSORS PARCEL NUMBER: 452-430-27-00

TOTAL SITE AREA: 27,987.02 SQ. FT.
= 0.64 ACRES

EXISTING ZONING: MR 400

ORIGINAL LAND USE APPROVAL:
VERIZON WIRELESS: AMENDMENT TO 99-0464-52 (APPROVED 4/14/06)
VERIZON WIRELESS: ORIGINAL PERMIT NO. 99-0464-52 (APPROVED 6/21/02)

EXISTING ROOFTOP EQUIPMENT AREA: 248 SQ. FT. (NO CHANGE)

PROPOSED GENERATOR AREA: 164 SQ. FT.

EXISTING OCCUPANCY: NONE (OUTDOOR EQUIPMENT CABINETS ONLY)

EXISTING OCCUPANCY: R-1

EXISTING CONSTRUCTION TYPE: II

NOTE: THERE ARE TWO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE (VERIZON AND SPRINT)

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE & ENCLOSURE PLANS
A-2	ROOF PLAN
A-3	EQUIPMENT PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	GENERATOR ENCLOSURE ELEVATIONS & DETAILS
LS-1	SITE SURVEY

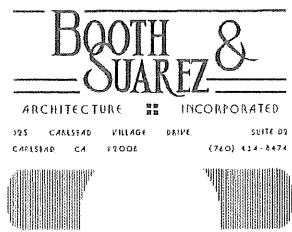
APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA 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

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.



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

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

PROJECT NAME

**SAN DIEGO ZOO
GENERATOR**

666 UPAS STREET
SAN DIEGO, CA 92101

SAN DIEGO COUNTY

DRAWING DATES

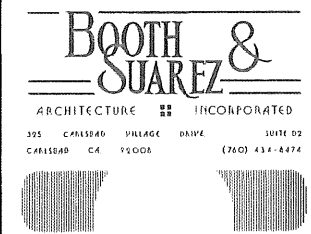
12/01/11	ZD REVIEW (cl)
02/27/12	REVISED ZD (acc/cl)
06/04/12	REVISED ZD #2 (job)
08/13/12	CITY COMMENTS (rl)
08/21/12	REVISED ZD #3 (rl)
09/05/14	REVISED ZD #4 (oo) (REMOVE NOISE CONTOURS)
09/29/14	REVISED ZD #5 (kml) (ENCLOSURE NOTE)

SHEET TITLE

**TITLE SHEET
&
PROJECT DATA**

PROJECTS\VERIZON\111762d

T-1



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

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

PROJECT NAME

SAN DIEGO ZOO GENERATOR

666 UPAS STREET
SAN DIEGO, CA 92101

SAN DIEGO COUNTY

DRAWING DATES

12/01/11	2D REVIEW (cl)
02/27/12	REVISED 2D (ccp/cl)
06/04/12	REVISED 2D #2 (lsh)
08/13/12	CITY COMMENTS (rl)
08/21/12	REVISED 2D #3 (rl)
09/05/14	REVISED 2D #4 (cc)
09/29/14	REVISED 2D #5 (kml)
	(ENCLOSURE NOTE)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\111762d

A-0

STORM WATER QUALITY NOTES CONSTRUCTION BMPs

NOTES 1-7 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
2. SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
3. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
5. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
6. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

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:

666 UPAS STREET, SAN DIEGO, CA 92101

(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 "Minimize Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

Sediment
Nutrients
Trash & debris
Oxygen Demanding Substances
Oil & Grease
Bacteria & Viruses
Pesticides

I/we will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Preserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain 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 slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee: Dwight Woods Company Name: Verizon Wireless

(print name) (signature)

Date: 1-9-2008

GRADING QUANTITIES:

ENCLOSURE (ASPHALT REMOVAL):	5.00 CU. YDS.
FOUNDATION:	11.00 CU. YDS.
TRENCHING (NONE):	0.00 CU. YDS.
TOTAL GRADING:	16.00 CU. YDS.

ALL MATERIAL SHALL BE EXPORTED OFF SITE TO AN APPROVED CITY OF SAN DIEGO SITE.

PARCEL LEGAL DESCRIPTION:

LOT 1, 2 AND 3 OF PARK UPAS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5161 FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 22, 1963.

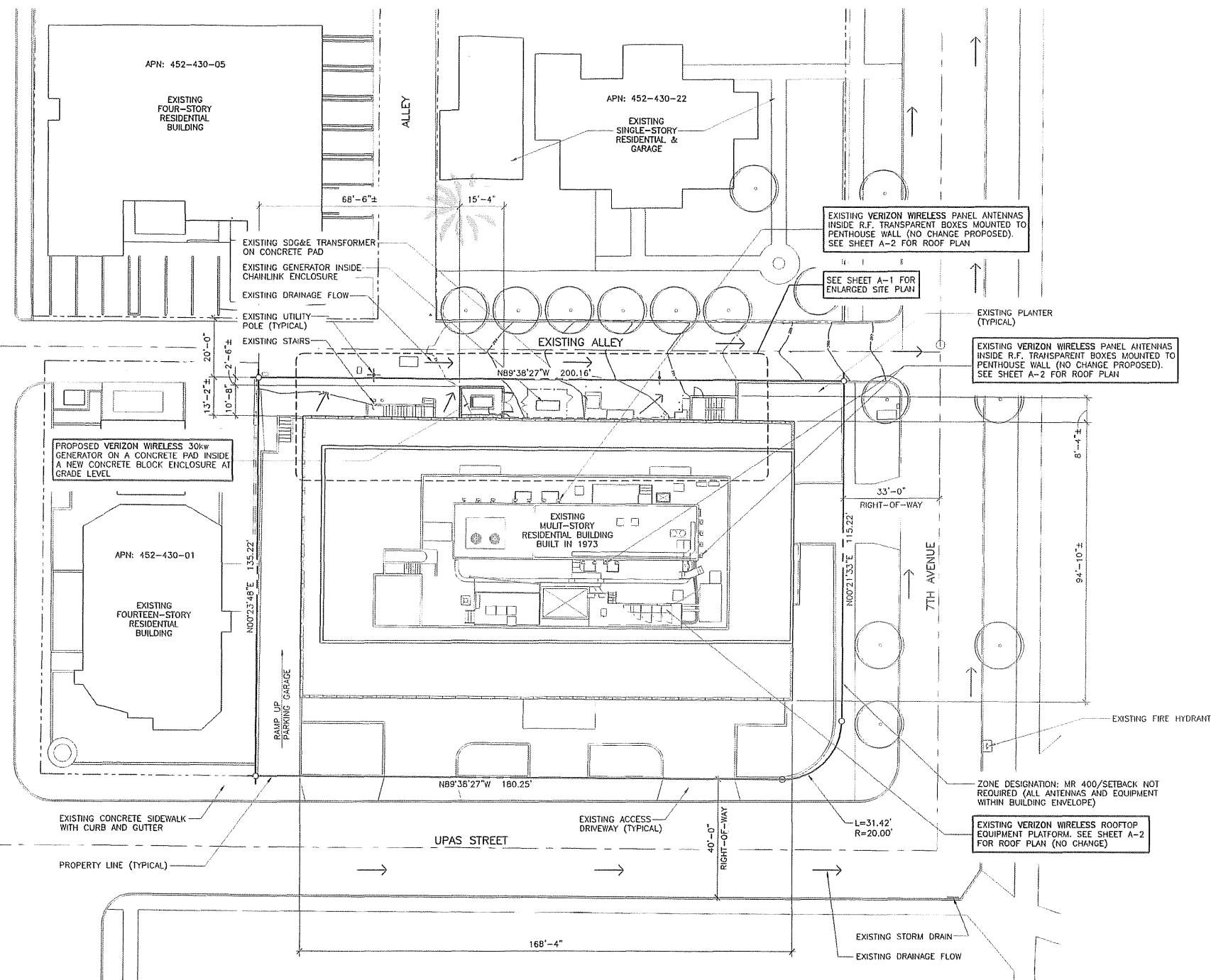
ENGINEERING NOTES:

1. NO ROOF DRAINS ARE PROPOSED FOR THIS PROJECT.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS IS AN INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. 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.
6. 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

SITE PLAN

SCALE: 1" = 20'-0"

6TH AVENUE



NOISE IMPACT ANALYSIS TABLES

GENERATOR INSTALLATION NOISE AT 5'-FT ELEVATION

DISTANCE FROM INSTALLATION	dBA
5'-FT	50.7
10'-FT	49.1
15'-FT	47.3
20'-FT	45.5
① 25'-FT	40.3

① RESIDENTIAL WALL AT PROPERTY LINE

GENERATOR AND NOISE CONTROL EQUIPMENT

EQUIPMENT	63Hz	125Hz	500Hz	1,000Hz	2,000Hz	4,000Hz	8,000Hz
GENERAC 30 Kw	107.1	95.8	90.8	84.7	82.9	74.6	68.6
12-INCH LOUVER(TL) ①	N/A	5	11	12	13	14	12
3-FOOT IN-LINE SILENCER NR②	7	12	28	35	35	28	17
ENGINE EXHAUST SILENCER NR	15	25	37	34	28	27	26

① TRANSMISSION LOSS

② NOISE REDUCTION

BOOTH & SUAREZ

ARCHITECTURE INCORPORATED

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PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

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

PROJECT NAME

SAN DIEGO ZOO
GENERATOR

666 UPAS STREET
SAN DIEGO, CA 92101

SAN DIEGO COUNTY

DRAWING DATES

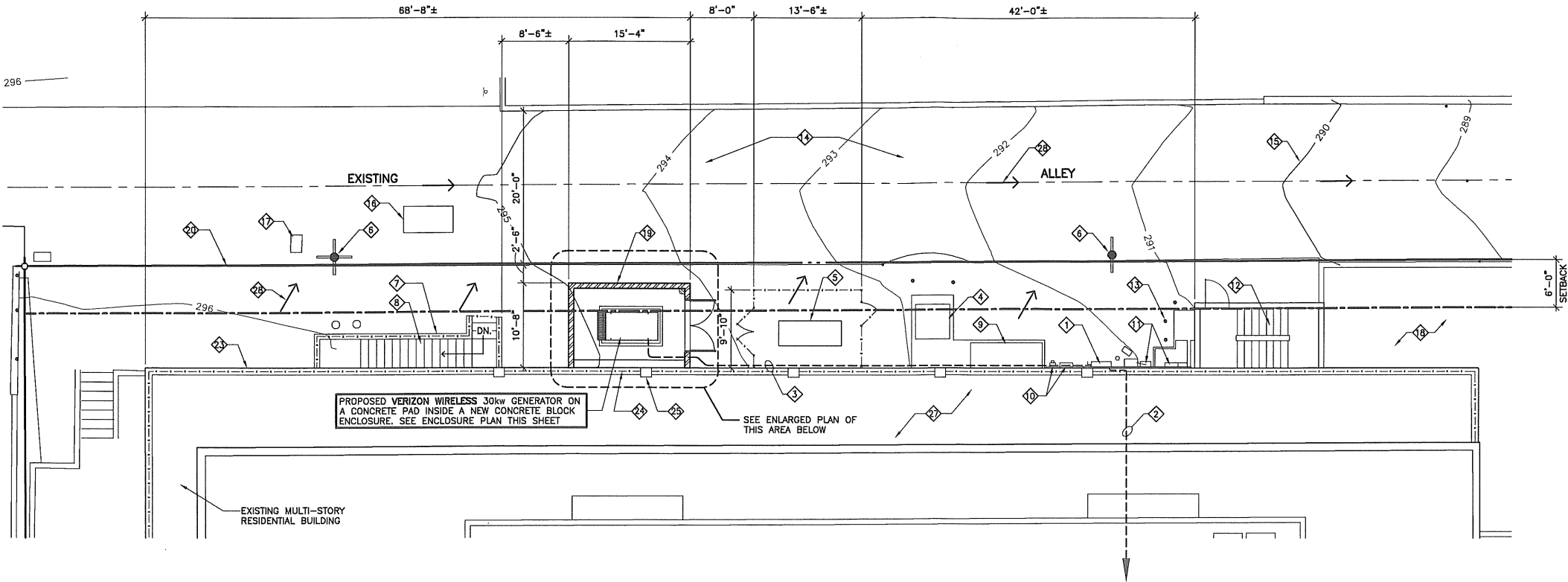
12/01/11	ZD REVIEW (al)
02/27/12	REVISED ZD (aop/al)
06/04/12	REVISED ZD #2 (jab)
08/13/12	CITY COMMENTS (rl)
08/21/12	REVISED ZD #3 (rl)
09/05/14	REVISED ZD #4 (ao)
09/29/14	REVISED ZD #5 (kmt)
	(ENCLOSURE NOTE)

SHEET TITLE

ENLARGED SITE
&
ENCLOSURE PLANS

PROJECTS\VERIZON\11176zd

A-1



ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

KEYED NOTES:

- 1 REMOVE & REPLACE EXISTING ELECTRICAL LUG BOX ON UNISTRUTS MOUNTED TO EXISTING WALL WITH NEW AUTOMATIC TRANSFER SWITCH (SHOWN SHADED)

2 ROUTE PROPOSED (2) 1" ELECTRICAL CONDUITS ADJACENT TO EXISTING CONDUITS THROUGH PARKING LEVEL TO VERIZON WIRELESS ROOF TOP EQUIPMENT AREA. SEE ROOF PLAN SHEET A-2

3 PROPOSED (2) 1" CONDUITS FROM GENERATOR TO NEW AUTOMATIC TRANSFER SWITCH.

4 EXISTING SDG&E TRANSFORMER ON CONCRETE PAD

5 EXISTING GENERATOR INSIDE CHAINLINK ENCLOSURE

6 EXISTING UTILITY POLE (TYPICAL)

7 EXISTING WALL WITH CHAINLINK FENCE ON CONCRETE CURB

8 EXISTING STAIRS DOWN TO LOWER LEVEL OF PARKING GARAGE

9 EXISTING ELECTRICAL CABINETS ON A CONCRETE PAD

10 EXISTING ELECTRICAL PANEL AND GENERATOR LUG BOX

11 EXISTING ELECTRICAL CABINETS & PANELS

12 EXISTING STAIRS

13 EXISTING CONCRETE FILLED STEEL BOLLARDS
- 14 EXISTING ASPHALT PAVING

15 EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS

16 EXISTING SDG&E VAULT

17 EXISTING CATV CONCRETE VAULT

18 EXISTING LANDSCAPE PLANTER

19 PROPOSED CONCRETE BLOCK WALL WITH SMOOTH STUCCO FINISH & PAINTED TO MATCH ADJACENT EXTERIOR WALL

20 PROPERTY LINE (TYPICAL)

21 PROPOSED 12" DEEP LOUVERED SOUND DAMPENING SCREEN

22 PROPOSED TIMER SWITCH OPERATED LIGHT FIXTURE MOUNTED TO WALL (TYPICAL OF 1)

23 EXISTING EXTERIOR BUILDING WALL

24 EXISTING CHAINLINK SCREENS AT WALL OPENINGS BETWEEN COLUMNS

25 EXISTING CONCRETE COLUMN

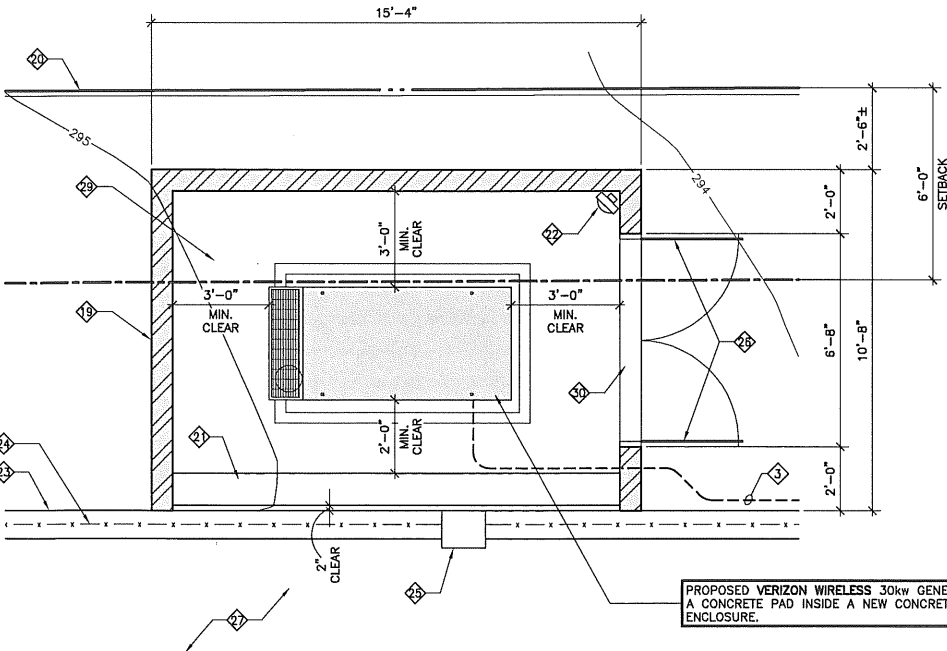
26 PROPOSED 6'-8" HIGH x 3'-0" WIDE STEEL DOUBLE DOORS AND FRAME WITH ACOUSTIC SEALS

27 EXISTING PARKING GARAGE

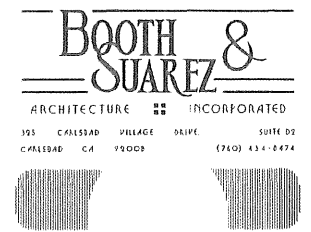
28 EXISTING SITE DRAINAGE

29 REMOVE EXISTING ASPHALT PAVING & INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER

30 CONCRETE CURB AT ENTRY GATE



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



PREPARED FOR



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(949) 222-7000

APPROVALS

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

PROJECT NAME

SAN DIEGO ZOO GENERATOR

666 UPAS STREET
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

DRAWING DATES

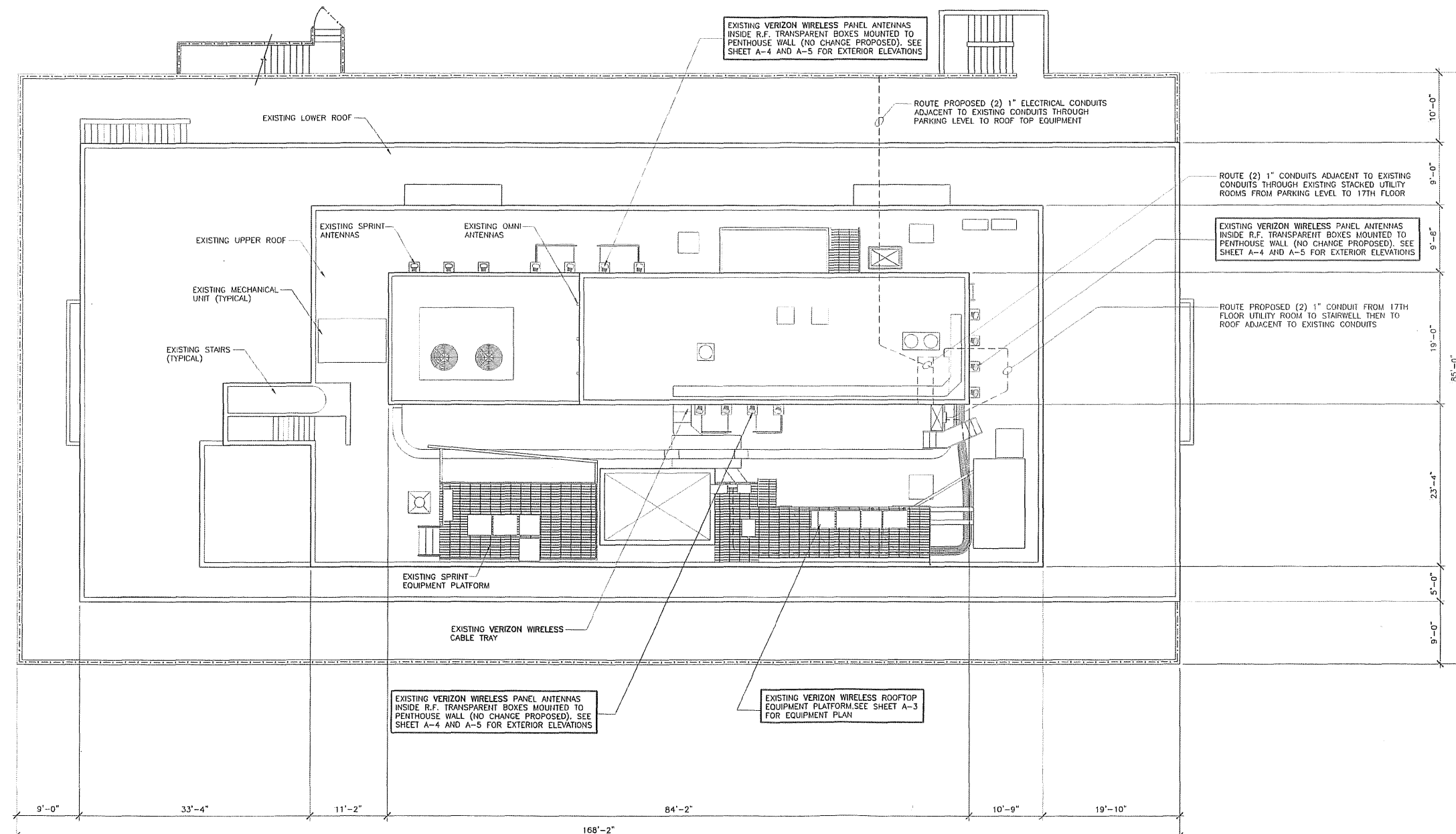
12/01/11	ZD REVIEW (cl)
02/27/12	REVISED ZD (acp/cl)
06/04/12	REVISED ZD #2 (job)
08/13/12	CITY COMMENTS (ri)
08/21/12	REVISED ZD #3 (ri)
09/05/14	REVISED ZD #4 (ac)
09/29/14	(REMOVE NOISE CONTOURS)
	REVISED ZD #5 (kmt)
	(ENCLOSURE NOTE)

SHEET TITLE

ROOF PLAN

PROJECTS\VERIZON\111762d

A-2



ROOF PLAN

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



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APPROVALS

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

PROJECT NAME

**SAN DIEGO ZOO
GENERATOR**

666 UPAS STREET
SAN DIEGO, CA 92101

SAN DIEGO COUNTY

DRAWING DATES

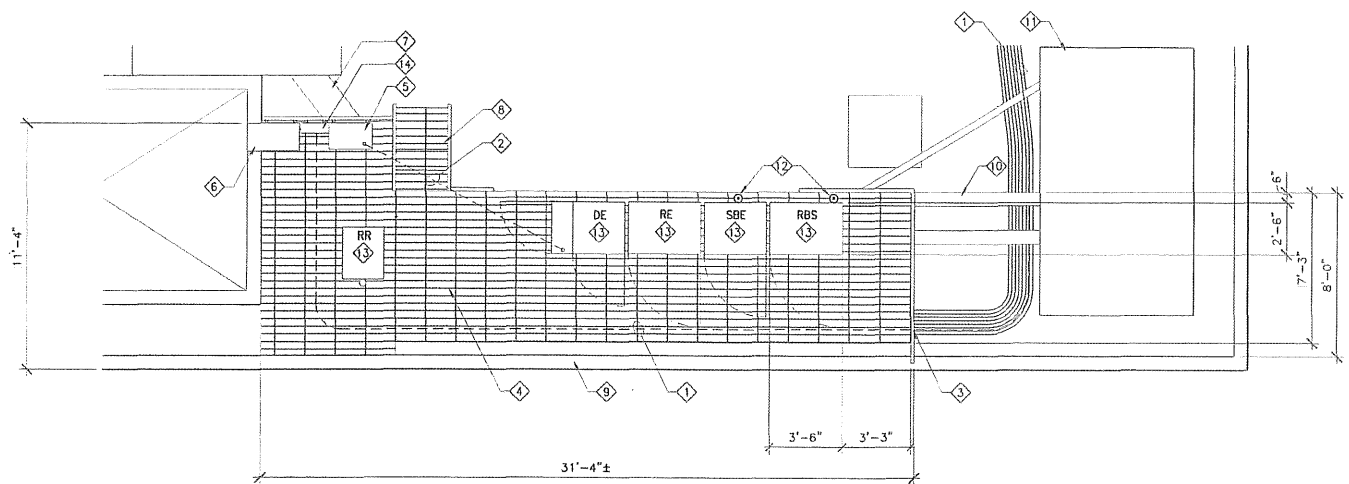
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02/27/12	REVISED ZD (acp/cl)
06/04/12	REVISED ZD #2 (jab)
08/13/12	CITY COMMENTS (rl)
08/21/12	REVISED ZD #3 (rl)
09/05/14	REVISED ZD #4 (ao) (REMOVE NOISE CONTOURS)
09/29/14	REVISED ZD #5 (kml) (ENCLOSURE NOTE)

SHEET TITLE

EQUIPMENT PLAN

PROJECTS\VERIZON\11176zd

A-3



EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"



PLAN NOTES:

- 1. PROPOSED (2) 1" CONDUITS ROUTED ON EXISTING SLEEPERS & UNISTRUT RACK TO ELECTRICAL LOAD CENTER (SHOWN DASHED)
- 2. PROPOSED ELECTRICAL FEED TO VERIZON CABINETS
- 3. EXISTING GUARDRAIL
- 4. EXISTING RAISED STEEL PLATFORM FRAMING AND BAR GRATE
- 5. EXISTING ELECTRICAL PULL BOX MOUNTED TO GUARDRAILS
- 6. EXISTING TELCO CABINET MOUNTED TO GUARDRAILS
- 7. EXISTING COAX CABLE TRAY
- 8. EXISTING GUARDRAIL AND STAIRS
- 9. EXISTING PARAPET
- 10. EXISTING STEEL PLATFORM BEAMS
- 11. EXISTING RAISED CURB
- 12. EXISTING GPS ANTENNAS
- 13. EXISTING VERIZON WIRELESS OUTDOOR EQUIPMENT CABINET TO REMAIN
- 14. EXISTING ELECTRICAL LOAD CENTER MOUNTED TO GUARDRAIL

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CARLESEAD CA 92606 (760) 434-8474

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

PROJECT NAME
SAN DIEGO ZOO GENERATOR
666 UPAS STREET
SAN DIEGO, CA 92101
SAN DIEGO COUNTY

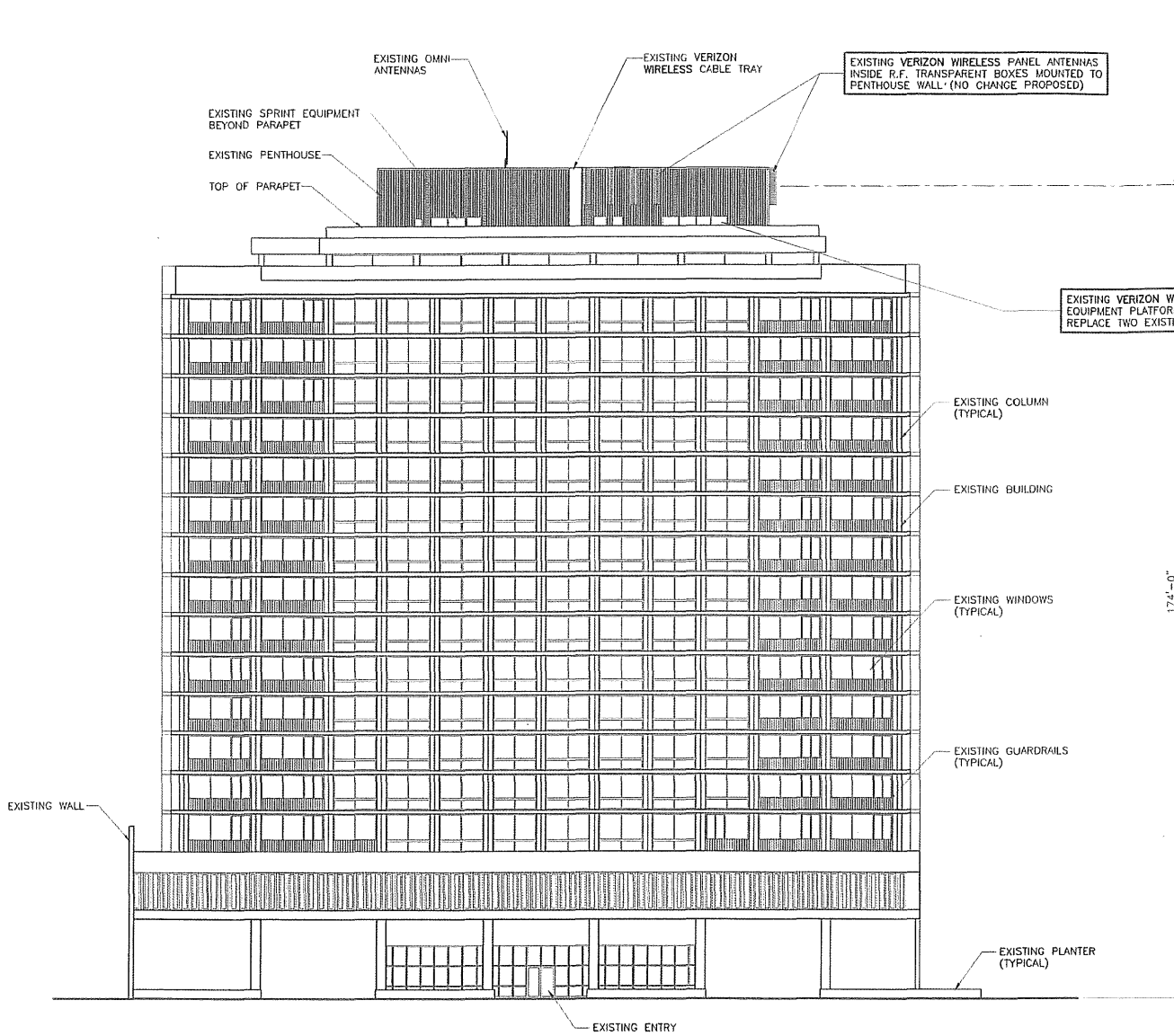
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12/01/11	ZD REVIEW (cl)
02/27/12	REVISED ZD (ocp/cl)
06/04/12	REVISED ZD #2 (job)
08/13/12	CITY COMMENTS (rt)
08/21/12	REVISED ZD #3 (rt)
09/05/14	REVISED ZD #4 (oc) (REMOVE NOISE CONTOURS)
09/29/14	REVISED ZD #5 (kmt) (ENCLOSURE NOTE)

SHEET TITLE

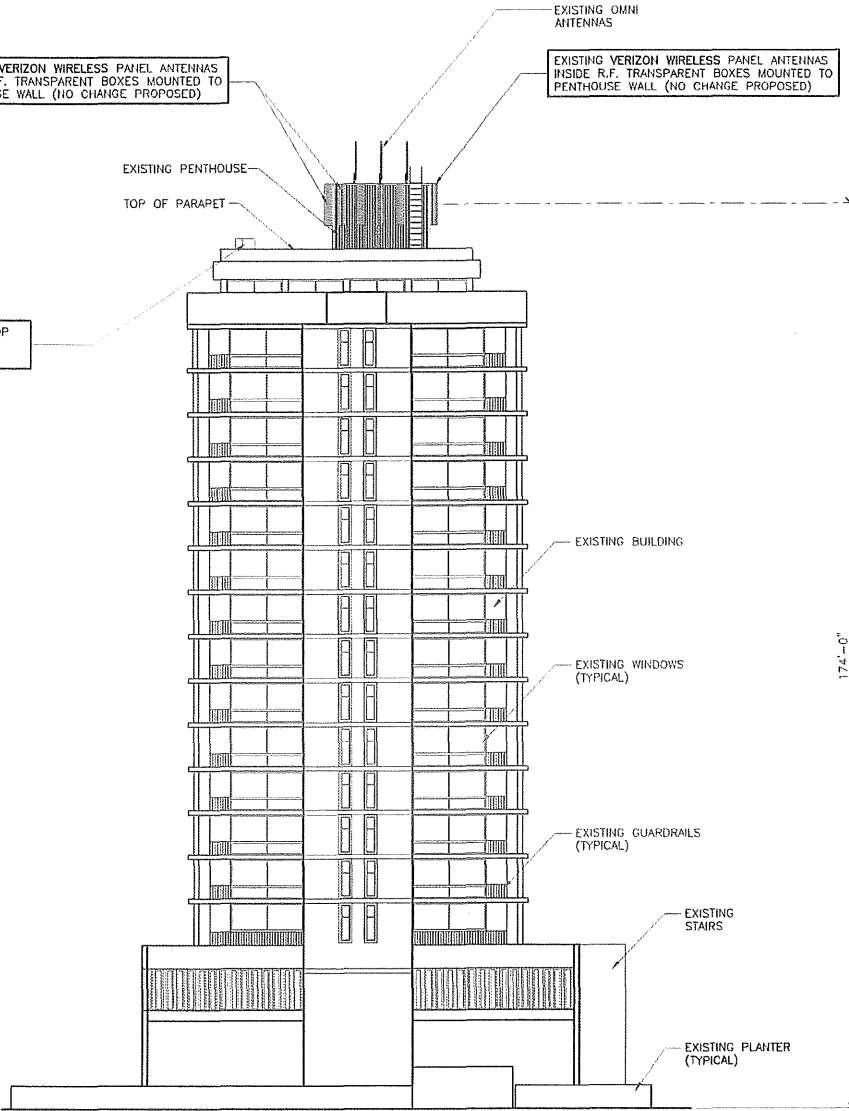
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\111762d

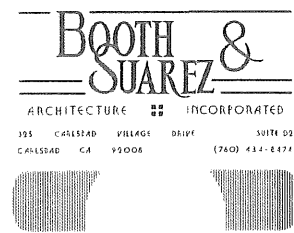
A-4



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



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APPROVALS

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

PROJECT NAME

**SAN DIEGO ZOO
GENERATOR**

666 UPAS STREET
SAN DIEGO, CA 92101

SAN DIEGO COUNTY

DRAWING DATES

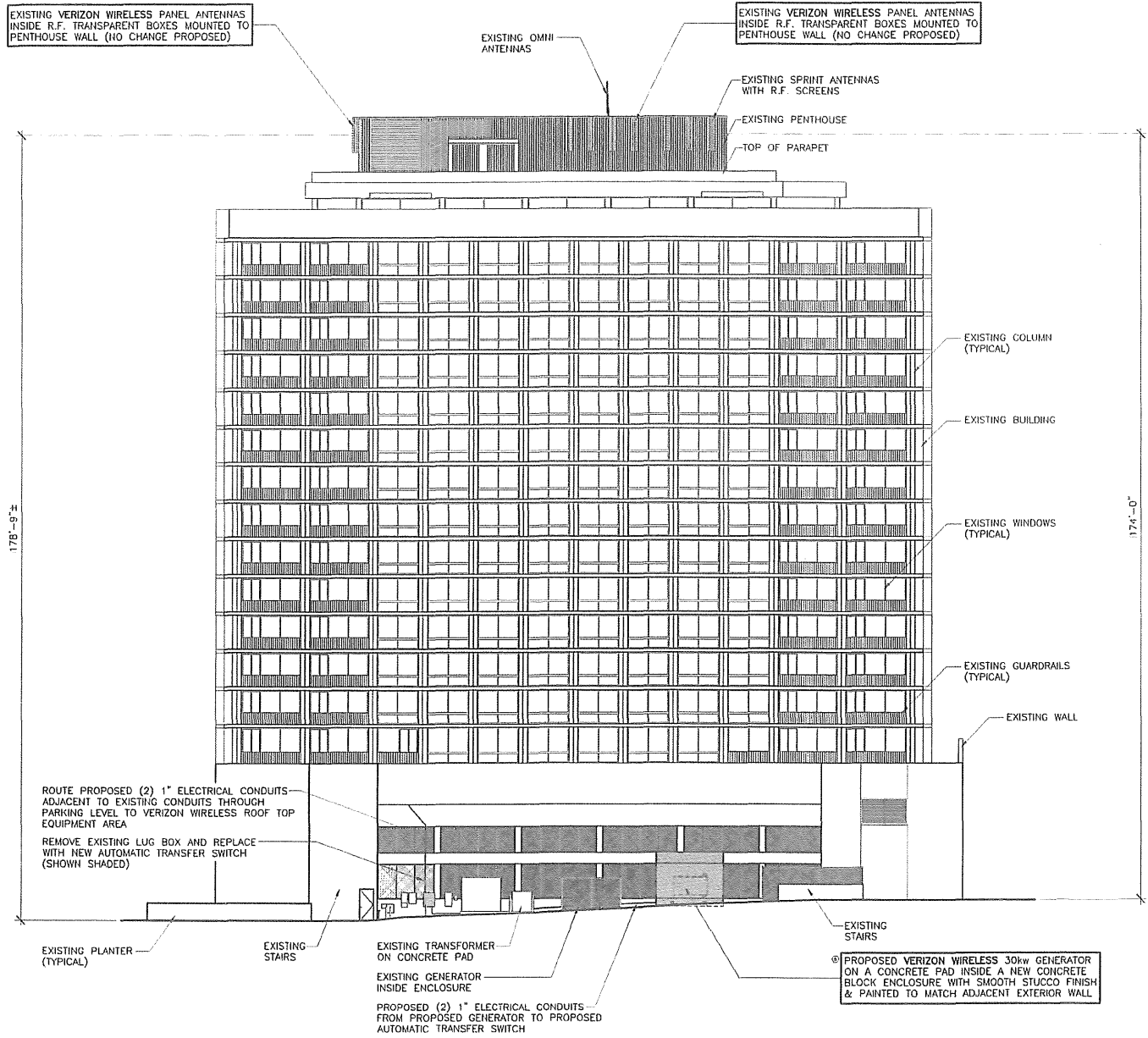
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02/27/12	REVISED ZD (ocp/al)
06/04/12	REVISED ZD #2 (job)
08/13/12	CITY COMMENTS (rl)
08/21/12	REVISED ZD #3 (rl)
09/05/14	REVISED ZD #4 (oc)
	(REMOVE NOISE CONTOURS)
09/29/14	REVISED ZD #5 (kml)@
	(ENCLOSURE NOTE)

SHEET TITLE

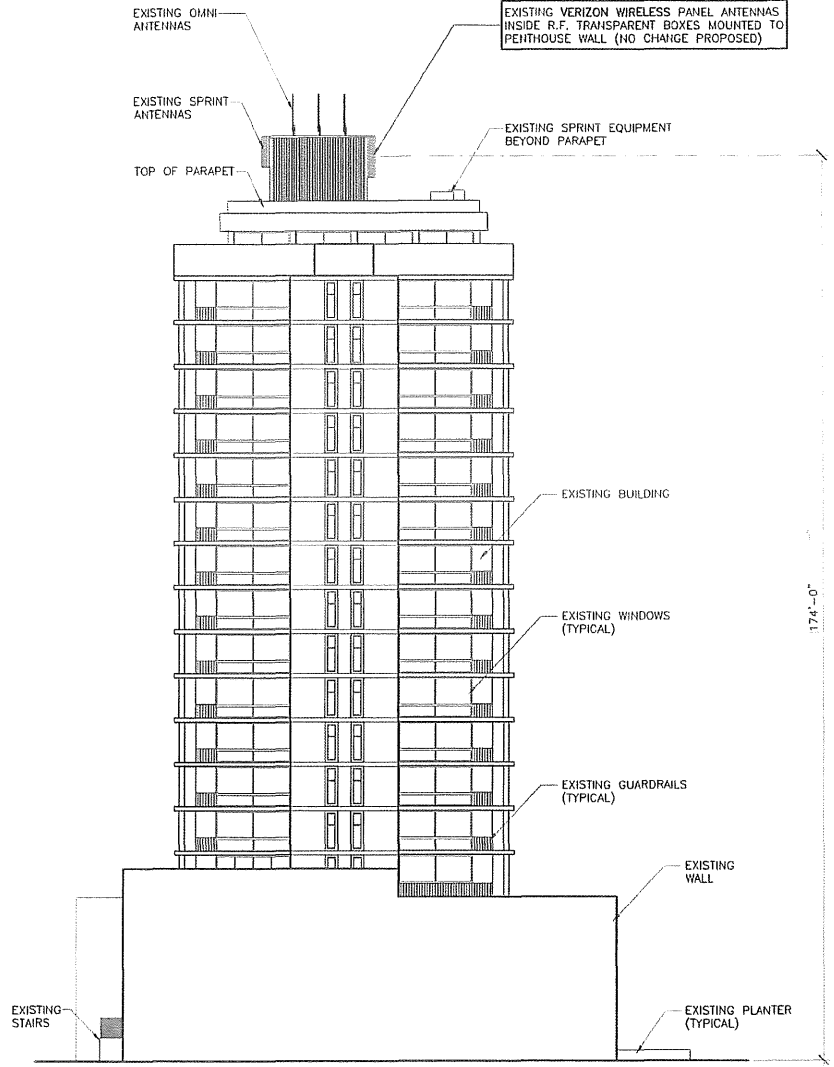
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\11176zd

A-5



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



APPROVALS

PROJECT NAME

SAN DIEGO COUNTY

12/01/11 ZD REVIEW (cl)
02/27/12 REVISED ZD (acc/cl)
06/04/12 REVISED ZD #2 (jab)
08/13/12 CITY COMMENTS (rl)
08/21/12 REVISED ZD #3 (rl)
09/05/14 REVISED ZD #4 (ao)
(REMOVE NOISE CONTOURS)
09/29/14 REVISED ZD #5 (kml)
(ENCLOSURE NOTE)

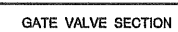
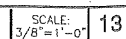
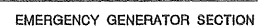
GENERATOR ENCLOSURE ELEVATIONS & DETAILS

PROJECTS\VERIZON\11176zd

A-6



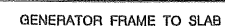
1. GENERATOR TO BE "KOHLER" 30KVA MODEL #30R02JC-VER, 1 PHASE OR 3 PHASE WATER COOLED, WITH 150 GALLON DIESEL DOUBLE WALL TANK BASE, 49 BHP.
2. PROVIDE MINIMUM 3'-0" CLEAR FROM BUILDING OR WALLS. PROVIDE MINIMUM 3" CLEAR AROUND GENERATOR.
3. ATTACH GENERATOR TO SLAB WITH FOUR (4) 1/2" STAINLESS STEEL NUT-BOLT Z ANCHORS. MINIMUM EMBED 3 1/4" INTO 1/2" HOLE DRILL MINIMUM 4" DEEP. SPECIAL INSPECTION REQUIRED. I.C.C. #ESR-1917 1A



SCALE 1"=1'-0"	9
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9

10



SCALE: N.T.S.	14
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15

Booth & Suarez
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395 CARLSBAD VILLAGE DRIVE SUITE D2
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PREPARED FOR
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(949) 222-7000

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

PROJECT NAME
SAN DIEGO ZOO
666 UPAS STREET
SAN DIEGO, CA 92103
SAN DIEGO COUNTY
DRAWING DATES

SHEET TITLE

SITE SURVEY

LS-1

