



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 10, 2008 **REPORT NO. PC-08-129**

ATTENTION: Planning Commission, Agenda of October 16, 2008

SUBJECT: VERIZON:
PADRE GOLD - PROJECT NO. 97765;
LAKE MURRAY- PROJECT NO. 100155;
REGENTS - PROJECT NO. 134881.
PROCESS 4

OWNERS: Various (See Ownership Disclosures in Attachments 10)

APPLICANT: Verizon Wireless

SUMMARY

Issue(s):

1. Should the Planning Commission approve or deny a Conditional Use Permit (CUP) and Planned Development Permit (PDP) for an existing 76 foot high monopole and 360 square foot equipment shelter located at 7245 Linda Vista Road in the Linda Vista Community Planning area (Padre Gold, PTS No. 97765)?
2. Should the Planning Commission approve or deny a CUP, PDP and Site Development Permit (SDP) for an existing 50 foot high monopole and associated equipment cabinets located at 7393 Jackson Drive in the Navajo Community Planning area (Lake Murray, PTS No. 100155)?
3. Should the Planning Commission approve or deny a PDP for an existing 40 foot high monopole and 360 square foot equipment shelter located at 3358 Governor Drive in the University Community Planning area (Regents, PTS No. 134881)?

Staff Recommendation:

1. **DENY** CUP No.590322 and PDP No. 318510 (Padre Gold, PTS No. 97765).
2. **DENY** CUP No. 333099 and PDP No. 333098 and SDP No. 590325 (Lake Murray, PTS No. 100155).
3. **DENY** PDP No. 590331 (Regents, PTS No. 134881).

Community Planning Group Recommendation:

1. On May 19, 2008, the Linda Vista Community Planning Committee voted 15-0-0 to recommend denial of the **Padre Gold** project and removal of the facility (Attachment 9A).
2. On April 16, 2007, Verizon presented the Lake Murray project to the Navajo Planners, Inc., but did not receive a recommendation.
3. To date, Verizon has not presented the **Regents** project to the University Community Planning Group for a recommendation.

Environmental Review:

The environmental reviews for these three projects were based on the existing facilities with no changes proposed by Verizon. Therefore, all three were determined to be categorically exempt as they are considered existing facilities. If changes were made to the projects, they may have to undergo a new environmental review that takes into account the revised project.

1. Project No. 97765 (**Padre Gold**) was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 on April 3, 2006.
2. Project No. 100155 (**Lake Murray**) was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 on May 17, 2006.
3. Project No. 134881 (**Regents**) was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 on August 10, 2007.

Fiscal Impact Statement: All costs associated with the processing of this project are paid from deposit accounts maintained by the applicant.

Code Enforcement Impact: If the projects are denied, the City’s Neighborhood Code Compliance Division of the Development Services Department would take code enforcement action because these permits have expired. The code enforcement action would be funded by the general fund at taxpayer expense.

Housing Impact Statement: None associated with this project.

BACKGROUND

These monopoles are all existing and were approved more than ten years ago by the Planning Commission under the previous Municipal Code. Each of the permits included ten year expiration dates as a tool to reevaluate these types of facilities in the future and determine whether technology or design improvements had advanced enough to reconsider the originally approved designs. As new technology became available that allowed for more camouflaged and stealth integrated facilities, the City worked with the industry and citizens to develop new Wireless Communication Facility (WCF) regulations. Verizon is seeking approval of new discretionary permits to allow the facilities to continue operating as they currently exist with no changes. Staff does not support these existing facilities, as they no longer comply with the regulations, contained in both the City’s Land Development Code and General Plan.

DISCUSSION

Project Description:

The three projects are described in detail as follows:

Padre Gold – CUP No. 590322 and PDP No. 318510. The 76 foot high pole and 360 square foot equipment shelter is located at 7245 Linda Vista Road (Attachments 1A and 3A). The property is zoned CC-1-3 and it is designated for Community Commercial in the Linda Vista Community Plan (Attachment 2A). The pole supports 15 panel antennas and a microwave dish (Attachment 4A). The original CUP permitted a 75 foot high monopole supporting 30 (thirty) panel antennas, six (6) omni antennas and up to four (4) digital dish antennas for an overall height of 90 feet (Attachment 9A). The CUP was approved September 28, 1995. Neither the monopole nor the equipment shelter comply with the development regulations for the CC-1-3 zone, which requires a PDP. The monopole is currently 10 feet from the rear property line with the cross arms and antennas extending to within two feet of the rear property line. The monopole and all of its components are required to be set back 19 feet from the property line. The equipment shelter is currently six feet from the rear property line where 10 feet is required (Attachment 6A). Additionally, the CC-1-3 zone allows a maximum height of 45 feet. The monopole exceeds that height by 31 feet. This project was submitted under the previous Communication Antenna regulations (LDC Section 141.0405) and is therefore classified as a “Major” telecommunication facility (Attachment 13).

Surrounding uses include residential to the south, west and east and a school to the north. The

property to the east (which is closest to the monopole and equipment) has recently been redeveloped with a multi-story, multi-unit residential development (Attachment 1A).

Lake Murray – CUP No. 333099, PDP No. 333098 and SDP No. 590325. The 50 foot high monopole and associated equipment cabinets are located at 7393 Jackson Drive (Attachments 2B and 3B). The property is zoned CC-1-3 and is designated for Commercial in the Navajo Community Plan (Attachment 2B). The pole supports 15 panel antennas within a radome (a type of screening material) designed to mimic an existing light standard on the adjacent parcel to the southeast (Attachment 4B). The original CUP permitted a 50 foot high monopole supporting up to 18 panel antennas with an associated 390 square foot equipment shelter. The CUP was approved by the Planning Commission September 28, 1995. Similar to the Padre Gold project described above, neither the monopole nor the equipment shelter complies with the development regulations for the CC-1-3 zone, therefore requiring a PDP. The monopole is currently set back 7 feet from the side property line and the equipment is within two feet of the side property line (Attachment 6B). All components of the facility must maintain a minimum 10 foot setback. The monopole exceeds the maximum height limit of 45 feet by 5 feet. This project was also submitted under the previous Communication Antenna regulations (LDC Section 141.0405) and is therefore classified as a “Major” telecommunication facility.

The Lake Murray project is located within Subarea 1 of the Mission Trails Design District and as such requires a Site Development Permit (SDP). Subarea 1 is an Opportunity Area, which considers existing character, height, bulk and scale to be the primary concerns when evaluating development proposals. Additionally, the Design Manual has guidelines and considerations for wireless communication facilities including full screening of facilities from public view.

This facility is located at the rear of a commercial shopping center adjacent to a multi-level, multi-unit residential complex (Attachments 2B and 3B). Views of the facility are from Navajo Road and Jackson Drive as well as the surrounding areas. This project was designed to reflect the design of existing light standards in the front parking lot of the property on which it is located. Those light standards have since been replaced with standard parking light poles. As designed, this project does not comply with the Mission Trails Design Manual and does not integrate with the neighborhood.

Surrounding uses include commercial to the north, a mixture of single and multi unit residential and commercial to the west and south and single and multi unit residential to the north and east (Attachment 2B). When the original project was approved in 1995, the property to the northeast originally contained commercial uses, but has since been redeveloped with multi-unit, multi-story residential.

Regents – PDP No. 590331. This Wireless Communication Facility (WCF) consists of an existing 40 foot high monopole supporting 30 antennas screened by a radome reaching a total height of 42 feet 6 inches (Attachment 4C). Expired CUP 95-0365, approved by the City Council on May 6, 1997 (Attachment 9C), permitted the installation of a 42 foot high monopole with omni antennas reaching a total height of 52 feet. The permit allowed for three (3) digital

dish antennas, six (6) omni directional whip antennas, and 30 (thirty) directional panel antennas. Equipment associated with the antennas is located within a 370 square foot fenced enclosure with a 360 square foot equipment building. The facility is located within a shopping center located at 3358 Governor Drive (Attachments 1C and 3C). The property is zoned CN-1-2 and is designated for Commercial uses in the University Community Plan (Attachment 2C).

The original CUP provided four 15 gallon Eucalyptus polyanthemos and five 24-inch box Brachychiton populneus along the northern property line, however the plans currently in review only show six trees and no additional trees proposed.

The Regents monopole was submitted under the new Wireless Communication Facility regulations (LDC Section 141.0420-Attachment 14) and since these types of facilities are permitted in commercial zones, this project does not require a CUP. However, the regulations do require that these types of facilities be designed to use the least visually intrusive antennas and components and that all reasonable means be used to conceal and minimize the visual impacts of the facility by integrating it into the surroundings. This project does not comply with the Wireless Communication Facility regulations. Also, similar to the above project situations, the Regents project does not comply with the development regulations for the CN-1-2 zone. The monopole is 10 feet above the maximum height limit of 30 feet and requires a PDP.

Community Plan Analysis:

Neither the Linda Vista, Navajo or University Community Plans specifically address wireless communication facilities, however, certain elements of the respective community plans recommend that institutional type facilities be sensitive to the surrounding land uses and not detract from the community.

In accordance with the City's General Plan, the monopoles should be integrated into adjacent development and be designed to be as inconspicuous and compatible with the community as possible. General Plan Policy UD-A.15. calls for minimizing the visual impact of wireless facilities. Further the General Plan calls for concealing wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. The projects as proposed are not in conformance with these General Plan policies.

Project-Related Issues:

The City imposed expirations on CUP's in order to reevaluate projects due to technological advancements or other changing circumstances that could have an effect on a community or on the City. When these towers were originally approved in the 1990's, stealth technology was still in its infancy. Decision makers were concerned about the unsightly visual impacts these facilities would have on the landscape of the city, so a ten year expiration was included in order to coincide with anticipated changes in technology that would allow providers to redesign and comply with future regulations upon permit expiration. The CUP contracts were signed by

Verizon representatives (Airtouch at the time) acknowledging the expiration date. Verizon is not willing to make any changes to these facilities and is seeking approval of discretionary permits that will allow them to operate their tower facilities for another ten years.

Similar to the American Tower applications recently reviewed and acted upon by the Planning Commission, Verizon has indicated that a reduction in height in any of these facilities would force additional sites into the neighboring communities to compensate for the loss of coverage. Verizon has cited the cost of the additional sites as being one of the primary reasons for not complying with the regulations. Of course, Verizon had more than ten years to devise a plan and make necessary adjustments in their network to accommodate required modifications. The telecom industry as a whole has been involved with the policies and regulations that have been revised and implemented over the past several years. There is no reason that any carrier would not have known about the trend in San Diego, let alone any Southern California city, to require stealth wireless communication facility installations for new and expired projects. Besides the conversations that took place during the original hearings regarding the expiration dates, there have been ample discussions between the industry and staff over the years regarding the outcome of these legacy towers. The goal has always been to allow these facilities with the caveat that upon expiration, they will be replaced with stealth facilities that comply with the regulations and blend in with the area in which it is proposed.

Proposed Deviations

All three of these monopoles are over height and two of the three encroach into the setbacks. These facilities were originally approved under the previous Municipal Code, which allowed deviations with a CUP. Since the adoption of the Land Development Code, projects that do not comply with the underlying development regulations, are required to obtain a PDP. The purpose of a PDP is to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. As proposed, none of these projects comply with the regulations. The City is not necessarily opposed to allowing increased height, but in exchange the facilities must be designed to integrate with the landscape in which it is situated. The regulations require the facility to be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions.

Conclusion:

Staff has reviewed each of the requests for these expired monopoles and has determined that none of them comply with the Communication Antenna regulations (Padre Gold and Lake Murray) or the Wireless Communication Facility (Regents) regulations, the NUP, SDP or PDP regulations or with Council Policy 600-43. Each of these facilities contributes to a significant visual impact in the community. The regulations attempt to minimize visibility of wireless facilities by integrating the facilities into the landscape and as such, the findings to support the projects cannot be made and staff is unable to recommend approval of these projects. Therefore, staff recommends that the Planning Commission **deny** the following permits: Padre Gold CUP

No. 590322 and PDP No. 318510; Lake Murray CUP No. 333099 and PDP No. 333098 and SDP No. 590325; and Regents PDP No. 590331.

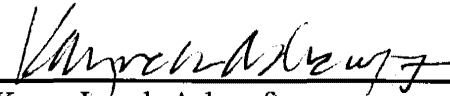
ALTERNATIVE:

Approve the CUP's, PDP's, and SDP with or without modifications (Attachments 7A, B, C).

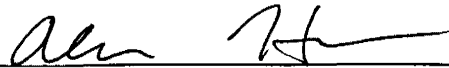
Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Karen Lynch-Ashcraft
Development Project Manager
Development Services Department



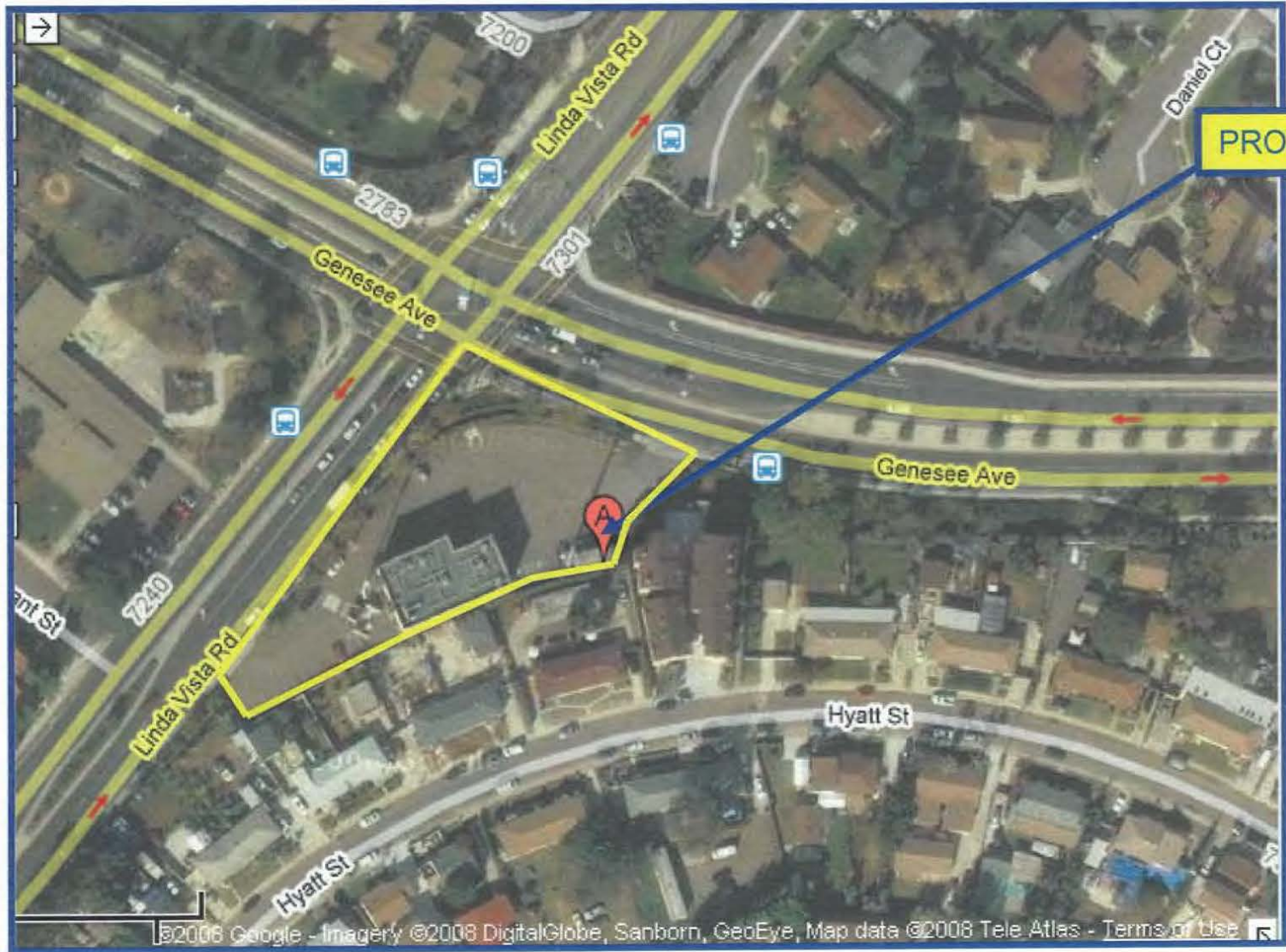
Alexander Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/KLA

Attachments:

1. **Aerial Photograph**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents
2. **Community Plan Land Use Map**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents
3. **Project Location Map**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents

4. **Photos**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents
5. **Project Data Sheet**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents
6. **Project Site Plan(s)**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents
7. **Draft Permit with Conditions**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents
8. **Draft Resolution with Findings**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents
9. **Copy of Recorded Permit(s)**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents
10. **Community Planning Group Recommendation**
 - A. Padre Gold
 - B. Lake Murray - None
 - C. Regents- None
11. **Ownership Disclosure Statement**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents
12. **Verizon Corporate Officers**
13. **Project Chronology**
 - A. Padre Gold
 - B. Lake Murray
 - C. Regents
14. **LDC Section 141.0405, Communication Antenna Regulations**
15. **LDC Section 141.0420, Wireless Communication Facility Regulations**



PROJECT SITE

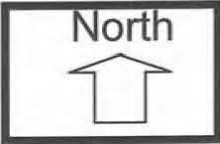
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Aerial Photo

VERIZON – PADRE GOLD PROJECT NUMBER 97765

7245 LINDA VISTA ROAD

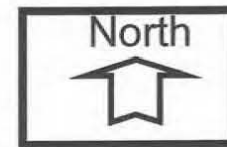




Aerial Photo

VERIZON – LAKE MURRAY PROJECT NUMBER 100155

9373 JACKSON DRIVE

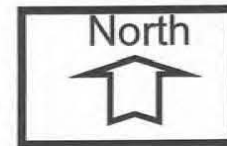


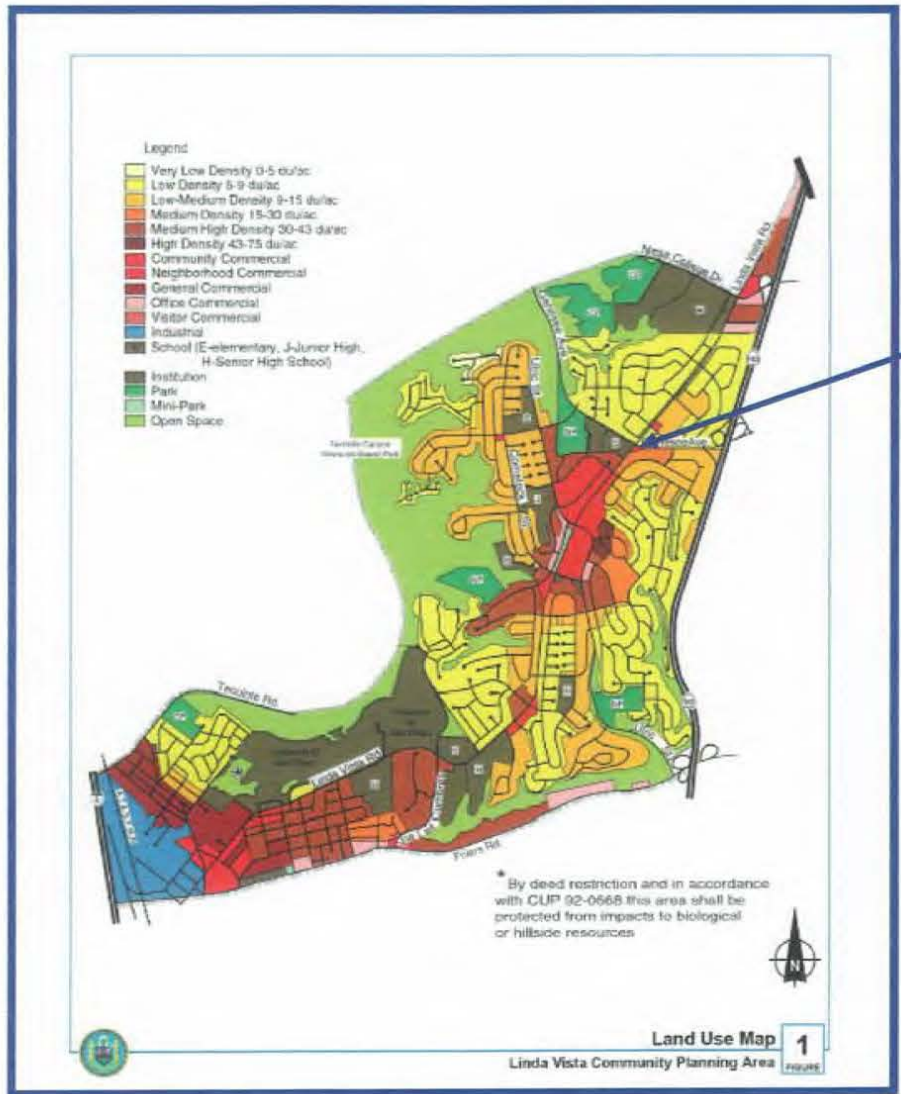


Aerial Photo

VERIZON -- REGENTS PROJECT NUMBER 134881

3358 GOVERNOR DRIVE





PROJECT SITE

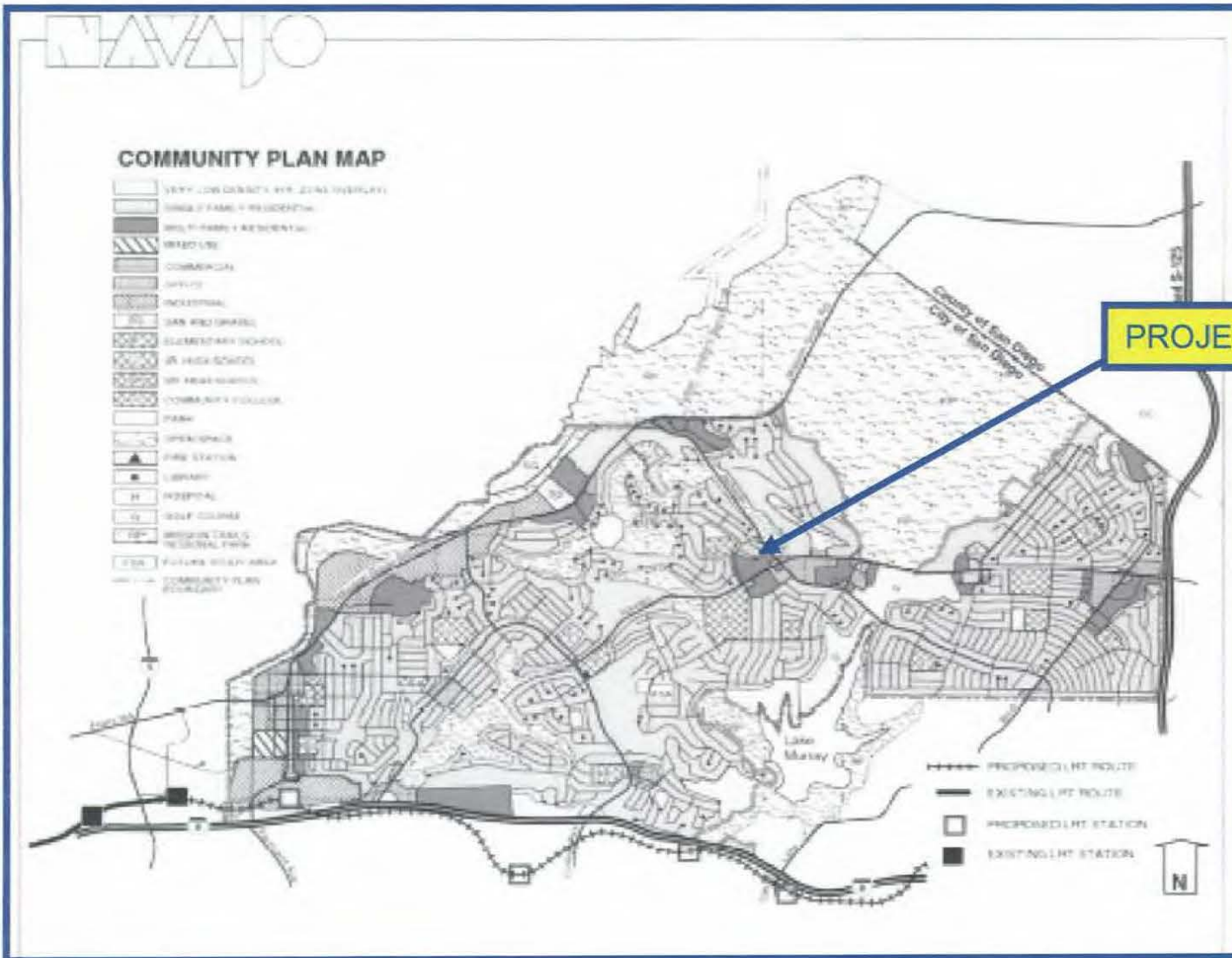
LINDA VISTA COMMUNITY PLAN MAP



VERIZON – PADERE GOLD – PROJECT NUMBER 97765

7245 LINDA VISTA ROAD

ATTACHMENT 2A

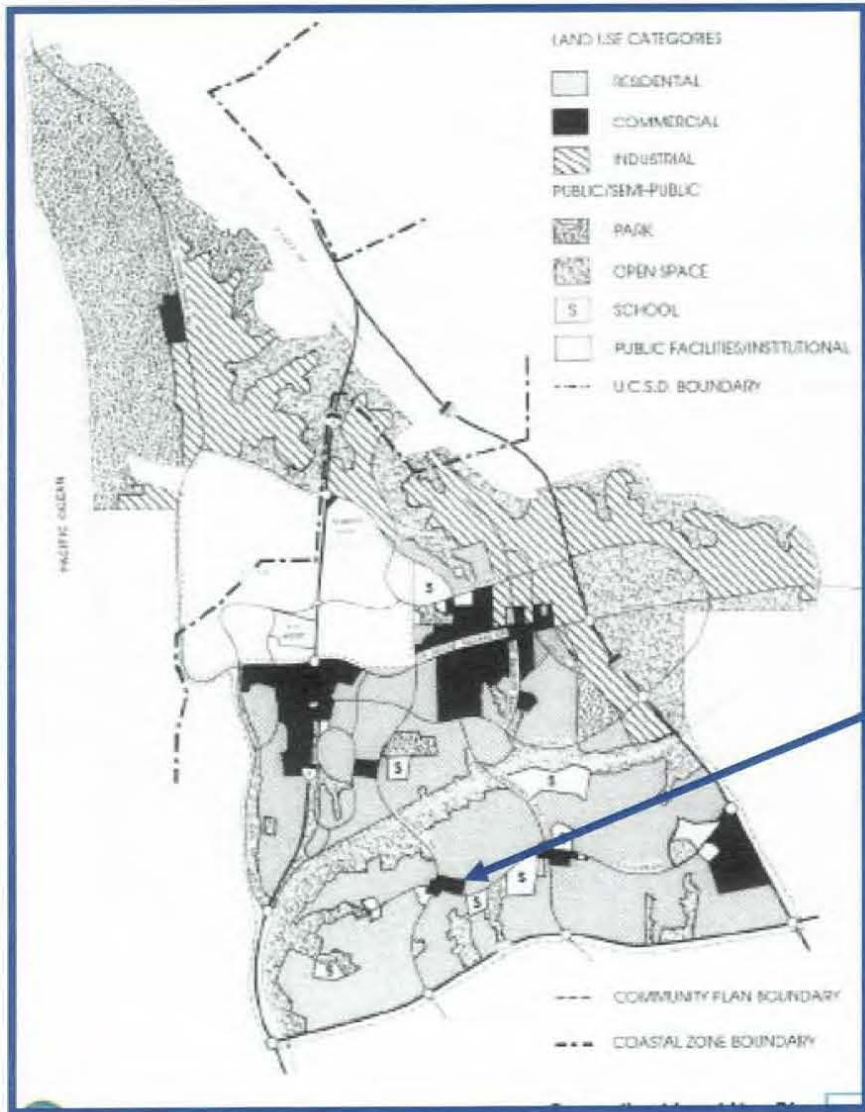


Navajo Community Plan

VERIZON – LAKE MURRAY – PROJECT NUMBER 100155

7393 JACKSON DRIVE





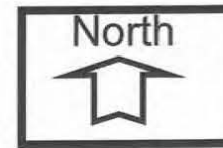
PROJECT SITE

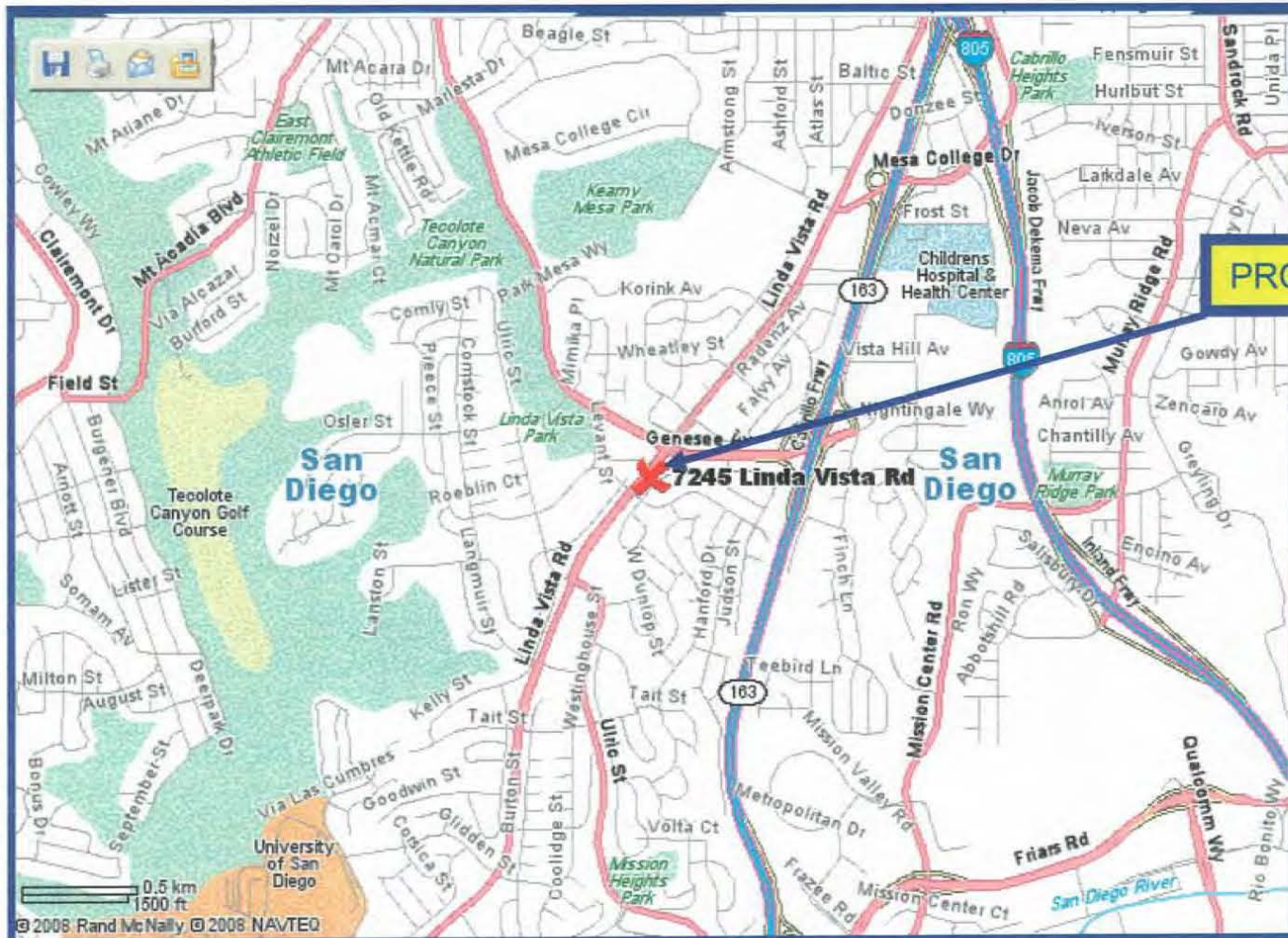


University Community Plan

VERIZON – REGENTS – PROJECT NUMBER 134881

3358 GOVERNOR DRIVE





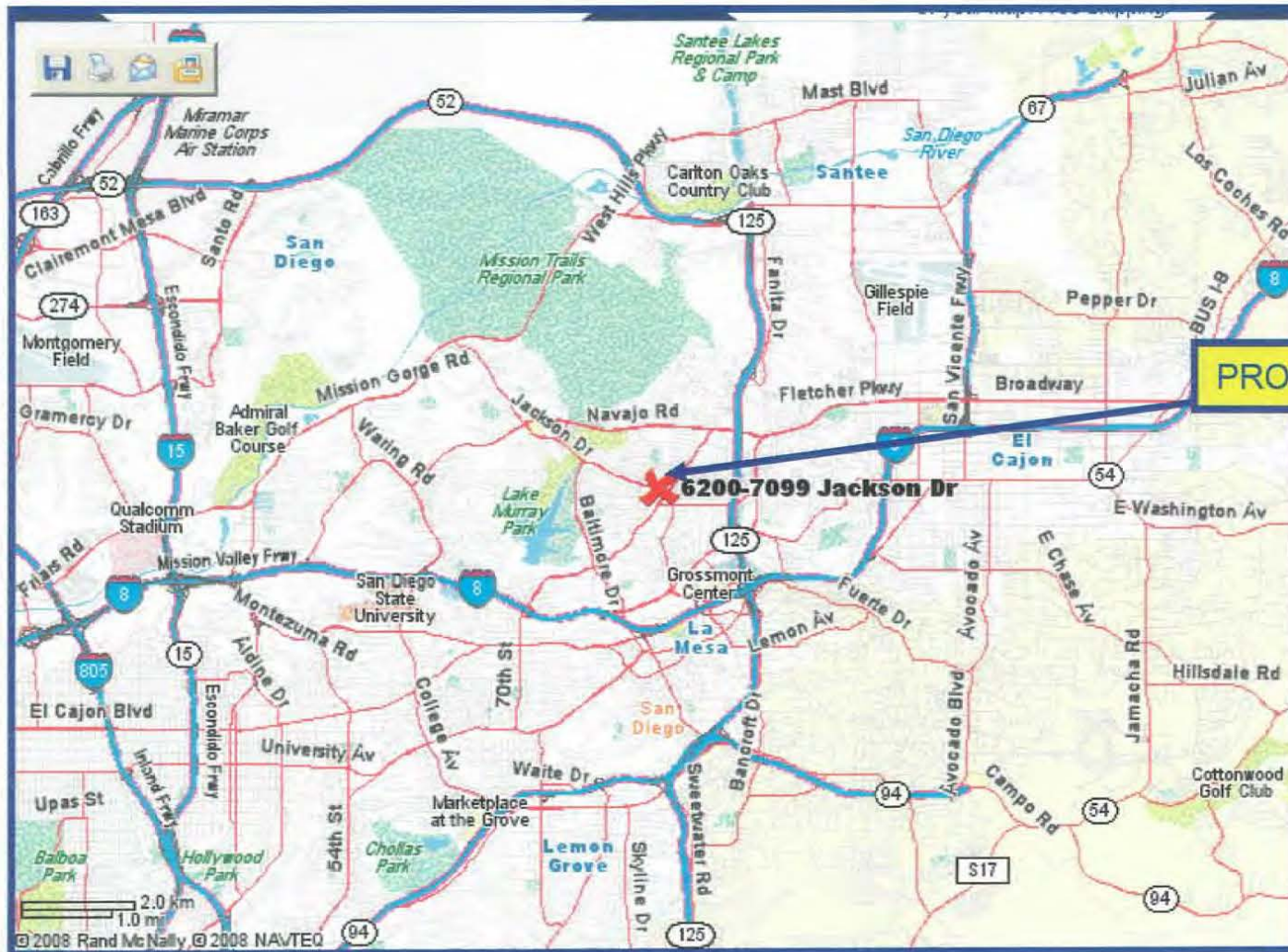
PROJECT SITE

Project Location map

VERIZON – PADRE GOLD – PROJECT NUMBER 97765

7245 Linda Vista Road



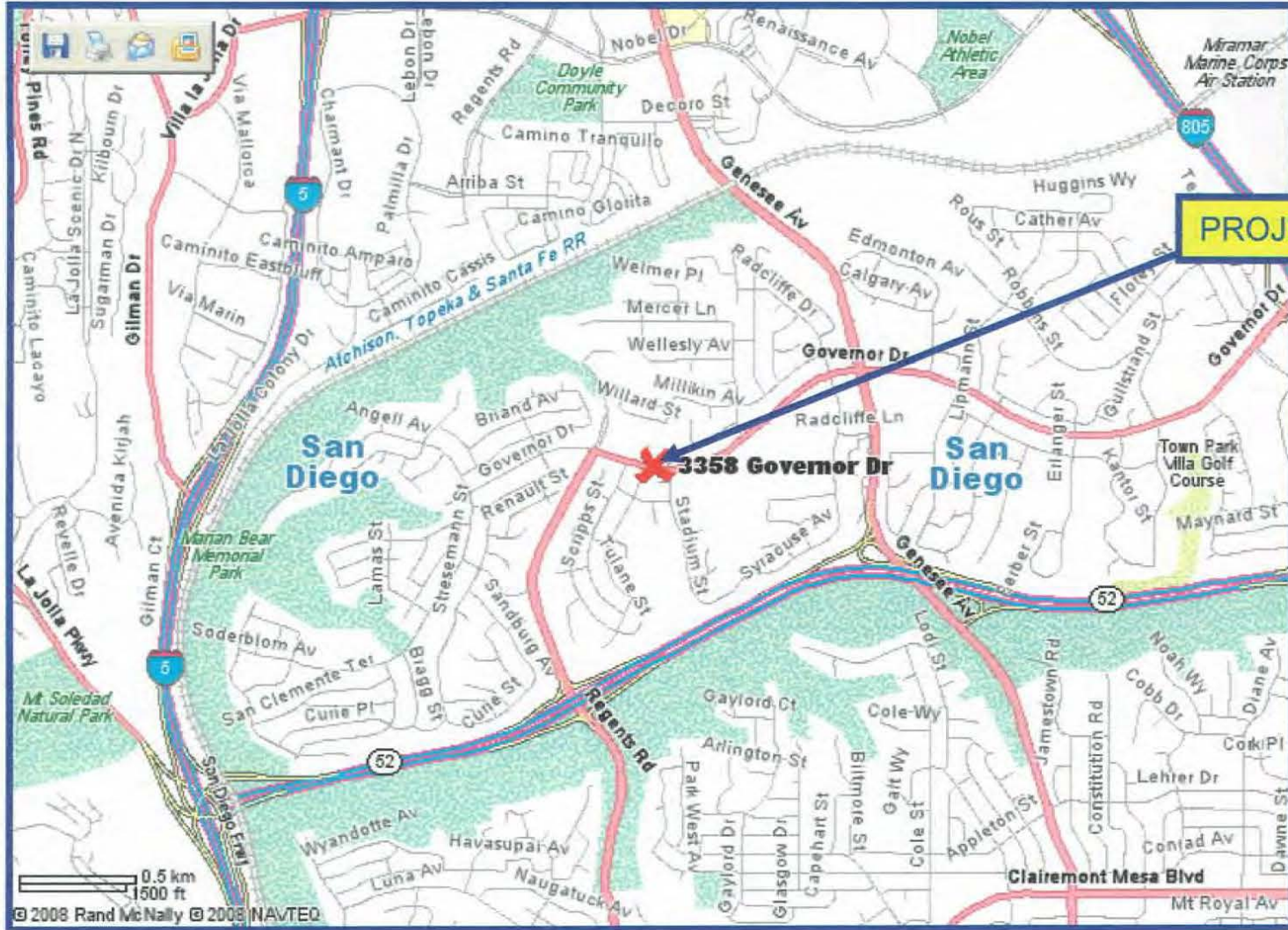


Project Location Map

VERIZON – LAKE MURRAY – PROJECT NUMBER 100155

9373 JACKSON DRIVE





PROJECT SITE

3358 Governor Dr

San Diego

San Diego



Project Location Map

VERIZON – REGENTS – PROJECT NUMBER 134881

3358 GOVERNOR DRIVE

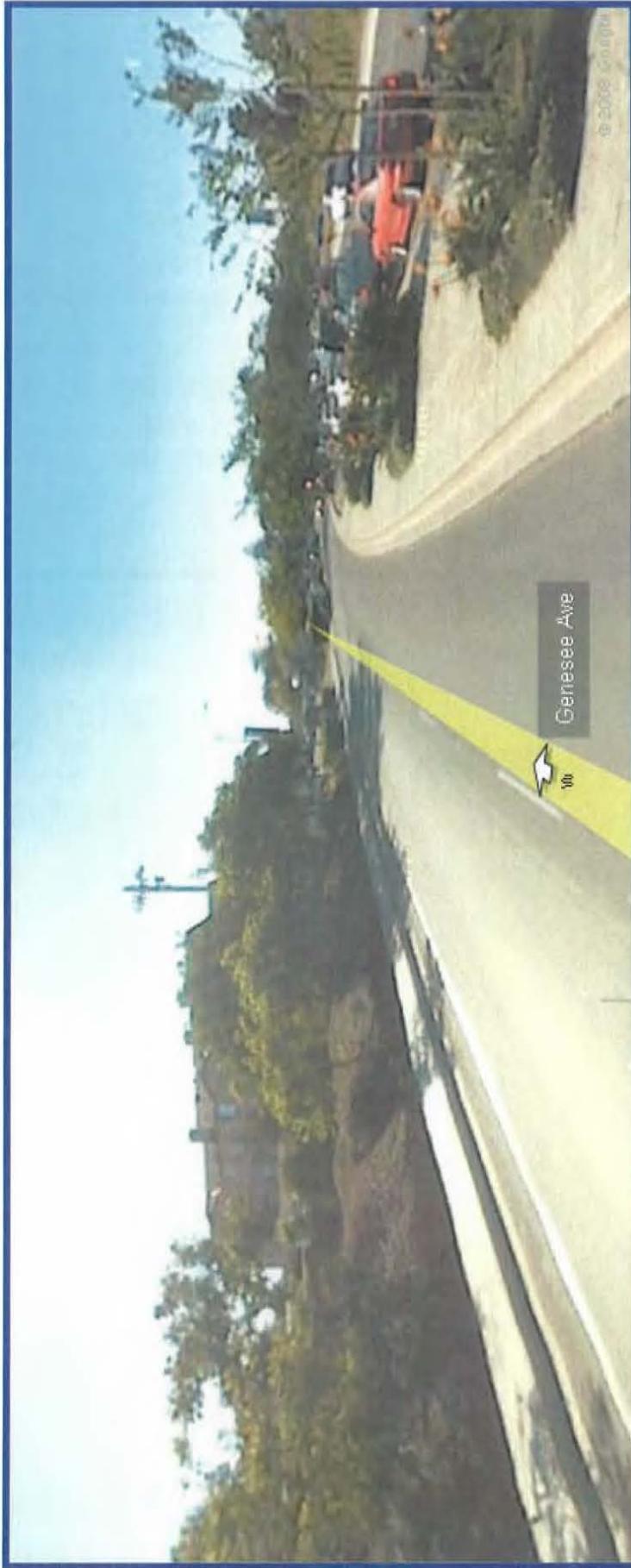


VERIZON – PADRE GOLD
SOUTH (NOTE NEW MULTI-UNIT RESIDENTIAL)



VERIZON – PADRE GOLD

LOOKING NORTH



VERIZON – PADRE GOLD

LOOKING SOUTHWEST



ATTACHMENT 4A

VERIZON – PADRE GOLD

LOOKING WESTERLY

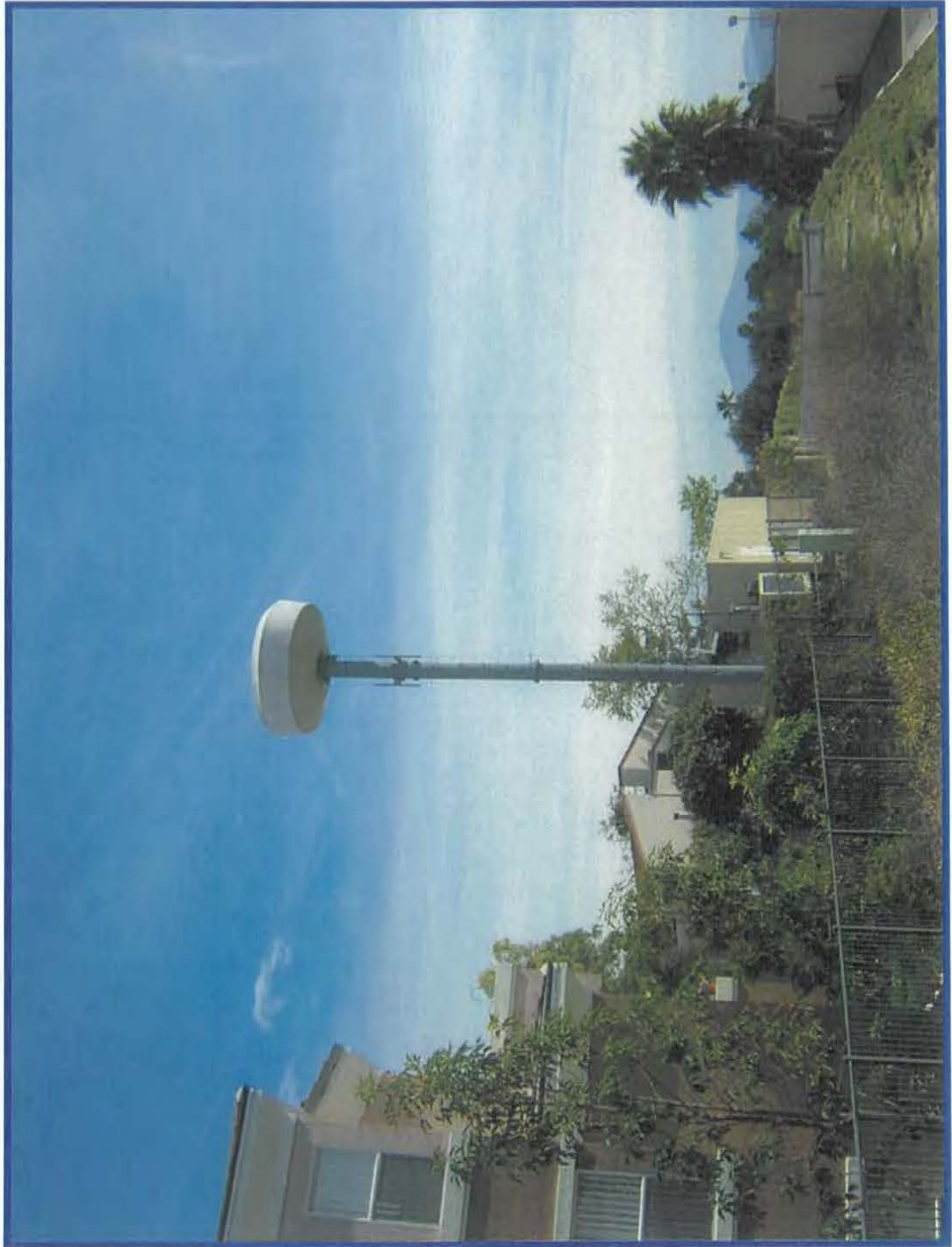


ATTACHMENT 4A

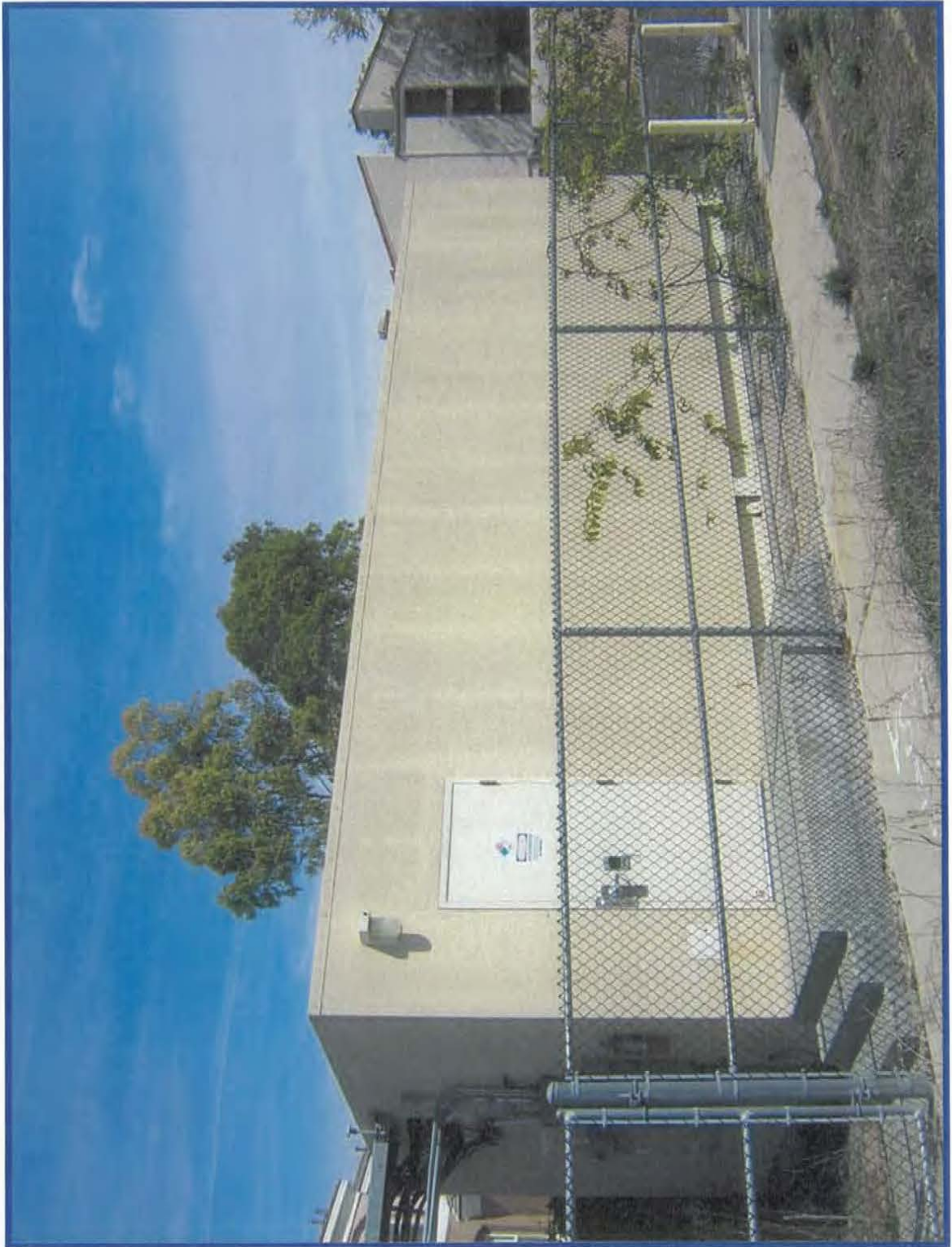
VERIZON – LAKE MURRAY
LOOKING NORTH



VERIZON – LAKE MURRAY
LOOKING SOUTH



VERIZON – LAKE MURRAY
EQUIPMENT ENCLOSURE



Regents

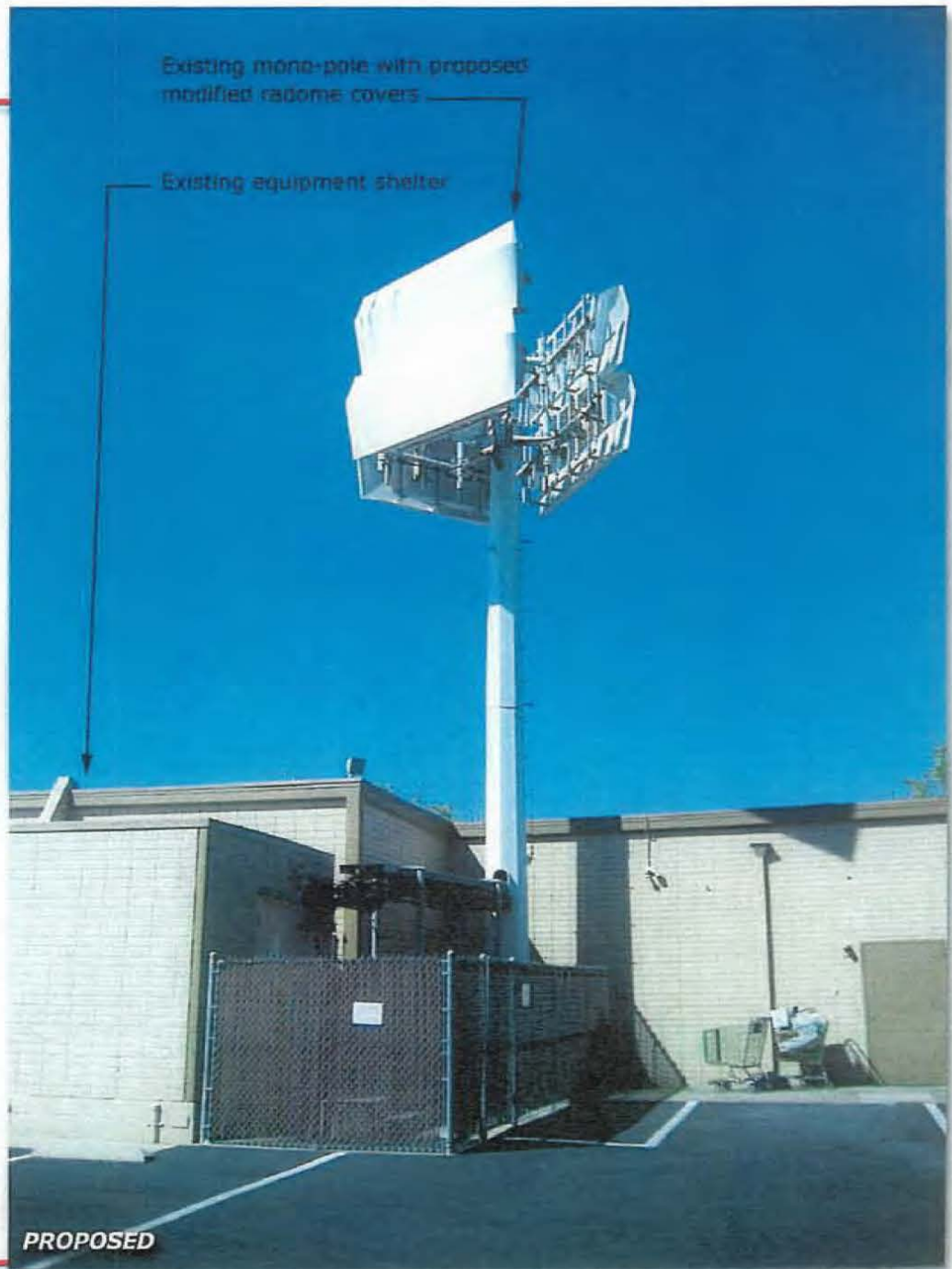
3358 Governor Drive
San Diego, CA



(2)



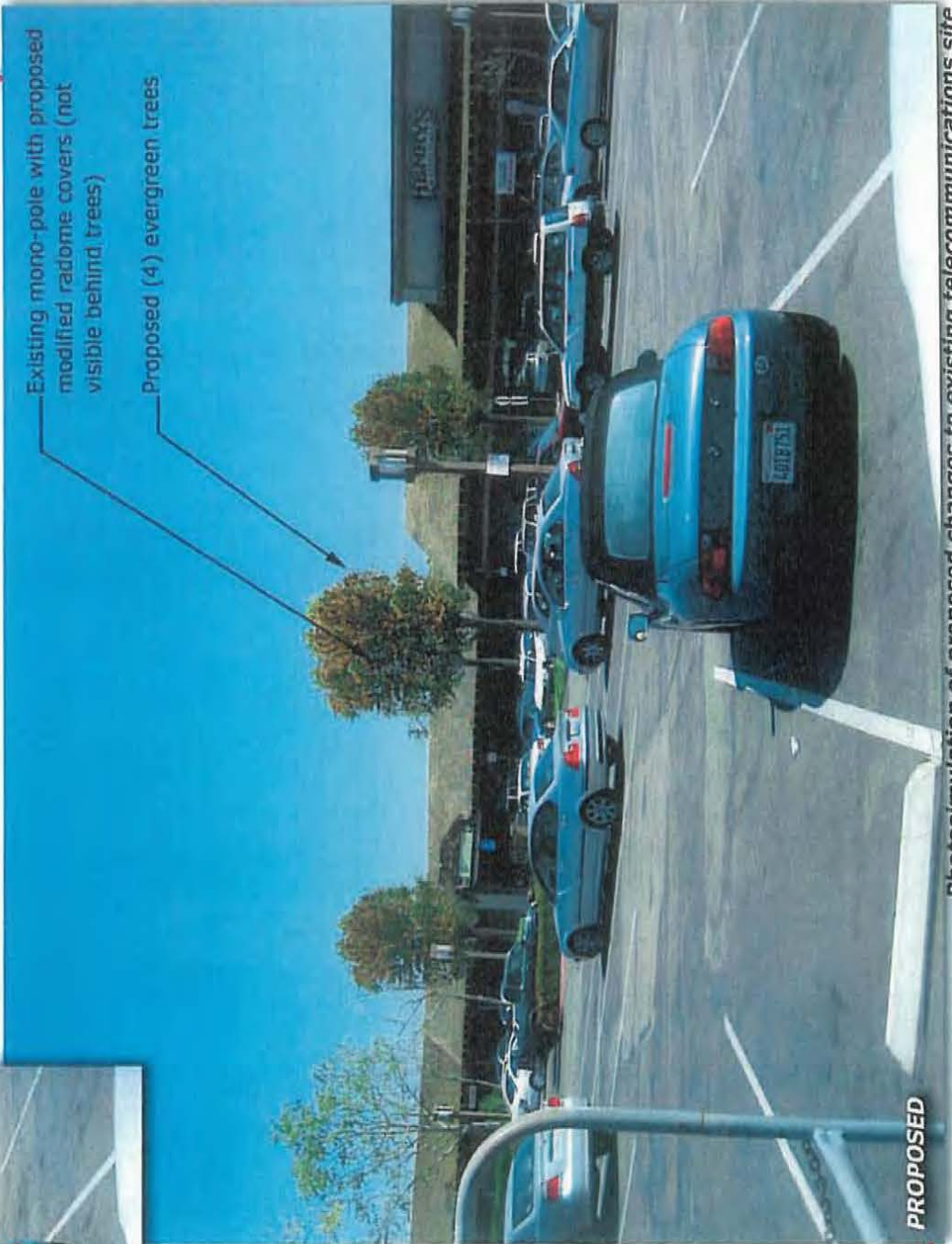
EXISTING



PROPOSED

Photosimulation of proposed changes to existing telecommunications site

Regents
 3358 Governor Drive
 San Diego, CA

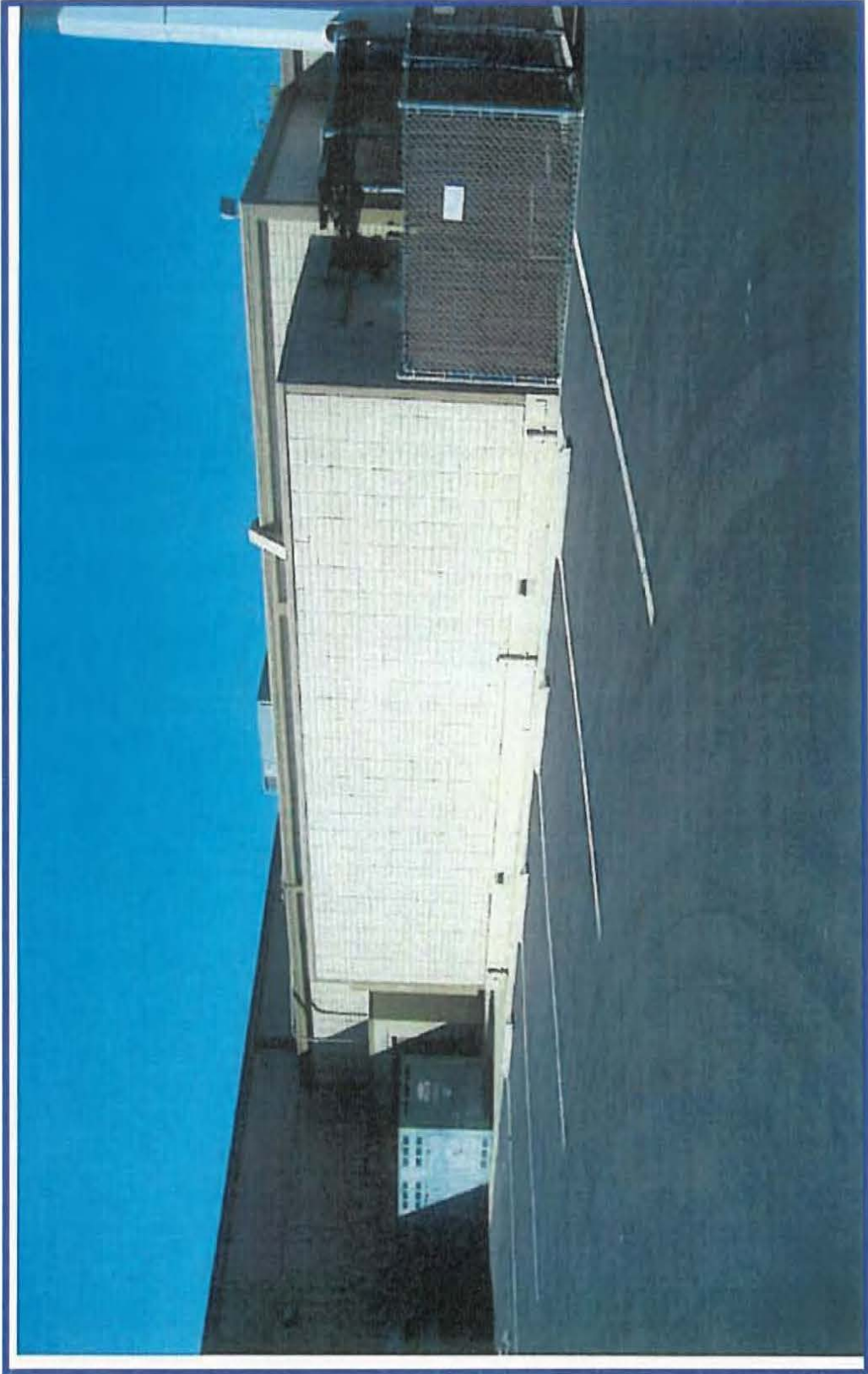



Existing mono-pole with proposed modified radome covers (not visible behind trees)

Proposed (4) evergreen trees

Photosimulation of proposed changes to existing telecommunications site

VERIZON – REGENTS
EQUIPMENT SHELTER



PROJECT DATA SHEET

PROJECT NAME:	Verizon – Padre Gold	
PROJECT DESCRIPTION:	Existing 76 foot high monopole supporting 15 panel antennas and a microwave dish and an associated 360 square foot enclosure.	
COMMUNITY PLAN AREA:	Linda Vista	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Community Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: CC-1-3		
HEIGHT LIMIT: 45-Foot maximum height limit.		
FRONT SETBACK: -		
SIDE SETBACK: 19 feet (adjacent to residential)		
REAR SETBACK: 19 feet (adjacent to residential)		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low-Density Residential; RS-1-7	School, Residential
SOUTH:	Low-Medium Density Residential; RM-2-5	Residential
EAST:	Low-Medium Density Residential; RM-2-5	Residential
WEST:	Low-Medium Density Residential; RM-2-5	Residential
DEVIATIONS OR VARIANCES REQUESTED:	Height deviation of 76 feet where 45 feet is permitted. Rear yard setback of 2 feet where 19 feet is required.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 19, 2008, the Linda Vista Community Planning Committee voted unanimously (15-0-0) to recommend denial of this project.	

PROJECT DATA SHEET

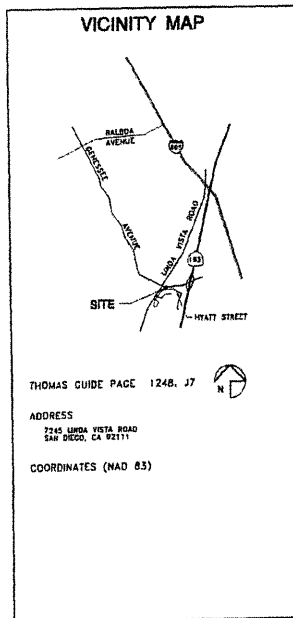
PROJECT NAME:	Verizon – Lake Murray	
PROJECT DESCRIPTION:	Existing 50 foot high monopole supporting 15 panel antennas and an associated 390 square foot enclosure.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Planned Development Permit and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Community Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: CC-1-3		
HEIGHT LIMIT: 45-Foot maximum height limit.		
FRONT SETBACK: -		
SIDE SETBACK: 19 feet (adjacent to residential)		
REAR SETBACK: 19 feet (adjacent to residential)		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial and Single Family Residential; CO-1-2 and RS-1-7	Commercial; Single-Unit Residential
SOUTH:	Single Family Residential; RS-1-7	Single-Unit Residential
EAST:	Commercial; CC-1-3	Multi-Unit Residential
WEST:	Office, Commercial; CO-1-2	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Height deviation of 50 feet where 45 feet is permitted. Rear yard setback of 2 feet where 10 feet is required.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	No recommendation has been forwarded.	

PROJECT DATA SHEET

PROJECT NAME:	Verizon Regents	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of an existing 42 feet 6 inch high monopole structure with 30 directional antennas, associated equipment shelter, and a roof-mounted microwave dish antenna.	
COMMUNITY PLAN AREA:	University City	
DISCRETIONARY ACTIONS:	Planned Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Neighborhood Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: CN-1-2 HEIGHT LIMIT: 30' FRONT SETBACK: -- SIDE SETBACK: 10' STREETSIDE SETBACK: -- REAR SETBACK: 10'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential RS-1-7	Residential
SOUTH:	Neighborhood Commercial CN-1-2	Shopping Center
EAST:	Residential RS-1-7	Residential
WEST:	Neighborhood Commercial CN-1-2	Shopping Center
DEVIATIONS OR VARIANCES REQUESTED:	This project requests a deviation from the CN-1-2 zone height limit of 30 feet and the Wireless Communication Facility (LDC 141.0420) design requirements.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	This project has not been presented to the Community Planning Group.	



PADRE GOLD
7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111



ACCESSIBILITY DISCLAIMER

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

CONSULTANT TEAM

ARCHITECT:
 WILLIAM BOOTH & ROBERT SUAREZ
 ARCHITECTURE & PLANNING
 P.O. BOX 4851
 CARLSBAD, CA 92018
 (760) 434-8474
 (760) 434-8508 (FAX)

PLANNING:
 FLANDOM INC.
 KRISTAL PATTERSON
 303 STATE PLAZA
 ESCOBEDO, CA 92029
 (760) 719-8703
 (760) 295-9487 (FAX)

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 13508 SAND CANYON AVENUE
 IRVINE, CA 92718
 CONTACT: CHENGA CHONG
 PHONE: (949) 268-7000

OWNER: AMERICAN LEGION POST 731
 DEPARTMENT OF CALIFORNIA
 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 SITE CONTACT: JERRY COPNER
 PHONE: (619) 377-8881

DEVELOPMENT SUMMARY: REMOVAL OF EXPIRED PERMIT #895251

- EXISTING VERIZON WIRELESS 30'-0" X 12'-0" PREFABRICATED TELECOMMUNICATION EQUIPMENT SHELTER INSIDE A CHAINLINK FENCE ENCLOSURE
- THREE EXISTING VERIZON WIRELESS ANTENNA SECTORS, OF FIVE ANTENNAS EACH (TOTAL OF 15 ANTENNAS) & (1) GPS ANTENNA MOUNTED ON 76'-0" HIGH MONOPOLE
- EXISTING ELECTRICAL SERVICE
- EXISTING TROUBLE SERVICE

LEGAL DESCRIPTION:
 LOT 9, BLOCK 35, LINDA VISTA SUBDIVISION UNIT NO. 9, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THROUOUT NO. 3383, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, JUNE 23, 1955

PROJECT ADDRESS: 7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111

ASSESSORS PARCEL NUMBER: 432-030-24

EXISTING ZONING: CC-1-S

PROCESS: MAJOR USE

TOTAL SITE AREA: 23,858 SQ. FT.
 = .55 ACRES

EXISTING PROJECT AREA: 360 SQ. FT.

EXISTING OCCUPANCY: 0

TYPE OF CONSTRUCTION: TYPE II, NON-RATED UNSPRINKLERED

EXISTING SHELTER OCCUPANCY: 0 TELECOM SHELTER

NOTE: THERE ARE TWO EXISTING TELECOMMUNICATION FACILITIES (VERIZON & T-SHOP) ON SITE

SHEET SCHEDULE

NO.	DESCRIPTION
T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN & ANTENNA PLAN
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
L-1	CONCEPT LANDSCAPE PLAN

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2001 EDITION
 UNIFORM BUILDING CODE, 1997 EDITION
 UNIFORM PLUMBING CODE, 2000 EDITION
 UNIFORM MECHANICAL CODE, 2000 EDITION
 NATIONAL ELECTRICAL CODE, 2002 EDITION

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

BOOTH & SUAREZ
 ARCHITECTS & PLANNERS
 1120 F STREET, SUITE 100
 SAN DIEGO, CALIFORNIA 92101
 (619) 591-1111

PREPARED FOR

verizon wireless

P.O. BOX 18707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PADRE GOLD

PROJECT NUMBER

7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

DATE	DESCRIPTION
02/24/06	2D REVIEW (AD)
03/01/06	PLANNING SUBMITTAL (AG)

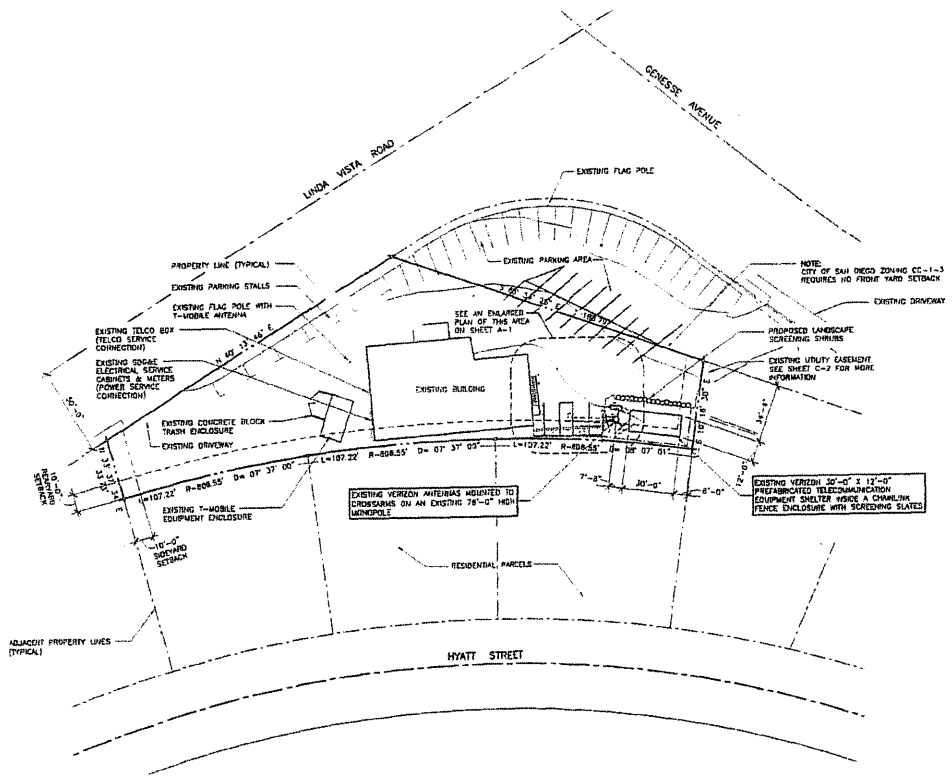
SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECT: \\verizon\060251\060251t1.dwg

T-1

ATTACHMENT 6A



SITE PLAN
SCALE: 1" = 30'

NOTE: THERE ARE TWO EXISTING TELECOMMUNICATION FACILITIES (VERIZON & T-MOBILE) ON SITE.

BOUNDARY NOTE:
THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED BY PLOT SURVEYING.

EASEMENTS:
EASEMENTS SHOWN REFLECT PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS. EXACTLY LOCATIONS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT.

Booth & Suarez
ARCHITECTS

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

APPROVALS

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

PROJECT NAME
PADRE GOLD

PROJECT NUMBER

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES
02/24/06 20 REVIEW (AO)
03/01/06 PLANNING SUBMITTAL (AO)

SHEET TITLE
SITE PLAN

PROJECTS\verizon\060223\060223140.rvt

A-0

ATTACHMENT 6A

PREPARED FOR



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

APPROVALS

CLIENT	DATE
DESIGN	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PADRE GOLD

PROJECT NUMBER

7245 LINDA VISTA ROAD
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

02/24/06 2D REVIEW (AD)
 02/01/06 PLANNING SUBMITTAL (AD)

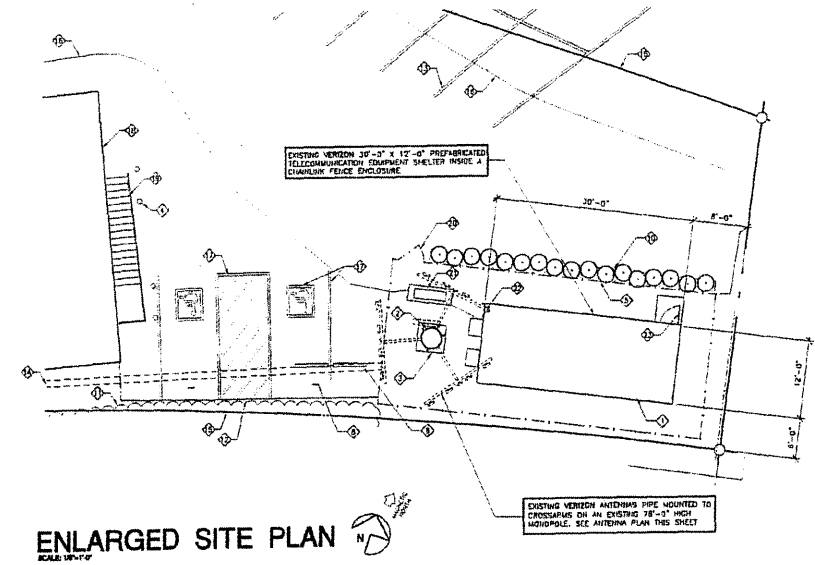
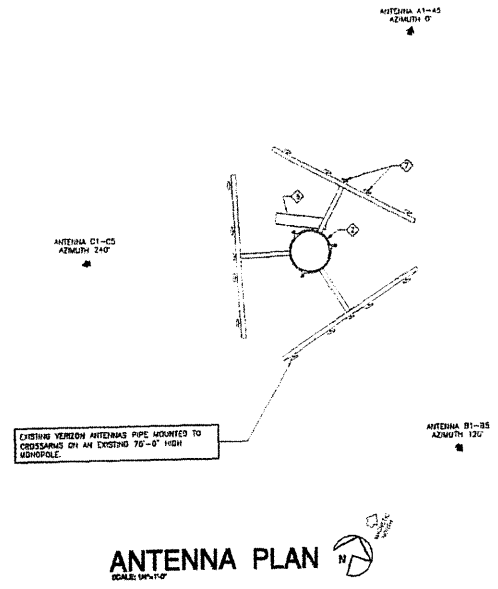
SHEET TITLE

**ENLARGED SITE PLAN
 &
 ANTENNA PLAN**

PROJECTS\verizon\060231\060231a1.dwg

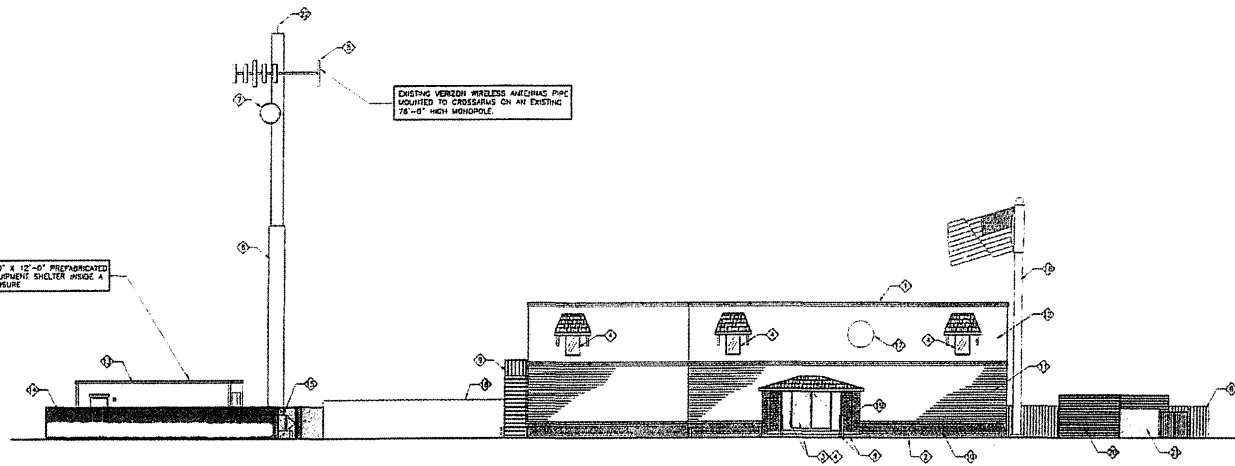
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ATTACHMENT 6A

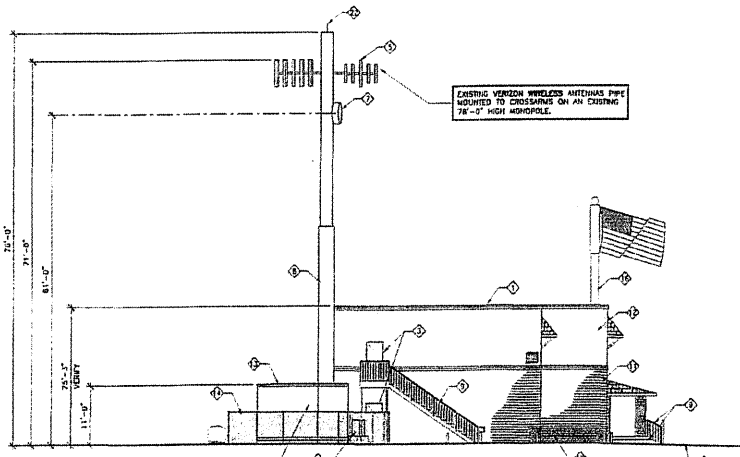


- KEYED NOTES:**
- ① EXISTING VERIZON PREFABRICATED TELECOMMUNICATIONS SHELTERS TO REMAIN
 - ② EXISTING 78'-0" HIGH MONOPOLE
 - ③ EXISTING MONOPOLE CONCRETE FOOTING
 - ④ EXISTING BOLLARDS
 - ⑤ EXISTING 6'-0" HIGH CHAINLINK FENCE WITH SCREENING SLATES
 - ⑥ EXISTING VERIZON MICROWAVE ANTENNA MOUNTED ON EXISTING MONOPOLE
 - ⑦ EXISTING VERIZON ANTENNAS MOUNTED TO CROSSBAR ON EXISTING MONOPOLE
 - ⑧ EXISTING HANDICAP SIGNAGE
 - ⑨ EXISTING CONCRETE WHEEL STOPS
 - ⑩ PROPOSED 24" WIDE LANDSCAPE AREA ADJACENT TO FENCE
 - ⑪ EXISTING LANDSCAPING TO REMAIN

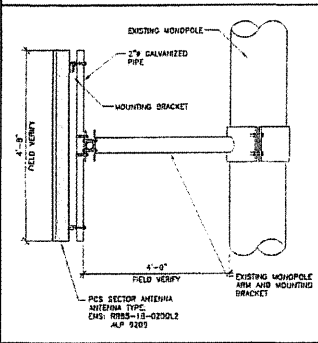
- ⑫ EDGE OF EXISTING PAVING
- ⑬ EXISTING PAINTED PARKING STIPPLES
- ⑭ EXISTING UTILITY TRENCH
- ⑮ PROPERTY LINE (TYPICAL)
- ⑯ EXISTING CONTOUR LINES @ 1'-0" INTERVALS
- ⑰ EXISTING PARKING STALL STRIPING AND HANDICAP STOPPING
- ⑱ EXISTING BUILDING WALL
- ⑲ EXISTING STAIRS AND RAILING
- ⑳ EXISTING CHAINLINK GATE
- ㉑ EXISTING EQUIPMENT TO REMAIN
- ㉒ EXISTING WALL MOUNTED MECHANICAL UNITS
- ㉓ EXISTING DOOR & CONCRETE LANDING



NORTH ELEVATION
SCALE: 1" = 10'-0"



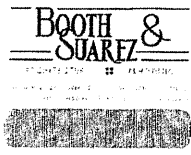
EAST ELEVATION
SCALE: 1" = 10'-0"



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

KEYED NOTES

- ① TOP OF EXISTING BUILDING PARAPET
- ② EXISTING GRADE
- ③ EXISTING DOOR
- ④ EXISTING WINDOWS
- ⑤ EXISTING VERIZON ANTENNAS PIPE MOUNTED ON EXISTING MONOPOLE TO REMAIN
- ⑥ EXISTING WOOD SIGNAGE TO REMAIN
- ⑦ EXISTING MICROWAVE ANTENNA TO REMAIN
- ⑧ EXISTING 78'-0" HIGH MONOPOLE INSIDE AN EXISTING CHAINLINK ENCLOSURE
- ⑨ EXISTING STAIRS, LANDING AND GUARDRAIL
- ⑩ EXISTING BRICK VESTIB
- ⑪ EXISTING WOOD SIGNAGE
- ⑫ EXISTING STUCCO FINISHED WALL
- ⑬ EXISTING VERIZON TELECOMMUNICATION EQUIPMENT SHELTER INSIDE A CHAINLINK FENCE ENCLOSURE
- ⑭ EXISTING 8'-0" HIGH CHAINLINK FENCE WITH SCREENING SLATS
- ⑮ EXISTING EQUIPMENT TO REMAIN
- ⑯ EXISTING FLAG POLE WITH T-MOBILE ANTENNA TO REMAIN
- ⑰ EXISTING BUILDING SIGNAGE TO REMAIN
- ⑱ EXISTING LANDSCAPE HEDGE TO REMAIN
- ⑲ EXISTING CONCRETE BOLLARD
- ⑳ EXISTING T-MOBILE EQUIPMENT ENCLOSURE
- ㉑ EXISTING CONCRETE BLACK TRASH ENCLOSURE
- ㉒ EXISTING GPS ANTENNA



PREPARED FOR
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(949) 222-7000

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
PADRE GOLD

PROJECT NUMBER

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

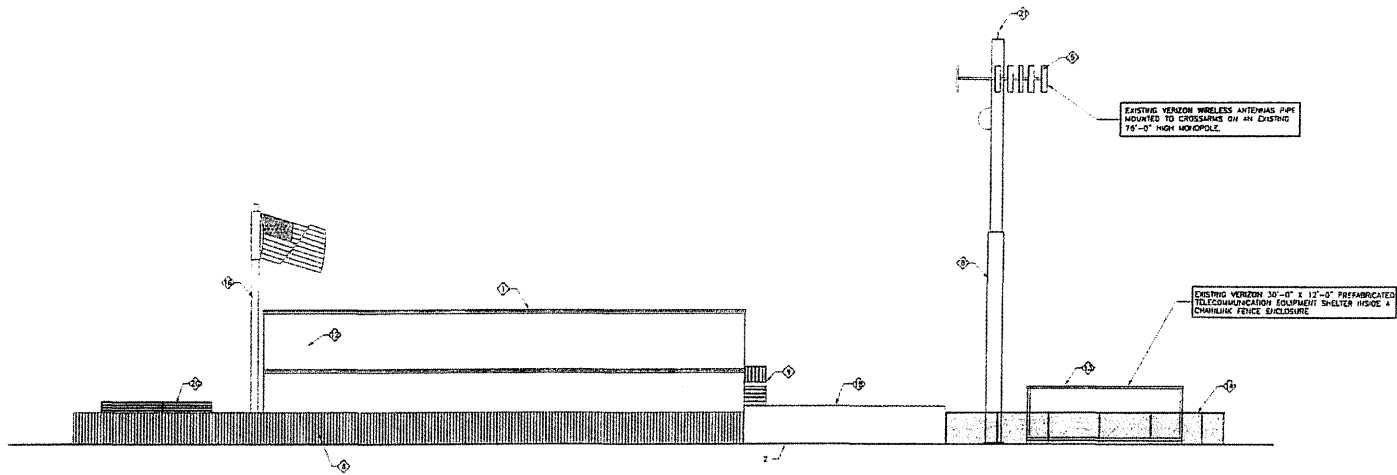
DRAWING DATES
02/24/09 TO REVIEW (AD)
03/01/09 PLANNING SUBMITTAL (AD)

SHEET TITLE
EXTERIOR ELEVATIONS

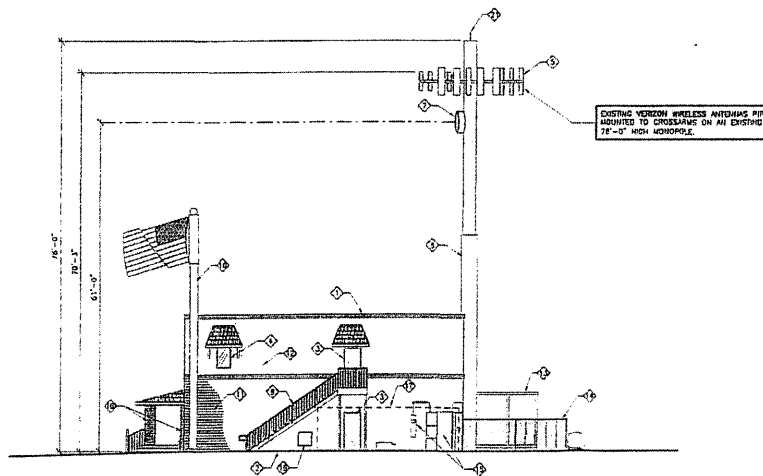
PROJECTS\win2001\0602201\060222a2.dwg

A-2

ATTACHMENT 6A



SOUTH ELEVATION
SCALE: 1" = 16'



WEST ELEVATION
SCALE: 1" = 16'

KEYED NOTES

- ① TOP OF EXISTING BUILDING PARAPET
- ② EXISTING GRADE
- ③ EXISTING DOOR
- ④ EXISTING WINDOWS
- ⑤ EXISTING VERIZON ANTENNAS PIPE MOUNTED ON EXISTING MONOPOLE TO REMAIN
- ⑥ EXISTING WOOD FENCE TO REMAIN
- ⑦ EXISTING MICROWAVE ANTENNA TO REMAIN
- ⑧ EXISTING 76'-0" HIGH MONOPOLE INSIDE AN EXISTING CHAINLINK ENCLOSURE
- ⑨ EXISTING STAIRS, LANDING AND GUARDRAIL
- ⑩ EXISTING BRICK VENEER
- ⑪ EXISTING WOOD SIDING
- ⑫ EXISTING STUCCO FINISHED WALL
- ⑬ EXISTING VERIZON TELECOMMUNICATION EQUIPMENT SHELTER HOOD EXISTING CHAINLINK ENCLOSURE
- ⑭ EXISTING 8'-0" HIGH CHAINLINK FENCE WITH SCREENING SLATES
- ⑮ EXISTING ELECTRICAL CABINETS AND METERS TO REMAIN
- ⑯ EXISTING FLAG POLE WITH T-MOBILE ANTENNA TO REMAIN
- ⑰ EXISTING T-MOBILE EQUIPMENT ENCLOSURE (SHOWN DASHED FOR CLARITY)
- ⑱ EXISTING LANDSCAPE HEDGE TO REMAIN
- ⑲ EXISTING T-BOX (T-BOX SERVICE CONNECTION)
- ⑳ EXISTING T-MOBILE EQUIPMENT ENCLOSURE
- ㉑ EXISTING GPS ANTENNA

Booth & Suarez
ARCHITECTS



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verizon wireless

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

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
PADRE GOLD

PROJECT NUMBER

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

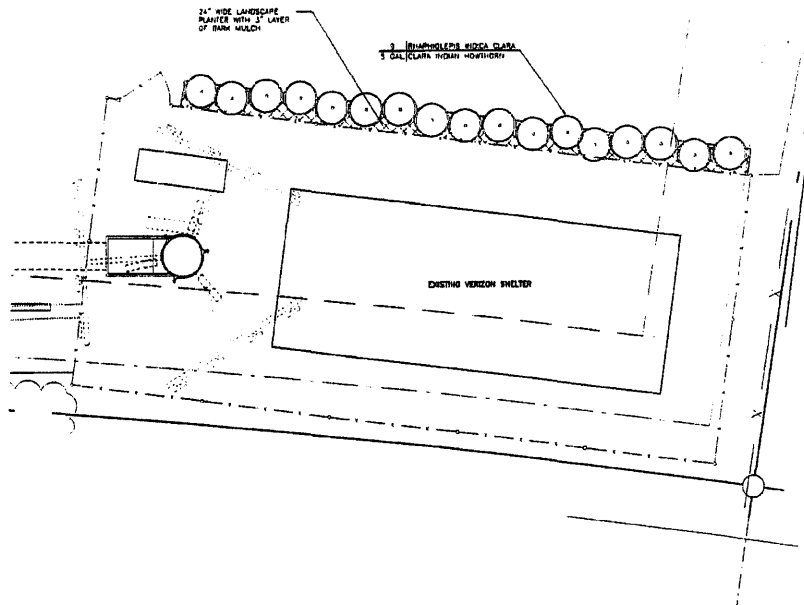
DRAWING DATES
02/24/06 2D REVIEW (AD)
03/01/06 PLANNING SUBMITTAL (AG)

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT: \verizon\080226\080226.dwg

A-3

ATTACHMENT 6A



CONCEPT LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

PLANTING NOTES

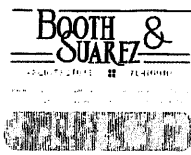
1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE STARTUP OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 15' OF A TREE TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL OR CONCRETE MON STRIP.
5. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEVELOPED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATIONS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT'S MANUAL LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE:
IMPROVED/PAVED AREAS DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET ABOVE GROUND UTILITY STRUCTURES - 10 FEET
UNDERGROUND UTILITY LINES - 3 FEET DRAINWAY (ENTRANCE) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 20 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. VERIZON WIRELESS IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT:
IRVING CALIFORNIA 92233-9707
(949) 222-7000

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO LANDSCAPE REGULATIONS AND ALL OTHER CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SHOPPING CENTER.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE ROUTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE DRY-SPRAY, POORING OR RUN-OFF SHALL BE ELIMINATED. ALBERT SYSTEMS TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE POORING, RUN-OFF, OVER-SPRAY AND WASTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRINKLING OF SIDEWALKS, STREETS AND NON-IRRIGATED USE AREAS.

REVEGETATION REQUIREMENTS

1. GRADED AREAS SHALL BE HYDRO-SEED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF STRUCTURE(S) DOES NOT OCCUR WITHIN 90 DAYS OF GRADING, HYDRO-SEED SHALL BE REAPPLIED OR IRRIGATED AS NECESSARY TO ESTABLISH GROWTH.
2. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURE(S) SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04-04 AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.



PREPARED FOR
verizon wireless

P.O. BOX 19707
IRVING, CA 92233-9707
(949) 222-7000

APPROVALS

R.F.	DATE
CONTRACTOR	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
PADRE GOLD
PROJECT NUMBER

7245 LINDA VISTA ROAD
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES
01/01/06 PLANNING SUBMITTAL (A0)

SHEET TITLE
CONCEPT LANDSCAPE PLAN

PROJECTS\wireless\060221st\060221st.1.dwg

L-1

ATTACHMENT 6A

verizon wireless

LAKE MURRAY
7393 JACKSON DRIVE
SAN DIEGO, CALIFORNIA 92119

SPECIAL INSPECTIONS

1 CONCRETE	13.1 VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT
2 BOLTS INSTALLED IN CONCRETE	13.2 VERIFY THAT FOUNDATION DIMENSIONS EXCEED TO PROPER DEPTH AND BEARING STRATA
3 CONCRETE MOMENT-RESISTING SPACE FRAME	13.3 PROVIDE SOIL COMPRESSION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES
4 REINFORCING STEEL AND PRESTRESSING STEEL	13.4 PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, CH-GRIDE FLOOR SLAB CENTER FOR EACH BUILDING SITE
5.1 ALL STRUCTURAL WELDING	14 SHOCK CONTROL SYSTEM
5.2 WELD REINFORCING STEEL	15 SPECIAL CASES DISORDER
5.3 WELDING REINFORCING STEEL	16 OFF-SITE FABRICATION OF BUILDING COMPONENTS
6 HIGH-STRENGTH BOLTING	17 OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER
7 STRUCTURAL WELDING	
8 REINFORCED CONCRETE	
9 INSULATING CONCRETE FILL	
10 SHIM-SPACED FORMWORKING	
11 DEEP FOUNDATIONS (PIPING, DRILLED & CASINGS)	
12 SHORCRETE	

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS

VICINITY MAP



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

KERRIGAN DIEHL
PLANCON, INC.
302 STATE PLACE
ESCONDIDO, CA 92029
PHONE: (760) 587-3003
FAX: (760) 735-4913

ARCHITECT:

JRA
3 SAN JOAQUIN PLAZA
SUITE 155
NEWPORT BEACH, CA 92660
PHONE: (949) 760-3920
FAX: (949) 760-3931
CONTACT: JEFF RCME

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

OWNER: BIG BEAR SUPERMARKET #3
P.O. BOX 20
BOISE, IDAHO 83726

PROJECT DESCRIPTION/SCOPE:

RENEWAL OF 95-0181 CONSISTING OF A 20' HIGH MONOPOLE WITH (10) ANTENNAS AND EQUIPMENT SHELTER.

NEW LANDSCAPE:

OTHER ON-SITE TELECOM FACILITIES: VERIZON

PROJECT ADDRESS: 7393 JACKSON DRIVE
SAN DIEGO, CA 92119

ASSESSING PARCEL NUMBER: 674-520-18

EXISTING ZONING: CC-1-3

PROPOSED PROJECT AREA: 750 SF

PROPOSED TYPE OF CONSTRUCTION: TYPE V-N

PROPOSED OCCUPANCY: U-2

EXISTING TYPE OF CONSTRUCTION: TYPE V-N

EXISTING OCCUPANCY: U-2

JURISDICTION: SAN DIEGO

ZONING PROCESS: LIMITED USE

LEGAL DESCRIPTION: TO BE DETERMINED

SHEET INDEX

T-1 TITLE SHEET
A-0 SITE PLAN
A-1 ENLARGED SITE PLAN
A-2 WEST ELEVATION
A-3 SOUTH ELEVATION
L-1 LANDSCAPE PLAN

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA BUILDING CODE, 2006 EDITION
UNIFORM BUILDING CODE, 2006 EDITION
UNIFORM PLUMBING CODE, 2006 EDITION
UNIFORM MECHANICAL CODE, 2006 EDITION
NATIONAL ELECTRICAL, 2005 EDITION

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

ACCESSIBILITY DISCLAIMER

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

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY. WHEN THESE DRAWINGS ARE PRINTED IN 24"x36" FORMAT, IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

JRA

Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 760-3920
Fax: (949) 760-3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISSEMINATION OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



PREPARED FOR

verizon wireless

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

LAKE MURRAY

7393 JACKSON DRIVE
SAN DIEGO, CALIFORNIA 92119
SAN DIEGO COUNTY

DRAWING DATES

03/28/06 PRELIM CO REVIEW (P1)
04/03/06 DRN COMMENTS (P2)
03/31/08 ADDED LANDSCAPE (P3)

SHEET TITLE

TITLE SHEET

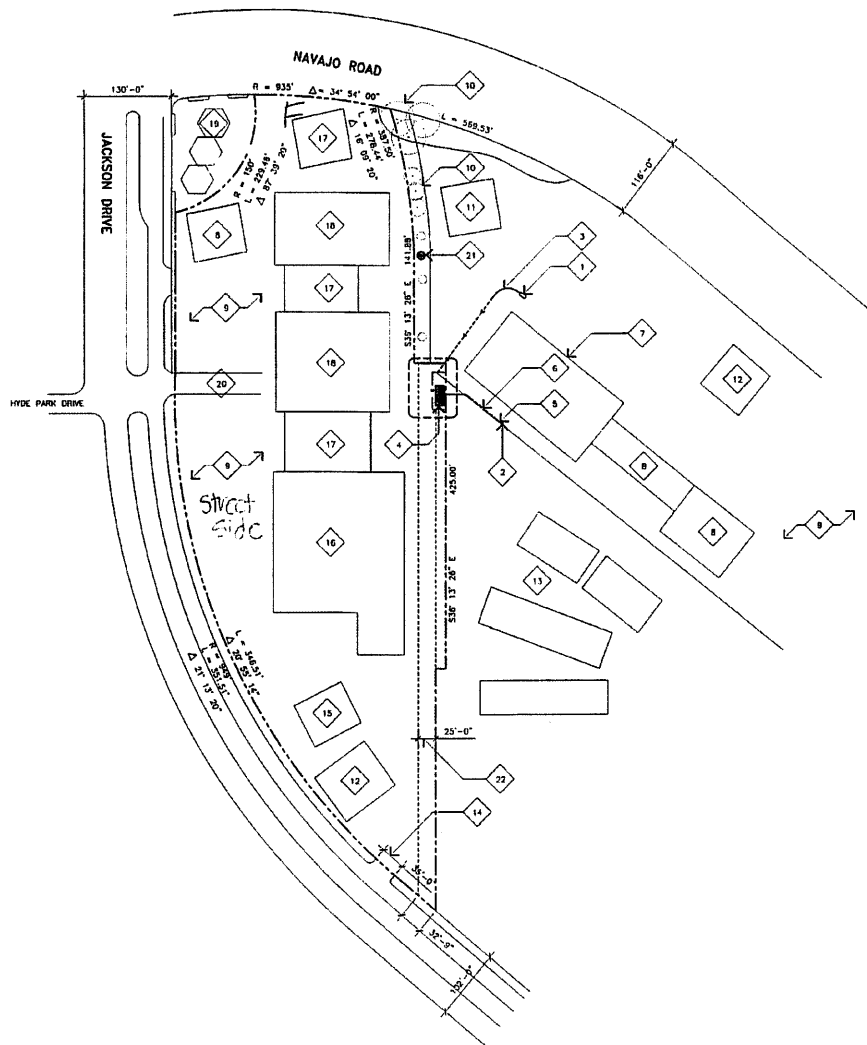
T-1

SITE PLAN KEYNOTES

- 1 (E) TELCO HATCHHOLE
- 2 (E) SDG&E TRANSFORMER #403-162.
- 3 (E) VERIZON UNDERGROUND TELCO RUN.
- 4 (E) VERIZON PRE-FABRICATED SHELTER.
- 5 (E) METER ADJACENT TO XFMR.
- 6 (E) UNDERGROUND POWER RUN.
- 7 (E) INSURANCE COMPANY BUILDING.
- 8 (E) RETAIL BUILDING, 15'-0" HIGH.
- 9 NOT USED.
- 10 (E) TREES, TYPICAL.
- 11 (E) RETAIL BUILDING 18'-0" HIGH.
- 12 (E) BANK BUILDING 15'-0" HIGH.
- 13 (E) RESIDENTIAL.
- 14 ACCESS TO VERIZON SITE.
- 15 (E) FAST FOOD BUILDING 10'-0" HIGH.
- 16 (E) 35'-0" HIGH RETAIL BUILDING.
- 17 (E) RETAIL BUILDING 18'-0" HIGH.
- 18 (E) RETAIL BUILDING 20'-0" HIGH.
- 19 (E) GAS STATION BUILDING, 20'-0" HIGH.
- 20 (E) 35'-0" DRIVE.
- 21 (E) 50'-0" HIGH PRESSURE RELIEF TOWER.
- 22 (E) SAN DIEGO COUNTY WATER AUTHORITY FACILITY.

SETBACKS:
 1. FRONT = 0'-0"
 2. SIDE = 10'-0"
 3. REAR = 10'-0"

EXISTING CARRIAGE: VERIZON
 EASEMENTS: NONE KNOWN, EXCEPT THOSE SHOWN.



SITE PLAN

SCALE: 1"=80'
 0 40' 80' 1



JRA
 Jeffrey Rome & Associates, Inc.
 Architecture & Telecommunications
 3 San Josepito Place, Suite 155
 Newport Beach, California 92660
 Phone: (949) 760-3529
 Fax: (949) 760-3831

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY OF HARPER. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

REGISTERED ARCHITECT
 C-20508
 STATE OF CALIFORNIA

PREPARED FOR
verizon wireless
 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618

APPROVALS

R.T. _____
 ZONING _____
 CONSTRUCTION _____
 SITE ACQUISITION _____
 OWNER APPROVAL _____

PROJECT NAME
LAKE MURRAY

7393 JACKSON DRIVE
 SAN DIEGO, CALIFORNIA 92119
 SAN DIEGO COUNTY

DRAWING DATES
 03/28/06 PRELIM CD REVIEW (P1)
 04/03/06 DRW COMMENTS (P2)
 03/31/08 ADDED LANDSCAPE (P3)

SHEET TITLE
SITE PLAN

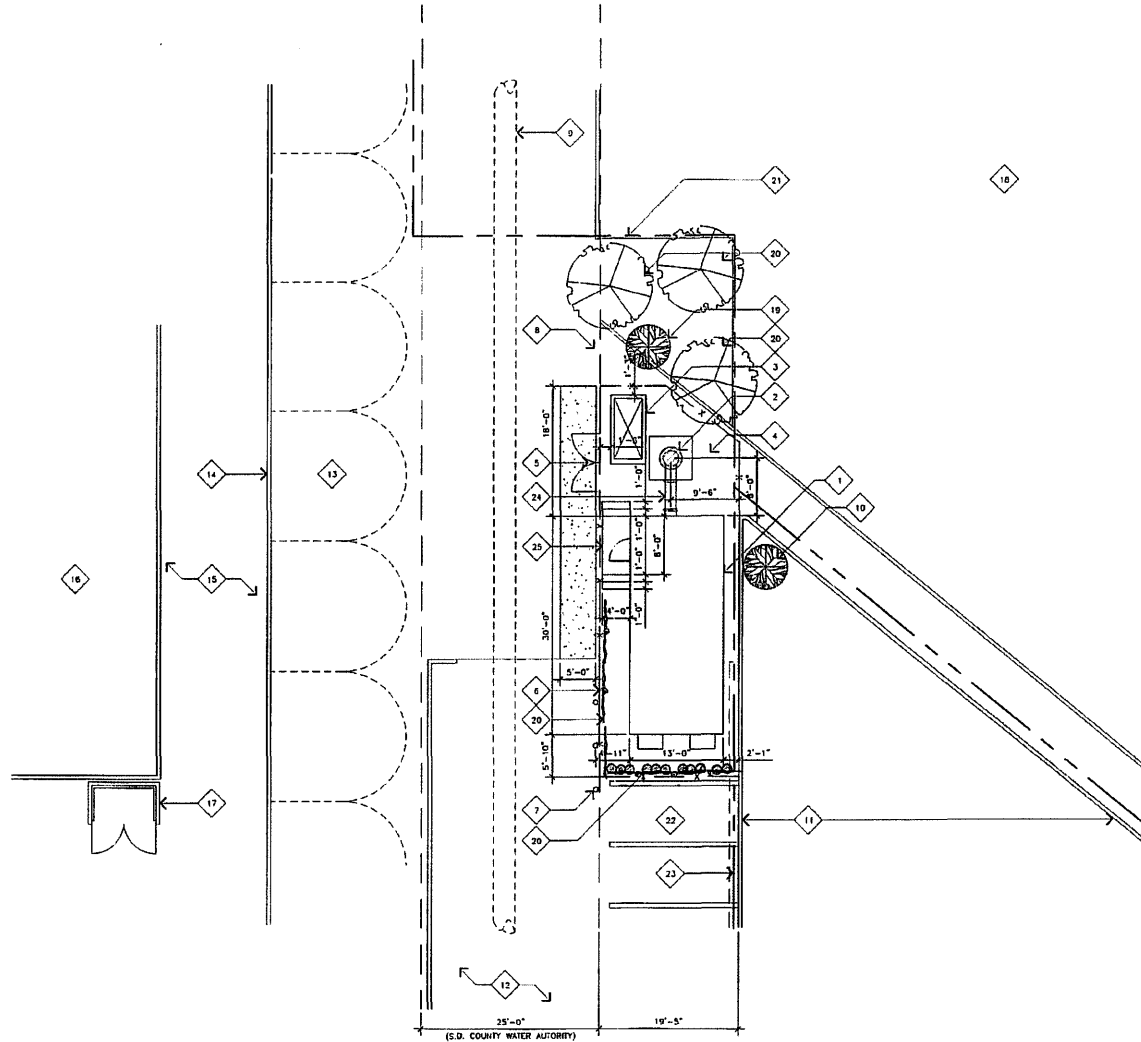
A-0

ATTACHMENT 6B

JRA 200 000 000000 0001

SITE PLAN KEYNOTES

- 1 (E) VERIZON EQUIPMENT SHELTER.
- 2 (E) VERIZON 50'-0" HIGH ANTHEMIA SUPPORT STRUCTURE.
- 3 (E) VERIZON EMERGENCY GENERATOR.
- 4 (E) VERIZON 4" GRAVEL SURFACE WITHIN FENCE LINE.
- 5 (E) VERIZON 8'-0" WIDE ACCESS GATE.
- 6 (E) VERIZON 6'-0" HIGH CHAIN LINK FENCE.
- 7 (E) VERIZON 36" HIGH 4" CONCRETE FILLED PIPE BOLLARDS (TOTAL OF 3)
- 8 (E) VERIZON CONCRETE HALLWAY.
- 9 (E) WATER LINE.
- 10 (E) TRCL.
- 11 (E) 6'-0" HIGH MASONRY WALL.
- 12 (E) A.C. PAVING.
- 13 (E) SLOPE.
- 14 (E) MASONRY RETAINING WALL.
- 15 (E) 15'-0" WIDE CONCRETE DRIVEWAY.
- 16 (E) 28'-8" HIGH BUILDING.
- 17 (E) TRASH ENCLOSURE.
- 18 (E) 20'-0" HIGH 8" CONCRETE BLOCK BUILDING.
- 19 (E) LANDSCAPE.
- 20 (H) LANDSCAPE; SEE LANDSCAPE PLANS.
- 21 (E) PROPERTY LINE.
- 22 (E) PARKING.
- 23 (E) CURB.
- 24 (E) VERIZON ICE BRIDGE.
- 25 (E) VERIZON CONCRETE LANDING.



(S.D. COUNTY WATER AUTHORITY)



ENLARGED SITE PLAN

SCALE: 1/8"=1'-0"
0 4' 8' 1

JRA
Jeffrey Roma & Associates, Inc.
Architecture & Telecommunications
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Newport Beach, California 92660
Phone: (949) 760-3929
Fax: (949) 760-3921

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verizon wireless
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

PROJECT NAME
LAKE MURRAY
7393 JACKSON DRIVE
SAN DIEGO, CALIFORNIA 92119
SAN DIEGO COUNTY

DRAWING DATES
03/28/06 PRELIM CD REVIEW (P1)
04/03/06 DRN COMMENTS (P2)
03/31/08 ADDED LANDSCAPE (P3)

SHEET TITLE
ENLARGED SITE PLAN

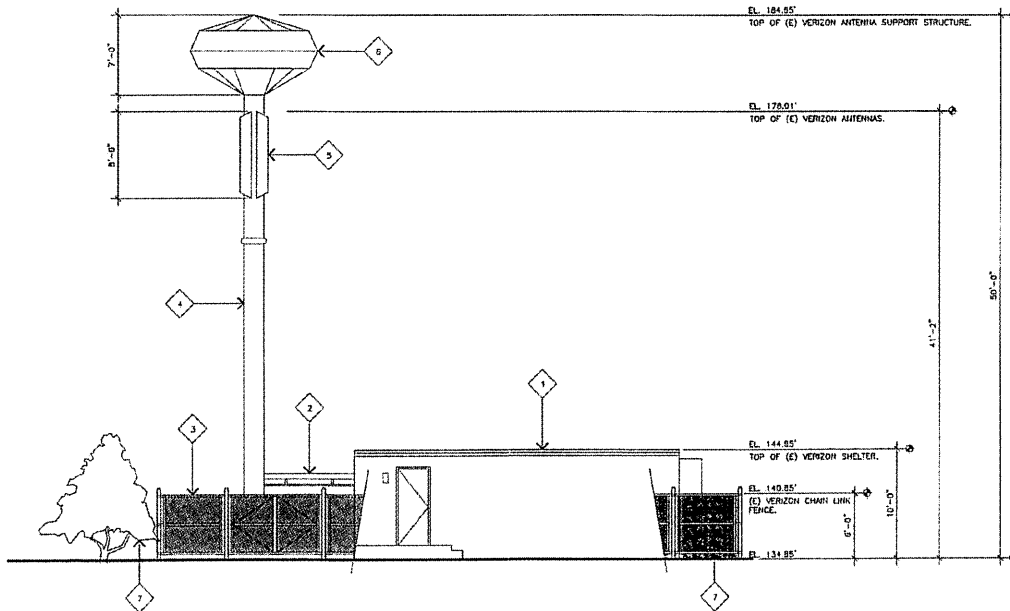
A-1

DATE PLOTTED: 02/23/08

ATTACHMENT 6B

WEST ELEVATION KEYNOTES

- 1 (E) VERIZON EQUIPMENT SHELTER.
- 2 (E) VERIZON ICE BRIDGE.
- 3 (E) VERIZON CHAIN LINK FENCE.
- 4 (E) VERIZON ANTENNA SUPPORT STRUCTURE.
- 5 (E) VERIZON (18) DIRECTIONAL ANTENNAS BEHIND SCREEN AND ATTACHED TO POLE.
- 6 (E) VERIZON FIBERGLASS RANDOME SCREENS.
- 7 (N) VERIZON LANDSCAPE.



WEST ELEVATION

SCALE: 1/4"=1'-0" 0 2' 4' 1

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 15505 SARD CANYON AVENUE
 IRVINE, CALIFORNIA 92618

APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

PROJECT NAME
LAKE MURRAY

7393 JACKSON DRIVE
 SAN DIEGO, CALIFORNIA 92119
 SAN DIEGO COUNTY

DRAWING DATES
 03/28/06 PRELIM CD REVIEW (P1)
 04/03/06 DRW COMMENTS (P2)
 03/31/06 ADDED LANDSCAPE (P3)

SHEET TITLE
WEST ELEVATION

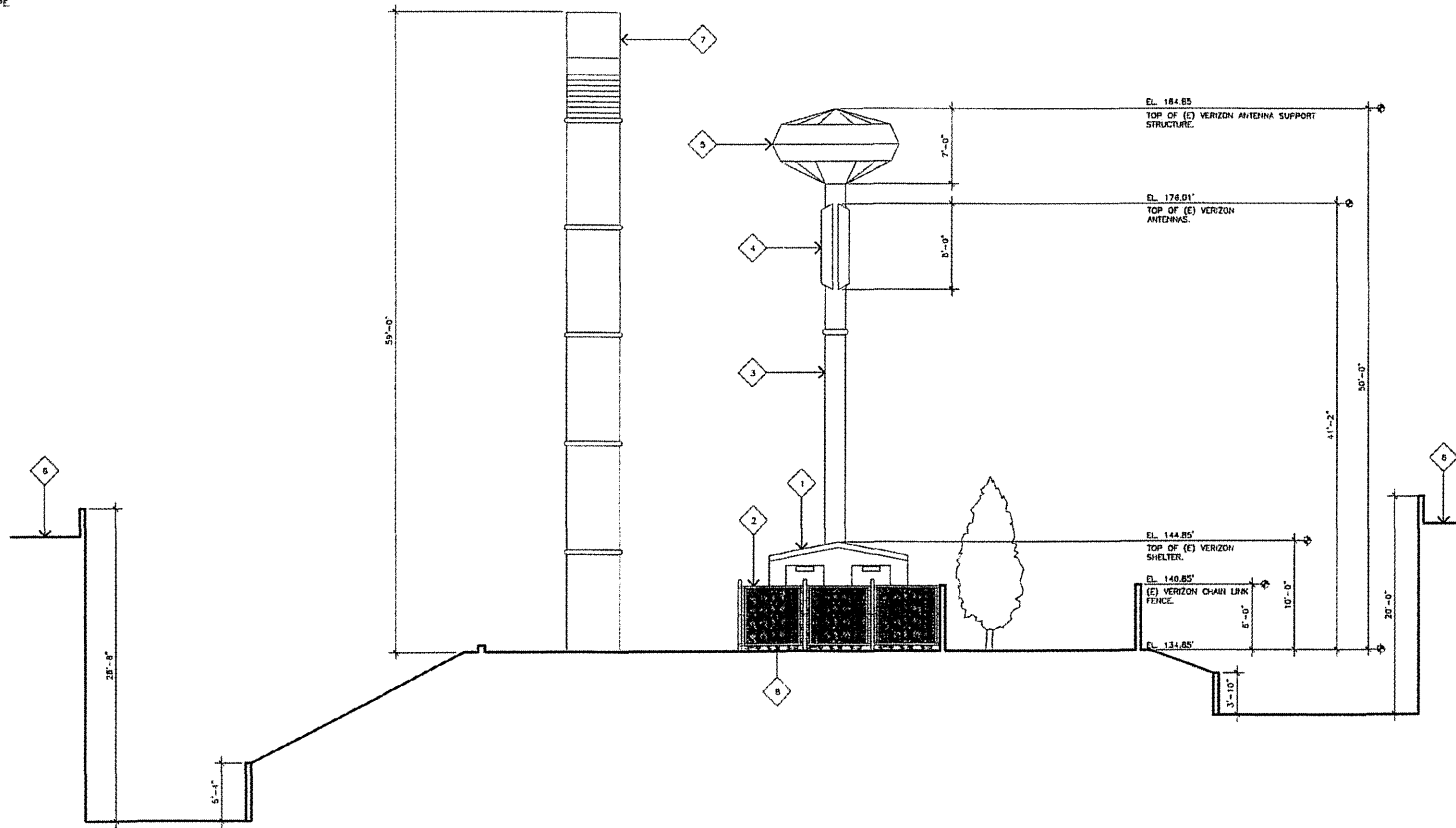
A-2

12/20/06 NUMBER 08231

ATTACHMENT 6B

SOUTH ELEVATION KEYNOTES

- 1 (E) VERIZON EQUIPMENT SHELTER.
- 2 (E) VERIZON CHAIN LINK FENCE.
- 3 (E) VERIZON ANTENNA SUPPORT STRUCTURE.
- 4 (E) VERIZON (16) DIRECTIONAL ANTENNAS BEHIND SCREEN AND ATTACHED TO POLE.
- 5 (E) VERIZON FIBERGLASS FIBRODOME SCREENS.
- 6 (E) BUILDING.
- 7 (E) 50'-0" HIGH WATER PRESSURE RELET TOWER.
- 8 (H) VERIZON LANDSCAPE.



SOUTH ELEVATION

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

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 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618

APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

PROJECT NAME
LAKE MURRAY
 7393 JACKSON DRIVE
 SAN DIEGO, CALIFORNIA 92119
 SAN DIEGO COUNTY

DRAWING DATES
 03/28/06 PRELIM CD REVIEW (P1)
 04/03/06 DRN COMMENTS (P2)
 03/31/08 ADDED LANDSCAPE (P3)

SHEET TITLE
SOUTH ELEVATION

A-3

ATTACHMENT 6B

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 IRVINE, CALIFORNIA 92618

APPROVALS
 R.F. _____
 ZONING _____
 CONSTRUCTION _____
 SITE ACQUISITION _____
 OTHER APPROVAL _____

PROJECT NAME
LAKE MURRAY
 7393 JACKSON DRIVE
 SAN DIEGO, CALIFORNIA 92119
 SAN DIEGO COUNTY

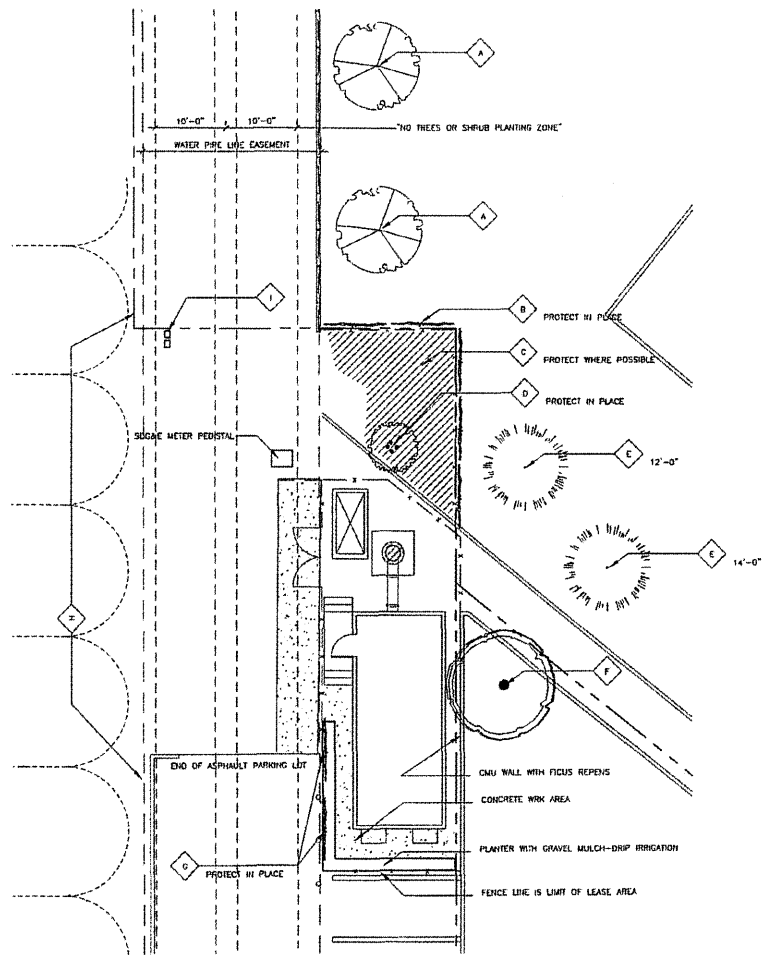
DRAWING DATES
 03/28/06 PRELIM CD REVIEW (P1)
 04/03/06 DRW COMMENTS (P2)
 03/13/08 REVISED LANDSCAPE (P3)

SHEET TITLE
EXISTING LANDSCAPE AND SUPPLEMENTAL LANDSCAPE SITE PLANS

L-1

JRA 208 10/26/08 08:21

ATTACHMENT 6B



EXISTING LANDSCAPE SITE PLAN KEYNOTES

- | | | | |
|---|---|---|---|
| A | (C) TROPAEUM CONFERTA
BIRDSNARE BOX
12'-0" HIGH (2) | F | (E) PHOTINIA FRASERA
FRUITSHAW TREE
12'-0" HIGH |
| B | (C) DISTICHA SUCCUBATORIA
BLOOD RED TRUMPET VINE
(2) TRIMMED TO FENCE | G | (C) DISTICHA SUCCUBATORIA
BLOOD RED TRUMPET VINE
(2) TRIMMED TO FENCE-TIM GROWTH |
| C | (C) TRACHELOSPERMUM JASMINOIDES
STAR JASMINE
FULL GROUND COVER/IRRIGATION | H | (C) 3:1 SLOPE WITH GAZARIA
MAINTAINED BY COMMERCIAL CENTER
TO STEEP FOR CONTAINER PLANTING |
| D | (C) HETEROMELES ARBUTIFOLIA
TOWN
4'-8" HIGH - PROTECT IN PLACE | I | (C) CONTROL VALVES AND MAINLINE FROM
COMMERCIAL CENTER-ASSUMED TO SUPPLY
IRRIGATION TO STAR JASMINE AREA AND DRIP
TO VINES ON SHELTER FENCE. |
| E | (C) PINUS CANARIENSIS(2)
CANARY ISLAND PINE
12'-0"/14'-0" HIGH | | |



SUPPLEMENTAL LANDSCAPE SITE PLAN KEYNOTES

- | | | | |
|---|---|---|--|
| 1 | (C) TROPAEUM CONFERTA
BIRDSNARE BOX
(3) 24" BOX | 5 | (N) RESTORE DRIP IRRIGATION PIPE AND
EMITTERS TO SHRUBS AND VINES |
| 2 | (C) TRACHELOSPERMUM JASMINOIDES
STAR JASMINE
(3) 3 GALLON-TRAILER DAMAGED PLANTING
AND REACTIVATE (E) IRRIGATION | 6 | (N) PUSSETTLOLA ALATA
EAGON-PINK PASSION FLOWER VINE
(2) 5 GALLON-PROTECT (C) DISTICHA WHEN
INSTALLING-TO FENCE |
| 3 | (N) UDENSA JAPONICA
JAPANESE PINE(1)
(1) 5 GALLON-SCREEN FOR LOWER AREA | 7 | (N) REPLACE GRAVEL MULCH |
| 4 | (N) IPHOEDERA VERTICATA
FLAME VINE
(3) 5 GALLON-TRAIL TO FENCE | | |



PETER BEAUDETTE MILES
 LANDSCAPE ARCHITECT
 28831 BELAQUEST DRIVE
 LAKE FOREST, CA. 92650
 (949) 770-1436

EXISTING LANDSCAPE SITE PLAN

SUPPLEMENTAL LANDSCAPE SITE PLAN



REGENTS
3358 GOVERNOR DRIVE
SAN DIEGO, CA 92122

2

VICINITY MAP

THOMAS GUIDE PAGE 1228, C5

ADDRESS
3358 GOVERNOR DRIVE
SAN DIEGO, CA 92122

COORDINATES (NAD 83)
LATITUDE: 32° 51' 08" NORTH
LONGITUDE: 117° 12' 49" WEST

ACCESSIBILITY DISCLAIMER

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

CONSULTANT TEAM

ARCHITECT:
WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
P.O. BOX 4821
CARLSBAD, CA 92018
(760) 434-8474
(760) 434-8828 (FAX)

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15905 SAND CANYON AVENUE
IRVINE, CA 92718
CONTACT: KRISTAL PATTERSON
PHONE: (858) 715-8703

OWNER: UC MARKETPLACE PARTNERSHIP
888 WEST MESSINA BAY DRIVE
SAN DIEGO, CA 92109

PROJECT DESCRIPTION:

- EXISTING GROUND MOUNTED VERIZON EQUIPMENT SHELTER
- EXISTING 40'-0" HIGH MONOPOLE WITH 30 DIRECTIONAL ANTENNAS WITH R.F. TRANSPARENT SCREENS, MODIFY R.F. TRANSPARENT SCREEN TO ENCLOSE ANTENNAS
- EXISTING 40'-0" HIGH MONOPOLE WITH 30 DIRECTIONAL ANTENNAS WITH R.F. TRANSPARENT SCREENS, MODIFY R.F. TRANSPARENT SCREEN TO ENCLOSE ANTENNAS
- EXISTING ROOFTOP MICROWAVE DISH ANTENNA
- UNION LANDSCAPE & IRRIGATION MODIFICATION ALONG NORTH PROPERTY LINE

LEGAL DESCRIPTION:
LOT 1 OF REGENTS ROAD COMMERCIAL CENTER IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 4973, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 8, 1982

PROJECT ADDRESS: 3358 GOVERNOR DRIVE
SAN DIEGO, CA 92122

ASSESSORS PARCEL NUMBER: 348-280-39,41,43

EXISTING ZONING: CN-1-2

CUP PROCESS:
THE REMOVAL OF CUP #88-0345 CONSISTING OF (30) DIRECTIONAL ANTENNAS & A GROUND MOUNTED EQUIPMENT SHELTER

TOTAL SITE AREA: 344738.0 SQ. FT.
= 7.81 ACRES

VERIZON EXISTING:
PROJECT AREA

EQUIPMENT SHELTER: 300 SQ. FT.
FENCED ENCLOSURE: 370 SQ. FT.

TYPE OF CONSTRUCTION: TYPE V NON-RATED (UNSHIELDED)

PROPOSED OCCUPANCY: N2

NOTE:
THERE IS CURRENTLY FOUR EXISTING TELECOMMUNICATIONS FACILITY ON THE SITE (VERIZON, AT&T, T-MOBILE, AND SPRINT/NEXTEL).

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN & ANTENNA PLANS
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	EQUIPMENT SHELTER ELEVATIONS
A-5	MONOPOLE ELEVATION & DETAIL
L-1	LANDSCAPE DEVELOPMENT PLAN

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ELECTRICAL CODE, 2007 EDITION
CALIFORNIA ENERGY CODE, 2007 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

Booth & Suarez
ARCHITECTS & PLANNERS
11111 LA JOLLA VILLAGE CENTER DRIVE, SUITE 100
LA JOLLA, CALIFORNIA 92037-3444
(619) 451-1111

PREPARED FOR
verizon wireless
P.O. BOX 15707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

AAC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/PH	DATE
GPS	DATE
EL/OUT	DATE

PROJECT NAME
REGENTS
3358 GOVERNOR DRIVE
SAN DIEGO, CA 92120
SAN DIEGO COUNTY

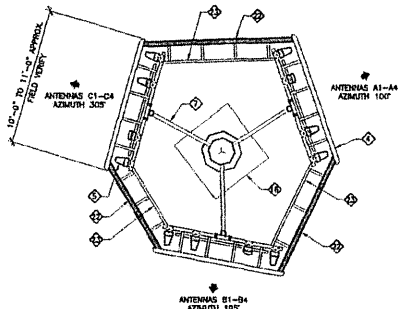
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06/01/07 PRELIM 2D REVIEW (E1)
04/15/08 PLANNING COMMENTS (E2)

SHEET TITLE
TITLE SHEET
&
PROJECT DATA

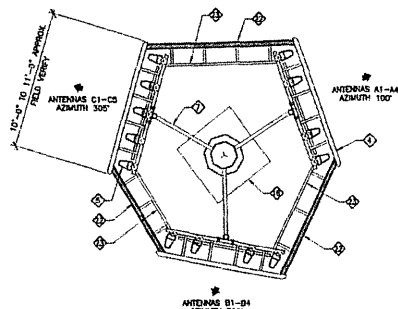
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T-1

ATTACHMENT 6C



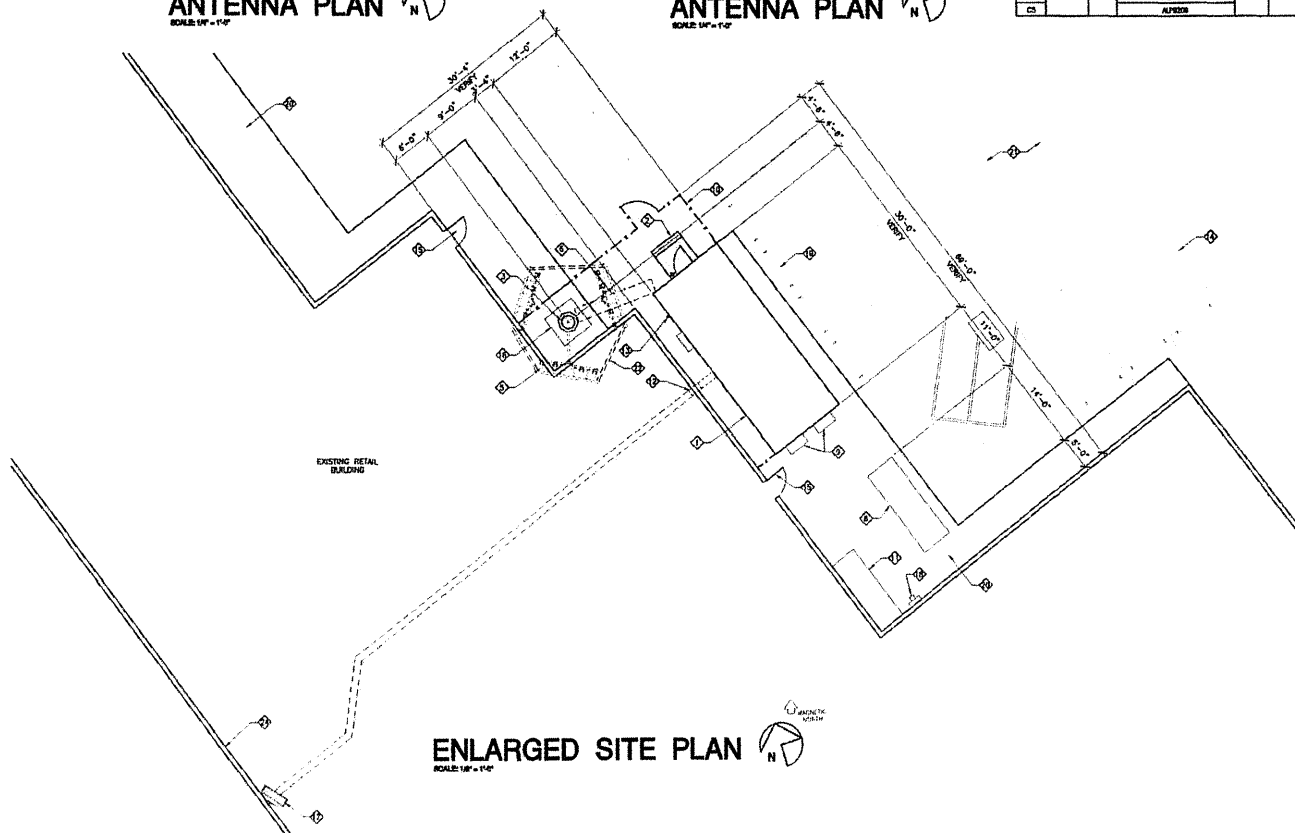
**(UPPER LEVEL)
ANTENNA PLAN**
SCALE: 1/4" = 1'-0"



**(LOWER LEVEL)
ANTENNA PLAN**
SCALE: 1/4" = 1'-0"

ANTENNA AND COAXIAL CABLE SCHEDULE (UPPER LEVEL)										
SECTOR	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	HEIGHT	SHAW ANGLE	SIGNAL NUMBER	NO. OF COAXIAL CABLES	COAX. CABLE LENGTH (L / - S)	PARALLEL LENGTH (L / - S)	COAX. SIZE
A1			MOORE DS84HRC-2Y							
A2			MOORE DS84HRC-2Y							
A3	EAST	100°	MOORE DS84HRC-2Y	0'	-		4	82'-0"	6'	7/8"
A4			MOORE DS84HRC-2Y							
B1			MOORE DS84HRC-2Y							
B2			MOORE DS84HRC-2Y							
B3	SOUTH	180°	MOORE DS84HRC-2Y	0'	-		4	82'-0"	6'	7/8"
B4			MOORE DS84HRC-2Y							
C1			MOORE DS84HRC-2Y							
C2			MOORE DS84HRC-2Y							
C3	WEST	300°	MOORE DS84HRC-2Y	0'	-		4	82'-0"	6'	7/8"
C4			MOORE DS84HRC-2Y							

ANTENNA AND COAXIAL CABLE SCHEDULE (LOWER LEVEL)										
SECTOR	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	HEIGHT	SHAW ANGLE	SIGNAL NUMBER	NO. OF COAXIAL CABLES	COAX. CABLE LENGTH (L / - S)	PARALLEL LENGTH (L / - S)	COAX. SIZE
A1			MOORE DS84HRC-2Y							
A2			MOORE DS84HRC-2Y							
A3	EAST	100°	MOORE DS84HRC-2Y	0'	-		4	97'-0"	6'	7/8"
A4			MOORE DS84HRC-2Y							
B1			ALPSON							
B2			ALPSON							
B3	SOUTH	210°	ALPSON	0'	-		4	97'-0"	6'	7/8"
B4			ALPSON							
C1			ALPSON							
C2			ALPSON							
C3	WEST	300°	ALPSON	0'	-		4	97'-0"	6'	7/8"
C4			ALPSON							
C5			ALPSON							



ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES:

- ① EXISTING VERIZON WIRELESS 12'-0" x 30'-0" PREFABRICATED TELECOMMUNICATIONS EQUIPMENT SHELTER ON A POURED-IN-PLACE CONCRETE PAD (SHOWN SHADDED)
- ② EXISTING CONCRETE LANDING
- ③ EXISTING STEEL 40'-0" HIGH MONOPOLE. REPAINT AS DIRECTED BY CITY OF SAN DIEGO
- ④ EXISTING R.F. TRANSPARENT SCREENS MOUNTED TO MONOPOLE
- ⑤ EXISTING VERIZON WIRELESS ANTENNAS PIPE MOUNTED ON EXISTING MONOPOLE SUPPORT ARMS
- ⑥ EXISTING OVERHEAD COAXIAL CABLE BRIDGE
- ⑦ EXISTING MONOPOLE SUPPORT ARMS
- ⑧ EXISTING SODAE TRANSFORMER
- ⑨ EXISTING WALL MOUNTED MECHANICAL UNITS
- ⑩ EXISTING 6'-0" HIGH CHAINLINK FENCE WITH VINYL SLATES
- ⑪ EXISTING UTILITY SHED
- ⑫ EXISTING CABLE SHROUD TO ROOF
- ⑬ EXISTING OPS ANTENNA MOUNTED TO SHELTER
- ⑭ EXISTING PARKING STRIPES
- ⑮ EXISTING DOOR (TYPICAL)
- ⑯ EXISTING MONOPOLE FOOTING
- ⑰ EXISTING ROOF TOP MICROWAVE DISH ANTENNA MOUNTED TO BACKSIDE OF EXISTING PARAPET WALL (NOT VISIBLE FROM ANYWHERE ON THE EXISTING PROPERTY)
- ⑱ EXISTING VERIZON METER PANEL MOUNTED TO WALL
- ⑲ EXISTING CONCRETE WHEEL STOPS
- ⑳ EXISTING CONCRETE PAVING
- ㉑ EXISTING ASPHALT PAVING
- ㉒ INSTALL R.F. TRANSPARENT SCREENS (SHOWN SHADDED) PAINT TO MATCH EXISTING SCREENS
- ㉓ INSTALL SCREEN SUPPORT FRAME. ATTACH TO EXISTING STEEL ANTENNA FRAME
- ㉔ EXISTING PARAPET WALL

Booth & Suarez
ARCHITECTS & ENGINEERS

PREPARED FOR
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(949) 222-7000

APPROVALS

ABC _____ DATE _____
RE _____ DATE _____
RF _____ DATE _____
WH _____ DATE _____
EC/WH _____ DATE _____
OPS _____ DATE _____
CE/OUT _____ DATE _____

PROJECT NAME
REGENTS

3358 GOVERNOR DRIVE
SAN DIEGO, CA 92120
SAN DIEGO COUNTY

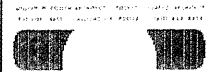
DRAWING DATES
06/04/07 PRELIM 2D REVIEW (rt)
04/15/08 PLANNING COMMENTS (tbl)

SHEET TITLE
**ENLARGED SITE PLAN
&
ANTENNA PLANS**

PROJECTS:\verizon\07045\07045\A1.dwg

A-1

ATTACHMENT 6C



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(949) 222-7000

APPROVALS

AAC	DATE
RE	DATE
XF	DATE
WH	DATE
EE/WH	DATE
OPS	DATE
EE/WH/	DATE

PROJECT NAME

REGENTS

3358 GOVERNOR DRIVE
SAN DIEGO, CA 92120
SAN DIEGO COUNTY

DRAWING DATES

08/04/07 PRELIM 2D REVIEW (41)
04/15/08 PLAYBACK COMMENTS (36)

SHEET TITLE

EXTERIOR ELEVATIONS

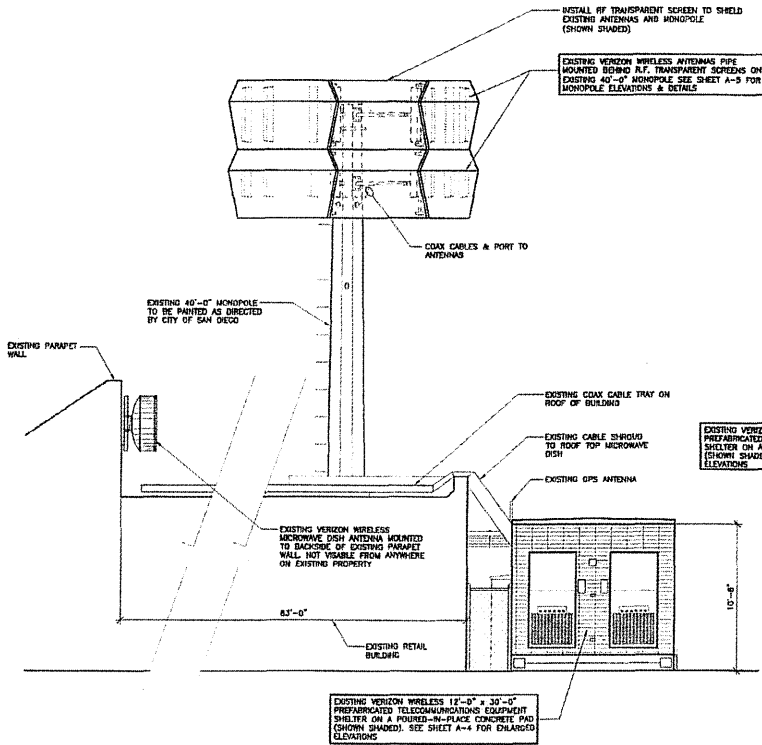
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ATTACHMENT 6C

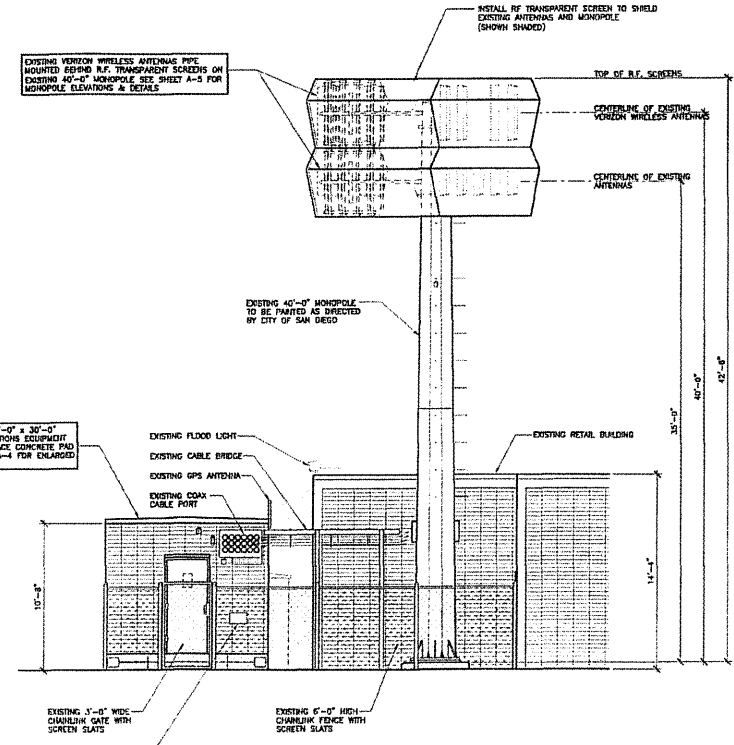
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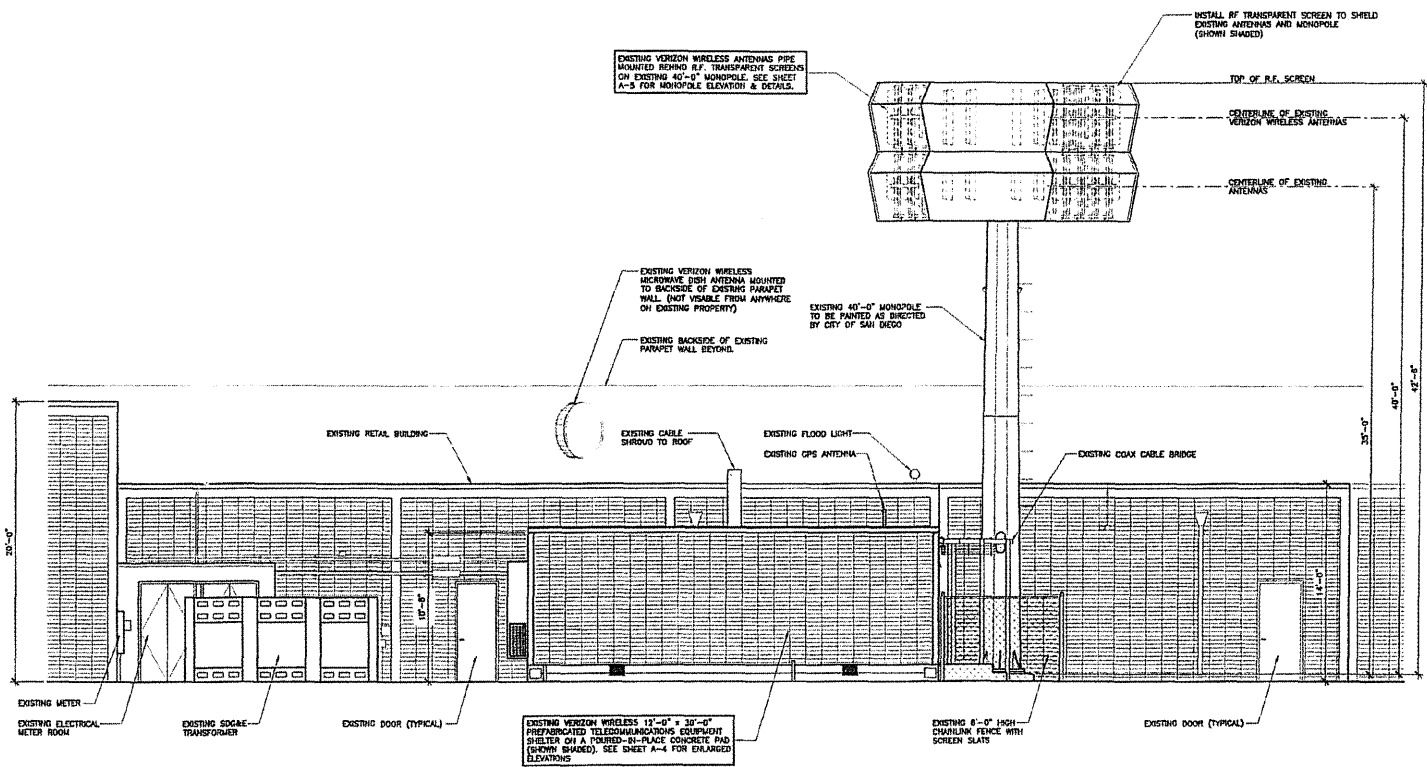
SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"





WEST ELEVATION
SCALE 1/4" = 1'-0"

BOOTH & SUAREZ



PREPARED FOR



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IRVINE, CA 92613-9707
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APPROVALS

ASC	DATE
RE <td>DATE</td>	DATE
RF <td>DATE</td>	DATE
MT <td>DATE</td>	DATE
CE/ML <td>DATE</td>	DATE
OP2 <td>DATE</td>	DATE
EE/OUT <td>DATE</td>	DATE

PROJECT NAME

REGENTS

3558 GOVERNOR DRIVE
SAN DIEGO, CA 92120
SAN DIEGO COUNTY

DRAWING DATES

06/04/07	PRELIM ID REVIEW (r)
04/15/08	PLANNING COMMENTS (sb)

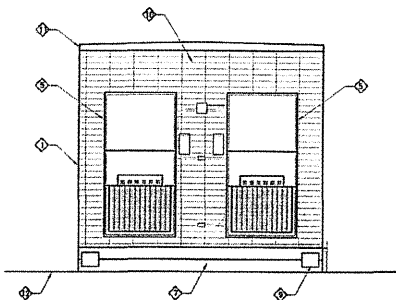
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EXTERIOR ELEVATIONS

PROJECT: \\vericon\07045\pl\07045\43.dwg

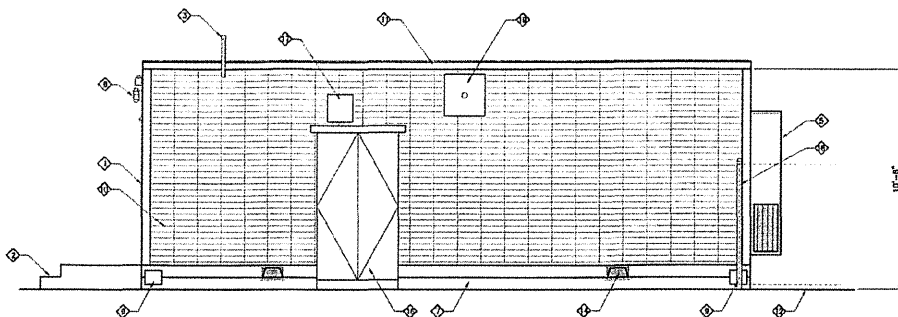
A-3

ATTACHMENT 6C



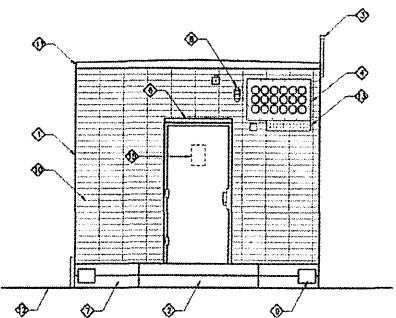
SOUTH ELEVATION

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



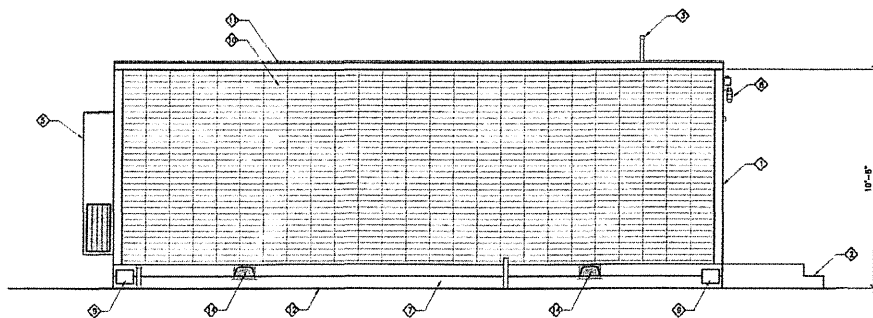
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

KEYED NOTES:

- ◆ EXISTING VERIZON WIRELESS PREFABRICATED TELECOMMUNICATION EQUIPMENT SHELTER ON A POURED-IN-PLACE CONCRETE PAD
- ◆ EXISTING CONCRETE LANDING AND STEP
- ◆ EXISTING GPS ANTENNA MOUNTED TO EQUIPMENT BUILDING
- ◆ EXISTING CABLE PORT
- ◆ EXISTING WALL-HUNG AIR CONDITIONING UNITS
- ◆ EXISTING DOOR CANOPY
- ◆ EXISTING POURED-IN-PLACE CONCRETE PAD (TYPICAL)
- ◆ EXISTING EXTERIOR LIGHT FIXTURE
- ◆ EXISTING ANCHOR PLATES (TYPICAL)
- ◆ EXPOSED BLOCK PATTERN, COLOR: BROWN (TYPICAL)

- ◆ EXISTING SMOOTH TRIM (TYPICAL)
- ◆ EXISTING FINISH
- ◆ EXISTING GROUND BUS BAR
- ◆ EXISTING FOUNDATION VENTS WITH METAL SCREEN COVERS
- ◆ EXISTING TELECOMMUNICATIONS SIGNAGE
- ◆ EXISTING UTILITY CABINET
- ◆ EXISTING JUNCTION BOX MOUNTED TO WALL
- ◆ EXISTING CHAINLINK FENCE
- ◆ EXISTING CABLE SHROUD AT WALL

BOOTH & SUAREZ

ARCHITECTS INC. ■ PLANNING



PREPARED FOR



P.O. BOX 15707
IRVINE, CA 92615-9707
(949) 222-7000

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
WF	DATE
EE/WM	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

REGENTS

1358 GOVERNOR DRIVE
SAN DIEGO, CA 92120
SAN DIEGO COUNTY

DRAWING DATES

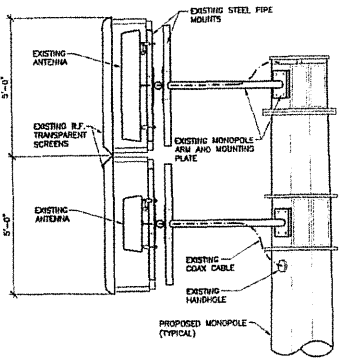
05/04/07 PRELIM. 2D REVIEW (s)
04/15/08 PLANNING COMMENTS (REV)

SHEET TITLE

**EQUIPMENT SHELTER
ELEVATIONS**

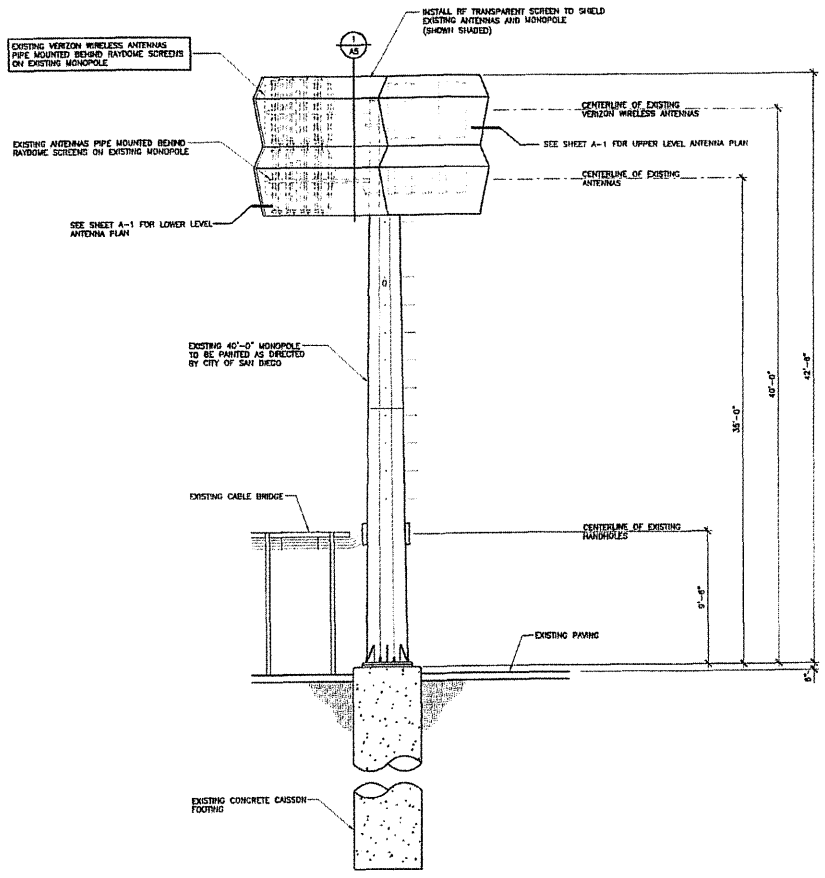
PDF: C:\verizon\070452\A\070452A.dwg

A-4



TYPICAL ANTENNA MOUNT

SCALE 1/2"=1'-0" 1



MONOPOLE DETAIL

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



PREPARED FOR

verizonwireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7600

APPROVALS

ADC	DATE
RE	DATE
PF	DATE
III	DATE
EL/IN	DATE
DPS	DATE
EL/SMT	DATE

PROJECT NAME

REGENTS

335B GOVERNOR DRIVE
SAN DIEGO, CA 92120
SAN DIEGO COUNTY

DRAWING DATES

08/29/07	PRELIM 2D REVIEW (s)
09/12/08	PLANNING COMMENTS (lab)

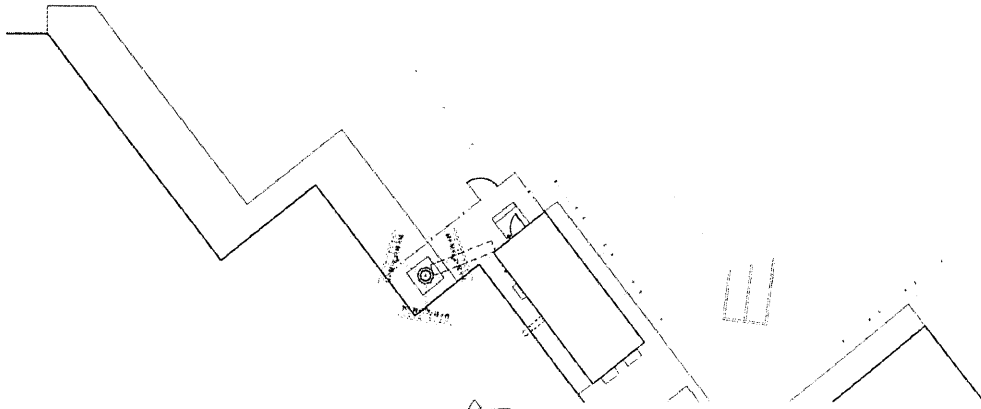
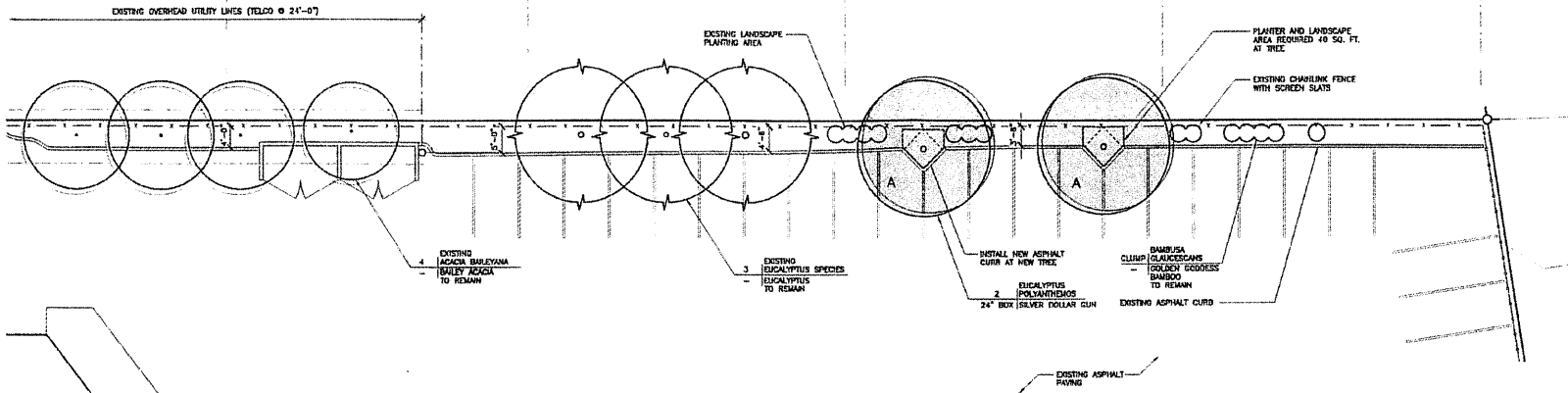
SHEET TITLE

MONOPOLE ELEVATION & DETAIL

PROJECTS\verizon\07045\c\07045\A5.dwg

A-5

ATTACHMENT 6C



EXISTING LANDSCAPE PLAN
SCALE: 1" = 10'-0"

DESIGN STATEMENT: PROVIDE ADDITIONAL LANDSCAPE TO SCREEN MONOPOLE FROM ADJACENT PROPERTIES

WATER CONSERVATION NOTES

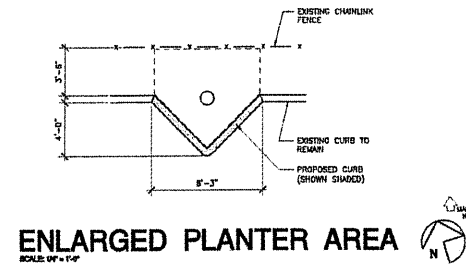
1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE SHALL CONFORM TO LANDSCAPE REGULATIONS AND ALL OTHER CITY OF SAN DIEGO LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIALS SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATE AND SOIL CONDITIONS.
3. LANDSCAPE FRESH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRINKLERS HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND WILDGROSS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DESERT FREE CONDITION.
7. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRINK, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
8. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
9. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRINKING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.

PLANTING NOTES

1. SHOULD THE RELOCATED TREE DIE OR NOT BE ABLE TO BE RELOCATED, IT SHALL BE REPLACED IN KIND BY SAME SIZE AND SPECIES AS THE EXISTING TREE.
2. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LANDSCAPE DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
4. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
5. PLANTING MAINTENANCE CRITERIA: ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENTS MANUAL, LANDSCAPE STANDARDS.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURITY HEIGHT	FORM / FUNCTION	PLANTING SIZE	QUANTITY
	PROPOSED EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUN	HGT: 40-50 FT. WIDTH: 25 FT. EXISTING HGT: 50 FT.	VERTICAL SCREENING TREES	24" BOX	2
	EXISTING EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUN	EXISTING HGT: 45 FT. WIDTH: 25 FT.	VERTICAL SCREENING TREES	EXISTING	3
	EXISTING ACACIA BAILEYANA	BAILEY ACACIA	HGT: 20-30 FT. WIDTH: 20-30 FT. EXISTING HGT: 20 FT.	VERTICAL SCREENING TREES	EXISTING	4
	EXISTING BAMBUSSA GLAUCCESCENS	GOLDEN ADDRESS BAMBOO	HGT: 6-8 FT. WIDTH: CLUMP.	SCREEN SHRUBS ALONG FENCE	EXISTING	-



ENLARGED PLANTER AREA
SCALE: 1/4" = 1'-0"



PREPARED FOR
verizon wireless
P.O. BOX 18707
IRVINE, CA 92613-8707
(949) 222-7000

APPROVALS

ARC	DATE
RE	DATE
RF	DATE
INT	DATE
CE/HA	DATE
DPS	DATE
CC/OUT	DATE

PROJECT NAME
REGENTS
3550 GOVERNOR DRIVE
SAN DIEGO, CA 92120
SAN DIEGO COUNTY

DRAWING DATES
05/24/07 PRELIM 2D REVIEW (S)
04/13/08 PLANNING COMMENTS (P)

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECT(S): verizon\07042501\07042511.rvt

L-1

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-6162

CONDITIONAL USE PERMIT NO. 590322
PLANNED DEVELOPMENT PERMIT NO. 318510
VERIZON – PADRE GOLD
PROJECT NO. 97765
PLANNING COMMISSION
DRAFT

This Conditional Use Permit No. 590322 and Planned Development Permit No. 318510 is granted by the Planning Commission of the City of San Diego to AMERICAN LEGION POST 731 DEPARTMENT OF CALIFORNIA, Owner and VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0405 and Chapter 14, Article 3, Division 4. The project is located at 7245 Linda Vista Road in the CC-1-3 zone of the Linda Vista Community Plan. The project site is legally described as Lot 9, Linda Vista Subdivision Unit No. 8, in the City of San Diego, county of San Diego, State of California, according to map thereof No. 3253, filed in the Office of the Recorder of said San Diego County, June 23, 1955.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 16, 2008, on file in the Development Services Department.

The project shall include:

- a. An existing 76 foot high monopole supporting 15 panel antennas and a microwave dish with associated equipment located in a 360 square foot enclosure;
- b. Landscaping (planting, irrigation and landscape related improvements) as illustrated in Exhibit A; and
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the

adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This CUP and PDP and corresponding use of this site shall **expire on October 16, 2018**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit and all previous permits unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new permit application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Verizon Wireless, their tenants, or subsequent wireless carriers to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. Within 90 days of approval of this permit:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
11. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

LANDSCAPE REQUIREMENTS:

13. The Permittee shall maintain all existing landscape in a disease, weed and litter free condition at all times. Severe pruning or “topping” of trees is not permitted. The trees shall be maintained in a safe manner to allow trees to continue growing to mature height and spread.

14. The Permittee shall be responsible for all landscape improvements to be consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

15. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is pruned or removed or damaged during the life of this permit, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

16. Any plant material required by this permit that dies, is “topped,” or improperly pruned during the life of this permit shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on Exhibit “A” or this permit. Required shrubs that die or are improperly maintained 3 years or more after installation shall be replaced with 15 gallon size, and required trees that die, are “topped,” or improperly pruned 3 years or more after the date of this permit shall be replaced with 60-inch box size material. The Development Services Department may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

17. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) for this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

18. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

19. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

20. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
22. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

PERFORMANCE MEASURE:

23. Within six months (April 16, 2009) of approval of this permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 16, 2008 by Resolution No. XXXXX.

Permit Type/PTS Approval No.: CUP No. 590322/PDP No. 318510
Date of Approval: October 16, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Verizon Wireless
Owner/Permittee

By _____
Leslie Vartanian
Senior Development Manager

Owner/Permittee

By _____
American Legion Post 731
Department of California
Jerry Corder
Owner

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-6162

CONDITIONAL USE PERMIT NO.333099
PLANNED DEVELOPMENT PERMIT NO. 333098
SITE DEVELOPMENT PERMIT NO. 590325
VERIZON – LAKE MURRAY
PROJECT NO. 100155
PLANNING COMMISSION
DRAFT

This Conditional Use Permit No. 333099 Planned Development Permit No. 333098 and Site Development Permit No. 590325 is granted by the Planning Commission of the City of San Diego to Big Bear Supermarket No. 3, Owner and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0405, Chapter 14, Article 3, Division 4 and Chapter 12, Article 6, Division 5. The project is located at 7393 Jackson Drive in the CC-1-3 zone of the Navajo Community Plan. The project site is legally described as Parcel 3, in the City of San Diego, County of San Diego, State of California, as shown at Page 1955 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, October 1, 1973.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 16, 2008, on file in the Development Services Department.

The project shall include:

- a. An existing 50 foot high monopole supporting 15 panel antennas and a microwave dish with associated equipment located at the base of the pole;
- b. Landscaping (planting, irrigation and landscape related improvements) as illustrated in Exhibit A; and

- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Conditional Use Permit and corresponding use of this site shall **expire on October 16, 2018**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new **PERMIT** application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize (insert applicant name) or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. Within 90 days of approval of this permit:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
11. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

LANDSCAPE REQUIREMENTS:

13. The Permittee or Subsequent Owner shall maintain all existing landscape in a disease, weed and litter free condition at all times. Severe pruning or “topping” of trees is not permitted. The trees shall be maintained in a safe manner to allow trees to continue growing to mature height and spread.

14. The Permittee or Subsequent Owner shall be responsible for all landscape improvements to be consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

15. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is pruned or removed or damaged during the life of this permit, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

16. Any plant material required by this permit that dies, is “topped,” or improperly pruned during the life of this permit shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on Exhibit “A” or this permit. Required shrubs that die or are improperly maintained 3 years or more after installation shall be replaced with 15 gallon size, and required trees that die, are “topped,” or improperly pruned 3 years or more after the date of this permit shall be replaced with 60-inch box size material. The Development Services Department may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

17. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) for this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

18. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

19. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

20. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

22. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

PERFORMANCE MEASURE:

23. Within six months (April 16, 2009) of approval of this permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 16, 2008 by Resolution No. XXXXX.

Permit Type/PTS Approval No.: CUP No. 333099/PDP No. 590325/SDP No. 590325
Date of Approval: October 16, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Verizon Wireless
Owner/Permittee

By _____
Leslie Vartanian
Senior Development Manager

Big Bear Supermarket No. 3
Owner/Permittee

By _____
Owner
Name-

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-8092

PLANNED DEVELOPMENT PERMIT NO. 590331
VERIZON – REGENTS
PROJECT NO. 134881
PLANNING COMMISSION
DRAFT

This Planned Development Permit No. 590331 is granted by the Planning Commission of the City of San Diego to UC Marketplace Partnership, Owner and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 14, Article 3, Division 4. The project is located at 3358 Governor Drive in the CN-1-2 zone of the University Community Plan. The project site is legally described as Lot 1 of Regents Road Commercial Center in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 4973, filed in the Office of the County Recorder of San Diego County, May 8, 1962.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 16, 2008, on file in the Development Services Department.

The project shall include:

- a. An existing 40 foot high monopole supporting 30 (thirty) directional antennas behind radio frequency transparent screens, a roof-mounted microwave dish antenna, and associated equipment located at the base of the pole within a 370 square foot fenced enclosure and a 360 square foot shelter.
- b. Landscaping (planting, irrigation and landscape related improvements) as illustrated in Exhibit A; and
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the

adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Planned Development Permit and corresponding use of this site shall **expire on October 16, 2018**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit and previous communication antenna permits unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new permit application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Verizon Wireless or their tenants or subsequent wireless communication providers to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. Within 90 days of approval of this permit:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
11. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

LANDSCAPE REQUIREMENTS:

13. The Permittee shall maintain all existing landscape in a disease, weed and litter free condition at all times. Severe pruning or “topping” of trees is not permitted. The trees shall be maintained in a safe manner to allow trees to continue growing to mature height and spread.
14. The Permittee shall be responsible for all landscape improvements to be consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
15. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is pruned or removed or damaged during the life of this permit, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.
16. Any plant material required by this permit that dies, is “topped,” or improperly pruned during the life of this permit shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on Exhibit “A” or this permit. Required shrubs that die or are improperly maintained 3 years or more after installation shall be replaced with 15 gallon size, and required trees that die, are “topped,” or improperly pruned 3 years or more after the date of this permit shall be replaced with 60-inch box size material. The Development Services Department may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

17. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) for this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
18. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
19. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

20. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

22. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

PERFORMANCE MEASURE:

23. Within six months (April 16, 2009) of approval of this permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 16, 2008 by Resolution No. XXXXX.

Permit Type/PTS Approval No.: PDP No. 590331
Date of Approval: October 16, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alex Hempton, AICP
Associate Planner

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

Verizon Wireless
Owner/Permittee

By _____
Leslie Vartanian
Senior Development Manager

UC Marketplace Partnership
Owner/Permittee

By _____
Owner
Name

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

**PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 590322
PLANNED DEVELOPMENT PERMIT NO. 318510
VERIZON – PADRE GOLD
PROJECT NO. 97765
DRAFT**

WHEREAS, American Legion Post 731 Department of California, Owner and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated CUP No. 590322 and PDP No. 318510, on portions of a .55 acre site;

WHEREAS, the project site is located at 7245 Linda Vista Road in the CC-1-3 of the Linda Vista Community Planning area;

WHEREAS, the project site is legally described as Lot 9, Linda Vista Subdivision Unit No. 8, in the City of San Diego, county of San Diego, State of California, according to map thereof No. 3253, filed in the Office of the Recorder of said San Diego County, June 23, 1955.

WHEREAS, on October 16, 2008, the Planning Commission of the City of San Diego considered CUP No. 590322 and PDP No. 318510 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated October 16, 2008;

FINDINGS:

Conditional Use Permit - Section 126.0305

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

This facility was originally approved by the Planning Commission on September 28, 1995. The Conditional Use Permit (CUP) included a 10 year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the City Council imposed a ten year limit in order to reevaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and Verizon is now seeking to obtain another CUP and a PDP to maintain the facility as is.

The Linda Vista Community Plan does not address Wireless Communication Facilities as a specific land use recommendation. However, section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless communication facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This project is existing and was designed in accordance with the standards in

place at the time of the original approval in 1995. The regulations and policies addressing wireless communication facilities have changed over the past 15 years and the existing monopole does not observe these measures.

Based on the project's noncompliance with the City of San Diego's General Plan as it relates to Wireless Facilities, this project would adversely affect the land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform an on-air RF test and submit the findings in a report to the City of San Diego within 90 days of issuance of this permit.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

This facility was originally approved by the Planning Commission on September 25, 1985. The Conditional Use Permit (CUP) included a 10 year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the City imposed a ten year time limit in order to reevaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and Verizon is now seeking to obtain another CUP/PDP to maintain the facility as is.

Since 2000, the City has had a Communication Antenna ordinance that requires architectural or environmental integration with the project site. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permits. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, the monopole is the tallest structure in and around the area in which it is located and as such, it has an incongruous effect on the community's landscape. It is not camouflaged from public view nor is it architecturally integrated into the architectural or environmental setting. It is situated in a prominent location that can be considered the gateway to Linda Vista. New residential development has been built recently and the monopole is a major visual impact for tenants in those units. The tower poses an unsightly visual impact that can be seen from many parts of Linda Vista.

Section 141.0405 of the Land Development Code differentiates between minor and major telecommunication facilities. Minor telecommunication facilities include those that are concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color and style) unique design solutions, or accessory use structures. Major telecommunication facilities are antenna facilities that do not meet the criteria for minor telecommunication facilities or they are

located in residential zones containing residential uses. Similar to minor facilities, they also need to be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions. The Padre Gold project does not conform to this code requirement due to its height, design, color and the visual clutter it creates. As it exists, the tower is a significant visual impact to the community of Linda Vista. Therefore, the project does not comply to the maximum extent feasible with the regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

While the wireless communication services provided by Verizon will be beneficial to the community, the same services could be provided in a way that is more sensitive to the neighborhood. The City is not precluding a wireless communication facility at this site, but is requiring Verizon to comply with the Land Development Code regulations. Once the project is designed to comply with the regulations, the project as a whole will be beneficial to the community.

This project is not appropriate at this location due to the fact that it does not comply with the Land Development Code or the General Plan.

Planned Development Permit - Section 126.0604

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

This facility was originally approved by the Planning Commission on September 28, 1995. The Conditional Use Permit (CUP) included a 10 year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the City Council imposed a ten year limit in order to reevaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and Verizon is now seeking to obtain another CUP/PDP to maintain the facility as is.

The Linda Vista Community Plan does not address Wireless Communication Facilities as a specific land use recommendation. However, section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless communication facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This project is existing and was designed in accordance with the standards in place at the time of the original approval in 1995. The regulations and policies addressing wireless communication facilities have changed over the past 15 years and the existing monopole does not observe these measures.

Based on the project's noncompliance with the City of San Diego's General Plan as it relates to Wireless Facilities, this project would adversely affect the land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the

environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform an on-air RF test and submit the findings in a report to the City of San Diego within 90 days of issuance of this permit.

3. The proposed development will comply with the regulations of the Land Development Code;

This facility was originally approved by the Planning Commission on September 25, 1985. The Conditional Use Permit (CUP) included a 10 year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the City imposed a ten year time limit in order to reevaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and Verizon is now seeking to obtain another CUP/PDP to maintain the facility as is.

Since 2000, the City has had a Communication Antenna ordinance that requires architectural or environmental integration with the project site. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permits. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, the monopole is the tallest structure in and around the area in which it is located and as such, it has an incongruous effect on the community's landscape. It is not camouflaged from public view nor is it architecturally integrated into the architectural or environmental setting. It is situated in a prominent location that can be considered the gateway to Linda Vista. New residential development has been built recently and the monopole is a major visual impact for tenants in those units. The tower poses an unsightly visual impact that can be seen from many parts of Linda Vista.

Section 141.0405 of the Land Development Code differentiates between minor and major telecommunication facilities. Minor telecommunication facilities include those that are concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color and style) unique design solutions, or accessory use structures. Major telecommunication facilities are antenna facilities that do not meet the criteria for minor telecommunication facilities or they are located in residential zones containing residential uses. Similar to minor facilities, they also need to be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions. The Padre Gold project does not conform to this code requirement due to its height, design, color and the visual clutter it creates. As it exists, the tower is a significant visual impact to the community of Linda Vista.

Therefore, the project does not comply to the maximum extent feasible with the regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

While the wireless communication services provided by Verizon will be beneficial to the community, the same services could be provided in a way that is more sensitive to the neighborhood. The City is not precluding a wireless communication facility at this site, but is requiring Verizon to comply with the Land Development Code regulations. Once the project is designed to comply with the regulations, the project as a whole will be beneficial to the community.

This project is not appropriate at this location due to the fact that it does not comply with the Land Development Code or the General Plan.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The deviations proposed by this project do not result in a more desirable project than would be achieved if the project was designed in strict conformance with the development regulations for this zone. The maximum structure height allowed for this zone is 45 feet. The current monopole is 76 feet tall and it is situated on a property that is highly visible to the community. The Padre Gold site is prominently located at a main Linda Vista intersection where commuters and neighbors alike are subjected to the unsightly monopole on a daily basis. The bulk, scale and height of this tower at this location is a significant visual impact on the Linda Vista landscape.

The Wireless Communication Facility (WCF) Regulations, LDC 141.0405, require that the applicant use all reasonable means to conceal or minimize the visual impacts of the WCF through the use of architecture, landscape, and siting solutions. Nothing is being proposed to minimize the visual impacts.

The deviations this project proposes does not result in a more desirable project than would be achieved if designed in strict conformance with the development regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 590322 and PDP No. 318510 is hereby DENIED by the Planning Commission.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: October 16, 2008
Job Order No. 42-6162

PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 333099
PLANNED DEVELOPMENT PERMIT NO. 333098
SITE DEVELOPMENT PERMIT NO. 590325
VERIZON – LAKE MURRAY
PROJECT NO. 100155
DRAFT

WHEREAS, Big Bear Supermarket No. 3, Owner and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 333099, 333098 and 590325 on portions of a 8.20 acre property;

WHEREAS, the project site is located at 7393 Jackson Drive in the CC-1-3 zone of the Navajo Community Plan;

WHEREAS, the project site is legally described as Parcel 3, in the City of San Diego, County of San Diego, State of California, as shown at Page 1955 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, October 1, 1973;

WHEREAS, on October 16, 2008, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 333099, Planned Development Permit No. 333098 and Site Development Permit No. 590325 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated October 16, 2008.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

This facility was originally approved by the Planning Commission on September 28, 1995. The Conditional Use Permit (CUP) included a 10 year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the City Council imposed a ten year limit in order to reevaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and Verizon is now seeking to obtain another CUP and a PDP and an SDP to maintain the facility as is.

The Navajo Community Plan does not address Wireless Communication Facilities as a specific land use recommendation, however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless communication facilities. The General Plan states

that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This project is existing and was designed in accordance with the standards in place at the time of the original approval in 1995. The regulations and policies addressing wireless communication facilities have changed over the past 15 years and the existing monopole does not observe these statutes.

Based on the project's noncompliance with the City of San Diego's General Plan as it relates to Wireless Facilities, this project would adversely affect the land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform an on-air RF test and submit the findings in a report to the City of San Diego within 90 days of issuance of this permit.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

This facility was originally approved by the Planning Commission on September 25, 1985. The Conditional Use Permit (CUP) included a 10 year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the City imposed a ten year time limit in order to reevaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and Verizon is now seeking to obtain another CUP and a PDP and an SDP to maintain the facility as is.

Since 2000, the City has had a Communication Antenna ordinance that requires architectural or environmental integration with the project site. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permits. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, the monopole is the tallest structure in and around the area in which it is located and as such, it has an incongruous effect on the community's landscape. It is not camouflaged from public view nor is it architecturally integrated into the architectural or environmental setting. New residential development has been built recently and the monopole is a major visual impact for tenants in those units. The tower poses an unsightly visual impact that can be seen from many parts of the Navajo community.

Section 141.0405 of the Land Development Code differentiates between minor and major telecommunication facilities. Minor telecommunication facilities include those that are concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color and style)

unique design solutions, or accessory use structures. Major telecommunication facilities are antenna facilities that do not meet the criteria for minor telecommunication facilities or they are located in residential zones containing residential uses. Similar to minor facilities, they also need to be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions. The Lake Murray project does not conform to this code requirement due to its height, design, color and the visual clutter it creates. As it exists, the tower is a significant visual impact to the community of Navajo.

Therefore, the project does not comply to the maximum extent feasible with the regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

While the wireless communication services provided by Verizon will be beneficial to the community, the same services could be provided in a way that is more sensitive to the neighborhood. The City is not precluding a wireless communication facility at this site, but is requiring Verizon to comply with the Land Development Code regulations. Once the project is designed to comply with the regulations, the project as a whole will be beneficial to the community.

This project is not appropriate at this location due to the fact that it does not comply with the Land Development Code or the General Plan.

Planned Development Permit - Section 126.0604

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

This facility was originally approved by the Planning Commission on September 28, 1995. The Conditional Use Permit (CUP) included a 10 year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the City Council imposed a ten year limit in order to reevaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and Verizon is now seeking to obtain another CUP and a PDP and an SDP to maintain the facility as is.

The Navajo Community Plan does not address Wireless Communication Facilities as a specific land use recommendation, however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless communication facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. This project is existing and was designed in accordance with the standards in place at the time of the original approval in 1995. The regulations and policies addressing wireless communication facilities have changed over the past 15 years and the existing monopole does not observe these statutes.

Section 131.0520 of the Land Development Code has a maximum height limit for the CC-1-3 zone of 45 feet. The tower is 80 feet high and does not comply with the Communication Antenna regulations. Additionally, both the equipment shelter and the antennas encroach into the rear yard setback. Projects that do not comply with the development regulations for the zone are required

to obtain a PDP. The purpose of a PDP is to provide flexibility in the application of development regulations for projects where strict application of the base zone regulations would restrict design options and result in a less desirable project. This monopole is an eyesore to the Navajo community. Replacing it with a facility that better integrates into the property would permit the city to consider certain deviations that would allow for a better project.

Based on the project's noncompliance with the City of San Diego's General Plan as it relates to Wireless Facilities, this project would adversely affect the land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform an on-air RF test and submit the findings in a report to the City of San Diego within 90 days of issuance of this permit.

3. The proposed development will comply with the regulations of the Land Development Code;

This facility was originally approved by the Planning Commission on September 25, 1985. The Conditional Use Permit (CUP) included a 10 year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the City imposed a ten year time limit in order to reevaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and Verizon is now seeking to obtain another CUP and a PDP and an SDP to maintain the facility as is.

Since 2000, the City has had a Communication Antenna ordinance that requires architectural or environmental integration with the project site. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permits. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, the monopole is the tallest structure in and around the area in which it is located and as such, it has an incongruous effect on the community's landscape. It is not camouflaged from public view nor is it architecturally integrated into the architectural or environmental setting. New residential development has been built recently and the monopole is a major visual impact for tenants in those units. The tower poses an unsightly visual impact that can be seen from many parts of the Navajo community.

Section 141.0405 of the Land Development Code differentiates between minor and major telecommunication facilities. Minor telecommunication facilities include those that are concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color and style) unique design solutions, or accessory use structures. Major telecommunication facilities are

antenna facilities that do not meet the criteria for minor telecommunication facilities or they are located in residential zones containing residential uses. Similar to minor facilities, they also need to be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions. The Lake Murray project does not conform to this code requirement due to its height, design, color and the visual clutter it creates. As it exists, the tower is a significant visual impact to the community of Navajo.

Therefore, the project does not comply to the maximum extent feasible with the regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

While the wireless communication services provided by Verizon will be beneficial to the community, the same services could be provided in a way that is more sensitive to the neighborhood. The City is not precluding a wireless communication facility at this site, but is requiring Verizon to comply with the Land Development Code regulations. Once the project is designed to comply with the regulations, the project as a whole will be beneficial to the community.

This project is not appropriate at this location due to the fact that it does not comply with the Land Development Code or the General Plan.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The deviations proposed by this project do not result in a more desirable project than would be achieved if the project was designed in strict conformance with the development regulations for this zone. The maximum structure height allowed in this zone is 30 feet. The current monopole is 50 feet tall and it is situated at the rear of a commercial building adjacent to a multi-level, multi-residential complex. The bulk, scale and height of this tower at this location is a significant visual impact on the Navajo landscape.

The Wireless Communication Facility (WCF) Regulations, LDC 141.0405, require that the applicant use all reasonable means to conceal or minimize the visual impacts of the WCF through the use of architecture, landscape, and siting solutions.

The deviations this project proposes does not result in a more desirable project than would be achieved if designed in strict conformance with the development regulations.

Site Development Permit - Section 126.0504

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

This facility was originally approved by the Planning Commission on September 28, 1995. The Conditional Use Permit (CUP) included a 10 year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the City Council imposed a ten

year limit in order to reevaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and Verizon is now seeking to obtain another CUP and a PDP and an SDP to maintain the facility as is.

The Navajo Community Plan does not address Wireless Communication Facilities as a specific land use recommendation, however, Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses wireless communication facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. In addition to the General Plan, the Mission Trails Design District requires that wireless communication facilities be fully screened from public view.

This project is existing and was designed in accordance with the standards in place at the time of the original approval in 1995. The regulations and policies addressing wireless communication facilities have changed over the past 15 years and the existing monopole does not observe these statutes.

Based on the project's noncompliance with the City of San Diego's General Plan and the Mission Trails Design District Manual as it relates to Wireless Facilities, this project would adversely affect the land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform an on-air RF test and submit the findings in a report to the City of San Diego within 90 days of issuance of this permit.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

This facility was originally approved by the Planning Commission on September 25, 1985. The Conditional Use Permit (CUP) included a 10 year expiration. At the time of approval, the City did not have applicable regulations for these types of facilities so the City imposed a ten year time limit in order to reevaluate the project in light of new regulations and or policies that may be in effect. The project exists as it did after initial construction and Verizon is now seeking to obtain another CUP, and a PDP and an SDP to maintain the facility as is.

Since 2000, the City has had a Communication Antenna ordinance that requires architectural or environmental integration with the project site. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permits. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the

ATTACHMENT 8B

regulations is to camouflage facilities from public view. In this case, the monopole is the tallest structure in and around the area in which it is located and as such, it has an incongruous effect on the community's landscape. It is not camouflaged from public view nor is it architecturally integrated into the architectural or environmental setting. New residential development has been built recently and the monopole is a major visual impact for tenants in those units. The tower poses an unsightly visual impact that can be seen from many parts of the Navajo community.

Section 141.0405 of the Land Development Code differentiates between minor and major telecommunication facilities. Minor telecommunication facilities include those that are concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color and style) unique design solutions, or accessory use structures. Major telecommunication facilities are antenna facilities that do not meet the criteria for minor telecommunication facilities or they are located in residential zones containing residential uses. Similar to minor facilities, they also need to be designed to be minimally visible through the use of architecture, landscape architecture and siting solutions. The Lake Murray project does not conform to this code requirement due to its height, design, color and the visual clutter it creates. As it exists, the tower is a significant visual impact to the community of Navajo.

Therefore, the project does not comply to the maximum extent feasible with the regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission is hereby DENIED.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Job Order No. 42-7539

PLANNING COMMISSION
RESOLUTION NO. XXXX
PLANNED DEVELOPMENT PERMIT NO. 590331
VERIZON – REGENTS
PROJECT NO. 134881
DRAFT

WHEREAS, UC MARKETPLACE PARTNERSHIP Owner and VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 590331, on portions of a 6.8 acre site;

WHEREAS, the project site is located at 3290 Governor Drive in the CN-1-2 zone of the University Community Plan;

WHEREAS, the project site is legally described as Lot 1 of Regents Road Commercial Center in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 4973, filed in the Office of the County Recorder of San Diego County, May 8, 1962;

WHEREAS, on October 16, 2008, the Planning Commission of the City of San Diego considered Planned Development Permit No. 590331 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated October 16, 2008.

FINDINGS:

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

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

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The proposed design of this facility is not concealed within an existing structure, is not

camouflaged, and screening techniques have not been used to blend the facility into the surrounding area.

The General Plan states that facilities should be designed to be “aesthetically pleasing and respectful to the neighborhood context.” This property is zoned CN-1-2, “Commercial-Neighborhood.” The Land Development Code describes that the purpose of the “CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for smaller scale, lower intensity developments that are consistent with the character of the surrounding residential areas.” The existing 40-foot high monopole with thirty (30) directional antennas is not a small scale low density development. Today’s technology allows for wireless facilities, such as this one, to be integrated into the architecture of the surrounding development. In this particular case, a new tenant in the shopping center is constructing a clock tower structure which Verizon’s antennas could potentially be integrated with.

The University City Community Plan does not address Wireless Communication Facilities with a specific land use recommendation. Based on the project’s noncompliance with the City of San Diego’s General Plan as it relates to Wireless Facilities, this project would adversely affect the land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform an on-air RF test and submit the findings in a report to the City of San Diego within 90 days of issuance of this permit.

3. The proposed development will comply with the regulations of the Land Development Code;

This development does not comply with many regulations of the Land Development Code, from the CN-1-2 zone Development Regulations to the Wireless Communication Facility Regulations, section 141.0420. The CN-1-2 regulations limit structure heights to 30 feet. The Wireless Communication Facility regulations require integration with existing buildings or other existing uses on site through the use of architecture, landscape, and siting solutions. The project does not comply with the regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

While the wireless communication services provided by Verizon will be beneficial to the community, the same services could be provided in a way that is more sensitive to the neighborhood. The City is not prohibiting a wireless communication facility on this shopping center site, but is requiring Verizon to comply with the Land Development Code regulations. Other carriers provide service on this site in a way that complies with the regulations. Once the project is designed to comply with our regulations, the project as a whole will be beneficial to the community. As currently designed, this project is not beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The deviations proposed by this project do not result in a more desirable project than would be achieved if the project was designed in strict conformance with the development regulations for this zone. The maximum structure height allowed for this zone is 30 feet. The current monopole stands at 40 feet tall. Staff could potentially support the 40 foot height limit if the project was designed to comply with the Wireless Communication Facility Regulations.

The Wireless Communication Facility (WCF) Regulations, LDC 141.0420, require that the applicant 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.

While the current location of the facility is sited away from the public right-of-way, it is visible and adjacent to nearby residential property. The project does not propose to use landscape to improve views of the facility. The project does not propose architectural integration. Therefore, the deviations this project proposes does not result in a more desirable project than would be achieved if designed in strict conformance with the development regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 590331 is hereby DENIED by the Planning Commission.

ATTACHMENT 8C

Alex Hempton
Associate Planner
Development Services

Adopted on: October 16, 2008

Job Order No. 42-8092

LC # 1995-0512360
09-NOV-1995 02:27 PM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

1625

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 12.00 FEES: 28.00
AF: 15.00
MF: 1.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 95-0251
PLANNING COMMISSION

This Conditional Use Permit is granted by the Planning Commission of the City of San Diego to American Legion Linda Vista Post 731, Owner, AIRTOUCH, Permittee, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

1. Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to construct a 390-square-foot unmanned cellular communication facility at 7245 Linda Vista Road located at the intersection of Linda Vista Road and Genesee Avenue, also described as Lot 9, Block 35, Linda Vista Subdivision, Map No. 3253 in the City of San Diego, County of San Diego, State of California, in the CA Zone.

2. The facility shall consist of the following:

- a. A 390-square-foot equipment building and a 75-foot-high monopole (90 feet high including 30 panels, 6 whips and up to 4 digital dish antennas);
- b. A six-foot-high chainlink fence surrounding the 1,100-square-foot lease area;
- c. Off-street parking to be located outside the fence in the existing parking lot;
- d. Additional street trees as identified on Exhibit "A"; and
- e. Accessory uses as may be determined incidental and approved by the Planning Commission.

3. One parking space shall be provided in the existing parking lot of the American Legion facility.

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4. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Development Services Department, DEP Division;
- b. The Conditional Use Permit is recorded by the Development Services Department in the office of the County Recorder.

5. Before issuance of any building permits, complete grading and building plans shall be submitted to the Development Services Director for approval. Plans shall be in substantial conformance to Exhibit "A," dated September 28, 1995, on file in the office of the Development Services Department, DEP Division. No change, modifications or alterations shall be made unless substantial conformance review or amendment of this permit shall have been granted.

6. Prior to the issuance of any building permits, the applicant shall:

- a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
- b. Show the location of all fire hydrants on the plot plan (UFC 10.301).

7. Before issuance of any grading or building permits, a complete landscape plan, including a temporary irrigation system, shall be submitted to the Development Services Director for approval. The plans shall be in substantial conformance to Exhibit "A," dated September 28, 1995, on file in the office of the Development Services Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease-, weed- and litter-free condition at all times.

8. The trees shall be permanently irrigated in accordance with the City of San Diego *Landscape Technical Manual*.

9. Prior to the issuance of any building permits, the applicant shall assure by permit and bond the installation of a five-foot wide sidewalk, with minimum four-foot width around obstructions and 4:1 transitions, adjacent to this site on Linda Vista Road and Genesee Avenue in a manner satisfactory to the City Engineer.

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10. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Removal Agreement from the City Engineer for the proposed landscaping to be located within the public right-of-way.

11. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 111.1122 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.

12. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

13. This Conditional Use Permit is granted for a period of ten (10) years from September 28, 1995, at which time it will become null and void unless a new application for a Conditional Use Permit is applied for an approved under the procedures in effect at that time. At such time as the Conditional Use Permit expires or ceases to be utilized, all antennas and equipment will be removed from the site by the last operator of the use.

14. The applicant/lessee shall have the option to sublease a portion of the monopole for the purpose of co-location of a cellular communications facility. Plan submittal and review of the co-location option shall be made available through the Substantial Conformance Review Process, of the Development and Environmental Planning Division. The purpose and intent in granting this option is to reduce the need for additional monopole facilities within the surrounding community.

15. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

16. This Conditional Use Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

17. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this permit be required

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to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this permit. It is the intent of the City that the owner of the property which is the subject of this permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the owner of the property be allowed the special and extraordinary rights conveyed by this permit, but only if the owner complies with all the conditions of this permit.

In the event that any condition of this permit, on a legal challenge by the Owner/Permittee of this permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void. However, in such event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition back to the discretionary body which approved the permit for a determination by that body as to whether all of the findings necessary for the issuance of the permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed permit and the condition(s) contained therein.

18. The issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

Passed and adopted by the Planning Commission of the City of San Diego on September 28, 1995.

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PLANNING COMMISSION RESOLUTION NO. 2212-PC
GRANTING CONDITIONAL USE PERMIT NO. 95-0251

WHEREAS, on September 28, 1995, American Legion Post, Owner, AIRTOUCH, Permittee, filed an application for a Conditional Use Permit to construct and operate a 390-square-foot (unmanned Cellular Facility) Equipment Building and a 75-foot high antenna support monopole (90-feet including the whip antennae located at 7245 Linda Vista Road also described as Lot 9, Block 35, Linda Vista Subdivision, Map No. 3253 in the City of San Diego, County of San Diego, State of California, in the CA Zone in the Linda Vista Community; and

WHEREAS, on September 28, 1995, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 95-0251, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego; and NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

1. That the Planning Commission adopted the following written Findings, dated September 28, 1995:

- A. **THE PROPOSED USE WILL FULFILL AN INDIVIDUAL AND COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE GENERAL PLAN OR THE COMMUNITY PLAN.**

The project site is designated for CA (Area Shopping Center) by the General Plan and the Linda Vista Community Plan. Nevertheless, particular uses which fulfill individual and community needs are permitted in residential and other zones by conditional use permit. This project will not adversely impact the General Plan nor the Linda Vista Community Plan. Street trees and neutral colors on exterior surfaces will effectively screen the facility and allow the fence, equipment building to blend with surrounding vistas.

- B. **THE PROPOSED USE, BECAUSE OF CONDITIONS THAT HAVE BEEN APPLIED TO IT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA AND WILL NOT ADVERSELY AFFECT OTHER PROPERTY IN THE VICINITY.**

Radio frequency energy transmission from the proposed antenna system would not result in significant health and safety risks to the surrounding area. The transmissions would have a maximum of 5.8 microwatts per square centimeter, well below the accepted safety standard of 580 microwatts per square

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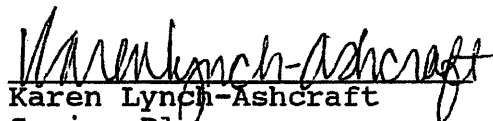
centimeter established by the American National Standards Institute and the National Council on Radiation Protection.

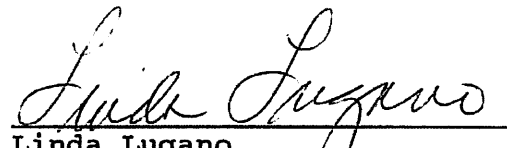
C. THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS IN THE MUNICIPAL CODE.

The proposed facility complies with the relevant regulations in the Municipal Code. Landscape screening of the equipment building will be provided. One parking space will be designated for use by Airtouch and will meet the parking requirement for this project.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 95-0251 is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in Conditional Use Permit No. 95-0251, a copy of which is attached hereto and made a part hereof.


Karen Lynch-Ashcraft
Senior Planner


Linda Lugano
Legislative Recorder to
the Planning Commission

ALL-PURPOSE CERTIFICATE

Type/Number of Document CUP 95-0251

Date of Approval September 28, 1995

STATE OF CALIFORNIA

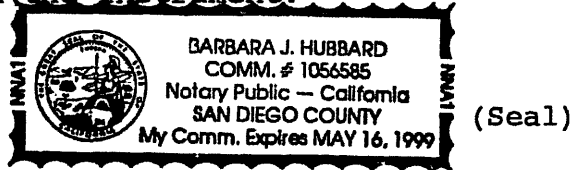
Karen Lynch Ashcraft
Karen Lynch Ashcraft, Senior Planner

COUNTY OF SAN DIEGO

On October 31, 1995 before me, BARBARA J. HUBBARD (Notary Public), personally appeared Karen Lynch Ashcraft, Senior Planner of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara J. Hubbard
Barbara J. Hubbard



PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed [Signature]
Typed Name AIRTOUCH CELLULAR
KEVIN MCGEE

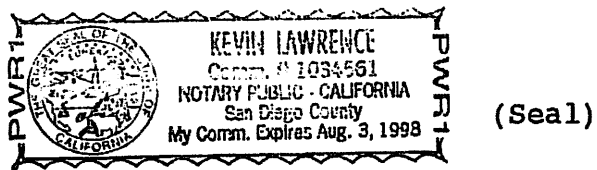
Signed Fred Faucher
Typed Name AMERICAN LEGION LINDA VISTA POST 731
FRED FAUCHER

STATE OF California
COUNTY OF San Diego

On November 8, 1995 before me, Kevin Lawrence (Name of Notary Public) personally appeared Kevin McGee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kevin Lawrence



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

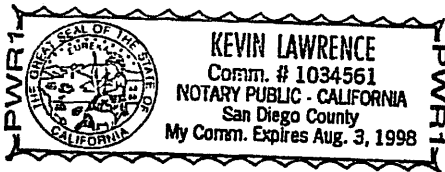
State of California

County of San Diego

On November 8, 1995 before me, Kevin Lawrence, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Fred Faucher
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kevin Lawrence
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
- GENERAL

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

97

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 11.00 FEES: 25.00
AF: 13.00
MF: 1.00

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 95-0181
PANNING COMMISSION

This Conditional Use Permit No. 95-0181 is granted by the Planning Commission of the City of San Diego to BIG BEAR SUPERMARKET, a corporation, Owner, and AIRTOUCH CELLULAR, INC., a corporation, Permittee, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

1. Permission is granted to Permittee to establish a cellular communication facility, subject to the terms and conditions set forth in this permit, located at 7393 Jackson Drive, also described as Parcel 3 of Parcel Map 1955, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office the County Recorder of San Diego County, in the CR Zone, within the Navajo Community Planning area.

2. The facility shall consist of the following:

- a. A 1,037 square foot area enclosed by a six foot high masonry wall and a six foot high color-vinyl coated chain link fence; containing
- b. A 50 foot high monopole supporting up to eighteen (18) directional, panel antennas; and
- c. Associated equipment located within a new 390 square foot utility building located within the enclosure.

3. All aspects of this permit shall be in conformance with the application and plans marked "Exhibit A" and dated September 28, 1995 on file in the Development Services Department.

4. Prior to the issuance of any building permit, complete building plans, including landscaping and signs, shall be submitted to the Development & Environmental Planning Division of the Development Services Department for approval. All plans shall be in substantial conformity to "Exhibit A," dated September 28, 1995,

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on file in the Development Services Department. All landscaping shall be installed prior to the issuance of an occupancy permit. Subsequent to the completion of this project, no changes shall be made until an appropriate application for an amendment to this permit shall have been granted. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

5. No development shall commence, nor shall any permit for construction be issued, until:

- a. The Permittee signs and returns the permit to the Development Services Department;
- b. The Conditional Use Permit is recorded by the Development & Environmental Planning Division of the Development Services Department in the office of the County Recorder.

6. All existing, landscaping shall not be modified or altered as a part of this permit and all proposed and existing landscaping shall be maintained in a disease-, weed- and litter-free condition at all times.

7. Any outdoor lighting shall be so shaded and adjusted such that the light is directed to fall only on the same premises as light sources are located.

8. Prior to the issuance of any building permits, the applicant shall:

- a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
- b. Show the location of all fire hydrants on the plot plan (UFC 10.301).

9. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 111.1122 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time an extension is applied for.

10. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

11. The applicant/lessee shall have the option to sublease a portion of the monopole for the purpose of co-location of a cellular communications facility. Plan submittal and review of the co-location option shall be made available through the Substantial

Conformance Review Process, of the Development and Environmental Planning Division. The purpose and intent in granting this option is to reduce the need for additional monopole facilities within the surrounding community.

12. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

13. This Conditional Use Permit is granted for a period of ten (10) years from September 28, 1995, at which time it will become null and void unless a new Conditional Use Permit is applied for and approved under the procedures in effect at that time. At such time as the Conditional Use Permit expires or ceases to be utilized, all antennas and equipment will be removed from the site by the last operator of the use.

14. Prior to the issuance of any occupancy permit or the commencement of the cellular communications facility use, the Owner shall bring the property back into compliance with the minimum number of parking spaces that were required at the time the shopping center was developed (568 spaces) to the satisfaction of the Development Services Director.

15. This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.

Passed and adopted by the Planning Commission on September 28, 1995.

PLANNING COMMISSION RESOLUTION NO. 2213-PC
 CONDITIONAL USE PERMIT NO. 95-0181

WHEREAS, on February 16, 1995, AIRTOUCH CELLULAR, INC., a corporation, Permittee, filed an application for a Conditional Use Permit to establish a cellular communications facility located at 7393 Jackson Drive within the Navajo Community Planning area, described as Parcel 3 of Parcel Map 1955, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office the County Recorder of San Diego County, in the CR Zone; and

WHEREAS, on September 28, 1995, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 95-0181, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego; and NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

1. That the Planning Commission adopted the following written Findings, dated September 28, 1995:

CONDITIONAL USE PERMIT FINDINGS:

- a. The proposed use will not adversely affect the neighborhood, the General Plan, or the Community Plan, and, if conducted in conformity with the conditions provided by the permit, will not be detrimental to the health, safety and general welfare of persons residing or working in the area.

The establishment of the cellular communications facility, because of the site and structure design and conditions that have been applied to it, will not adversely affect the neighborhood, the General Plan, or the Community Plan, and, if the use is conducted in conformity with the conditions provided by the permit, it will not be detrimental to the health, safety and general welfare of persons residing or working in the area.

- b. The proposed use will comply with the relevant regulations in the Municipal Code.

The design and placement of the cellular communications facility will comply with the relevant regulations in the Municipal Code and the Mission Trails Design Manual.

MISSION TRAILS DESIGN DISTRICT FINDINGS:

- a. The proposal complies with the purpose and intent of the concepts expressed in the applicable guidelines included in the Mission Trails Design Manual.

The proposed development complies with the purpose and intent of the concepts expressed in the applicable guidelines included in the Mission Trails Design District because the proposed monopole has been placed on the site so as to be as unobtrusive as possible and has been designed to emulate the existing light standards on the site. The area of the facility will be landscaped to screen the development and visually enhance the area.

- b. The granting of the Conditional Use Permit will be in harmony with the general purpose and intent of the Mission Trails Design District.

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The granting of the Conditional Use Permit will be in harmony with the general purpose and intent of the Mission Trails Design District in that it represents reasonable development within the Design District and mitigates potential adverse impacts through design changes which would reduce the bulk and scale of the proposed monopole and make it compatible with existing development.

- c. The granting of the Conditional Use Permit will not adversely affect the Progress Guide and General Plan for the City of San Diego or the applicable adopted community plan.

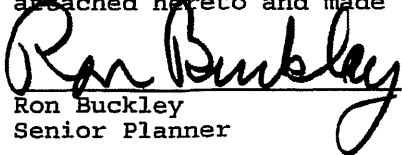
The granting of this permit is consistent with the uses that are allowed, city-wide, under a Conditional Use Permit and, because of conditions that have been applied to it, will not adversely affect the Progress Guide and General Plan, or the Navajo Community Plan.

- d. Application of the provisions of the Mission Trails Design District Ordinance and accompanying Mission Trails Design Manual will not deprive the applicant of reasonable use of the land or buildings.

The proposed project will comply with the provisions of the Mission Trails Design District Ordinance and Mission Trails Design Manual because the applicant has designed the project to relate to existing development patterns and landscaping in adjacent areas and so the applicant is being allowed reasonable use of the land and building.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 95-0181 is hereby GRANTED by the Planning Commission to the Permittee in the form and with the terms and conditions set forth in Conditional Use Permit No. 95-0181, a copy of which is attached hereto and made a part hereof.


Ron Buckley
Senior Planner

Adopted on: September 28, 1995

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ALL-PURPOSE CERTIFICATE

Type/Number of Document CUP 95-0181
Date of Approval September 28, 1995
Number of Pages Page 7 of 7

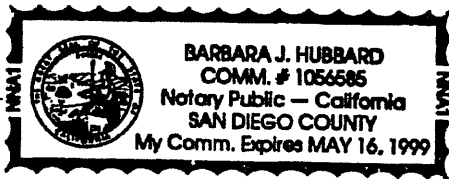
Ron Buckley
Ron Buckley, Senior Planner

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On Nov. 6, 1995 before me, BARBARA J. HUBBARD (Notary Public), personally appeared Ron Buckley, Senior Planner of the Planning Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara J. Hubbard (Seal)
Barbara J. Hubbard



PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed [Signature]
Typed Name: Kevin Mcgee, Permittee
Airtouch Cellular

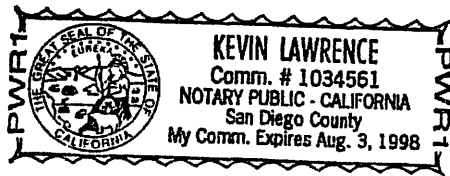
Signed [Signature]
Typed Name: Big Bear Supermarket, Owner

STATE OF California
COUNTY OF San Diego

On November 8, 1995 before me, Kevin Lawrence (Name of Notary Public) personally appeared Kevin McGeel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kevin Lawrence (Seal)



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

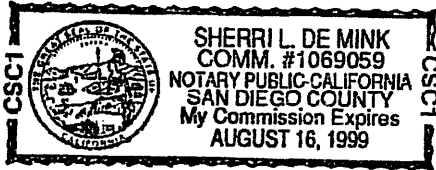
State of California

County of San Diego

On November 14, 1995 before me, Sherri L. De Mink, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared PHILLIP A. WARD
NAME(S) OF SIGNER(S)

personally known to me - ~~OR~~ ~~proved to me on the basis of satisfactory evidence~~
to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sherri L. De Mink

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

Executive Vice President
TITLE(S)

- PARTNER(S) LIMITED
- GENERAL

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

Big Bear Supermarket No. 3

DESCRIPTION OF ATTACHED DOCUMENT

Jackson Center - Air Touch Cellular Conditional Use Permit

TITLE OR TYPE OF DOCUMENT

Seven

NUMBER OF PAGES

September 28, 1995

DATE OF DOCUMENT

Ron Buckley, Senior Planner, City S.D
SIGNER(S) OTHER THAN NAMED ABOVE

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1400X

DOC # 1997-0455476
SEP 17, 1997 2:58 PM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

AND WHEN RECORDED MAIL TO
CITY CLERK'S OFFICE
MAIL STATION 2A

F
DP
100A

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 41.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT (CUP) NO. 95-0365
(AMENDMENT TO CUP NO. 91-0242)
AIRTOUCH CELLULAR-REGENTS CELL SITE
CITY COUNCIL

This Conditional Use Permit is granted by the Council of The City of San Diego to DAVID CHESASHORE for WEBSTER HOTEL BUILDING, Owner; AIRTOUCH CELLULAR, Permittee; pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

1. Subject to the terms and conditions set forth in this permit, permission is granted to the Owner/Permittee for the installation of a wireless communication facility located at 3358 Governor Drive (Lot 1, Regents Road Commercial Center, Map No. 4973), in the CN Zone of the University Community Plan Area.
2. The facility shall consist of:
 - a. Removal of existing 36-foot-high wood monopole within 30 days of installation of a new 42-foot-high metal support structure with three (3) digital dish antennas, six (6) omni directional whip antennas and 30 directional panel antennas with a maximum overall height of 52 feet, as illustrated on Exhibit "A," dated May 6, 1997, on file in Development Services.
 - b. Landscape to include the addition of trees at the property line, as illustrated on Exhibit "A," dated May 6, 1997, on file in Development Services.
3. All required landscaping shall be maintained by the Permittee. If any proposed or existing landscape indicated on Exhibit "A," dated May 6, 1997, is damaged, diseased, or removed during demolition, or construction during the life of this permit (10 years); it shall be replaced in kind, in a timely manner per the approved plans. The site shall be monitored on a yearly basis, to assure the health of the trees and the adequacy of the screening. If any of the trees at the end of seven (7) years are not adequately screening the monopole, mature trees or trees of an adequate screening height will be planted to replace the existing tree or trees that are not effectively screening the monopole.
4. AirTouch or its successors must maintain an open account with a \$500 minimum balance for a period of seven (7) years from the effective date of this permit (monitoring and maintenance period).
5. All plans shall be in substantial conformance to Exhibit "A," dated May 6, 1997. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during

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construction it shall be repaired and or replaced in kind per the approved plans.

6. The monopole and antennas shall be painted a color that minimizes the visibility of the facility. The paint color must be identified on the building permit plans and be approved by Development Services.
7. AirTouch Cellular shall cooperate in a good faith effort to allow other communication providers to locate at this site providing that the additional facility does not give rise to a substantial technical level or quality of service impairment of the existing communication facility.
8. This Conditional Use Permit is granted for a period of ten (10) years from May 6, 1997, at which time it will become null and void unless a new application for a Conditional Use Permit is applied for and approved under the procedures in effect at that time. At such time as the Conditional Use Permit expires or ceases to be utilized, all antennas and equipment shall be removed from the site and restored to its original condition by the last owners/Permittee of the use within sixty (60) days of termination of the Conditional Use Permit or lease, whichever comes first.
9. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to Development Services;
 - b. The Conditional Use Permit is recorded by Development Services in the office of the County Recorder.
10. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void.
11. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
12. Prior to the issuance of any building permits, the applicant shall:
 - a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
 - b. Show the location of all fire hydrants on the plot plan (UFC 10.301).
13. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.
14. This Conditional Use Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents. Any change or modification to this wireless communication facility will require an amendment to this permit.
15. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every



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condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the owner complies with all the conditions of this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such event, the Owners/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new Permit without the "invalid" condition back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the Permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed Permit and the condition(s) contained therein.

16. The issuance of this Permit by the City of San Diego does not authorize the applicant for said Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. section 1531 et seq.).


17. The continued use of this Permit shall be subject to the current and future regulations of the Federal Communications Commission and the California Public Utilities Commission. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agency.

Passed and adopted by the Council of The City of San Diego on May 6, 1997, by Resolution No. R-288635.

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AUTHENTICATED BY THE CITY MANAGER

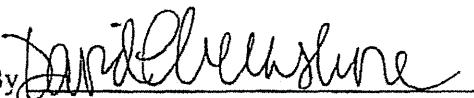
By 
9/16/97

Tina P. Christiansen, A.I.A.
Development Services Manager
for the City Manager

The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

WEBSTER HOTEL BUILDING

Owner

By 

AIRTOUCH CELLULAR

Permittee

By 

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

7/21/97

LADUVERNAYPERMITS95-0365.PER

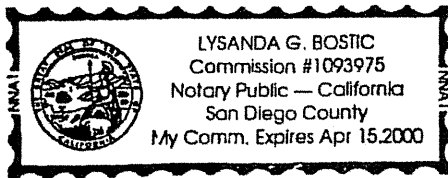
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ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On September 16, 1997, before me, LYSANDA G. BOSTIC, the undersigned, a Notary Public in and for said State, personally appeared TINA P. CHRISTIANSEN, Development Services Manager, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lysanda G. Bostic
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Conditional Use Permit No. 95-0365 (Amendment to CUP No. 91-0242) Airtouch Cellular - Regents Cell Site -- R-288635-- adopted May 6, 1997

Document Date: May 06, 1997

Number of Pages: Four

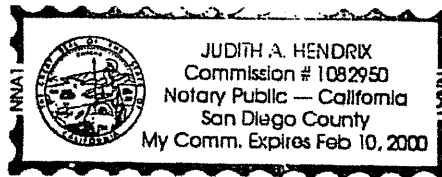
Signer is Representing: The City of San Diego

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STATE OF CALIFORNIA)
)
COUNTY OF San Diego) ss.

On September 5, 1997, before me, Judith A. Hendrix,
a Notary Public in and for said State, personally appeared
DAVID L. CHERASHORE, personally known to me (or proved to me
on the basis of satisfactory evidence) to be the person whose name is
subscribed to the within instrument and acknowledged to me that she/he
executed the same in her/his authorized capacity, and that by his signature on
the instrument, the entity upon behalf of which the person acted, executed the
instrument.

WITNESS my hand and official seal.



Signature Judith A. Hendrix (Seal)
Notary Public In and For Said County and State

STATE OF CALIFORNIA)
)
COUNTY OF San Diego) ss.

On Sept. 8, 1997, before me, René Diane Madden,
a Notary Public in and for said State, personally appeared
Michael J. Koenig, personally known to me (~~or proved to me~~
~~on the basis of satisfactory evidence~~) to be the person whose name is
subscribed to the within instrument and acknowledged to me that she/he
executed the same in her/his authorized capacity, and that by his signature on
the instrument, the entity upon behalf of which the person acted, executed the
instrument.

WITNESS my hand and official seal.

René Diane Madden



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(R-97-1223)

RESOLUTION NUMBER R-288635

ADOPTED ON MAY 6, 1997

WHEREAS, David Broide appealed the decision of the Planning Commission in approving Conditional Use Permit ("CUP") No. 95-0365 (amending CUP No. 91-0242) submitted by David Chesashore for Webster Hotel Building, Owner, and AirTouch Cellular, Permittee, to construct and operate a wireless communication system which includes the replacement of an existing 36-foot-high wood antenna structure with a 42-foot-high metal support structure and the addition of two (2) digital dish antennas, two (2) omni directional whip antennas and fifteen (15) directional panel antennas for a total of three (3) dishes, six (6) whip and 30 panel antennas of a maximum overall height of 52-feet to be located at 3358 Governor, and described as Lot 1, Regents Road Commercial Center, Map No. 4973, in the University Community Plan area, in the CN (Commercial Neighborhood) Zone; and

WHEREAS, the matter was set for public hearing on May 6, 1997, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Conditional Use Permit No. 95-0365 (amending CUP No. 91-0242):

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1. THE PROPOSED USE WILL FULFILL AN INDIVIDUAL AND COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE GENERAL PLAN OR THE COMMUNITY PLAN, AND IF CONDUCTED IN CONFORMITY WITH THE CONDITIONS PROVIDED BY THE PERMIT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.

The proposed wireless communication facility will not adversely impact the General Plan or the University Community Plan which designates the site for commercial use. The proposed project is located at the rear of an existing shopping center. The view of the monopole from the east, south and west is anticipated to be minimal because of the commercial structure blocking the lower portion of the monopole. Additionally, the distance from a major road-way and the existence of mature trees would reduce the potential impact of the upper portion of the monopole from Governor Drive. The addition of trees at the rear (north) property line adjacent to the single family residences would further reduce any potential visual impacts.

Wireless communication facilities are uses which fulfill individual and community needs and are generally permitted in commercial and other zones by Conditional Use Permit. The proposed facility would provide enhanced wireless communication service to this community and to adjacent communities. The proposed project as designed, is not anticipated to be obtrusive or visually significant.

No detrimental effects to the health, safety, and general welfare are anticipated as a result of the proposed project which complies with the accepted safety standard established by the American National Standards Institute and the National Council on Radiation Protection.

2. THE PROPOSED USE WILL COMPLY WITH ALL THE RELEVANT REGULATIONS IN THIS CODE.

A telecommunication facility is permitted in any zone with a Conditional Use Permit. The proposed facility complies with all of the relevant regulations in the Municipal Code.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of David Broide is denied; the decision of the Planning Commission is sustained, and Conditional Use Permit No. 95-0365 amending CUP No. 91-0242 is hereby granted to Webster Hotel Building, Owner, and AirTouch Cellular,

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Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By *Richard A. Duvernay*
Richard A. Duvernay
Deputy City Attorney

RAD:lc:cdk
08/14/97
Or.Dept:Clerk
R-97-1223
Form=permitr.frm

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Passed and adopted by the Council of the City of San Diego on MAY 06 1997 by the following vote:

YEAS: MATHIS, WEAR, KEHOE, STALLINGS, MCCARTY,

VARGAS. MAYOR GOLDING.

NAYS: NONE.

NOT PRESENT: STEVENS, WARDEN.

AUTHENTICATED BY:

SUSAN GOLDING
Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(SEAL)

By: PEGGY ROGERS

Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION


No. R- 288635, passed and adopted by the Council of The City of San Diego, California

on MAY 06 1997.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: , Deputy

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City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Community Planning Committee Distribution Form Part 1

Project Name : Verizon Padre Gold	Project Number 97765	Distribution Date 04/07/08
Project Scope: LINDA VISTA JO # 42-6162 CUP/PDP Process Four for a previously approved, but expired wireless communication facility consisting of an existing 76' (where 45' is permitted) high monopole supporting 15 panel antennas and a microwave dish antenna on the American Legion property located at 7245 Linda Vista Road. Associated equipment is located in an adjacent 360 sq. ft. shelter. CC-1-3 CD:6 Post 2 notice cards.		
Project Location 7245 Linda Vista Rd		
Applicant Name: Krystal Patterson	Applicant Phone No. 760-715-8703	
Related Projects		
Project Manager Karen Lynch-Ashcraft	Phone Number (619) 446-5351	Fax Number (619) 446-5245
		E-mail Address KLynchAshcraft@sandiego.gov
Community Plan Linda Vista	Council District	Existing Zone
		Proposed Zone
Project Issues (To be completed by Community Planning Committee for initial review): Voted not to approve, even remove because of the following - <ul style="list-style-type: none"> • doesn't comply with existing code • over height limit by significant amt. • communication vault is outdated, obsolete, a real eyesore • too close to property boundary • no landscaping • major overhaul needed • lack of good faith of the company, non-responsive attitude 		
Attach Additional Pages If Necessary. • numerous complaint		
Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5210

**Community Planning
 Committee
 Distribution Form Part 2**

Project Name : Verizon Padre Gold	Project Number 97765	Distribution Date 04/07/08
---	--------------------------------	--------------------------------------

Project Scope : LINDA VISTA JO # 42-6162 CUP/PDP Process Four for a previously approved, but expired wireless communication facility consisting of an existing 76' (where 45' is permitted) high monopole supporting 15 panel antennas and a microwave dish antenna on the American Legion property located at 7245 Linda Vista Road. Associated equipment is located in an adjacent 360 sq. ft. shelter. CC-1-3 CD:6 Post 2 notice cards.

Project Location
7245 Linda Vista Rd

Applicant Name: Krystal Patterson	Applicant Phone No. 760-715-8703
---	--

Related Projects

Project Manager Karen Lynch-Ashcraft	Phone Number 446-5351	Fax Number (619) 446-5245	E-mail Address KLynchAshcraft@sandiego.gov
--	---------------------------------	-------------------------------------	--

Community Plan Linda Vista	Council District
--------------------------------------	------------------

Existing Zone	Proposed Zone	Building Height	Number of Stories	FAR
---------------	---------------	-----------------	-------------------	-----

Committee Recommendations (To be completed for Initial Review):

<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Deny <i>and remove</i>	Members Yes 15	Members No 0	Members Abstain 0

Agenda Date: 5-19-08	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)	<input type="checkbox"/> Continued
--------------------------------	---	------------------------------------

CONDITIONS:

NAME Donna ERICKSON	TITLE LYPG Chair
SIGNATURE <i>Donna Erickson</i>	DATE 5-25-08

Attach Additional Pages If Necessary. Please Return Within 30 Days of Distribution of Project Plans To:
 Project Management Division
 City Of San Diego
 Development Services Department
 1222 First Avenue, MS 302
 San Diego, CA 92101



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title _____ **Project No. For City Use Only** _____

Padre Gold

Project Address:

7245 Linda Vista Road

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ **Fax No:** _____

Signature : _____ **Date:** _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ **Fax No:** _____

Signature : _____ **Date:** _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ **Fax No:** _____

Signature : _____ **Date:** _____

Name of Individual (type or print): _____

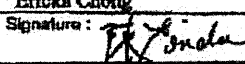
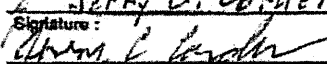
Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ **Fax No:** _____

Signature : _____ **Date:** _____

Project Title: Padre Gold - Existing Wireless Telecommunications Facility	Project No. (For City Use Only)
Part 1 - To be completed when property is held by a corporation or partnership.	
<p>Legal Status (please check):</p> <p><input checked="" type="checkbox"/> Corporation (<input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____</p> <p><input type="checkbox"/> Partnership</p> <p><small>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached <input type="checkbox"/> Yes <input type="checkbox"/> No</small></p>	
Corporate/Partnership Name (type or print): Verizon Wireless (VAW) LLC d/b/a Verizon Wireless <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): American Legion Post 731 Department of California <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: 15505 Sand Canyon Avenue, Bldg D-1	Street Address: 7245 Linda Vista Road
City/State/Zip: Irvine CA 92618	City/State/Zip: San Diego, CA 92111
Phone No: 949-286-7000 Fax No: 949-286-8010	Phone No: 858-277-8681 Fax No:
Name of Corporate Officer/Partner (type or print): Project Manager-Network	Name of Corporate Officer/Partner (type or print): Jerry C. Cordeiro / Owner
Title (type or print): Ericka Chong	Title (type or print): Jerry C. Cordeiro
Signature:  Date: March 2, 2006	Signature:  Date: 3-3-06
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature: Date:	Signature: Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature: Date:	Signature: Date:



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title _____ Project No. For City Use Only _____

Lake Murray Verizon

Project Address:

7393 Jackson Drive

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____


City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

This information is available in alternative formats for persons with disabilities.
Be sure to see us on the World Wide Web at www.sandiego.gov/development-services

DS-318 (5-05)

Project Title: Lake Murray Verizon	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input checked="" type="checkbox"/> Corporation (<input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? <u>CA</u> Corporate Identification No. <u>95-1913434</u> <input type="checkbox"/> Partnership	
<p>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): Big Bear Supermarket No. 3 <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2775 Via de la Valle, Suite 200 City/State/Zip: San Diego, CA 92014 Phone No: (658) 755-1069 Fax No: (658) 755-1802 Name of Corporate Officer/Partner (type or print): Dan Ukkerslad Title (type or print): V.P. Signature:  Date: 4/17/06	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title Project No. For City Use Only

Verizon Regents

Project Address:

3358 Governor Drive San Diego, CA 92122

Part I - To be completed when property is held by individual(s)

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Additional pages attached Yes No

Name of individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:
 998 West Mission Bay Drive
 City/State/Zip:

Phone No: (858) 539-7600 Fax No:

Signature : Date:

Name of individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:
 City/State/Zip:

Phone No: Fax No:

Signature : Date:

Name of individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:
 City/State/Zip:

Phone No: Fax No:

Signature : Date:

Name of individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:
 City/State/Zip:

Phone No: Fax No:

Signature : Date:

This information is available in alternative formats for persons with disabilities.
 Be sure to see us on the World Wide Web at www.sandiego.gov/development-services

DS-318 (5-05)

Project Title: Verizon Regents	Project No. (For City Use Only)
-----------------------------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

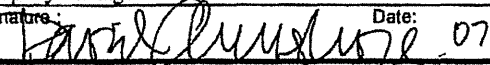
Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
 UC Marketplace Partnership, a California Ltd. Partnership
 Owner Tenant/Lessee

Street Address:
 998 West Mission Bay Drive
 City/State/Zip:
 San Diego, CA 92109
 Phone No: (858) 539-7600 Fax No:

Name of Corporate Officer/Partner (type or print):
 David L. Cherashore
 Title (type or print):
 Property Manager

Signature:  Date: 07/11/07

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):
 Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):
 Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):
 Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):
 Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):
 Title (type or print):

Signature : Date:

ATTACHMENT 12

Verizon Corporate Officers

Lowell C. McAdam
President and CEO
Resources

Martha Delehanty
Vice President – Human

Jack Plating
Executive Vice President & Chief Operating Officer
Development

Margaret P. Feldman
Vice President – Business

Mike Lanman
Vice President & Chief Marketing Officer
External Affairs

Steven E. Zipperstein
Vice President – Legal &

Richard J. Lynch
Executive Vice President & Chief Technical Officer
Corporate Communications

Jim Gerace
Vice President –

John Townsend
Vice President & Chief Financial Officer
Area

Richard Conrad
President – Northeast

John Hinshaw
Vice President & Chief Information Officer

Marni Walden
President – Midwest Area

Jim McGean
President – South Area

Roger Gurnani
President – West Area

DEVELOPMENT SERVICES
Project Chronology
VERIZON – PADRE GOLD
CONDITIONAL USE/PLANNED DEVELOPMENT PERMIT- PROJECT NO. 97765

Date	Action	Description	City Review Time	Applicant Response Time
3/4/06	First Submittal	Project Deemed Complete		
4/11/06	First Submittal Assessment Letter	Initial Review completed	1 month, 7 days	
4/4/08	Second Submittal			1 year, 11 months, 24 days
4/28/08	Second Submittal Assessment Letter		24 days	
5/19/08	CPG Meeting	Recommendation for denial		
8/25/08	Agreement to Disagree			3 months, 28 days
10/16/08	Planning Commission Hearing		1 month, 21 days	
TOTAL STAFF TIME**			3 months, 20 days	
TOTAL APPLICANT TIME**				2 years 3 months, 22 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to Planning Commission Hearing	2 years, 7 months, 12 days	

**Based on 30 days equals to one month.

DEVELOPMENT SERVICES
Project Chronology
VERIZON – LAKE MURRAY
CONDITIONAL USE/PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT
PERMIT- PROJECT NO. 100155

Date	Action	Description	City Review Time	Applicant Response Time
4/20/06	First Submittal	Project Deemed Complete		
6/1/06	First Submittal Assessment Letter	Initial Review completed	1 month, 12 days	
4/4/08	Second Submittal			1 year, 10 months, 3 days
5/22/08	Second Submittal Assessment Letter		1 month, 18 days	
8/25/08	Agreement to Disagree			3 months, 3 days
10/16/08	Planning Commission Hearing		1 month, 21 days	
TOTAL STAFF TIME**			4 months, 21 days	
TOTAL APPLICANT TIME**				2 years 1 month, 6 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to Planning Commission Hearing	2 years, 5 months, 26 days	

**Based on 30 days equals to one month.

DEVELOPMENT SERVICES
Project Chronology
 Verizon – Regents – Project No. 134881

Date	Action	Description	City Review Time	Applicant Response
7/17/07	First Submittal	Project Deemed Complete		
9/5/07	First Assessment Letter		50	
4/21/08	Second Submittal			229
5/19/08	Second Assessment Letter		28	
9/5/08	Project to be Scheduled for Planning Commission			109
10/16/08	Public Hearing – Planning Commission		41	
TOTAL STAFF TIME			119	
TOTAL APPLICANT TIME				338
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	457 (in calendar days)	

San Diego Municipal Code Chapter 14: General Regulations
(12-2001)

§141.0405 Communication Antennas

- (a) Section 141.0405 regulates the following communication antennas. Amateur (HAM) radio facilities or temporary telecommunication facilities necessitated by natural or man-made disasters are not regulated as communication antennas. Section 141.0405 does not apply to single dish antennas smaller than 24 inches in diameter or to remote panel antennas less than 24 inches in length and in width, except when associated with another telecommunication facility.
- (1) Minor telecommunication facilities: Antenna facilities used in wireless telephone services, paging systems, or similar services that comply with all development regulations of the underlying zone and overlay(s) and that meet the criteria in Section 141.0405(e)(1) or (2).
 - (2) Major telecommunication facilities: Antenna facilities that do not meet the criteria for minor telecommunication facilities in Section 141.0405(e)(1) or (2).
 - (3) Satellite antennas: Antennas capable of transmitting or receiving signals to or from a transmitter or a transmitter relay located in a planetary orbit. Satellite antennas include satellite earth stations, television-reception-only satellite antennas, and satellite microwave antennas.
- (b) General Rules for Telecommunication Facilities
All telecommunication facilities must comply with the following requirements:
- (1) All approved telecommunication facilities must comply with the Federal standards for RF radiation in accordance with the Telecommunication Act of 1996 or any subsequent amendment to the Act pertaining to RF radiation. Documentation shall be submitted to the City providing evidence that the cumulative field measurements of radiofrequency power densities for all antennas installed on the *premises* are below the Federal standards.
 - (2) Except in the event of an emergency, routine maintenance and inspection of telecommunication facilities located on residentially zoned *premises*, including all of the system components, shall occur during normal business hours between 8:00 a.m. and 5:00 p.m. Monday through Friday.

- (3) Antenna facilities or associated equipment proposed for installation in the *public right-of-way* are subject to the following regulations:
 - (A) Antennas or associated equipment located in *public right-of way* which is adjacent to a residentially zoned *premises* may be permitted with a Neighborhood Use Permit.
 - (B) Antennas and associated equipment located in the *public right-of-way* adjacent to non-residentially zoned *premises* are subject to review and approval by the City Manager.
 - (C) All equipment associated with antenna facilities shall be undergrounded, except for small services connection boxes or as permitted in Section 141.0405(b)(4).
 - (D) A construction plan must be submitted to and is subject to review and approval by the City Engineer in accordance with Chapter 6, Article 2.
- (4) Antennas and associated equipment located in the *public right-of-way* may be placed above ground only if the equipment is integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, enhanced landscape architecture, or complementary siting solutions to minimize visual or pedestrian impacts. These facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three.
- (c) Temporary facilities that provide services to public events and are limited to a one-time maximum duration of 90 calendar days are subject to the temporary use permit procedures in Chapter 12, Article 3, Division 4.
- (d) All telecommunication facilities that are required to obtain encroachment authorization to locate on city-owned dedicated or designated parkland or open space areas shall comply with the following:
 - (1) The City Manager shall determine that the proposed facility would not be detrimental to the City's property interest; would not preclude other appropriate uses; would not change or interfere with the use or purpose of the parkland or open space; and would not violate any deed restrictions related to City property, map requirements or other land use regulations.
 - (2) The proposed facility shall be integrated with existing park facilities or open space; shall not disturb the environmental integrity of the parkland or open space; and shall be disguised such that it does not

detract from the recreational or natural character of the parkland or open space.

- (3) The proposed facility shall be consistent with The City of San Diego Progress Guide and General Plan.

(e) Minor Telecommunication Facilities

Minor telecommunication facilities are permitted as a limited use or may be permitted with a Neighborhood Use Permit in the zones indicated with an “L” or an “N”, respectively, in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) An antenna facility will be considered a minor telecommunication facility if the facility, including equipment and *structures*, is concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, or *accessory use structures*.
- (2) In an effort to encourage collocation and to recognize that some telecommunication facilities are minimally visible, the following shall be considered minor telecommunication facilities:
 - (A) Additions or modifications to telecommunication facilities that do not increase the area occupied by the antennas or the existing antenna enclosure by more than 100 percent of the originally approved facility and do not increase the area occupied by an outdoor equipment unit more than 150 feet beyond the originally approved facility, if the additions and modifications are designed to minimize visibility.
 - (B) Panel-shaped antennas that are flush-mounted to an existing *building facade* on at least one edge, extend a maximum of 18 inches from the *building facade* at any edge, do not exceed the height of the building, and are designed to blend with the color and texture of the existing building.
 - (C) Whip antennas if the number of antennas that are visible from the *public right-of-way* does not exceed six, if the antennas measure 4 inches or less in diameter, and if they have a mounting apparatus that is concealed from public view.
- (3) Minor telecommunication facilities are not permitted in the following locations:

- (A) On *premises* that are developed with residential uses in residential zones;
 - (B) On vacant *premises* zoned for residential development;
 - (C) On *premises* that have been designated as *historical resources*;
 - (D) On *premises* that have been designated or mapped as containing sensitive resources;
 - (E) On *premises* within the *MHPA*; or
 - (F) On *premises* that are leased for billboard use.
- (4) The installation of a minor telecommunication facility shall not result in the elimination of required parking spaces.
 - (5) Minor telecommunication facilities that terminate operation shall be removed by the operator within 90 calendar days of termination.
- (f) Major Telecommunication Facilities

Major telecommunication facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three, except that major telecommunication facilities on dedicated or designated parkland and open space may be permitted with a Conditional Use Permit decided in accordance with Process Five, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) Major telecommunication facilities are not permitted in the following locations:
 - (A) On *premises* containing designated *historical resources*;
 - (B) Within viewsheds of designated and recommended State Scenic Highways and City Scenic Routes; or
 - (C) Within ½ mile of another major telecommunication facility, unless the proposed facility will be concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, and *accessory use structures*.
 - (D) Within the Coastal Overlay Zone, on *premises* within the

MHPA and/or containing *steep hillsides* with *sensitive biological resources*, or within public view corridors or view sheds identified in applicable *land use plans*.

- (2) Major telecommunication facilities shall be designed to be minimally visible through the use of architecture, landscape architecture, and siting solutions.
- (3) Major telecommunication facilities shall use the smallest and least visually intrusive antennas and components that meet the requirements of the facility.

(g) Satellite Antennas

Satellite antennas are permitted as a limited use subject to Section 141.0405(g)(2), and may be permitted with a Neighborhood Use Permit subject to Section 141.0405(g)(3), or with a Conditional Use Permit decided in accordance with Process Three subject to Section 141.0405(g)(4).

- (1) Exemption. Satellite antennas that are 5 feet in diameter or smaller are permitted in all zones and are exempt from this section.
- (2) Limited Use Regulations. Satellite antennas that exceed 5 feet in diameter are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.
 - (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* that have been designated as *historical resources*.
 - (C) Satellite antennas shall not exceed 10 feet in diameter.
 - (D) Ground-mounted satellite antennas shall not exceed 15 feet in *structure height*.
 - (E) Ground-mounted satellite antennas shall not be located in the *street yard*, *front yard*, or *street side yard* of a *premises*.
 - (F) Satellite antennas shall not be light-reflective.
 - (G) Satellite antennas shall not have any *sign copy* on them nor shall they be illuminated.
 - (H) Ground-, roof-, and pole-mounted satellite antennas shall be

screened by fencing, buildings, or parapets that appear to be an integral part of the building, or by landscaping so that not more than 25 percent of the antenna height is visible from the *grade* level of adjacent *premises* and adjacent *public rights-of-way*.

- (3) Neighborhood Use Permit Regulations. Proposed satellite antennas that do not comply with Section 141.0405(b)(2) may be permitted with a Neighborhood Use Permit subject to the following regulations.
 - (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* that have been designated as *historical resources*.
 - (C) Satellite antennas shall not exceed 10 feet in diameter.
 - (D) Satellite antennas shall not be light-reflective.
 - (E) Satellite antennas shall not have any *sign copy* on them nor shall they be illuminated.
 - (F) The visual impacts of the antenna to adjacent *premises* and adjacent *public rights-of-way* shall be minimized by the positioning of the antenna on the site and the use of landscape or other *screening*.

- (4) Conditional Use Permit Regulations. Except for proposed satellite antennas which are *accessory uses* in industrial zones, proposed satellite antennas that exceed 10 feet in diameter may be permitted only with a Conditional Use Permit decided in accordance with Process Three subject to the following regulations.
 - (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* or its appurtenances that have been designated as *historical resources*.
 - (C) The visual impacts of the antenna to adjacent *premises* and adjacent *public rights-of-way* shall be minimized by the positioning of the antenna on the site and the use of landscaping or other *screening*.
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

(3-2006)

Article 1: Separately Regulated Use Regulations
Division 4: Institutional Use Category--Separately Regulated Uses
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§141.0420 Wireless Communication Facilities

Wireless communication facilities are permitted as a limited use in accordance with Process One in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the regulations in Section 141.0420. *Wireless communication facilities* that do not comply with Section 141.0420(c)(1) or are in the zones indicated with an “N” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) may also be permitted with a Neighborhood Use Permit, subject to the regulations in Section 141.0420(d). *Wireless communication facilities* may also be permitted with a Conditional Use Permit decided in accordance with Process Three, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), except that *wireless communication facilities* in areas described in Section 141.0420(f) may be permitted with a Conditional Use Permit decided in accordance with Process Four, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the following regulations:

- (a) The following uses are exempt from the provisions of Section 140.0420:
 - (1) Amateur (HAM) radio facilities.
 - (2) One single dish *antenna* 24-inches or less in diameter or one remote panel *antenna* 24-inches or less in length and width, except when associated with a *wireless communication facility*.
- (b) General Rules for Wireless Communication Facilities
 - (1) Every application for a permit shall include documentation, satisfactory to the City Manager:
 - (A) That the *wireless communication facility* complies with federal standards for radio frequency radiation in accordance with the Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies, and
 - (B) Describing the location type, capacity, field strength or power density and calculated geographic service of the *wireless communication facility*.
 - (2) *Wireless communication facilities* shall be maintained in a graffiti-free

condition.

- (3) Prior to January 31 of every calendar year, each *wireless communication facility* provider shall submit documentation, satisfactory to the City Manager, identifying the location of each *wireless communication facility* in its City of San Diego network. The documentation shall include *wireless communication facilities* that are approved, but not yet built, *wireless communication facilities* that are currently operating and locations containing non-operating *wireless communication facilities*.
- (4) If the permit(s) for any *wireless communication facility* includes an expiration date, upon expiration of the permit, the facilities and improvements authorized therein shall be removed from the site by the owner of such facilities and improvements, and said owner shall restore the property to its original condition, all at the owner's or permittee's sole cost and expense. In addition, the owner or permittee shall, at its sole cost and expense, remove or replace any *wireless communication facility* if the City Manager determines that the facility or components of the facility are non-operational or no longer used. If the owner or permittee does not remove such facilities and restore the property as required herein, the City may remove the facilities and restore the property at the cost and expense of the owner or permittee, jointly and severally.
- (5) Coastal Development Permit. Within the coastal overlay zone, the coastal development permit regulations, beginning with Section 126.0701 of the Land Development Code, shall also apply.

(c) Limited Use Regulations

- (1) *Wireless communication facilities* are permitted as a limited use subject to the following regulations:
 - (A) Except as provided in Section 141.0420(d), *wireless communication facilities* in Industrial Zones.
 - (B) Except as provided in Section 141.0420(d), *wireless communication facilities* in Commercial Zones.
 - (C) Collocation of *wireless communication facilities* to existing monopoles that do not increase the area occupied by the *antennas* by more than 100 percent of the originally approved *wireless communication facilities* and do not increase the area occupied by an outdoor equipment enclosure more than 150 square feet beyond the originally approved *wireless communication facilities*.
- (2) *Wireless communication facilities* in the *public right-of-way* within or adjacent to City owned property, dedicated in perpetuity, for park or

recreation purposes, may be permitted with a Neighborhood Use Permit.

(d) Neighborhood Use Permit Regulations

- (1) *Wireless communication facilities* on premises containing residential or mixed uses in a Commercial or Industrial Zone.
- (2) *Wireless communication facilities* on premises containing a nonresidential use within a Residential zone where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
- (3) *Wireless communication facilities* in Agricultural Zones where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
- (4) *Wireless communication facilities* proposed in dedicated parkland where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.

(e) Conditional Use Permit Regulations (Process Three)

- (1) *Wireless communication facilities* on premises containing a nonresidential use within a Residential Zone.
- (2) *Wireless communication facilities* in Agricultural Zones.
- (3) *Wireless communication facilities*, with above ground equipment, in the *public right-of-way*.

(f) Conditional Use Permit Regulations (Process Four)

- (1) Except as provided in Section 141.0420(d)(4), *wireless communication facilities* proposed in dedicated parkland.
- (2) Except as provided in Sections 141.0420(d)(2) and 141.0420(e)(1), *wireless communication facilities* proposed in Residential Zones.
- (3) *Wireless communication facilities* proposed in Open Space Zones.

(g) Design Requirements

The following regulations apply to all *wireless communication facilities*:

- (1) *Wireless communication facilities* shall utilize the smallest, least visually intrusive *antennas*, components and other necessary equipment.
- (2) The applicant shall use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.
- (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.
- (4) Overhead wires connecting the *antennas* to the equipment are not permitted.
- (5) Equipment located on the roof of an existing *structure* shall be set back or located to minimize visibility, especially from the *public right of-way* or public places.
- (6) Faux landscaping may be used on *premises* where natural vegetation similar in size and species exist or where landscaping similar in size and species is proposed as part of the *development*. The *applicant* shall provide sufficient samples, models or other means to demonstrate the quality, appearance, and durability of the faux vegetation.
- (7) If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the *wireless communication facility*, then replacement trees of a similar size shall be planted to the satisfaction of the City Manager.
- (8) Panel *antennas* shall be mounted no more than 12 inches away from a *building façade* and shall appear as an integral part of the building, except as set forth in Section 141.0420(h). Panel *antennas* may be mounted up to 18 inches away from a *building façade* when the *applicant* provides evidence demonstrating that the *wireless communication facility* cannot operate without incorporating a tilt greater than 12 inches. Each panel *antenna* shall fit into the design of an existing *façade* and shall be no longer nor wider than the portion of the *façade* upon which it is mounted. The *antennas* shall not interrupt the architectural lines of the *façade*. Associated mounting brackets and coaxial cable shall be concealed from view. Any pipes or similar apparatus used to attach panel *antennas* to a *building façade* shall not

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extend beyond the length or width of the panel *antenna*. No exposed mounting apparatus shall remain on a *building façade* without the associated *antennas*.

- (9) Vertical elements, designed as flagpoles or light standards, shall replicate the design, diameter and proportion of the vertical element they are intending to imitate. Flagpoles shall maintain a tapered design.

(h) *Public Right-of-Way* Installations

Wireless communication facilities may be installed in the *public right-of-way* in the area between the face of the curb and the adjacent property line.

Wireless communication facilities located in the *public right-of-way* are subject to Chapter 6, Article 2, and the following regulations:

- (1) All equipment associated with *wireless communication facilities* shall be undergrounded, except for small service connection boxes or as permitted in Section 141.0420(e)(3).
- (2) Panel *antennas* shall be vertically mounted to the pole in compliance with any applicable separation requirements and shall not exceed 6 inches in distance from the pole.
- (3) No more than four panel *antennas* or two omni-directional *antennas* shall be mounted on any utility pole by any one *wireless communication facilities* provider.
- (4) *Antennas* shall be painted to match the color of the surface of the pole on which they are attached.

(i) Park Site Installations

- (1) In addition to the design guidelines set forth in Section 141.0420(g), the following design requirements apply to *wireless communication facilities* in city parks.
 - (A) Where practicable, *antennas* shall be mounted on sports field light poles, security light poles, or inside foul line poles or flagpoles. *Antennas* shall not be mounted above the light source on any light poles. All *antennas* on flagpoles or foul line poles shall be concealed within the pole.
 - (B) Equipment enclosures shall be placed underground.
 - (C) No above ground equipment enclosures for a *wireless communication facility* shall be placed on city owned property, dedicated in perpetuity by ordinance, for park or recreation purposes, except where the *wireless communication facility* use

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would not violate City of San Diego Charter section 55.

*(“Wireless Communication Facilities” added 8-10-2004 by O-19308 N.S.;
effective 4-11-2007.)*

(Amended 5-3-2005 by O-19369 N.S.; effective 4-11-2007.)

(Amended 9-29-2006 by O-19545 N.S.; effective 4-11-2007.)