



## Planning Commission Agenda

Meeting of March 17, 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** – presented at start of HCDC meeting

### Approval of Minutes

1. Approval of Minutes of the Meeting held on March 3, 2014.

### Approval of Agenda

2. Approval of Agenda for the Meeting on March 17, 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**

## **NON CONSENT RESOLUTIONS**

3. Resolution 7-2014 denying a Conditional Use Permit for a wireless communication facility at 3820 Cagle Street. (Case File No.: 2014-01 CUP)

## **OTHER BUSINESS**

4. Update on CIP Projects.

## **STAFF REPORTS**

5. Report on Wireless Telecommunication Facilities.

City Attorney

Executive Director

Principal Planner

Commissioners

Chairperson

## **ADJOURNMENT**

Adjournment to next regularly scheduled meeting on April 7, 2014



## Planning Commission Minutes

Meeting of March 3, 2014

Planning Commission Meeting Immediately following  
HCDC 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 6:25 p.m.

### **Roll Call**

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

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

**Pledge of Allegiance** led by Commissioner Baca

### **Approval of Minutes**

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

Motion by Baca, 2<sup>nd</sup> by Flores, to approve the Minutes from the meeting of February 10, 2014.

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

## **Approval of Agenda**

2. Approval of Agenda for the Meeting on March 3, 2014.

Motion by Baca, 2<sup>nd</sup> by Dela Paz for approval of the Agenda for the meeting of March 3, 2014.

**Motion carried by the following vote:**

**Ayes: Garcia, Baca, Pruitt, Flores, Dela Paz, Bush**

**Absent: Alvarado**

## **ORAL COMMUNICATION**

None

## **PRESENTATIONS:**

None

## **CONSENT RESOLUTIONS**

## **PUBLIC HEARINGS**

3. Conditional Use Permit for a wireless communications facility located at 2135 National City Blvd. (Case File No. 2013-31 CUP)

Presented by Principal Planner Martin Reeder

Applicant: Lisa Mercurio acknowledged she has read, understands and agrees with the recommendations of the Conditional Use Permit.

Motion by Baca, 2<sup>nd</sup> by Dela Paz to close the public hearing and approve the Conditional Use Permit for a wireless communications facility located at 2135 National City Blvd. (Case File No. 2013-31 CUP)

**Motion carried by the following vote:**

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

**Absent: Alvarado**

4. Resolution 4-2014 taking action on a Conditional Use Permit for a wireless communications facility located at 2135 National City Blvd. (Case File No. 2013-31 CUP)

Motion by Baca, 2<sup>nd</sup> by Alvarado to approve Resolution 1-2014 taking action on the Conditional Use Permit for a wireless communications facility located at 2415 East 18<sup>th</sup> Street. (Case File No. 2013-25 CUP)

**Motion carried by the following vote:**

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

**Absent: Alvarado**

## **OTHER BUSINESS**

5. Public Hearing – Conditional Use Permit for a wireless communication facility at 3820 Cagle Street. (Case File No.: 2014-01 CUP)

Presented by Principal Planner Martin Reeder

Applicant Shelley Kilbourn, Verizon states she has understand and agrees with the conditions in the Conditional Use Permit.

Speaker: There were 5 speakers against this item: Pasquale Oliveri, Santo Oliveri, Gaspare Oliveri, Dave Kenworthy, and Lucio Nunez.

Commissioners expressed concerns regarding the footprint of the park, the already existing cell towers, and the use of public park space for private use.

The applicant responded to the commissioner's comments and concerns.

Motion by Pruitt, 2<sup>nd</sup> by Baca to close the Public Hearing and deny the Conditional Use Permit for a wireless communication facility at 3820 Cagle Street. (Case File No.: 2014-01 CUP)

**Motion carried by the following vote:**

**Ayes: Flores, Pruitt, Baca, Garcia**

**Noes: Dela Paz, Bush**

**Absent: Alvarado**

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)

This item tabled to the next meeting for revision of the Resolution to be in accord with the Commissioners vote.

## **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)

No speaker slips submitted, no speakers.

Motion by Bush, 2<sup>nd</sup> by Baca to approve the resolution 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)

**Motion carried by the following vote:**

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

**Abstain: Dela Paz**

**Absent: Alvarado**

## STAFF REPORTS

Principal Planner: Reported that Sonic has broken ground. They are anticipated to complete construction in four months.

Regarding Telecom, Mr. Reeder will provide a staff report of findings at the next meeting.

Deputy City Attorney: Statement of Economic Interest is due by April 1, 2014. If commissioners have not received their forms, they will be provided shortly.

**Note for record:** During Staff Reports, and several minutes after Agenda Item No. 7, the Appellant in Case File No. 2014-02 Appeal stood up in the chambers and asked whether he was going to have an opportunity to speak on the appeal. The appellant was informed that he could appeal the Planning Commission's decision denying his appeal to the City Council. While the commission, counsel and staff were trying to get clarification and discussing whether the appellant was requesting to speak as a member of the public or was under the impression that tonight's meeting was his opportunity to appeal the Planning Commission's previous action denying the appeal, and before clarification could be obtained from the appellant regarding his request, the appellant exited the council chambers at approximately 7:39 pm.

### **Commissioners:**

Garcia – No Report

Baca – Noted a large sign or banner hanging on the wall on Highland next to IGA by old Elbo Rest building. Mr. Reeder will look into that and report back to the commission.

Bush – He would like to invite Walk San Diego to do a presentation and get ideas on how National City can improve their walkability. Mr. Raulston will make that request and schedule the presentation for a future commission meeting.

Flores – No Report

Dela Paz – Expressed concerns about the new sidewalks at the crosswalks that protrude on 8<sup>th</sup> and L Street. Would that be a safety issue? Mr. Raulston will invite the City/Traffic Engineer to give a presentation at the next commission meeting regarding this request.

Baca – SUHI Basketball team will be playing on Tuesday night at the high school. They are in the finals and would appreciate the report.

Pruitt – No Report

Adjournment at 7:45 p.m. to next regularly scheduled meeting on March 17, 2014 immediately following the HCDC meeting.

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CHAIRPERSON

RESOLUTION NO. 8-2014

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
DENYING 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 hearing 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 proposed use is not consistent with the General Plan, since Policy OS-5.2 strives to meet and maintain a park to population ratio of 4.75 acres per 1,000 residents – a ratio which is currently less than 3 acres per 1,000 residents – and since there are multiple General Plan policies that discourage loss of open space, which would result from an additional wireless facility in the park.
2. That the site for the proposed use is not adequate in size and shape, since the combined footprint of the three existing facilities (approximately 1,157 square feet) and the proposed 408 square-foot facility would reduce space within the 2.35-acre public park by almost two percent.
3. That the proposed use will have an adverse effect upon adjacent or abutting properties, since the new facility would exacerbate existing safety and security issues related to graffiti, loitering, and drug usage in the corner of the park where the project is proposed.

4. That the proposed use is not deemed essential and desirable to the public convenience and welfare, since it will increase the private use of a public park to the exclusion of the public and decrease useable park area for the enjoyment of the general public.

BE IT FURTHER RESOLVED that the application for Conditional Use Permit is denied.

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 17, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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CHAIRPERSON





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

### PLANNING COMMISSION STAFF REPORT

Title: UPDATE ON TELECOMMUNICATIONS FACILITIES IN THE CITY  
AND APPLICABLE REGULATIONS.

#### Background

During the public hearing for a recent Conditional Use Permit (2014-01 CUP) at Sweetwater Heights Park, Commissioners requested staff to report back on existing facilities and pertinent wireless regulations.

#### Existing Facilities

The City has approved 86 different locations throughout the City with are comprised of 116 separate facilities. The attached map and list show the facilities and their locations. There are 10 facilities in City parks – 4 in Sweetwater Heights Park, 4 in El Toyon Park, and 2 in Las Palmas Park.

#### City regulations

Chapter 18.30.220 (attached) regulates wireless facilities and other telecommunications facilities, which generally requires a Conditional Use Permit for new facilities or expansion of existing facilities. The Planning Department also has an informal policy (attached), which requires stealth design for all new facilities.

#### Federal regulations

The 1996 Telecommunications Act states that “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.”

#### New developments


Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 prohibits state and local governments from denying any eligible facilities' request for a modification of an existing 'wireless tower or base station' that does not 'substantially change' the physical dimensions of such tower or base station.

## **RECOMMENDATION**

1. File the report

## **ATTACHMENTS**

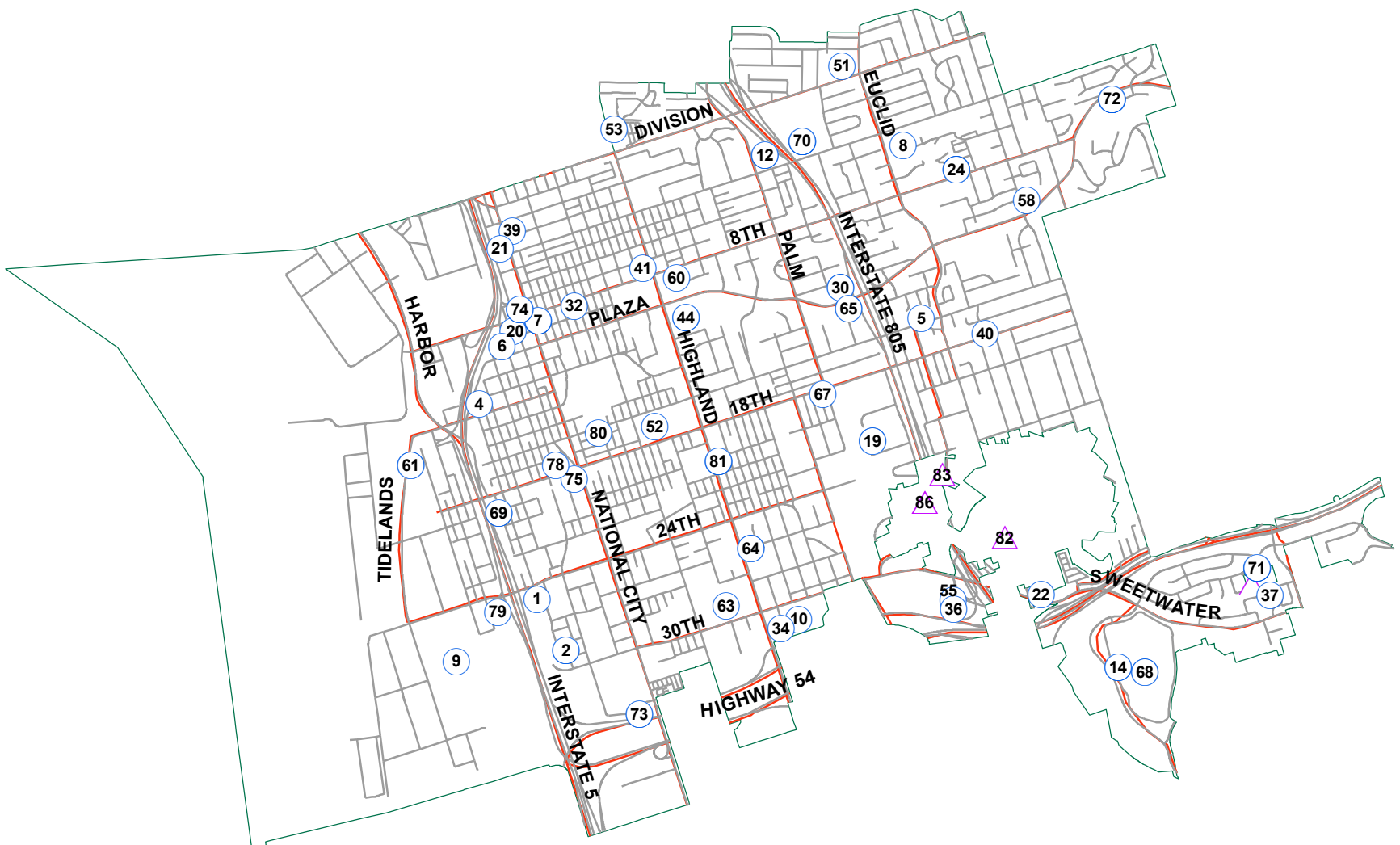
1. Wireless Facilities Map and List (2012)
2. Chapter 18.30.220 – Telecommunications Facilities
3. Wireless Communications Facility Information Sheet



**MARTIN REEDER, AICP**  
Principal Planner



**BRAD RAULSTON**  
Executive Director



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

0 1,375 2,750 5,500 Feet

# Wireless Communication Facilities



<b>FACILITY</b>	<b>APN</b>	<b>LOCATION</b>	<b>PROVIDER</b>	<b>FILE_NO_</b>
<b>1</b>	562-340-44	<b>2434 Southport</b>	Urban Comm Rad	CUP-1992-11 Radio communication facility (microwave transmitter)- 80-foot tall tower and 8-foot in diameter dish antenna
<b>2</b>	562 340 26	<b>300 W 28th</b>	AirTouch	CDC Reso 94-28 75-foot monopole with three sector antennas and 450-sa foot equipment building.
	562-340-26	<b>300 W 28th</b>	Nextel	CUP-2003-30 12 antennae on existing communications tower and a 270 square foot equipment enclosure adjacent to existing equipment
<b>4</b>	559-032-02	<b>1215 Wilson</b>	Pac Bell	CUP-1995-11 Located on roof of existina building. PCS facility- six roof-mounted antennas and two ground-mounted equipment boxes.
<b>5</b>	557-410-03	<b>1645 E Plaza</b>	Pac Bell	CUP--1995-13 Located on roof of Quality Inn. PCS facility- six panel antennas and equipment cabinet.
<b>6</b>	555-086-11	<b>910 Hoover</b>	AirTouch	CUP-1995-18 Located on existing building. Cellular facility- three support structures with five panel antennas each, two dish antennas and equipment cabinet
<b>7</b>	556-471-24	<b>801 National City Blvd</b>	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	<b>801 National City Blvd</b>	Nextel	CUP-1994-8 Located on roof of Red Lion Hotel. ESMR facility- three whip antennas and equipment cabinet.
	556-471-24	<b>801 National City Blvd</b>	Pagenet	CUP-1996-12 Located on roof of hotel. Paging facility- four antennas and equipment cabinet one floor down from roof.
	556-471-24	<b>801 National City Blvd</b>	AT&T	CUP-1999-5 Located atop Red Lion Hotel. Wireless communication facility- four antennas and radio base svstem.
<b>8</b>	554-120-30	<b>2400 E 4th</b>	AT&T	CUP-1996-4 Located on roof of Paradise Valley Hospital. Paaina facility- four whip antennas, one alobal PPositioninasatellite antenna and equipment cabinet.
<b>9</b>	559-160-13	<b>1022 W Bay Marin</b>	GTE	CUP-1996-5 Located on a 360-sa foot building. Cellular facility- 60-foot monopole with twelve panel antennas.
<b>10</b>	563-370-36	<b>3007 Highland</b>	Pac Bell	CUP-1996-6 Located on existing Super Saver building. PCS facility- six panel antennas and two equipment cabinets.
<b>12</b>	554-050-12	<b>303 Palm</b>	AirTouch	CUP-1996-8 60-foot hiah monopole with six whip antennas, thirty directional cellular antennas, and three dishes with an eauidmentcabinet at base.
	554-050-12	<b>303 Palm</b>	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	<b>3030 Plaza Bonita Rd</b>	Nextel	CUP-1997-8	Located atop Plaza Bonita sign. ESMR facility- nine antennas and equipment cabinet.
	564-471-01	<b>3030 Plaza Bonita Rd</b>	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	<b>1840 E 12th</b>	Nextel	CUP-1999-4	60-foot monopole on vacant commercial lot.
20	555-082-11	<b>111 W 9th</b>	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	<b>330 National City Blvd</b>	GTE	CUP-2000-11	Located atop Bay Theatre. Wireless communication facility- twelve panel antennas and four equipment cabinets.
22	564-250-50	<b>2435 Sweetwater</b>	Sprint	CUP-2000-14	Located at Sweetwater Inn. Global Positioning System with nine panel antennas.
30	557-420-36	<b>1905 E Plaza</b>	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	<b>242 E 8th</b>	AT&T	CUP-2001-6	Located atop an existing church.
34	563-370-35	<b>3007 Highland</b>	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	<b>1914 Sweetwater</b>	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	<b>3737 Sweetwater</b>	Cingular	CUP-2002-4	72 foot tall monopole with standard equipment enclosure
39	556-101-15	<b>241 National City Blvd</b>	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	<b>2415 E 18th</b>	Cingular	CUP-2002-13	Panel antennas located inside new light standards; equipment located inside existing commercial building
41	556-354-13	<b>716 Highland</b>	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	<b>1019 Highland</b>	Sprint PCS	CUP-2002-24	6 panel antennas in a new monument sign in the South Bay Plaza shopping center
	556-590-61	<b>1019 Highland</b>	Cingular	CUP-2002-2	Located atop South Bay Plaza on an existing mechanical equipment screen.
51	552-283-11	<b>2323 E Division</b>	Sprint	CUP-2004-6	3 panel antennas in a 9x10x16 roof-mounted cupola

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

<b>68</b>	564-471-07	<b>3030 Plaza Bonita Rd</b>	Verizon	CUP-2003-13	12 panel antennas on the roof of the Plaza Bonita Mall behind a screen wall
<b>69</b>	559-106-17	<b>525 W 20th</b>	Cricket	CUP-2005-25	3 antennas on existing self storage building painted to match with associated equipment
	559-106-17	<b>525 W 20th</b>	Sprint	CUP-2001-4	Located on existina storaae building. Wireless communication facility- 9 antennas and equipment building.
<b>70</b>	554-050-15	<b>2005 E 4th</b>	Cricket	PC Reso 09-2003	3 antennas on existing light standard with associated equipment shelter
	554-050-15	<b>2005 E 4th</b>	Cingular	CUP-2003-5	12 panel antennas on a replacement 100 foot light standard in EITovon park and a 160 square foot equipment enclosure.
	554-050-15	<b>2005 E 4th</b>	GTE	CUP-1998-4	Located in EITovon Park. Cellular facility- 97'8" monopole with twelve panel antennas, three omni antennas, and 192-sqfoot equipment building.
	554-050-15	<b>2005 E 4th</b>	Nextel	CUP-2005-15	12 panel antennas on a 47-foot tall faux-broadleaf awith 230 sq. ft.equipment shelter
<b>71</b>	564-290-06	<b>3820 Cagle St</b>	Cricket	PC RESO 10-2004	3 antennas on existing faux pine tree with vaulted equipment shelter
	564-290-06	<b>3820 Cagle St</b>	Sprint	CUP-2001-2	Located at Sweetwater Heights Centennial Park. Wireless communication facility- 35-foot pole with six antennas, equipment building and adjacent liahting for the park.
	564-290-06	<b>3820 Cagle St</b>	T-Mobile	CUP-2004-3	Located at Sweetwater Heights Centennial Park. Wireless communication facilitv- 55-foot monopine with twelve panel antennas and equipment building
	564-290-06	<b>3820 Cagle St</b>	Cingular	PC Reso 11-2002	Co-location on 55-foot monopine - additional 12 panel antennas and new 275 SQ.ft. equipment vault
<b>72</b>	669-060-26	<b>5800 Boxer Rd</b>	Cricket	PC RESO 32-2003	3 antennas on existing water tower with associated equipment shelter
	669-060-26	<b>5800 Boxer Rd</b>	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 adiacent to the tank
	669-060-26	<b>5800 Boxer Rd</b>	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	<b>5800 Boxer Rd</b>	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
<b>73</b>	562-330-43	<b>152 W 33rd</b>	Cricket	PC Reso 21-2002	3 antennas on existing self storage within matching architectural projection with associated equipment
	562-330-43	<b>152 W 33rd</b>	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	<b>700 NCB</b>	Cricket	PC Reso 05-2000	3 antennas facade mounted to existina hotel with associated equipmen
	555-053-17	<b>700 NCB</b>	Metricom	CUP-2000-4	Located atop Holiday Inn. Wireless communication facility with equipment cabinet.
	555-053-17	<b>700 NCB</b>	Skytel	CUP-2000-30	Located atop Holiday Inn Hotel. - 8-foot whip antenna, two 4x2-foot panel antennas, and one GPS antenna with two indoor equipment cabinets.
75	560-203-03	<b>1800 National City Blvd</b>	Nextel	CUP-2006-15	15 panel antennas behindscreen wall atop existing car dealership with associated equipment
76	561-360-35	<b>1810 E 22nd</b>	Cricket	2007-14 CUP	3 antennas on recreation building at Las Palmas Park
	561-360-35	<b>1820 E 22nd</b>	Sprint-Nextel	CUP-2000-8	Located in Las Palmas Park. Monopalm and equipment along with live palms.
78	560-143-36	<b>1703 Hoover</b>	Cleawire	2009-22 CUP	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
79	559-160-33	<b>700 Bay Marina Dr</b>	Cleawire	2009-23 CUP	9 antennas on tower of Marina Gateway Plaza commercial building hidden behind parapet wall. 6-foot tall equiptmant cabinent on roof below tower will be mostly covered
80	560-151-20	<b>142 E 16th</b>	AT&T	2010-11 CUP	6 panel antennas and RF transparent cupola atop National City Ministry Church, as well as a 330 sq ft equipment/storage/trash enclosure on the ground. The 8-foot tall Cupola will have a cross afixed to it in order to appea as part of the church
81	561-271-01	<b>2005 Highland Ave</b>	Plancom	2010-31 CUP	12 antenas on a 43-foot mono-palm on eastern property line
	561-271-01	<b>2005 Highland</b>	T-Mobile	CUP-2003-4	12 antennas on the roof of a Highland Avenue office building
	561-271-01	<b>2005 Highland</b>	Cingular	CUP-2006-2	12 antennas on the roof of a Highland Avenue office building with new cupola to match existing
82	563-184-47	<b>2909 Shelby Dr</b>		P95-025	75-foot monopole and equipment building.
83	563-062-17	<b>2524 Prospect St</b>	AT&T	ZAP99-028	35-foot monopalm with three sector directional antenna system and equipment cabinets.
85	564-310-32	<b>3312 Bonita Heights Lane</b>	AT&T	ZAP00-133	
86	563-063-29	<b>2563 Grove St</b>	AT&T	MUP91-026W2	



86	563-063-29 <b>2563 Grove St</b> Monopole located aside live palm trees.	P91-026W
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### **18.30.220 Telecommunications facilities.**

- A. Purpose. The purpose and intent of this section is to provide a uniform and comprehensive set of standards for the development, siting, and installation of wireless telecommunications facilities and antenna installation. These regulations are intended to protect and promote the public health, safety, and welfare of the residents of National City and to preserve community character and protect aesthetic quality in accordance with the guidelines and intent of the Telecommunications Act of 1996 and to encourage siting in preferred locations to minimize aesthetic impacts and to minimize the intrusion of these uses into residential areas.
  
- B. Commercial Telecommunications Facilities.
  - 1. Telecommunication facilities are subject to a conditional use permit and design review and shall comply with all applicable provisions of this section.
  - 2. Design guidelines for commercial facilities. To the greatest extent possible, commercial telecommunication facilities shall be sensitively designed and located to be compatible with and minimize visual impacts to surrounding areas, including public property. To this end, each facility shall comply with the following design guidelines.
    - a. Innovative design solutions that minimize visual impacts should be utilized; stealth solutions where facilities are not detectable are especially encouraged.
      - i. A good faith effort in achieving co-location shall be required of the host entity. Requests for utilization of facility space and response to such requests shall be made in a timely manner and in writing and copies shall be provided to the city. Co-location is not required in cases where the visual impacts are found to be substantial, the facility cannot reasonably accommodate additional facilities, or where good faith lease arrangements fail.
      - ii. All properties found suitable for co-location and multiple users shall be designed to promote facility and site sharing. To this end telecommunication facilities and necessary appurtenances, shall be shared by site users, when in the determination of the planning commission, as appropriate, this will minimize overall visual impacts to the community.

- b. Telecommunication facilities shall be as small as possible and the minimum height necessary without compromising reasonable reception or transmission.
- c. Antennas and their support structures should be located on the rear half of property or structures when reasonable transmission and/or reception would not be impaired and when visual impacts would be reduced, unless no other feasible alternative location exists.
- d. Telecommunication facilities and appurtenances should not be situated between the primary building on the parcel and any public or private street adjoining the parcel.
- e. Telecommunication facilities should be located and designed to avoid blocking and/or substantially altering scenic views.
- f. Building mounted telecommunication facilities are encouraged rather than telecommunication towers.
- g. Building mounted telecommunication facilities should be integrated with existing structures.
- h. Telecommunication facilities should be designed and painted a color that blends with the surrounding natural or manmade features.
- i. Telecommunication facilities and appurtenances shall be screened by existing and/or proposed structures and landscaped to the extent possible without compromising reception and/or transmission.
- j. The design of fencing, landscaping, and other screening for telecommunication facilities shall be integrated and compatible with surrounding improvements.
- k. Multiple telecommunication facilities of reduced heights are encouraged to cover a service area where the visual impacts would be less than a single larger and more visually obtrusive tower.
- l. Co-location of commercial telecommunication towers and the use of the same site by multiple carriers is encouraged where feasible and found to be desirable.
- m. Monopoles or guyed/lattice towers are discouraged except where satisfactory evidence is provided demonstrating that a self-supporting tower is needed to provide the height and/or capacity necessary for the proposed facility and visual impacts would be minimized.
- n. All utility lines serving the facility shall be under-grounded.



provisions of this section. It shall be the responsibility of the applicant to prove that the proposed facility will not be in public view.

- b. Ground mounted facility that is a satellite dish one meter (3.28 feet) or less in diameter.
- c. Building mounted facility that is a satellite dish one meter (3.28 feet) or less in diameter.

E. Development Criteria for All Facilities. Each antenna and other telecommunications facility, including exempt facilities, shall comply with the following requirements.

1. The antenna shall be accessory to the primary use of the property which is not a telecommunications facility.
2. No more than one citizen band, amateur radio, receive only TV or radio antenna tower is allowed per parcel.
3. Telecommunication facilities shall not be located within any setback area required by the applicable zoning district.
4. Antennas and appurtenances should not be installed between the primary structure and any private or public street adjoining the parcel unless sufficiently screened, and no other feasible alternative exists.
5. No portion of an antenna array shall extend beyond the property lines of the subject parcel, unless the affected property owner has given written consent to the encroachment and the consent has been recorded at the San Diego County Recorder. Any consent given under this condition shall set forth a procedure by which the consent may be terminated.
6. The facility shall be as small as possible and the minimum height necessary without compromising reasonable reception and/or transmission.
7. All hardware such as brackets, turnbuckles, clips, and similar items subject to rust or corrosion shall be protected by galvanizing or paint.
8. Satellite dishes shall be painted a color that blends with their surroundings.
9. Satellite dishes shall not be used as a sign or contain any advertising copy
10. Facilities shall be screened by existing and/or proposed structures and landscaping to the extent possible without compromising reception and/or transmission.
11. Each facility shall comply with all federal, state, and city codes, including FCC and FAA standards.

- F. Permit Requirements. A telecommunications facility shall require conditional use permit approval in compliance with this section, if not considered an amateur radio and citizen's band antenna pursuant to subsection (C) or exempt pursuant to subsection (D).
1. Conditional Use Permit Required.
    - a. A conditional use permit is required for all commercial telecommunication facilities. The review authority for conditional use permits is the planning commission.
    - b. Application requirements for commercial facilities. In addition to the conditional use permit application requirements, the following information shall be submitted when applying for a telecommunications facility:
      - i. A narrative description of the proposed facility, including the type of facility, type of technology and consumer services that the provider will provide to its customers;
      - ii. Area development, service area, and network maps;
      - iii. Alternative site or location analysis;
      - iv. Title reports; and
      - v. Visual impact analysis, including photo montages, field mock ups, line of site sections, and other techniques shall be prepared by or on behalf of the applicant which identifies the potential visual impacts of the facility, at design capacity. Consideration shall be given to views from public areas as well as from private properties. The analysis shall assess visual impacts of the facility, and shall identify and include all technologically feasible mitigation measures.
    - c. Exceptions. Exceptions to the requirements of this section may be granted through conditional use permit approval by the planning commission.
- G. Abandonment. Upon abandonment of a telecommunication facility, the facility shall be removed by the applicant and/or property owner and, where applicable, the site shall be restored to its natural condition.

*(Ord. No. 2012-2372, Exh. B-1, 2-7-2012)*



**National City Development Services Department**  
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## **WIRELESS COMMUNICATION FACILITY INFORMATION SHEET**

The recent demand for new wireless communication facilities has prompted the Planning Commission and City staff to provide these guidelines and recommendations for future facilities. These guidelines are designed to assist you in completing the Conditional Use Permit (CUP) application for the facility.

You are strongly encouraged to co-locate with existing facilities and utilize stealth techniques to obscure the equipment and antennas from public view. Examples include screening of antennas and equipment, mono-palms, and placement of equipment and cable runs inside existing buildings. Visible equipment should be painted and textured to match existing structures.

The following is a list of items that should be submitted as part of the CUP application in addition to other required materials:

- Photo simulations showing the project site before and after the proposed project (color is preferred).
- A map showing the location and coverage areas of all wireless facilities in National City and within two miles of City limits operated by the provider.
- A written explanation if co-location and/or stealth options are not utilized, along with a map showing the “search ring”, the area that was evaluated in siting the facility.
- Samples of any screening materials proposed as part of the project.
- Plans should note the proposed materials for any equipment building associated with the facility. Please note that modular buildings are not permitted, equipment buildings should be of standard construction.

Any questions should be directed to the Planning and Building Department at (619) 336-4310.