



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 14, 2010 **REPORT NO. PC-09-091**

ATTENTION: **Planning Commission, Agenda of January 21, 2010**

SUBJECT: VERIZON – 805 & UNIVERSITY – PROJECT NO. 176145.
PROCESS 4

**OWNER/
APPLICANT:** Ozier Family Trust 04-09-09/
PlanCom, Inc. for Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 3875 Swift Avenue within the Mid-City-City Heights community planning area?

Staff Recommendation: **APPROVE** Planned Development Permit (PDP) No. 694706 and Neighborhood Use Permit No. 635404.

Community Planning Group Recommendation: The City Heights Area Planning Committee voted to recommend approval, 15-0-0 at their August 7, 2009 meeting (Attachment 11). The committee also recommended that Verizon provide additional design elements (skirting) on the tower. Verizon has agreed to provide the additional skirting and this is shown on the plans and photo simulations (Attachments 16 and 6).

Environmental Review: This project was found to be exempt per the Categorical Exemption for Existing Facilities, Section 15301 in accordance with State of California Environmental Quality Act (CEQA) Guidelines (Attachment 14).

The environmental exemption determination for this project was made on April 10, 2009 and the opportunity to appeal that determination ended April 24, 2009.

Fiscal Impact Statement: Verizon Wireless is the financially responsible party for this project and is responsible for costs associated with processing this project.

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

On November 19, 1998 the Planning Commission approved CUP No. 91-0302-74 which permitted Airtouch Cellular (now Verizon Wireless) to construct, operate, and maintain a communication antenna facility consisting of an 85-foot tall steel lattice tower supporting thirty (30) panel antennas, six (6) omni-directional antennas, and two (2) digital dish antennas. Equipment associated with the antennas is located in an existing adjacent building. The antennas are screened behind four community identification signs (Attachment 6). The CUP expired November 19, 2008. On March 13, 2009 an application for a PDP and NUP was deemed complete by Development Services.¹

Wireless Communication Facilities (WCF's) are permitted throughout the City as a separately regulated use by the Wireless Communication Facility regulations, in accordance with Land Development Code (LDC) section 141.0420. This facility is located at 3875 Swift Avenue in the CC-5-4 zone (Attachments 1 and 3) and the community plan designates the land use as "mixed use" (Attachment 2). WCF's located within a commercial zone are permitted as a Limited Use (Process 1). The height allowed in the CC-5-4 zone is 30 feet and the side yard setback is 10 feet. As the tower and antennas reach a height of 85 feet and the facility encroaches into the side yard setback by 2 feet, a Planned Development Permit is required for these deviations (Attachment 4). Since the facility is located in a commercial zone with a mixed use, a Neighborhood Use Permit is also required.

Council Policy 600-43, "Wireless Communication Facilities," assigns preference levels to the locations of WCF's. This policy encourages these facilities be located away from residential uses. Typically, WCF's proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located strictly in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower process level (such as a Limited Use or Neighborhood Use Permit).

The existing tower acts as both a WCF and a community identification sign. The Community Planning Group voted to recommend approval (Attachment 11) of the project and requested that Verizon duplicate the black and white design at the top of the tower underneath the yellow signage band. Verizon has agreed to enhance and extend this design element.

General Plan Analysis:

The City's General Plan requires that wireless facilities be both minimally visible and visually respectful and compatible with the community. The antennas associated with this facility are contained within a tower, designed to also act as a community identification sign. Associated

¹ In the early 1990's PacTel (which became AirTouch and then Verizon Wireless) constructed a clock tower on the existing office building (Attachment 5). This facility is no longer used. Per the Wireless Facility Regulations (LDC 141.0420), the unused facility will be removed and the building will be restored to its original condition.

equipment will be concealed within the building. Based on the project's design, it is compatible with the City's General Plan. The Mid-City Community Plan does not discuss wireless communication facilities.

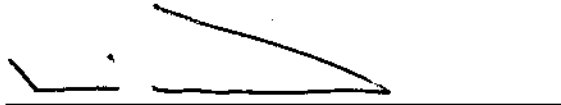
Conclusion:

Staff supports the design as proposed. The antennas are located behind radio frequency transparent screening and are designed as part of a community identification sign. This project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the applicable land use plans. Therefore, Staff recommends approval of this project.

ALTERNATIVES

1. **Approve** Planned Development Permit (PDP) No. 694706 and Neighborhood Use Permit (NUP) No. 635404, **with modifications.**
2. **Deny** Planned Development Permit (PDP) No. 694706 and Neighborhood Use Permit (NUP) No. 635404, **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

KB/AFH

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Photos of Previous Facility to be Removed
6. Photo Sims
7. Coverage and Justification Maps
8. Photo Survey
9. Draft Permit
10. Draft Resolution and Findings
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement

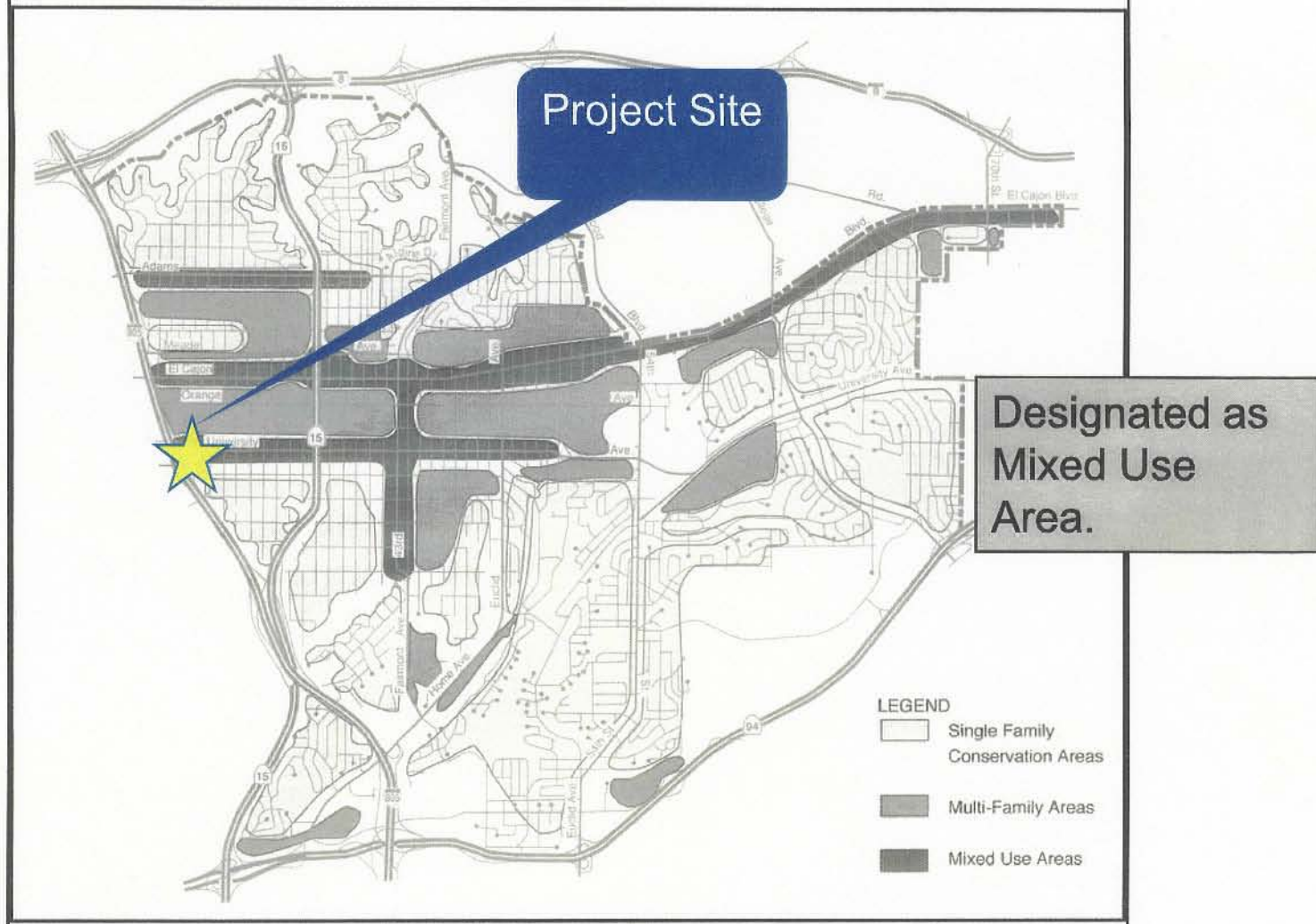
13. Project Chronology
14. Environmental Exemption
15. Notice of Public Hearing
16. Project Plans



Aerial Photo
Verizon 805 & University – Project Number 176145
3875 Swift Avenue



Figure 2
Conceptual Land Use Plan



Community Plan Land Use Designation

Verizon 805 & University, Project Number 176145

3875 Swift Avenue





Project Location Map

Verizon 805 & University– Project Number 176145

3875 Swift Avenue



PROJECT DATA SHEET		
PROJECT NAME:	Verizon 805 & University	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of a 75' tall tower with antennas reaching a height of 85', supporting 18 panel antennas and 4 omni antennas. Equipment associated with the facility is located in an existing building.	
COMMUNITY PLAN AREA:	Mid City – City Heights	
DISCRETIONARY ACTIONS:	Planned Development Permit and Neighborhood Use Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Mixed Use Area	
<u>ZONING INFORMATION:</u>		
ZONE: CC-5-4		
HEIGHT LIMIT: 30'		
FRONT SETBACK: No minimum, 10' maximum		
SIDE SETBACK: 10'		
STREETSIDE SETBACK: n/a		
REAR SETBACK: 10'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Mixed Use, CC-5-4	Commercial
SOUTH:	Mixed Use/Residential, CUPD-CT-5-4	Residential
EAST:	Mixed Use, CC-5-4	Residential/Commercial
WEST:	Mixed Use, CC-5-4	Residential/Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Height: 85' tall where 30' is permitted. Setback: 2' encroachment into the 10' side setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 7, 2009, the City Heights Area Planning Committee voted 15-0-0 to approve the project, with the addition of additional skirting material.	

805/SWIFT

A - VIEW OF WEST AND NORTH ELEVATION



View of building prior to installation of previous wireless facility.

3938 Swift Ave, San Diego, CA, United States
Address is approximate

ATTACHMENT 5

Previous antenna tower to be removed.



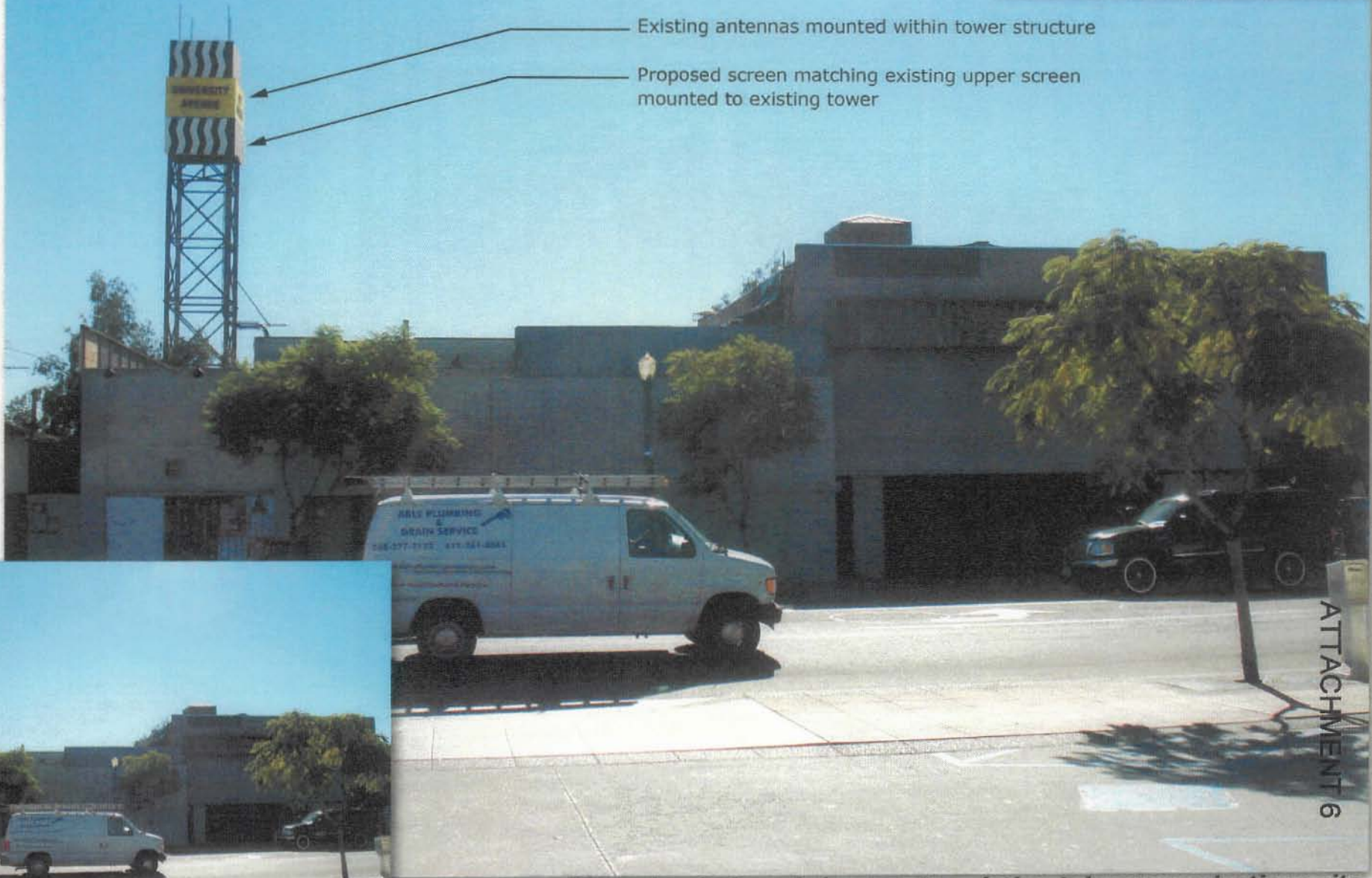
Swift Ave

Swift Ave



PROPOSED

University & 805
3875 Swift Avenue #C
San Diego, CA 92104



Page 1 of 1



EXISTING

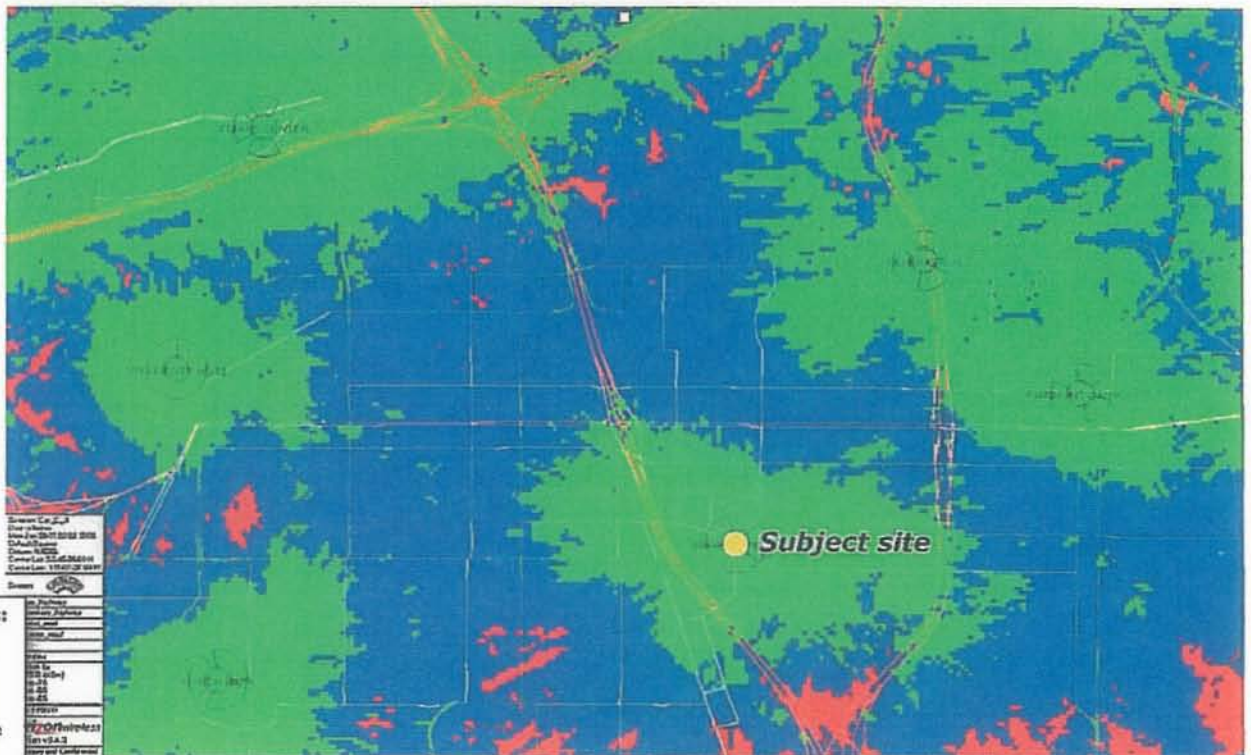
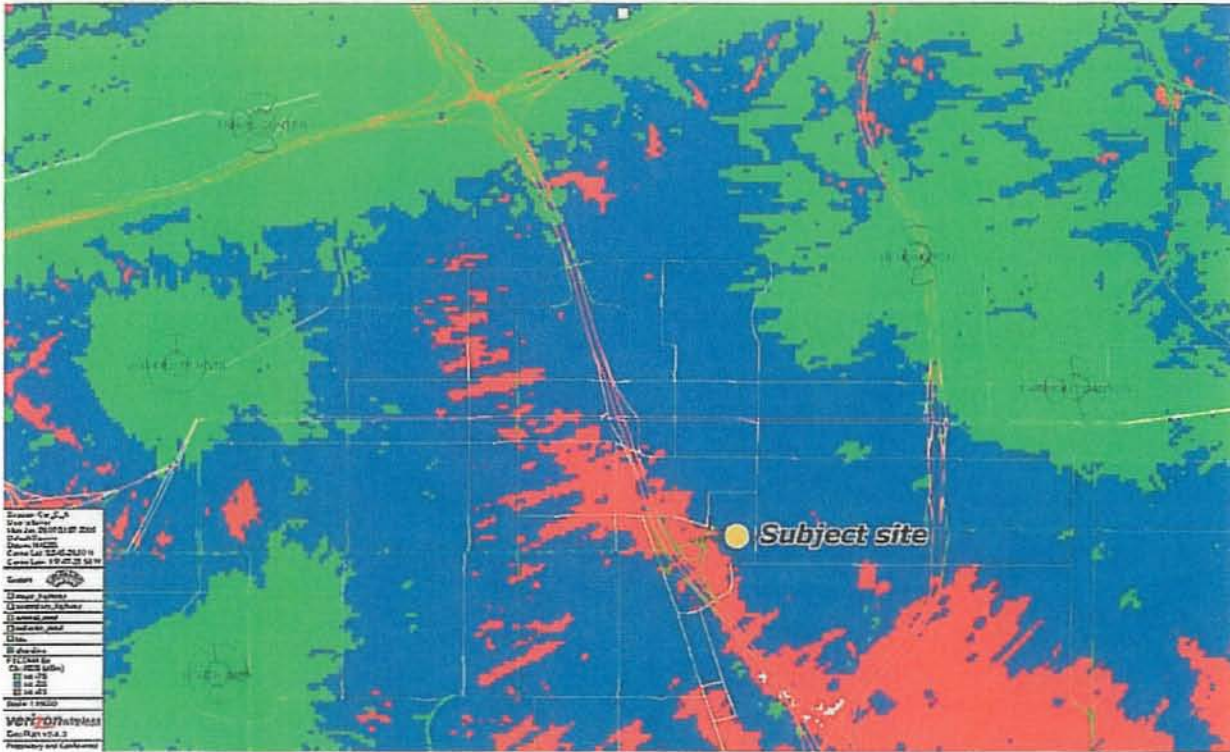
Photosimulation of changes to existing telecommunications site

ATTACHMENT 6

University & 805
 5075 Swift Avenue #C
 San Diego, CA 92104



Coverage without subject site



Coverage with subject site

Coverage Levels:

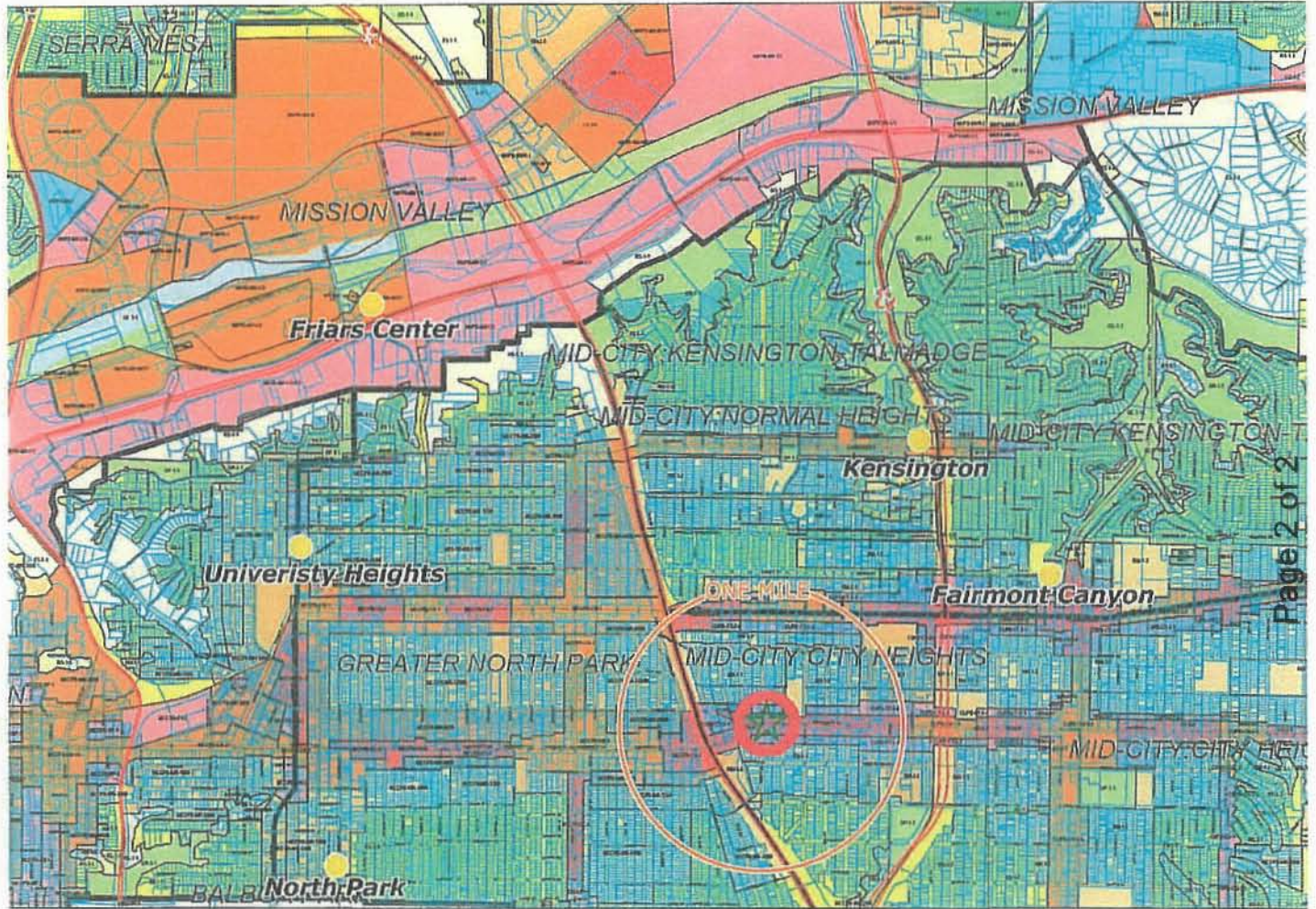
- Excellent
- Good/Variable
- Poor

University & 805
 3875 Swift Avenue #C
 San Diego, CA 92104



Legend

- Search Ring
- Selected Site
- Existing sites within 1 mile radius:
- No sites within one mile
- Alternative Sites:
- No alternative sites



Legend	Color
1.1	Light Blue
1.2	Light Green
1.3	Light Yellow
1.4	Light Orange
1.5	Light Red
1.6	Light Purple
1.7	Light Blue-Gray
1.8	Light Green-Gray
1.9	Light Yellow-Gray
1.10	Light Orange-Gray
1.11	Light Red-Gray
1.12	Light Purple-Gray
1.13	Light Blue-Gray
1.14	Light Green-Gray
1.15	Light Yellow-Gray
1.16	Light Orange-Gray
1.17	Light Red-Gray
1.18	Light Purple-Gray
1.19	Light Blue-Gray
1.20	Light Green-Gray
1.21	Light Yellow-Gray
1.22	Light Orange-Gray
1.23	Light Red-Gray
1.24	Light Purple-Gray
1.25	Light Blue-Gray
1.26	Light Green-Gray
1.27	Light Yellow-Gray
1.28	Light Orange-Gray
1.29	Light Red-Gray
1.30	Light Purple-Gray
1.31	Light Blue-Gray
1.32	Light Green-Gray
1.33	Light Yellow-Gray
1.34	Light Orange-Gray
1.35	Light Red-Gray
1.36	Light Purple-Gray
1.37	Light Blue-Gray
1.38	Light Green-Gray
1.39	Light Yellow-Gray
1.40	Light Orange-Gray
1.41	Light Red-Gray
1.42	Light Purple-Gray
1.43	Light Blue-Gray
1.44	Light Green-Gray
1.45	Light Yellow-Gray
1.46	Light Orange-Gray
1.47	Light Red-Gray
1.48	Light Purple-Gray
1.49	Light Blue-Gray
1.50	Light Green-Gray
1.51	Light Yellow-Gray
1.52	Light Orange-Gray
1.53	Light Red-Gray
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1.64	Light Orange-Gray
1.65	Light Red-Gray
1.66	Light Purple-Gray
1.67	Light Blue-Gray
1.68	Light Green-Gray
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1.71	Light Red-Gray
1.72	Light Purple-Gray
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1.78	Light Purple-Gray
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1.81	Light Yellow-Gray
1.82	Light Orange-Gray
1.83	Light Red-Gray
1.84	Light Purple-Gray
1.85	Light Blue-Gray
1.86	Light Green-Gray
1.87	Light Yellow-Gray
1.88	Light Orange-Gray
1.89	Light Red-Gray
1.90	Light Purple-Gray
1.91	Light Blue-Gray
1.92	Light Green-Gray
1.93	Light Yellow-Gray
1.94	Light Orange-Gray
1.95	Light Red-Gray
1.96	Light Purple-Gray
1.97	Light Blue-Gray
1.98	Light Green-Gray
1.99	Light Yellow-Gray
2.00	Light Orange-Gray

City of San Diego
 Development Services Department

GRID TILE: 19 & 20
 GRID SCALE: 800
 DATE: 3/25/2008 1:41:30 PM

Special Planning Services
 Special Planning Services are provided to the City of San Diego by the City of San Diego Department of Planning and Economic Development.
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PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon University & 805
3875 Swift Avenue #C
Chula Vista, CA 92104

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue
San Diego, CA 92104

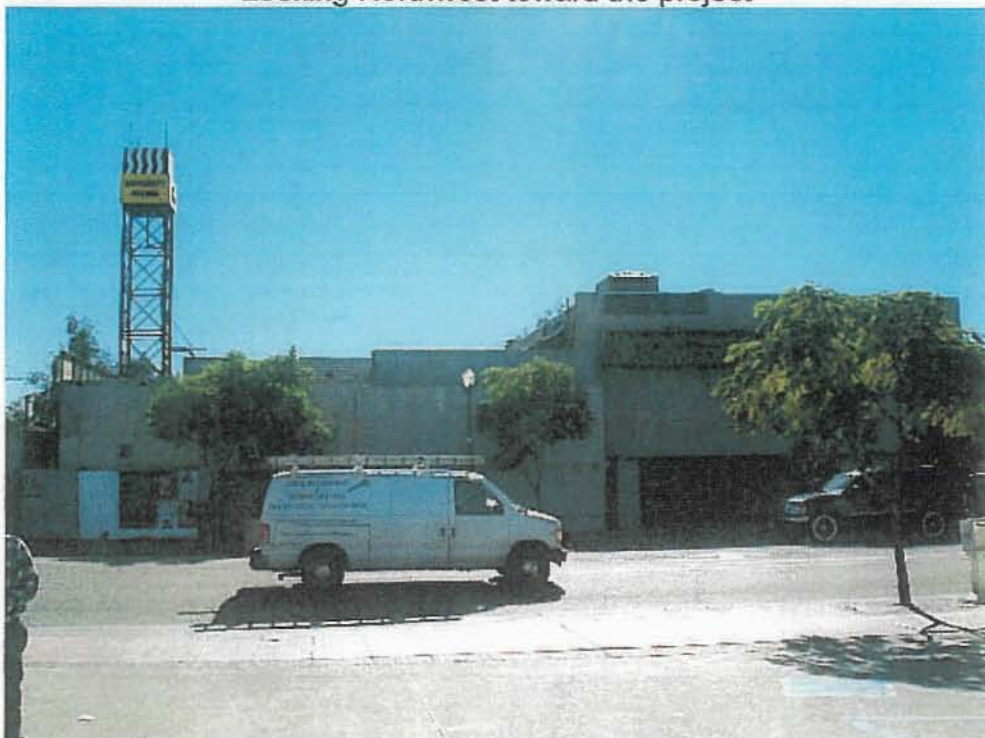
Prepared by:
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Krystal Patterson, Planning Consultant
(760) 715-8703

January 22, 2009



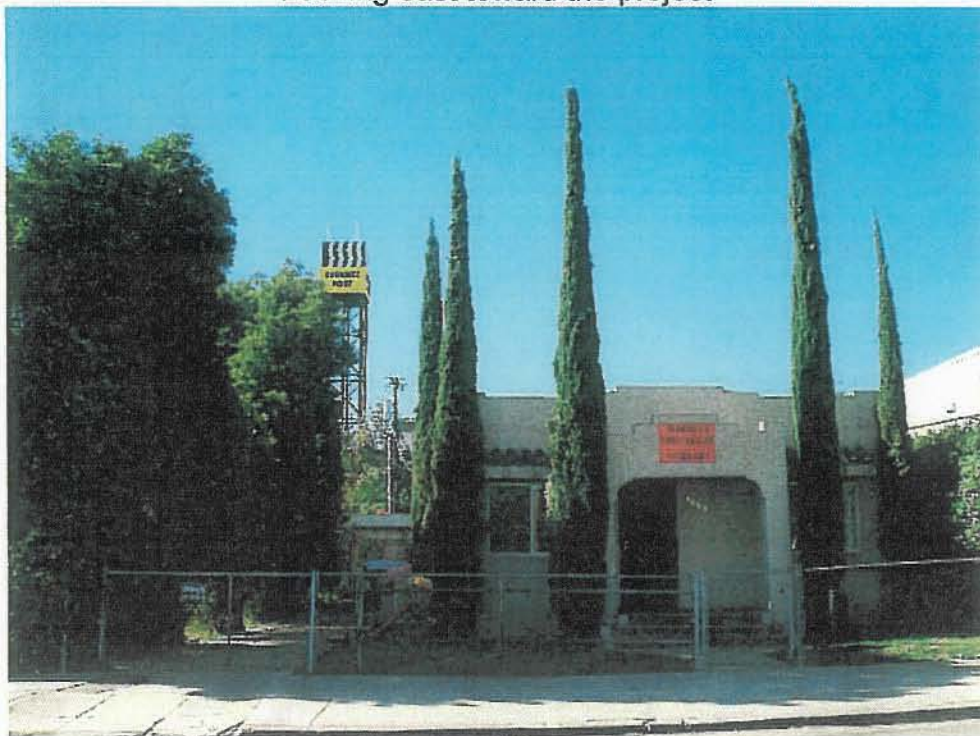
Looking Northwest toward the project



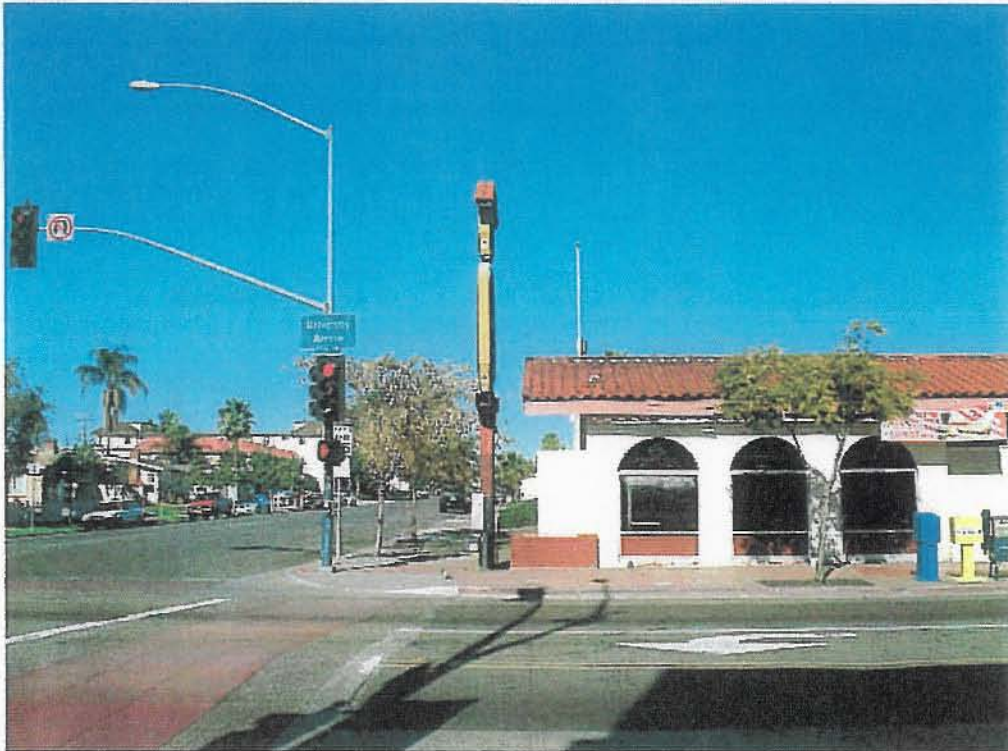
Looking south toward the project



Looking east toward the project



Looking west toward project



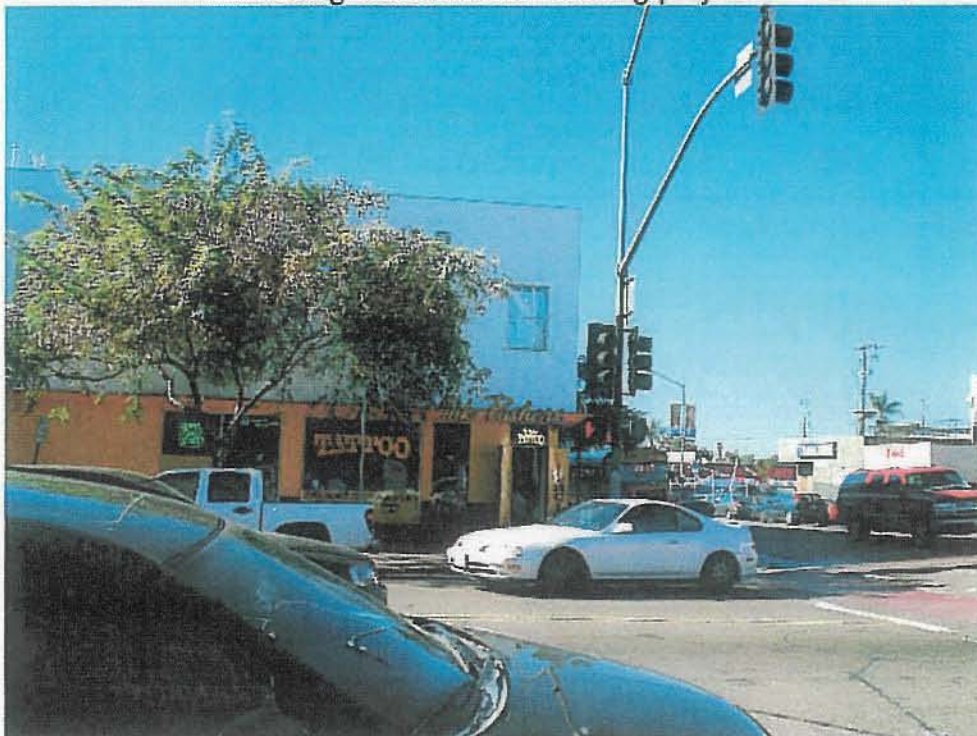
Looking north from the existing project



Looking south from the existing project



Looking east from the existing project



Looking west from existing project

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

INTERNAL ORDER NUMBER: 23432180

PLANNED DEVELOPMENT PERMIT NO. 694706
NEIGHBORHOOD USE PERMIT NO. 635404
VERIZON – 805 & UNIVERSITY
PLANNING COMMISSION
Project No. 176145

This PLANNED DEVELOPMENT PERMIT (PDP) NO. 694706 and NEIGHBORHOOD USE PERMIT (NUP) NO. 635404 are granted by the **Planning Commission** of the City of San Diego to OZIER FAMILY TRUST 04-09-09, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The site is located at 3875 Swift Avenue in the CC-5-4 zone of the Mid-City City Heights Community Plan. The project site is legally described as Lots 5 & 6 in Block 191 of City Heights, in the City of San Diego, State of California, according to amended map thereof No. 1007, filed in the Office of the County Recorder of San Diego County, October 3, 1976.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 21, 2010, on file in the Development Services Department.

The project shall include:

- a. 75' tall antenna structure (with omni antennas reaching a height of 85') supporting eighteen (18) panel antennas and four omni antennas. With the exception of the omni antennas, all other antennas are mounted behind radio-frequency (RF) transparent screening material. The 85' tall WCF deviates from the 30' height limit and encroaches into the 10' side yard setback by two feet. These deviations are permitted with the processing of this Planned Development Permit;
- b. Removal of an existing communication antenna facility, previously permitted under administrative approval 91-0302-09, and restoration of the existing building;

- 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. 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.
3. 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.
4. This Planned Development Permit (PDP) and Neighborhood Use Permit (NUP) and corresponding use of this site shall **expire on January 21, 2020**. 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.
5. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new permit application to Development Services for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
6. Under no circumstances, does approval of this permit authorize Verizon Wireless, their tenants, or subsequent permittees to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.

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. Within 60 days of PDP and NUP approval, the Owner or Permittee shall replace the shrub in the raised planter to the north of the driveway with a low-growing groundcover that does not enter the visibility triangle and obstruct motorist's views of pedestrians, to the satisfaction of Development Services.

15. 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.

PLANNING/DESIGN REQUIREMENTS:

16. 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.

17. Prior to the issuance of a construction permit or within 90 days of PDP and NUP approval, the Permittee shall provide certification providing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises comply with federal standards.

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

19. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

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

21. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
22. Within 30 days of PDP and NUP approval, the Permittee shall apply for a building permit to install the additional screening element on the 85' tall tower and removal of the existing clock tower element.
23. Within 60 days of PDP and NUP approval, the Permittee shall remove the clock tower communication antenna facility previously permitted under administrative approval 91-0302-09 and restore the property to its original condition, per Land Development Code section 141.0420(b)(4).
24. Within 60 days of PDP and NUP approval, the Permittee shall install the new screening element (as shown on Exhibit "A"), repaint the entire tower structure (including existing screening elements), and reattach all lettering.
25. All lettering identified as part of Exhibit "A" shall be affixed to the community identification signs at all times. Missing or damaged lettering or signage shall be repaired or replaced, to the satisfaction of the Development Services Department, within 14 days.
26. Within 120 days of PDP and NUP approval, all work shall be completed and a Development Services Telecom Planning Inspection Approval shall be obtained.
27. Failure to adhere to the timeline stated in this permit shall result in immediate Civil Penalties administered by Neighborhood Code Compliance.
28. Prior to building permit issuance, the Permittee shall submit a Notification of No Hazard from the FAA.

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 January 21, 2010 by Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: PDP/694706
and NUP/635404
Date of Approval: 1/21/2010

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Associate Planner

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

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

OZIER FAMILY TRUST 04-09-09
Owner

By _____
Bobby Ozier

By _____
Geneva Ozier

VERIZON WIRELESS
Permittee

By _____
XXX

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

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
PLANNED DEVELOPMENT PERMIT NO. 694706
NEIGHBORHOOD USE PERMIT NO. 635404
VERIZON – 805 & UNIVERSITY
Project No. 176145

WHEREAS, OZIER FAMILY TRUST 04-09-09, Owners, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct and operate a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 694706 and 635404);

WHEREAS, the project site is located at 3875 Swift Avenue in the CC-5-4 zone of the Mid-City Community Plan;

WHEREAS, the project site is legally described as Lots 5 & 6 in Block 191 of City Heights, in the City of San Diego, State of California, according to amended map thereof No. 1007, filed in the Office of the County Recorder of San Diego County, October 3, 1976;

WHEREAS, on January 21, 2010, the Planning Commission of the City of San Diego considered Planned Development Permit No. 694706 and Neighborhood Use Permit No. 635404 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 Planning Commission adopts the following written Findings, dated January 21, 2010.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas for this facility are screened within a structure designed as a community identification tower. The tower was originally approved in 1998 and borrows some inspiration from the recently reconstructed Euclid Tower (located at Euclid and University). The City Heights Area Planning Committee has requested that Verizon Wireless add an additional band of screening underneath the community identification signs which Verizon has agreed to do. Equipment associated with the antennas is located within the existing office building on site. An older, shorter tower, designed as a clock tower, was permitted in the early 1990's by PacTel

(which later became AirTouch, and then Verizon Wireless) and is no longer in use. The older tower will be removed as part of this project.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

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

This development complies with all applicable regulations of the Land Development Code, except for the 30 foot height limit and the 10 foot side setback requirement of the CC-5-4 zone. This project has a total height of 85 feet (a 75 foot tower and omni antennas reaching a height of 85 feet) and encroaches into the side setback by two feet. The Planned Development Permit allows for certain deviations from regulations, such as height and setback, if certain findings can be made. The project’s two-foot encroachment into the 10 foot side yard setback results in a more desirable project by locating the facility farther from the residential use to the south. The tower deviates from the 30 foot height limit by 55 feet. The height of the tower is offset by its setback from the two main public rights-of-way, University Avenue and Swift Avenue. The existing landscape on site also acts to soften views of the tower and reduce its obvious height. The existing and proposed screening design elements on the tower actually create a focal point for the neighborhood and highlight the names of the surrounding communities. The height of the tower also may extend the coverage area of the antennas and reduce the need for additional antenna facilities within the neighborhood. The project complies with most of the regulations of the Land Development Code, except for the side yard setback and height limit. Based on the findings made in the Planned Development Permit, these deviations are acceptable.

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;

The City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context.

Furthermore, the plan states that equipment associated with wireless facilities be concealed from

view. The antennas for this facility are screened within a structure designed as a community identification tower. The tower was originally approved in 1998 and borrows some inspiration from the recently reconstructed Euclid Tower (located at Euclid and University). The City Heights Area Planning Committee has requested that Verizon Wireless add an additional band of screening underneath the community identification signs which Verizon has agreed to do. Equipment associated with the antennas is located within the existing office building on site. An older, shorter tower, designed as a clock tower, was permitted in the early 1990's by PacTel (which later became AirTouch, and then Verizon Wireless) and is no longer in use. The older tower will be removed as part of this project.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

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

This development complies with all applicable regulations of the Land Development Code, except for the 30 foot height limit and the 10 foot side setback requirement of the CC-5-4 zone. This project has a total height of 85 feet (a 75 foot tower and omni antennas reaching a height of 85 feet) and encroaches into the side setback by two feet. The Planned Development Permit allows for certain deviations from regulations, such as height and setback, if certain findings can be made. The project's two-foot encroachment into the 10 foot side yard setback results in a more desirable project by locating the facility farther from the residential use to the south. The tower deviates from the 30 foot height limit by 55 feet. The height of the tower is offset by its setback from the two main public rights-of-way, University Avenue and Swift Avenue. The existing landscape on site also acts to soften views of the tower and reduce its obvious height. The existing and proposed screening design elements on the tower actually create a focal point for the neighborhood and highlight the names of the surrounding communities. The height of the tower also may extend the coverage area of the antennas and reduce the need for additional antenna facilities within the neighborhood. The project complies with most of the regulations of the Land Development Code, except for the side yard setback and height limit. Based on the findings made in this Planned Development Permit, these deviations are acceptable.

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, including e911 for users of cell phones and other devices. The facility provides these wireless services in a way that is integrated with the community. 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.

The project's two-foot encroachment into the 10 foot side yard setback results in a more desirable project by locating the facility farther from the residential use to the south. The tower deviates from the 30 foot height limit by 55 feet. The height of the tower is offset by its setback from the two main public rights-of-way, University Avenue and Swift Avenue. The existing landscape on site also acts to soften views of the tower and reduce its obvious height. The existing and proposed screening design elements on the tower actually create a focal point for the neighborhood and highlight the names of the surrounding communities. The height of the tower also may extend the coverage area of the antennas and reduce the need for additional antenna facilities within the neighborhood. Therefore, the project with deviations results in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PLANNED DEVELOPMENT PERMIT NO. 694706 and NEIGHBORHOOD USE PERMIT NO. 635404 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 694706 and 635404, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: January 21, 2010

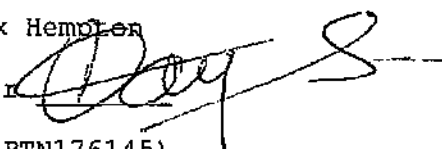
Internal Order No. 23432180

CITY HEIGHTS AREA PLANNING COMMITTEE

Postoffice Box 5859
City Heights CA 92165
(619) 280-3910

August 7, 2009

MEMORANDUM FOR: DPM Alex Hempler

From: Jim Varnadore, Chair 

Subj: 3875 Swift Avenue (PTN176145)

1. At its August 2009 meeting, the Committee heard an application to renew permits for the subject cell phone tower. After discussion, it was moved and seconded to recommend renewal of permits and strongly to recommend adding visual shielding for 8-10 feet beneath the present shielding, to improve the look of the installation. The Committee voted 15/0/0 (chair not voting) and the motion passed.

2. In the discussion about additional shielding, the Committee seemed to favor a color and design scheme that complements the present color and design scheme at the installation.

Hempton, Alexander

From: Jim Varnadore [chopc_chairman@yahoo.com]
Sent: Saturday, September 26, 2009 11:39 AM
To: Hempton, Alexander
Cc: Lynch-Ashcraft, Karen
Subject: 3875 Swift Avenue (PTN176145)

Alex,

The final package for this arrived today. The Committee has no more to offer. We appreciate the additional skirting and think it makes the tower look more professional.

Jim Varnadore
Chair

Hempton, Alexander

Subject: FW: 3875 Swift Avenue (PTN176145)

From: Jim Varnadore [mailto:chapg_chairman@yahoo.com]
Sent: Saturday, March 28, 2009 4:57 PM
To: DeFreitas, Natalie
Subject: 3875 Swift Avenue (PTN176145)

Natalie,

Regarding the renewal of the CUP for the antennas at 3875 Swift Avenue (PTN176145), the following are appropriate:

- The Use Permit should require renewal at an interval of ten years. Neither longer nor shorter intervals are suitable.

- The installation should not be allowed to rise above its present height.

- The visual and aesthetic character of the tower should be retained. We chose that character, and we like it. If the applicant is willing, another level of decorated paneling below the present screening panels, to cover more of the tower and make the screening more attractive, is very desirable. We urge the applicant to consider an additional level and to pattern it after the Euclid Tower (Euclid and University). The present visual and aesthetic character was derived from the Euclid Tower, and with that Tower's recent restoration, parallel improvements at 3875 Swift Avenue would be especially welcome.

- The applicant should examine the tower to identify and complete needed maintenance. The structure appears scruffy, in need of tidying up. Perhaps some paint is needed. The "Mid City" name on the South face needs work.

Jim Varnadore
Chair



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

Ownership Disclosure Statement

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

Project Title Project No. For City Use Only

Verizon University#05

Project Address:

3875 Switt Avenue, San Diego, CA 92104

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):
 Bobby Ray Ozier and Geneva Ozier, Trustees Family Trust
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 9125 Lamar Street
 City/State/Zip:
 San Diego, CA 91977

Phone No. Fax No.:
 (619) 247-5176

Signature: *Bobby Ray Ozier* Date: 11/23/09

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):
 Bobby Ray Ozier and Geneva Ozier, Trustees Family Trust
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 9125 Lamar Street
 City/State/Zip:
 San Diego, CA 91977

Phone No. Fax No.:
 (619) 247-5176

Signature: *Geneva Ozier* Date: 11/23/09

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No. Fax No.:

Signature Date:

This information is available in alternative formats for persons with disabilities.
 Be sure to see us on the World Wide Web at www.sandiego.gov/development-services
 DS-318 (5-05)

VERIZON – 805 & UNIVERSITY
PROJECT CHRONOLOGY
 PTS #176145 JO#43-2180

Date	Action	Description	City Review	Applicant Response
3/13/09	Deemed Complete	Submitted to Development Services		
4/16/09	1 st Assessment Letter		34	
9/24/09	2 nd Submittal			161
10/14/09	All Issues Resolved		20	
12/10/09	Planning Commission	Public Hearing – Removed from docket: Neighborhood Use Permit is required in addition to the Planned Development Permit; renoticing and revisions to report required.	57	
1/7/2010	Planning Commission (rescheduled)	Public Hearing – Cancelled: Rescheduled to 1/21/2010	28	
1/21/2010	Planning Commission (rescheduled)	Public Hearing	14	

<i>Total Staff Time (Average at 30 days per month):</i>	<i>5.1 months</i>
<i>Total Applicant Time (Average at 30 days per month):</i>	<i>5.4 months</i>
<i>Total Project Running Time (Years/Months/Days):</i>	<i>10.5 months</i>

DETERMINATION OF ATTACHMENT 14
ENVIRONMENTAL EXEMPTION

Pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines

Agency: CITY OF SAN DIEGO

Project No.: 176145

Date: April 10, 2009

Action/Permit(s): Neighborhood Use Permit (Process 2)

Description of Activity: Verizon University & 805: A request for a Neighborhood Use Permit (NUP) to allow an existing telecommunications facility (previously approved under Conditional Use Permit No. 91-0302-74) consisting of a 75-foot tall steel lattice tower supporting approximately 18 panel antennas and 4 omni antennas concealed behind RF transparent screening to continue operation. The proposed NUP would also allow the continued operation of associated equipment cabinets located within a second floor suite of an existing two-story office building. The project site is zoned CC-5-4 (Commercial—Community) and located in the City Heights Neighborhood within the Mid City Communities Plan Area, Transit Area Overlay Zone, and FAA Part 77 Noticing Area.

Location of Activity: 3875 Swift Avenue, San Diego, CA 92104. Legal Description: Lots 5 and 6 in Block 191 of City Heights, in the City of San Diego, State of California, according to the amended Map thereof No. 1007, filed in the Office of the County Recorder of San Diego County, October 3, 1976 (APN 447-452-04).

(CHECK BOXES BELOW)


1. This activity is EXEMPT FROM CEQA pursuant to:
- Section 15060 (c)(3) of the State CEQA Guidelines (the activity is not a project as defined in Section 15378)
 - Section 15061 (b)(3) of the State CEQA Guidelines (General Rule)
2. This project is EXEMPT FROM CEQA pursuant to State CEQA Guidelines Section checked below:

ARTICLE 19 of GUIDELINES CATEGORICAL EXEMPTIONS (Incomplete list)		ARTICLE 18 of GUIDELINES STATUTORY EXEMPTIONS (Incomplete list)	
Section	Short Name	Section	Short Name
<input checked="" type="checkbox"/> 15301	Existing Facilities	<input type="checkbox"/> 15261	Ongoing Project
<input type="checkbox"/> 15302	Replacement or Reconstruction	<input type="checkbox"/> 15262	Feasibility and Planning Studies
<input type="checkbox"/> 15303	New Construction or Conversion of Small Structures	<input type="checkbox"/> 15265	Adoption of Coastal Plans and Programs
<input type="checkbox"/> 15304	Minor Alterations to Land	<input type="checkbox"/> 15268	Ministerial Projects
<input type="checkbox"/> 15305	Minor Alteration in Land Use	<input type="checkbox"/> 15269	Emergency Projects
<input type="checkbox"/> 15306	Information Collection	<input type="checkbox"/> Other	_____
<input type="checkbox"/> 15311	Accessory Structures		
<input type="checkbox"/> 15312	Surplus Government Property Sales		
<input type="checkbox"/> 15315	Minor Land Divisions		
<input type="checkbox"/> 15317	Open Space Contracts or Easements		
<input type="checkbox"/> 15319	Annexation of Existing Facilities and Lots for Exempt Facilities		
<input type="checkbox"/> 15325	Transfer of Ownership of Interest in Land to Preserve Open Space		
<input type="checkbox"/> 15332	In-Fill Development		

It is hereby certified that the City of San Diego has determined the above activity to be exempt:

Distribution:

Exemption or Project file
Natalie DeFreitas


 Senior Planner
 Environmental Analysis Section



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 5, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	January 21, 2010
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:	PLANNED DEVELOPMENT PERMIT and NEIGHBORHOOD USE PERMIT, PROCESS 4
PROJECT NUMBER:	176145
PROJECT NAME:	<u>VERIZON – 805 & UNIVERSITY</u>
APPLICANT:	Shelly Kilbourn, PlanCom, Inc., agent for Verizon Wireless
COMMUNITY PLAN AREA:	Mid-City City Heights
COUNCIL DISTRICT:	District 3
CITY PROJECT MANAGER:	Alex Hempton
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 an existing 75-foot tall tower structure with four omni antennas reaching a total height of 85 feet. 18 (eighteen) panel antennas are located within the tower behind radio-frequency transparent screening. An additional band of screening will be installed under the community identification signage. Equipment associated with the antennas is located within the existing office building on site. A previously approved clock tower would be removed as part of this project, as it was utilized for communication antennas, but is no longer in use. This facility is located at 3875 Swift Avenue in the CC-5-4 zone.

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",

ATTACHMENT 15

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

This project was determined to be categorically exempt from the California Environmental Quality Act on April 10, 2009 and the opportunity to appeal that determination ended April 24, 2009.

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.

Internal Order No. 23432180

Revised 12/5/08 RH



UNIVERSITY & 805
3875 SWIFT AVENUE #C
SAN DIEGO, CA 92104

VICINITY MAP

THOMAS GUIDE PAGE: 1269-F5

DIRECTIONS:
(FROM VERIZON WIRELESS OFFICES IN IRVINE): TAKE I-5 SOUTH APPROXIMATELY 63 MILES. KEEP LEFT AND MERGE ONTO I-805 SOUTH FOR APPROXIMATELY 13 MILES. TAKE THE "NORTH PARK WAY" EXIT TOWARD UNIVERSITY AVENUE. MAKE A SLIGHT RIGHT ONTO BOUNDARY STREET & THEN A RIGHT ON UNIVERSITY AVENUE. CONTINUE TO SWIFT AVENUE AND TURN RIGHT. EXISTING SITE IS ON THE LEFT @ 3875 SWIFT AVENUE

ADDRESS:
3875 SWIFT AVENUE #C
SAN DIEGO, CA 92104

CONSULTANT TEAM

ARCHITECT:
WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
P.O. BOX 4551
CARLSBAD, CA 92018
(760) 434-8474
(760) 434-8596 (FAX)

PLANNING:
PLANCON, INC.
302 STATE PLACE
ESCONDIDO, CA 92029
(760) 333-6068

ACCESSIBILITY DISCLAIMER

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

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92718
CONTACT: KRISTAL PATTERSON
PHONE: (714) 715-8703

OWNER: BOBBY & GEHEVA OZIER
1341 DURRIS DRIVE
EL CAJON, CA 92109
SITE CONTACT: BOBBY OZIER
(619) 467-6289

PROJECT DESCRIPTION:

- MODIFY EXISTING TOWER. INSTALL R.F. TRANSPARENT SCREEN BELOW EXISTING ANTENNA SCREENS TEXTURED AND PAINTED TO MATCH EXISTING SCREEN.
- EXISTING VERIZON WIRELESS ANTENNAS MOUNTED ON EXISTING 75'-0" HIGH STEEL FRAMED TOWER BEHIND R.F. TRANSPARENT SCREENS.
- EXISTING VERIZON WIRELESS EQUIPMENT CABINETS INSIDE AN EXISTING SECOND FLOOR SUITE OF THE EXISTING TWO STORY OFFICE BUILDING (NO CHANGE)

LEGAL DESCRIPTION:
LOTS 5 & 6 IN BLOCK 191 OF CITY HEIGHTS, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF #1007, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 3, 1976

PROJECT ADDRESS: 3875 SWIFT AVENUE #C
SAN DIEGO, CA 92104

ASSESSORS PARCEL NUMBER: 447-452-04

EXISTING ZONING: CC-5-4

EXISTING VERIZON LEASE AREA: 470 SQ. FT.

TYPE OF CONSTRUCTION: TYPE V, B

EXISTING OCCUPANCY: B (OFFICE)
R-2 (APARTMENT)

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ROOF PLAN & ANTENNA PLANS
A-2	SECOND FLOOR & EQUIPMENT FLOOR PLANS
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS

SCALE

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

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ELECTRICAL CODE, 2007 EDITION
CALIFORNIA ENERGY CODE, 2007 EDITION

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

Booth & Suarez
ARCHITECTURE & PLANNING
WILLIAM BOOTH ARCHITECT ROBERT J. SUAREZ ARCHITECT
10.304 AVE. ESCONDIDO CA 92011 (760) 434-1421

PREPARED FOR
verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 221-7000

APPROVALS

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

PROJECT NAME
UNIVERSITY & 805

3875 SWIFT AVENUE #C
SAN DIEGO, CA 92104
SAN DIEGO

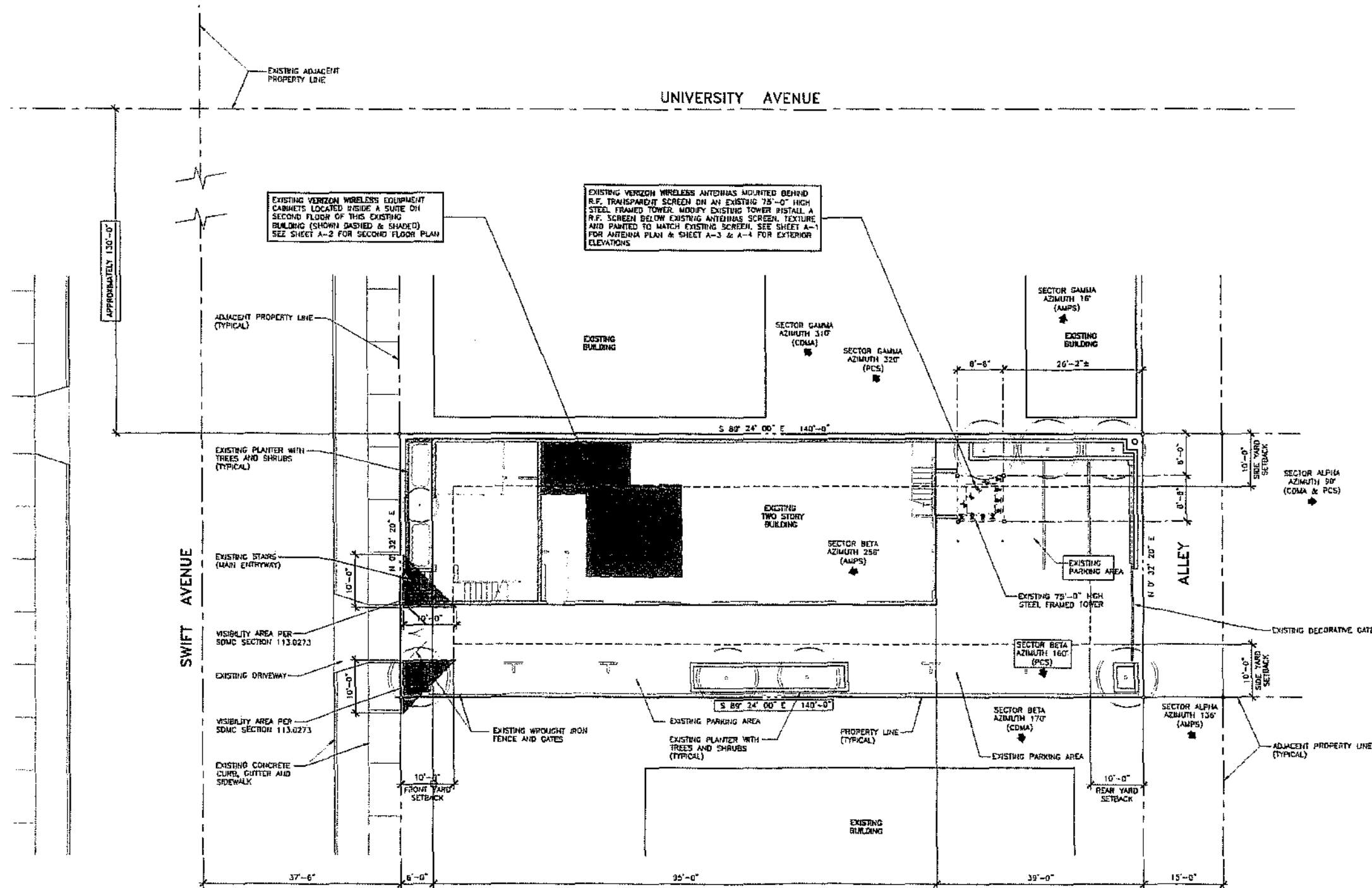
DRAWING DATES

11/26/08	2D REVIEW (job)
12/10/08	2D REVISIONS (no)
09/09/09	2D REVISIONS (rail)
09/24/09	CITY COMMENTS (so)

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS\verizon\08124\08124sT1.dwg

T-1



SITE PLAN
SCALE 1" = 10'

- NOTES:
1. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT. THIS IS AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 2. THIS PROJECT PROPOSED NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORMWATER BEST MANAGEMENT PRACTICES.

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

Booth & Suarez
ARCHITECTURE ■■■ PLANNING

WILLIAM H. BOOTH ARCHITECT ADRIAN J. SUAREZ ARCHITECT
P.O. BOX 4444, CARLSBAD, CA 92008 (760) 434-2474



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

UNIVERSITY & 805

3875 SWIFT AVENUE #C
SAN DIEGO, CA 92104
SAN DIEGO

DRAWING DATES

11/26/08	2D REVIEW (job)
12/10/08	2D REVISIONS (no)
09/09/09	2D REVISIONS (r-07)
06/24/09	CITY COMMENTS (no)

SHEET TITLE

SITE PLAN

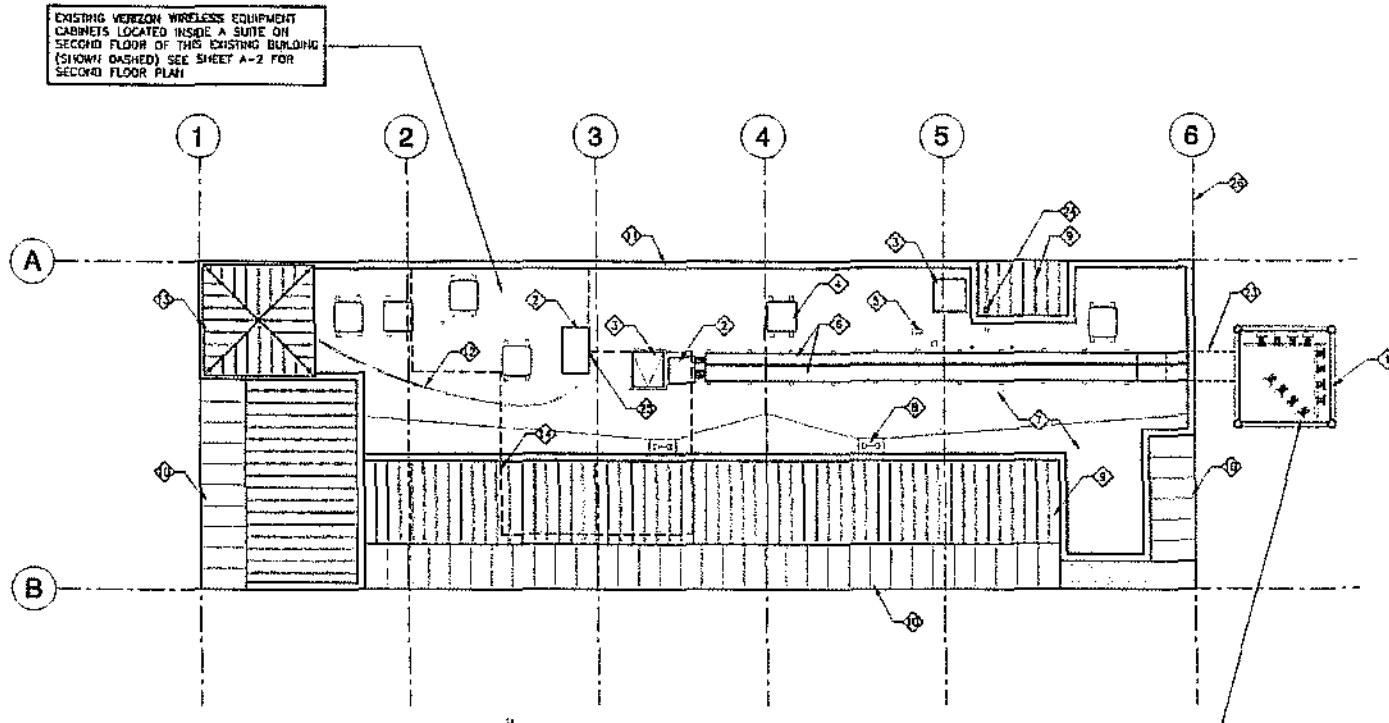
PROJECTS\verizon\08124\08124.dwg

A-0

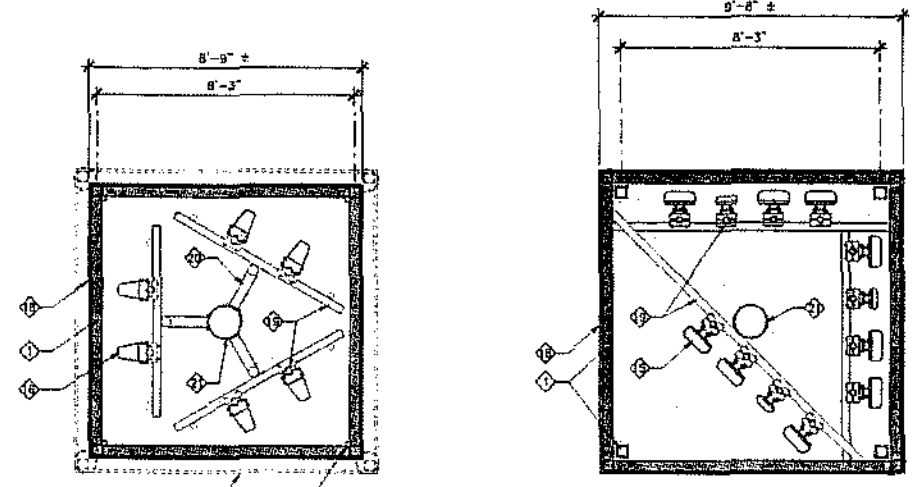
EXISTING UPPER ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NO. OF COAXIAL CABLES	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX. SIZE
A1	NORTH	-		0°	-					
A2	NORTH	-		0°	-		EXISTING	EXISTING	6'	7/8"
B1	SOUTHEAST	-		0°	-		EXISTING	EXISTING	6'	7/8"
B2	SOUTHEAST	-		0°	-		EXISTING	EXISTING	6'	7/8"
C1	SOUTHWEST	-		0°	-		EXISTING	EXISTING	6'	7/8"
C2	SOUTHWEST	-		0°	-		EXISTING	EXISTING	6'	7/8"

EXISTING LOWER ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NO. OF COAXIAL CABLES	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX. SIZE
A1	NORTH	-		0°	-					
A2	NORTH	-		0°	-		EXISTING	EXISTING	6'	7/8"
A3	NORTH	-		0°	-		EXISTING	EXISTING	6'	7/8"
A4	NORTH	-		0°	-		EXISTING	EXISTING	6'	7/8"
B1	SOUTHEAST	-		0°	-					
B2	SOUTHEAST	-		0°	-		EXISTING	EXISTING	6'	7/8"
B3	SOUTHEAST	-		0°	-		EXISTING	EXISTING	6'	7/8"
B4	SOUTHEAST	-		0°	-		EXISTING	EXISTING	6'	7/8"
C1	SOUTHWEST	-		0°	-					
C2	SOUTHWEST	-		0°	-		EXISTING	EXISTING	6'	7/8"
C3	SOUTHWEST	-		0°	-		EXISTING	EXISTING	6'	7/8"
C4	SOUTHWEST	-		0°	-		EXISTING	EXISTING	6'	7/8"

NOTES:
 1. FIELD VERIFY ALL CABLE LENGTHS
 2. VERIFY MODEL NUMBER OF ANTENNA WITH VERIZON WIRELESS.



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



UPPER ANTENNAS

LOWER ANTENNAS

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

KEYED NOTES:

- ① EXISTING 75'-0" HIGH STEEL FRAMED TOWER
- ② EXISTING HATCH CABLE PORT
- ③ EXISTING ROOF ACCESS HATCH
- ④ EXISTING ROOFTOP MECHANICAL EQUIPMENT
- ⑤ EXISTING ROOF VENT
- ⑥ EXISTING COAXIAL CABLE TRAY MOUNTED ON PVC SLEEPERS ON ROOF OF EXISTING ROOF (VERIFY ROUTE)
- ⑦ EXISTING BUILT-UP ROOF MEMBRANE
- ⑧ EXISTING ROOF DRAIN AND OVERFLOW
- ⑨ EXISTING SLOPED METAL ROOF (TYPICAL)
- ⑩ EXISTING CANVAS AWNING
- ⑪ EXISTING PARAPET (TYPICAL)
- ⑫ EXISTING CONDUIT PIPE
- ⑬ EXISTING "CLOCK TOWER" CUPOLA ON ROOF OF EXISTING BUILDING
- ⑭ OUTLINE OF EQUIPMENT ROOM LOCATED ON SECOND FLOOR BELOW (SHOWN DASHED)
- ⑮ EXISTING VERIZON WIRELESS LOWER ANTENNAS (THREE SECTORS OF FOUR ANTENNAS EACH, TOTAL OF TWELVE ANTENNAS) MOUNTED BEHIND R.F. TRANSPARENT SCREEN AT LOWER SCREEN LEVEL ON EXISTING 75'-0" HIGH STEEL FRAMED TOWER
- ⑯ EXISTING VERIZON WIRELESS UPPER ANTENNAS (THREE SECTORS OF TWO ANTENNAS EACH, TOTAL OF 6) MOUNTED BEHIND R.F. TRANSPARENT SCREEN AT UPPER SCREEN LEVEL ON EXISTING 75'-0" HIGH STEEL FRAMED TOWER
- ⑰ EXISTING GAN ANTENNAS (TYPICAL OF 4) ON EXISTING 75'-0" HIGH STEEL FRAMED TOWER
- ⑱ EXISTING R.F. TRANSPARENT SCREEN (SHOWN SHADED)
- ⑲ EXISTING ANTENNA MOUNTING PIPE (TYPICAL)
- ⑳ EXISTING ANTENNA MOUNTING ARMS (TYPICAL)
- ㉑ EXISTING ANTENNA MOUNTING COLUMN (TYPICAL)
- ㉒ LOWER R.F. TRANSPARENT SCREEN LEVEL BELOW (SHOWN DASHED)
- ㉓ EXISTING COAXIAL CABLE BRIDGE TO TOWER (SHOWN DASHED)
- ㉔ EXISTING ROOF EXHAUST VENT
- ㉕ EXISTING GPS ANTENNA MOUNTED TO COAXIAL CABLE ROOF HATCH
- ㉖ STRUCTURAL GRID LINES AS SHOWN IN ORIGINAL CONSTRUCTION DOCUMENTS



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APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
GPS	DATE
EE/OUT	DATE

PROJECT NAME
UNIVERSITY & 805
 3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104
 SAN DIEGO

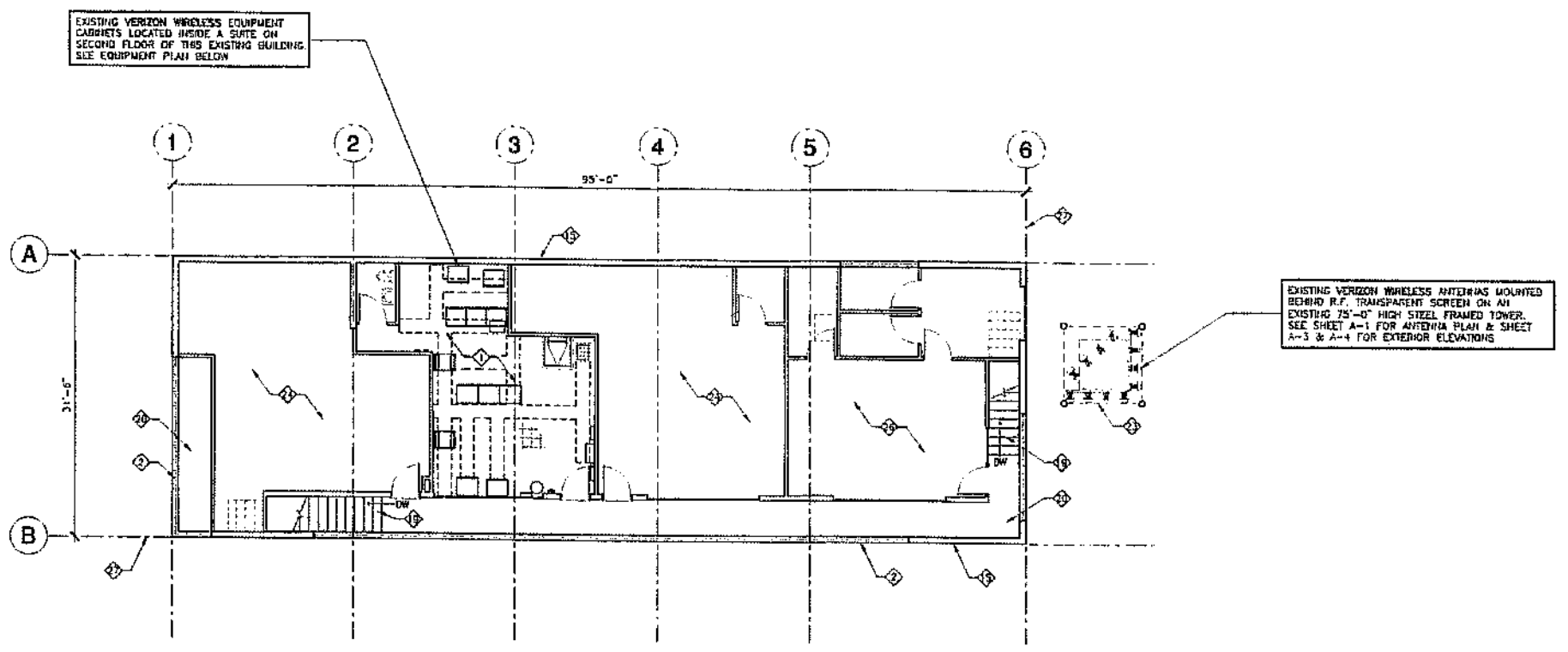
DRAWING DATES

11/28/08	ZD REVIEW (job)
12/10/08	ZD REVISIONS (no)
09/09/09	ZD REVISIONS (rel)
09/24/09	CITY COMMENTS (no)

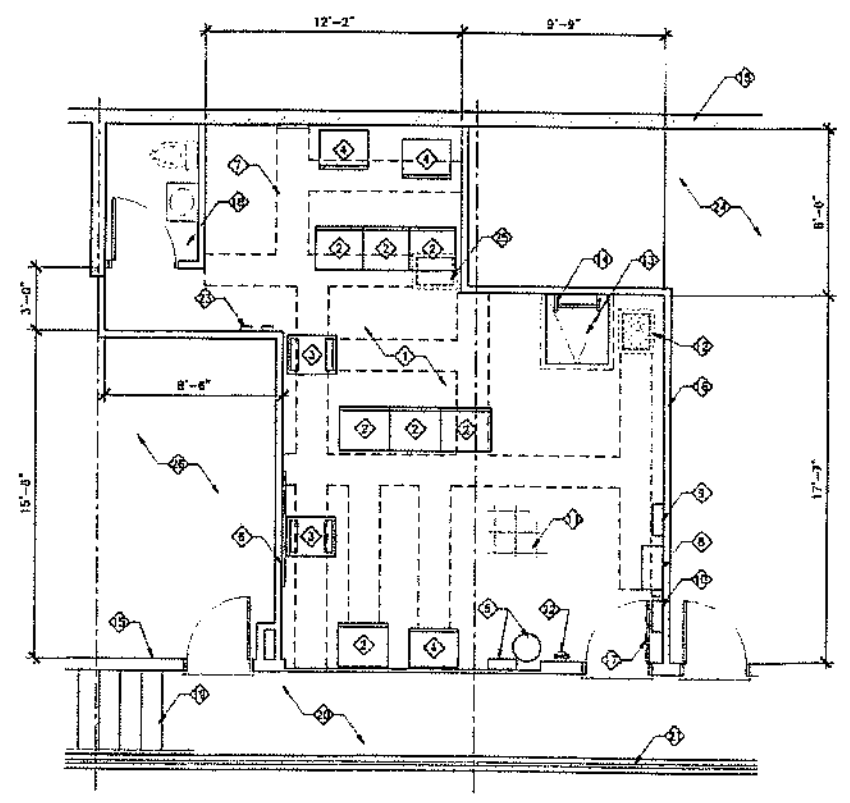
SHEET TITLE
ROOF PLAN & ANTENNA PLAN

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A-1



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EQUIPMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYED NOTES:

- ① EXISTING VERIZON WIRELESS EQUIPMENT INSIDE AN EXISTING EQUIPMENT ROOM INSIDE AN EXISTING BUILDING
- ② EXISTING VERIZON WIRELESS EQUIPMENT RACK 29" WIDE x 84" HIGH x 25" DEEP.
- ③ EXISTING VERIZON WIRELESS RACK 28" WIDE x 84" HIGH x 15" DEEP.
- ④ EXISTING VERIZON WIRELESS BATTERY RACK 36" WIDE x 72" HIGH x 30" DEEP. HEIGHT: 2500 LBS.
- ⑤ EXISTING HALON TANK & CONTROL BOX
- ⑥ EXISTING WALL MOUNTED TELCO BOARD
- ⑦ EXISTING OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- ⑧ EXISTING MANUAL TRANSFER SWITCH MOUNTED TO WALL
- ⑨ EXISTING ELECTRICAL PANEL "A" MOUNTED TO WALL
- ⑩ EXISTING ELECTRICAL PANEL "A-1" MOUNTED TO WALL
- ⑪ EXISTING MINT. FLOOR TRIES
- ⑫ EXISTING HATCH CABLE PORT AT CEILING
- ⑬ EXISTING ROOF ACCESS HATCH
- ⑭ EXISTING ROOF ACCESS LADDER
- ⑮ EXISTING EXTERIOR BUILDING WALL (TYPICAL)
- ⑯ EXISTING INTERIOR BUILDING WALL (TYPICAL)
- ⑰ EXISTING EXTERIOR STOREFRONT DOOR (TYPICAL)
- ⑱ EXISTING RESTROOM
- ⑲ EXISTING OUTSIDE STAIRS
- ⑳ EXISTING BALCONY
- ㉑ EXISTING GUARDRAIL
- ㉒ EXISTING WALL MOUNTED FIRE EXTINGUISHER
- ㉓ EXISTING 75'-0" HIGH STEEL FRAMED TOWER
- ㉔ EXISTING OFFICE ROOM
- ㉕ CEILING OPENING TO COAX CABLE ROOF HATCH ABOVE
- ㉖ EXISTING RESIDENTIAL UNIT
- ㉗ STRUCTURAL GRID LINES AS SHOWN ON ORIGINAL CONSTRUCTION DOCUMENTS



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OPS	DATE
EE/OUT	DATE

PROJECT NAME
UNIVERSITY & 805
3875 SWIFT AVENUE #C
SAN DIEGO, CA 92104
SAN DIEGO

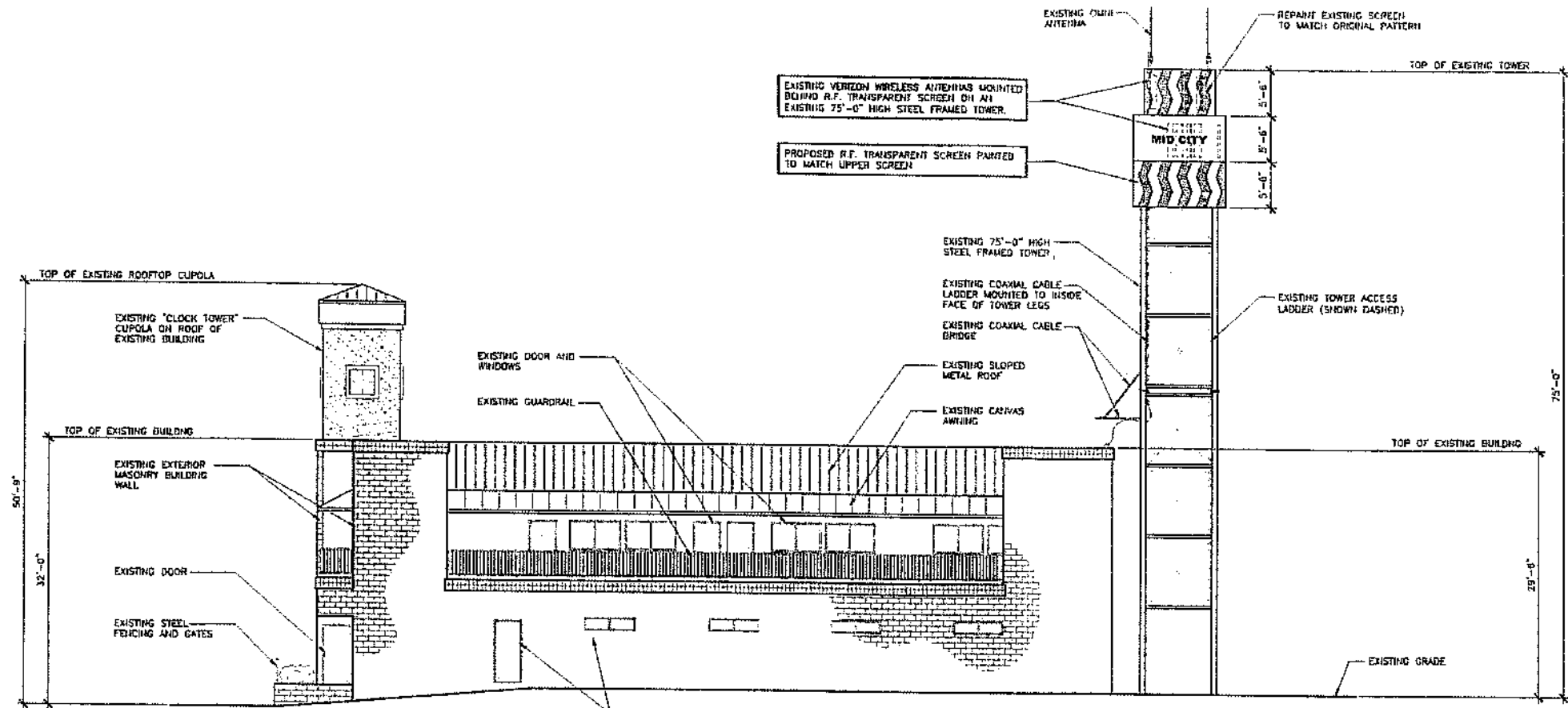
DRAWING DATES

11/26/08	2D REVIEW (job)
12/10/08	2D REVISIONS (oa)
06/06/09	2D REVISIONS (raf)
09/24/09	CITY COMMENTS (oa)

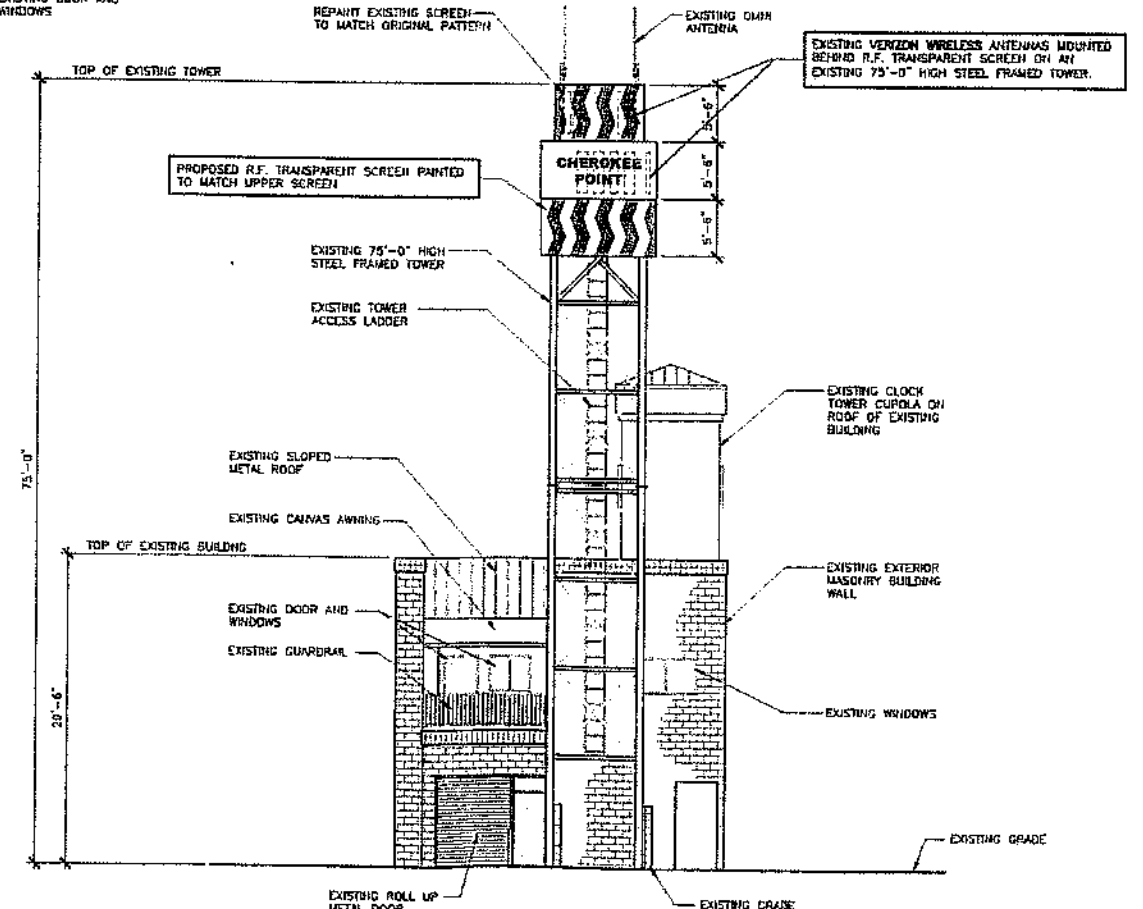
SHEET TITLE
**SECOND FLOOR
&
EQUIPMENT ROOM PLANS**

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A-2



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



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

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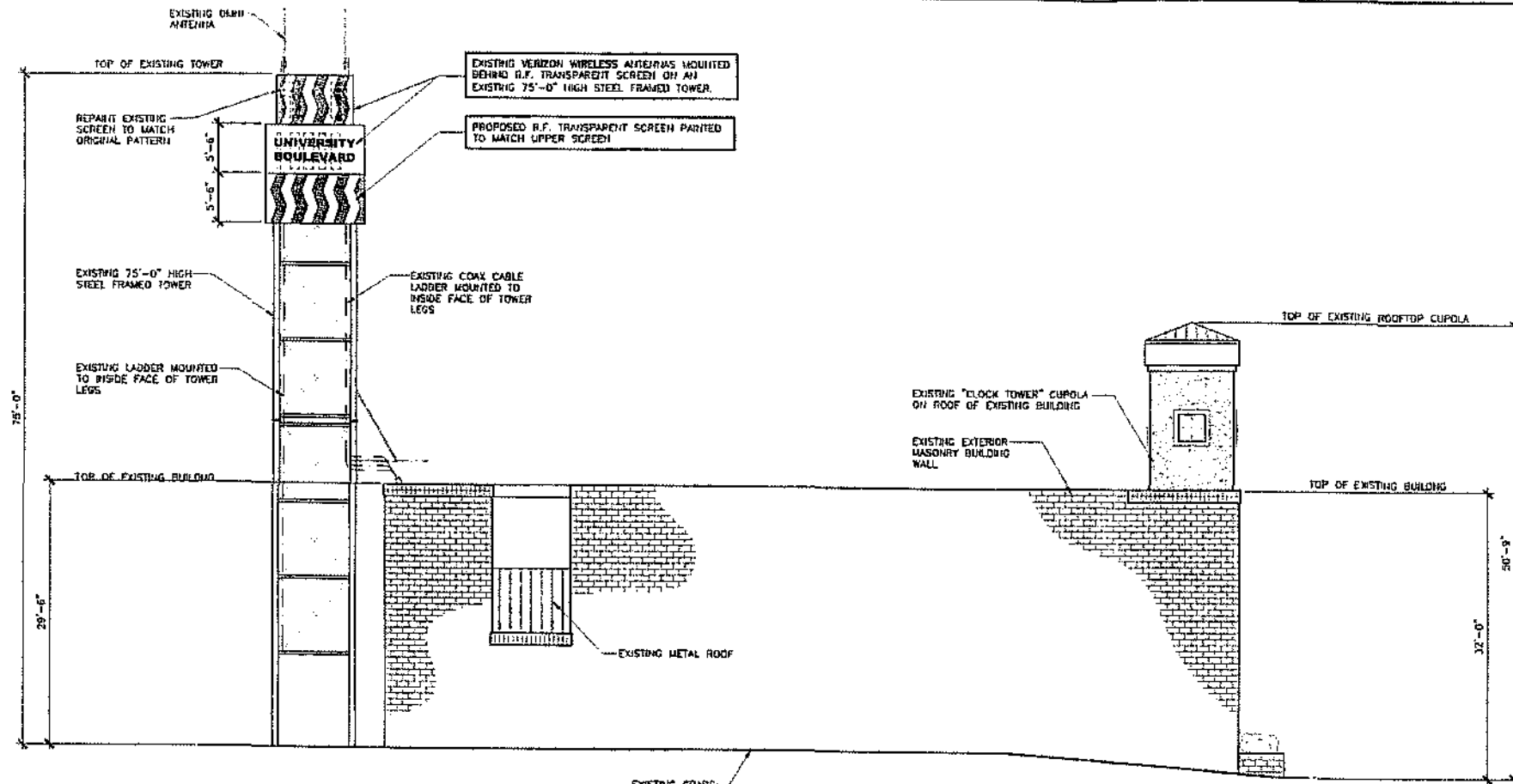
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11/25/08	ZD REVIEW (jcb)
12/10/08	ZD REVISIONS (zoo)
09/09/09	ZD REVISIONS (rhl)
09/24/09	CITY COMMENTS (zoo)

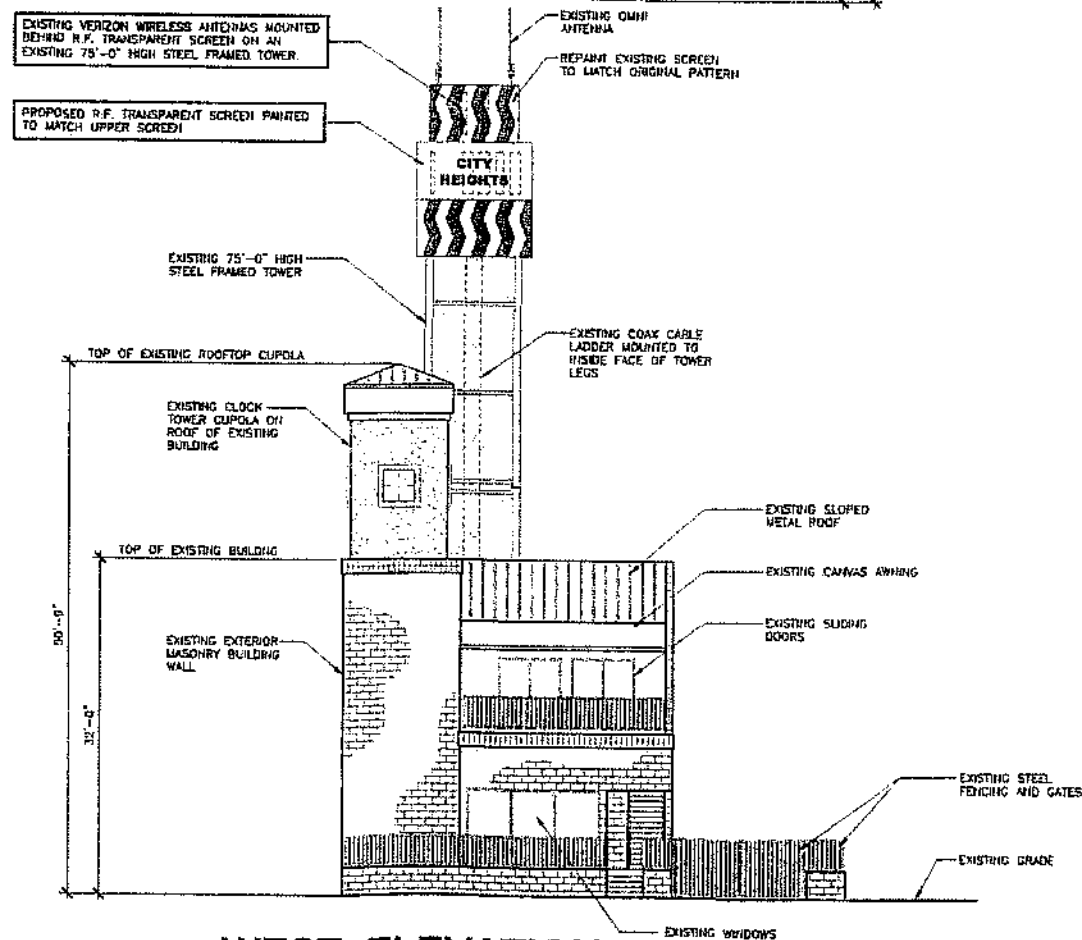
SHEET TITLE
EXTERIOR ELEVATION

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A-3



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



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

BOOTH & SUAREZ

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APPROVALS

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HT	DATE
CE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

UNIVERSITY & 805

3875 SWIFT AVENUE #C
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SAN DIEGO

DRAWING DATES

11/25/08	2D REVIEW (sb)
12/10/08	2D REVISIONS (cp)
08/09/08	2D REVISIONS (ral)
09/24/08	CITY COMMENTS (oo)

SHEET TITLE

EXTERIOR ELEVATION

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