



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 9, 2009 **REPORT NO. PC-09-059**

ATTENTION: Planning Commission, Agenda of July 16, 2009

SUBJECT: VERIZON NIMITZ - PROJECT NO. 165542. PROCESS 4.

**OWNER/
APPLICANT:** THE RECTOR WARDENS & VESTRYMEN OF ALL SOULS PARISH
POINT LOMA SAN DIEGO/VERIZON WIRELESS

SUMMARY

Issue(s): Should the Planning Commission approve a new Wireless Communication Facility (WCF) to be incorporated on an existing church building at 1475 Catalina Boulevard in the Peninsula Community Planning Area?

Staff Recommendation:

1. CERTIFY Negative Declaration No. 165542
2. APPROVE Conditional Use Permit (CUP) No. 661262
3. APPROVE Planned Development Permit (PDP) No. 661263.

Community Planning Group Recommendation: The Peninsula Community Planning Board voted to recommend approval of this project 9-1-0 at their December 18, 2008 meeting.

Environmental Review: A NEGATIVE DECLARATION, LDR No. 165542, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement: Verizon Wireless is the Financially Responsible Party for this project and is paying for costs associated with the processing of this permit.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.



BACKGROUND

WCF's are permitted throughout the City as a "separately regulated use." The intent of the regulations is to allow carriers to provide service throughout the City in a manner that is visually compatible and respectful of the neighborhood context.

This project is located in the Peninsula Community Planning area at 1475 Catalina Blvd. The property is zoned RS-1-7 (Attachments 1, 2, and 3). The project site contains a few buildings associated with the church. The building the antennas are to be attached to is two stories with a rectangular footprint and a symmetrical Colonial Revival style.

Sprint has operated a WCF on this building since 2001 with their antennas located within a dormer. Verizon's proposed dormer will match the size and design of Sprint's dormer.

WCF's are permitted in areas zoned as residential with the processing of a Conditional Use Permit, Process 3 when the antennas associated with the WCF are located on a premises with a non-residential use within 100' from the property line of a residential use (Attachment 4). Additionally, due to the width of the of the proposed dormer – 11 feet 6 inches, where 10 feet is allowed – a Planned Development Permit, Process 4 is also required. Surrounding uses include a school to the west and residential uses to the south, east and north.

PROJECT DESCRIPTION

This project proposes the installation of 12 antennas (3 sectors of 4 antennas each). One sector will be located within a new dormer and two sectors will be located within a faux chimney. The proposed dormer matches the size of an adjacent Sprint dormer located on the other side of the building. As the size of the dormer exceeds the allowed dimensions permitted by the Land Development Code, a Planned Development Permit is being pursued to allow the greater width in order for the proposed dormer to match the existing Sprint dormer. Staff supports the size of the proposed dormer as it matches the size of the existing Sprint dormer. If the project complied with the strict application of the regulations, the symmetry of the building would be disrupted by the varying dormer sizes. Therefore, the project as designed results in a better project than if the strict application of the regulations was followed.

The City's General Plan calls for WCF's to be respectful of the neighborhood context. By mounting the antennas within elements designed to be integral architectural design features, the WCF does not appear to be out of place. The antennas are all proposed to be located behind radio frequency (RF) transparent material, which will be painted and textured to match adjacent building surfaces. The proposed WCF will allow Verizon to provide service to the neighborhood, while at the same time effectively integrating with the community.

CONCLUSION

The project is consistent with the WCF regulations, Land Development Code (LDC) Section 141.0420 and the City's General Plan. The project is also supported by the Peninsula


Community Planning Group (Attachment 10). Therefore, Staff recommends approval of CUP No. 661262 and PDP No. 661263.

ALTERNATIVES

1. **Approve** Conditional Use Permit No. 661262 and Planned Development Permit No. 661263, **with modifications.**

2. **Deny** Conditional Use Permit No. 661262 and Planned Development Permit No. 661263, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Photo Simulations
6. Site Justification Letter and Coverage Maps
7. Project Plans
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Community Planning Group Recommendation
11. Photo Study
12. Ownership Disclosure Statement
13. Project Chronology
14. Notice of Public Hearing (PC)
15. Environmental Resolution

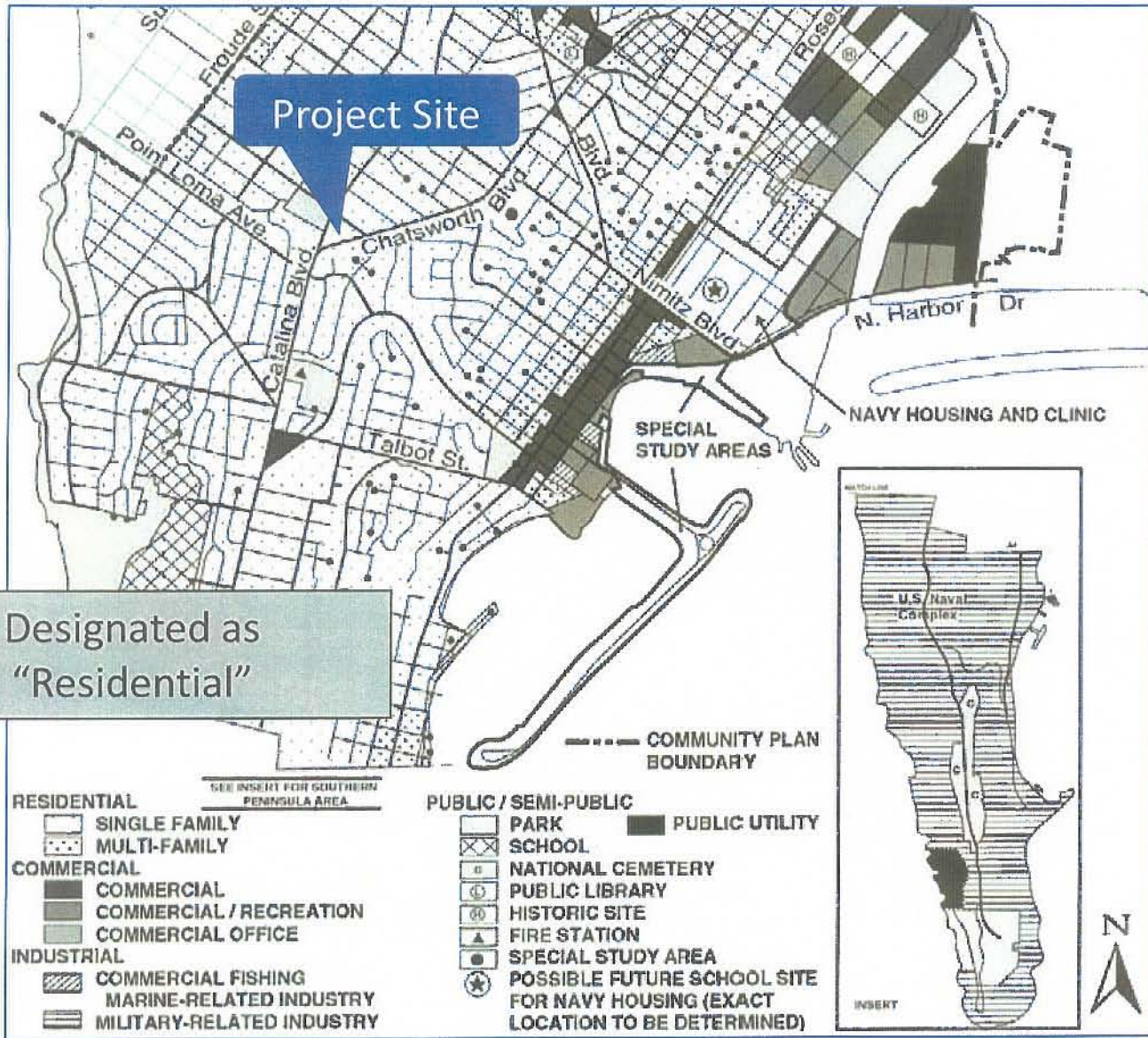


Aerial Photo

Verizon – Nimitz – Project Number 165542

1475 Catalina Blvd.



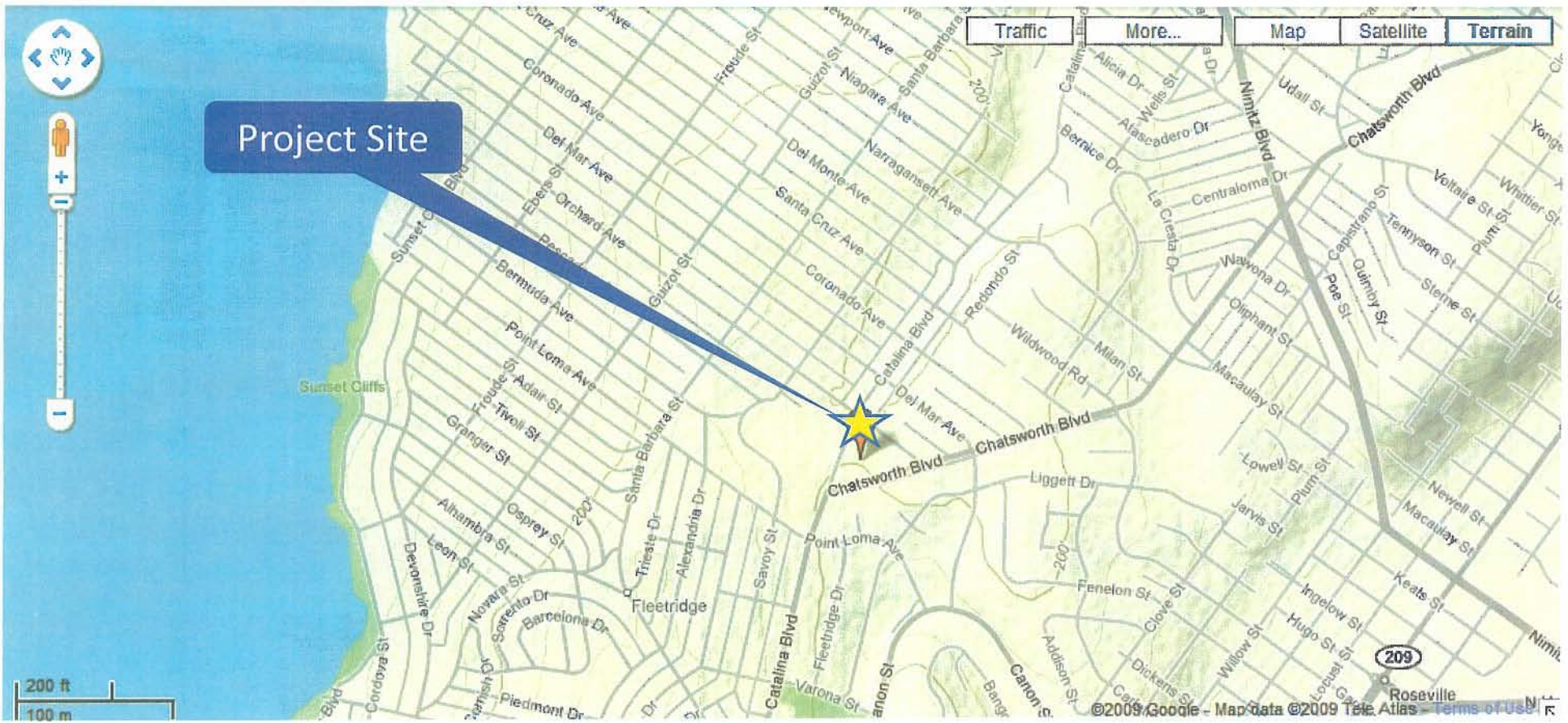


Community Plan Land Use Designation

Verizon – Nimitz – Project Number 165542

1475 Catalina Blvd.





Project Location Map

Verizon – Nimitz– Project Number 165542

1475 Catalina Blvd.



PROJECT DATA SHEET		
PROJECT NAME:	Verizon - Nimitz	
PROJECT DESCRIPTION:	A Wireless Communication Facility (WCF) consisting of 12 antennas mounted within a new faux chimney and a new dormer. Associated equipment will be located adjacent to the existing building within an enclosure.	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Conditional Use Permit (CUP) and Planned Development Permit (PDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Single-unit residential.	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 (Residential)		
HEIGHT LIMIT: 24/30		
LOT SIZE: n/a		
FLOOR AREA RATIO: n/a		
FRONT SETBACK: 15		
SIDE SETBACK: .08 multiplied by lot width		
STREETSIDE SETBACK: .10 multiplied by lot width		
REAR SETBACK: 13		
PARKING: n/a		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-unit Residential, RS-1-7	Residential.
SOUTH:	Single-unit Residential, RS-1-4	Residential.
EAST:	Single-unit Residential, RS-1-7	Residential.
WEST:	Single-unit Residential, RS-1-7	School/Residential.
DEVIATIONS OR VARIANCES REQUESTED:	Dormers are permitted to be no larger than 10'. The dormers are 11'6" which requires the processing of a PDP.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	Recommended for approval (9-1-0) at the December 18, 2008 Peninsula Community Planning Board meeting.	

EXISTING

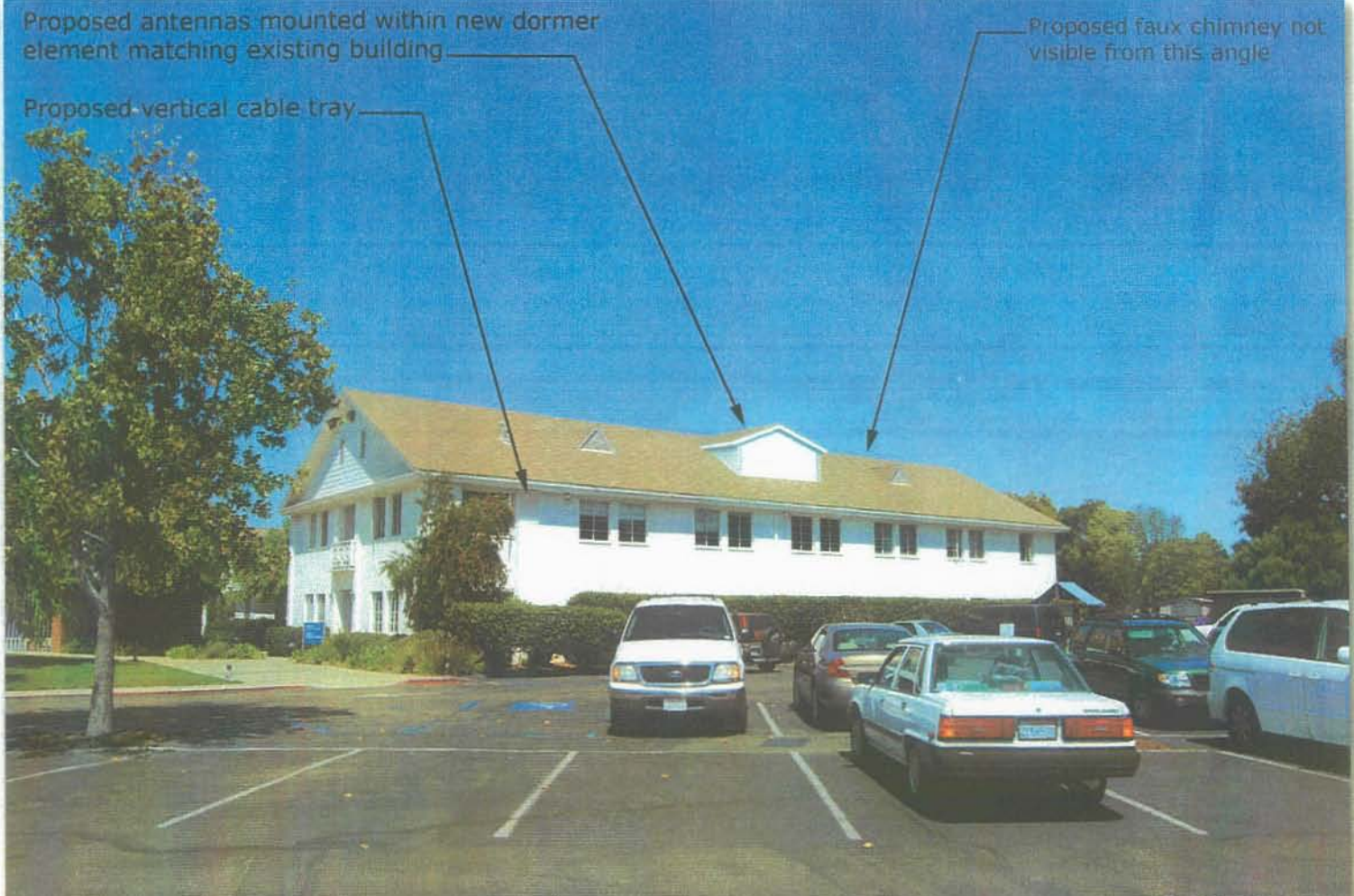
Nimitz
1475 Catalina Blvd.
San Diego, CA 92107
ATTACHMENT 5



Proposed antennas mounted within new dormer element matching existing building

Proposed faux chimney not visible from this angle

Proposed vertical cable tray



PROPOSED

EXISTING

Nimitz
1475 Catalina Blvd.
San Diego, CA 92107
ATTACHMENT 5



Nimitz
 1475 Catalina Blvd.
 San Diego, CA 92107



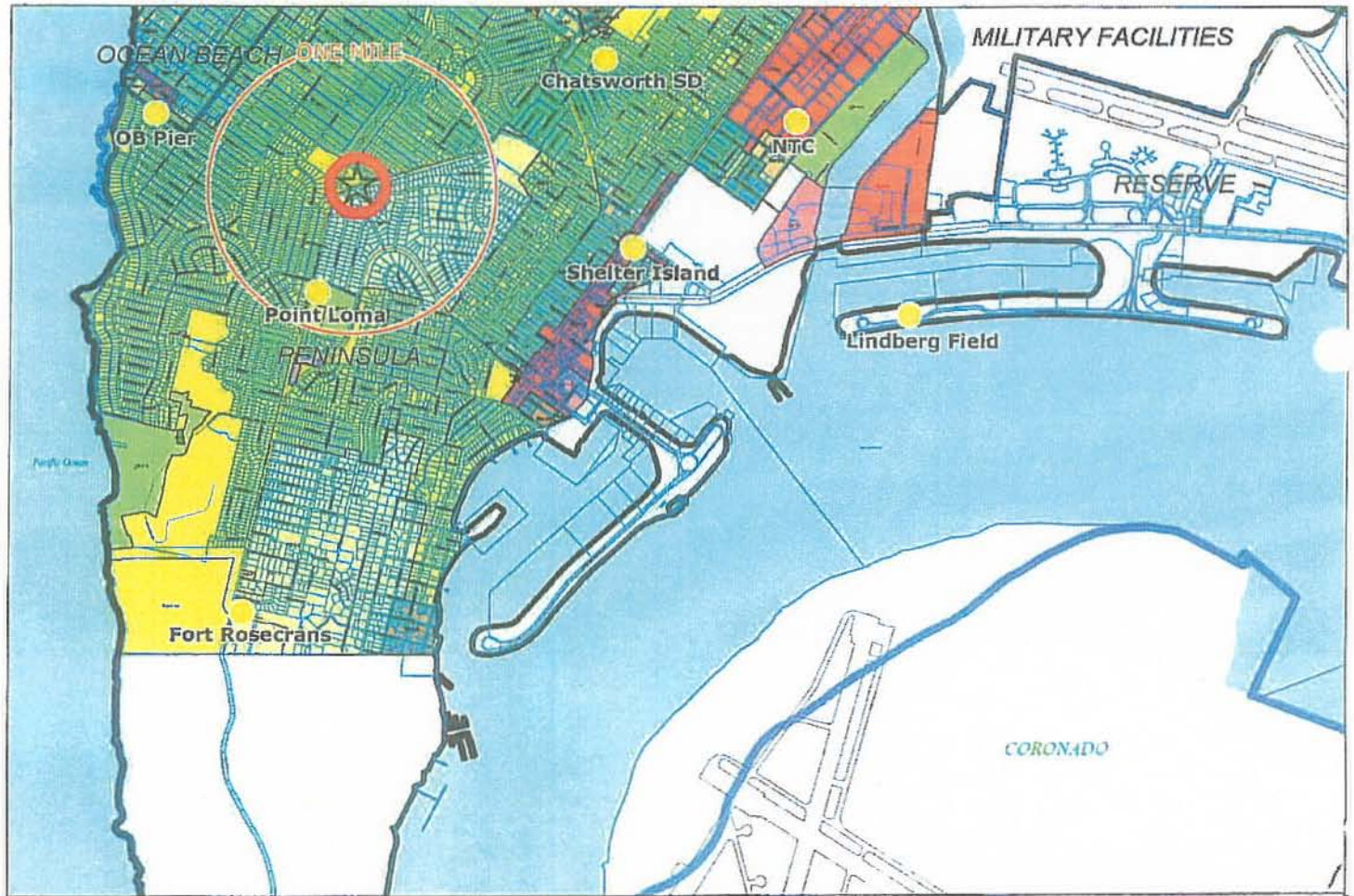
Legend

- Search Ring
- Selected Site

- Existing sites within 1 mile radius:
 POINT LOMA
 1055 Catalina Blvd
 Point Loma 92106

- Alternative Sites:
 No alternative sites

Page 1 of 4



Legend

- City of San Diego Boundary
- Community Plan Areas
- Parcels

Zone

- AH 1.1
- CC-3.5
- CC-4.2
- CC-5.5
- CH 1.1
- CH 1.2
- CD 1.2
- CP 1.1
- CR 1.1
- CV 1.1
- CV 1.2
- IS-1.1
- OP 1.1
- RM 1.1
- RM 2.4
- RM 2.5
- RM 2.6
- RM 2.7
- RM 2.9
- RM 4.10
- RM 5.12
- RS 1.11
- RS 1.14
- RS 1.2
- RS 1.4
- RS 1.5
- RS 1.7
- RT 1.4

Map of San Diego showing search ring around Nimitz site, existing sites, and various city zones.

City of San Diego Development Services Department



City of San Diego
 Development Services Department

GRID TILE: 14
 GRID SCALE 600
 DATE 9/2/2008 12:07:10 PM

- Surrounding sites:
- CHATSWORTH SD 2195 CHATSWORTH BLVD San Diego 92107
 - FAMOSA SLOUGH 3006 Loma Riviera Dr San Diego 92110
 - FORT ROSECRANS 200 Block Catalina Blvd. San Diego 92106
 - LINDBERGH FIELD 1960 Harbor Island Drive San Diego 92101
 - NTC 2750 Womble Rd San Diego 92106
 - OB PIER II 1371 Sunset Cliffs Blvd. San Diego 92107
 - OCEAN BCH 2229 Bacon Street San Diego 92107
 - POINT LOMA 1055 Catalina Blvd Point Loma 92106
 - SHELTER ISLAND 2 2901 Nimitz Blvd San Diego 92016
 - SPORTS ARENA 3500 SPORTS ARENA BLVD. San Diego 92110
 - UPTOWN 2461 San Diego Ave. San Diego 92110

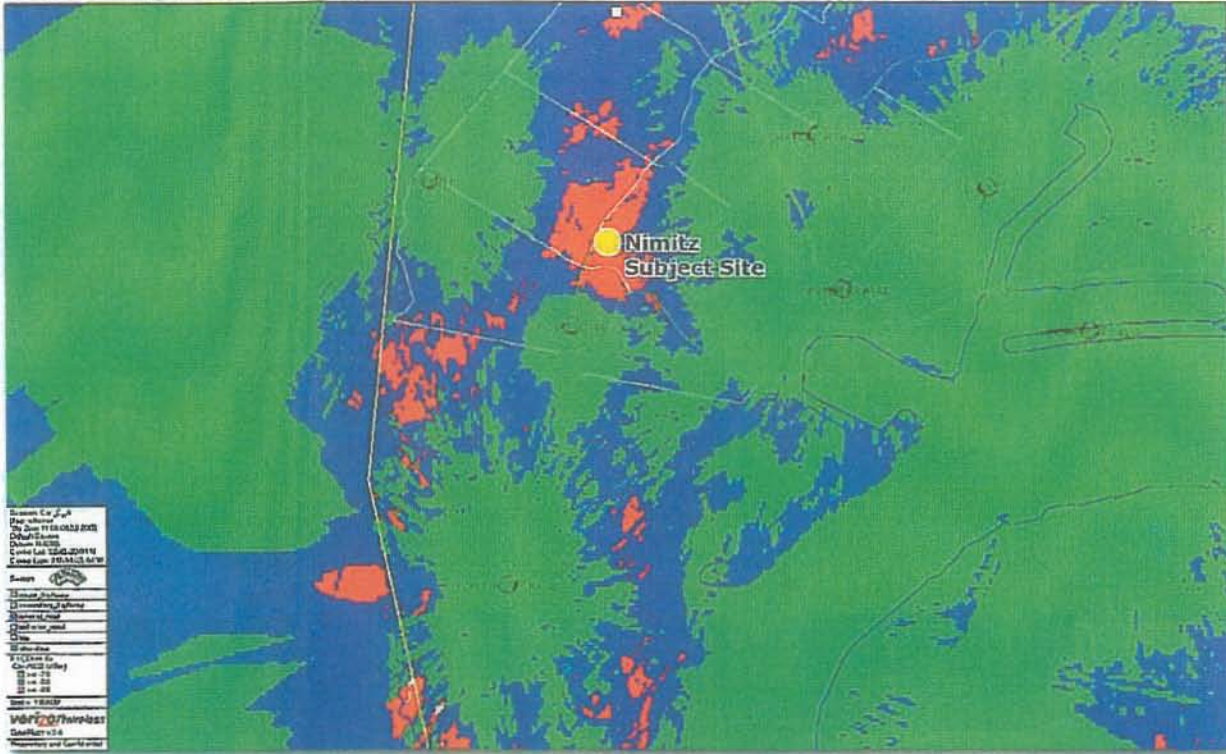
ATTACHMENT 6

Surrounding sites:
 CHATSWORTH SD 2195 CHATSWORTH I San Diego 92107
 FAMOSA SLOUGH 3006 Loma Riviera Dr San Diego 92110
 FORT ROSECRANS 200 Block Catalina Blvd. San Diego 92106
 LINDBERGH FIELD 1960 Harbor Island Drive San Diego 92101
 NTC2750 Womble Rd San Diego 92106
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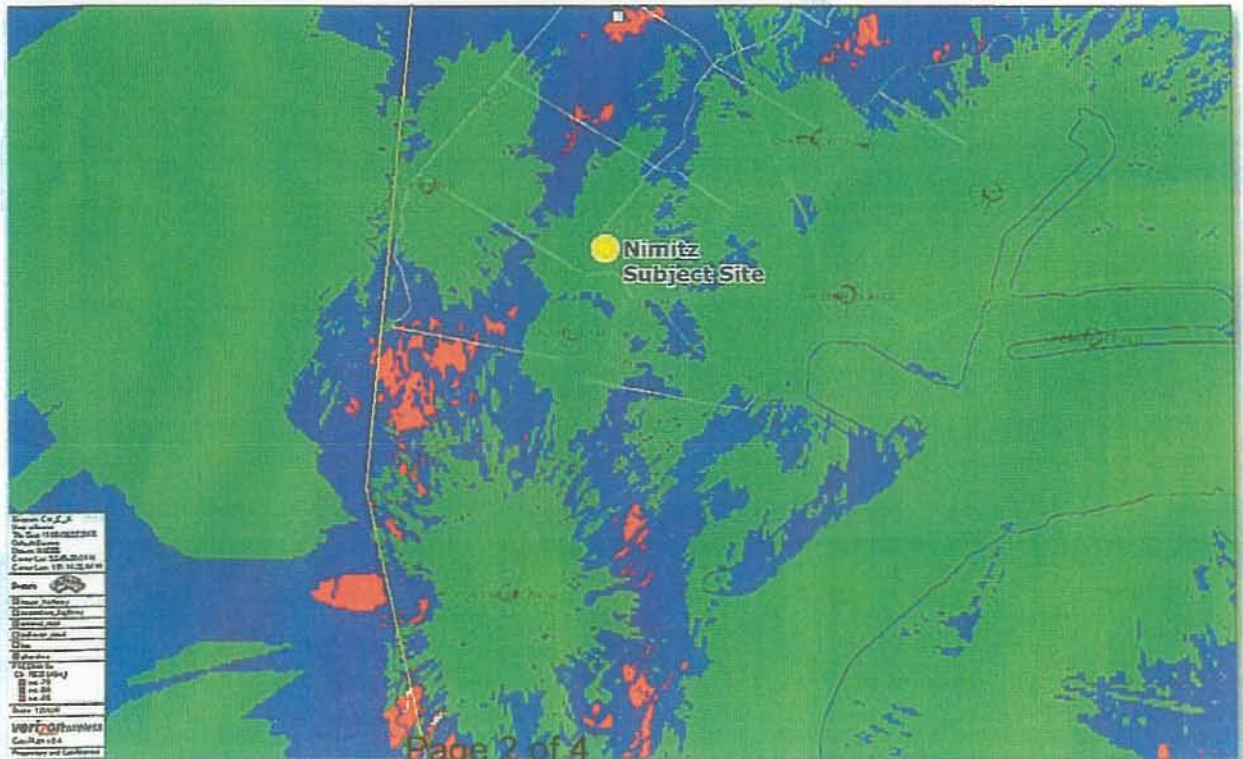
ATTACHMENT 6
Nimitz
 1475 Catalina Blvd.
 San Diego, CA 92107



Existing coverage



System: C-1
 Date: 11/16/2011
 Operator: Verizon Wireless
 Project: Nimitz
 Coverage: 100%
 Scale: 1:25000
 Date: 11/16/2011
 Verizon Wireless
 California
 Frequency and Coverage



Coverage Levels:

Green	Excellent
Blue	Good/Variable
Red	Poor

System: C-1
 Date: 11/16/2011
 Operator: Verizon Wireless
 Project: Nimitz
 Coverage: 100%
 Scale: 1:25000
 Date: 11/16/2011
 Verizon Wireless
 California
 Frequency and Coverage

Proposed coverage



Telecommunications Project Management

August 28, 2008
VZW – "Nimitz"

Sent Via Hand Delivery

Ms. Karen Lynch-Ashcraft
CITY OF SAN DIEGO
1222 First Avenue, 5th Floor
San Diego, CA 92101

Re: Verizon Wireless – "Nimitz"

Dear Ms. Lynch-Ashcraft:

We are submitting the attached application and supporting documentation in order to be considered for a neighborhood use permit for a wireless communications facility located at 1475 Catalina Boulevard in the Peninsula Community Plan. The property is currently zoned RS-1-5, however there are no residential uses on site as the property is home to the All Souls Parish of Point Loma.

The project consists of the installation of (12) antennas within two new RF friendly architectural elements. 1 sector of 4 antennas is proposed within a new dormer to match the existing Sprint design. 2 sectors of 4 antennas are proposed within a new faux chimney. The chimney is significantly screened by tall landscape and therefore is not visible from Catalina Blvd or from view sheds along Chatsworth. It is located behind and among mature trees. The associated equipment cabinets necessary to operate the facility will be located on the ground adjacent to Sprint's current equipment room and will be designed to match.

There is currently one existing telecommunications carriers on site. Sprints facility was permitted under neighborhood use permit #410-289-05 it is set to expire June 29, 2011. This site was chosen by Verizon because it is located within the intended coverage area and provides a technically feasible, non-residentially used property as preferred by the LDC.

We appreciate your assistance with this project. I will be the contact person for this project, therefore, if you have any questions or need additional information, please contact me directly at (619) 223-1357.

Sincerely,

A handwritten signature in cursive script that reads "Shelly Kilbourn".

Shelly Kilbourn, Land Use Consultant
Agent for Verizon Wireless



September 8, 2008

Sent Via Hand Delivery

City of San Diego
Development Services
1222 First Avenue MS-301
San Diego, CA 92101

**Re: "Nimitz"
Technical Site Specifications**

As requested Verizon Wireless is providing the following technical information related to the operation of its proposed PCS facility:

Frequency Range:	CDMA 800 Tx; 880 MHz to 894 MHz RX; 835 MHz to 848 MHz
	EVDO 1900 Tx; 1965 MHz to 1970 MHz Rx; 1885 MHz to 1890 MHz
Antenna Sectors:	2 - 16 Radio Channels per sector
Radio Channels per Sector:	8
Power:	1000 Watts (Effective Radiated Power)

Please note that Verizon Wireless is providing these specifications as information only. Verizon Wireless reserves any and all rights to operate the above facility in accordance with FCC standards under the terms of its license. Should you have any questions or comments regarding this information, please do not hesitate to call Ericka Chong at (949) 683-9388.

Verizon Wireless

Cc: File



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

NIMITZ

1475 CATALINA BLVD.
SAN DIEGO, CA 92107
SAN DIEGO COUNTY

DRAWING DATES

08/02/08	PRELIM 2D REVIEW (rd)
09/16/08	PLANNING COMMENTS (rd)
09/17/08	EASEMENT UPDATE (job)
11/20/08	REVISED 2D (ol)
02/12/09	REVISED 2D (rd)

SHEET TITLE

**WATER POLLUTION
CONTROL PLAN**

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PRIORITY: LOW

IDENTIFY POLLUTANTS FROM THE PROJECT AREA

COMMERCIAL DEVELOPMENT: SEDIMENT - POTENTIAL
NUTRIENTS - POTENTIAL
ORGANIC COMPOUNDS - N/A
TRASH & DEBRIS - ANTICIPATED
OXYGEN DEMANDING SUBSTANCES - ANTICIPATED
BACTERIA & VIRUSES - N/A
PESTICIDES - POTENTIAL

STANDARD LID BMPs:

- 1 MINIMIZE IMPERVIOUS FOOTPRINT
- 2 MINIMIZE SOIL COMPACTION IN LANDSCAPE AREA
- 3 SOIL AMENDMENT

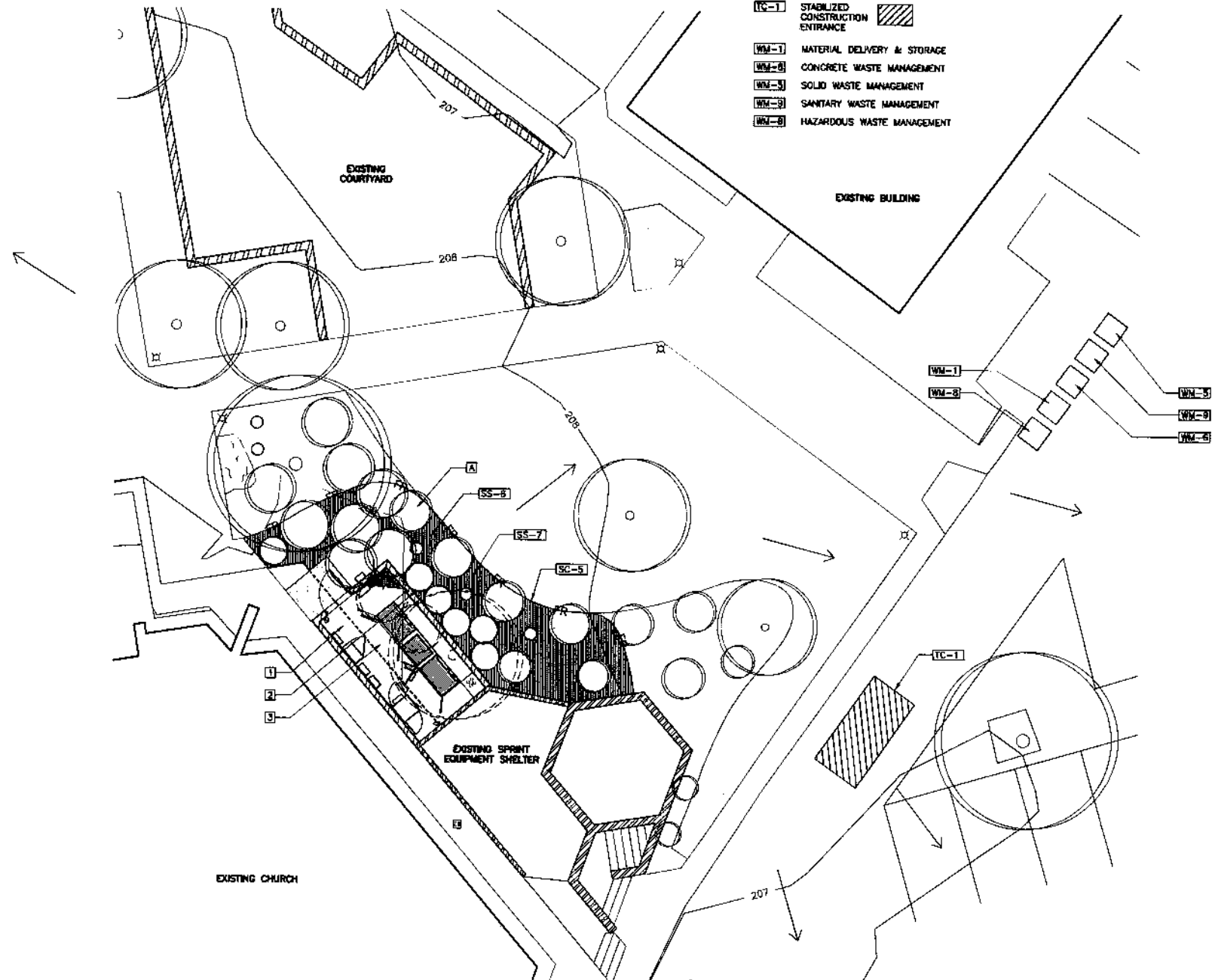
SOURCE CONTROL BMPs:

- A USE EFFICIENT IRRIGATION SYSTEM

CONSTRUCTION STORMWATER BMPs:

DIRECTION OF LOT DRAINAGE → →

- SS-7 EROSION CONTROL BLANKET
- SS-8 MULCH, STRAW, WOOD CHIPS
- SC-5 FIBER ROLLS -FR-FR-
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-2 CONCRETE WASTE MANAGEMENT
- WM-3 SOLID WASTE MANAGEMENT
- WM-4 SANITARY WASTE MANAGEMENT
- WM-5 HAZARDOUS WASTE MANAGEMENT



**ENLARGED WATER POLLUTION
CONTROL PLAN**

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

A. Site Management Requirements

Construction is a dynamic operation where changes are expected. Storm water BMPs for construction sites are usually temporary measures that require frequent maintenance to maintain their effectiveness and may require relocation, revision and re-installation, particularly as project grading progresses. Therefore, owner/contractor self-inspections are required. They shall be performed by the owner/contractor's Qualified Contact Person specifically trained in storm water pollution prevention site management and storm water BMPs, including the installation and maintenance of sediment and erosion control measures. Additional qualified persons may assist with the inspection activities under the direction of the Qualified Contact Person. A Qualified Contact Person is required for all sites during both wet and dry weather conditions.

There are four primary purposes of the self-inspections conducted by owners and contractors:

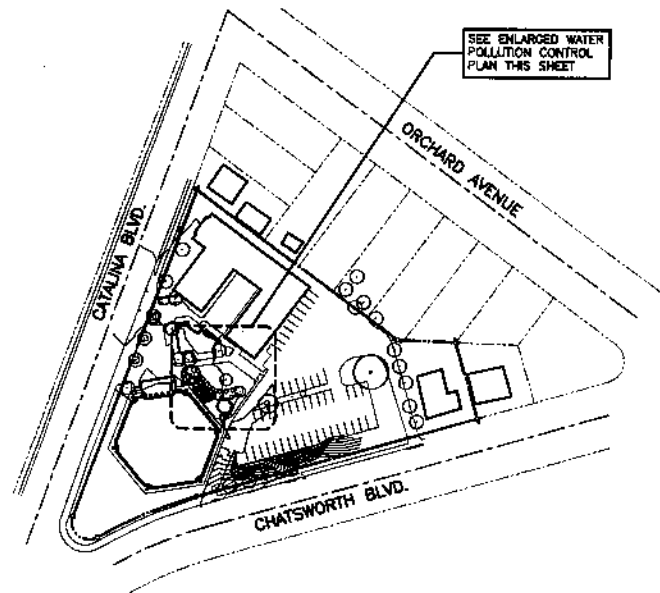
- To ensure that the owner/contractors take full responsibility for managing storm water pollution caused by their activities.
- To ensure that storm water BMPs are properly documented and implemented and are functioning effectively.
- To identify maintenance (e.g., sediment removal) and repair needs.
- To ensure that the project proponents implement their storm water management plans.

A self-inspector checklist, noting date, time, conditions and inspection data, must be kept on-site and made available for inspection, if requested (note: the Storm Control Permit has additional inspection requirements that must be met to comply with the permit). Self-inspections must be performed by a Qualified Contact Person according to the following schedule:

- Daily forecasting at all times
- All 24-hour intervals during extended rainfall events
- Daily evaluations at each mowing/grading is being conducted during the wet season
- Weekly (every 7 days) in the dry season as earth mowing/grading is progressing

Storm water pollution prevention site management requirements include:

- A qualified person who is trained and competent in the use of BMPs shall be on site daily, although not necessarily full time, to evaluate the conditions of the site with respect to storm water pollution prevention. This qualified contact person shall represent the contractor/owner on storm water issues.
- The qualified person shall implement the conditions of the Storm Water Pollution Prevention Plan, correct documents and/or local ordinances with respect to erosion and sediment control and other waste management regulations.
- The qualified person is responsible for monitoring the weather and implementation of any emergency plans as needed. The weather shall be monitored on a 5-day forecast plan and a full BMP protection plan shall be activated when there is a 40% or greater chance of rain.
- The qualified person is responsible for overseeing any site grading and operations and evaluating the effectiveness of the BMPs. This person shall modify the BMPs as necessary to keep the dynamics of the site in compliance. This person or other qualified persons are responsible for tracking the BMPs regularly for maintenance and documenting the BMPs being implemented.



**WATER POLLUTION
CONTROL PLAN**

SCALE: 1" = 100'-0"



BOOTH & SUAREZ
ARCHITECTURE ■ PLANNING

WILLIAM P. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4451, CALISEDA, CA 94014 (708) 424-9474



PREPARED FOR



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IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
DPS	DATE
EE/OUT	DATE

PROJECT NAME

NIMITZ

1475 CATALINA BLVD.
SAN DIEGO, CA 92107
SAN DIEGO COUNTY

DRAWING DATES

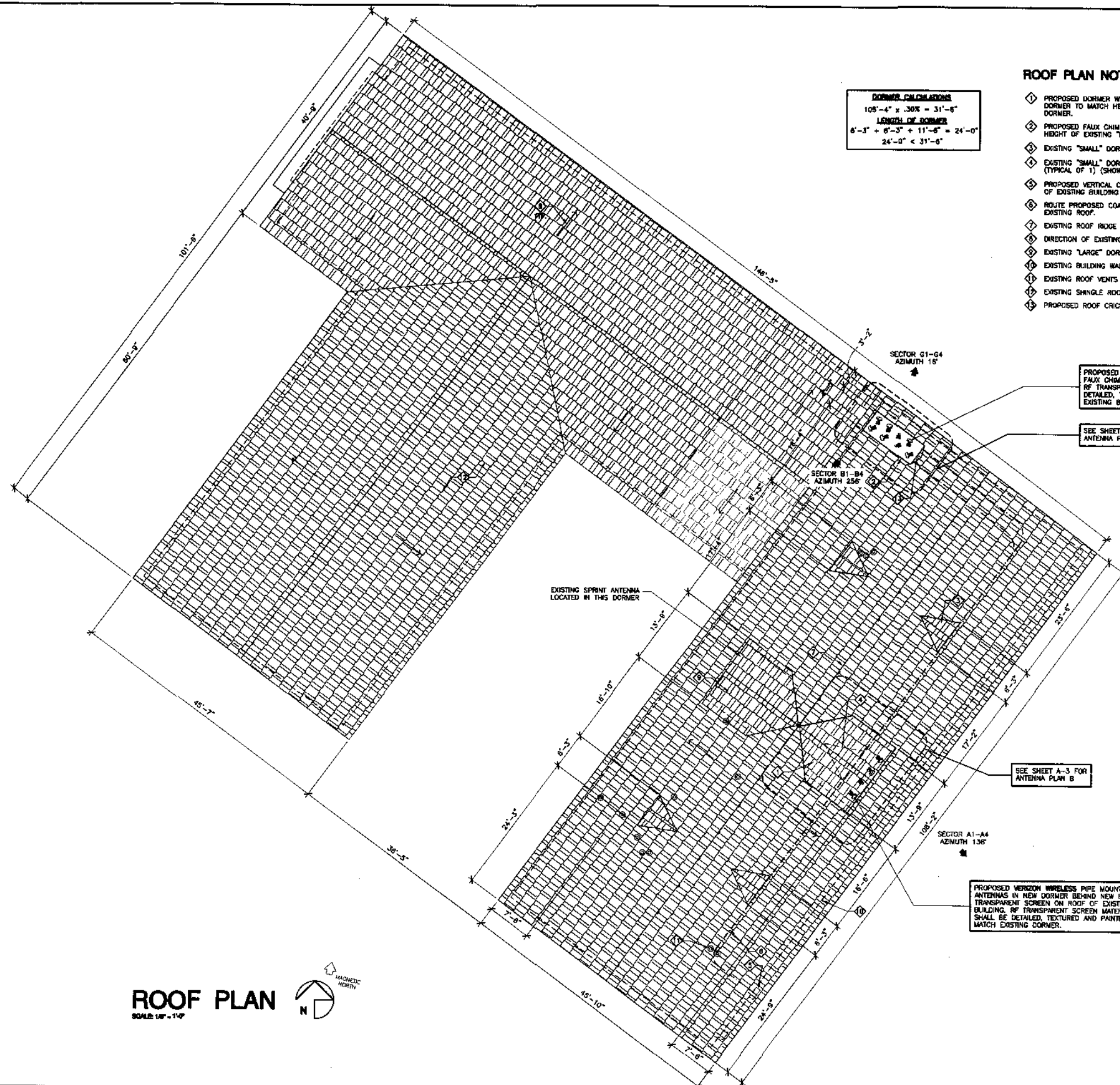
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11/20/08	REVISED ZD (st)
02/12/08	REVISED ZD (rd)

SHEET TITLE

ROOF PLAN

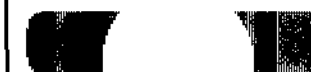
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Booth & Suarez
 ARCHITECTURE ■ PLANNING

WILLIAM R. BOOTH ARCHITECT 10314 F. STREET, IRVINE, CA 92618
 P.O. BOX 4851, CARLSBAD, CA 92018 (760) 434-8474



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 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

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 SAN DIEGO, CA 92107
 SAN DIEGO COUNTY

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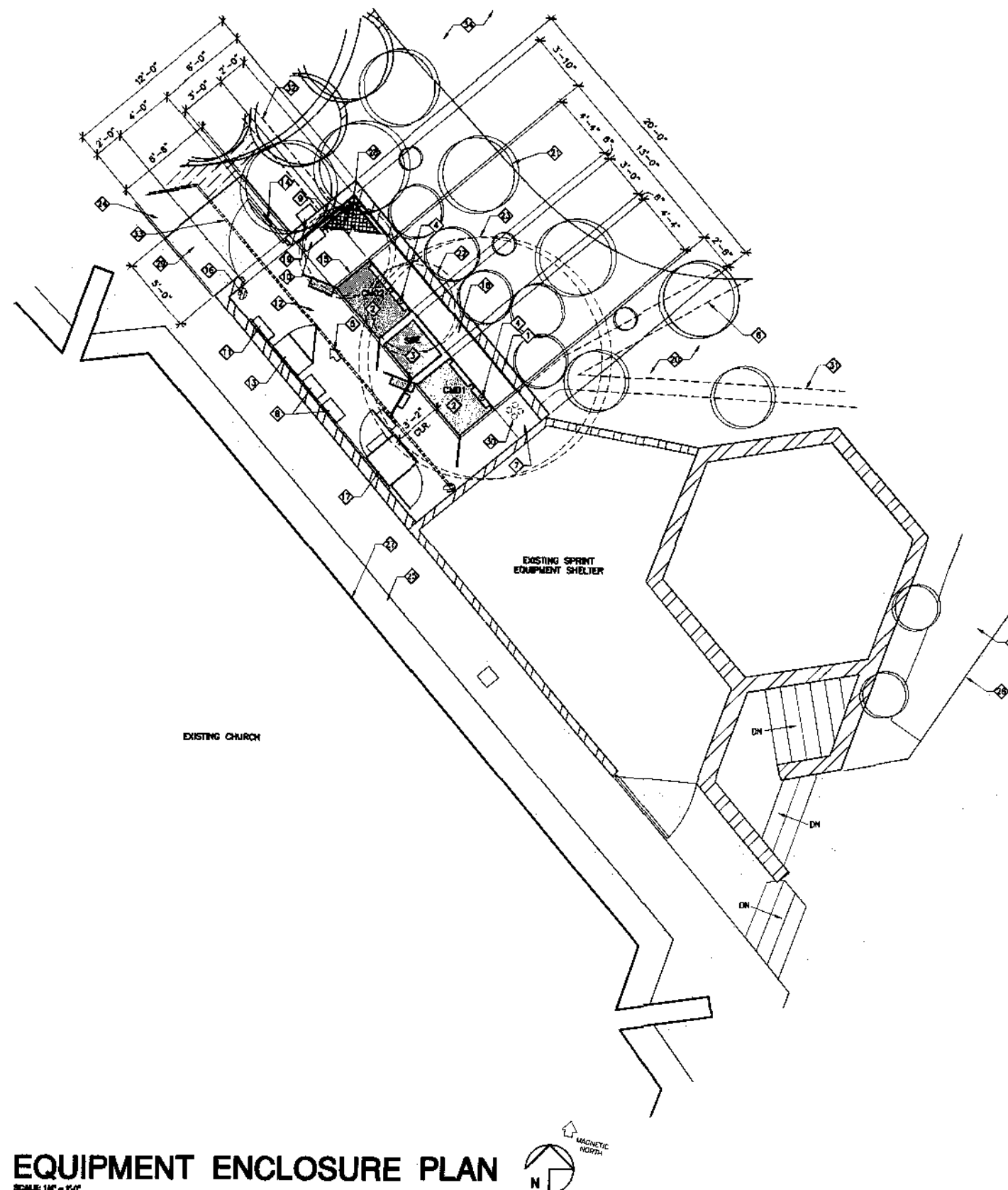
EQUIPMENT ENCLOSURE PLAN

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A-2

EQUIPMENT ENCLOSURE PLAN NOTES:

- 1. PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH CHAIN LINK LID AND WOOD TRELLIS. LEASE LINE IS SAME AS OUTER PERIMETER OF PROPOSED CONCRETE BLOCK WALL ENCLOSURE.
- 2. PROPOSED VERIZON WIRELESS "CMT" COMPACT METRO CELL OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 2). 32" WIDE x 55" HIGH x 30" DEEP. WEIGHT: 2082 LBS.
- 3. PROPOSED VERIZON WIRELESS SIMPLIFIED BATTERY ENCLOSURE (SBE). 36" WIDE x 57" HIGH x 30" DEEP. WEIGHT: 2375 LBS.
- 4. PROPOSED GPS ANTENNA MOUNTED TO EACH "CMT" EQUIPMENT CABINET (TYPICAL OF 2).
- 5. CONCRETE SLOPED TO DRAIN. 1% MIN.
- 6. PROPOSED UNDERGROUND COAXIAL CABLE TRENCH (SHOWN DASHED).
- 7. PROPOSED COAX CABLE SHROUD.
- 8. PROPOSED TELCO CABINET GR-487-CORE UNISTRUT MOUNTED TO WALL (TYPICAL OF 2) (STACKED).
- 9. PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED TO WALL.
- 10. PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO WALL.
- 11. PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO WALL.
- 12. PROPOSED POURED-IN-PLACE CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 13. PROPOSED TELCO CABINET "THE BEAST" UNISTRUT MOUNTED TO WALL.
- 14. PROPOSED STEEL GATE AND FRAME WITH VERIZON WIRELESS SIGNAGE.
- 15. PROPOSED RAISED CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 16. PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL TIMER SWITCH (TYPICAL OF 2).
- 17. PROPOSED PURCELL FIBER CABINET UNISTRUT MOUNTED TO WALL.
- 18. PROPOSED COAX CABLE TRAY. MAXIMUM HEIGHT 6" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED ON BACK WALL OF ENCLOSURE.
- 19. PROPOSED LUG BOX FOR EMERGENCY GENERATOR CONNECTION.
- 20. EXISTING LANDSCAPING AREA.
- 21. EXISTING SHRUBS TO REMAIN.
- 22. EXISTING SHRUBS TO BE REMOVED (SHOWN DASHED).
- 23. EXISTING TREE TO BE REMOVED (SHOWN DASHED).
- 24. EXISTING CRUSHED GRAVEL WITH 2x P.T. GRAVEL STOP.
- 25. EXISTING RAISED CONCRETE CURB.
- 26. EXISTING EDGE OF CONCRETE.
- 27. LINE OF EXISTING CHURCH BUILDING.
- 28. PROPOSED CHAINLINK LID.
- 29. PROPOSED CONCRETE LANDING.
- 30. PROPOSED (4) 4" COAX CABLE CONDUITS.
- 31. PROPOSED VERIZON WIRELESS UNDERGROUND TELCO TRENCH.
- 32. PROPOSED VERIZON WIRELESS UNDERGROUND POWER TRENCH.
- 33. EXISTING GRAVEL STOP & CRUSHED GRAVEL TO BE REMOVED TO ACCOMMODATE PROPOSED CONCRETE BLOCK EQUIPMENT ENCLOSURE (SHOWN DASHED).
- 34. EXISTING GRASS AREA.



EQUIPMENT ENCLOSURE PLAN

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



WILLIAM R. BOOTH, ARCHITECT ■ ROBERT J. SUAREZ, ARCHITECT



PREPARED FOR



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

APPROVALS

AAC	DATE
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EE/IR	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

NIMITZ

1475 CATALINA BLVD.
SAN DIEGO, CA 92107
SAN DIEGO COUNTY

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SHEET TITLE

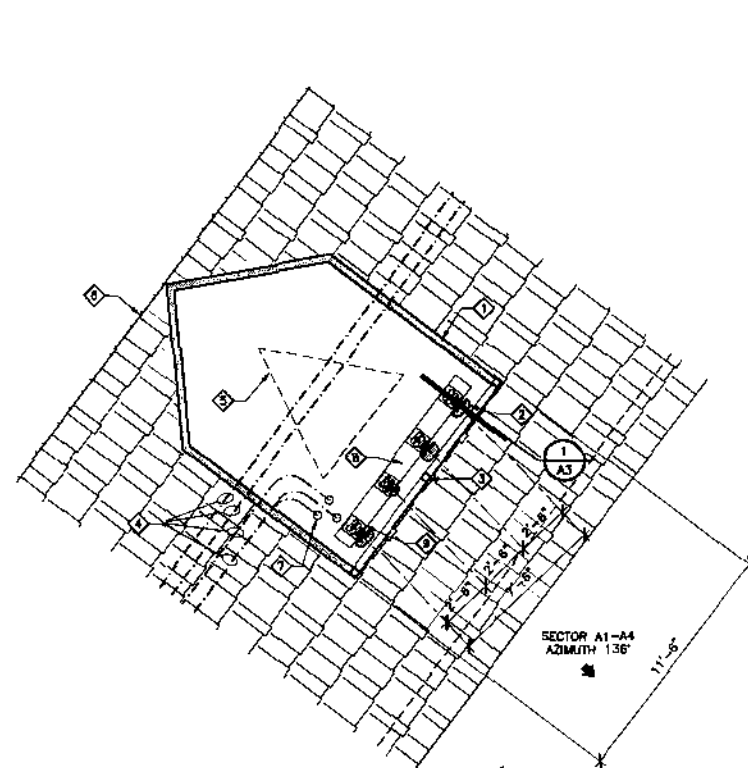
**ANTENNA PLANS
A & B**

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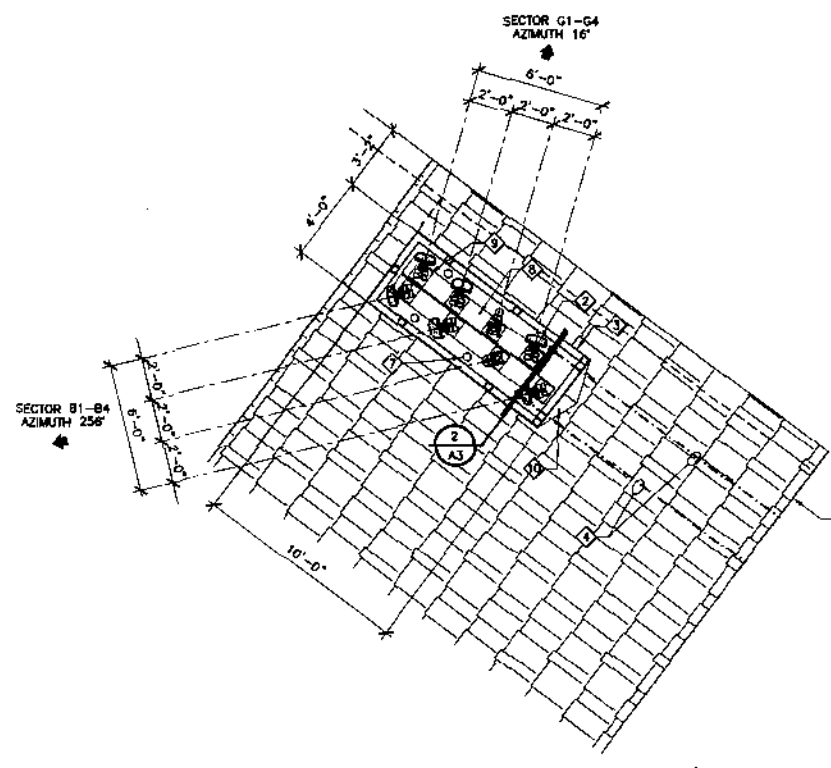
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ANTENNA PLAN NOTES:

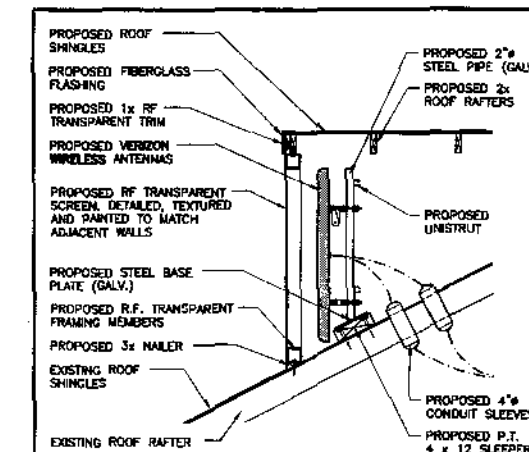
- ① PROPOSED WOOD FRAMED DORMER WITH TAG WOOD SIDING TO MATCH EXISTING DORMER
- ② PROPOSED VERIZON WIRELESS PIPE MOUNTED ANTENNAS INSIDE PROPOSED BEHIND RF TRANSPARENT PANELS.
- ③ PROPOSED R.F. TRANSPARENT PANELS & FRAMING TO BE DETAILED, TEXTURED, & PAINTED TO MATCH ADJACENT WALLS.
- ④ ROUTE PROPOSED COAX CABLE THROUGH ATTIC SPACE OF EXISTING ROOF.
- ⑤ REMOVE EXISTING "SMALL" DORMER (SHOWN DASHED)
- ⑥ EXISTING ROOF RIDGE
- ⑦ PROPOSED (3) 4" CONDUIT SLEEVES AT DORMER & (6) 4" CONDUIT SLEEVES AT CHIMNEY FOR COAX CABLE PENETRATION THRU ROOF.
- ⑧ PROPOSED SLEEPER
- ⑨ PROPOSED BASE PLATE
- ⑩ PROPOSED ROOF CRICKET



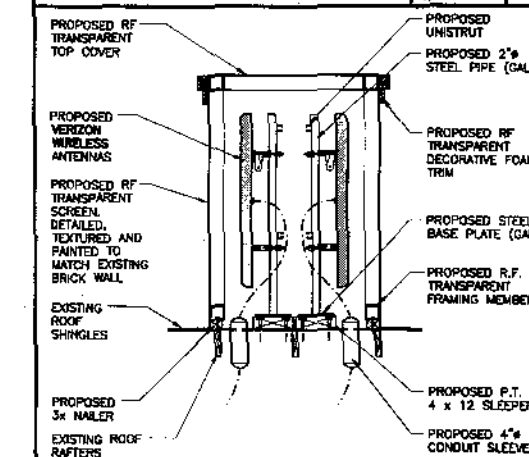
ANTENNA PLAN B
SCALE 1/4" = 1'-0"



ANTENNA PLAN A
SCALE 1/4" = 1'-0"



ANTENNA MOUNT IN DORMER
SCALE 1/2" = 1'-0" 1



ANTENNA MOUNT IN CHIMNEY
SCALE 1/2" = 1'-0" 2

ANTENNA AND COAXIAL CABLE SCHEDULE

SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR (+ / - 5)	COAX CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	SOUTHEAST	136°	AMPHENOL ANTEL: WPA-80063/ACF	0°	N/A		6	180'-0"	6'-0"	1 5/8"
ALPHA2			AMPHENOL ANTEL: WPA-80063/ACF							
ALPHA3			AMPHENOL ANTEL: BXA-70063/ACF							
ALPHA4			AMPHENOL ANTEL: BXA-185063/ACF							
BETA1	WEST	236°	AMPHENOL ANTEL: WPA-80063/ACF	0°	N/A		6	185'-0"	6'-0"	1 5/8"
BETA2			AMPHENOL ANTEL: WPA-80063/ACF							
BETA3			AMPHENOL ANTEL: BXA-70063/ACF							
BETA4			AMPHENOL ANTEL: BXA-185063/ACF							
GAMMA1	NORTH	16°	AMPHENOL ANTEL: WPA-80063/ACF	0°	N/A		6	230'-0"	6'-0"	1 5/8"
GAMMA2			AMPHENOL ANTEL: WPA-80063/ACF							
GAMMA3			AMPHENOL ANTEL: BXA-70063/ACF							
GAMMA4			AMPHENOL ANTEL: BXA-185063/ACF							



ARCHITECTURE ■ PLANNING
 WALTER R. BOOTH ARCHITECT ■ ROBERT J. SUAREZ ARCHITECT
 7050A 44TH STREET, CA 92121 (760) 424-4424

PREPARED FOR



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

APPROVALS

A/C	DATE
RE	DATE
RF	DATE
RT	DATE
EC/IN	DATE
OPS	DATE
E/OUT	DATE

PROJECT NAME

NIMITZ

1475 CATALINA BLVD.
 SAN DIEGO, CA 92107
 SAN DIEGO COUNTY

DRAWING DATES

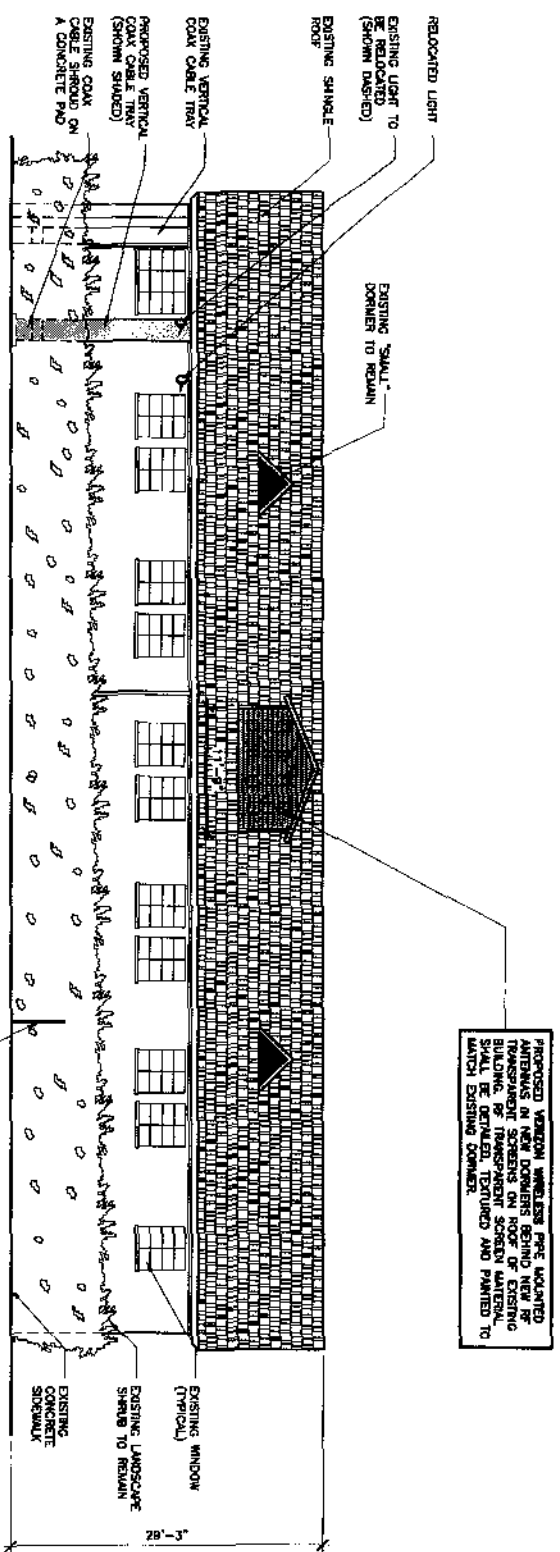
09/02/08	PRELIM 2D REVIEW (rd)
09/15/08	PLANNING COMMENTS (rd)
09/17/08	FLASHEMENT UPDATE (rd)
11/20/08	REVISED 2D (rd)
02/12/09	REVISED 2D (rd)

SHEET TITLE

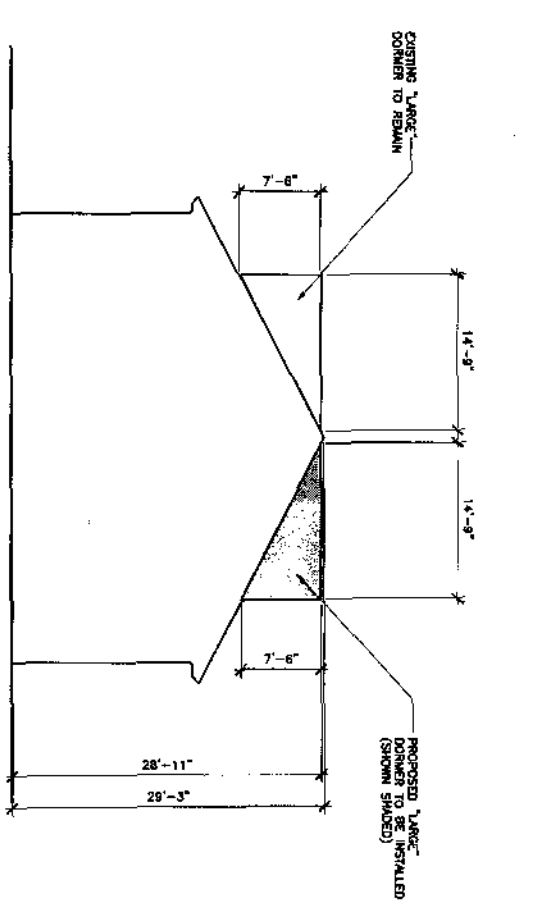
EXTERIOR ELEVATIONS

PROJECTS\verizon\090982A\090982A.dwg

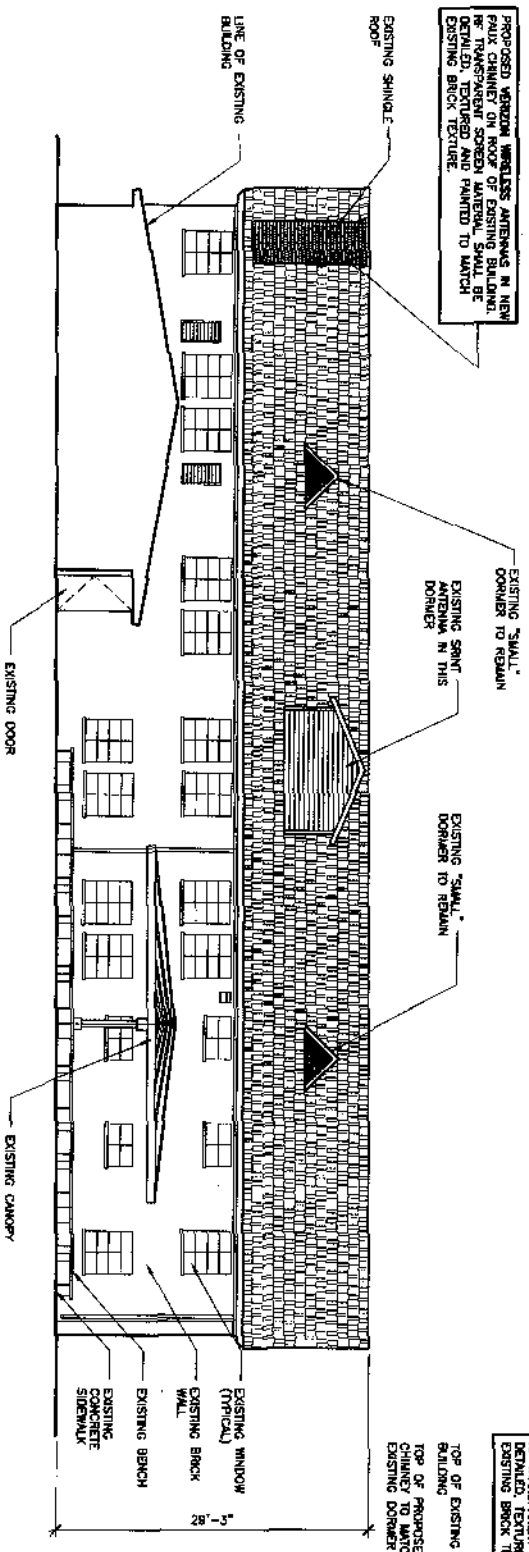
A-4



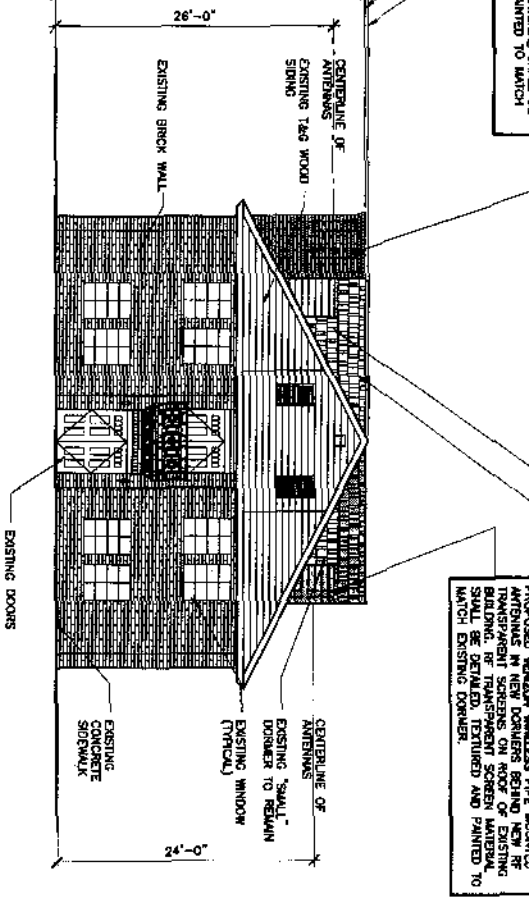
SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



SECTION AT DORMER
 SCALE 1/8" = 1'-0"



NORTH ELEVATION
 SCALE 1/8" = 1'-0"



WEST ELEVATION
 SCALE 1/8" = 1'-0"

Booth & Suarez
 ARCHITECTURE ■ PLANNING

WILLIAM R. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
 P.O. BOX 4851, CARLSBAD, CA 92018 (760) 434-8474



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

NIMITZ

1475 CATALINA BLVD.
 SAN DIEGO, CA 92107
 SAN DIEGO COUNTY

DRAWING DATES

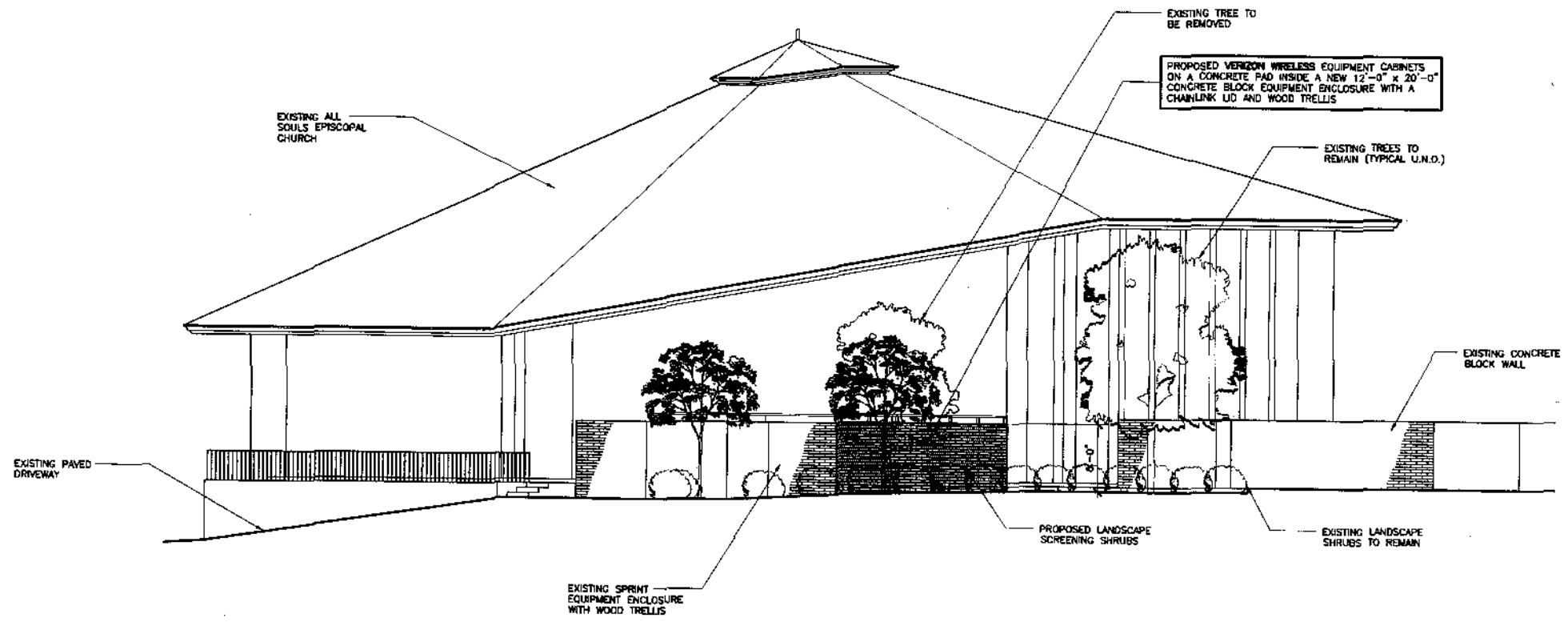
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09/15/08	PLANNING COMMENTS (rd)
09/17/08	EASEMENT UPDATE (job)
11/20/08	REVISED ZD (al)
02/12/09	REVISED ZD (rd)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\verizon\08082zd\08082a5.dwg

A-5



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



PREPARED FOR
verizon wireless
P.O. BOX 19707
IRVINE, CA 92625-9707
(949) 222-7000

APPROVALS

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

PROJECT NAME
NIMITZ
1475 CATALINA BLVD.
SAN DIEGO, CA 92107
SAN DIEGO COUNTY

DRAWING DATES

09/02/08	PRELIM 2D REVIEW (rd)
09/16/08	PLANNING COMMENTS (w)
09/17/08	EASEMENT UPDATE (job)
11/20/08	REVISED 2D (cl)
02/12/09	REVISED 2D (rd)

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECTS\verizon\080882d\080882d1.dwg

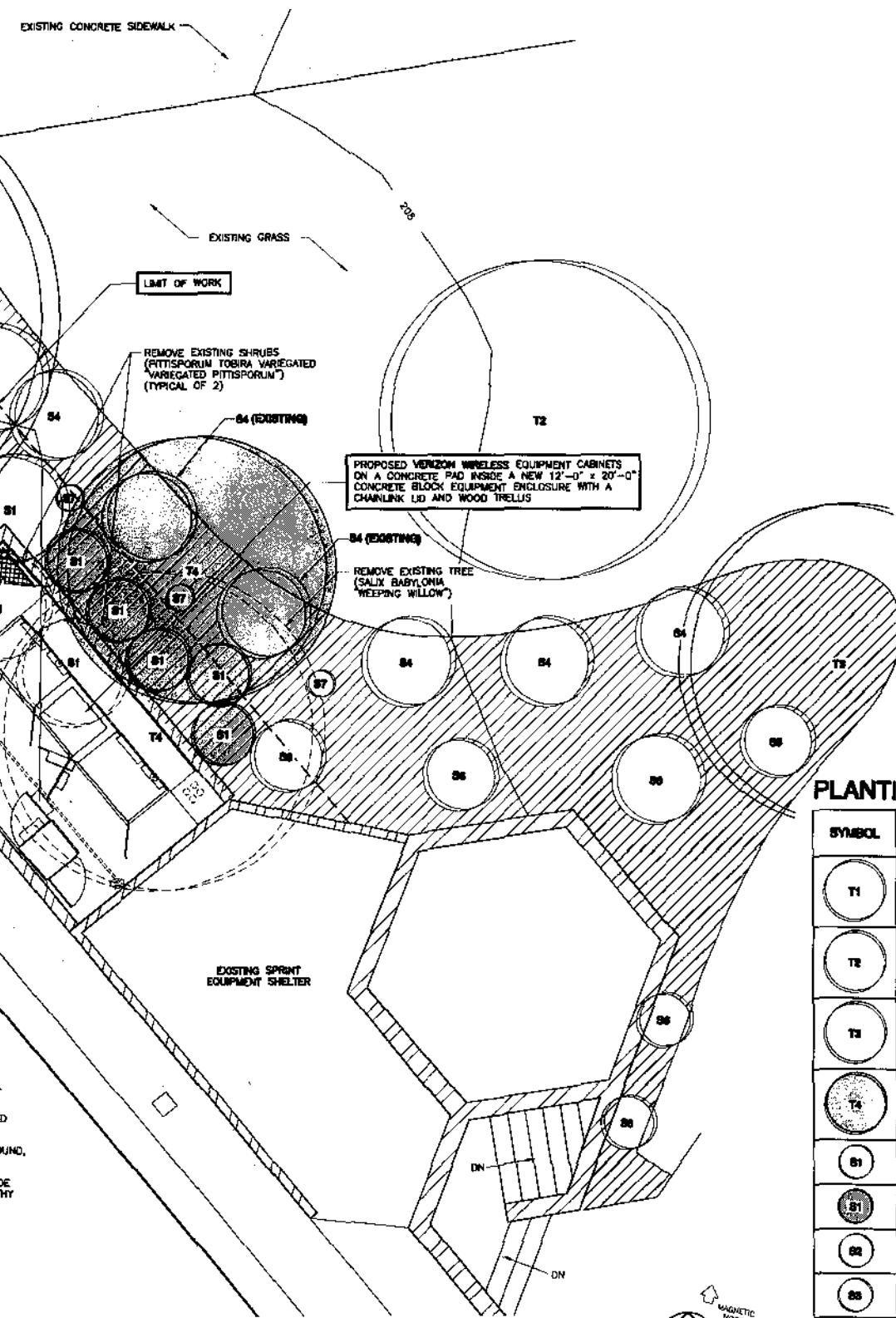
L-1

PLANTING NOTES

1. 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.
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 5' OF A TREE'S 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 MOW 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 INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET ABOVE GROUND UTILITY STRUCTURES - 10 FEET
UNDERGROUND UTILITY LINES - 5 FEET DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 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:
13305 SAND CANYON AVENUE,
IRVINE, CA 92718
(949) 288-8735
A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTRY CAN ASSUME MAINTENANCE RESPONSIBILITIES.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY VERIZON WIRELESS. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
13. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LDM.
14. MAINTENANCE: ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY ALL SOILS PARISH OF POINT LOMA. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD	EXISTING HEIGHT & SPREAD
T1	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	-	EXISTING	1	-	35'-0" HEIGHT 18'-0" SPREAD
T2	TEPLANA TIPU	ROSEWOOD TREE	-	EXISTING	1	-	18'-0" HEIGHT 27'-0" SPREAD
T3	COTONEASTER LACTEUS	COTONEASTER	-	EXISTING	1	-	12'-0" HEIGHT 18'-0" SPREAD
T4	SALIX BABYLONIA	WEeping WILLOW	-	36" BOX	1	50'-0" HEIGHT 60'-0" SPREAD	-
B1	PITTIPORIUM TOBIRA VARIEGATA	VARIEGATED PITTIPORIUM	-	EXISTING	8	-	8'-0" HEIGHT 9'-0" SPREAD
B2	PITTIPORIUM TOBIRA VARIEGATA	VARIEGATED PITTIPORIUM	DENSE HEDGE SHRUB (SCREENING)	5 GAL.	6	8'-12' HEIGHT 12'-18' SPREAD	-
B3	PHILODENDRON XANADU	XANADU	-	EXISTING	1	-	1'-0" HEIGHT 2'-0" SPREAD
B4	CAMELLIA JAPONICA	CAMELLIA	-	EXISTING	1	-	3'-0" HEIGHT 3'-0" SPREAD
B5	RHAPHROLEPIS INDOCA	INDIAN HAYTHORN	-	EXISTING	6	-	3'-6" HEIGHT 5'-0" SPREAD
B6	AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE	-	EXISTING	1	-	2'-6" HEIGHT 4'-0" SPREAD
B7	CALLIANDRA INEQUILATERA	POWDER PUFF PLANT	-	EXISTING	5	-	8'-0" HEIGHT 8'-0" SPREAD
B8	HEMEROCALLIS	DAYLILY	-	EXISTING	3	-	2'-0" HEIGHT 2'-0" SPREAD
M1	BARK MULCH	BARK MULCH	GROUND COVER	-	-	-	-
M2	HEDERA HELIX IVY	NEEDLEPOINT IVY	-	EXISTING	-	-	-



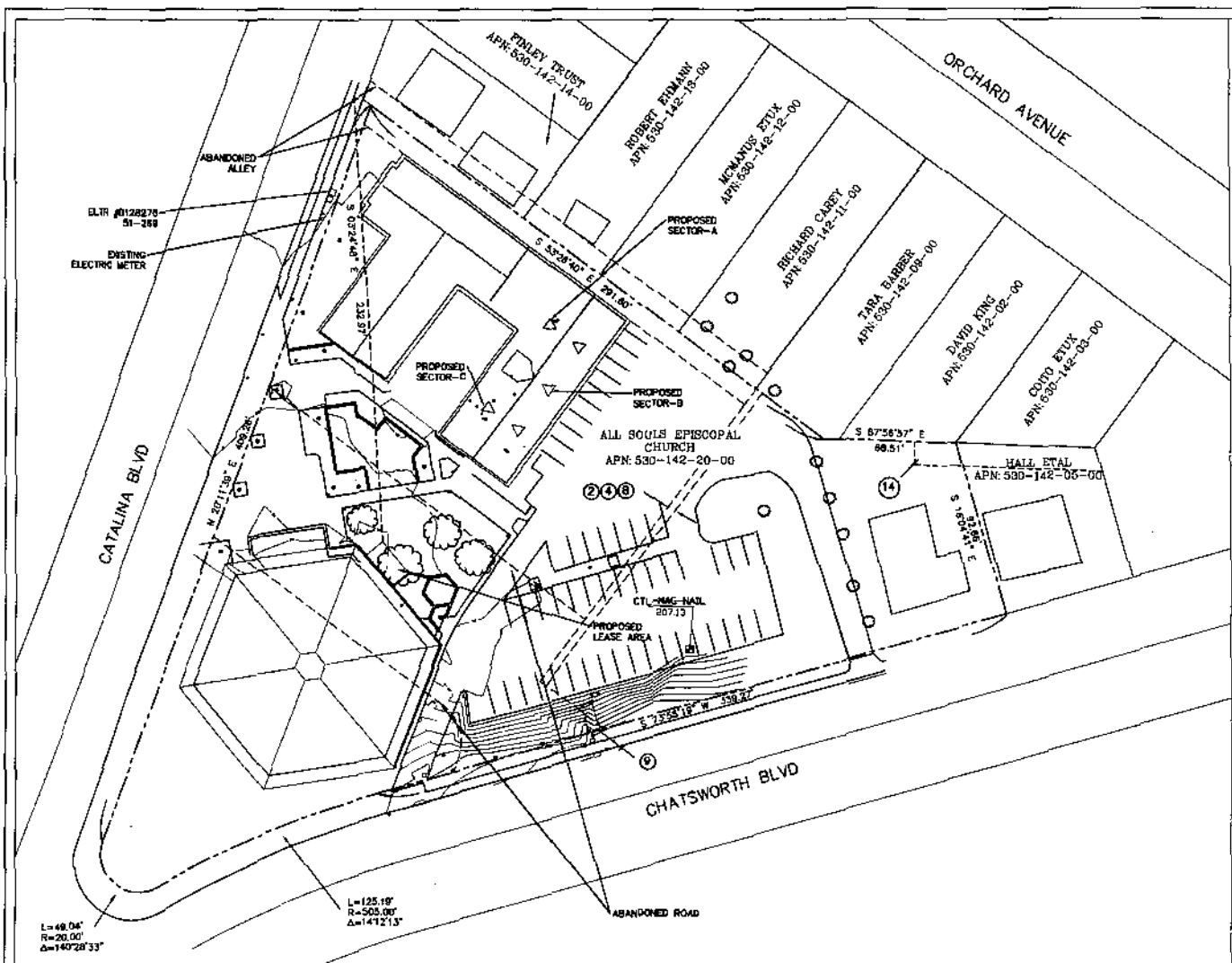
LANDSCAPE DEVELOPMENT PLAN

PLANTING LEGEND (REMOVAL)

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD	EXISTING HEIGHT & SPREAD
B1	PITTIPORIUM TOBIRA VARIEGATA	VARIEGATED PITTIPORIUM	-	EXISTING	2	-	8'-0" HEIGHT 4'-0" SPREAD
T4	SALIX BABYLONIA	WEeping WILLOW	-	EXISTING	1	-	32'-0" HEIGHT 18'-0" SPREAD

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE 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 SITE
8. 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-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX



TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.04617523 PREPARED BY COMMONWEALTH LAND TITLE COMPANY AND DATED JULY 30, 2008 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #2 - An easement for the purposes shown below and rights incidental thereto as shown or as offered for dedication on the recorded map shown below. Map: 2655
Recorded May 4, 1950
Easement purpose: Unnamed easement.
Affects: A portion of said land
(AS SHOWN HEREON)

ITEM #3 - An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: City of San Diego
Purpose: Public street
Recorded: March 18, 1952 in Book 4407, Page 149 of Official Records
Affects: said land more particularly described therein
(AS SHOWN HEREON - CONTAINED IN CATALINA BLVD)

ITEM #4 - Easements as shown on Map No. 2655 Affects: said land, as shown on said Map
(AS SHOWN HEREON)

ITEM #7 - An easement for aerial and underground telegraph, telephone, and communication structures and purposes incidental thereto as granted to Pacific Telephone and Telegraph Company, by deed recorded.
(NO DOCUMENT LISTED)

ITEM #8 - An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: The Pacific Telephone and Telegraph Company
Purpose: Public utilities
Recorded: June 19, 1950 in Book 3663, Page 300 of Official Records
(AS SHOWN HEREON)

ITEM #9 - An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: City of San Diego
Purpose: The construction, operation and maintenance of a storm drain and appurtenances thereof
Recorded: February 5, 1951 in Book 3962, Page 298 of Official Records
(AS SHOWN HEREON)

ITEM #10 - An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: The City of San Diego, a Municipal Corporation
Purpose: The purpose of a right of way for a public street and incidents thereto
Recorded: August 15, 1949 in Book 3287, Page 378 of Official Records
(AS SHOWN HEREON - CONTAINED IN CHATSWORTH BLVD)

ITEM #12 - An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: San Diego Gas & Electric Company
Purpose: Underground communication and electrical facilities
Recorded: September 4, 1991 as File/Page No. 1991-0452373 of Official Records (EXACT LOCATION IS NOT DISCLOSED OF RECORD - 3' AROUND ALL EXISTING FACILITIES PRIOR TO 1991)

ITEM #14 - An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: San Diego Gas & Electric Company
Purpose: public utilities, ingress and egress
Recorded: August 5, 2004 as Instrument No. 2004-0740711 of Official Records
(AS SHOWN HEREON)

END OF EASEMENTS

****ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT ARE SHOWN HEREON AND DO NOT EFFECT THE PROPOSED VERIZON LEASE AREA.**

ADD. LEGEND

EC	EDGE OF CONCRETE
ELTR	ELECTRICAL TRANSFORMER
FF	FINISH FLOOR
FLC	FLOWLINE CURB & CUTTER
FP	FLAG POLE TOP
LIP	LIP OF GUTTER
LP	LIGHT POLE TOP
NG	SPOT ELEVATION
RFOH	ROOF FLOOR
RFTV	ROOF OVERHANG
RTOP	ROOF VENT
SDINL	STORM DRAIN INLET
SW	SIDEWALK
TC	TOP OF CURB
TRTP	TREE TOP
TW	TOP OF WALL
---	BOUNDARY LINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FENCE LINE

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on AUGUST 7, 2008.

PROPRIETARY INFORMATION

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

DATE: 8/11/2008

SURVEYOR: DAVID A. FLOYD

DRAWN BY: DAF

CHECK BY: DAF

REVISIONS

REV	DATE	DESCRIPTION	BY
1.	8/11/08	FIRST SUBMITTAL	daf
2.	9/09/08	TITLE REVIEW	daf

verizon WIRELESS
18000 SAND CANYON AVENUE
SUNLAND, CA 91761

FLOYD SURVEYING, INC.
138 GURNEE RD
NEWARK, NJ 07102
OFFICE: (973) 251-2812
EMAIL: info@floydsurveying.com

OVERALL SITE PLAN SCALE: 1"=40'

PROPERTY LEGAL DESCRIPTION

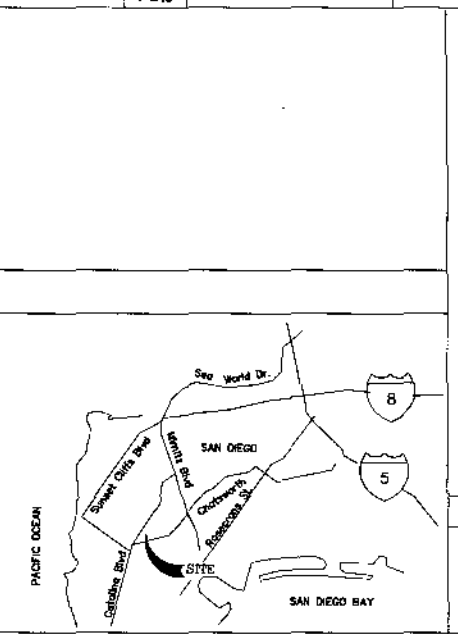
Parcel 1: Lots 1 to 5 inclusive in Block 49 of Point Loma Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1106, filed in the Office of the County Recorder of San Diego County, December 30, 1907.

Also that portion of the Southwesterly Half of the alley in said Block 49 immediately adjoining said Lots on the Northeast as closed to public use, and the Northeastery Half of Pescadero Avenue adjoining said Lots on the Southwest as closed to public use.

Parcel 2: Lots 7 and 8 in Block 4 of Loma Lands Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2655, filed in the Office of the County Recorder of San Diego County, May 4, 1950 together with that portion of Lot 1 in said Block 4 of Loma Lands Park, lying Southwesterly of the Southeastery prolongation of the center line of that certain alley lying within Block 49 of Point Loma Heights, according to Map thereof No. 1106, filed in the Office of the County Recorder of San Diego County, December 30, 1907, as now vacated and closed to public use.

Parcel 3: All that portion of Lot 196 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said Map was filed in the Office of the Recorder of said County, November 14, 1921 and is known as Miscellaneous Map No. 36, described as follows: Beginning at the intersection of the center line of Pescadero Avenue, now vacated, with the Southeastery line of Catalina Boulevard, as shown on Map No. 1322, of Loma Park, Records of said County; Thence Southwesterly along said Southeastery line of Catalina Boulevard and along the boundary of Block 103 of Loma Park to the Northwesterly line of Chatsworth Boulevard; Thence Northwesterly along said Northwesterly line of Chatsworth Boulevard to a point distant thereon 80.8 feet most Easterly corner of said Block 103 and having a radius of

25.00 feet the aforesaid point being on the Southeastery line of said Pueblo Lot 196; Thence Northwesterly along said Southeastery line to its intersection with the center line of Pescadero Avenue; Thence Northwesterly along said center line of Pescadero Avenue, 238 feet more or less to the point of beginning; together with that portion of Pueblo Lot 197 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said Map was filed in the Office of the County Recorder of said County, and is known as Miscellaneous Map No. 36, described as follows: Beginning at a point of intersection of the Northwesterly line of said Pueblo Lot 197 with the center line of Pescadero Avenue as said Avenue is shown on Loma Park, according to Map thereof No. 1322, filed in the Office of the County Recorder of said County, said point of beginning, being also the most Westerly corner of Lot 8 in Block 4 of Loma Lands Park, according to Map thereof No. 2655, filed in the Office of the County Recorder of said County, Thence South 53°56'50" East along the Southwesterly line of said Lot 8, a distance of 47.50 feet to a point in the Northerly line of Chatsworth Boulevard as said Boulevard is shown on Map No. 1322; Thence South 73°26'10" West along the Westerly prolongation of said Northerly line of said Northwesterly line of Pueblo Lot 197; Thence Northwesterly along said Northwesterly line to the point of beginning.



TITLE REPORT REVIEW

OWNER'S NAME: THE RECTOR, WARDENS & VESTRYMEN OF ALL SOULS PARISH

ASSESSOR'S PARCEL NUMBER(S) 530-142-20-00

(NAD 83; Epoch 2002)

LATITUDE LONGITUDE

SECTOR A: 32°43'53.78" North 117°14'31.91" West

SECTOR B: 32°43'53.43" North 117°14'31.88" West

SECTOR C: 32°43'53.35" North 117°14'31.28" West

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) PLO3, ELEVATION = 44.68' AND 2) NOMP, ELEVATION = 6152.81' WITH GEOD99 CORRECTIONS APPLIED.

SITE TEMPORARY BENCHMARK:
BENCHMARK IS LOCATED EAST OF LEASE AREA. ELEVATION = 207.13'. AS SHOWN HEREON.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program: County: San Diego Effective Date: 5/19/1997
Panel: 1878 Community-Panel Number: 06073C1878-F
The Flood Zone Designation for this site is: ZONE - X

LEGEND

AC	AIR CONDITIONER	FM	PARCEL MAP
ASPH	ASPHALT	PM	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
B	BOLLARD	ROD	ROOF DRAIN
C	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
D	DOOR	R	ROOF VENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
F	FENCE	SC	SEWER CLEAN OUT
FH	FIRE HYDRANT	S	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
G	GAS METER	SX	SPRINKLER
GV	GAS VALVE	SD	STORM DRAIN MANHOLE
GPS	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUY ANCHOR	TP	TELEPHONE PEDISTAL
H	HEATER	TB	TEMPORARY BENCHMARK
I	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	T	TRAFFIC SIGNAL BOX
L	LIGHT BUILDING	TS	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	T	TREE
LS	LIGHT STREET	U	UTILITY POLE
M	MEASURED DISTANCE	W	WATER METER
OW	MONITORING WELL		

David A. Floyd
No. 7975
Exp. 12/31/2008

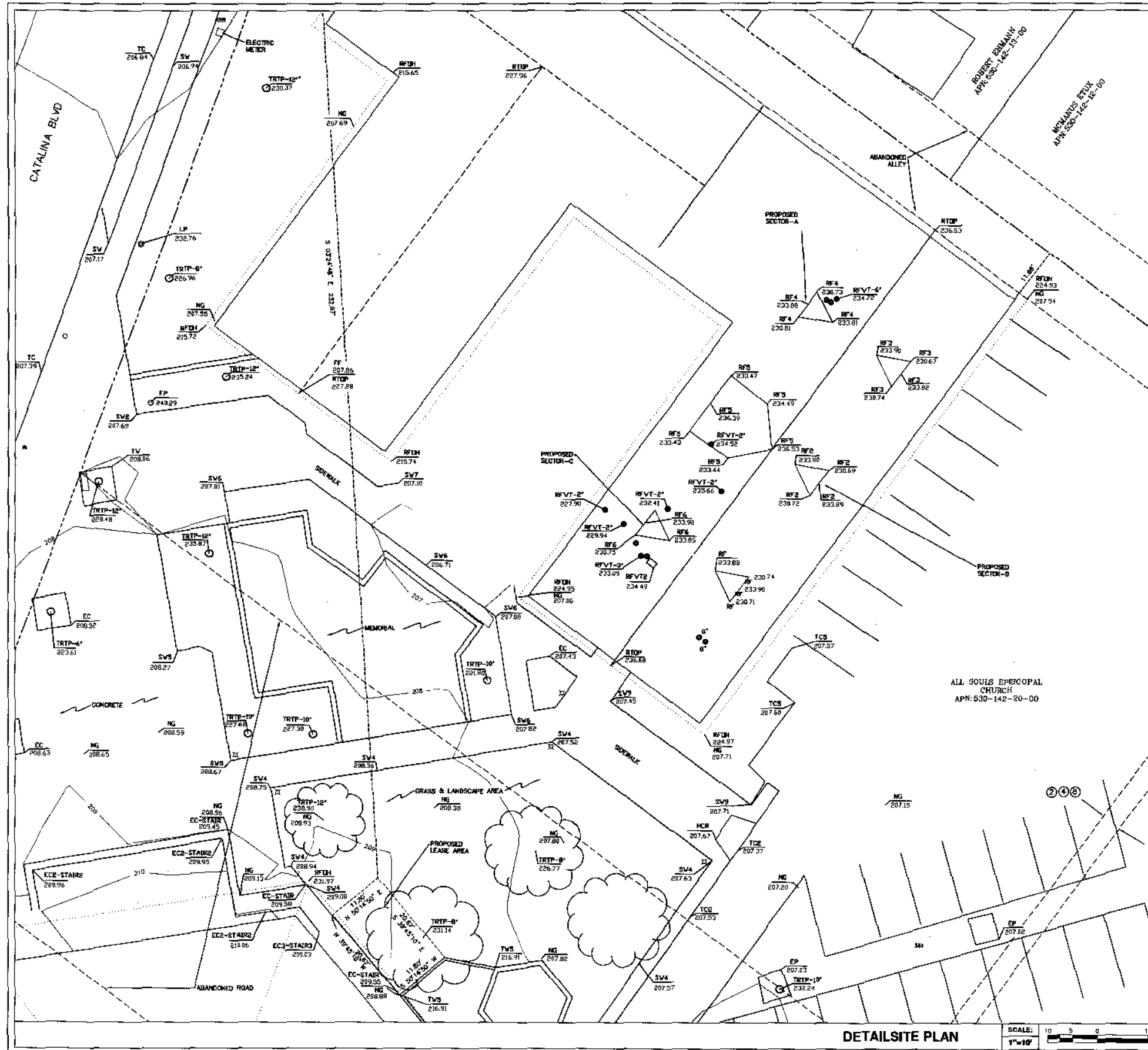
SITE NAME: NIMITZ

SITE NUMBER:

SITE LOCATION: 1475 CATALINA BLVD
SAN DIEGO, CA 92107

TITLE: SITE SURVEY

SHEET NUMBER: C-1



DETAILSITE PLAN



ADD. LEGEND

EC	EDGE OF CONCRETE
ELTR	ELECTRICAL TRANSFORMER
FF	FINISH FLOOR
FL	FLOWLINE CURB & GUTTER
FP	FLAG POLE TOP
LP	LIP OF GUTTER
LP	LIGHT POLE TOP
NG	SPOT ELEVATION
RFCH	ROOF FLOOR
RFVT	ROOF OVERHANG
RTOP	ROOF VENT
SDNL	STORM DRAIN INLET
SW	SIDEWALK
TC	TOP OF CURB
TRTP	TREE TOP
TW	TOP OF WALL
---	BOUNDARY LINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FENCE LINE

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- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over noted & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on AUGUST 7, 2008.

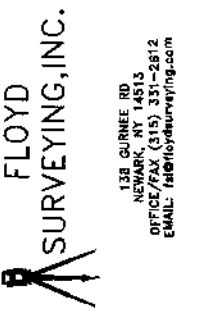
AC	AIR CONDITIONER	PH	PARCEL MAP
ac	ASPHALT	PM	PARKING METER
bc	BOTTOM OF CURB	PP	POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
B	BOLLARD	R	ROOF DRAIN
C	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
COOR	DOOR	R	ROOF VENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
F	FENCE	SC	SEWER CLEAN OUT
FH	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
G	GAS METER	S	SPRINKLER
GV	GAS VALVE	SD	STORM DRAIN MANHOLE
GPS	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
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H	HEATER	TBM	TEMPORARY BENCHMARK
I	INLET	TE	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TBS	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TS	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	T	TREE
LS	LIGHT STREET	UP	UTILITY POLE
M	MEASURED DISTANCE	W	WATER METER
MW	MONITORING WELL		

LEGEND

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

DATE: 8/11/2008
SURVEYOR: DAVID A. FLOYD
DRAWN BY: DAF
CHECK BY: DAF

REVISIONS			
REV	DATE	DESCRIPTION	BY
1.	8/11/08	PRST SUBMITAL	daf
2.	9/09/08	STL REVIEW	daf



SITE NAME: NIMITZ
SITE NUMBER:
SITE LOCATION: 1475 CATALINA BLVD SAN DIEGO, CA 92107
TITLE: SITE SURVEY
SHEET NUMBER: C-2

PARCEL 1: (Lease Parcel Area)

BEING A PORTION OF LOT 196 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

COMMENCING AT A LEAD AND TACK FOUND ON A 5 FOOT WESTERLY EXTENSION OF THE CENTERLINE OF THE ABANDONED ALLEY OF BLOCK 49 OF POINT LOMA HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1108, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1907 FROM THE CURRENT RIGHT OF WAY OF CATALINA BOULEVARD, SAID CATALINA BOULEVARD HAVING A BEARING OF SOUTH 20°11'39" WEST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE, SOUTH 3°24'48" EAST, A DISTANCE OF 232.97 FEET TO THE NORTHWEST CORNER OF THE LEASE PARCEL AREA (LPA), SAID POINT BEING THE POINT OF BEGINNING; THENCE, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 39°45'10" EAST, A DISTANCE OF 20.67 FEET; THENCE,
- 2) SOUTH 50°14'50" WEST, A DISTANCE OF 11.60 FEET; THENCE,
- 3) NORTH 39°45'10" WEST, A DISTANCE OF 20.67 FEET; THENCE,
- 4) NORTH 50°14'50" EAST, A DISTANCE OF 11.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 244 SQUARE FEET, MORE OR LESS.



ADD. LEGEND

EC	EDGE OF CONCRETE
ELTR	ELECTRICAL TRANSFORMER
FF	FINISH FLOOR
FL	FLOWLINE CURB & GUTTER
FP	FLAG POLE TOP
LIP	LIP OF GUTTER
LP	LIGHT POLE TOP
NG	SPOT ELEVATION
RFOH	ROOF FLOOR
RVT	ROOF OVERHANG
RTOP	ROOF VENT
SDINL	STORM DRAIN INLET
SW	SIDEWALK
TC	TOP OF CURB
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- 4) Field survey completed on AUGUST 7, 2008.

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PM	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
BOLL	BOLLARD	RD	ROOF DRAIN
CONC	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
DR	DOOR	RV	ROOF VENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
FENCE	FENCE	SC	SEWER CLEAN OUT
FHYD	FIRE HYDRANT	SP	SIGN POST
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LGR	LIGHT GROUND	TR	TREE
LST	LIGHT STREET	UP	UTILITY POLE
MD	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

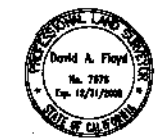
PROPRIETARY INFORMATION
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DATE: 8/11/2008
SURVEYOR: DAVID A. FLOYD
DRAWN BY: DAF
CHECK BY: DAF

REVISIONS			
REV	DATE	DESCRIPTION	BY
1.	8/11/08	FIRST SUBMITTAL	daf
2.	8/09/08	TITLE REVIEW	daf



FLOYD SURVEYING, INC.
138 CURRIE RD
NEWARK, NY 14513
OFFICE/FAX (315) 331-2612
EMAIL: info@floydsurveying.com



SITE NAME: NIMITZ

SITE NUMBER:

SITE LOCATION: 1475 CATALINA BLVD
SAN DIEGO, CA 92107

TITLE: SITE SURVEY

SHEET NUMBER: C-3

ADDITIONAL INFORMATION

LEGEND

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: 43-0104

CONDITIONAL USE PERMIT NO. 661262
PLANNED DEVELOPMENT PERMIT NO. 661263
VERIZON – NIMITZ PROJECT NO. 165542
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 661262 and Planned Development Permit No. 661263 is granted by the Planning Commission of the City of San Diego to the THE RECTOR WARDENS & VESTRYMEN OF ALL SOULS PARISH POINT LOMA SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The site is located at 1475 Catalina Blvd. in the RS-1-7 zone of the Peninsula Community Plan. The project site is legally described as Lots 1 to 5 inclusive in Block 49 of Point Loma Heights according to Map thereof No. 1106.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct and operate a Wireless Communication Facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 16, 2009, on file in the Development Services Department.

The project shall include:

- a. A total of twelve (12) antennas consisting of three antenna sectors of four antennas each. Two sectors will be located within a faux chimney and one sector will be located within a new dormer, designed to match an existing dormer. The proposed dormer's length deviates from the 10' maximum and is permitted to extend to a maximum length of 13'9" (to match the existing Sprint dormer) with the processing of this PDP. Equipment associated with the antennas will be located within a block wall enclosure adjacent to the building;
- b. Landscaping (planting, irrigation and landscape related improvements);
- 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 [CUP] and Planned Development Permit [PDP] and corresponding use of this site shall expire on July 16, 2019. 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 date of this CUP and PDP, the Owner/Permittee may submit a new permit application to the City for consideration with review and a decision by the appropriate decision maker at that time.
4. Under no circumstances, does approval of this permit authorize Verizon Wireless or subsequent permittee or owner to utilize the communication antenna structure or 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. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - 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. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. 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.

13. 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.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
15. Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
16. 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 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any construction permits for buildings the Permittee/Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.
18. Prior to Final Inspection and activation of this Wireless Communication Facility, it shall be the responsibility of the Permittee/Owner to install all required landscape.
19. The Permittee/Owner shall maintain all 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 each tree to grow to its mature height and spread.
20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, 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 or prior to a Final Landscape Inspection.

PLANNING/DESIGN REQUIREMENTS:

21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

22. All cables associated with the antennas shall be routed internally within the building. No "dog houses" for cabling are permitted. Cables shall be routed underground to the equipment enclosure.

23. Prior to building permit issuance, the permittee shall provide a cumulative radio frequency model study to demonstrate compliance with the Federal Communication Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in this model study. The report shall be prepared by a certified radio frequency engineer and shall demonstrate that the site complies with all FCC, Cal-OSHA, and any other applicable safety regulations. Once the site is operational, an "on-air" RF study shall also be provided within 30 days of final inspection.

24. Proposed lighting associated with the equipment enclosure shall be shaded and adjusted to fall on the developed portions of the property only and in accordance with the applicable regulations in the SDMC. Lighting shall be directed away from residential uses.

25. The faux chimney and dormer shall be painted and textured to match existing architectural elements on the building, to the satisfaction of the Development Services Department. The transition between RF-transparent material and non-RF-transparent material shall be seamless.

26. The stamped, approved photo simulations (part of Exhibit "A") shall be printed in color on the construction document plan set.

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 July 16, 2009, XXXX-PC.

Permit Type/PTS Approval No.: CUP/661262
PDP/661263
Date of Approval: 7/16/09

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton
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.

**The Rector Wardens & Vestrymen of All
Souls Parish Point Loma San Diego**
Owner

By _____
Michael Russell
Church Rector

Verizon Wireless
Permittee

By _____
Bill D'Agostino
Executive Director

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

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
CONDITIONAL USE PERMIT – 661262
PLANNED DEVELOPMENT PERMIT – 661263
VERIZON – NIMITZ
PROJECT NUMBER 165542

WHEREAS, THE RECTOR WARDENS & VESTRYMEN OF ALL SOULS PARISH POINT LOMA SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of 12 antennas completely concealed within a new faux chimney and dormer on an existing building. Equipment associated with the antennas will be located within a new equipment enclosure adjacent to the existing building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 661262 and 661263);

WHEREAS, the project site is located at 1475 Catalina Blvd. in the RS-1-7 zone of the Peninsula Community Plan;

WHEREAS, the project site is legally described as Lots 1 to 5 inclusive in Block 49 of Point Loma Heights according to Map thereof No. 1106;

WHEREAS, on July 16, 2009, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 661262 and Planned Development Permit No. 661263 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the City Council adopts the following written Findings, dated July 16, 2009.

FINDINGS:

Conditional Use Permit - Section 126.0305

- 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. In this particular case, the antennas are proposed to be located within a new faux chimney and a new dormer, designed to match an existing dormer. The chimney and dormer will be painted and textured to match the existing building's coloring and design. The antennas will not be visible, as they will be located behind radio frequency transparent material. Based on this design, the WCF will respectfully integrate with the church site and the surrounding residential uses. This will meet the intent of the City's General Plan and the WCF regulations.

The General Plan continues to state that facilities should be designed to be “aesthetically pleasing and respectful to the neighborhood context.” This is a residential zone developed as a church. The proposed chimney and dormer will be aesthetically pleasing as they will be designed to match the existing church building, which integrates effectively with the neighborhood. As a result, the design of this WCF will respect its neighborhood context.

The Pensinsula Community Plan does not address WCF with a specific land use recommendation. Based on the project’s design, the facility will comply with the City of San Diego’s General Plan as it relates to Wireless Facilities, and this project would not 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 that requires that Verizon Wireless submit a RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

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

WCF’s are required to blend in and camouflage with areas where they are proposed. One way that WCF’s can achieve this design requirement is through architectural integration. In this case, the installation of twelve antennas will be concealed within a new chimney and dormer. Although the dormer is a larger size than what is permitted by the Land Development Code, the dormer will match an existing dormer built by Sprint, and therefore Verizon’s dormer will symmetrically match the existing dormer. The existing Sprint dormer is compatible with the building. A Planned Development Permit is being processed for this deviation. The antennas not located in the dormer will be located within a faux chimney. Both the dormer and the chimney will utilize radio frequency transparent material which will be painted and textured in such a way that the radio signals will penetrate the material, but the structures will appear as if they are a normal feature of the building. Equipment associated with the antennas will be located in an equipment enclosure adjacent to the building. Landscape screening will be provided around the enclosure. Based on these considerations, this project complies to the maximum extent feasible with the regulations of the Land Development Code.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the zone is residential, but there is a non-residential use on site. Therefore, the proposed location for this WCF is more preferable to one located in a residential zone with a residential use. Verizon was also able to design the site to be architecturally integrated with the

existing building, therefore allowing the WCF to be compatible with the proposed location. Therefore, the proposed use is appropriate at the proposed location.

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. In this particular case, the antennas are proposed to be located within a new faux chimney and a new dormer, designed to match an existing dormer. The chimney and dormer will be painted and textured to match the existing building's coloring and design. The antennas will not be visible, as they will be located behind radio frequency transparent material. Based on this design, the WCF will respectfully integrate with the church site and the surrounding residential uses. This will meet the intent of the City's General Plan and the WCF regulations.

The General Plan continues to state that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." This is a residential zone developed as a church. The proposed chimney and dormer will be aesthetically pleasing as they will be designed to match the existing church building, which integrates effectively with the neighborhood. As a result, the design of this WCF will respect its neighborhood context.

The Peninsula Community Plan does not address WCF with a specific land use recommendation. Based on the project's design, the facility will comply with the City of San Diego's General Plan as it relates to Wireless Facilities, and this project would not 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 that requires that Verizon Wireless submit a RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

WCF's are required to blend in and camouflage with areas where they are proposed. One way that WCF's can achieve this design requirement is through architectural integration. In this case, the installation of twelve antennas will be concealed within a new chimney and dormer. Although the dormer is a larger size than what is permitted by the Land Development Code, the dormer will match an existing dormer built by Sprint, and therefore Verizon's dormer will symmetrically match the existing dormer. The existing Sprint dormer is compatible with the building. A Planned Development Permit is being processed for this deviation. The antennas not located in the dormer will be located within a faux chimney. Both the dormer and the chimney will utilize radio frequency transparent material which will be painted and textured in such a way that the radio signals will penetrate the material, but the structures will appear as if they are a normal feature of the building. Equipment associated with the antennas will be located in an equipment enclosure adjacent to the building. Landscape screening will be provided around the enclosure. Based on these considerations, this project complies with the regulations of the Land Development Code.

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

This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other devices. The facility provides these wireless services in a way that is aesthetically pleasing and blends in with the residential context that surrounds it. Therefore, this development will be 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.

Land Development Code §131.0461(a)(9)(B) limits the length of dormers to 10 feet as measured at the building wall. The proposed dormer's length is 11 feet 6 inches which exceeds the maximum dormer dimension. This deviation is appropriate for this location, as Verizon has designed the dormer to match an existing Sprint dormer immediately adjacent to the Verizon dormer. The design will allow the building to maintain a symmetrical design. Furthermore the existing Sprint dormer integrates well with the building. Based on these considerations, the proposed dormer's deviation is appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 661262 and Planned Development Permit No. 661263 is hereby APPROVED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 661262 and 661263, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Associate Planner

Development Services

Adopted on: July 16, 2009

Job Order No. 43-1629

Peninsula Community Planning Board Minutes

DEC 18- 2008

Meeting Room Pt. Loma Library

I. Parliamentary Items:

Meeting called to order by C. Mellor approx. 6:42pm

A. Non Agenda Public Comment: speaker- topics

J. Gilhooly – Best Use Digester Gas plan concerns

J. Ross- process of Airport Subcommittee concerns

C. Conger – Property Redevelopment Regional Airport Concerns

B. Agenda – unanimous board approved**C. Approval of Minutes:** after discussion draft of Nov 20th minutes as presented were approved unanimously by board**D. Treasurer report:** C. Shinn reported no change to balance = \$296.91**E. Attendance: Board members** D. Davis, S. Brown, C. Shinn, J. Lester, D. Kaup, S. Kilbourn-McGee, G. Halbert C. Mellor, D. Cohen, S. Khalil, H. Kinnaird, M. Hoppe (Excused Absent: C. Jones, D. Wylie, J. Shumaker)**Community Attendance:** see sign in sheet attached**F. Chair Report:** C. Mellor updated those present on "prior city memo" re: board vacancy**II. Action Items: (note: reminder Board Chair does not vote on action items unless to break a tie typical)****A. Verizon Nimitz Neighborhood Use Permit (additional concealed cell antennas and equipment 1475 Catalina Blvd Al Soul's Episcopal):** after discussion a motion by S. Khalil to approve as presented was approved MSC (9 DD, SB, CS, MH, JL, DC, SK, HK GH) – (1 DK) - 0 – (1 recused SKM)**B. Lener Residence (3424 Jennings St.):** applicant rep was not present –therefore no action was taken, item to be continued possibly at next regular meeting**C. Gruber Residence (3434 Jennings St.):** applicant rep was not present –therefore no action was taken item to be continued possibly at next regular meeting**D. Reis Residence (3776 Jennings St.):** after discussion a motion by S. Brown to:

- continue (table) until majority of the issues at the city have been better addressed with the revised design submittal .
 - Once better addressed return to DR subcommittee for review/recommendations.
 - Support the idea of continuation of the 6FT high solid vine covered wall while observing required site lines of vehicles (to match adjacent existing vine covered wall)
 - Support the idea of not continuing the city required side walk beyond the other side of the proposed drive way along Jennings St.
- Was approved project as presented was approved MSC (9 SB, CS, SKM, JL, DC, SK, MH, DK, HK)– (2 DD, GH) - 0

III New/Old Business:**A. BUDG update traffic routes/schedules:** Tom Alspaugh (858) 654-4493 < talspaugh@sandiego.gov > , presented power point

summarized history, reviewed proposed traffic routes and schedules of delivery trucks and replied to questions from those present.

B. San Diego County Regional Airport Authority mitigation summary: Ted Anasis presented power point update on mitigation for SDIA master plan and replied to questions from those present.**IV. Sub-Committee Reports:**

- A. Project Review:** S. Kilbourn McGee- reported on January's notes , after discussion a motion by G. Halbert to nominate D. Cohen to replace G. Halbert on project review Comm was approved MSC (10 SB, CS, SKM, JL, DD, GH, SK, MH, DK, HK)– 0 - (1 DC) (chair did not vote)
- B. Bylaws (Ad Hoc):** D. Wylie/ J. Lester: C. Mellor reported still working on typing proposed revisions- need more time.
- C. Airport Authority, ANAC (Airport Noise Advisory Comm.), ATAG (Airport (land use compatibility) Technical Advisory Group) and NTAG(Noise Tech. Advisory Group) :** S. Khalil reported PCPB sub-committee met Dec 12th 2008 clarified presentation of Destination Lindbergh by full airport authority board. Reviewing redraft of EIR. SDCRAA Ad Hoc Committee (Destination Lindbergh) recommendations to be presented SDCR Airport Authority regarding ultimate build-out of Lindbergh Field (SDIA) by February 2009. ANAC and ATAG (Land Use Planning Updates) meeting in Jan 2009 to review reports of safety and over-flight. NTAG – January 2009 meeting coming with public hearings in March 2009 reviewing noise compiled and calibrated to produce map.. After February subject of high speed rail & transportation issues will be discussed. See committees link at PCPB.net website for Air Port Authority sub-committee page or < <http://www.pcpb.net/airport.html> >
- D. Election committee (Ad Hoc):** S. Brown reported that D. Wylie (has decided not to run at next year election) and offered to let her take lead to run election. Motion by ??? to have D. Wylie chair this subcommittee in lieu of S. Brown was approved MSC (11 SB, CS, SKM, JL, DD, GH, SK, MH, DK, HK, DC)– 0 - 0 (chair did not vote)
- E. BU Digester Gas (Ad Hoc):** D. Davis (no report) presentation to public was given
- F. Traffic and Transportation:** G. Halbert reported on meeting with traffic engineers on issues regarding Voltaire
- G. North Bay Planning/Dev:** J. Lester (no meeting therefore no report)
- H. Midway Planning:** D. Kaup (no meeting therefore no report)
- I. Environment:** D. Cohen reported another meeting with Navy scheduled next Jan 2009 (Navy trying to maximize efficiency of clean up method in Channel)
- J. Parks Rec:** H. Kinnaird –reported that Bernard School site not closed will be next focus of next meeting in Jan 2009.
- K. P3:** D Wylie- (no report) - absent

V. Government Reports/Public Communication:**A. Council District II.** M. Awbrey- reported retrofit project over boat channel, reminded Falconer voting to keep community libraries and sports arena fire station open during city budget crisis**B. City Planning:** T. Kempton no report**VI Adjournment: approx: 9:30PM**Next PCPB regular meeting 3701 Voltaire St.: scheduled for Jan 15th, 2009 at 6:30PM**WWW.PCPB.NET****Airport noise complaint phone 619 400-2799****Neighborhood Code compliance 619 236-5500**



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Nimitz"
1475 Catalina Boulevard
San Diego, CA 92107

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

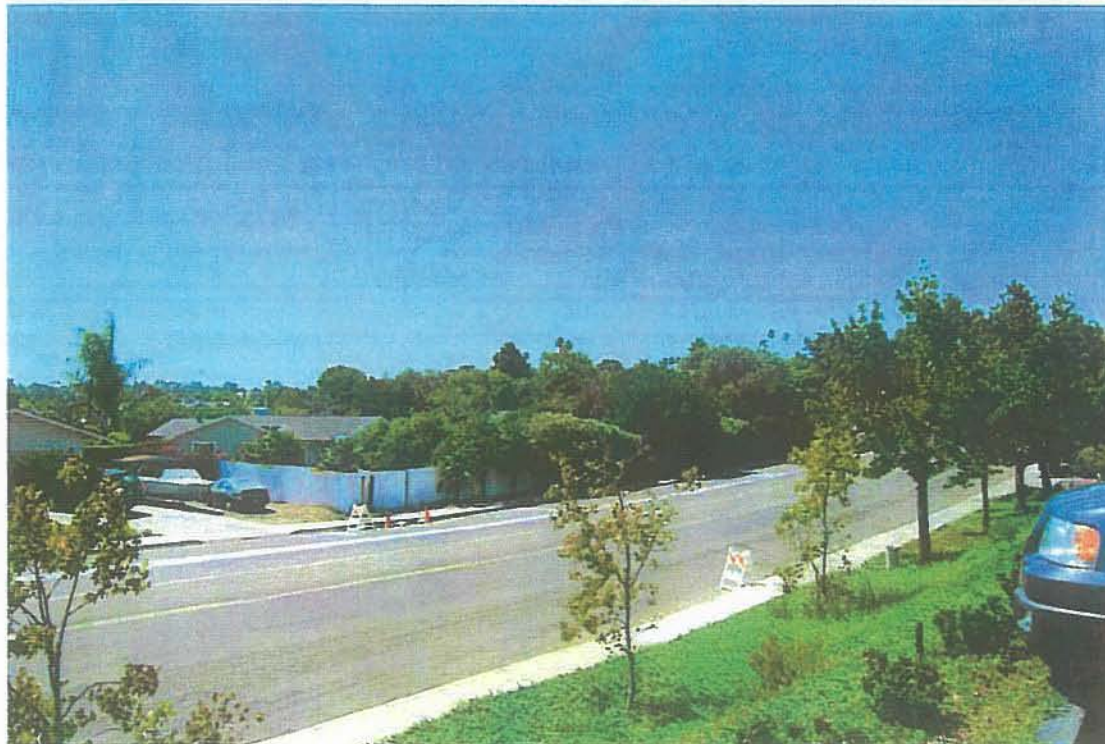
Prepared by:
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

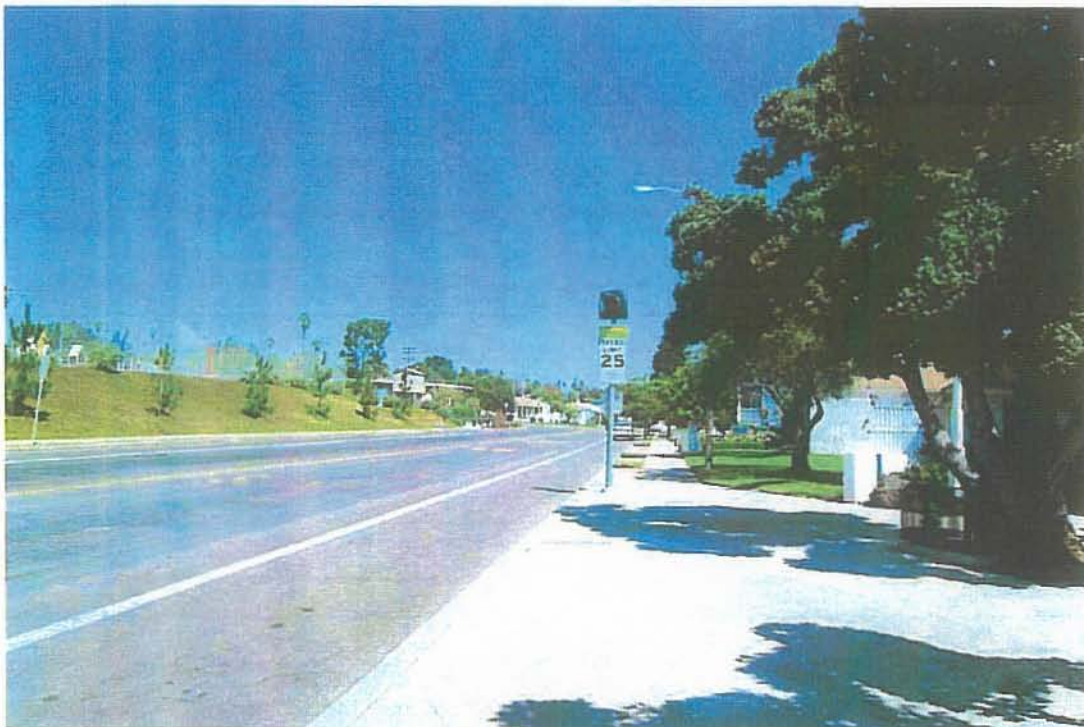
September 11, 2008



VIEW NORTHEAST (CHATSWORTH BLVD)



VIEW SOUTHWEST (CHATSWORTH BLVD)



VIEW NORTH (CATALINA BLVD.)



VIEW SOUTH (CATALINA BLVD.)



EAST ELEVATION



SOUTHEAST ELEVATION



EXISTING AT&T FACILITY ON SITE



EXISTING SRPINT FACILITY ON SITE



PROPOSED VERIZON EQUIPMENT LOCATION (SPRINT BEHIND NOT VISIBLE)



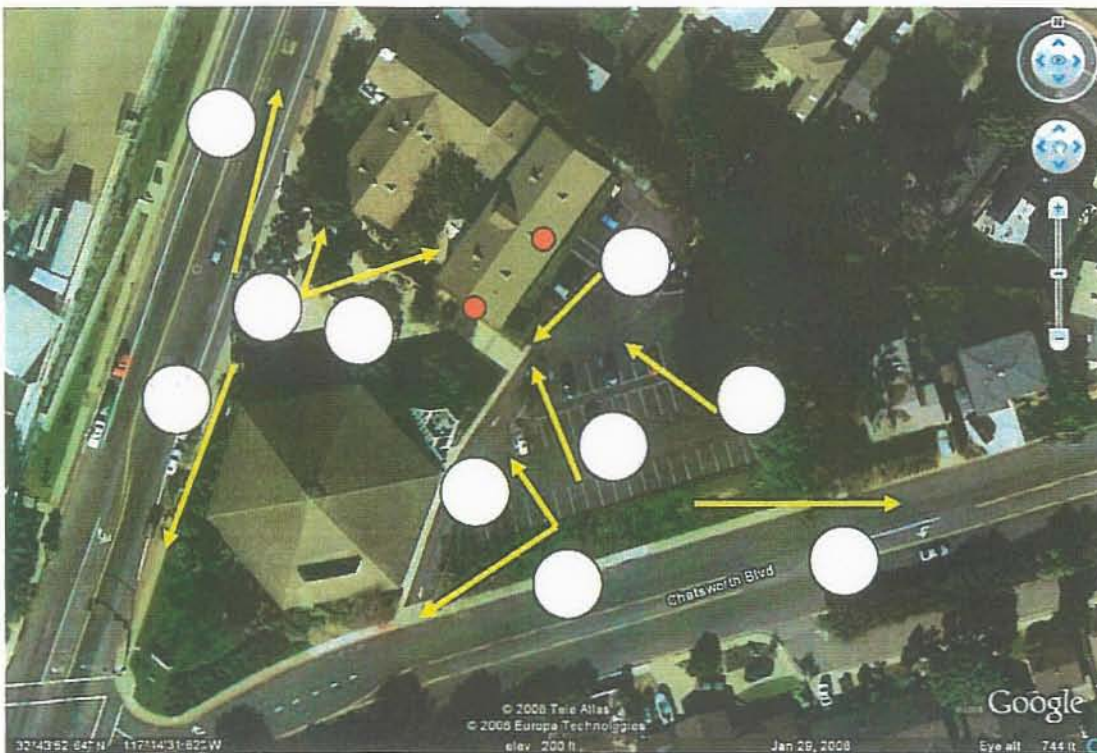
ALTERNATE VIEW OF EQUIPMENT LOCATION



AERIAL VIEW OF SUBJECT PROPERTY



AERIAL VIEW OF SURROUNDING AREAS



KEY MAP

**Verizon Wireless
"Nimitz"**

1475 Catalina Boulevard
San Diego, CA 92107

Date: September 15, 2008

Site Name: Nimitz

To Whom It May Concern,

Re: Letter of Authorization to pursue communications facility

As owner/agent of the below described property, I do hereby appoint Verizon Wireless my agent for the purpose of consummating any application necessary including filing with the FAA to ensure their ability to use the property for which Verizon Wireless is negotiating a lease for the purpose of constructing a wireless telecommunications facility. I understand that this application may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of building permits.

Property Address:
1475 Catalina Blvd.
San Diego, CA 92107

APN: 530-142-20-00

By: Michael B. Russell
Signature

9-15-2008
Date

Rev. Michael B. Russell, Rector
Print Name & Title



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 Telecommunications

Project Title Project No. For City Use Only

Nimitz

Project Address:

1475 Catalina Blvd., San Diego, CA 92107

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):
 Rector Wardens & Vestrymen of All Souls Parish
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 1475 Catalina Blvd.
 City/State/Zip:
 San Diego, CA 92107
 Phone No: (619) 223-6394 Fax No:
 Signature: Mehmet Bekmezli Date: 9-16-08

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: Nimitz	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): _____

Owner Tenant/Lessee

Street Address: _____
 1475 Catalina Blvd.

City/State/Zip: _____

Phone No: _____ Fax No: _____
 (619) 223-6394

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: _____

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: _____



Verizon Wireless Board of Directors

James R. Barker
Richard L. Carrion
Robert W. Lane
Sandra O. Moose
Joseph Neubauer
Donald T. Nicolaisen
Thomas H. O'Brien
Clarence Otis Jr.
Hugh B. Price
Ivan G. Seidenberg
Walter V. Shipley
John R. Stafford
Robert D. Storey

Corporate Officers

Ivan G. Seidenberg
Chairman and Chief Executive Officer

John F. Killian
President – Verizon Business

Lawrence T. Babbio, Jr.
Vice Chairman and President

Virginia P. Ruesterholz
President – Verizon Telecom

William P. Barr
Vice President and General Counsel

Thomas A. Bartlett
Senior Vice President and Controller

Marc C. Reed
Executive Vice President – Human Resources

Marianne Drost
Senior Vice President – Deputy General Counsel

Dennis F. Strigl
Executive Vice President – Verizon Wireless Joint Venture

Ronald H. Lataille
Senior Vice President – Investor Relations

Thomas J. Tauke
Executive Vice President – Public Affairs and Policy

Joleen D. Moden
Senior Vice President – Internal Auditing

Doreen A. Toben
Executive Vice President and Chief Financial Officer

Verizon - Nimitz
PROJECT CHRONOLOGY
PTS #165542 JO# 43-1629

Date	Action	Description	City Review	Applicant Response
9/26/2008	Project Deemed Complete		32	
10/28/2008	First Assessment Letter			37
12/4/2008	Second Submittal		55	
1/28/2009	Second Assessment Letter			33
3/2/2009	Third Submittal		31	
4/2/2009	Third Assessment Letter			0
4/2/2009	Fourth Submittal			
4/8/2009	All issues resolved		6	
4/27/2009	Draft Negative Declaration		19	
5/26/2009	Final Negative Declaration		29	
7/16/2009	Planning Commission Hearing		51	

<i>Total Staff Time (Average at 30 days per month):</i>	<i>223 days (7.4 months)</i>
<i>Total Applicant Time (Average at 30 days per month):</i>	<i>70 days (2.3 months)</i>
<i>Total Project Running Time (Years/Months/Days):</i>	<i>293 days (9 months and 20 days)</i>



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 29, 2009

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: July 16, 2009
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: Conditional Use Permit and Planned Development Permit,
Process 4
PROJECT NUMBER: 165542
PROJECT NAME: VERIZON - NIMITZ
APPLICANT: Kerrigan Diehl, Plancom, Inc., Agent for Verizon Wireless

COMMUNITY PLAN AREA: Peninsula
COUNCIL DISTRICT: District 2

CITY PROJECT MANAGER: Alex Hempton, AICP, Associate Planner
PHONE NUMBER: (619) 446-5349

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of 12 antennas mounted within a new faux chimney and a new dormer located on an existing building at 1475 Catalina Blvd. Equipment associated with the antennas will be located within an enclosure adjacent to the building.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public

ATTACHMENT 14

hearing described in this notice, or written in correspondence to the City at or before the public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Job Order No. 43-1629

Revised 12/5/08 RH

RESOLUTION NUMBER R - _____

ADOPTED ON _____

WHEREAS, on September 26, 2008, Verizon Wireless submitted an application to the Development Services Department for a Planned Development Permit and Conditional Use Permit; and

WHEREAS, the permit was considered by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was considered by the Planning Commission of the City of San Diego on July 16, 2009; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Negative Declaration No. 165542; NOW THEREFORE,

BE IT RESOLVED, by of the City of San Diego, that it is hereby certified that Negative Declaration No. 165542 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission of the City of San Diego.

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore, that said Negative Declaration is hereby approved.

By: _____
Alexander Hempton, AICP, Associate Planner

Rev. 3/09 abj