

**Verizon Wireless
Project No. 664166
“Regents”
3358 Governor Drive**

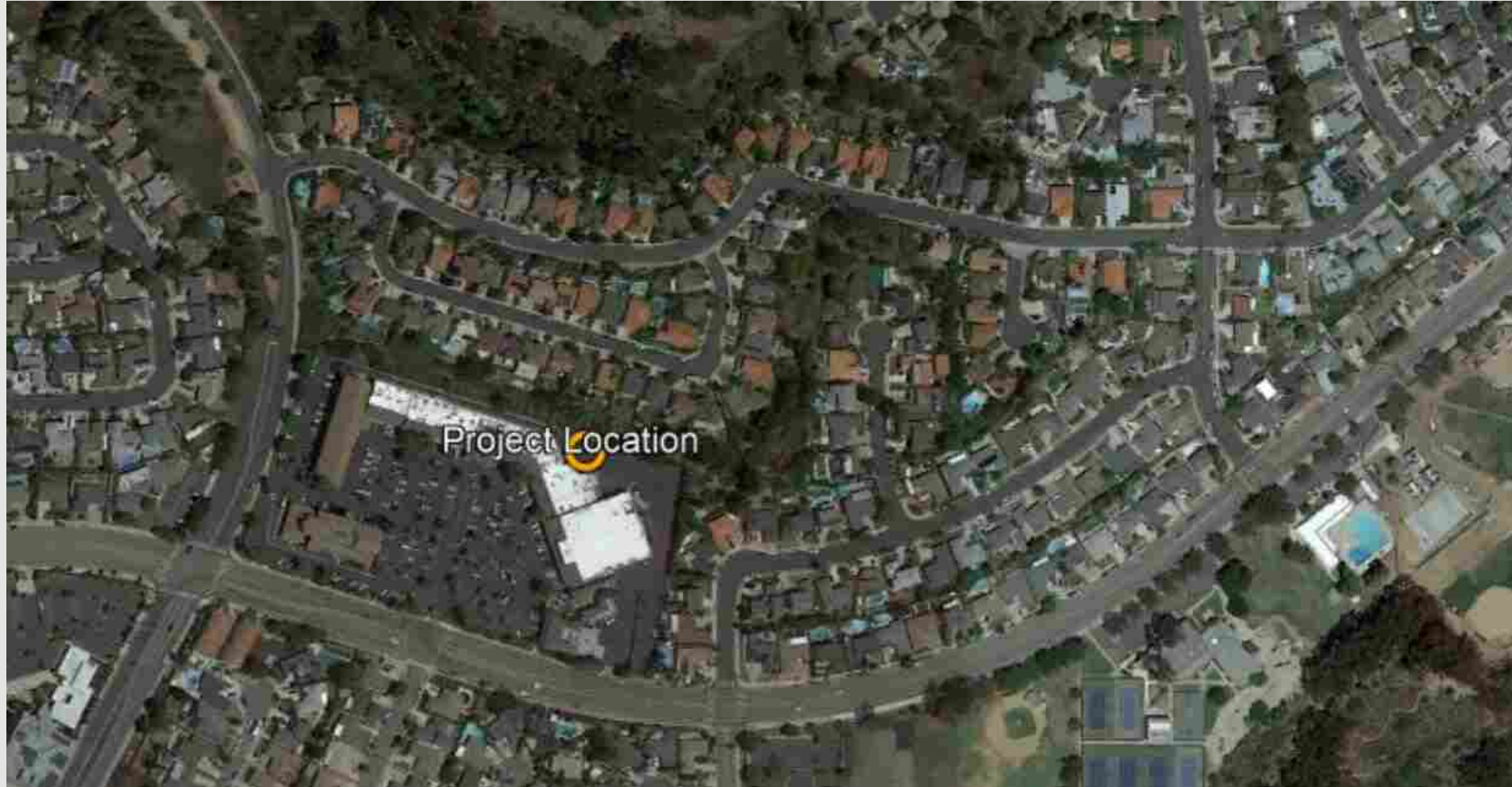
University Community Planning Group

**Proposed Limited Use/Neighborhood Development/Planned
Development Permits (Process 4) to continue operation of
an existing wireless communication facility**

October 11, 2022 - Shelly Kilbourn, PlanCom Inc.



Project Location



City of San Diego Required Permits

Limited Use Permit: To allow a wireless communication facility in a commercial or industrial zone.

The project is located in the CN-1-2 zone.

Neighborhood Development Permit: To allow the associated equipment to exceed 250 square feet.

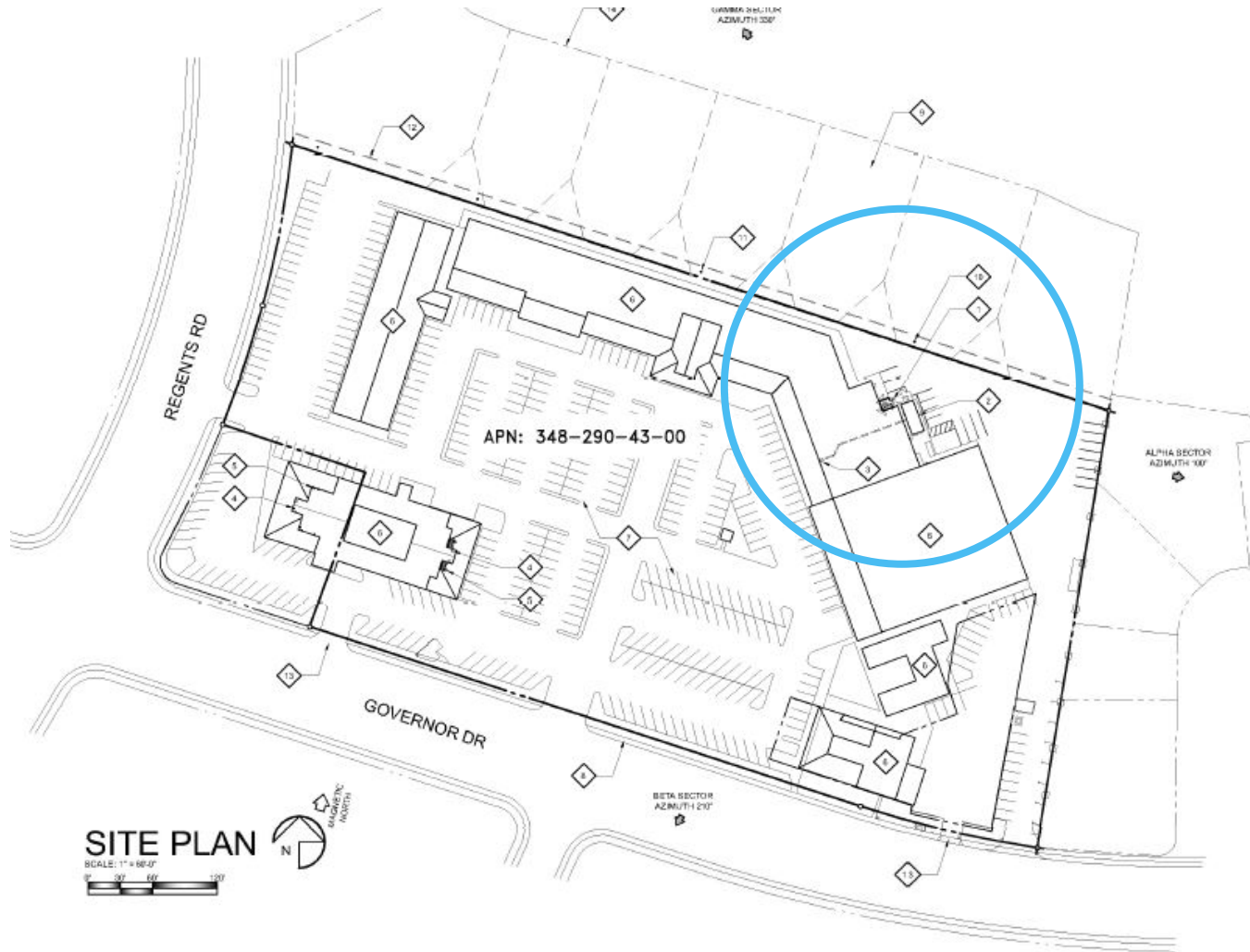
The existing equipment enclosure is 360 square feet.

Planned Development Permit: To allow a height deviation to the 30'-0" height limit of CN-2-1 zone:

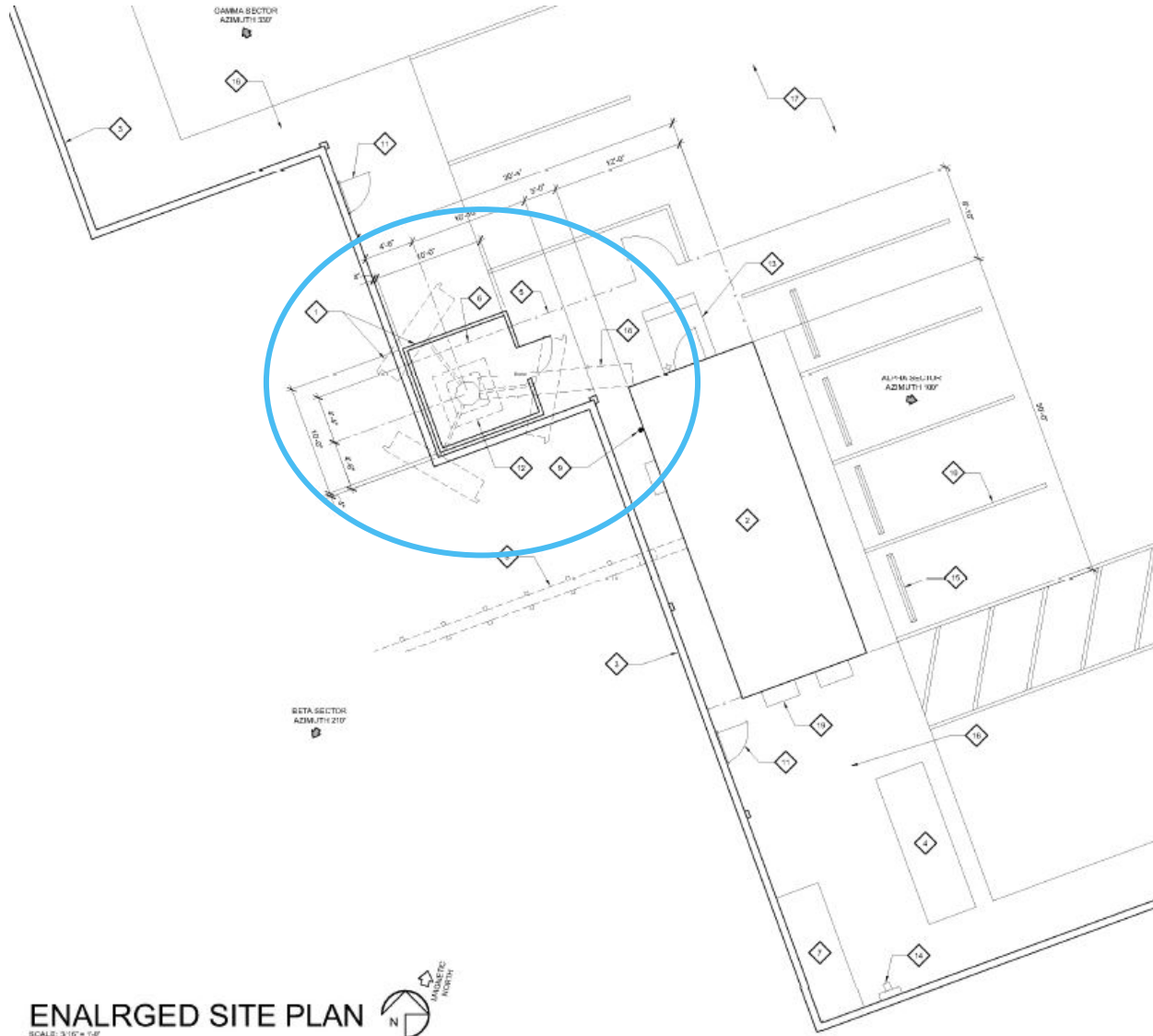
Height Deviation: The existing and proposed wireless facility exceeds the 30'-0" height limit by 13 feet.

Maintaining the existing height of 43'-0" is necessary to provide the current level of wireless service to the surrounding area.

Site Plan



Enlarged Site Plan



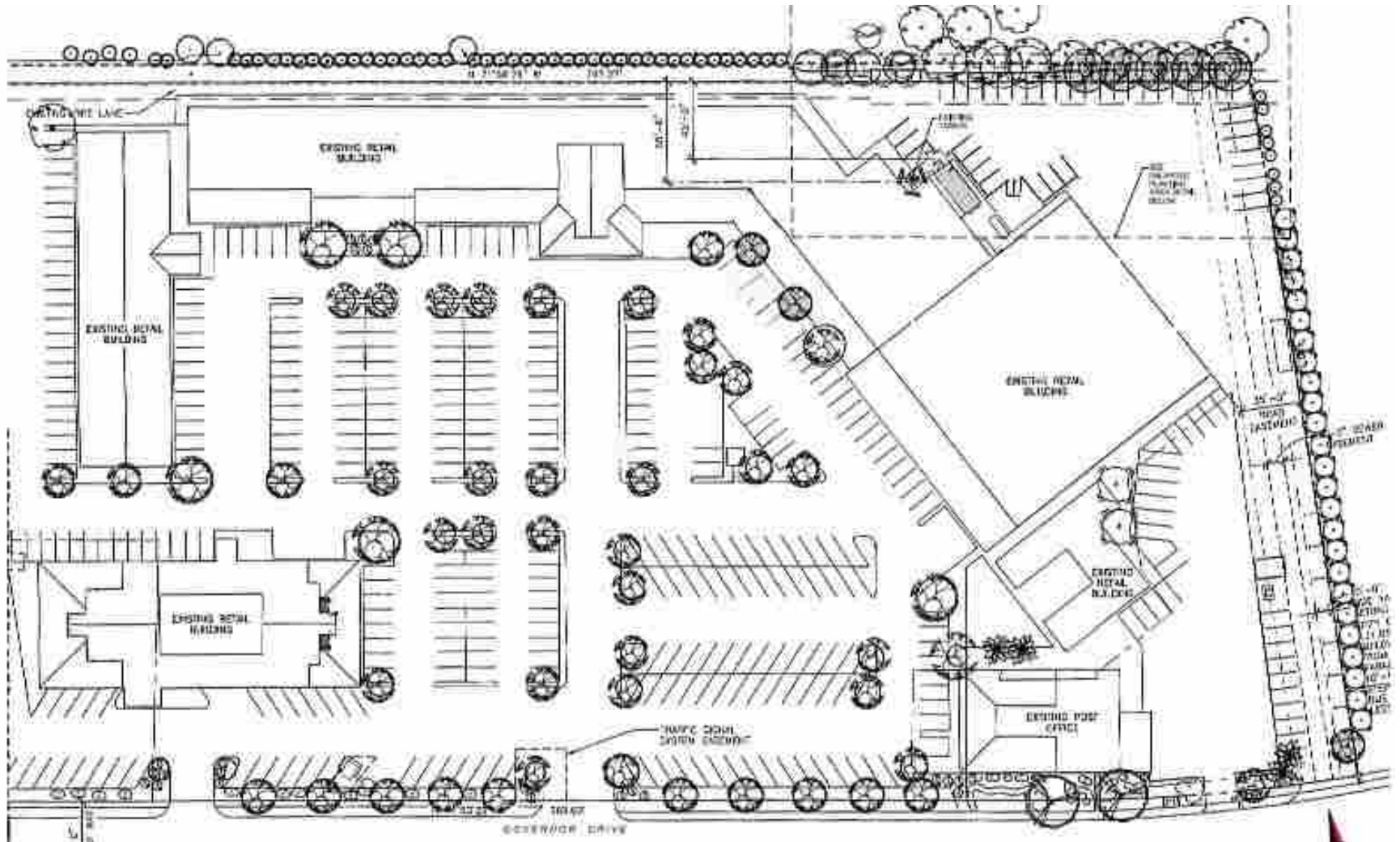
ENLARGED SITE PLAN

SCALE: 3/16" = 1'-0"

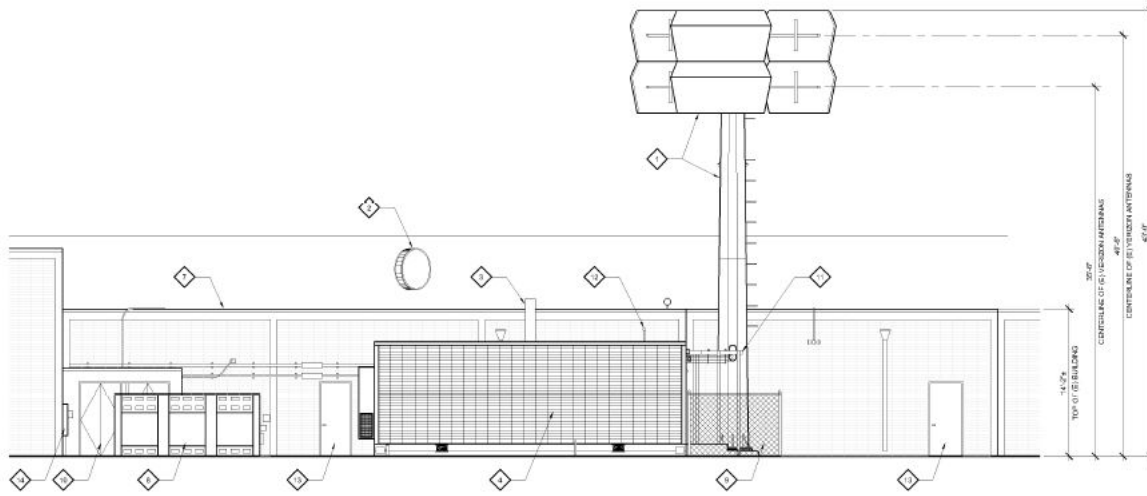


Existing Landscape Plan

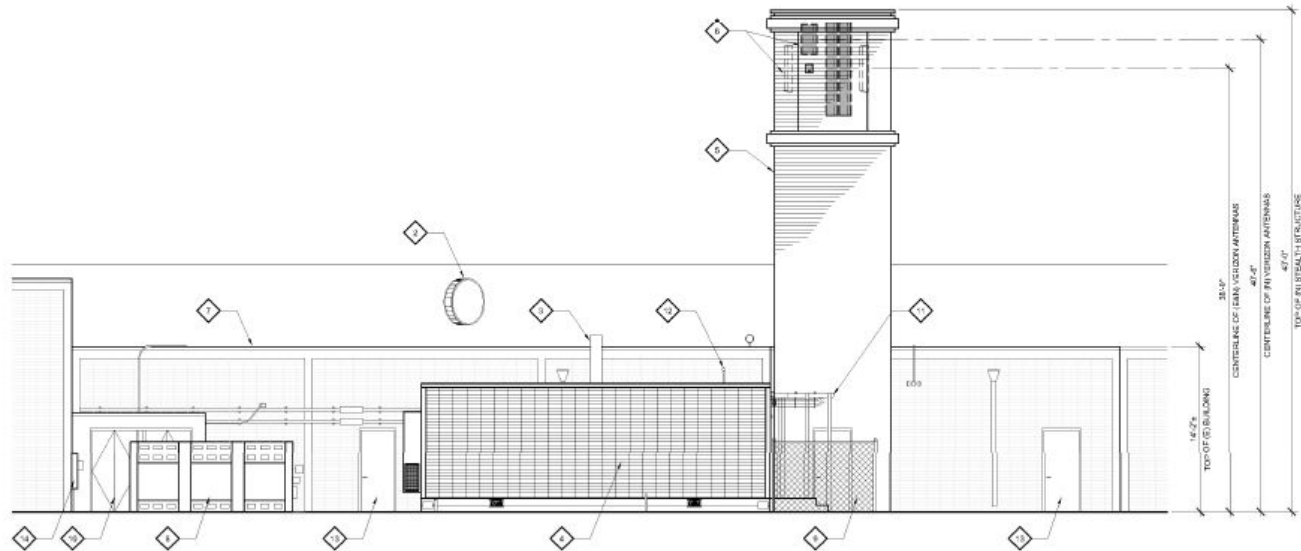
No Changes Proposed



East Elevation



(E) EAST ELEVATION



(N) EAST ELEVATION

Photographic Simulation East



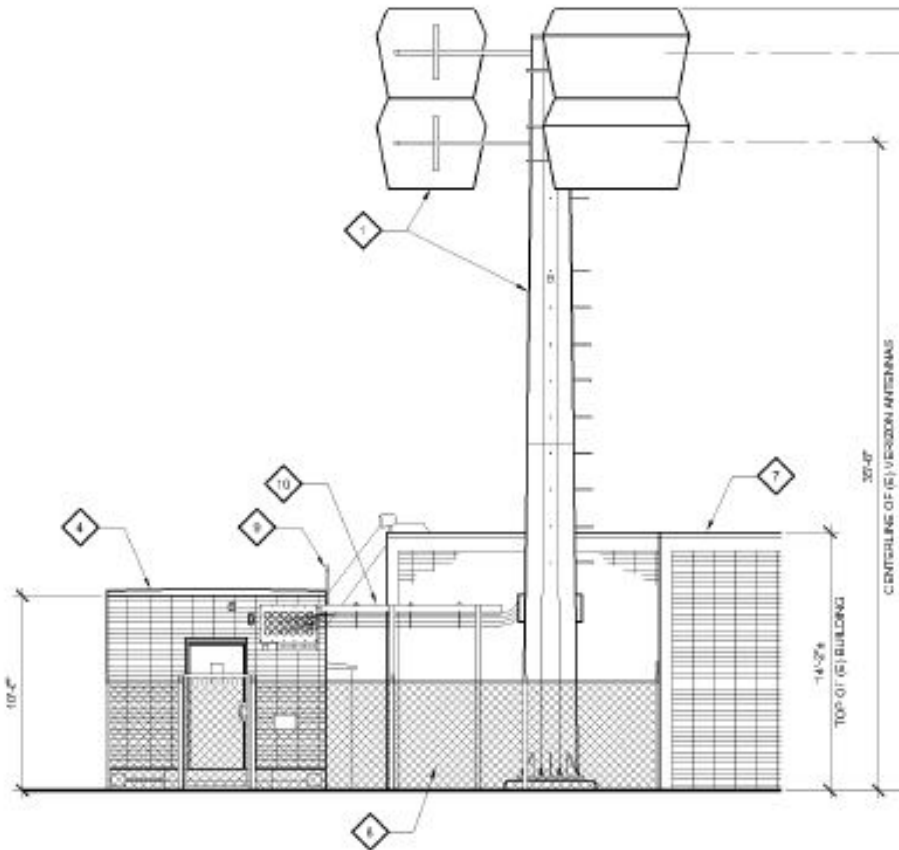
Existing



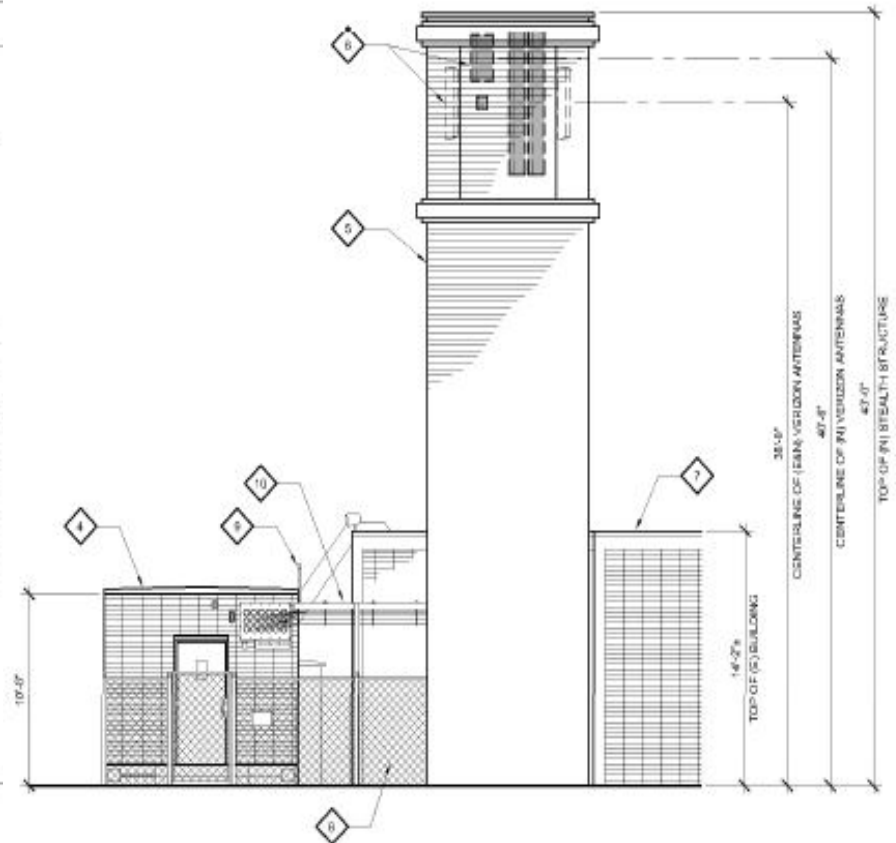
Existing and proposed new and relocated antennas and support equipment mounted within new tower structure-replacing existing monopole

Proposed

North Elevation



(E) NORTH ELEVATION



(N) NORTH ELEVATION

Photographic Simulation Southwest



Existing



Existing and proposed new and relocated antennas and support equipment mounted within new tower structure replacing existing monopole.

Proposed

Photographic Simulation South



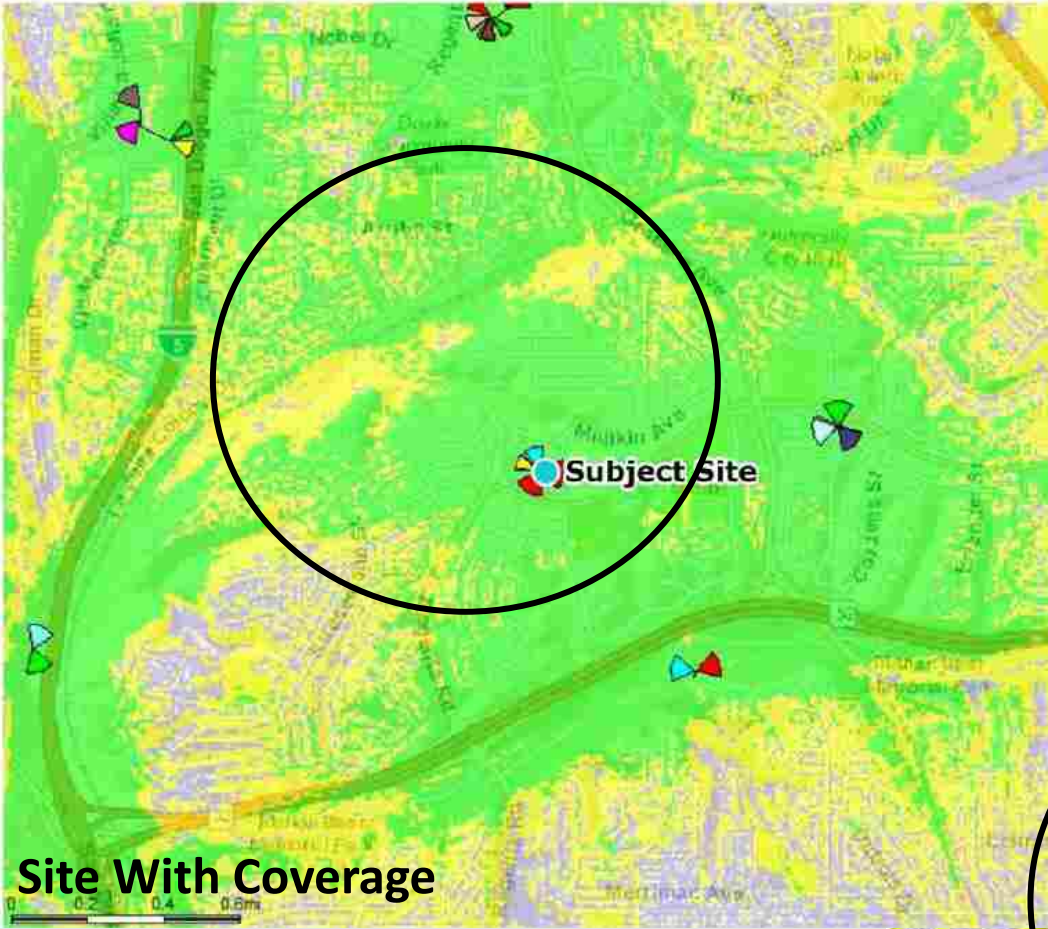
Existing



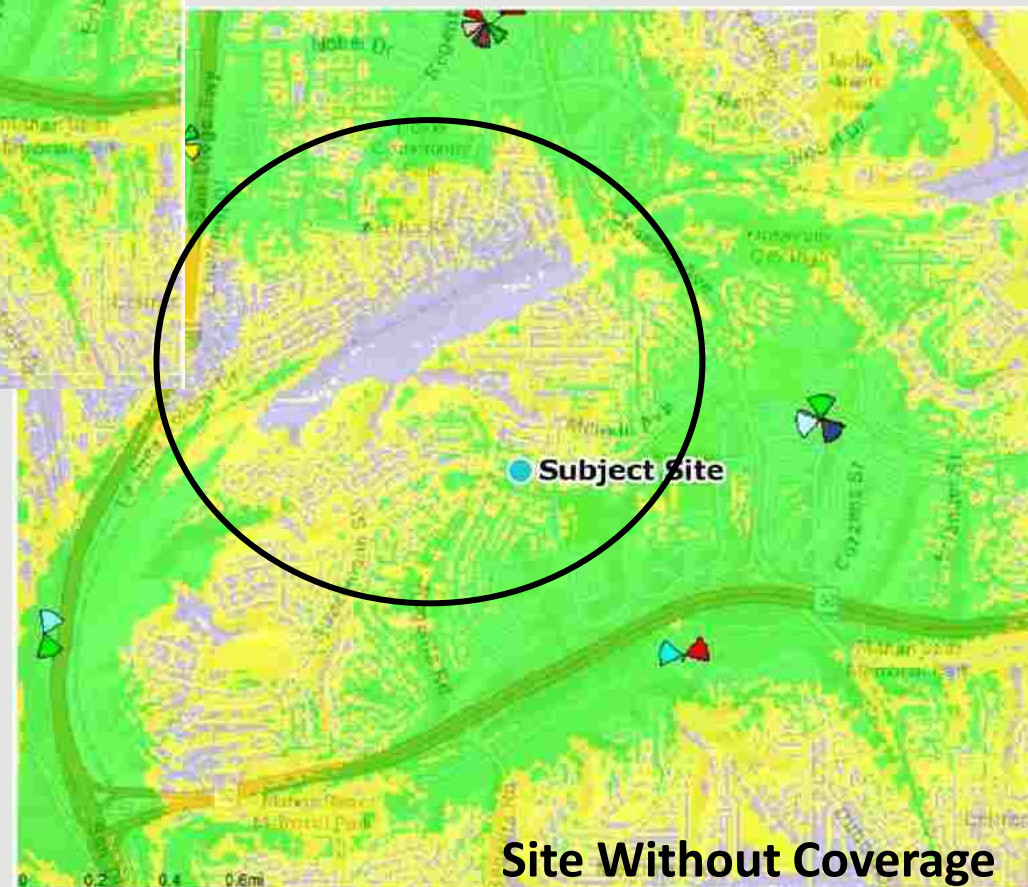
Existing and proposed new and relocated antennas and support equipment mounted within new tower structure replacing existing monopole.

Proposed

Coverage Maps



Site With Coverage



Site Without Coverage

Coverage Levels:

-  Excellent
-  Good/Variable
-  Poor

City of San Diego Wireless Design Guidelines

Section 141.0420(e) of the SDMC specifies regulations which apply to all WCFs. The first four design requirements are applicable to all WCFs, and they are the foundation for these guidelines:

1. WCFs shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment.
[The replacement tower reduces the number of antennas and reduces the antenna projections, so that the new tower is narrower than the top of the existing monopole.](#)
2. The applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.
[The replacement tower conceals the antennas inside a structure that mimics the colors, materials and architectural style of the existing shopping center.](#)
3. The wireless communication facility's equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square feet, unless a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402.
[The equipment enclosure is 360 square feet and located inside an existing enclosure. A Neighborhood Development Permit is required for this project.](#)
4. Overhead wires connecting the antennas to the equipment are not permitted. Other subsections of SDMC 141.0420(e) apply only to specific types of WCF, and are discussed later in these guidelines.
[There are no overhead wires as part of this project.](#)

University Community Planning Group

Verizon respectfully requests the University Community Planning Group vote to recommend approval of the project as presented.

- The project, with the proposed modifications, will integrate with the existing shopping center;
- The proposed tower element is the least intrusive design that uses colors, materials, and architectural elements from the shopping center to conceal the antennas.
- The tower is located behind the main building which minimizes views from most vantage points;
- The project will allow Verizon to continue providing wireless service to the surrounding area; and
- The project meets the City's Wireless Design Guidelines.