



Planning Commission Agenda

Meeting of January 13, 2014, 6:00 PM
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

Welcome to the Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

Roll Call

Pledge of Allegiance – Commissioner Bush

Approval of Minutes

1. Approval of Minutes of the Meeting held on December 16, 2013.

Approval of Agenda

2. Approval of Agenda for the Meeting on January 13, 2014.

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

NOTE: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.



The Planning Commission requests that all Cell Phones and Pagers be turned off during the meeting.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the Planning Division at (619) 336-4310 to request a disability-related modification or accommodation. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PRESENTATIONS

PUBLIC HEARINGS

3. Conditional Use Permit for a wireless communications facility located at 2415 East 18th Street. (Case File No. 2013-25 CUP)
4. Resolution 1-2014 taking action on a Conditional Use Permit for a wireless communications facility located at 2415 East 18th Street. (Case File No. 2013-25 CUP)

OTHER BUSINESS

5. Resolution 2-2014 taking action on a Conditional Use Permit for the sale of beer and wine for off-site consumption at an existing market (El Super Market) located at 1811 "L" Avenue. (Case File No. 2013-27 CUP)
6. Election of Officers

STAFF REPORTS

City Attorney

Executive Director

Planner

Commissioners

Chairperson

ADJOURNMENT

Adjournment to next regularly scheduled meeting on February 10, 2014



Planning Commission Minutes

Meeting of December 16, 2013

Planning Commission Meeting
City Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

These minutes have been abbreviated. Video recordings of the full proceedings are on file and available to the public.

Agenda Items

The meeting was called to order by Chairwoman Flores at 6:03 p.m.

Roll Call

Commissioners Present: Garcia, Baca, Flores, Alvarado, Bush, DelaPaz, Pruitt

Staff Also Present: Sr. Asst. Attorney Elisa Cusato, Executive Director Brad Raulston, Principal Planner Martin Reeder, Lt. Graham Young

Pledge of Allegiance: Led by Commissioner Garcia

Approval of Minutes

1. Approval of Minutes of the Meeting held on December 2, 2013.

Motion by Baca, 2nd by Alvarado, to approve the Minutes from the meeting of December 2, 2013.

Motion carried by the following vote:

Ayes: Garcia, Baca, Flores, Alvarado, Bush, DelaPaz

Abstain: Pruitt

Approval of Agenda

2. Approval of Agenda for the Meeting on December 16, 2013.

Motion by Pruitt, 2nd by Baca, for approval of the Agenda for the meeting of December 16, 2013.

Motion carried by the following vote:

Ayes: Garcia, Baca, Pruitt, Flores, Alvarado, Bush, DeLaPaz

ORAL COMMUNICATION

None

PRESENTATIONS:

None

CONSENT RESOLUTIONS

PUBLIC HEARINGS

3. Conditional Use Permit for the sale of beer and wine for off-site consumption at an existing market (El Super Market) located at 1811 "L" Avenue. (Case File No. 2013-27 CUP)

Presented by Principal Planner Martin Reeder

Applicant representative, Dr. Sami Jihad and Applicant, Jonathan Jabro answered questions as present by the commissioners.

One speaker in favor of the item: Jacqueline Reynoso, National City Chamber of Commerce

Motion by Pruitt, 2nd by Baca to close the public hearing and conditionally approve the Conditional Use Permit for the sale of beer and wine for off-site consumption at an existing market (El Super Market) located at 1811 "L" Avenue with additional language to condition #20 to the effect of "No tobacco-related or drug-related paraphernalia is to be sold on the premises". (Case File No. 2013-27 CUP)

Motion carried by the following vote:

Ayes: Baca, Pruitt, Flores, Alvarado, Bush

Noes: Garcia, DeLaPaz

4. Resolution 30-2013 taking action on a Conditional Use Permit for the sale of beer and wine for off-site consumption at an existing market (El Super Market) located at 1811 "L" Avenue. (Case File No. 2013-27 CUP)

Staff to return with Resolution for approval with amended Condition No. 20 at the next Planning Commission meeting scheduled for January 13, 2014.

OTHER BUSINESS

STAFF REPORTS

None

Commissioners:

Garcia – No Report

Baca: No Report

DeLaPaz: Las Palmas Little League sign-ups will start on the upcoming Saturday. Suggestion to note updates in the report and if there are questions then they can be addressed rather make an item on the agenda.

Alvarado: Confirming that Pruitt is currently the Vice Chair of the Commission

Bush: No Report

Flores: No Report.

Pruitt: No Report

Raulston: Updates on City Projects will be presented when agenda is light. Reminded Commission that City will be closed for the two-week furlough.

Assistant City Attorney: No Report

Principal Planner: Inquired if e-Agenda process is working out. Commissioners agreed it is working.

Adjournment at 7:23 p.m. to next regularly scheduled meeting on January 13, 2014.

CHAIRPERSON



CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY AT 2415 EAST 18TH STREET.

Case File No.: 2013-25 CUP

Location: Northeast corner of East 18th Street and Euclid Avenue.

APN: 558-190-28

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Verizon Wireless

Property Owner: Brenkus, Walter & Ann

Parcel size: 0.23 acres

Plans prepared by: Booth & Suarez Architects

Combined General Plan/
Zoning designation: Minor Mixed-Use Corridor (MXC-1)

Adjacent Land Use / Zoning:

North: Single-family residential / MXC-1

East: Single-family residential / MXC-1

South: Single-family residential across E. 18th Street / MXC-1

West: Single-family residential across Euclid Avenue / MXC-1

Environmental review: Categorically Exempt pursuant to Class 3 Section 15303 (New Construction or Conversion of small structures)

BACKGROUND

Site characteristics

The project site is located at the northeast corner of East 18th Street and Euclid Avenue. The property is developed with a 2,800 square-foot retail commercial building and a 21-space parking lot. The building has two suites, one of which is a laundromat, the other currently vacant. There is an existing wireless facility on the same property. This facility was approved in 2002 and is comprised of three parking lot lights with antennas incorporated into the support poles. The commercial property is flanked by former residential-zoned properties (since rezoned to mixed use). All adjacent residential buildings are single story in nature (approximately 10-15 feet high).

Project proposal

The applicant proposes a new wireless telecommunications facility with a 40-foot tall, artificial broadleaf tree that includes 12 panel antennas and a microwave dish. The facility proposes two separate enclosures, one for the telecommunications equipment (217 square-foot prefabricated enclosure) and one for a backup generator (194 square-foot concrete block enclosure). The facility is proposed in the rear of the parking lot, approximately seven feet from the east property line. No landscaping or irrigation is proposed.

Analysis

The proposal is generally a good example of a stealth facility, consistent with City policy. The antennas are proposed to project approximately three feet from the tree trunk but will be obscured by the branches and leaves. Wiring between the tree and shelter would be placed underground. The generator enclosure is proposed to be painted concrete block, consistent with the concrete building on site. However, the equipment shelter is proposed as a prefabricated unit. This is not consistent with City policy, which requires standard construction for equipment shelters. A Condition of Approval has been added to require a design consistent with the generator enclosure and the commercial building (No. 13). If the structures are not consistent with nearby development, the facility would have an adverse aesthetic effect upon the subject property, as well as adjacent or abutting properties, since it would not blend in appropriately.

The proposed equipment shelters are roughly 17 feet by 11 feet (telecom equipment) and 15 feet square (generator) respectively. Both structures are around 10 feet high. Given the footprint of the facility, it would need to be located on the east side of lot in order to avoid the removal of too many parking spaces. The proposed design would remove four spaces. A 2,800 square-foot commercial building requires at least 12 spaces; removing four spaces would leave 17, in excess of what is required.

There are two different fences at the east property line, a six-foot chain link fence on the north portion of the boundary and a four-foot tall lattice fence to the south. The north and south property lines in this location have six-foot tall wood fences. As a result of the tall equipment enclosures involved, the height may appear looming from adjacent properties. In order to soften the impact of such large structures, it would be appropriate to have a taller and less opaque fencing material constructed. A Condition of Approval (No. 14) has been added to require a minimum six-foot tall fence or wall along the east property line to obscure the facility. In addition, the condition includes a caveat that a block wall may be required in the future should noise from operating equipment become an issue. Without additional fencing, the height and bulk of the facility could potentially affect surrounding uses (e.g., light, air, circulation). However, the facility is set back seven feet from the property line, which would soften the aesthetic impact somewhat.

To be further consistent with City policy, co-location with existing facilities was researched. Based on the 'search ring', the applicant has stated that there was no ability to locate on the existing facility, but was able to locate the proposed facility adjacent to an existing facility on the same site. One other site (Bible Baptist Church at 2432 East 18th Street) was also considered, but was ultimately not viable due to site constraints.

The facility would provide coverage to the north, south, and east. Based on the attached Coverage Map, the area currently has limited or weak service. With the proposed antenna height (32 feet to the center of the antenna) being above all buildings adjacent to the area, the antennas would have clear reception and transmission in those directions. As previously stated, nearby land uses in these directions are single-family residential in nature. However, it should be mentioned that, per the 1996 Telecommunications Act, "no State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

If approved by a local jurisdiction, all wireless communications facilities must obtain all required state and federal permits in order to operate. A Condition of Approval (No. 11) is included requiring these permits. The facility is expected to generate only one to two vehicle trips per month for maintenance staff and is unlikely to have any impacts on local traffic patterns.

Comments were received from the Building and Fire Departments and require compliance with current and new 2014 codes. Standard Conditions of Approval for wireless facilities are also included, requiring compliance with local, state, and federal codes, and that any external equipment is painted to match the surface on which it is mounted.

Summary

The proposed project is consistent with the Land Use Code in that it meets all applicable design requirements for wireless communication facilities based on compliance with added Conditions of Approval (design, fencing). The project is considered 'stealth' and would generally blend in with existing facilities and nearby development (as conditioned). If approved, conditions will ensure that the facility does not have an adverse impact on adjacent properties caused by the scale and bulk of the project, and would ensure consistency between existing and proposed structures. The new facility will help to provide coverage in an area with limited service and provide additional reception for Verizon Wireless customers.

RECOMMENDATION

1. Approve 2013-25 CUP based on attached findings; or
2. Deny 2013-25 CUP based on attached findings/findings to be determined by the Planning Commission; or
3. Continue the item to a specific date.

ATTACHMENTS

1. Recommended Findings for Approval/Denial
2. Recommended Conditions of Approval
3. Location Map
4. Existing Wireless Facilities Map
5. Site Photos
6. Coverage Maps
7. Notice of Exemption
8. Public Hearing Notice (Sent to 8 property owners)
9. Applicant's Plans (Exhibits A and B dated 10/10/2013 Case File No. 2013-25 CUP)



MARTIN REEDER, AICP
Principal Planner

RECOMMENDED FINDINGS FOR APPROVAL

2013-25 CUP – 2415 East 18th Street

1. That the site for the proposed use is adequate in size and shape, since the facility, including the faux broadleaf tree and equipment shelters, can be accommodated on the 0.23 acre site without reducing parking beyond the minimum requirement.
2. That the site has sufficient access to streets and highways that are adequate in width and pavement type to carry the volume and type of traffic generated by the proposed use, since the unmanned wireless communications facility requires only one to two visits each month for routine maintenance, which will have a negligible effect on the adjacent developed streets.
3. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the 40-foot faux broadleaf tree will adequately screen the twelve panel antennas, and since additional fencing will provide adequate screening of the equipment shelter from adjacent properties.
4. That the proposed use is deemed essential and desirable to the public convenience and welfare, since it will improve the performance of the Verizon Wireless communications network, resulting in enhanced service for its customers.

RECOMMENDED FINDINGS FOR DENIAL

2013-25 CUP – 2415 East 18th Street

1. That the site for the proposed use is not adequate in size and shape, since the lot can only accommodate the facility adjacent to the property line, where the height and bulk of the facility would affect surrounding uses.
2. That the proposed use will have an adverse aesthetic effect upon adjacent or abutting properties, since it will not blend in appropriately with surrounding development.

RECOMMENDED CONDITIONS OF APPROVAL

2013-25 CUP – 2415 East 18th Street

General

1. This *Conditional Use Permit* authorizes a wireless communications facility at 2415 East 18th Street. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A and B dated 10/10/2013 Case File No. 2013-25 CUP. Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

5. Plans submitted for improvements must comply with the 2013 edition of the California Building, Electrical, Plumbing, and Mechanical Codes.

Fire

6. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).
7. Emergency Shutdown procedures shall be posted in conspicuous area of emergency generator "EMERGENCY POWER". All Emergency Power signs shall be of .080 gauge aluminum. All signs shall be 10 inches wide and 12 inches long. All signs shall have Type IV high intensity prismatic sheeting (H.I.P.), reflective in nature. Protective overlay film shall be required on sign (P.O.F.). Color of sign shall be white background with black letters. Sign shall describe all additional power shutdowns in clear map form. Map shall describe present position ("You Are Here").

- White background with black letters.
 - Signage letter height – Emergency Power – shall be two inches tall.
 - Sign shall be clearly visible from the street. If the power source is inside of the building and cannot be seen from the street, a sign shall be placed in a position that can be easily seen by emergency personnel on foot.
 - Please contact the National City Fire Department for requirements. A detailed plan shall be submitted to the Fire Marshal for approval and final field placement.
8. A 704 diamond shall be placed in conspicuous area to identify fuel and battery hazards.
 9. Fire department access roads shall meet the requirements of the California Fire Code (current edition) Chapter 5 and Appendix D and 503.1.1 *Access Roads*. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to Fire Department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of a fire apparatus weighing at least 75, 0000 pounds. Fire Department access roads shall have an unobstructed width of not less than 20 feet for emergency vehicle travel. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles.
 10. Roads or alleys 20 to 26 feet in wide shall be posted on both sides as fire lanes.
 11. The National City Fire Department shall be involved with all fire inspections for this site. Rough inspections of all phases of work are required.

Engineering

12. The Priority Project Applicability checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Department. If it is determined that the project is subject to the “Priority Project Permanent Storm Water BMP Requirements” and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.
13. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant

Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.

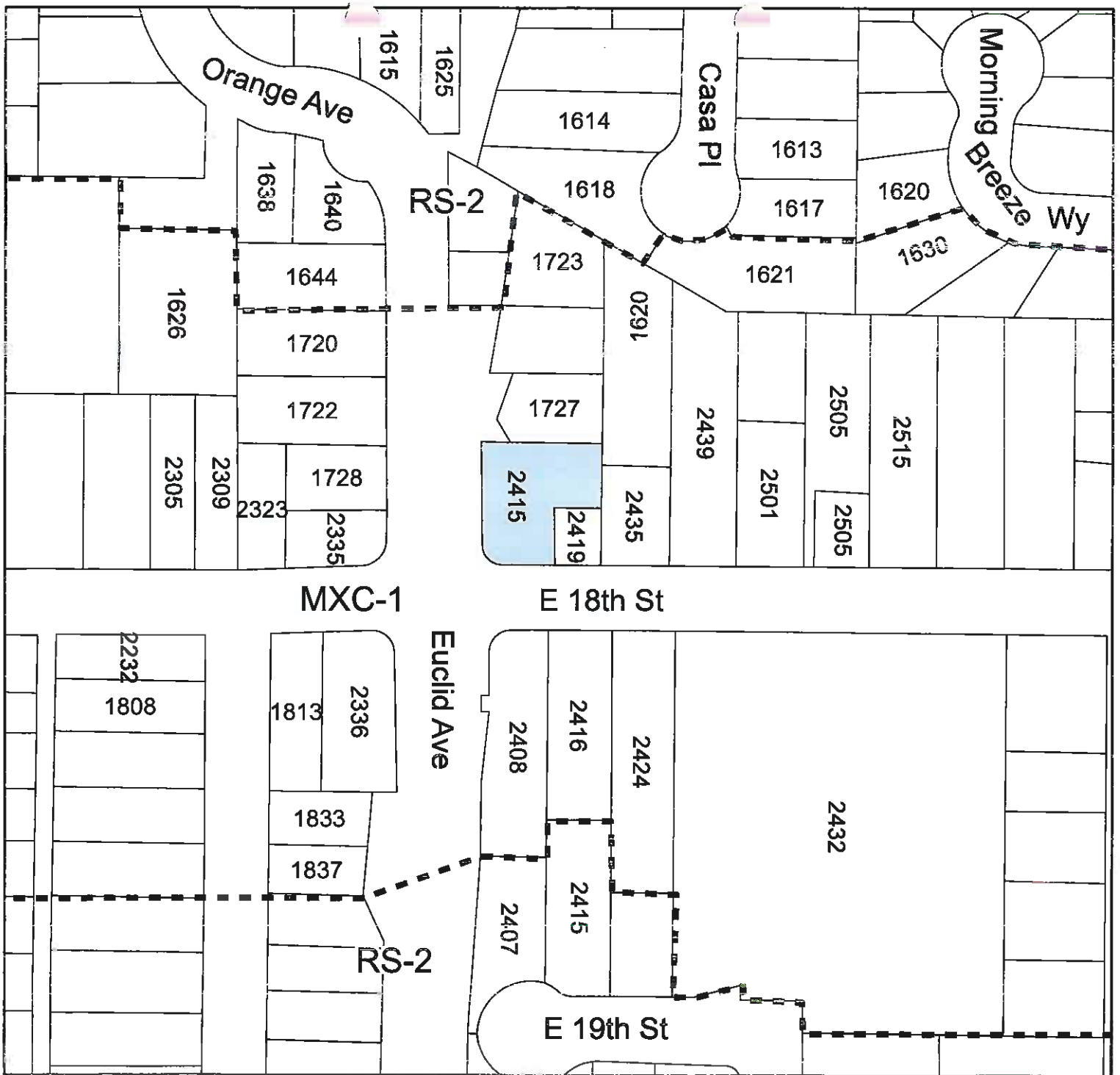
14. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.

Utilities

15. Prior to any construction or grading activities, the applicant shall coordinate with all utilities with infrastructure in the area to ensure protection of any existing utility services.
16. Call 800-227-2600 (Underground Service Alert) for mark out prior to any digging activities.

Planning

17. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the wireless communications facility.
18. All exterior equipment (e.g., RRU units, GPS antennas, microwave dish antenna, panel antennas) shall be painted to match the surface on which it is mounted.
19. The proposed equipment shelter shall be designed to be consistent with the proposed generator enclosure and existing building on site.
20. A minimum six-foot tall fence or wall shall be constructed along the east property line to obscure the proposed facility. A block wall may be required in the future should noise from operating equipment exceed limits prescribed by the Municipal Code or create noise impacts for adjacent residential properties.
21. Exterior walls of buildings/poles to a height of not less than six (6) feet shall be treated with a graffiti resistant coating subject to approval from the Building Official. Graffiti shall be removed within 24 hours of its observance.
22. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.
23. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.



--- Zone Boundary

 Project Location



0 75 150 300 Feet

APN:
558-190-28

Planning Commission
Location Map

2013-25 CUP



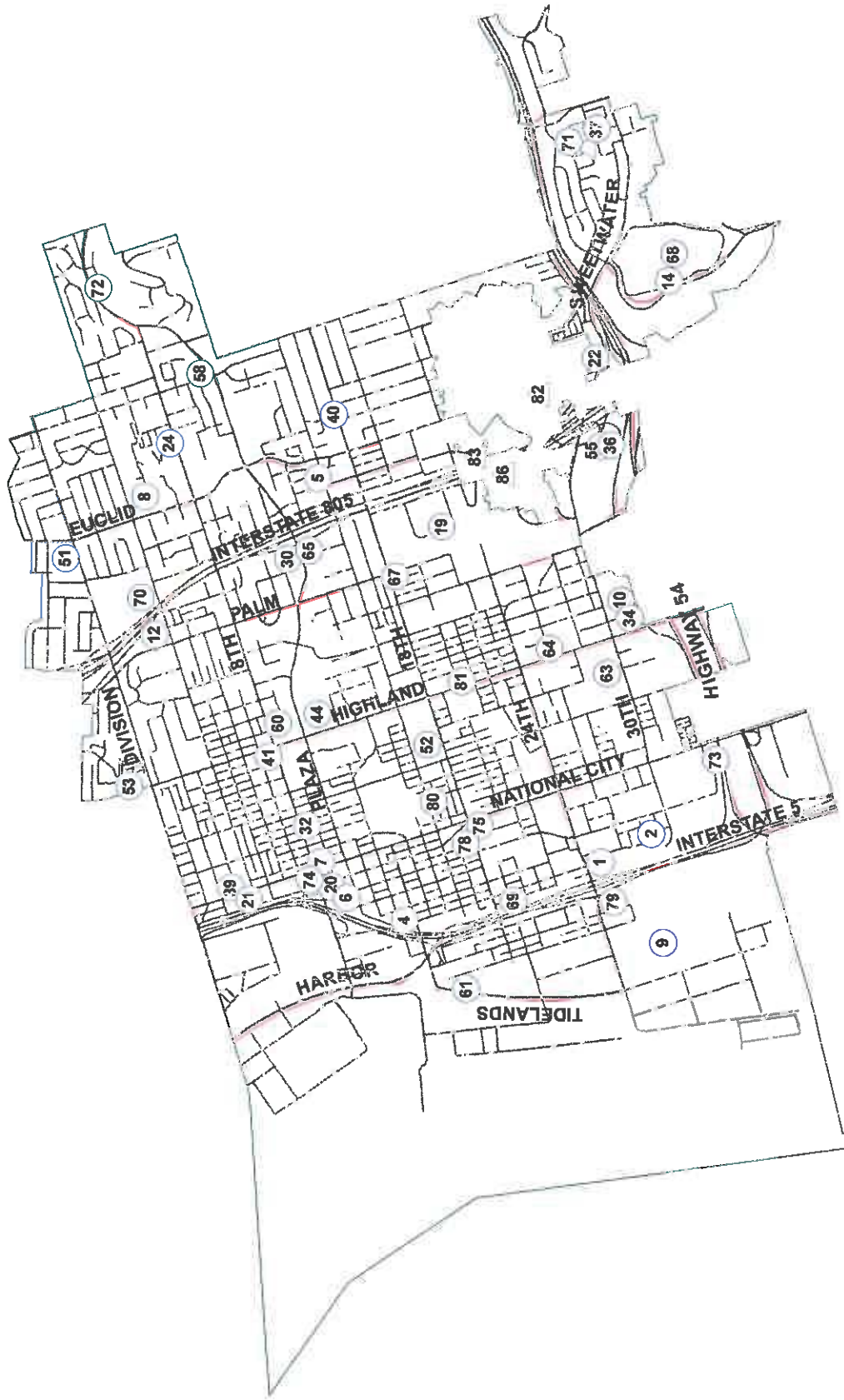
Wireless facilities in National City

Wireless facilities in unincorporated area



Wireless Communication Facilities

National City Planning Department 2012



FACILITY	APN	I. LOCATION	PROVIDER	FILE NO
1	562-340-44	2434 Southport	Urban Comm Rad	CUP-1992-11
		Radio communication facility (microwave transmitter)- 80-foot tall tower and 8-foot in diameter dish antenna		
2	562 340 26	300 W 28th	AirTouch	CDC Reso 94-28
		75-foot monopole with three sector antennas and 450-sa foot equipment building.		
	562-340-26	300 W 28th	Nextel	CUP-2003-30
		12 antennae on existing communications tower and a 270 square foot equipment enclosure adjacent to existing equipment		
4	559-032-02	1215 Wilson	Pac Bell	CUP-1995-11
		Located on roof of existing building. PCS facility- six roof-mounted antennas and two ground-mounted equipment boxes.		
5	557-410-03	1645 E Plaza	Pac Bell	CUP--1995-13
		Located on roof of Quality Inn. PCS facility- six panel antennas and equipment cabinet.		
6	555-086-11	910 Hoover	AirTouch	CUP-1995-18
		Located on existing building. Cellular facility- three support structures with five panel antennas each, two dish antennas and equipment cabinet		
7	556-471-24	801 National City Blvd	AT&T	CUP-1996-2
		Located on roof of Red Lion Hotel. Paging facility- four whip antennas, one global positioning satellite antenna and equipment cabinet.		
	556-471-24	801 National City Blvd	Nextel	CUP-1994-8
		Located on roof of Red Lion Hotel. ESMR facility- three whip antennas and equipment cabinet.		
	556-471-24	801 National City Blvd	Pagenet	CUP-1996-12
		Located on roof of hotel. Paging facility- four antennas and equipment cabinet one floor down from roof.		
	556-471-24	801 National City Blvd	AT&T	CUP-1999-5
		Located atop Red Lion Hotel. Wireless communication facility- four antennas and radio base system.		
8	554-120-30	2400 E 4th	AT&T	CUP-1996-4
		Located on roof of Paradise Valley Hospital. Paaina facility- four whip antennas, one global Positioning satellite antenna and equipment cabinet.		
9	559-160-13	1022 W Bay Marin	GTE	CUP-1996-5
		Located on a 360-sa foot building. Cellular facility- 60-foot monopole with twelve panel antennas.		
10	563-370-36	3007 Highland	Pac Bell	CUP-1996-6
		Located on existing Super Saver building. PCS facility- six panel antennas and two equipment cabinets.		
12	554-050-12	303 Palm	AirTouch	CUP-1996-8
		60-foot high monopole with six whip antennas, thirty directional cellular antennas, and three dishes with an equipment cabinet at base.		
	554-050-12	303 Palm	Sprint PCS	CUP-2001-10
		Located on National Guard Armory property. PCS facility six antennas in three 40-foot flag poles, one GPS antenna and a new equipment building.		

14	564-471-01	3030 Plaza Bonita Rd	Nextel	CUP-1997-8
		Located atop Plaza Bonita sign. ES MR facility- nine antennas and equipment cabinet.		
	564-471-01	3030 Plaza Bonita Rd	Pac Bell	CUP-1996-7
		Located atop the existing Plaza Bonita sign. PCS facility- three antennas and two equipment cabinets at base of sign.		
16	557-420-36	1840 E 12th	Nextel	CUP-1999-4
		60-foot monopole on vacant commercial lot.		
20	555-082-11	111 W 9th	Sprint	CUP-2000-9
		Located atop 2-story Sid's Camet Barn warehouse. Wireless communication facility- twelve wireless panel antennas and 4-inch GPS antenna.		
21	555-030-21	330 National City Blvd	GTE	CUP-2000-11
		Located atop Bay Theatre. Wireless communication facility- twelve panel antennas and four equipment cabinets.		
22	564-250-50	2435 Sweetwater	Sprint	CUP-2000-14
		Located at Sweetwater Inn. Global Positioning System with nine panel antennas.		
30	557-420-36	1905 E Plaza	Sprint PCS	CUP-2001-3
		53 foot tall monopole with nine panel antennas. PCS Facility with one equipment enclosure and a GPS antenna.		
32	556-473-18	242 E 8th	AT&T	CUP-2001-6
		Located atop an existing church.		
34	563-370-35	3007 Highland	Nextel	CUP-2001-12
		Located atop Sweetwater Square. New equipment building over trash enclosure, nine panel antennas and one GPS antenna.		
36	563-231-38	1914 Sweetwater	Cingular	CUP-2002-3
		Located on an existing 75 foot tall pole sign for the Sweetwater Town and Country Shopping Center.		
37	564-310-37	3737 Sweetwater	Cingular	CUP-2002-4
		72 foot tall monopole with standard equipment enclosure		
39	556-101-15	241 National City Blvd	Cingular	CUP-2002-6
		12 panel antennas behind four new partial parapet walls atop an existing furniture store; four equipment cabinets outside		
40	558-200-24	2415 E 18th	Cingular	CUP-2002-13
		Panel antennas located inside new light standards; equipment located inside existing commercial building		
41	556-354-13	716 Highland	AT&T	CUP-2002-14
		Six facade mounted panel antennas with equipment on roof of PacBell switching station. Equipment screened to match existing.		
44	556-590-61	1019 Highland	Sprint PCS	CUP-2002-24
		6 panel antennas in a new monument sign in the South Bay Plaza shopping center		
	556-590-61	1019 Highland	Cingular	CUP-2002-2
		Located atop South Bay Plaza on an existing mechanical equipment screen.		
51	552-283-11	2323 E Division	Sprint	CUP-2004-6
		3 panel antennas in a 9x10x16 roof-mounted cupola		

52	560-191-30	1701 D Ave	Nextel	CUP-2004-12
	12 panel antennas on a 57' faux broadleaf tree with 230 square foot equipment enclosure			
53	551-570-20	51 N Highland	Sprint	CUP-2004-15
	2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets			
55	563-231-39	1914 Sweetwater	Nextel	PC Reso 20-2002
	2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets			
57	554-120-24	2701 E 8th	Cingular	PC Reso 02-2001
	Co-location in church spire-3 antennas within existing architectural feature			
	554-120-24	2701 E 8th	T-Mobile	CUP-2000-19
	Located at existing church. Antennas located in a GO-foot monument.			
	554-120-24	2701 E 8th	Sprint	CUP-2000-27
	12 panel antennas mounted on exterior of self-storage building and painted to match; all equipment located inside of the buildings			
	554-120-24	2701 E 8th	AT&T	CUP-2000-19
	Located at existing church. Antennas located in a 60-foot monument			
58	558-030-30	1035 Harbison	Nextel	CUP-2005-3
	12 panel antennas on a monopalm with 299 SQ.ft. equipment enclosure.			
60	556-510-12	914 E 8th	Cingular	CUP-2005-10
	12 panel antennas on 39-ft monopine with 280 sq. ft. equipment shelter			
61	559-040-53	1439 Tidelands	Cingular	CUP-2005-9
	12 panel antennas on monopalm with associated equipment shelter			
	559-040-53	1445 Tidelands	Nextel	CUP-2000-31
	40-foot monopalm with three sectors of four antennas each and equipment shelter			
63	562-200-02	2900 Highland	Cingular	CUP-2005-12
	3 antennas on replacement light standard with associated equipment shelter			
64	563-010-47	2605 Highland	Cricket	CUP-2006-11
	3 antennas in new architectural feature of church with associated equipment			
	563-010-47	2605 Highland	Sprint	CUP-2002-18
	Six panel antennas and equipment inside a new 54 foot tall monument/cross/sign.			
65	557-420-31	1900 E Plaza	Cricket	CUP-2006-6
	3 antennas on new faux palm tree with associated equipment			
	557-420-31	1900 E Plaza	Cingular	CUP-2004-4
	5 panel antennas in a new pole sign at Jimmy's Restaurant			
67	561-222-23	1526-40 E 18th	T-Mobile	CUP-2006-10
	12 panel antennas on a new 45-foot tall faux pine tree with associated equipment shelter			
68	564-471-07	3030 Plaza Bonita Rd	Cingular	CUP-2005-24
	12 antennas facade mounted to new rooftop enclosure that will house equipment			

68	564-471-07	3030 Plaza Bonita Rd	Verizon	CUP-2003-13	12 panel antennas on the roof of the Plaza Bonita Mall behind a screen wall
69	559-106-17	525 W 20th	Cricket	CUP-2005-25	3 antennas on existing self storage building painted to match with associated equipment
70	559-106-17	525 W 20th	Sprint	CUP-2001-4	Located on existing storage building. Wireless communication facility- 9 antennas and equipment building.
	554-050-15	2005 E 4th	Cricket	PC Reso 09-2003	3 antennas on existing light standard with associated equipment shelter
	554-050-15	2005 E 4th	Cingular	CUP-2003-5	12 panel antennas on a replacement 100 foot light standard in ElTovon park and a 160 square foot equipment enclosure.
	554-050-15	2005 E 4th	GTE	CUP-1998-4	Located in ElTovon Park. Cellular facility- 97'8" monopole with twelve panel antennas, three omni antennas, and 192-sqfoot equipment building.
71	554-050-15	2005 E 4th	Nextel	CUP-2005-15	12 panel antennas on a 47-foot tall faux-broadleaf awith 230 sq. ft.equipment shelter
	564-290-06	3820 Cagle St	Cricket	PC RESO 10-2004	3 antennas on existing faux pine tree with vaulted equipment shelter
	564-290-06	3820 Cagle St	Sprint	CUP-2001-2	Located at Sweetwater Heights Centennial Park. Wireless communication facility- 35-foot pole with six antennas, equipment building and adjacent lighting for the park.
	564-290-06	3820 Cagle St	T-Mobile	CUP-2004-3	Located at Sweetwater Heights Centennial Park. Wireless communication facility- 55-foot monopine with twelve panel antennas and equipment building
72	564-290-06	3820 Cagle St	Cingular	PC Reso 11-2002	Co-location on 55-foot monopine - additional 12 panel antennas and new 275 SQ.ft. equipment vault
	669-060-26	5800 Boxer Rd	Cricket	PC RESO 32-2003	3 antennas on existing water tower with associated equipment shelter
	669-060-26	5800 Boxer Rd	T-Mobile	CUP-2003-16	12 panel antennas on the outside of the 0.0. Arnold water tank and a 150 square foot equipment enclosure adjacent to the tank
	669-060-26	5800 Boxer Rd	Sprint	PC Reso 32-2003	6 panel antennas on the outside of the 0.0. Arnold water tank and a 360 square foot equipment enclosure adjacent
	669-060-26	5800 Boxer Rd	Cingular	CUP-2005-21	12 panel antennas on the outside of the 0.0. Arnold water tank and a 520 square foot equipment enclosure adjacent
73	562-330-43	152 W 33rd	Cricket	PC Reso 21-2002	3 antennas on existing self storage within matching architectural projection with associated equipment
	562-330-43	152 W 33rd	Sprint	CUP-2002-8	12 panel antennas mounted on exterior of self-storage building and painted to match; all equipment located inside of the

74	555-053-17 3 antennas facade mounted to existina hotel with associated equipmen	700 NCB Cricket	PC Reso 05-2000
	555-053-17 Located atop Holiclav Inn. Wireless communication facility with equipment cabinet.	700 NCB Metricom	CUP-2000-4
	555-053-17 Located atop Holiclav Inn Hotel. - 8-foot whip antenna, two 4x2-foot panel antennas, and one GPS antenna with two indoor equipment cabinets.	700 NCB Skytel	CUP-2000-30
75	560-203-03 15 panel antennas behindscreen wall atop existing car dealership with associated equipment	1800 National City Blvd Nextel	CUP-2006-15
76	561-360-35 3 antennas on recreation building at Las Palmas Park	1810 E 22nd Cricket	2007-14 CUP
	561-360-35 Located in Las Palmas Park. Monopalm and equipment along with live palms.	1820 E 22nd Sprint-Nextel	CUP-2000-8
78	560-143-36 9 antennas located on 3 different locations on industrial/ warehouse building. Each location will have 2 pannel antennas. Associated equipment will be located in building	1703 Hoover Cleawire	2009-22 CUP
79	559-160-33 9 antennas on tower of Marina Gateway Plaza commercial building hidden behind parapet wall. 6-foot tall equipment cabinet on roof below tower will be mostly covered	700 Bay Marina Dr Cleawire	2009-23 CUP
80	560-151-20 6 panel antennas and RF transparent cupola atop National City Ministry Church, as well as a 330 sq ft equipment/storage/trash enclosure on the ground. The 8-foot tall Cupola will have a cross afixed to it in order to appea as part of the church	142 E 16th AT&T	2010-11 CUP
81	561-271-01 12 antenas on a 43-foot mono-palm on eastern property line	2005 Highland Ave Plancom	2010-31 CUP
	561-271-01 12 antennas on the roof of a Highland Avenue office building	2005 Highland T-Mobile	CUP-2003-4
	561-271-01 12 antennas on the roof of a Highland Avenue office building with new cupola to match existing	2005 Highland Cingular	CUP-2006-2
82	563-184-47 75-foot monopole and equipment building.	2909 Shelby Dr AT&T	P95-025
83	563-062-17 35-foot monopalm with three sector directional antenna system and equipment cabinets.	2524 Prospect St AT&T	ZAP99-028
85	564-310-32	3312 Bonita Heights Lane AT&T	ZAP00-133
86	563-063-29	2563 Grove St AT&T	MUP91-026W2

86

563-063-29 2563 Grove St
Monopole located aside live palm trees.

P91-026W

Verizon Wireless

Euclid & 18th

2415 E. 18th Street

Photo Survey





1 - Looking East at Property (Distance)



2 - Looking East at Site



3 - Looking South at Site



4 - Looking North to Property



5 - Looking East at Building across Euclid Ave.



6 - Looking East from site



7 - Looking South from Site



8 - Looking North from site



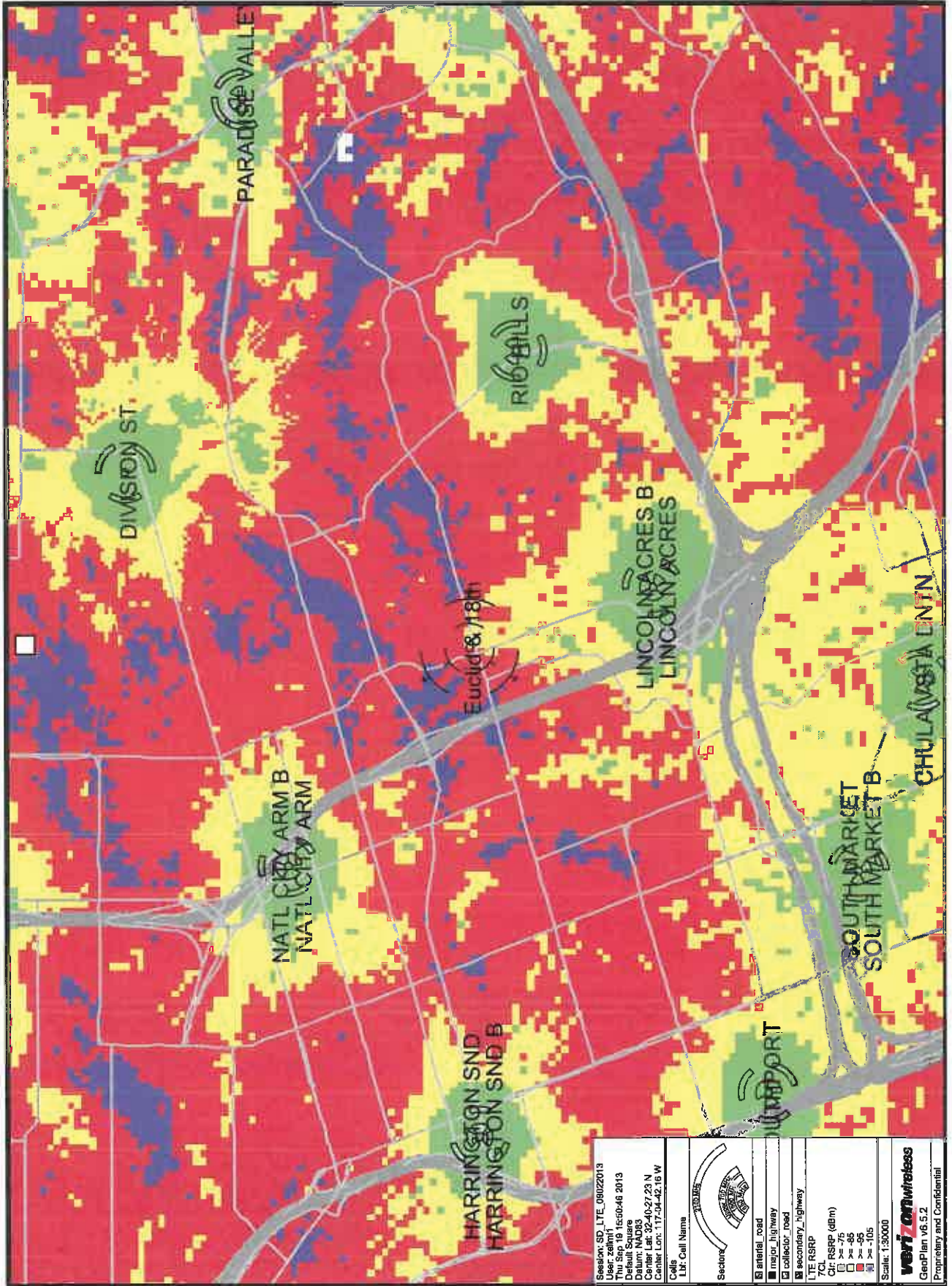
9 - Looking East at site



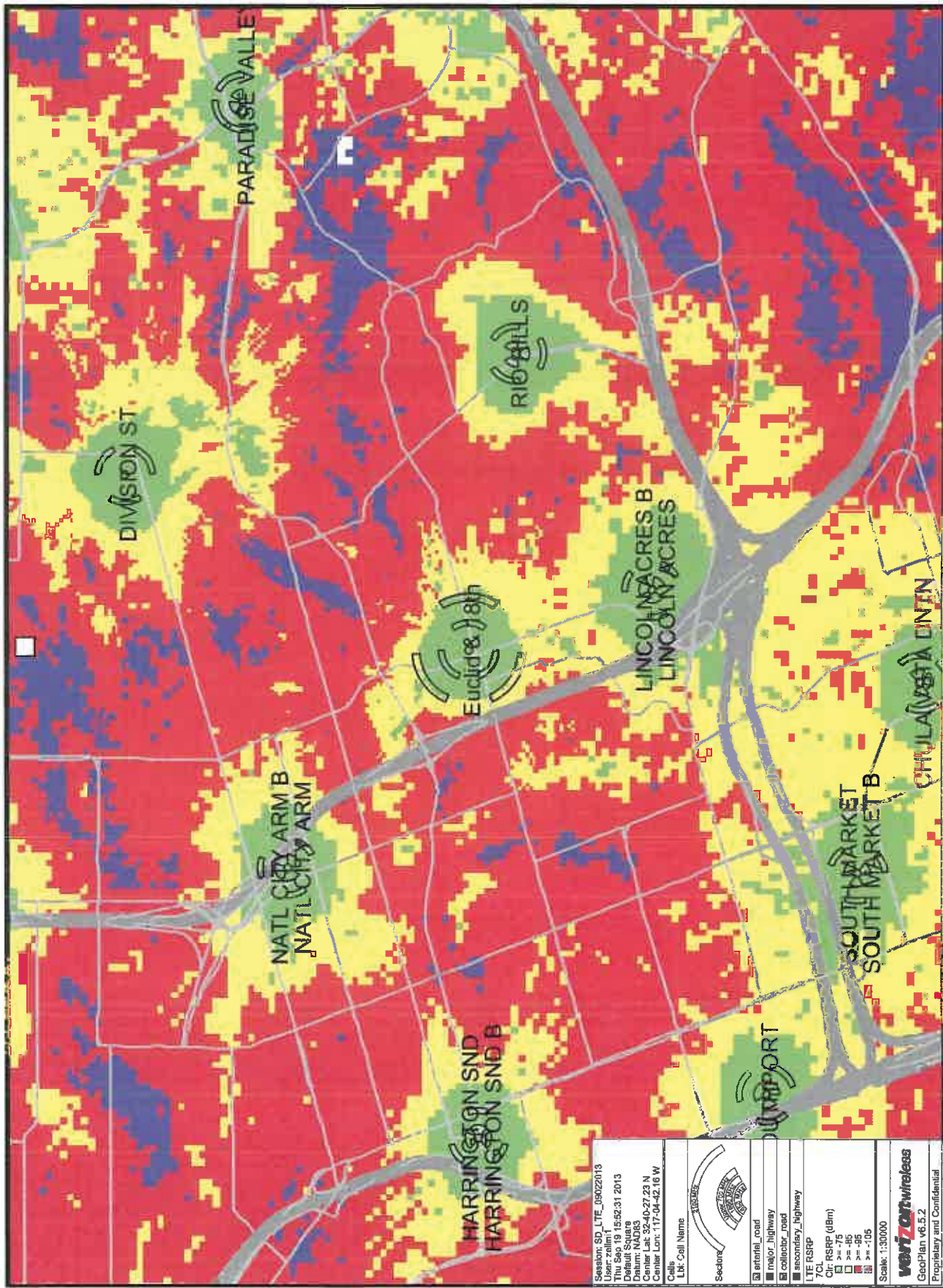
11 - Looking South from property across E. 18th St.



10 - Looking West from property across Euclid Ave.



Without Site



With site

Session: SD_LTE_0902013
 User: zellm10_15:52:31 2013
 Datum: NAD83
 Center Lat: 32-40-27.23 N
 Center Lon: 117-04-42.16 W

Lnk: Cell Name
 418105

Sectors
 108 109 110

LTE RSRP
 701
 RSRP (dBm)
 >= -90
 >= -95
 >= -100
 >= -105

Scale: 1:30000

verizon
 GeoPlan v6.5.2
 Proprietary and Confidential



CITY OF NATIONAL CITY - DEVELOPMENT SERVICES DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF EXEMPTION

TO: County Clerk
County of San Diego
P.O. Box 1750
1600 Pacific Highway, Room 260
San Diego, CA 92112

Project Title: 2013-25 CUP

Project Location: 2415 E. 18th Street

Contact Person: Martin Reeder

Telephone Number: (619) 336-4313

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit for a wireless communications facility involving a 40-foot faux broadleaf tree on an existing property developed with a strip commercial center. The project will increase signal strength and service area for Verizon Wireless customers.

Applicant:

Lisa Mercurio for Verizon Wireless
15505 Sand Canyon Avenue
Irvine, CA 92618

Telephone Number:

(858) 248-2461

Exempt Status:

- Categorically Exempt pursuant to Class 3 Section 15303 (New Construction or Conversion of small structures)

Reasons why project is exempt:

There is no possibility that the proposed use will have a significant impact on the environment since wireless telecommunications facility will occupy only a small portion of the 0.23 acre property, will be effectively screened, and will not affect use of the property.

Date:

MARTIN REEDER
Principal Planner



CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR A
WIRELESS COMMUNICATIONS FACILITY
AT 2415 EAST 18TH STREET.
CASE FILE NO.: 2013-25 CUP
APN: 558-190-28

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, January 13, 2014**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Verizon Wireless)

The applicant proposes a new wireless telecommunications facility with a 40-foot tall, artificial broadleaf tree that includes 12 panel antennas and a microwave dish. A concrete block enclosure (194 square feet) would house associated equipment. The facility is proposed in the rear of a strip mall parking lot.

Information is available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 12:00 p.m., **January 13, 2014**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

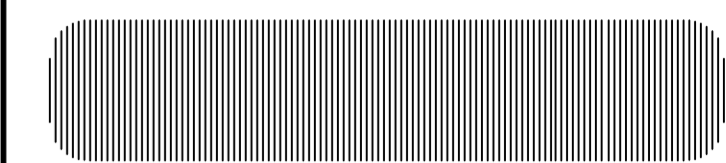
NATIONAL CITY PLANNING DEPARTMENT

BRAD RAULSTON
Executive Director



EUCLID & 18TH
2415 EAST 18TH STREET
NATIONAL CITY, CA 91950

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



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

EUCLID & 18TH

2415 EAST 18TH STREET
 NATIONAL CITY, CA 91950
 SAN DIEGO COUNTY

DRAWING DATES

09/05/13	90% ZD (se)
09/12/13	100% ZD (se)

SHEET TITLE

**TITLE SHEET
&
PROJECT DATA**

PROJECTS\VERIZON\13251

T-1

VICINITY MAP



THOMAS GUIDE PAGE: 1310 - B1

ADDRESS

2415 EAST 18TH STREET
 NATIONAL CITY, CA 91950

DIRECTIONS:

(FROM VZW'S OFFICES IN IRVINE):
 FROM 15505 SAND CANYON AVENUE, IRVINE, CA 92618 HEAD
 SOUTHEAST TOWARD SAND CANYON SIDE PATH TRAIL. TURN
 RIGHT ONTO SAND CANYON AVE. MERGE ONTO I-405 S VIA THE
 RAMP TO SAN DIEGO. MERGE ONTO I-5 S. KEEP LEFT ON
 I-805 S. TAKE PLAZA BLVD EXIT 10. TURN LEFT ONTO EAST
 PLAZA BLVD. TURN RIGHT ONTO EUCLID AVE. TAKE THE 3RD
 LEFT ONTO E. 18TH STREET. 2415 IS ON YOUR LEFT.

SCALE

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

CONSULTANT TEAM

ARCHITECT:

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

SURVEYOR:

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

LEASING/PLANNING:

M&M TELECOM INC.
 LEASING
 ANNA MAYDANIK
 PO BOX 55
 POWAY, CA 92074
 (858) 255-1416
 anna.maydanik@mmtelecominc.com
 PLANNING
 LISA MERCURIO
 PO BOX 55
 POWAY, CA 92074
 (858) 248-2461
 lisa.mercurio@mmtelecominc.com

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO,
 STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT "G" IN BLOCK 8 OF LINCOLN ACRES ORCHARD SUBDIVISION, IN THE CITY OF
 NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
 MAP NO. 1785, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO
 COUNTY, CALIFORNIA, ON MARCH 6, 1924

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

PERMITS REQUIRED

● CUP

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
CONTACT: ANNA MAYDANIK, M&M TELCOM INC.
 PHONE: (858) 255-1416

OWNER: WALTER AND ANN BRENKUS
 374 E JAMES COURT
 CHULA VISTA, CA 91910
SITE CONTACT: BARBARA BRENKUS (DAUGHTER)
 PHONE: (619) 829-5163

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW FIBREBOND PREFABRICATED SHELTER ON A CONCRETE PAD.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED ON A NEW 40'-0" HIGH MONO-BROADLEAF
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S) MOUNTED BEHIND PROPOSED ANTENNAS
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0"Ø MICROWAVE DISH (FOR TELCO SERVICE FEED) MOUNTED TO PROPOSED 40'-0" HIGH MONO-BROADLEAF
- INSTALLATION OF TWO (2) VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF A 30kW ENCLOSED EMERGENCY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE A CONCRETE BLOCK ENCLOSURE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 2415 EAST 18TH STREET
 NATIONAL CITY, CA 91950

ASSESSORS PARCEL NUMBER: 558-190-28-00

EXISTING ZONING: MXC-1 (MINOR
 MIXED USE CORRIDOR)

TOTAL SITE AREA: 11,596 S.F.
 = 0.27 ACRES

PROPOSED BUILDING AREA: 194 S.F.

**PROPOSED CONCRETE BLOCK
 ENCLOSURE AREA:** 217 S.F.

TYPE OF CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: B

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED AREA PLAN
A-2	CHAIN LINK LID PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EQUIPMENT SHELTER ELEVATIONS
A-5	MONO-BROADLEAF ELEVATION, ANTENNA PLAN & DETAILS
C-1	TOPOGRAPHIC SURVEY

ACCESSIBILITY DISCLAIMER

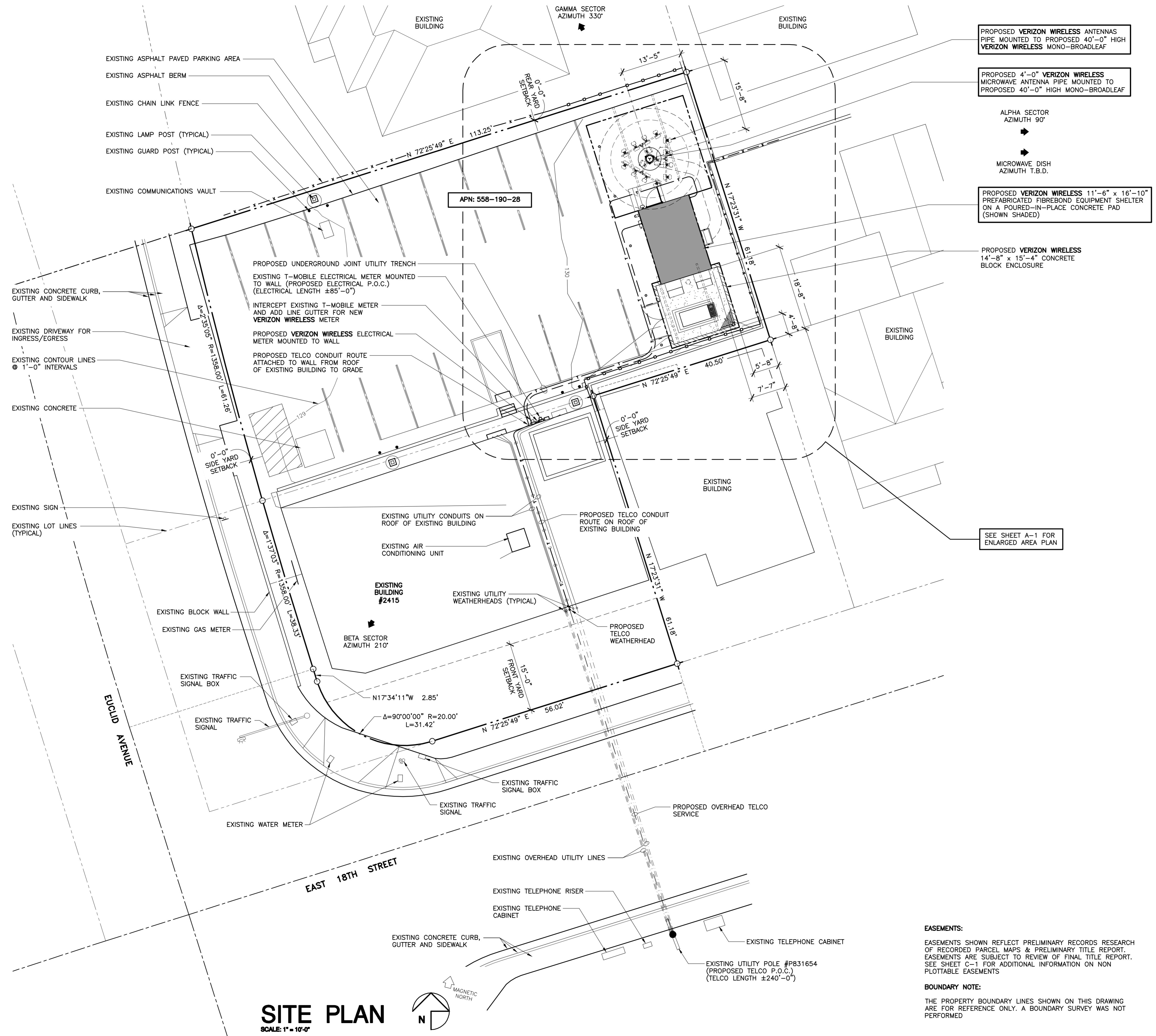
THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
 CALIFORNIA PLUMBING CODE, 2010 EDITION
 CALIFORNIA MECHANICAL CODE, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION
 CALIFORNIA FIRE CODE, 2010 EDITION
 CALIFORNIA ENERGY CODE, 2010 EDITION

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



PROPOSED VERIZON WIRELESS ANTENNAS
PIPE MOUNTED TO PROPOSED 40'-0" HIGH
VERIZON WIRELESS MONO-BROADLEAF

PROPOSED 4'-0" VERIZON WIRELESS
MICROWAVE ANTENNA PIPE MOUNTED TO
PROPOSED 40'-0" HIGH MONO-BROADLEAF

ALPHA SECTOR
AZIMUTH 90°
↓
MICROWAVE DISH
AZIMUTH T.B.D.

PROPOSED VERIZON WIRELESS 11'-6" x 16'-10"
PREFABRICATED FIBREBOND EQUIPMENT SHELTER
ON A POURED-IN-PLACE CONCRETE PAD
(SHOWN SHADED)

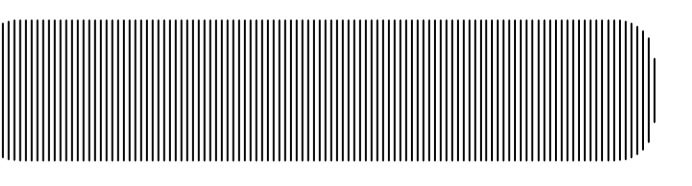
PROPOSED VERIZON WIRELESS
14'-8" x 15'-4" CONCRETE
BLOCK ENCLOSURE

SEE SHEET A-1 FOR
ENLARGED AREA PLAN

SITE PLAN
SCALE: 1" = 10'-0"

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

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



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

EUCLID & 18TH

2415 EAST 18TH STREET
NATIONAL CITY, CA 91950
SAN DIEGO COUNTY

DRAWING DATES

09/05/13	90% ZD (se)
09/12/13	100% ZD (se)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\13251

A-0



ENLARGED AREA PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS PREFABRICATED FIBREBOND EQUIPMENT SHELTER ON A CONCRETE PAD
- 2 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO PREFABRICATED EQUIPMENT SHELTER
- 3 PROPOSED FUSED DISCONNECT MOUNTED TO PREFABRICATED EQUIPMENT SHELTER
- 4 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 5 PROPOSED 4" TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 6 PROPOSED UNDERGROUND JOINT UTILITY TRENCH
- 7 PROPOSED COAX CABLE WAVEGUIDE ENTRY PORT
- 8 PROPOSED VERIZON WIRELESS COAX CABLE SHROUD WITH CONCRETE APRON
- 9 PROPOSED E911/GPS ANTENNAS MOUNTED TO CABLE SHROUD (TYPICAL OF 2)
- 10 PROPOSED CONCRETE STEPS & LANDING
- 11 PROPOSED STEEL DOOR AND FRAME WITH VERIZON WIRELESS SIGNAGE
- 12 PROPOSED WALL MOUNTED EXTERIOR LIGHT FIXTURE PROVIDED WITH EQUIPMENT SHELTER
- 13 PROPOSED WALL HUNG AIR CONDITIONING UNITS PROVIDED WITH EQUIPMENT SHELTER (TYPICAL OF 2). "BARD" MODEL# H60A1-A05-WPX-XXJ (RIGHT COMPRESSOR) & H60L1-A05-WPX-XXJ (LEFT COMPRESSOR) OR EQUIVALENT SIZED UNITS.
- 14 PROPOSED DRYWELL
- 15 PROPOSED CONCRETE BLOCK WALL
- 16 PROPOSED PAIR 4'-0" WIDE STEEL GATES & FRAME
- 17 INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND
- 18 PROPOSED VERIZON WIRELESS 30kw ENCLOSED EMERGENCY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "GENERAC" SD030 GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 64 dBA AT A REFERENCE DISTANCE OF 23 FEET.
- 19 PROPOSED CONCRETE CONTAINMENT CURB
- 20 PROPOSED CHAIN LINK LID
- 21 PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYPICAL OF 2)
- 22 PROPOSED 40'-0" HIGH MONO-BROADLEAF
- 23 PROPOSED MONO-BROADLEAF CAISSON FOOTING
- 24 OUTLINE OF PROPOSED MONO-BROADLEAF CANOPY (SHOWN DASHED)
- 25 PROPOSED 6" CONCRETE FILLED STEEL BOLLARD (TYPICAL OF 5)
- 26 EXISTING PARKING STRIPE TO BE REMOVED (SHOWN DASHED)
- 27 EXISTING PARKING STRIPE TO REMAIN (TYPICAL)
- 28 EXISTING T-MOBILE ELECTRICAL METER MOUNTED TO WALL (PROPOSED ELECTRICAL P.O.C.)
- 29 INTERCEPT EXISTING T-MOBILE METER AND ADD LINE GUTTER FOR NEW VERIZON WIRELESS METER
- 30 PROPOSED VERIZON WIRELESS ELECTRICAL METER MOUNTED TO WALL
- 31 PROPOSED TELCO CONDUIT ROUTE ATTACHED TO WALL FROM GRADE UP TO ROOF
- 32 PROPOSED TELCO CONDUIT ROUTE ON ROOF OF EXISTING BUILDING
- 33 EXISTING UTILITY CONDUITS ON ROOF OF EXISTING BUILDING
- 34 EXISTING ELECTRICAL METER MOUNTED TO WALL
- 35 EXISTING ELECTRICAL PANEL MOUNTED TO WALL
- 36 EXISTING COMMUNICATIONS BOX MOUNTED TO WALL
- 37 EXISTING LAMP POST (TYPICAL)
- 38 EXISTING GUARD POST (TYPICAL)
- 39 EXISTING BLOCK WALL
- 40 EXISTING CONCRETE STEPS
- 41 EXISTING CHAIN LINK FENCE
- 42 EXISTING WOOD FENCE
- 43 EXISTING ASPHALT BERM
- 44 EXISTING CONTOUR LINES @ 1'-0" INTERVALS
- 45 PROPOSED LEASE AREA (SHOWN DASHED)

NOTE: PROVIDE (2) RAYCAP DC SURGE PROTECTION UNITS INSIDE PREFABRICATED EQUIPMENT SHELTER. LOCATION OF UNITS INSIDE SHELTER TO BE DETERMINED BY VERIZON WIRELESS.

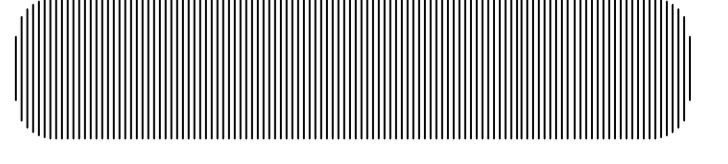
MODULAR EQUIPMENT SHELTER NOTES

MODULAR EQUIPMENT SHELTER MANUFACTURED BY:
 FIBREBOND CORPORATION
 1300 DAVENPORT DRIVE
 MINDEN, LOUISIANA 71055
 (318) 377-1030 / (800) 824-2614
 (318) 371-6391 (FAX)

MODULAR BUILDING WILL ARRIVE WITH A COACH TAG.
 THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSIGNIA OF APPROVAL MUST BE ATTACHED TO ALL COMMERCIAL COACH UNITS AS EVIDENCE OF COMPLIANCE WITH THE APPLICABLE REGULATIONS FOR CONSTRUCTION AND INSPECTION

APPROVAL AGENCY:
 PFS CORPORATION
 LOS ANGELES, CALIFORNIA

PLAN APPROVAL: PFS 01130505
 DATE APPROVED: JANUARY 24, 2013
 EXPIRATION DATE: APRIL 30, 2014



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

APPROVALS

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

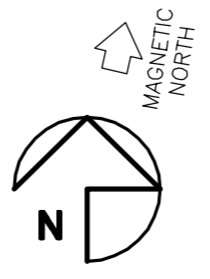
PROJECT NAME
EUCLID & 18TH
 2415 EAST 18TH STREET
 NATIONAL CITY, CA 91950
 SAN DIEGO COUNTY

DRAWING DATES

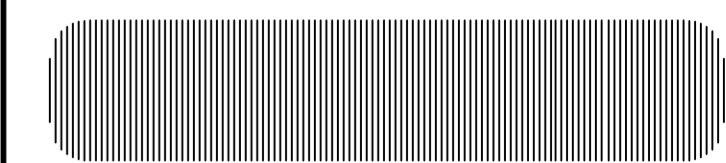
09/05/13	90% ZD (se)
09/12/13	100% ZD (se)

SHEET TITLE
ENLARGED AREA PLAN

PROJECTS\VERIZON\13251



EXISTING BUILDING #2415



PREPARED FOR



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

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
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PROJECT NAME

EUCLID & 18TH

2415 EAST 18TH STREET
 NATIONAL CITY, CA 91950
 SAN DIEGO COUNTY

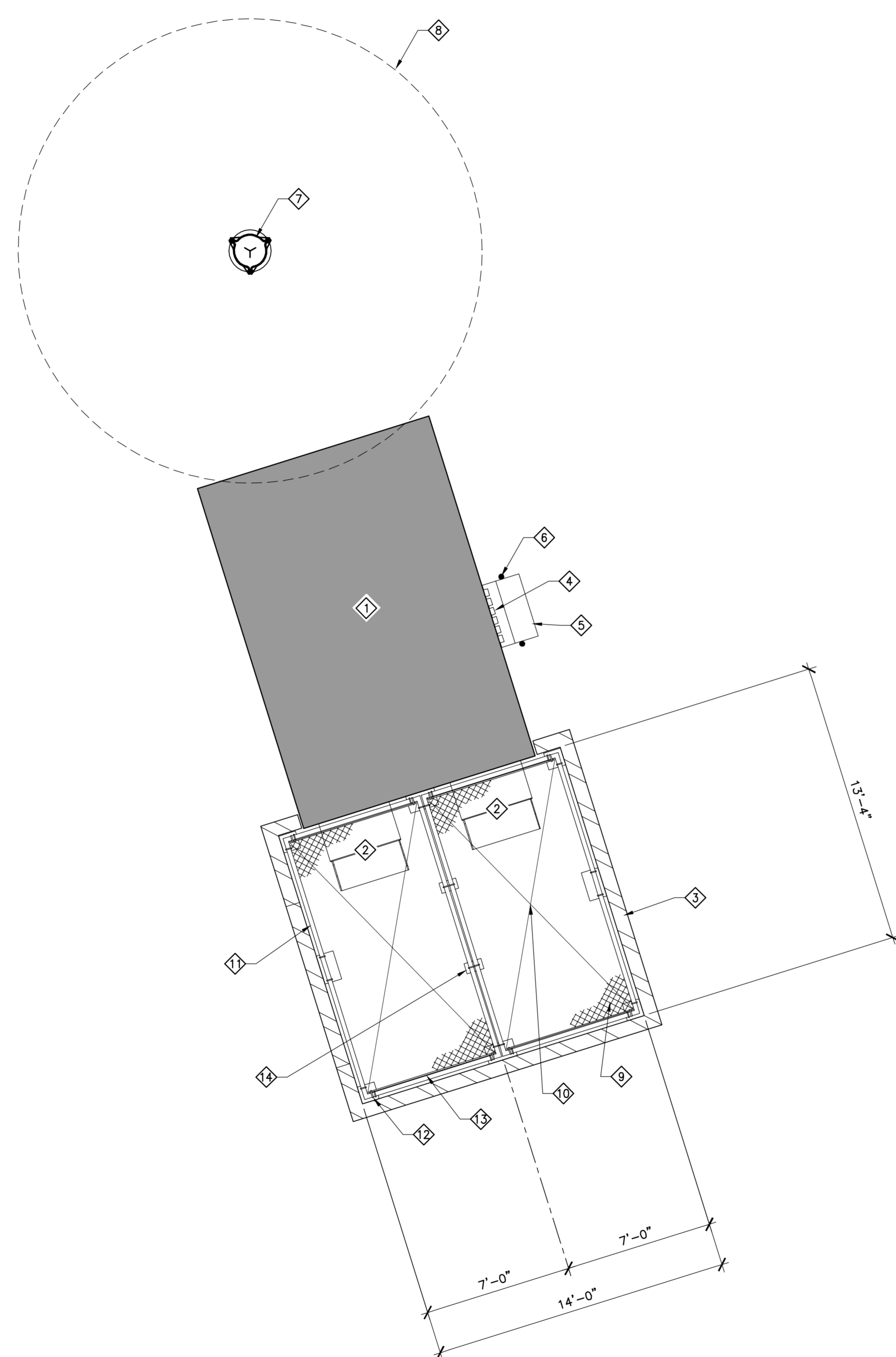
DRAWING DATES

09/05/13	90% ZD (se)
09/12/13	100% ZD (se)

SHEET TITLE

CHAIN LINK LID PLAN

PROJECTS\VERIZON\13251

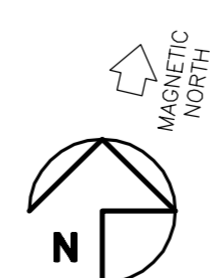


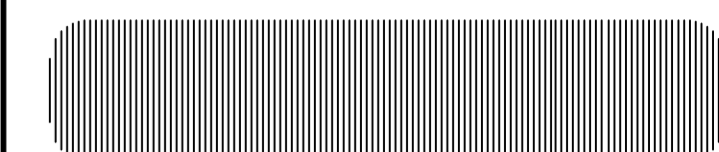
CHAIN LINK LID PLAN NOTES:

- ① PROPOSED VERIZON WIRELESS PREFABRICATED FIBREBOND EQUIPMENT SHELTER ON A CONCRETE PAD
- ② PROPOSED WALL HUNG AIR CONDITIONING UNITS PROVIDED WITH EQUIPMENT SHELTER (BELOW)
- ③ PROPOSED CONCRETE BLOCK WALL
- ④ PROPOSED COAX CABLE WAVEGUIDE ENTRY PORT (BELOW)
- ⑤ PROPOSED COAX CABLE SHROUD (BELOW)
- ⑥ PROPOSED E911/GPS ANTENNAS MOUNTED TO CABLE SHROUD (TYPICAL OF 2)
- ⑦ PROPOSED 40'-0" HIGH MONO-BROADLEAF
- ⑧ OUTLINE OF PROPOSED MONO-BROADLEAF CANOPY (SHOWN DASHED)
- ⑨ PROPOSED GALVANIZED CHAINLINK MESH PARTIALLY REMOVED FOR CLARITY. PROVIDE STANDARD WIRE TIES TO FRAME @ 12" O.C. WITH DOUBLE KNOTS ON BOTTOM SIDE OF FRAME, SEE SPECIFICATION THIS SHEET
- ⑩ "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
- ⑪ PROPOSED 3" SCHEDULE 40 GALVANIZED STANDARD PIPE FRAME (TYPICAL)
- ⑫ PROPOSED GALVANIZED STEEL PIPE CLAMPS FOR CHAINLINK TENSIONER STRIP
- ⑬ PROPOSED GALVANIZED TENSIONER STRIP (TYPICAL)
- ⑭ PROPOSED BRACKET SUPPORT CLAMP FOR CHAINLINK LID AT 4'-0" O.C. MAX., 2 EACH PANEL MINIMUM

CHAIN LINK LID PLAN

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





PREPARED FOR



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

APPROVALS

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

PROJECT NAME

EUCLID & 18TH

2415 EAST 18TH STREET
 NATIONAL CITY, CA 91950
 SAN DIEGO COUNTY

DRAWING DATES

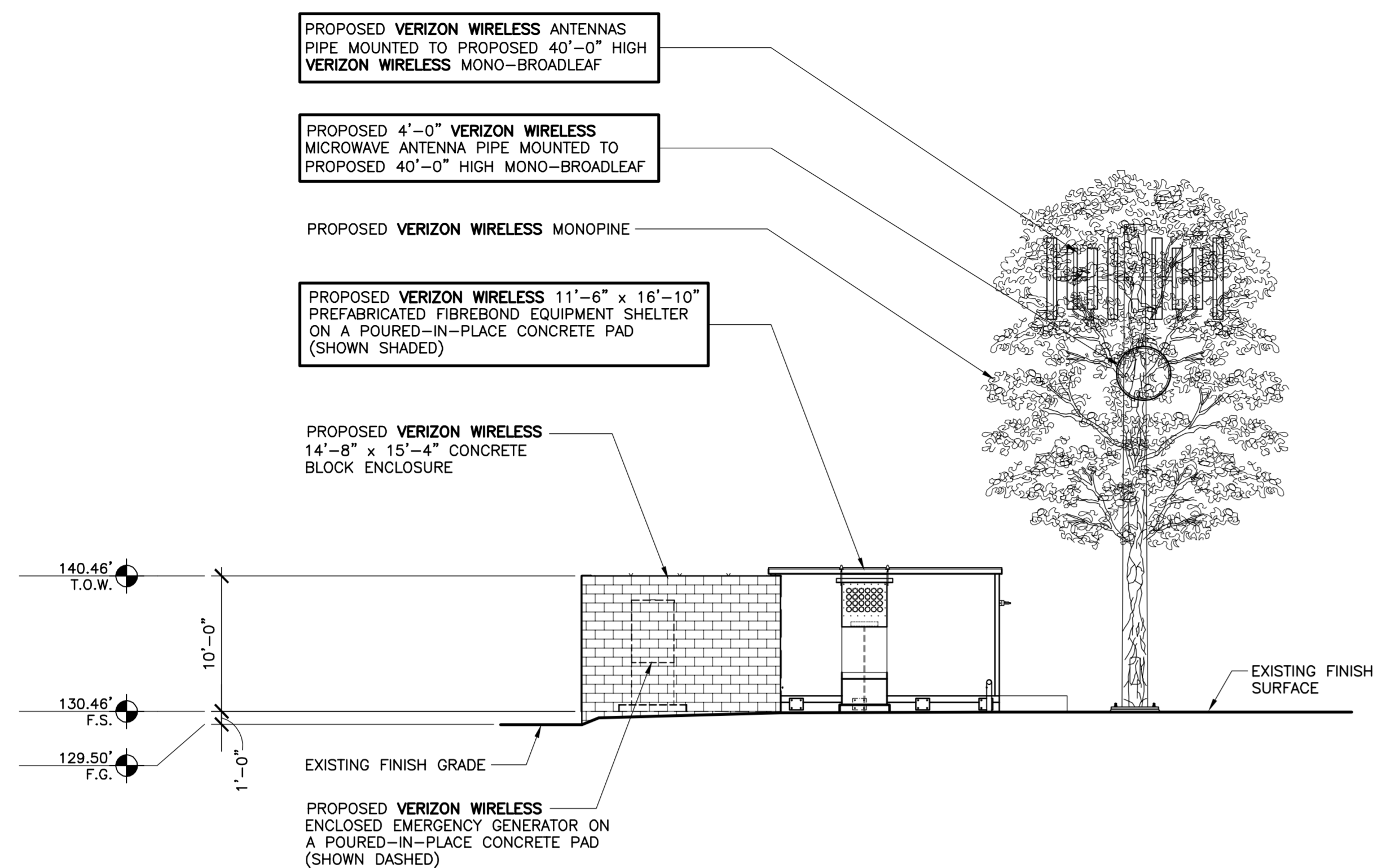
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09/12/13	100% ZD (se)

SHEET TITLE

EXTERIOR ELEVATIONS

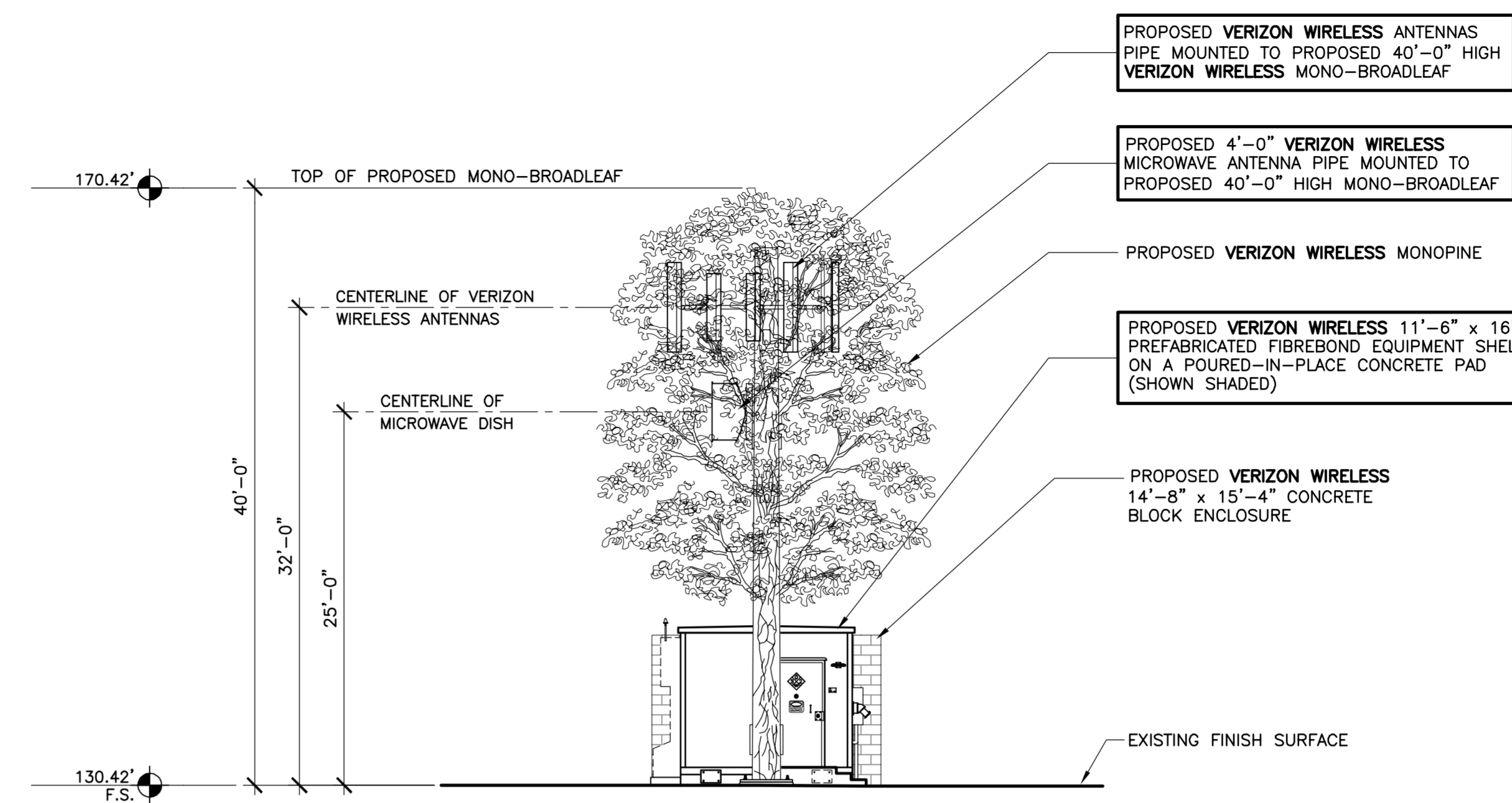
PROJECTS\VERIZON\13251

A-3



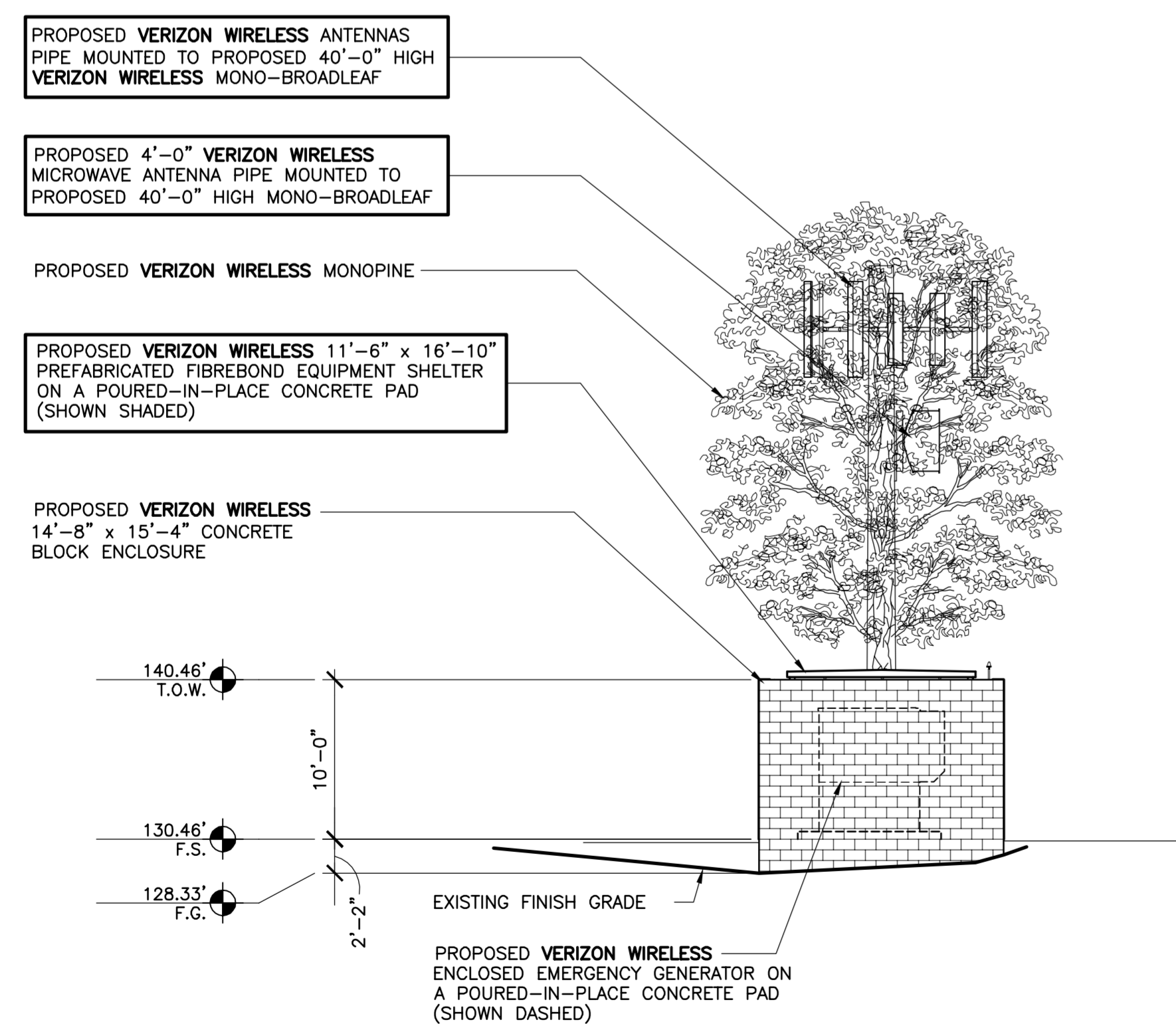
EAST ELEVATION

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



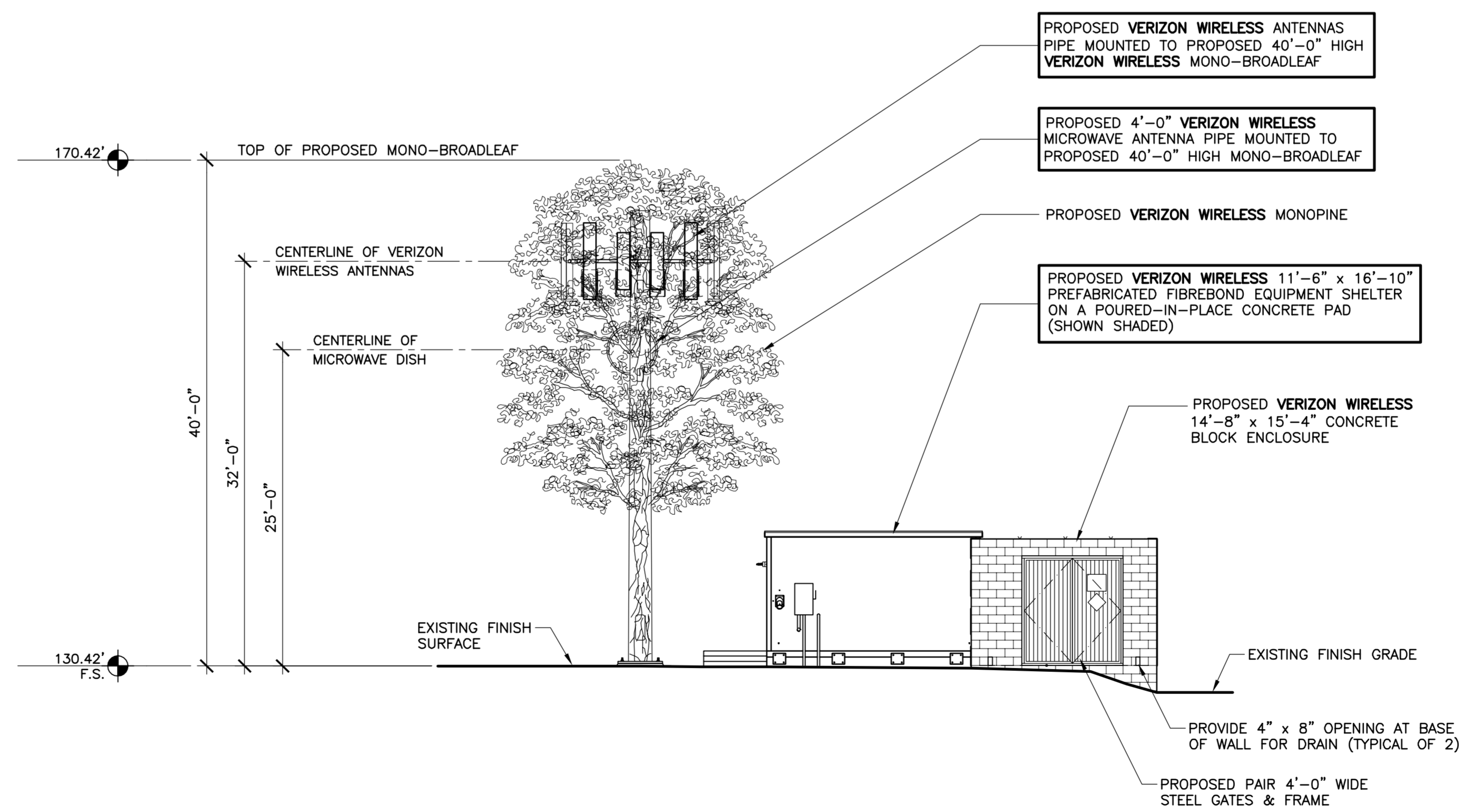
NORTH ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

APPROVALS

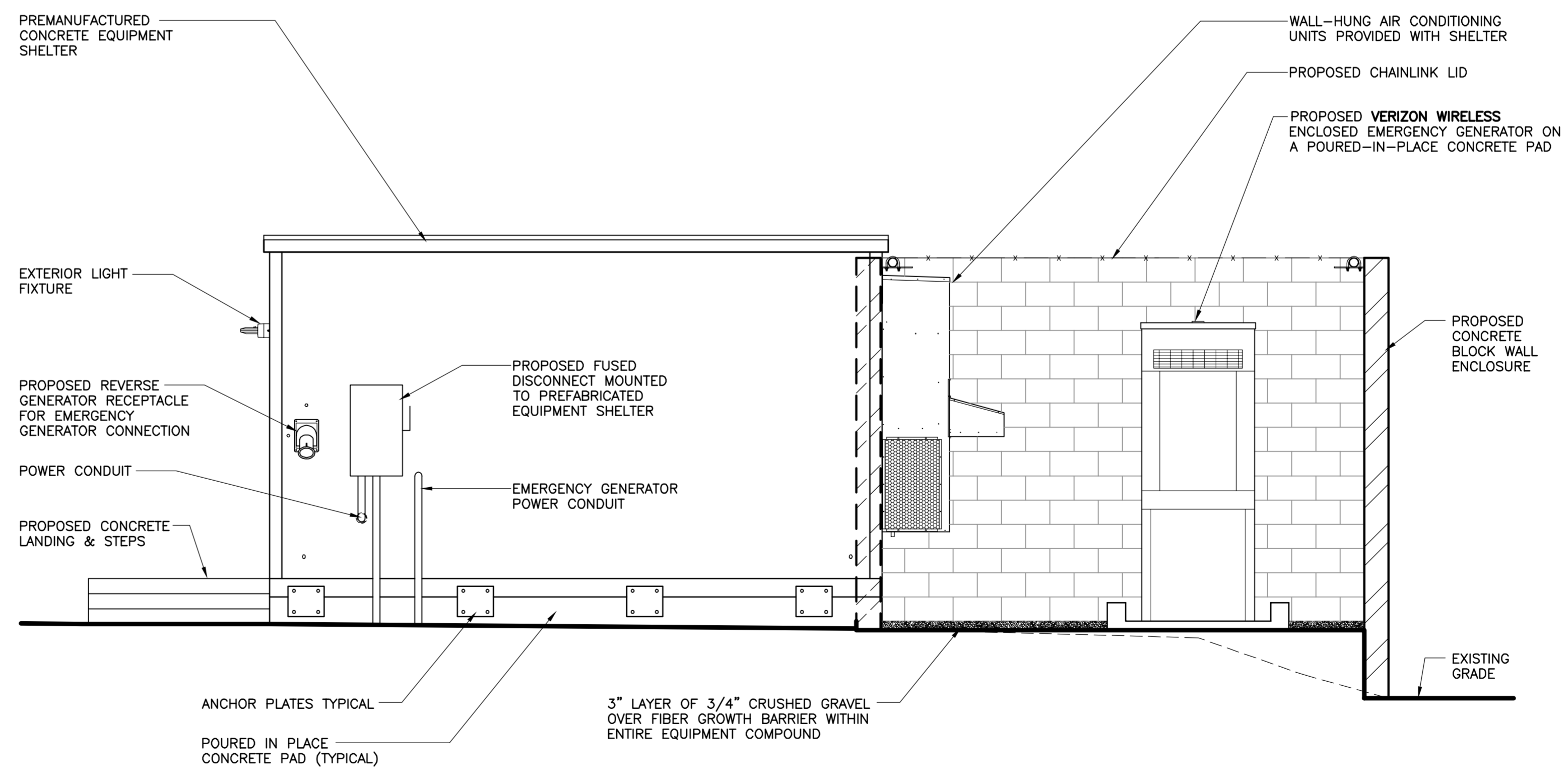
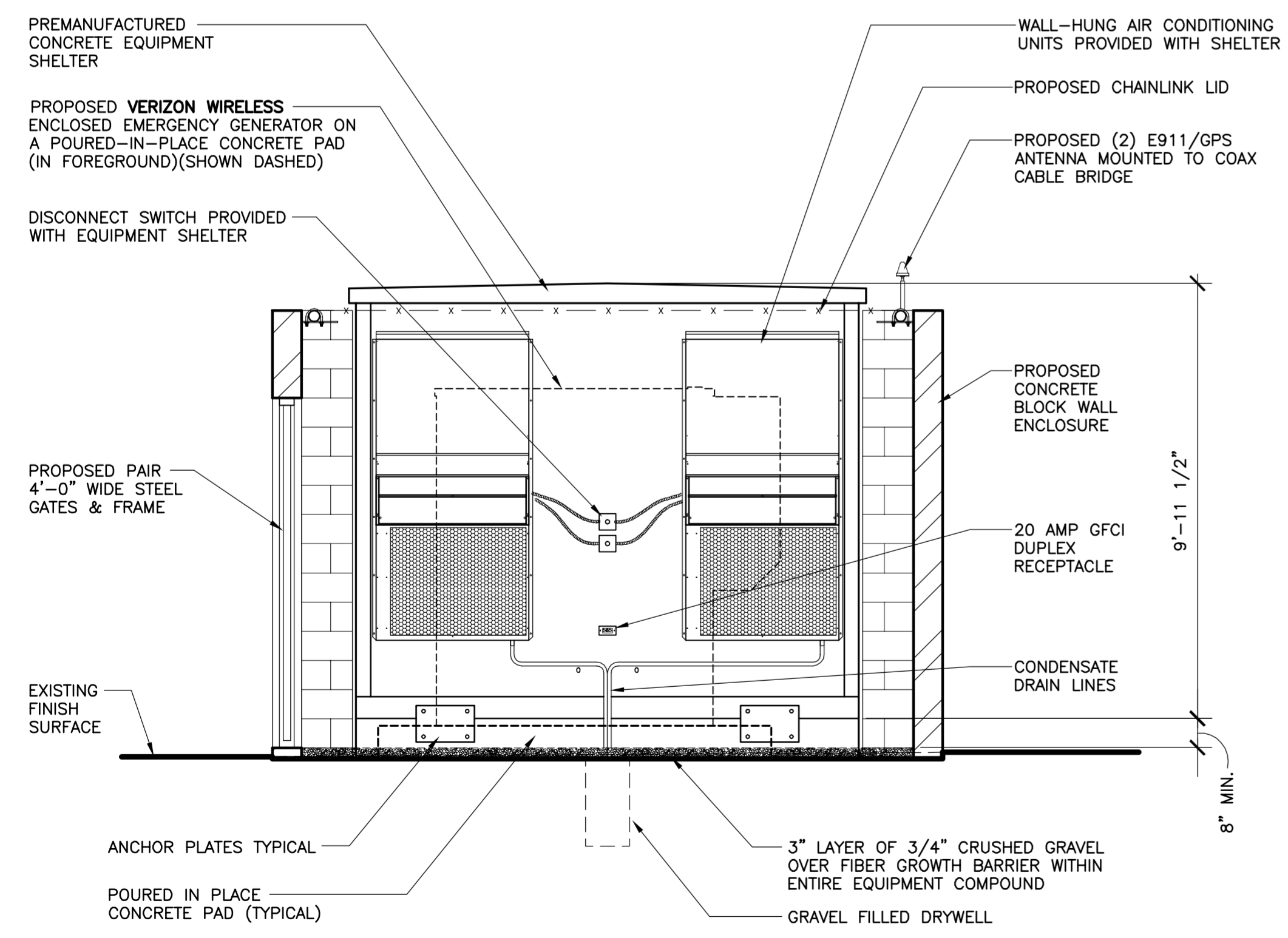
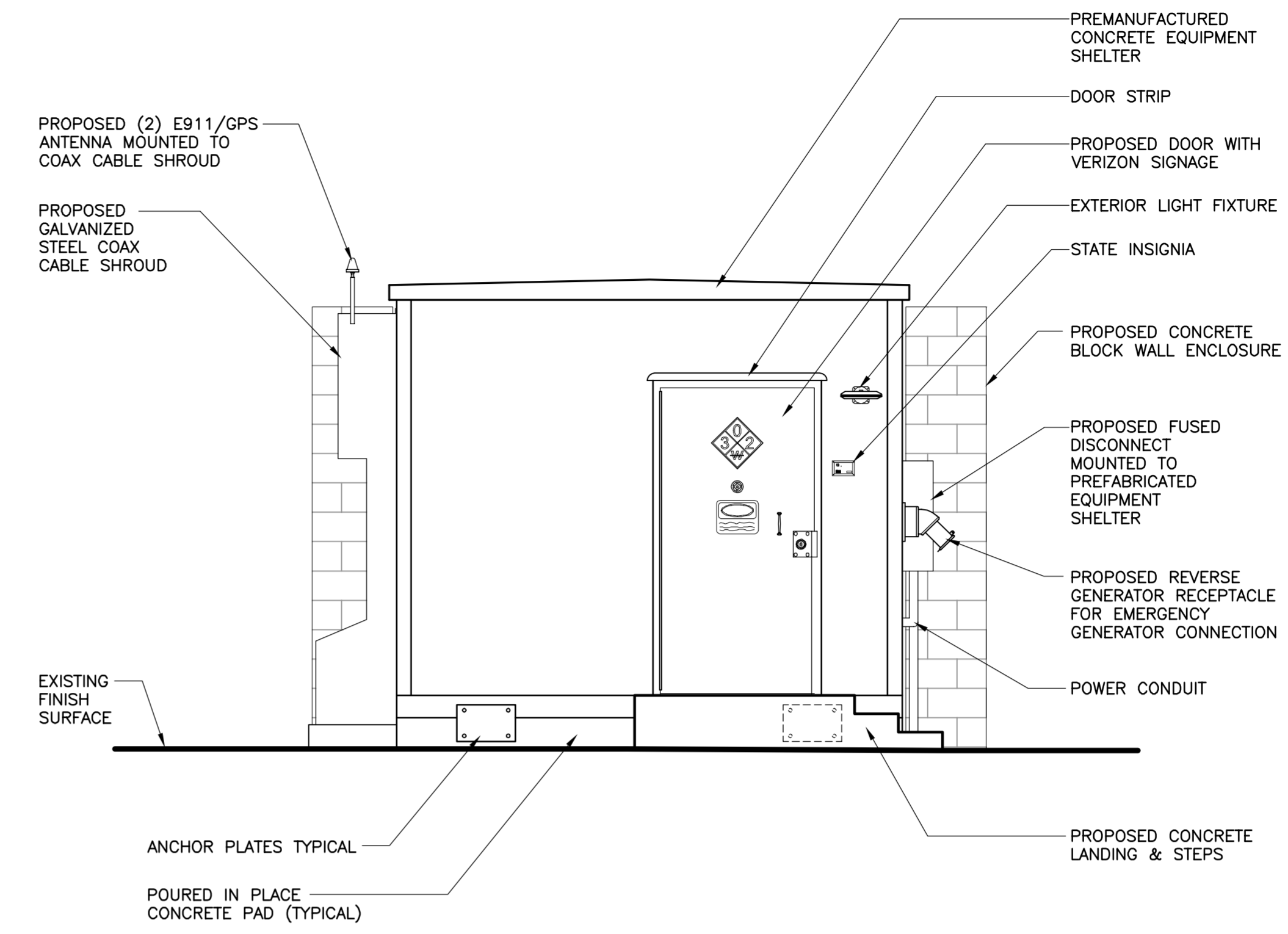
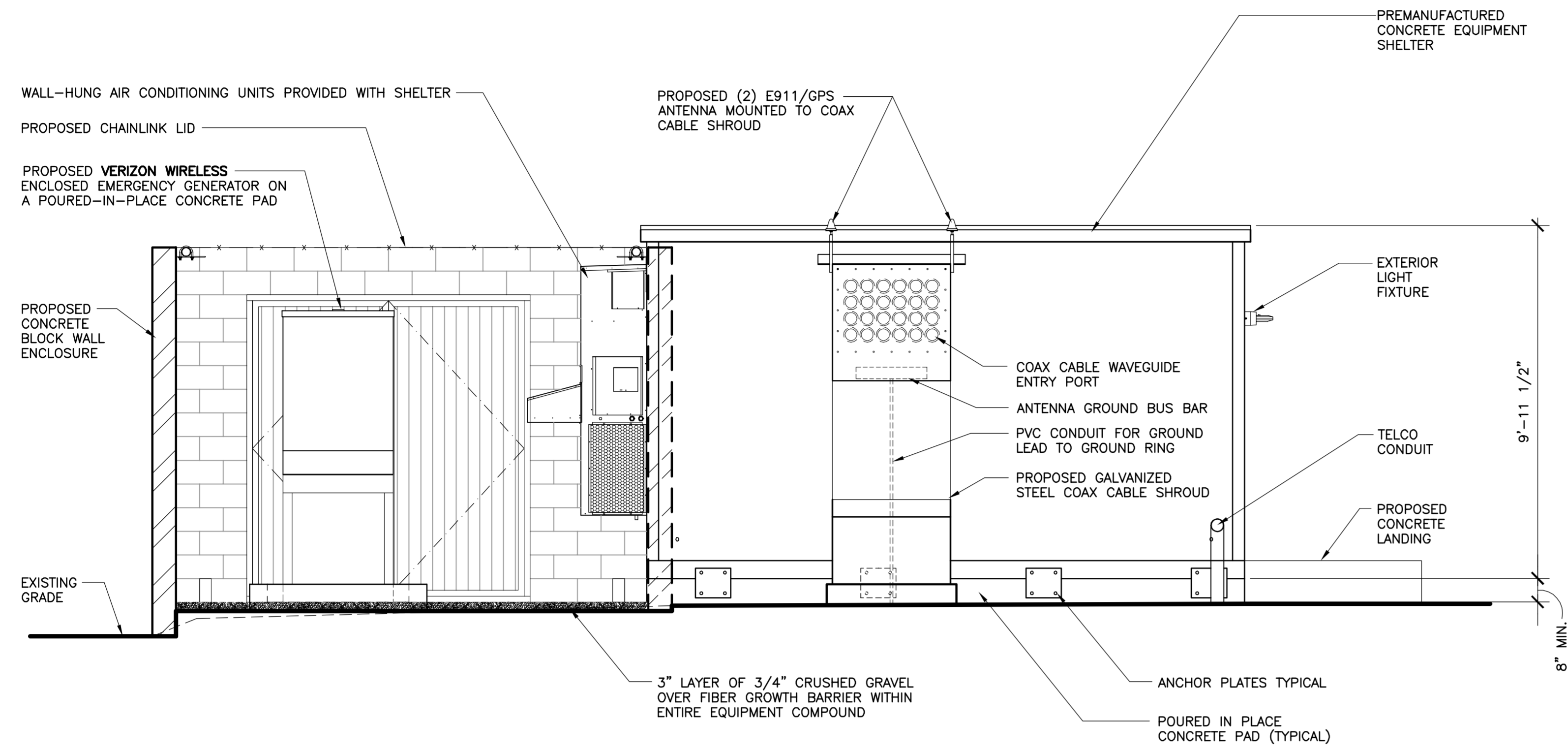
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RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

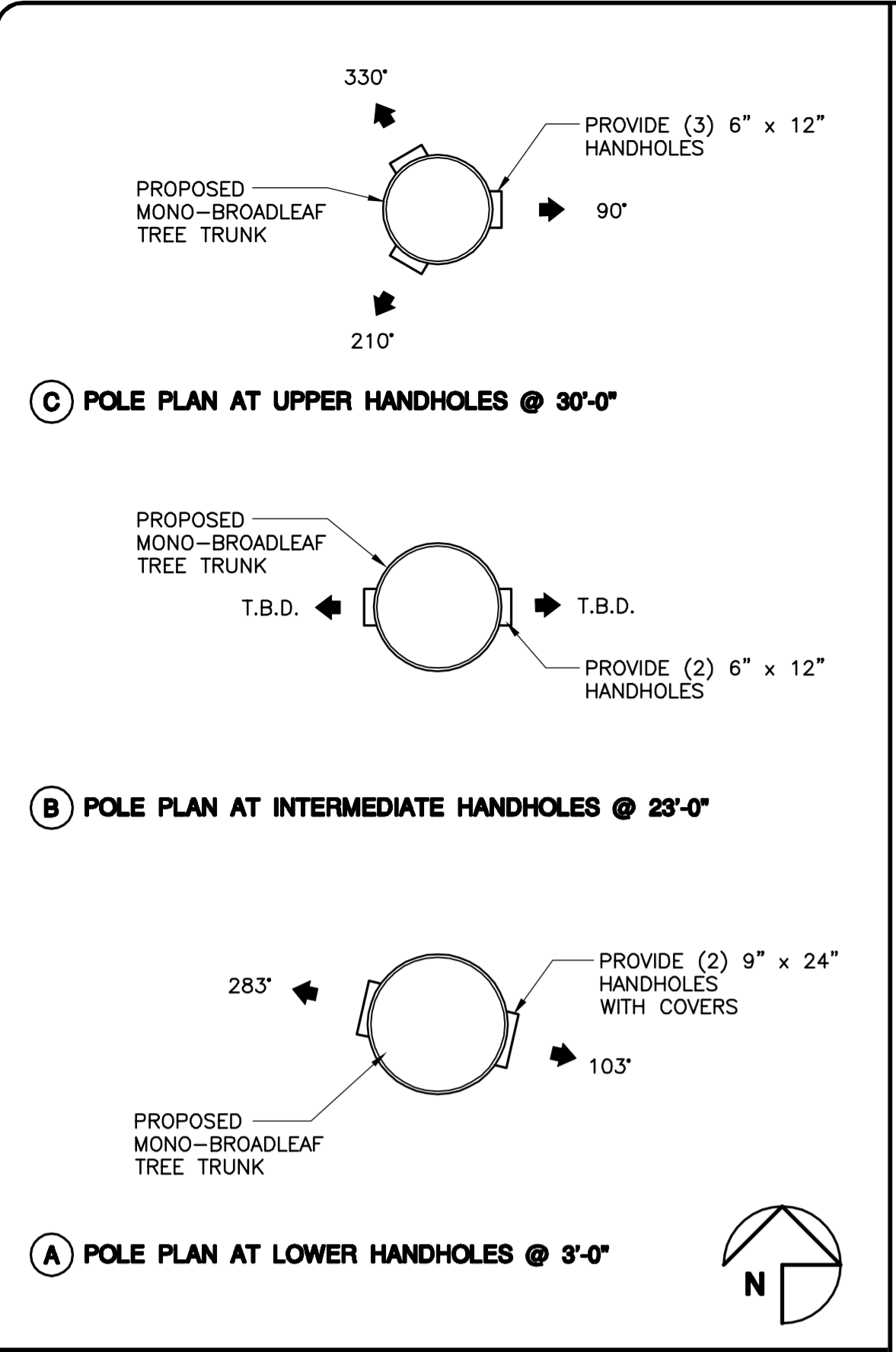
PROJECT NAME
EUCLID & 18TH
 2415 EAST 18TH STREET
 NATIONAL CITY, CA 91950
 SAN DIEGO COUNTY

DRAWING DATES

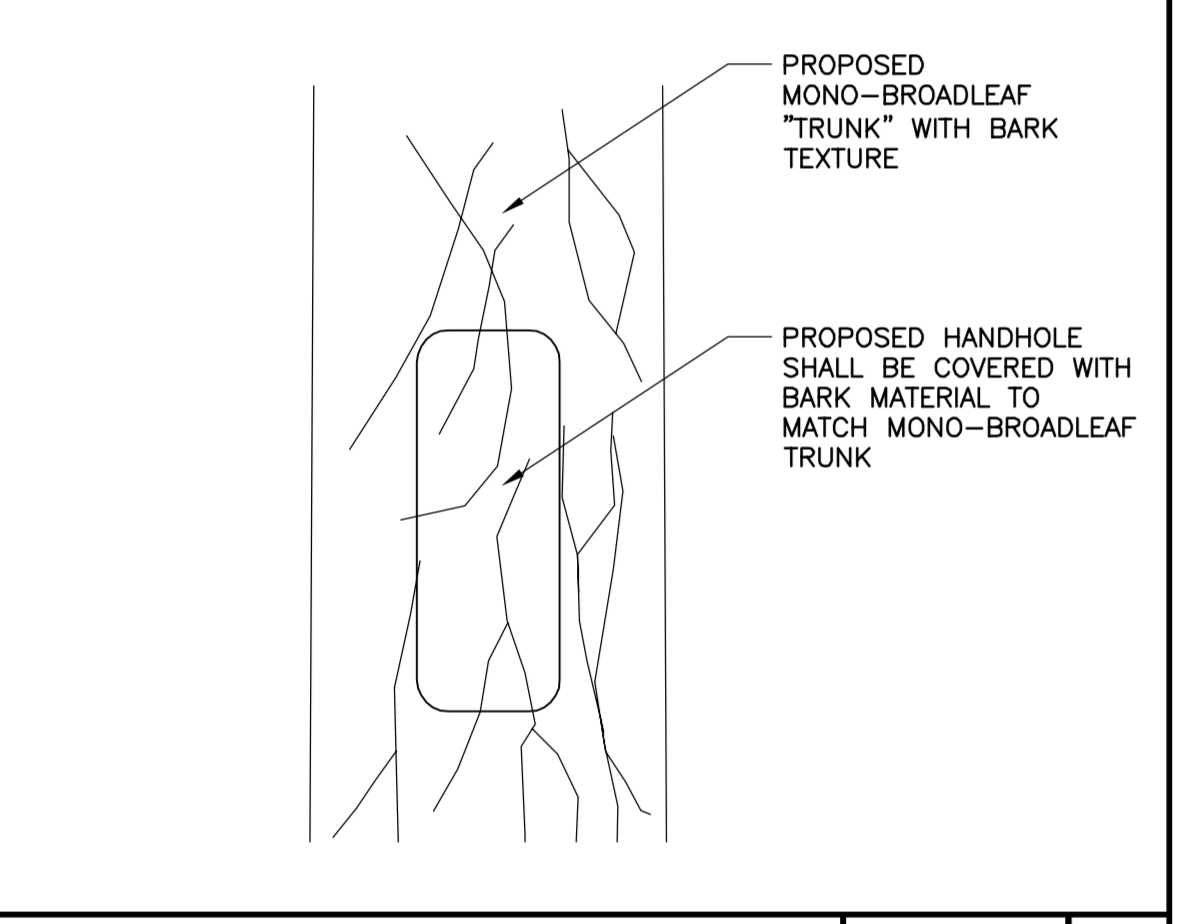
09/05/13	90% ZD (se)
09/12/13	100% ZD (se)

SHEET TITLE
EQUIPMENT SHELTER ELEVATIONS

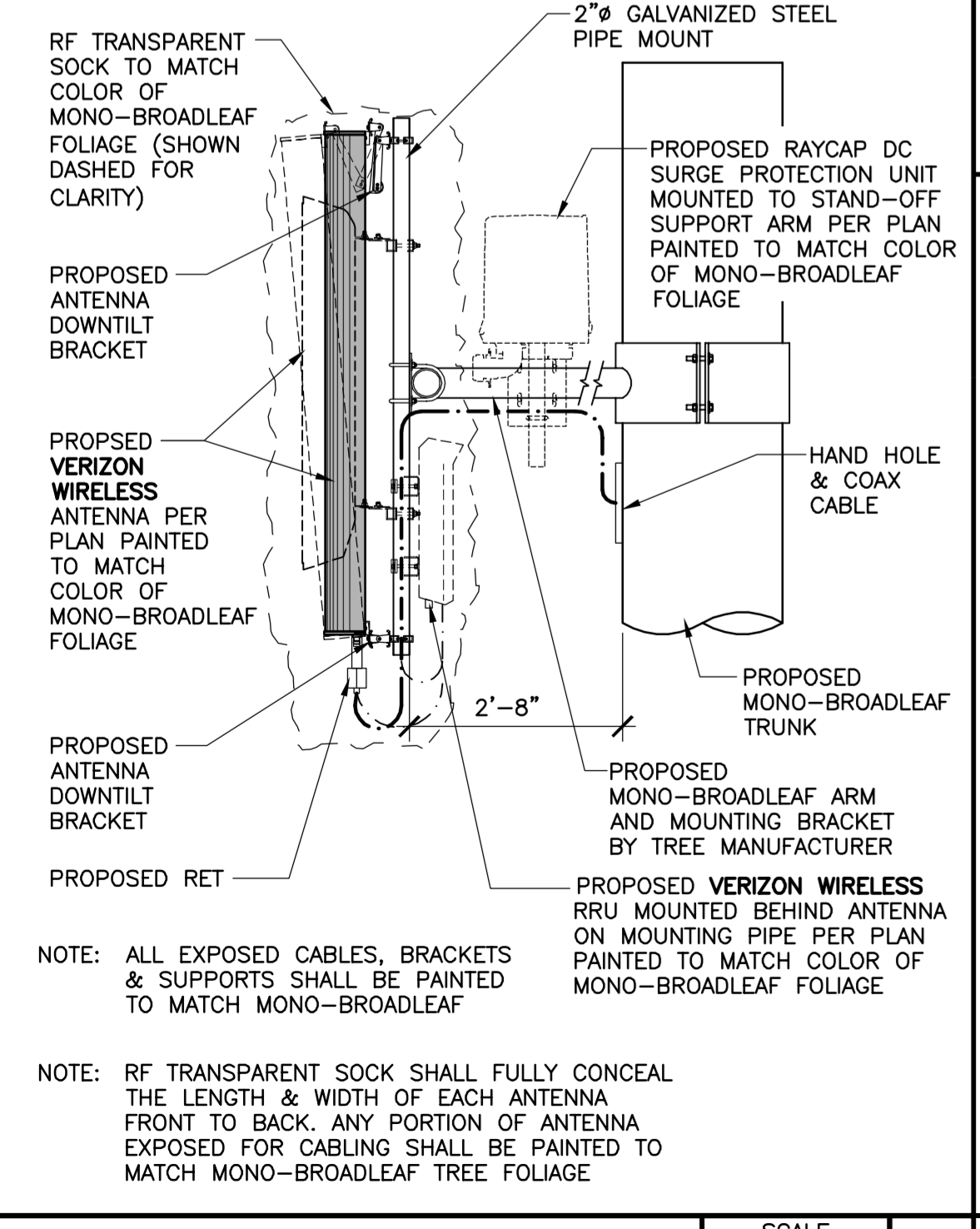




HANDHOLE DETAIL SCALE N.T.S. 1

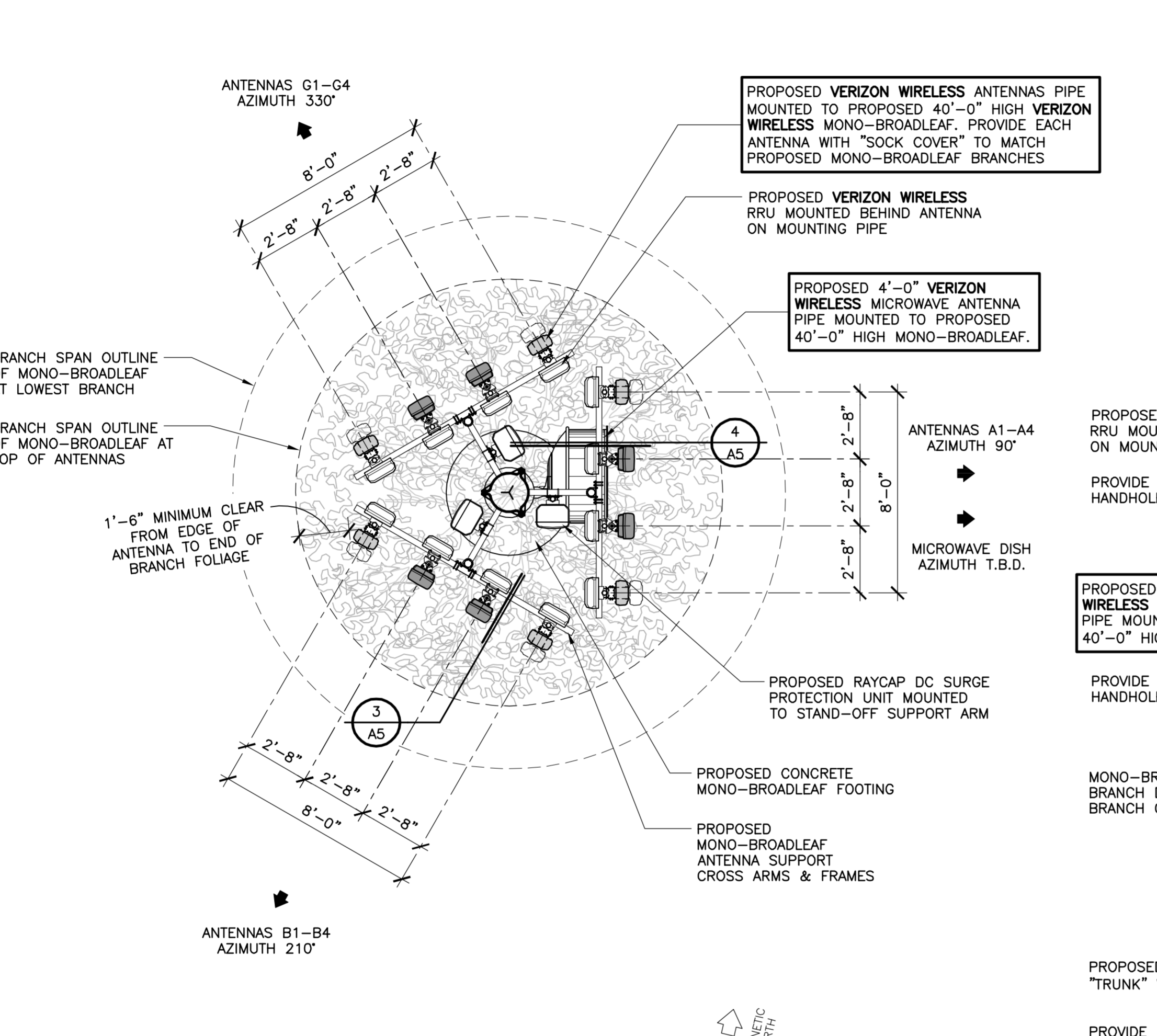


HANDHOLE COVER SCALE N.T.S. 2

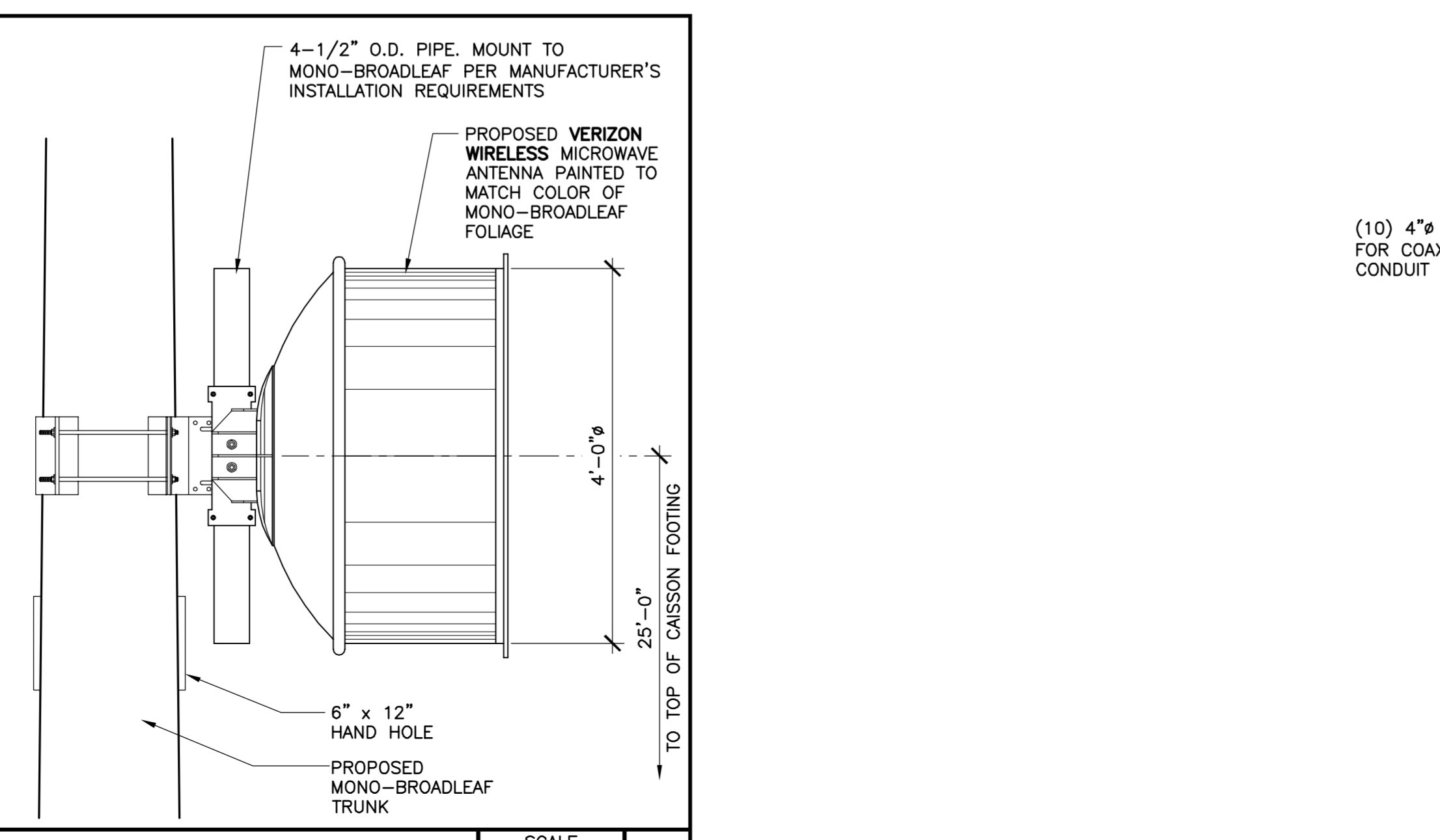


TYPICAL ANTENNA MOUNT SCALE 1/2"=1'-0" 3

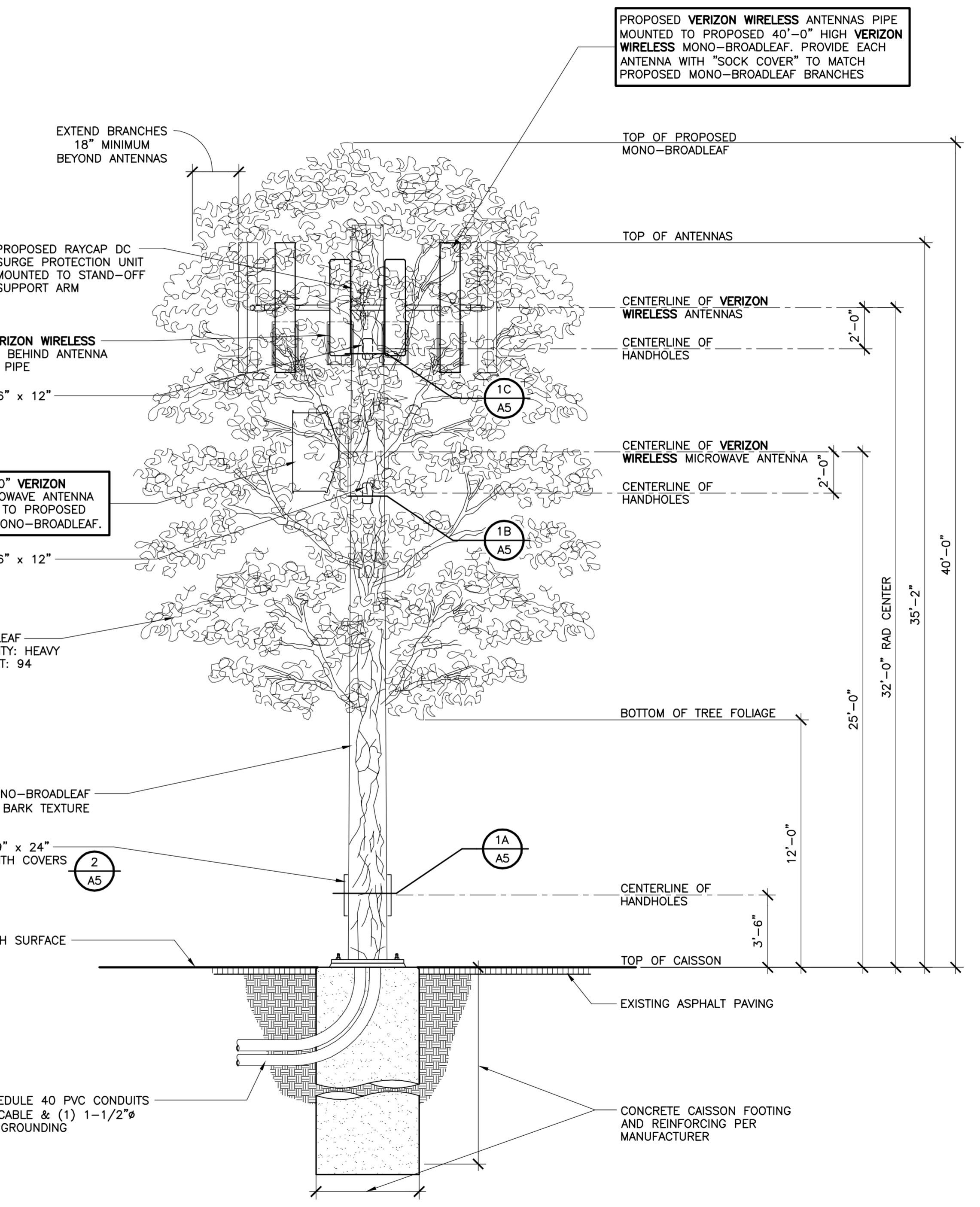
ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	EAST	90°	KATHREIN: 80010765V01	0°	N/A	75.5" L x 11.8" W x 6" D	6 COAX + 2 HYBRID	50'-0"	6'-0"	7/8"
ALPHA2			ERICSSON: AIR 21 - 1.3m B4A B2P			55.98" L x 12.08" W x 7.87" D				
ALPHA3			ERICSSON: AIR 21 - 1.3m B2A B4P			55.98" L x 12.08" W x 7.87" D				
ALPHA4			KATHREIN: 80010765V01			75.5" L x 11.8" W x 6" D				
BETA1	SOUTHWEST	210°	KATHREIN: 80010765V01	0°	N/A	75.5" L x 11.8" W x 6" D	6 COAX + 2 HYBRID	50'-0"	6'-0"	7/8"
BETA2			ERICSSON: AIR 21 - 1.3m B4A B2P			55.98" L x 12.08" W x 7.87" D				
BETA3			ERICSSON: AIR 21 - 1.3m B2A B4P			55.98" L x 12.08" W x 7.87" D				
BETA4			KATHREIN: 80010765V01			75.5" L x 11.8" W x 6" D				
GAMMA1	NORTHWEST	330°	KATHREIN: 80010765V01	0°	N/A	75.5" L x 11.8" W x 6" D	6 COAX + 2 HYBRID	50'-0"	6'-0"	7/8"
GAMMA2			ERICSSON: AIR 21 - 1.3m B4A B2P			55.98" L x 12.08" W x 7.87" D				
GAMMA3			ERICSSON: AIR 21 - 1.3m B2A B4P			55.98" L x 12.08" W x 7.87" D				
GAMMA4			KATHREIN: 80010765V01			75.5" L x 11.8" W x 6" D				
MICROWAVE DISH	T.B.D.	T.B.D.	T.B.D.	-	-	4'-0" DIAMETER	1	45'-0"	-	1 1/4"



ANTENNA PLAN SCALE: 1/4" = 1'-0" MAGNETIC NORTH



MICROWAVE ANTENNA MOUNT SCALE 3/4"=1'-0" 4



MONO-BROADLEAF ELEVATION SCALE: 1/4" = 1'-0"

NOTE: NO EXPOSED PIPES ABSENT ANTENNAS SHALL BE INSTALLED AT ANY TIME.

MONO-BROADLEAF: MANUFACTURE: CELL TREES CONTACT: DAVID WEEKLEY

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

APPROVALS

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

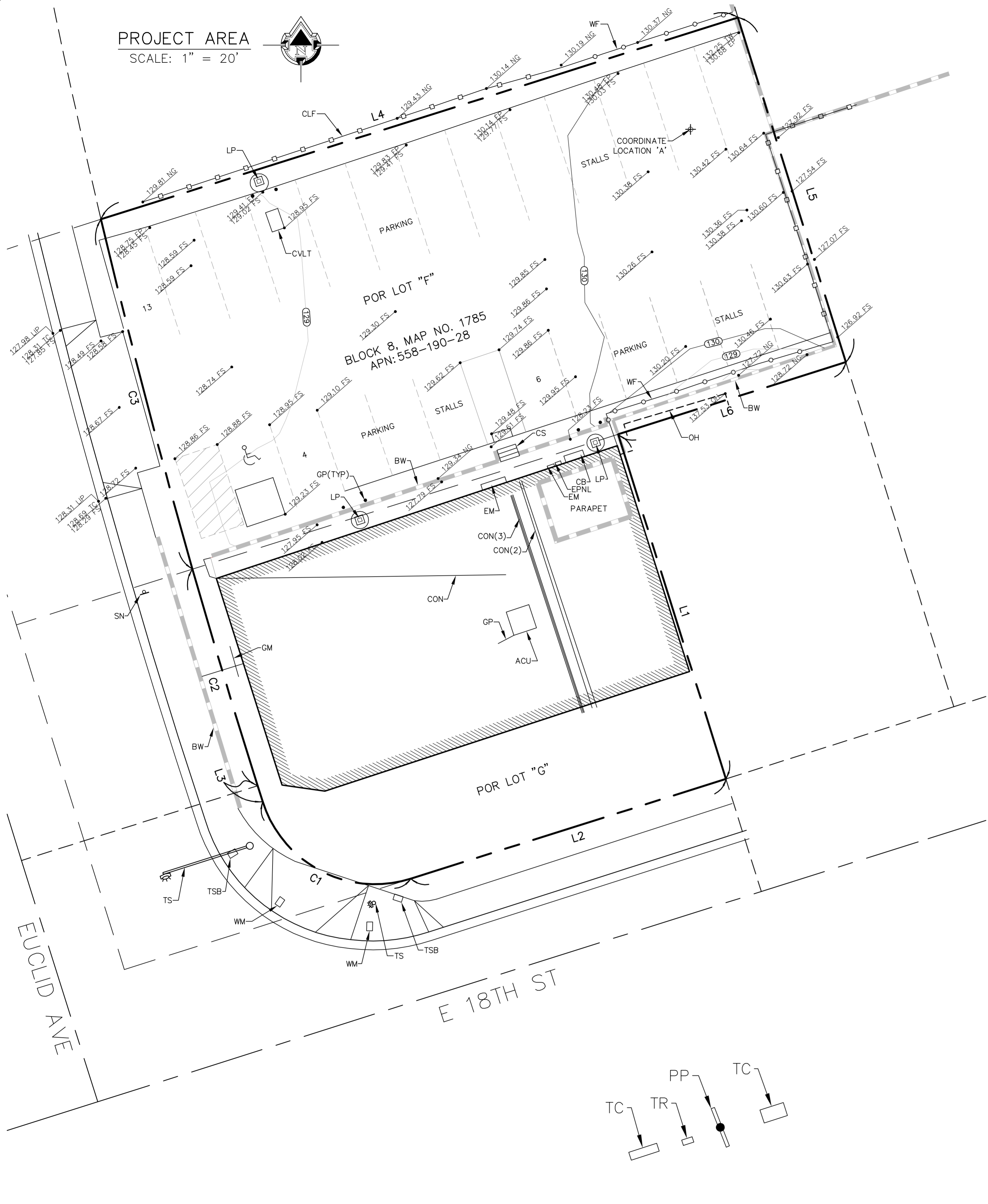
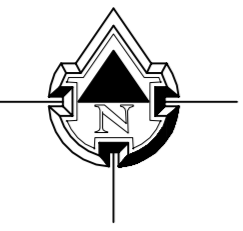
PROJECT NAME
EUCLID & 18TH
2415 EAST 18TH STREET
NATIONAL CITY, CA 91950
SAN DIEGO COUNTY

DRAWING DATES
09/05/13 90% ZD (se)
09/12/13 100% ZD (se)

SHEET TITLE
MONO-BROADLEAF ELEVATION ANTENNA PLAN & DETAILS

PROJECTS\VERIZON\13251

PROJECT AREA
SCALE: 1" = 20'



BLOCK 8, MAP NO. 1785
APN: 558-190-28

POR LOT "G"

EUCLID AVE

E 18TH ST

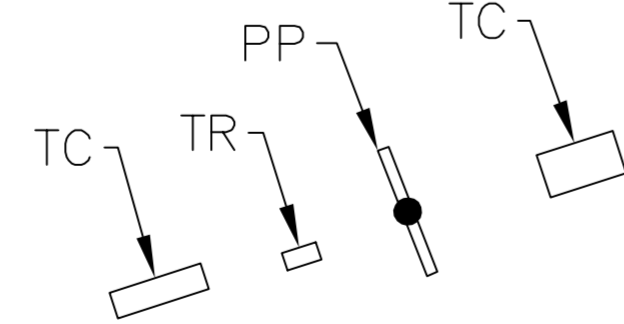
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 ADJUSTED GRID BEARING BETWEEN SECOND ORDER STATIONS '1243' AND '3243' AS SHOWN ON RECORD OF SURVEY 14492. I.E. N 07°44'11" W

DATE OF SURVEY:
SEPTEMBER 3, 2013

ASSESSOR'S PARCEL NUMBER
558-190-28

DATUM STATEMENT:
BENCHMARK FOR THIS SURVEY IS THE NGVD29 ELEVATION AT STATION "3243" AS SHOWN ON RECORD OF SURVEY 14492
ELEV=103.91 (MSL).

COORDINATES:
COORDINATE LOCATION:
LATITUDE: 32°40'28.475" N
LONGITUDE: 117°04'43.098" W
DATUM: NAD83



LEGAL DESCRIPTION:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT "G" IN BLOCK 8 OF LINCOLN ACRES ORCHARD SUBDIVISION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1785, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, ON MARCH 6, 1924.

EXCEPTING THEREFROM THE EAST 40 FEET 6 INCHES THEREOF.

EXCEPTING THEREFROM ALL THAT PORTION OF EUCLID AVENUE STREET RIGHT-OF-WAY DESCRIBED IN DEED TO THE CITY OF NATIONAL CITY FROM HAZEL M. KRTEK, ACCORDING TO DOCUMENT 88-442502 OF OFFICIAL RECORDS THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, ON SEPTEMBER 2, 1988.

THAT PORTION OF LOT "F" OF BLOCK 8 OF LINCOLN ACRES ORCHARD SUBDIVISION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1785, RECORDED ON MARCH 5, 1924 IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT "F"; THENCE NORTH 72° 05' 50" EAST 32.06 FEET TO AN INTERSECTION WITH THE PROPOSED EASTERLY RIGHT OF WAY LINE OF EUCLID AVENUE, THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 72° 05' 50" EAST 115.44 FEET TO THE NORTHEAST CORNER OF SAID LOT "F"; THENCE SOUTH 17° 54' 10" EAST 61.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT "F"; THENCE SOUTH 72° 05' 50" WEST 116.20 FEET TO AN INTERSECTION WITH THE EASEMENT RIGHT OF WAY LINE OF EUCLID AVENUE, DISTANT THEREOF 31.30 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "F"; THENCE WESTERLY AND NORTHERLY ALONG SAID EUCLID AVENUE RIGHT OF WAY, A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1,358 FEET; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE A DISTANCE OF 61.82 FEET THROUGH AN ANGLE OF 02° 36' 30" TRUE POINT OF BEGINNING.

SAID DESCRIPTION IS MADE PURSUANT TO NOTICE OF MERGER RECORDED NOVEMBER 14, 2003 AS INSTRUMENT NO. 2003-1374606 OF OFFICIAL RECORDS.

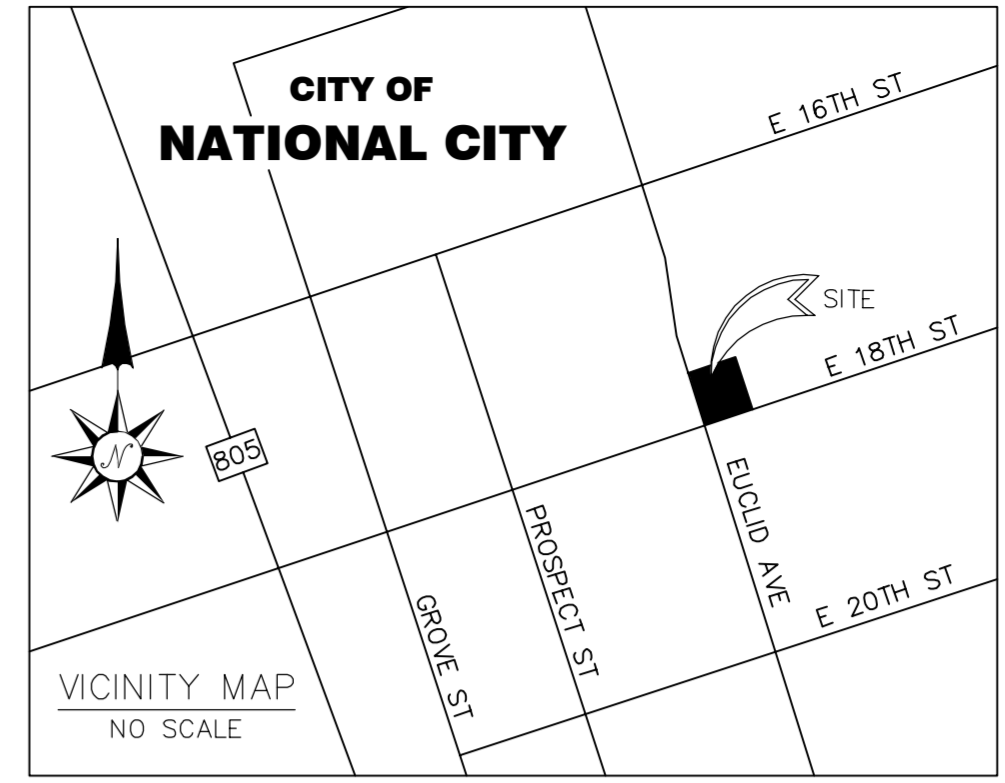
ASSESSOR'S PARCEL NUMBER: 558-190-28

ITEMS CORRESPONDING TO SCHEDULE "B":
BY: COMMONWEALTH LAND TITLE COMPANY COMMITMENT NO.: 08020153
4100 NEWPORT PLACE DR. SUITE 120 TITLE OFFICER: CHRIS MAZIAR
NEWPORT BEACH, CA 92660 DATED: AUGUST 2, 2013
(949) 724-0706

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT CANNOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
 - 3 A NOTICE OF RESTRICTION ON REAL PROPERTY RECORDED JUNE 23, 2003 AS INSTRUMENT NO. 2003-0738113 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - 4 A NOTICE OF MERGER RECORDED NOVEMBER 14, 2003 AS INSTRUMENT NO. 2003-1374606 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

MIGUEL A. MARTINEZ L.S. 7443

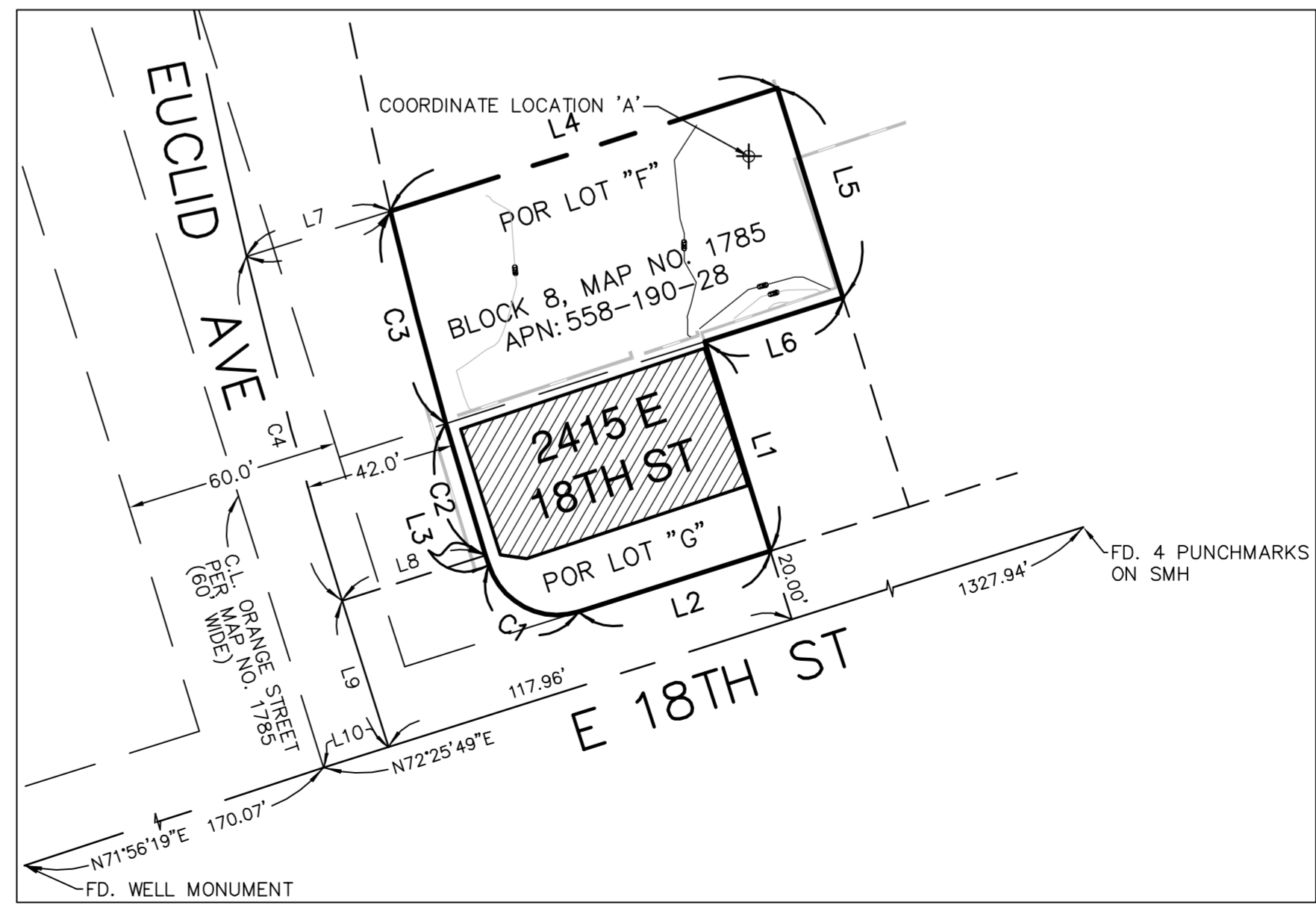


LEGEND:

- ACU - AIR CONDITIONING UNIT
- APN - ASSESSOR'S PARCEL NUMBER
- BW - BLOCK WALL
- CB - COMMUNICATIONS BOX
- CLF - CHAIN LINK FENCE
- CON - CONDUIT
- CS - CONCRETE STAIRS
- CVLT - COMMUNICATIONS VAULT
- EM - ELECTRIC METER
- EP - EDGE OF PAVEMENT
- EPNL - ELECTRIC PANEL
- FD - FOUND
- FL - FLOW LINE
- FS - FINISHED SURFACE
- GM - GAS METER
- GP - GUARD POST
- LP - LAMP POST
- LS - LICENSED SURVEYOR
- NG - NATURAL GRADE
- OH - OVERHANG
- PP - POWER POLE
- SN - SIGN
- TC - TELEPHONE CABINET
- TR - TELEPHONE RISER
- TS - TRAFFIC SIGNAL
- TSB - TRAFFIC SIGNAL BOX
- WM - WATER METER

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°23'31"W	61.18'
L2	N72°25'49"E	56.02'
L3	N17°34'11"W	2.85'
L4	N72°25'49"E	113.25'
L5	N17°23'31"W	61.18'
L6	N72°25'49"E	40.50'
L7	N72°25'49"E	42.11'
L8	N72°25'49"E	42.00'
L9	N17°34'11"W	42.85'
L10	N72°25'49"E	19.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	1358.00'	1°37'03"	38.33'
C3	1358.00'	2°35'05"	61.26'



BOUNDARY DETAIL
SCALE: 1" = 40'



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

PREPARED FOR
verizon 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
EUCLID & 18TH

2415 EAST 18TH STREET
NATIONAL CITY, CA 91950
SAN DIEGO COUNTY

DRAWING DATES
9/3/2013

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1



EUCLID & 18TH
2415 EAST 18TH STREET
NATIONAL CITY, CA 91950

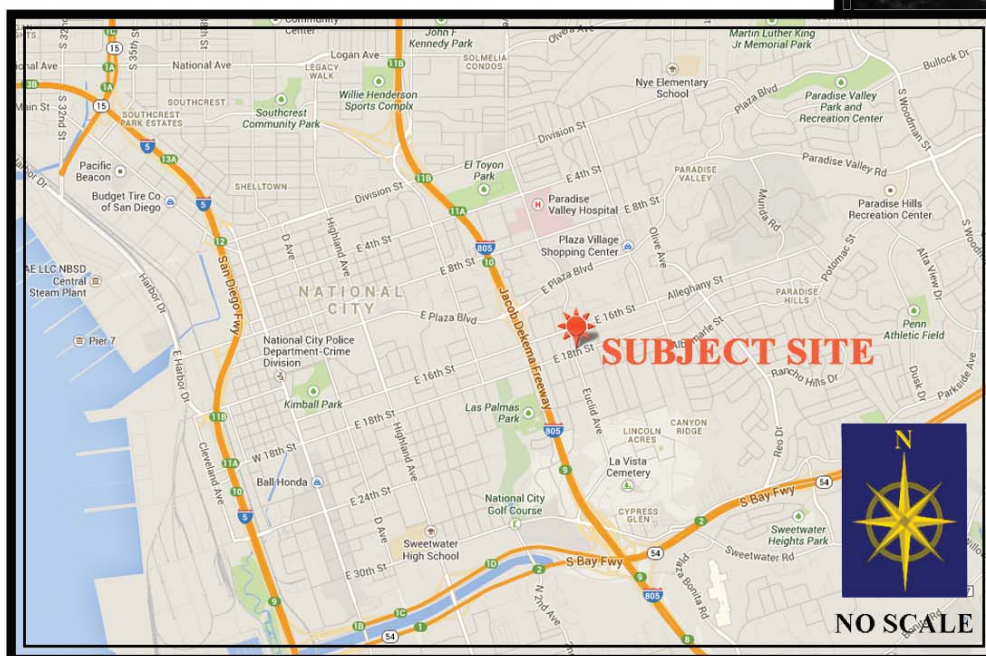
LOOKING EAST TOWARD SUBJECT SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP





EUCLID & 18TH
2415 EAST 18TH STREET
NATIONAL CITY, CA 91950

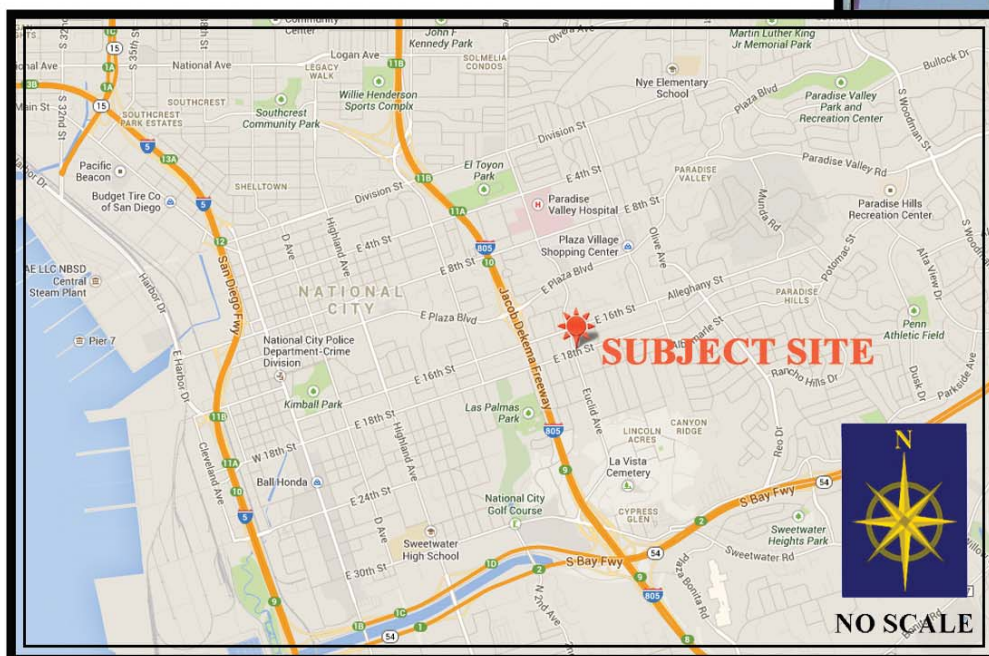
LOOKING NORTHWEST TOWARD SUBJECT SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP





CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR A
WIRELESS COMMUNICATIONS FACILITY
AT 2415 EAST 18TH STREET.
CASE FILE NO.: 2013-25 CUP
APN: 558-190-28

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, January 13, 2014**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Verizon Wireless)

The applicant proposes a new wireless telecommunications facility with a 40-foot tall, artificial broadleaf tree that includes 12 panel antennas and a microwave dish. A concrete block enclosure (194 square feet) would house associated equipment. The facility is proposed in the rear of a strip mall parking lot.

Information is available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 12:00 p.m., **January 13, 2014**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

NATIONAL CITY PLANNING DEPARTMENT

BRAD RAULSTON
Executive Director

RESOLUTION NO. 1-2014

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATIONS
FACILITY AT 2415 EAST 18TH STREET.
APPLICANT: VERIZON WIRELESS
CASE FILE NO. 2013-25 CUP**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a Wireless Communications Facility at 2415 East 18th Street, at a duly advertised public hearings held on January 13, 2014, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2013-25 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on January 13, 2014, support the following findings:

1. That the site for the proposed use is adequate in size and shape, since the facility, including the faux broadleaf tree and equipment shelters, can be accommodated on the 0.23 acre site without reducing parking beyond the minimum requirement.
2. That the site has sufficient access to streets and highways that are adequate in width and pavement type to carry the volume and type of traffic generated by the proposed use, since the unmanned wireless communications facility requires only one to two visits each month for routine maintenance, which will have a negligible effect on the adjacent developed streets.
3. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the 40-foot faux broadleaf tree will adequately screen the twelve panel antennas, and since additional fencing will provide adequate screening of the equipment shelter from adjacent properties.

4. That the proposed use is deemed essential and desirable to the public convenience and welfare, since it will improve the performance of the Verizon Wireless communications network, resulting in enhanced service for its customers.

BE IT FURTHER RESOLVED that the application for Conditional Use Permit is approved subject to the following conditions:

General

1. This *Conditional Use Permit* authorizes a wireless communications facility at 2415 East 18th Street. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A and B dated 10/10/2013 Case File No. 2013-25 CUP. Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

5. Plans submitted for improvements must comply with the 2013 edition of the California Building, Electrical, Plumbing, and Mechanical Codes.

Fire

6. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).
7. Emergency Shutdown procedures shall be posted in conspicuous area of emergency generator "EMERGENCY POWER". All Emergency Power signs shall be of .080 gauge aluminum. All signs shall be 10 inches wide and 12 inches long. All signs shall have Type IV high intensity prismatic sheeting (H.I.P.), reflective in nature. Protective overlay film shall be required on sign (P.O.F.). Color of sign shall be white background with black letters. Sign shall describe all additional power shutdowns in clear map form. Map shall describe present position ("You Are Here").

- White background with black letters.
 - Signage letter height – Emergency Power – shall be two inches tall.
 - Sign shall be clearly visible from the street. If the power source is inside of the building and cannot be seen from the street, a sign shall be placed in a position that can be easily seen by emergency personnel on foot.
 - Please contact the National City Fire Department for requirements. A detailed plan shall be submitted to the Fire Marshal for approval and final field placement.
8. A 704 diamond shall be placed in conspicuous area to identify fuel and battery hazards.
 9. Fire department access roads shall meet the requirements of the California Fire Code (current edition) Chapter 5 and Appendix D and 503.1.1 *Access Roads*. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to Fire Department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of a fire apparatus weighing at least 75, 000 pounds. Fire Department access roads shall have an unobstructed width of not less than 20 feet for emergency vehicle travel. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles.
 10. Roads or alleys 20 to 26 feet in wide shall be posted on both sides as fire lanes.
 11. The National City Fire Department shall be involved with all fire inspections for this site. Rough inspections of all phases of work are required.

Engineering

12. The Priority Project Applicability checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Department. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.
13. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.

14. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.

Utilities

15. Prior to any construction or grading activities, the applicant shall coordinate with all utilities with infrastructure in the area to ensure protection of any existing utility services.

16. Call 800-227-2600 (Underground Service Alert) for mark out prior to any digging activities.

Planning

17. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the wireless communications facility.

18. All exterior equipment (e.g., RRU units, GPS antennas, microwave dish antenna, panel antennas) shall be painted to match the surface on which it is mounted.

19. The proposed equipment shelter shall be designed to be consistent with the proposed generator enclosure and existing building on site.

20. A minimum six-foot tall fence or wall shall be constructed along the east property line to obscure the proposed facility. A block wall may be required in the future should noise from operating equipment exceed limits prescribed by the Municipal Code or create noise impacts for adjacent residential properties.

21. Exterior walls of buildings/poles to a height of not less than six (6) feet shall be treated with a graffiti resistant coating subject to approval from the Building Official. Graffiti shall be removed within 24 hours of its observance.

22. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.

23. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of January 13, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2-2014

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING A
CONDITIONAL USE PERMIT FOR THE SALE OF BEER AND WINE
FOR OFF-SITE CONSUMPTION AT AN EXISTING MARKET
(EL SUPER MARKET) LOCATED AT 1811 "L" AVENUE.
CASE FILE NO. 2013-27 CUP
APN: 561-210-32**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for the sale of beer and wine for off-site consumption at an existing market (el super market) located at 1811 "L" Avenue at a duly advertised public hearing held on December 16, 2013, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2013-27 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on December 16, 2013, support the following findings:

1. That the site for the proposed use is adequate in size and shape, since the proposed use is an accessory use to an existing neighborhood market in an existing commercial center and the sale of beer and wine is not expected to increase the demand for parking on the property.
2. That the site has sufficient access to streets and highways that are adequate in width and pavement type to carry the volume and type of traffic generated by the proposed use, since East 18th Street is classified as a collector street in the Circulation Element, and the sale of beer and wine for off-site consumption is not expected to result in an appreciable increase in traffic.
3. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the proposed use is compatible with other similar businesses located nearby and within a quarter-mile of the property; and since the proposed

use will be subject to conditions that limit the sale of alcohol and restrict the hours that it will be available.

4. That the proposed use is deemed essential and desirable to the public convenience and welfare, since it will contribute to the continued viability of a neighborhood market, an established and allowed use in the applicable mixed-use zone.
5. That public convenience and necessity may be served by a proposed use of the property for the retail sales of alcoholic beverages pursuant to law.

BE IT FURTHER RESOLVED that the application for Conditional Use Permit is approved subject to the following conditions:

General

1. This Conditional Use Permit authorizes the sale of beer and wine for off-site consumption at an existing market located at 1811 "L" Avenue. Plans submitted for permits associated with this project shall conform to Exhibit A, case file no. 2013-27 CUP, dated 10/24/2013.
2. This permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Municipal Code.
3. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
4. This Conditional Use Permit may be revoked if the Permittee is found to be in violation of Conditions of Approval.
5. Before this Conditional Use Permit shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the Conditional Use Permit. The applicant shall also submit evidence to the satisfaction of the Executive Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the Conditional Use Permit are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

Planning

6. The sale of alcoholic beverages shall be limited to between the hours of 9:00 a.m. and 10:00 p.m. seven days a week.
7. All beer and wine products shall be stored in the rear cooler or rear shelving areas. No alcohol products shall be stored in proximity to the store entrance.
8. The sale of beer or malt beverages in quantities of quarts, 22 ounce, 32 ounce, 40 ounce, or similar size containers is prohibited.

9. No beer products shall be sold of less than manufacturer's pre-packaged three-pack quantities of 24 ounce cans per sale. There shall be no sale of single cans or bottles.
10. Wine shall not be sold in containers of less than 750 milliliters. The sale of wine with an alcoholic content greater than 15% by volume is prohibited.
11. Flavored malt beverages, also known as premium malt beverages and flavored malt coolers, and sometimes commonly referred to as wine coolers, may be sold only by four-pack or other manufacturer's pre-packaged multi-unit quantities.
12. The consumption of alcoholic beverages is prohibited on the subject premises, and on all parking lots and outbuildings and any property or adjacent property under the control of the Permittee.
13. All cups and containers shall be sold at or above prevailing prices and in their original multi-container packages of no fewer than 12, and no cups and containers shall be given free of charge.
14. Ice may be sold only at or about prevailing prices in the area and in quantities of not less than three pounds per sale. Ice shall not be provided free of charge.
15. The Permittee shall post signs in compliance with the requirements and specifications of subsection B of section 10.30.070 on each exterior wall of the licensed premises that faces a vehicle parking lot, to read as follows:

"WARNING

It is unlawful to drink an alcoholic
beverage or to possess an open alcoholic
beverage container in public or in a public parking lot.
NCMC_10.30.050 and_10.30.060."

16. Containers of alcoholic beverages may not be stored on the premises, after being sold to patrons, for the purpose of later consumption.
17. Exterior advertising and signs of all types, promoting or indicating the availability of alcoholic beverages, including advertising/signs directed to the exterior from within, are prohibited. Interior displays of alcoholic beverages and signs, which are clearly visible to the exterior, shall constitute a violation of this condition.
18. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of all other commodities during the same period. The Permittee shall at all times keep records which reflect separately the gross sales of alcoholic beverages and the gross sales of all other items. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the City Finance Department and any Peace Officer of the California Department of Alcoholic Beverage Control upon demand.
19. Every employee of the Permittee, including ownership and management, shall receive Responsible Beverage Service and Sales (RBSS) training, including all owners, and managers. The RBSS training must be certified by the Department of Alcoholic Beverage Control (ABC). Proof of completion of an approved RBSS program must be provided prior to commencing alcohol sales. As part of the RBSS training, the Permittee shall make available a domestic violence training session as provided by the Institute of Public Strategies.
20. No tobacco-related or drug-related paraphernalia is to be sold on the premises.

Police

21. Permittee shall comply with all regulatory provisions of the Business and Professions Code that pertain to the sale, display and marketing or merchandising of alcoholic beverages.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of January 13, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



CITY OF NATIONAL CITY - DEVELOPMENT SERVICES DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: ELECTION OF OFFICERS FOR 2014

This is the appropriate meeting to elect new Planning Commission officers for the year 2014, to succeed Chairperson Flores, and Vice-Chairperson Pruitt. It is suggested that nominations and elections occur as in previous years.