



Planning Commission Minutes

Meeting of February 10, 2014

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 Pruitt at 6:01 p.m.

Roll Call

Commissioners Present: Garcia, Baca, Flores, Alvarado, Bush, Pruitt
Absent: DeLaPaz

Staff Also Present: Deputy City Attorney Jennifer Knight, Executive Director Brad Raulston, Principal Planner Martin Reeder

Pledge of Allegiance led by Commissioner Flores

Approval of Minutes

1. Approval of Minutes of the Meeting held on January 13, 2014.

Motion by Baca, 2nd by Alvarado, to approve the Minutes from the meeting of January 13, 2014.

Motion carried by the following vote:

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

Absent: DeLaPaz

Approval of Agenda

2. Approval of Agenda for the Meeting on February 10, 2014.

Motion by Baca, 2nd by Bush for approval of the Agenda for the meeting of February 10, 2014.

Motion carried by the following vote:

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

Absent: DeLaPaz

ORAL COMMUNICATION

None

PRESENTATIONS:

None

CONSENT RESOLUTIONS

PUBLIC HEARINGS

3. Conditional Use Permit for the expansion of the area approved for beer and wine sales at Napoleone's Pizza House located at 619 National City Blvd. (Case File No. 2013-29 CUP)

Presented by Principal Planner Martin Reeder

Applicant: Peter Crivello answered Commissioners questions and acknowledged understanding and agreement with the conditions of the Conditional Use Permit. Discussion of changing alcohol sales hour.

Motion by Baca, 2nd by Alvarado to take action on the expansion of the area approved for beer and wine sales at Napoleone's Pizza House locate at 619 National City Blvd. (Case File No. 2013-29). Motion did not include modified hours of alcohol sales.

Motion carried by the following vote:

Ayes: Baca, Pruitt, Flores, Alvarado, Bush

Abstain: Garcia

Absent: DeLaPaz

4. Resolution 3-2014 taking action on a Conditional Use Permit for the expansion of the area approved for beer and wine sales at Napoleone's Pizza House located at 619 National City Blvd. (Case File No. 2013-29 CUP).

Motion by Baca, 2nd by Alvarado to approve Resolution 3-2014 taking action on Conditional Use Permit for the expansion of the area approved for beer and wine sales at Napoleone's Pizza House located at 619 National City Blvd. (Case File No. 2013-29 CUP).

Motion carried by the following vote:
Ayes: Baca, Pruitt, Flores, Alvarado, Bush
Abstain: Garcia
Absent: DeLaPaz

OTHER BUSINESS

5. Appeal of a Code Enforcement violation for a property located at 416 National City Blvd. (Case File No. 2014-02 Appeal)

Presented by Principal Planner Martin Reeder

David Kenworthy, property owner, spoke in support of the appeal.

Appellant/Owner, Dustin Bortin, presented his case in support of the appeal.

Three speakers spoke in favor of the appeal: Christen Pezza, Demetri Karras, Abel Parra

Motion by Bush, 2nd by Alvarado to deny the Appeal of a Code Enforcement violation for a property located at 416 National City Blvd. (Case File No. 2014-02 Appeal)

Motion carried by the following vote:
Ayes: Garcia, Baca, Pruitt, Flores, Alvarado, Bush
Absent: DeLaPaz

STAFF REPORTS

Commissioners:

Garcia: No report

Baca: What is the status of the Sonic? Mr. Raulston stated they are scheduled to break ground in the 1st quarter and be completed by May. Mr. Reeder will try to get an answer and update the Planning Commissioners.

Alvarado: No report

Bush: What is status of project next to Enterprise? Mr. Raulston stated he has received calls and regarding financing so they are moving forward.

Bush: Big Ben's is reopened and is really nice. Could be a catalyst for the 8th Street project. Nice atmosphere. Encourages everyone to visit.

Flores: Does the City have a budget for Planning Commissioners to attend the upcoming PC Academy? Mr. Raulston stated there has not traditionally been a budget to support this activity, however he will follow up with the City Manager and see if there are funds available for the new Planning Commissioners to attend.

Pruitt: No report

Raulston: Thank you to Mike Dalla for doing clerk duties for the meeting.

Deputy City Attorney: No report

Principal Planner: Follow up to the inquiry regarding the status of Bally's: The parcels containing the gym and bowling alley are currently in escrow. The new

buyers are aware of the residential component. Won't know the final plans until escrow officially closes.

Adjournment at 7:28 p.m. to next regularly scheduled meeting on March 3, 2014.

CHAIRPERSON



Planning Commission Agenda

Meeting of March 3, 2014, Immediately following HCDC meeting at 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 Baca

Approval of Minutes

1. Approval of Minutes of the Meeting held on February 10, 2014.

Approval of Agenda

2. Approval of Agenda for the Meeting on March 3, 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. Public Hearing – Conditional Use Permit for a wireless communication facility at 2135 National City Blvd. (Case File No.: 2013-31 CUP)
4. Resolution 4-2014 taking action on a Conditional Use Permit for a wireless communication facility at 2135 National City Blvd. (Case File No.: 2013-31 CUP)
5. Public Hearing – Conditional Use Permit for a wireless communication facility at 3820 Cagle Street. (Case File No.: 2014-01 CUP)
6. Resolution 5-2014 taking action on a Conditional Use Permit for a wireless communication facility at 3820 Cagle Street. (Case File No.: 2014-01 CUP)

OTHER BUSINESS

7. Resolution 6-2014 taking action on an appeal of a Code Enforcement violation for a property located at 416 National City Blvd. (Case File No. 2014-02 Appeal)

STAFF REPORTS

City Attorney

Executive Director

Principal Planner

Commissioners

Chairperson

ADJOURNMENT

Adjournment to next regularly scheduled meeting on March 17, 2014



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 2135 NATIONAL CITY BLVD.

Case File No.: 2013-31 CUP

Location: East of Ball Honda – 2135 National City Blvd.

APN: 560-271-08

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Verizon Wireless

Property Owner: Capps Diane L Et Al/Ball 1998 Trust

Parcel size: 6,534 square feet (0.15 acres)

Plans prepared by: Booth & Suarez Architects

Zoning Designation: Commercial Automotive (CA)

Adjacent Land Use / Zoning:

North: Ball Acura / CA

East: Single-family residential / RS-2

South: Ron Baker Chevrolet across E. 22nd Street / CA

West: Perry Ford across National City Blvd. / CA

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

BACKGROUND

Site characteristics

The project site is Ball Honda, a new car dealership, located on the Mile of Cars. The site is comprised of several parcels, although the project is limited to only one. The area of proposed construction is east and behind the existing dealership building, which is 24 feet-3 inches tall. The building has a smooth stucco finish with tile accents along the edge of the flat roof. Nearby land uses are mostly automotive in nature (north, south, and west), with single-story residences located across "A" Avenue to the east.

Project proposal

The applicant proposes a new wireless telecommunications facility consisting of 12 panel antennas and associated equipment within a new architectural feature on the back of the existing dealership building. The proposal also includes a new concrete block equipment shelter adjacent to the new architectural feature. The overall footprint of the proposed structure is 34 feet by 12 feet-8 inches. The overall height of the structure is 34 feet-3 inches. The area in which the facility is proposed is a parking lot.

Analysis

The proposal is a good example of a stealth facility, consistent with City policy. The antennas and equipment would be completely enclosed in a new tower feature designed to match the adjacent building. The new building has a footprint of 34 feet by 12-feet-8 inches. The tower element would be 20 feet by 12 feet-8 inches, and the equipment enclosure portion 12 feet by 12 feet-8 inches. The equipment enclosure is 10 feet high and the tower 34 feet-3 inches high, 10 feet higher than the dealership building. The new facility would be finished in smooth stucco to match the exterior finish of the dealership.

There are over 100 striped parking spaces on site, as well as over 100,000 square feet of vehicle display area. This equates to the need for approximately on site 41 parking spaces. The proposed facility would displace four parking spaces. Therefore, the site has in excess of the required minimum parking on site and would not be negatively affected by the removal of four spaces.

To be further consistent with City policy, co-location with existing facilities was researched. However, there are no facilities within the area in which additional service is needed. The facility would provide coverage to the north, south, and west. 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. 16) 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 communications facilities. The project is considered 'stealth' and would blend in with nearby development. If approved, conditions will ensure that the facility does not have an adverse impact on adjacent properties 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

Approve 2013-31 CUP based on attached findings.

ATTACHMENTS

1. Recommended Findings for Approval
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 46 property owners)
9. Applicant's Plans (Exhibits A-Revised and B-Revised dated 1/21/2014 Case File No. 2013-31 CUP)



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Executive Director

RECOMMENDED FINDINGS FOR APPROVAL
2013-31 CUP – 2135 National City Blvd.

1. That the site for the proposed use is adequate in size and shape, since the facility, can be accommodated on the 0.15-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 facility will adequately screen the twelve panel antennas and associated equipment 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 CONDITIONS OF APPROVAL

2013-31 CUP – 2135 National City Blvd.

General

1. This *Conditional Use Permit* authorizes a wireless communications facility at 2135 National City Blvd. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A-Revised and B-Revised dated 1/21/2014 Case File No. 2013-31 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.

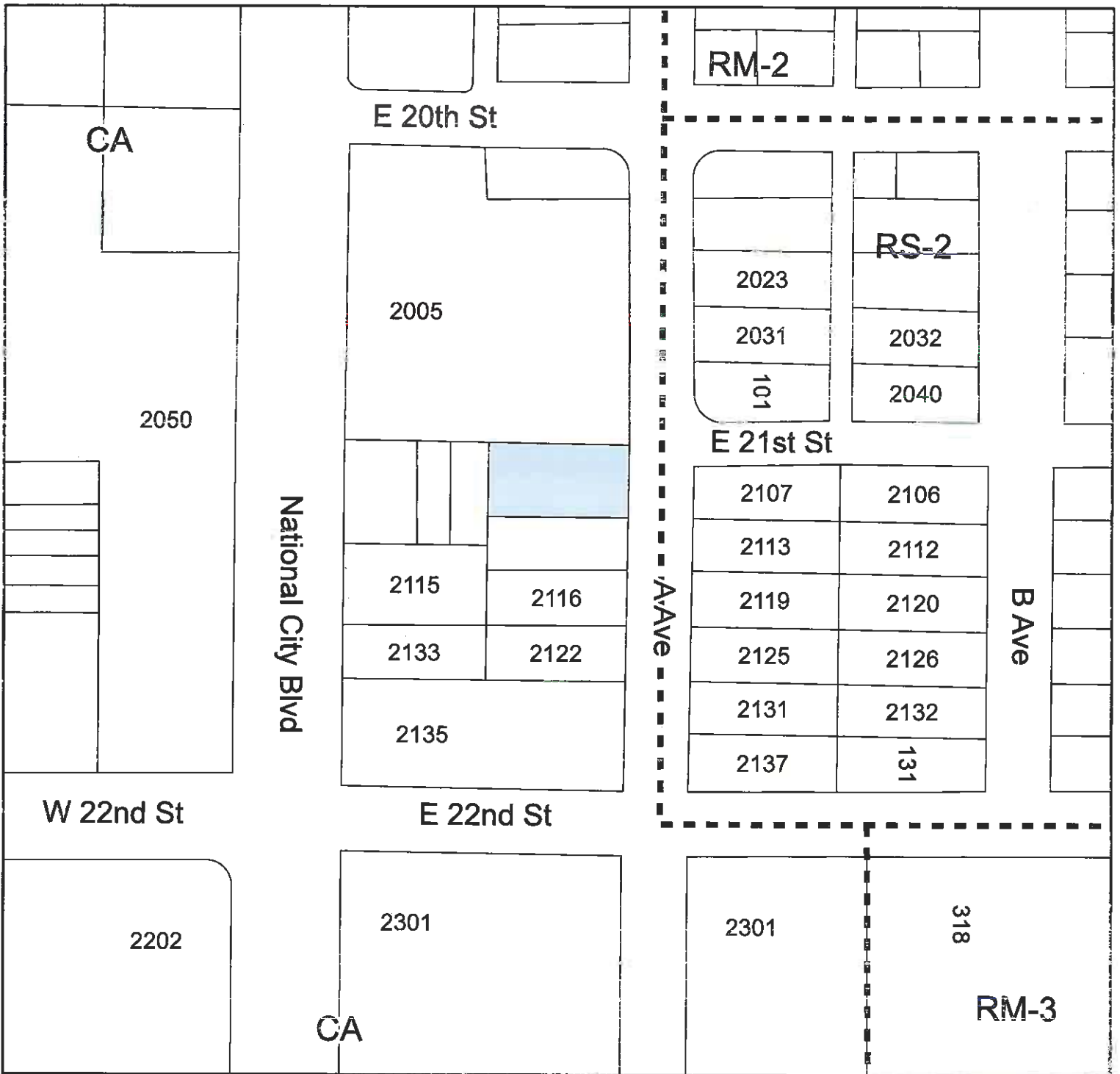
13. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.

Utilities

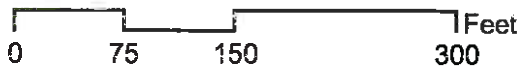
14. Prior to any construction or grading activities, the applicant shall coordinate with all utilities with infrastructure in the area to ensure protection of any existing utility services.
15. Call 800-227-2600 (Underground Service Alert) for mark out prior to any digging activities.

Planning

16. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the wireless communications facility.
17. Any equipment visible to the exterior of the facility shall be painted to match the surface on which it is mounted.
18. 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.
19. 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.



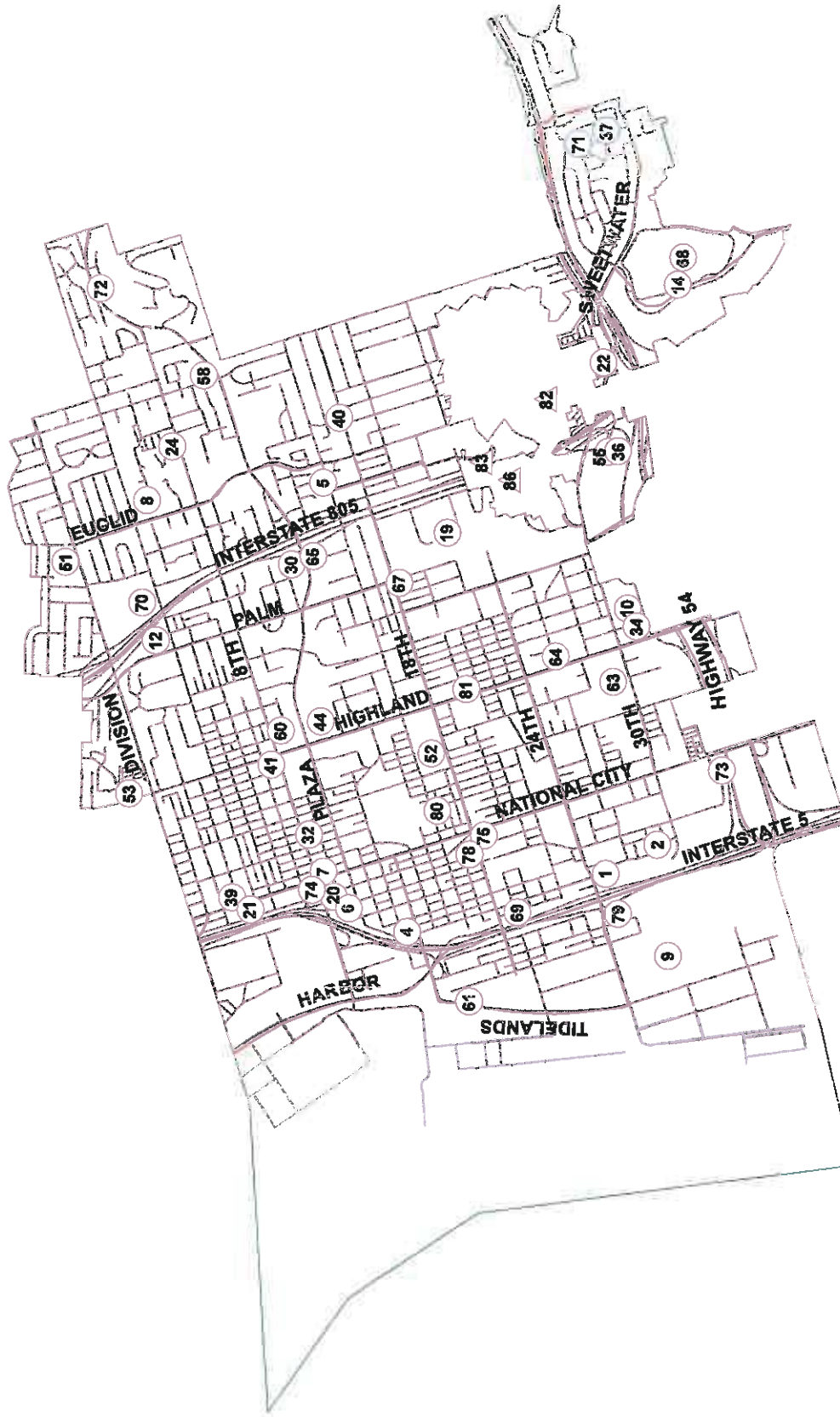
--- Zone Boundary
 Project Location



APN:
560-271-08

Planning Commission
 Location Map

2013-31 CUP



Wireless facilities in National City

Wireless facilities in unincorporated area



Wireless Communication Facilities

FACILITY	APN	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. PCSfacility- 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. PCSfacility- 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. PCSfacility 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. ESMR 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 Carnet 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 on 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-footmonument.			
	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 existina 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- 978" monopole with twelve panel antennas, three omni antennas, and 192-sqfoot equipment building.
	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
71	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 builcing
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 antenas 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 equipment	700 NCB Cricket	PC Reso 05-2000
	555-053-17 Located atop Holiday Inn. Wireless communication facility with equipment cabinet.	700 NCB Metricom	CUP-2000-4
	555-053-17 Located atop Holiday 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 panel antennas. Associated equipment will be located in building	1703 Hoover Clewire	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 Clewire	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 affixed 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 monoc-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 Gingular	CUP-2006-2
82	563-184-47 75-foot monopole and equipment building.	2909 Shelby Dr 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.

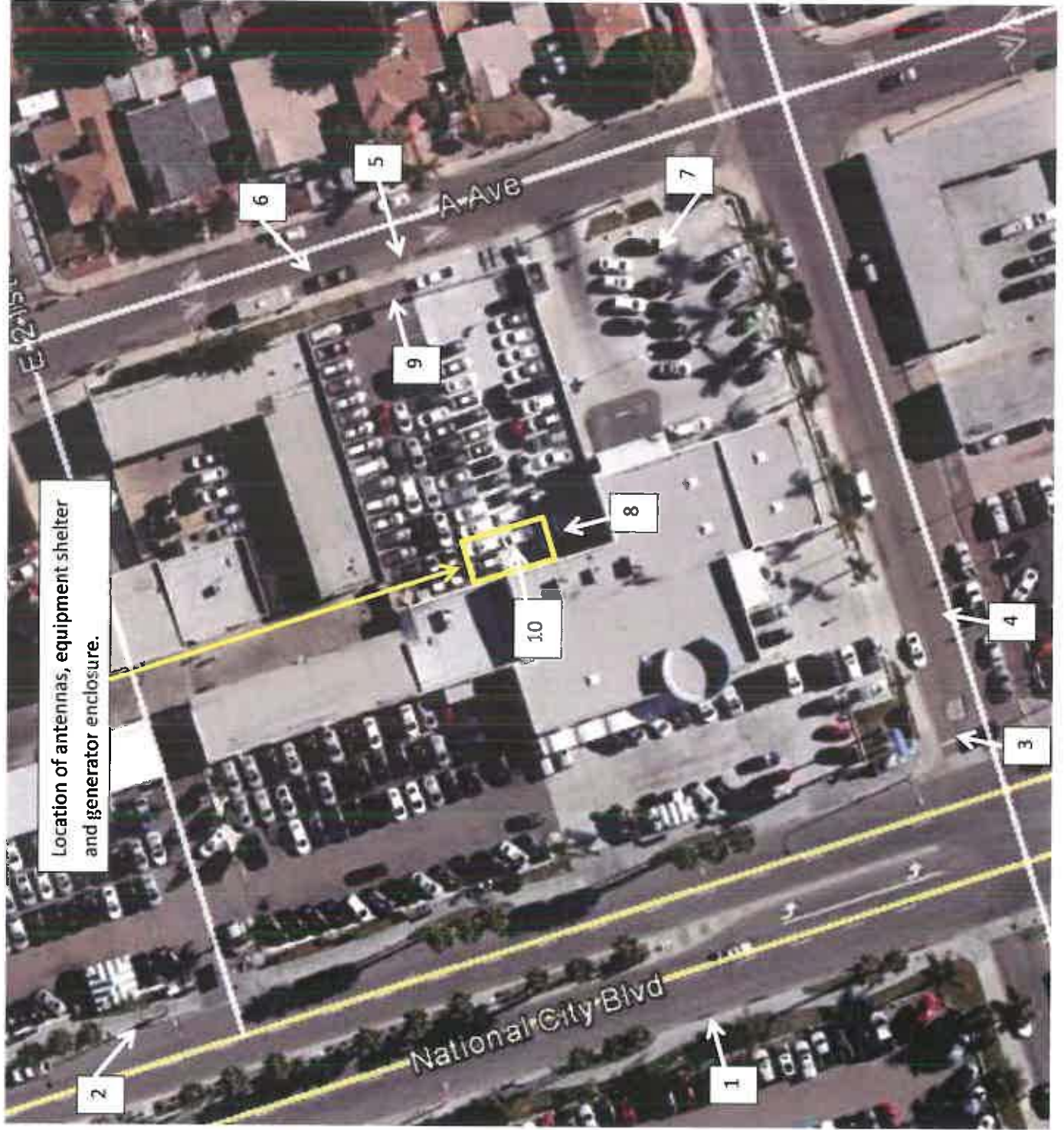
P91-026W

Verizon Wireless

Mile of Cars

2135 National City Blvd.

Photo Survey



Location of antennas, equipment shelter and generator enclosure.





1 - Looking East at front of building



2 - Looking Southeast at front of building



3 - Looking Northeast at front of building



4 - Looking Northeast at end of building



5 - Looking West to site



6 - Looking Southwest to Site



7 - Looking Northwest to Site



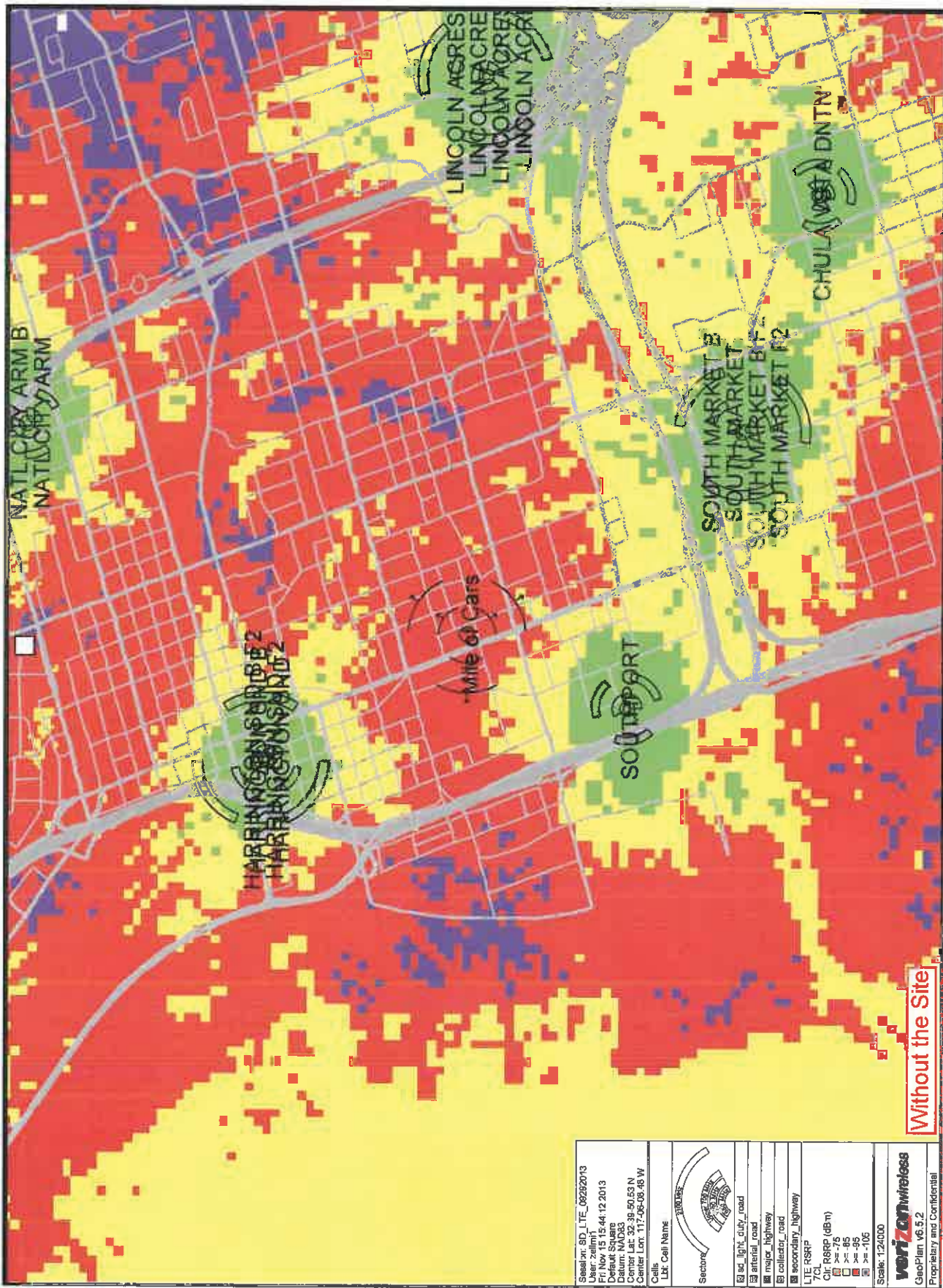
8 - Looking North down into site



9 - Looking East from rear of property



10 - Looking East from top of site



Session: SD_LTE_00292013
 User: zellmi1
 Fri Nov 15 15:44:12 2013
 Default: Square
 Datum: NAD83
 Center Lat: 32.239 99.65 N
 Center Lon: -117.05-08-48 W
 Cell: _____
 L1E Cell Name: _____

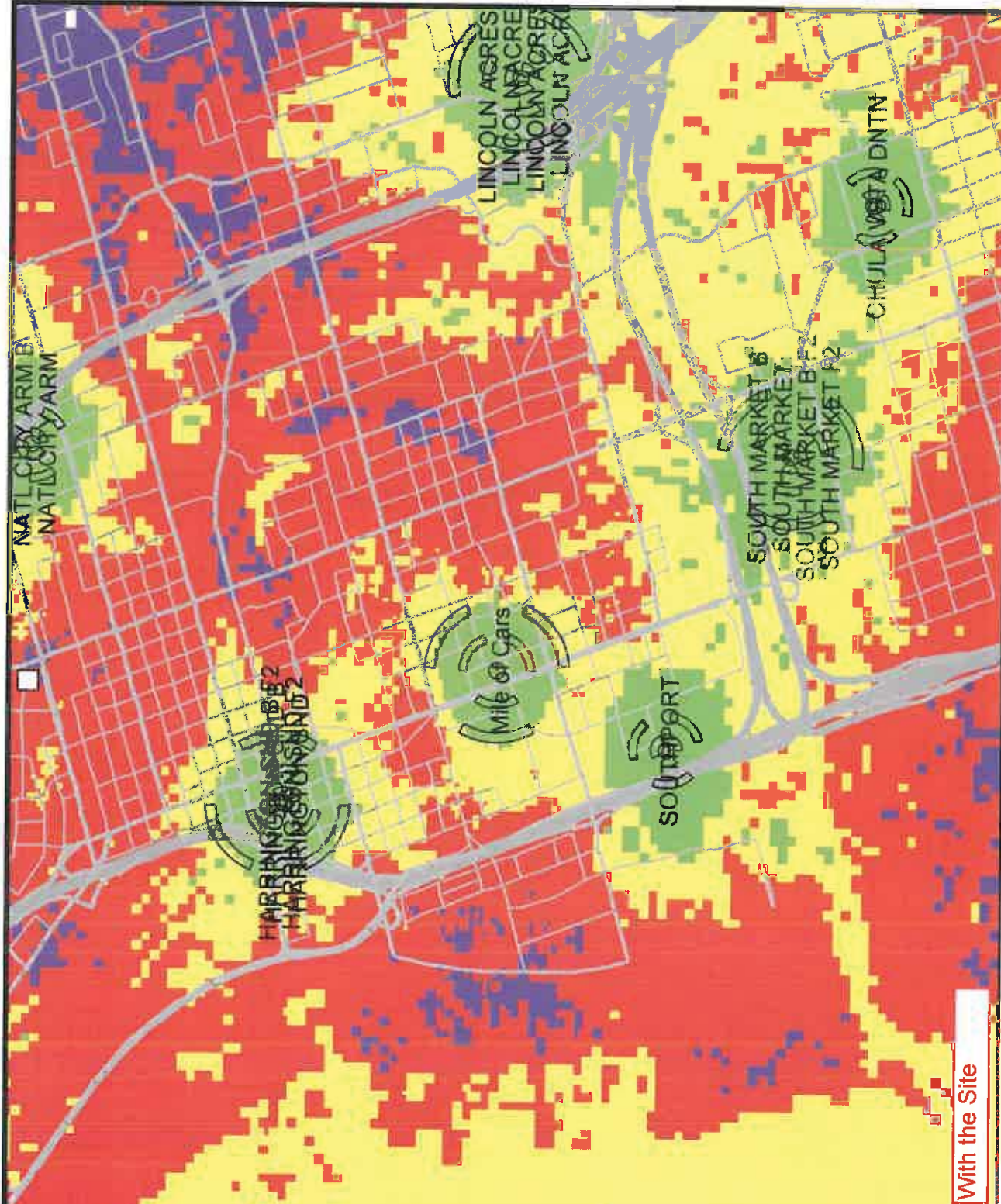
Section: _____
 100 Feet
 75 Feet
 50 Feet
 25 Feet

Legend:
 [Red] sd_light_duty_road
 [Yellow] arterial_road
 [Blue] major_highway
 [Green] collector_road
 [Grey] secondary_highway

L1E RSRP
 Color RSRP (dBm)
 [Red] >= -85
 [Yellow] >= -95
 [Blue] >= -105

Scale: 1:24000
verizonwireless
 GeoPlan v6.5.2
 Proprietary and Confidential

Without the Site



With the Site

Session: SD_LTE_09252013
 User: zellmi1
 Fri Nov 15 15:32:51 2013
 Default: Square
 Default: Metric: 38-50 63 N
 Center: Lon: 117-06-08.48 W

Cell:
 LBT Cell Name

Scale: 1:24000

verizonwireless
 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: 2013-31 CUP

Project Location: 2135 National City Blvd.

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 34-foot-3-inch tall building on an existing property developed with an auto dealership. 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 0.15 acre property, will be effectively screened, and will not affect use of the property.

Date:

MARTIN REEDER, AICP
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 2135 NATIONAL CITY BLVD.
CASE FILE NO.: 2013-31 CUP
APN: 560-271-08**

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, March 3, 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 within a new architectural feature to be located behind an existing new car dealership (Ball Honda). The proposal also includes a new concrete block equipment shelter adjacent to the architectural feature.

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., **March 3, 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. 4-2014

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR A
WIRELESS COMMUNICATIONS FACILITY
LOCATED AT 2135 NATIONAL CITY BLVD.
APPLICANT: VERIZON WIRELESS
CASE FILE NO. 2013-31 CUP

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a wireless communications facility located at 2135 National City Blvd., at a duly advertised public hearings held on March 3, 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. 2013-31 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 March 3, 2014, support the following findings:

1. That the site for the proposed use is adequate in size and shape, since the facility, can be accommodated on the 0.15 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 facility will adequately screen the twelve panel antennas and associated equipment 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 2135 National City Blvd. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A-Revised and B-Revised dated 1/21/2014 Case File No. 2013-31 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.

Utilities

14. 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.
15. Call 800-227-2600 (Underground Service Alert) for mark out prior to any digging activities.

Planning

16. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the wireless communications facility.
17. Any equipment visible to the exterior of the facility shall be painted to match the surface on which it is mounted.
18. 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.
19. 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 March 3, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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 3820 CAGLE STREET.

Case File No.: 2014-01 CUP

Location: Sweetwater Heights Park – 3800 Block of Cagle Street

APN: 564-290-06

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Plancom, Inc. for Verizon Wireless

Property Owner: City of National City

Parcel size: 102,366 square feet (2.35 acres)

Plans prepared by: Booth & Suarez Architects

Zoning Designation: Open Space (OS)

Adjacent Land Use / Zoning:

- North: Residential / RS-1 (Large Lot Residential)
- East: Residential / RS-2 (Small Lot Residential)
- South: Vacant and Residential / GP-PZ (RS-2)
- West: Residential across Cagle Street / RS-2

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

BACKGROUND

Site characteristics

The project site is Sweetwater Heights Park, which is located on the south side of Cagle Street, near its terminus at Plaza Bonita Center Way, in the Open Space zone. The park contains playground equipment and a sand area near the southwest corner, and a basketball court on the east end of the park.

There are two existing wireless facilities located at the same site; an artificial palm tree approved in 2002 and an artificial pine tree, which was approved in 2004. The palm tree is 40 feet tall and is operated by Sprint. The pine tree is 55 feet tall and has two carriers upon it – AT&T and T-Mobile. The Sprint facility is located along the north property line and has an above-ground equipment shelter. The AT&T/T-Mobile facility has underground equipment shelters (two vaults) and is located just south of the Sprint facility.

Project proposal

The applicant proposes to install a 45-foot tall artificial pine tree and a 408 square-foot equipment shelter. Tree-mounted equipment includes twelve 6-foot tall panel antennas and a 4-foot diameter microwave dish. The new facility is proposed directly east of the existing facilities. The tree would be located near to the artificial palm, with the equipment shelter tucked into the east corner of the park. The shelter would be partially underground with approximately seven feet remaining above ground. Landscaping is proposed along the west elevation to screen the shelter from Cagle Street. The facility also proposes to have an emergency generator in case of power failure. The generator would be within the equipment shelter.

Analysis

The proposal is 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 fronds. Wiring between the tree and shelter would be placed underground. The two existing facilities have underground shelters, which limits the exposure of equipment. The applicant considered a vault, but ultimately opted for the partially underground shelter citing costs and waterproofing issues. Although it may be more consistent to also underground the shelter, there is already one facility with an above-ground shelter (Sprint). Given that the facility is tucked into the far corner of the park, there is less issue with regard to loss of park space.

The proposed shelter structure is larger than the existing above ground shelter on-site. The proposed shelter is 34 feet by 12 feet in size (408 square feet). The existing Sprint shelter is around 300 square feet, although it is higher (10-12 feet high). To enhance the site, the applicant is proposing landscaping (palms) to screen the shelter from Cagle

Street. A condition of approval (No. 20) has been included to require that landscaping be tall enough to screen the shelter from Cagle Street (greater than 7 feet).

The facility is also consistent with City policy related to co-location with existing facilities. There are three other facilities in the area. The existing trees are not large enough to accommodate another carrier's antennas without making the trees significantly taller. However, by locating adjacent to existing facilities, there is greater opportunity to camouflage the artificial tree with existing trees, live and artificial alike.

The facility is proposed to improve service south of State Route 54. Based on the attached Coverage Map, the area currently has limited or weak service. 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. The Public Works/Parks Department had no comments related to the project.

Public Comment

One letter was received in response to the public notice from a nearby residential property owner on Cagle Street across from the park. Concerns noted in the letter were mostly related to potential hazards from radio frequency and chemicals, noting the warning labels on existing facilities. All facilities have a label warning of chemicals in backup batteries contained within equipment shelters. These batteries are enclosed and out of reach of all but maintenance staff. With regard to radio frequency issues, it should be noted 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."

The letter also relays safety and security concerns related to graffiti, people hiding or involved in illegal activity in and around existing facilities. This could be addressed through additional conditions (e.g., requiring additional lighting) at the discretion of the Commission, although there is a standard condition related to graffiti (No. 19). An additional concern was related to potential decreases in property values related to proliferation of wireless facilities. Staff is unaware of any correlation between such facilities and nearby property values.

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. 17) 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.

Summary

The proposed project is consistent with the Land Use Code in that it meets all applicable design requirements for wireless communication facilities. The project is considered 'stealth' and blends in with existing facilities. However, there is concern from nearby residents related to facility operation, security, and loss of park space. 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 2014-01 CUP based on attached findings; or
2. Deny 2014-01 CUP based on findings to be determined by the Planning Commission; or
3. Continue the item to a specific date.

ATTACHMENTS

1. Recommended Findings for Approval
2. Recommended Conditions of Approval
3. Location Map
4. Existing Wireless Facilities Map
5. Site Photos and Photo Simulations
6. Coverage Maps
7. Notice of Exemption
8. Public Hearing Notice (Sent to 124 property owners)
9. Public correspondence
10. Applicant's Plans (Exhibits A dated 1/7/2014 Case File No. 2014-01 CUP)



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Executive Director

RECOMMENDED FINDINGS FOR APPROVAL
2014-01 CUP – 3820 Cagle Street

1. That the site for the proposed use is adequate in size and shape, since the facility, including the artificial pine tree and shelter (408 square feet), can easily be accommodated on the 2.35-acre site, and will not affect surrounding existing uses.
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 45-foot artificial pine tree will adequately screen the twelve panel antennas, and since the partially underground nature and landscaping on-site 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 CONDITIONS OF APPROVAL

2014-01 CUP – 3820 Cagle Street

General

1. This *Conditional Use Permit* authorizes a wireless communications facility at 3820 Cagle Street. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A, Case File No. 2014-01 CUP, dated 1/7/2014. 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 in 2013 must comply with the 2010 edition of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes. If submitted in 2014, plans submitted for improvements must comply with the 2013 edition of the California Building, Electrical, Plumbing, Mechanical, and Fire 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.

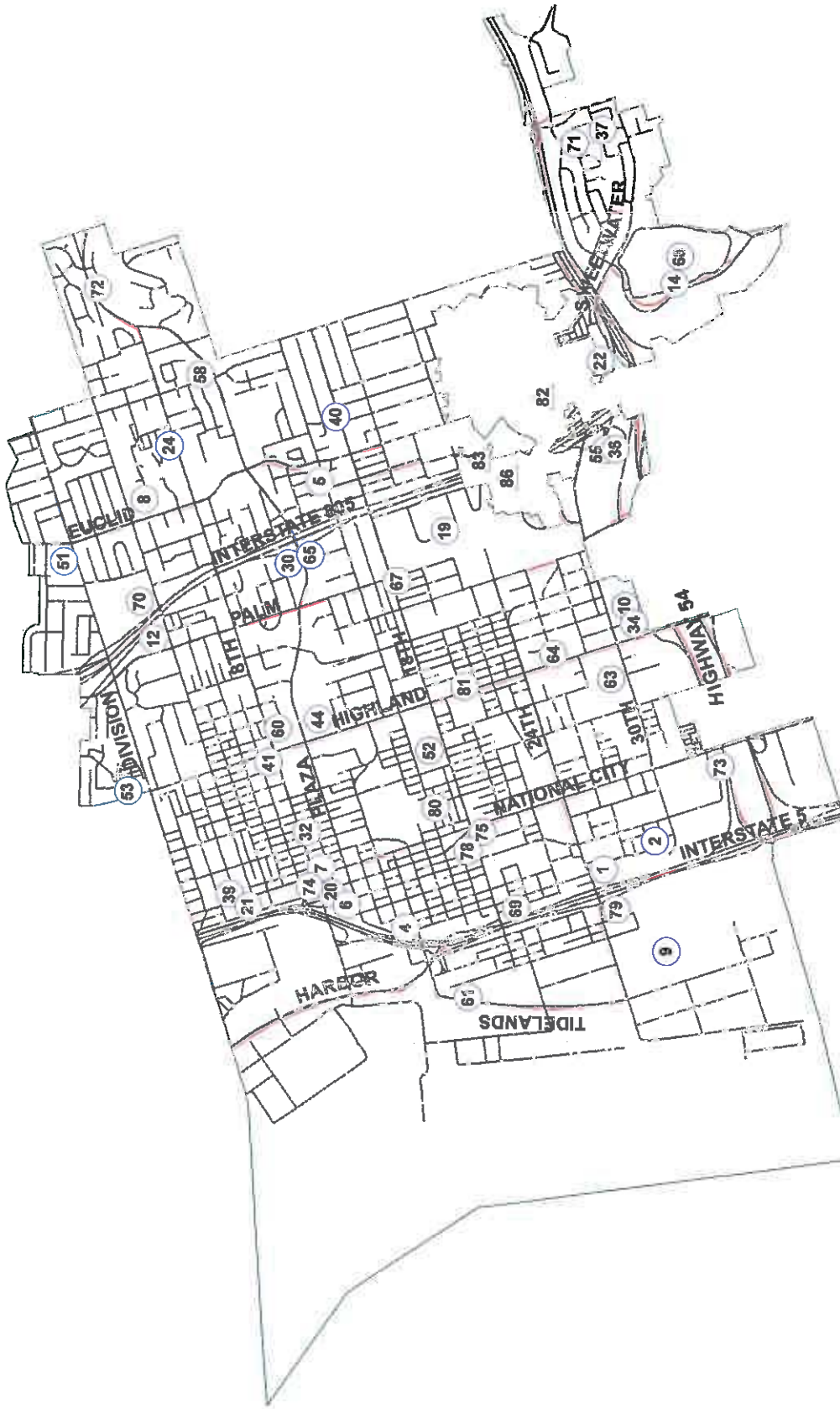
13. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP 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 and City Departments 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. Exterior walls of buildings/poles to a height of not less than 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.
20. A landscaping and underground irrigation plan shall be submitted at Building Permit showing planting that screens the entire exposed height of the equipment shelter as visible from Cagle Street.
21. 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.
22. 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.



- Wireless facilities in National City
- △ Wireless facilities in unincorporated area



Wireless Communication Facilities

FACILITY	APN	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. ESMR 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	563-231-33	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 Tideland's	Cingular	CUP-2005-9
	12 panel antennas on monopalm with associated equipment shelter			
	559-040-53	1435 Tideland's	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.		
	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		
71	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		
	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		
72	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 Holiday Inn. Wireless communication facility with equipment cabinet.	700 NCB Metricom	CUP-2000-4
	555-053-17 Located atop Holiday 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 affixed 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	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

P91-026W

Monopole located aside live palm trees.



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Parkside Park"
3820 Cagle Street
National City, CA 91950

Prepared for:
City of National City
1243 National City Boulevard
National City, CA 91950

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Kerrigan Diehl, Planning Consultant
(760) 587-3003

December 18, 2013



South Elevation



West Elevation



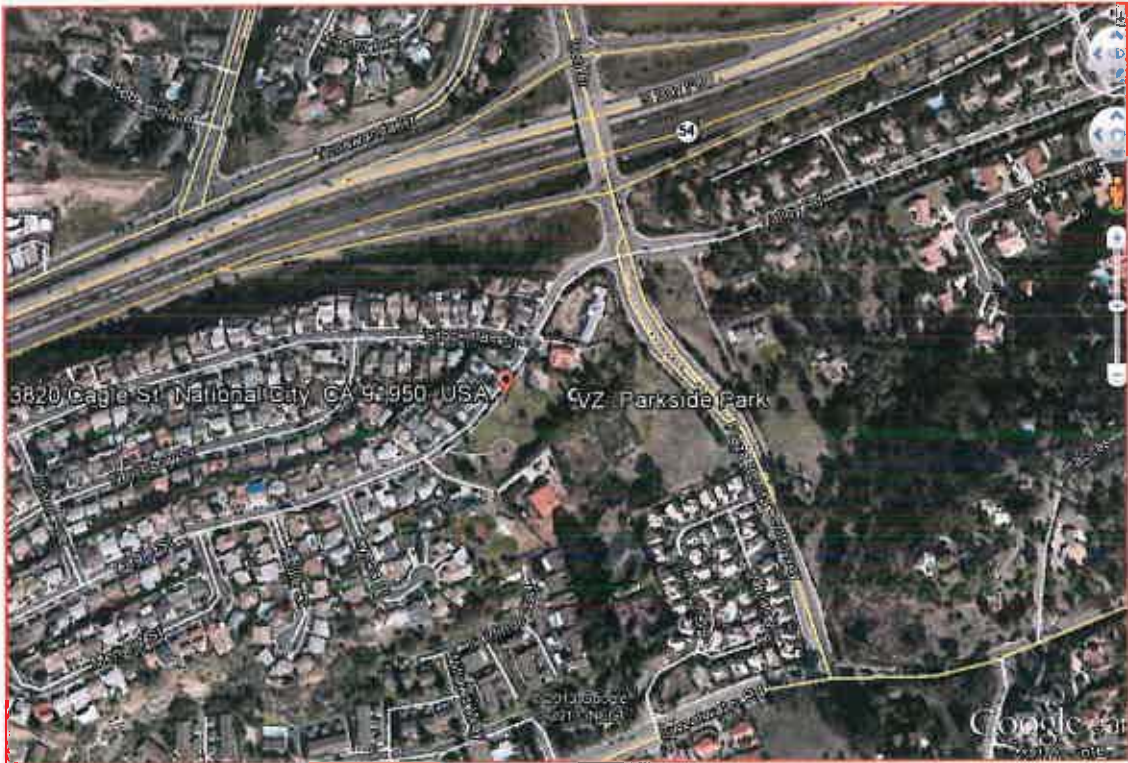
East View



South View



West View



Aerial View

EXISTING



Proposed monopine



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

12/18/2013

Photosimulation of proposed telecommunications site

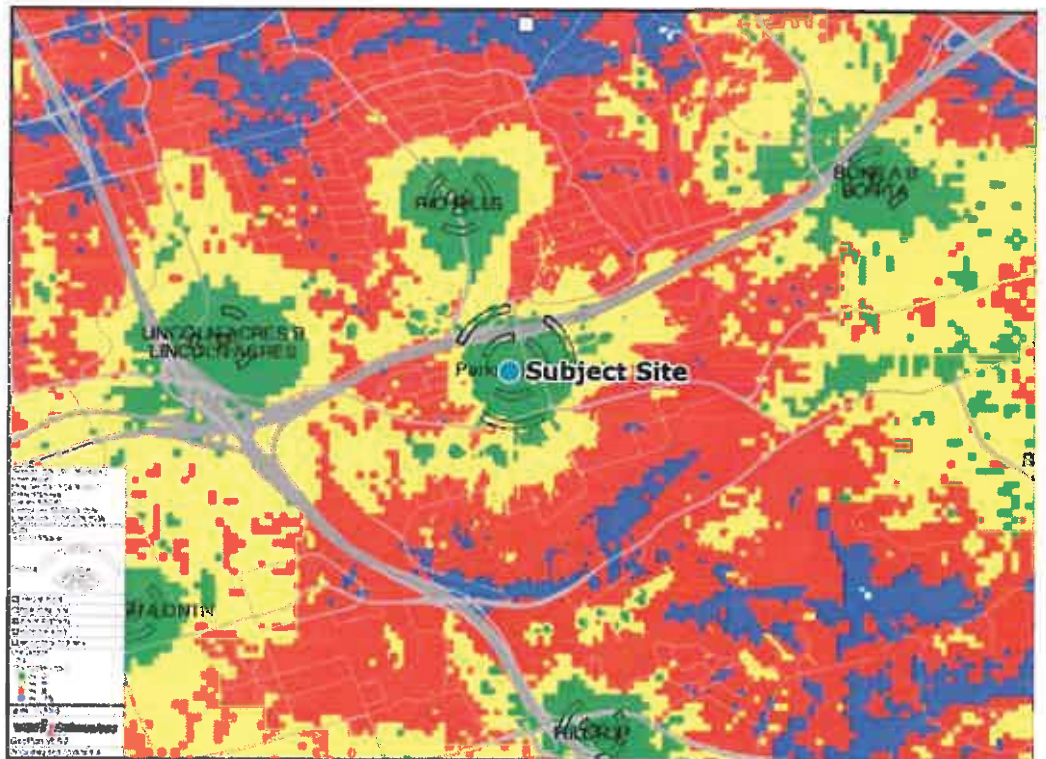
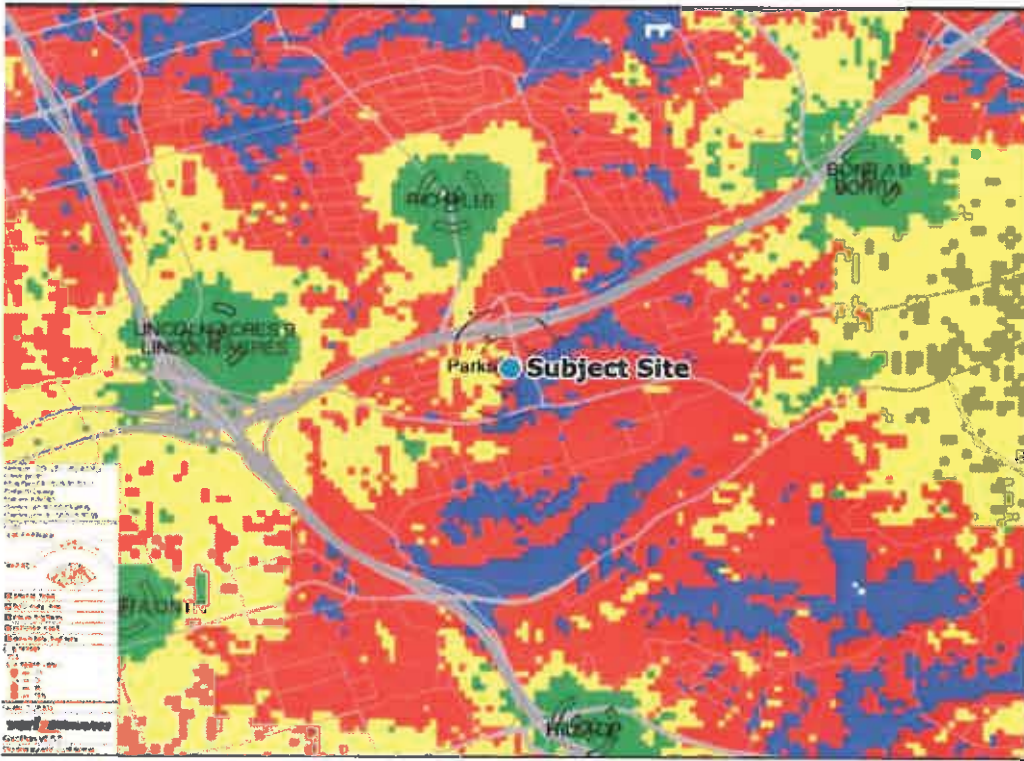
Parkside Park
3820 Cagle St.
National City, CA 91950



Parkside Park
3820 Cagle St.
National City, CA 91950



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

1/17/2014

Proposed coverage



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: 2014-01 CUP

Project Location: 3820 Cagle 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 in an existing park. The project will increase signal strength and service area for Cingular Wireless customers.

Applicant:

Plancom, Inc. for Verizon Wireless
302 State Place
Escondido, CA 92029

Telephone Number:

(760) 587-3003

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 the facility will occupy only a small portion of the 2.35 acre park, be effectively screened, and will not affect use of the park facilities.

Date:

MARTIN REEDER, AICP
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 3820 CAGLE STREET.
CASE FILE NO.: 2014-01 CUP
APN: 564-290-06

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, March 3, 2014**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Plancom Inc. for Verizon Wireless)

The project site is located in the southeast corner of Sweetwater Heights Park. The applicant is proposing to install 12 panel antennas and a 4-foot diameter microwave dish on a new 45-foot tall faux pine tree and construct a partially underground 416 square-foot equipment shelter.

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., **March 3, 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

FEB 26 2014

February 24, 2014

Jesus Garcia
3743 Cagle Street
National City, CA 91950

City of National City –Planning Department
1243 National City Blvd
National City, CA 91950

Dear Executive Director Brad Raulston,

I am writing to inform you of the situation concerning the conditional use permit for a wireless communications facility at 3820 Cagle street case file no.:2014-01 CUP APN: 564-290-06. I have resided in the same home across the street from Sweetwater Heights Park for over twenty years, and I have already seen two antennas go up, we do not want another. Those two strikes have been too easily allowed and we will not allow a third, for the sake of our children and the residents who visit the park.

As you might imagine, we are deeply concerned and fear the health hazards not only because of the proposed 45' faux pine, but for the two which remain exposing visitors in the park and residents with radio frequency energy. A park should be a place to enjoy, a place where children are safe, we shouldn't have to be cautioned by multiple signs stating to stay back because Radio-frequency energy may exceed exposure limit. Also, that we are possibly being exposed to chemicals known to the state of California to cause cancer. This faux tree antenna and the partially underground 416 square ft. "equipment shelter" are not only hazardous to health, but also cause for an unpleasant view. I am also concerned as a homeowner, not only because of health hazards, but because value of houses in the area have a potential to decrease in value. After all, who would want to move into a house which has several visibly fake trees with antennas across the street from them? I am sure other homeowners in the area would agree. The park is small enough already, and this new project would further limit the space for children to play.

Additionally, the existing above ground equipment shelter has been used by vandals as their hiding spot, where they use illicit drugs and graffiti the area. Furthermore, I insist that you take this letter with all seriousness and importance. I do plan on contacting residents in the area, the city mayor, local news and even taking higher measures if we (residents/city) cannot meet to accordance on the issue.


JESUS GARCIA



RESOLUTION NO. 5-2014

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR A
WIRELESS COMMUNICATIONS FACILITY
LOCATED AT 3820 CAGLE STREET.
APPLICANT: VERIZON WIRELESS
CASE FILE NO. 2014-01 CUP**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a wireless communications facility located at 382 Cagle Street, at a duly advertised public hearings held on March 3, 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. 2014-01 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 March 3, 2014, support the following findings:

1. That the site for the proposed use is adequate in size and shape, since the facility, including the artificial pine tree and shelter (408 square feet), can easily be accommodated on the 2.35-acre site, and will not affect surrounding existing uses.
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 45-foot artificial pine tree will adequately screen the twelve panel antennas, and since the partially underground nature and landscaping on-site 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 3820 Cagle Street. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A, Case File No. 2014-01 CUP, dated 1/7/2014. 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 in 2013 must comply with the 2010 edition of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes. If submitted in 2014, plans submitted for improvements must comply with the 2013 edition of the California Building, Electrical, Plumbing, Mechanical, and Fire 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 and City Departments 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. Exterior walls of buildings/poles to a height of not less than 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.
20. A landscaping and underground irrigation plan shall be submitted at Building Permit showing planting that screens the entire exposed height of the equipment shelter as visible from Cagle Street.
21. 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.
22. 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 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 March 3, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 6-2014

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA,
DENYING AN APPEAL OF A CODE ENFORCEMENT VIOLATION
FOR A PROPERTY LOCATED AT 416 NATIONAL CITY BLVD.
CASE FILE NO. 2014-02 APPEAL
APN: 555-041-09

WHEREAS, the Planning Commission of the City of National City considered an appeal of a Code Enforcement Violation for a property located at 416 National City Blvd., at the Planning Commission meeting held on February 10, 2014, at which time oral and documentary evidence was presented; and,

WHEREAS, at said meeting the Planning Commission considered evidence and testimony presented by Planning Department staff, the appellant, and the public, including, but not limited to, the staff report and appellant's written appeal contained in Case File No. 2014-02 Appeal maintained by the City and incorporated herein by reference; and,

WHEREAS, roof mounted signs are prohibited under the Municipal Code section 18.47.110; and

WHEREAS, the roof mounted sign located at 416 National City Boulevard became a nonconforming roof mounted sign when such signs became prohibited under the Municipal Code; 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 Commission determines, after having considered the appeal, that the alleged offenses constitute a violation of the National City Municipal Code.

BE IT FURTHER RESOLVED by the Planning Commission of the City of National City, California, that, after hearing and considering all evidence and testimony presented at the Planning Commission meeting on February 10, 2014, the Planning Commission determines that there is sufficient evidence to support, and the Planning Commission therefore makes, the following findings:

1. That more than ninety days elapsed between the closing of Dimensional Signs and the application for business license by Ares Armor at 416 National City

Boulevard, when Dimensional Signs business license expired at the end of 2012 and Ares Armor applied for a business license on or about November 7, 2013, therefore requiring removal of the nonconforming roof mounted sign as required by Title 18.11.090 (A) (2) and 18.11.100 (C) (1) of the City of National City Municipal Code (Land Use Code).

2. That there has been a change in occupancy of 416 National City Boulevard from Dimensional Signs to Ares Armor (et al) at 416 National City Blvd., therefore requiring removal of the nonconforming roof mounted sign as required by Title 18.11.090 (A) (3) and 18.11.100 (C) (2) and (4) of the City of National City Municipal Code (Land Use Code).

BE IT FURTHER RESOLVED that the Planning Commission hereby denies the appeal.

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

BE IT FINALLY RESOLVED that this Resolution shall become effective and final thirty (30) days following the date that the Planning Commission resolution is adopted, unless, within that thirty (30) day period of time, the appellant or other interested party files a written notice of appeal with the Planning Department requesting an appeal before the City Council in accordance with Municipal Code section 18.12.060(C). The time within which judicial review of a final decision of the Planning Commission or City Council may be sought is governed by the provisions of Code of Civil Procedure section 1094.6. However, available administrative remedies must be exhausted before judicial review of a final decision may be sought.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 3, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON