



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 16, 2011 **REPORT NO. PC-11-059**

ATTENTION: Planning Commission, Agenda of June 23, 2011

SUBJECT: VERIZON WIRELESS - CHOLLAS VIEW
PROJECT NO. 232285, PROCESS 4

**OWNER/
APPLICANT:** MOODY LUNCH SERVICE INC.
VERIZON WIRELESS

SUMMARY

Issue(s): Should the Planning Commission approve a new Wireless Communication Facility (WCF) located at 4637 Market Street within the Encanto Neighborhoods of the Southeastern San Diego Community Planning Area?

Staff Recommendation: APPROVE Planned Development Permit No. 831468.

Community Planning Group Recommendation: On May 16, 2011, the Encanto Neighborhoods of the Southeastern San Diego Community Planning Group voted 6-2 to recommend approval of this project (Attachment 11).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 24, 2011, and the opportunity to appeal that determination ended June 8, 2011 (Attachment 7).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project is located on a commercial building at 4637 Market Street (Attachment 9) in the Encanto Neighborhoods Community. The 22-ft high structure serves as a storage facility for Moody's food catering operation (Attachment 3). This site was selected by Verizon Wireless as a candidate to improve the overall coverage objective to the surrounding commercial and residential use. This Wireless Communication Facility will allow Verizon Wireless to distribute improved voice and data capacity while upgrading its network to 4G LTE (Long Term Evolution) technology.

DISCUSSION

Project Description: The proposed Verizon Wireless Communication Facility (WCF) includes a total of twelve (12) antennas and one microwave dish completely concealed behind a Fiberglass Reinforced Panel (FRP) screen designed to appear as metal louvers painted and textured to match the existing building (Attachment 9). The 35-foot high structure consists of an equipment room on the second floor with access from the existing rooftop. Additionally, as part of this project, Verizon Wireless will also screen the exposed air conditioning units to the adjacent ice tower. The proposed WCF and the existing rooftop AC units will be fully concealed from the public right-of-way. The project is located in the Southeastern San Diego Planned District (SESDPD) CSF-1 zone with a 24-ft height limit. A height deviation is being requested to exceed the limit by 11-feet for an overall height of 35-feet. As a result, the project requires a Planned Development Permit, Process 4, Planning Commission decision.

Community Plan Analysis: The project location has been designated for commercial use in the Encanto Neighborhoods of the Southeastern San Diego Community Planning Area Plan (Attachment 2). The Encanto Neighborhoods of the Southeastern San Diego Community Planning Area does not contain specific policies on wireless communication facility development.

Council Policy 600-43: The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 1 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. However, the proposed height deviation requires a Planned Development Permit, resulting in a Process 4 decision.

General Plan: The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the WCF is to be aesthetically pleasing and respectful of the neighborhood context. The Verizon Wireless WCF consists of twelve antennas and one microwave dish completely concealed behind a Fiberglass Reinforced Panel (FRP) screen designed to appear as metal louvers (Attachment 8). As illustrated in the exhibits, the design of the 35-ft high structure is consistent with the existing building design. The equipment associated with this project is located inside the proposed 35-ft high structure, on the second floor, not visible to the public.

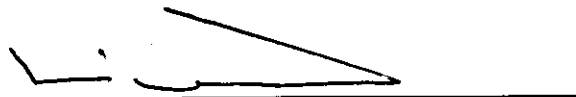
CONCLUSION

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations from the SESDPD-CSF-1 zone, except for the height limit, and the Wireless Communication Facilities regulation Section 141.0420. The project as proposed, is requesting a height deviation to exceed the 24-foot height limit. This deviation can be supported by staff as a result of the creative design employed by the applicant. With a fully stealth design, neither the antennas, nor the equipment will be visible which qualifies this WCF as a Complete Concealment Facility (CCF). As a CCF, no expiration date will be included in the PDP. Therefore, staff supports the Encanto Neighborhoods Community Planning Group's recommendation to support the proposed Verizon Wireless project. In conclusion, staff recommends that Planning Commission approve Planned Development Permit No. 831468.

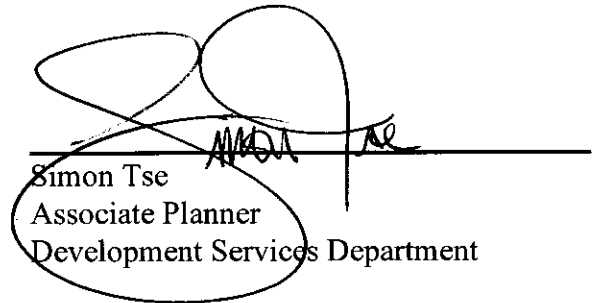
ALTERNATIVES

1. **Approve** Planned Development Permit No. 831468, **with modifications.**
2. **Deny** Planned Development Permit No. 831468, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Simon Tse
Associate Planner
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Site Photos

11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Notice of Planning Commission
14. Project Chronology
15. Community Planning Group Recommendation
16. Ownership Disclosure Statement
17. Project Chronology



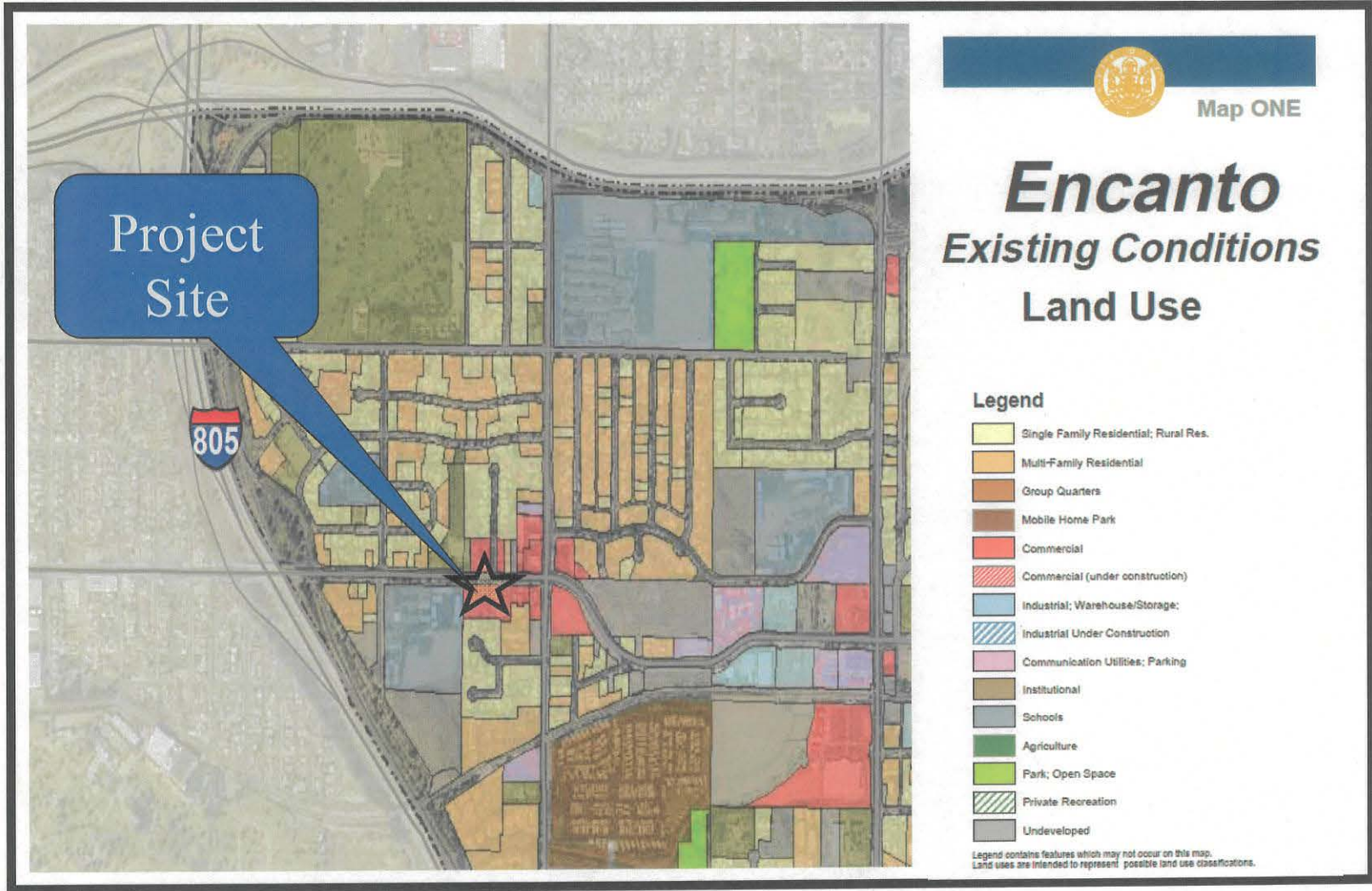
Project Site



Aerial Photo

Verizon Wireless Chollas View - Project No. 232285
4637 Market Street,, San Diego, CA 92102





Community Land Use Map (University)

Verizon Wireless Chollas View - Project No. 232285

4637 Market Street,, San Diego, CA 92102





Project Location Map

Verizon Wireless Chollas View - Project No. 232285
4637 Market Street,, San Diego, CA 92102



PROJECT DATA SHEET

PROJECT NAME:	Verizon Wireless Chollas Views	
PROJECT DESCRIPTION:	Verizon Wireless is proposing to install a Wireless Communication Facility at 4637 Market Street. The project is located in the Southeastern San Diego PDO CSF-1 zone within the Encanto planning area. The project consists of a total of 12 antennas concealed behind FRP screens designed to appear as louvers. The equipment associated with this project is located inside a new 240 sq-ft enclosure. The project requires a Planned Development Permit (PDP), Process 4 decision to exceed the 24-ft height limitation.	
COMMUNITY PLAN AREA:	Encanto	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: SESDPD-CSF-1 HEIGHT LIMIT: 24-feet FRONT SETBACK: 20-feet SIDE SETBACK: 10-feet REAR SETBACK: 0-feet		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	SESDPD-CSF-1	Commercial Building
SOUTH:	SESDPD-MF-3000	Residential
EAST:	SESDPD-CSF-1	Commercial Building
WEST:	SESDPD-MF-3000	Elementary School
DEVIATIONS OR VARIANCES REQUESTED:	The project proposes to exceed the 24-foot height limit.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 16, 2011, the Encanto Neighborhoods Community Planning Group voted 6-2 to support the Verizon Wireless Chollas Views project (Attachment 9).	

**PLANNING COMMISSION
RESOLUTION NO. TBD
PLANNED DEVELOPMENT PERMIT NO. 831468
VERIZON WIRELESS CHOLLAS VIEW
PTS NO. 232285
DRAFT**

WHEREAS, **MOODY LUNCH SERVICE INC.**, Owner, and **VERIZON WIRELESS**, Permittee, filed an application with the City of San Diego for a permit for a new Wireless Communication Facility (WCF) consisting of twelve (12) antennas and one microwave dish completely concealed behind Fiberglass Reinforced Panel (FRP) screening designed to appear as metal louvers, painted and textured to match the existing building. The equipment associated with this project is located inside the 35-foot high structure on the second floor, not visible to the public as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 831468;

WHEREAS, the project site is located at 4637 Market Street, San Diego, CA 92102, in the South Eastern San Diego Planned District CSF-1 zone of the Encanto Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 18844, in the City of San Diego, County of San Diego, State of California recorded in the Office of the County Recorder of said County on November 16, 2001;

WHEREAS, on June 23, 2011, the Planning Commission of the City of San Diego considered Planned Development Permit No. 831468 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

WHEREAS, on May 24, 2011, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 June 23, 2011.

FINDINGS:

Findings for all Planned Development Permits

1. **The proposed development will not adversely affect the applicable land use plan;** The Encanto Neighborhoods of the Southeastern San Diego Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The site is currently designated for

commercial use in the Encanto Neighborhoods of the Southeastern San Diego Community Plan. The WCF as designed is located on a new 35-foot high structure designed to replicate the existing adjacent ice tower. The proposed Verizon Wireless antennas and microwave dish are completely concealed behind Fiberglass Reinforced Panels (FRP) designed to appear as metal louvers, painted and textured to match the building. The equipment associated with this project is also located inside the same 35-foot high structure, on the second floor with access from the rooftop and will not be visible to the public. The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. The Verizon Wireless design is consistent with the General Plan's requirement since the WCF is completely concealed behind a 35-foot high structure designed to match an existing feature minimizing any visual impacts to and from the site. Therefore, the proposed WCF does comply with the City of San Diego General Plan and will not adversely affect the applicable 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." A condition has been included with the project to require Verizon Wireless to submit an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.
3. **The proposed development will comply with the regulations of the Land Development Code;** The Verizon Wireless WCF complies with Municipal Code Section 141.0420 which requires WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with the existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The project is completely concealed inside a 35-foot high structure designed to match the adjacent ice tower. The associated equipment is also completely concealed inside the same 35-foot high structure, on the second floor, and will not be visible to the public. The proposed height is required in order to provide the necessary wireless coverage to the surrounding area. More importantly, as part of this modification, the adjacent existing ice tower with the exposed ac units above will be fully enclosed. As reflected in the exhibits, the proposed Verizon Wireless modifications would result in an improvement to the existing appearance of the building.

The project is located within the SESDPD-CSF-1 zone which has a 24-foot height limitation. The proposed WCF is located on the highest point of the building, and requires a Planned Development Permit for the height deviation. Although the project exceeds the height requirement, the WCF is completely concealed and the existing property would benefit from the proposed design and therefore, the height deviation can be supported by staff.

4. **The proposed development, when considered as a whole, will be beneficial to the community;** The proposed wireless communication facility is fully concealed reducing any significant visual impact to the neighboring residents and surrounding community. As part of this application, Verizon Wireless will increase cellular data and voice coverage to and around the surrounding

community. More importantly, with the requested deviations, both the antennas and equipment will be fully concealed from the general public and when considered as a whole, 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 proposed WCF would result in a complete concealment design housing a total of twelve panel antennas, one microwave dish and the associated equipment. Due to the height requirement for the SESDPD-CSF-1 zone, the only other possible design would be to façade mount the antennas on three sides of the building. Even if this could be achieved, the antennas would be minimally effective and would reduce the coverage footprint significantly. In conclusion, the deviation to exceed the maximum allowable height of 24 feet would result in a completely concealed WCF and screenings for the existing adjacent ice tower, and a more desirable project than would be achieved if designed in strict conformance with the development regulations of the SESDPD-CSF-1 zone and Municipal Code Section 141.0420.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 831468 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 831468 copy of which is attached hereto and made a part hereof.

Simon Tse - Associate Planner
Development Services

Adopted on June 23, 2011

Internal Order No. 24001542

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: 24001542

**PLANNED DEVELOPMENT PERMIT NO. 831468
VERIZON WIRELESS CHOLLAS VIEW PTS 232285
PLANNING COMMISSION
DRAFT**

This Planned Development Permit No. 831468 is granted by the Planning Commission of the City of San Diego to **MOODY LUNCH SERVICE INC**, Owner, and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 6, LDC 1519.0304 and LDC 141.0420 of the Wireless Communication Facilities regulations. The site is located at 4637 Market Street in the South Eastern San Diego Planned District (SESDPD) CSF-1 zone of the Encanto Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 18844, in the City of San Diego, County of San Diego, State of California recorded in the Office of the County Recorder of said County on November 16, 2001.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 23, 2011, on file in the Development Services Department.

The project shall include:

- a. A new Wireless Communication Facility (WCF) consisting of twelve (12) antennas and one microwave dish completely concealed behind Fiberglass Reinforced Panel (FRP) screening designed to appear as metal louvers, painted and textured to match the existing building. The equipment associated with this project is located inside the 35-foot high structure on the second floor, not visible to the public as illustrated on the approved 'Exhibit A' dated June 23, 2011; and

- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Planned Development 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 affect 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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If 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.

10. 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, in connection with this development approval including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision related thereto. 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.

11. The project complies with the Wireless Communication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the Permittee and the Owner to maintain the appearance of the approved facility to the condition(s) set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the Development Services Department.

ENGINEERING REQUIREMENTS:

12. The project proposes to export 26 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Market Street Road Right-of-Way.
15. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Market Street Right-of-Way.
16. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
18. Prior to the issuance of any construction permit the Permittee 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.
19. 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:

20. Verizon Wireless shall install a four-sided 10-foot high metal louvered mechanical screen wall on top of the existing ice tower as illustrated in the approved 'Exhibit A' dated June 23, 2011 to the satisfaction of the Development Services Department.
21. The FRP material in front of the proposed antennas shall be metal louvers detailed and textured to match the adjacent ice tower to the satisfaction of the Development Services Department.

22. Additional screening maybe required by the Development Services Department if the proposed Verizon Wireless air conditioning units are deemed visible from the ground level during the Planning inspection.
23. 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 Permittee.
24. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
25. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days.
26. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
27. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the 'Exhibit A.'
28. The Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
29. The final product shall conform to the stamped, approved plans and approved photosimulations prior to final inspection approval.
30. Prior to the issuance of a construction permit, the Permittee shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
31. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee 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.
32. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.
33. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition.

All FRP shall be painted and textured to match the existing building to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Please note that an Administrative Planning Hold will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **619-687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this 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-section 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 **June 23, 2011** by Resolution Number **TBD** .

Planned Development Permit No. 831468
PTS No. 232285/Internal Order No. 24001542
Date of Approval: June 23, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.**

MOODY LUNCH SERVICE INC.
Owner

By _____
NAME
TITLE

VERIZON WIRELESS
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 232285 PROJECT TITLE: Verizon Chollas View PDP

PROJECT LOCATION-SPECIFIC: 4637 Market Street, San Diego, CA 92101

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT (PDP) for the installation of a new Wireless Communication Facility (WCF). The project proposes the installation of: twelve (12) new antennas (concealed behind RF transparent screens designed to appear as louvers); equipment racks in a new, 240-square-foot equipment enclosure; two (2) GPS antennas; 200 AMP electrical service; and telco service connection. The project location is currently developed with a commercial structure, and the WCF will be located on the existing structure. The project is in the Southeastern San Diego PDO CSF-1 zone, within the Encanto Planning area of Council District 4.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kerrigan Diehl
PlanCom, Inc.
302 State Place
Escondido, CA 92029
760-587-3003

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
() DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
() EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(✓) CATEGORICAL EXEMPTION: 15303: NEW CONSTRUCTION

REASONS WHY PROJECT IS EXEMPT: Section 15303 allows for the construction and location of limited numbers of new, small facilities. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Blake

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

[Signature]
SIGNATURE/TITLE

5/29/11
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

COPY



CHOLLAS VIEW
4637 MARKET STREET
SAN DIEGO, CA 92102

VICINITY MAP

THOMAS GUIDE PAGE: 1289: J-3

ADDRESS
 4637 MARKET STREET
 SAN DIEGO, CA 92102

DIRECTIONS:
 (FROM VZW'S OFFICES IN IRVINE) TAKE I-405 SOUTH TO I-5 SOUTH TO 805 SOUTH. EXIT MARKET STREET AND HEAD EAST. PROJECT WILL BE ON THE RIGHT HAND SIDE OF THE ROAD.

COORDINATES (NAD 83)
 LATITUDE: 33° 42' 40.200" NORTH
 LONGITUDE: 117° 05' 41.237" WEST

CONSULTANT TEAM

ARCHITECT:
 WILLIAM BOOTH & ROBERT SUAREZ
 ARCHITECTURE & PLANNING
 P.O. BOX 4651
 CARLSBAD, CA 92018
 (760) 434-8474
 (760) 434-8596 (FAX)

LEASING/PLANNING:
 PLANCON, INC.
 BRENT HELMING
 302 STATE PLACE
 ESCONCIDO, CA 92029
 (760) 533-6055

SURVEYOR:
 JRN CIVIL ENGINEERS
 232 AVENIDA FABRICANTE, SUITE 107
 SAN CLEMENTE, CA 92672
 (949) 248-4685

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.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
 CONTACT: BRENT HELMING
 PHONE: (760) 533-6065

OWNER: WOODY'S LUNCH SERVICE INC.
 4637 MARKET STREET
 SAN DIEGO, CA 92102
 CONTACT: GEARY WOODY / DENNIS WOODY
 PHONE: (619) 262-0775

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT RACKS INSIDE A PROPOSED EQUIPMENT BUILDING ABOVE EXISTING FIRST FLOOR
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS), BEHIND NEW RF TRANSPARENT SCREENS ON TOP OF NEW ANTENNA TOWER
- INSTALLATION OF (2) NEW GPS ANTENNAS
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING ELECTRICAL ROOM AT GRADE LEVEL
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM EXISTING TELCO PEDESTAL
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:
 PARCEL 1 OF PARCEL MAP NO. 18844, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON NOVEMBER 16, 2001.

PROJECT ADDRESS: 4637 MARKET STREET
 SAN DIEGO, CA 92102

ASSESSORS PARCEL NUMBER: 547-221-21

EXISTING ZONING: SESDPD-CSF-1

TOTAL SITE AREA: 92,868 SQ. FT.
 = 2.13 ACRES

PROPOSED T.I. AREA: 240 SQ. FT.

TYPE OF CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: B

NOTE:
 THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON THE SITE.

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-1	GRADE LEVEL PLAN & EQUIPMENT FLOOR PLAN
A-2	ROOF & ANTENNA PLANS
A-2.1	LOWER ROOF PLAN & UPPER ROOF PLAN
A-3	EXTERIOR ELEVATIONS
C-1	SITE SURVEY

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
 CALIFORNIA PLUMBING CODE, 2010 EDITION
 CALIFORNIA MECHANICAL CODE, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION
 CALIFORNIA ENERGY CODE, 2010 EDITION

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

ACCESSIBILITY DISCLAIMER

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

BOOTH & SUAREZ
 ARCHITECTURE ■ PLANNING
 WILLIAM M. BOOTH ARCHITECT ROBERT J. SUAREZ ARCHITECT
 P.O. BOX 4651 CARLSBAD, CA 92018 (760) 434-8474

PREPARED FOR

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

APPROVALS

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

PROJECT NAME

CHOLLAS VIEW

4637 MARKET STREET
 SAN DIEGO, CA 92102

SAN DIEGO COUNTY

DRAWING DATES

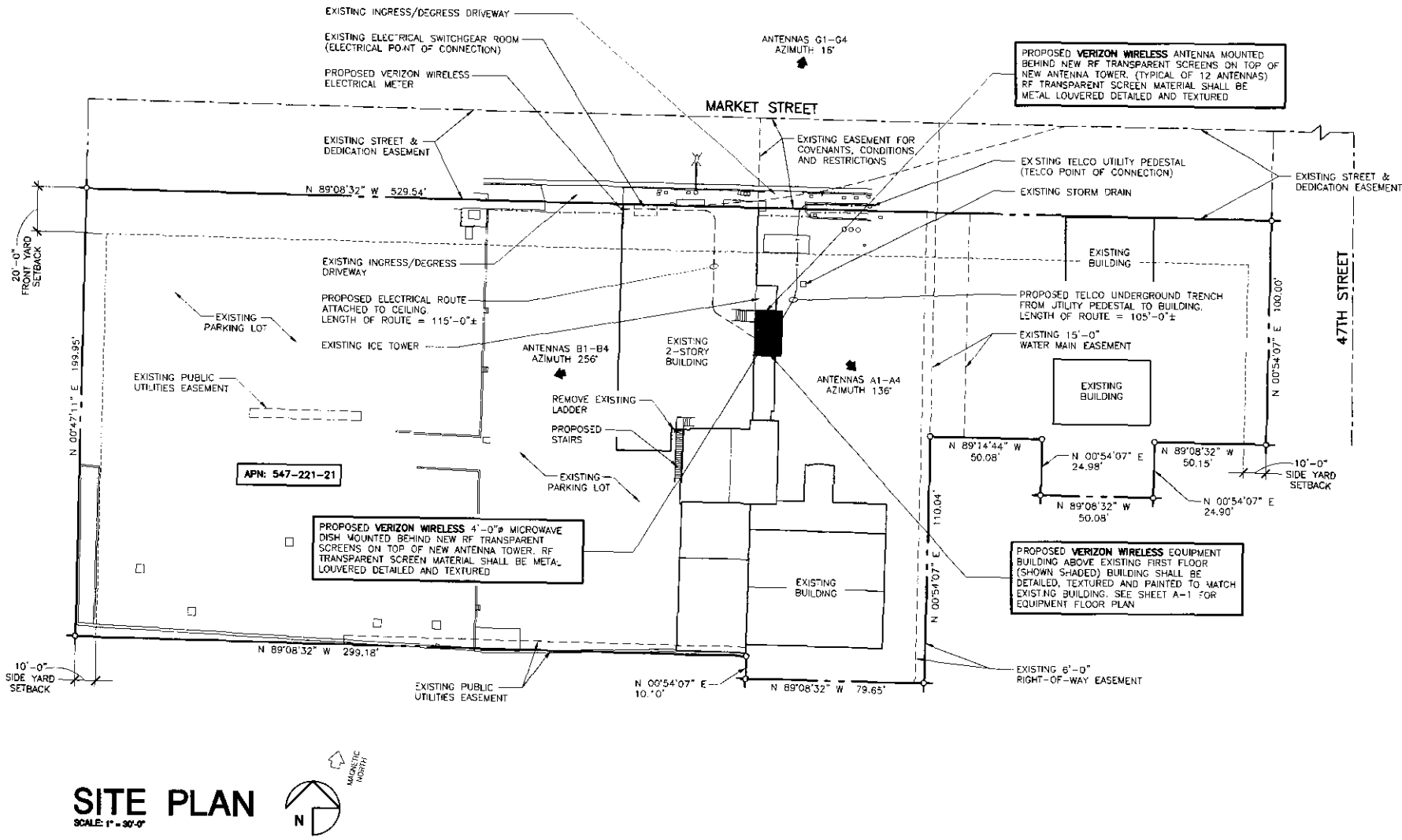
01/20/11	100% ZD (ral)
01/20/11	1-A CERT. 100% ZD (ral)
01/25/11	REVISED 100% ZD (rd)
03/23/11	ENG. REVISION 100% ZD (rd)
03/30/11	REVISED 100% ZD (rd)
04/06/11	REVISED 100% ZD (rd)
04/12/11	REVISED 100% ZD (se)

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\verizon\10313zd\10313zT1.DWG

T-1



SITE PLAN
SCALE: 1" = 30'-0"

**Lessee's Certificate
Standard Wireless Facility Project
For Post-construction BMP's**

I/We the undersigned, as lessee of a portion of the property described as
4637 MARKET STREET
(Address or legal description)

understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMP's.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Turbidity
- Trash & Debris
- Organic Dissolving Substance
- Oil & Grease
- Insecticides & Pesticides

I/We will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Construct natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain runoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee: Dwight Woods Company Name: Verizon Wireless
 Lessee: Dwight Woods Date: 1-9-2008

ENGINEERING NOTES:

1. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
2. THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE MARKET STREET RIGHT-OF-WAY.
3. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE MARKET STREET RIGHT-OF-WAY.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE 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.

GRADING DATA TABLE:

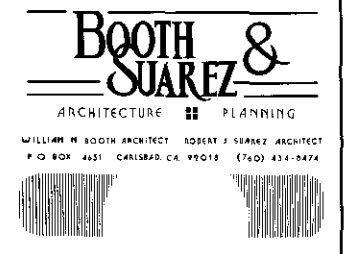
UTILITY TRENCH: .187 CU.YD.
FOOTINGS & FOUNDATION: .70 CU.YD.

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

- CDMA EQUIPMENT:**
TX FREQUENCY: 1955-1970 MHz
RX FREQUENCY: 1885-1890 MHz
TX POWER: 600W
- PCS EQUIPMENT:**
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz
TX POWER: 6150W

EASEMENTS:
EASEMENTS SHOWN REFLECT PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL INFORMATION ON NON-PLOTTABLE EASEMENTS

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



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

APPROVALS

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

PROJECT NAME
CHOLLAS VIEW
4637 MARKET STREET
SAN DIEGO, CA 92102
SAN DIEGO COUNTY

DRAWING DATES

01/20/11	100% ZD (rd)
01/20/11	1-A CERT. 100% ZD (rd)
01/25/11	REVISED 100% ZD (rd)
03/23/11	ENG. REVISION 100% ZD (rd)
03/30/11	REVISED 100% ZD (rd)
04/06/11	REVISED 100% ZD (rd)
04/12/11	REVISED 100% ZD (sd)

SHEET TITLE
SITE PLAN

PROJECTS\verizon\10313zd\10313zd.A0.DWG

A-0



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

CHOLLAS VIEW

4637 MARKET STREET
SAN DIEGO, CA 92102

SAN DIEGO COUNTY

DRAWING DATES

01/20/11	100% ZD (rat)
01/20/11	1-A CERT. 100% ZD (rat)
01/25/11	REVISED 100% ZD (rd)
03/23/11	ENG. REVISION 100% ZD (rd)
03/30/11	REVISED 100% ZD (rd)
04/06/11	REVISED 100% ZD (rd)
04/12/11	REVISED 100% ZD (se)

SHEET TITLE

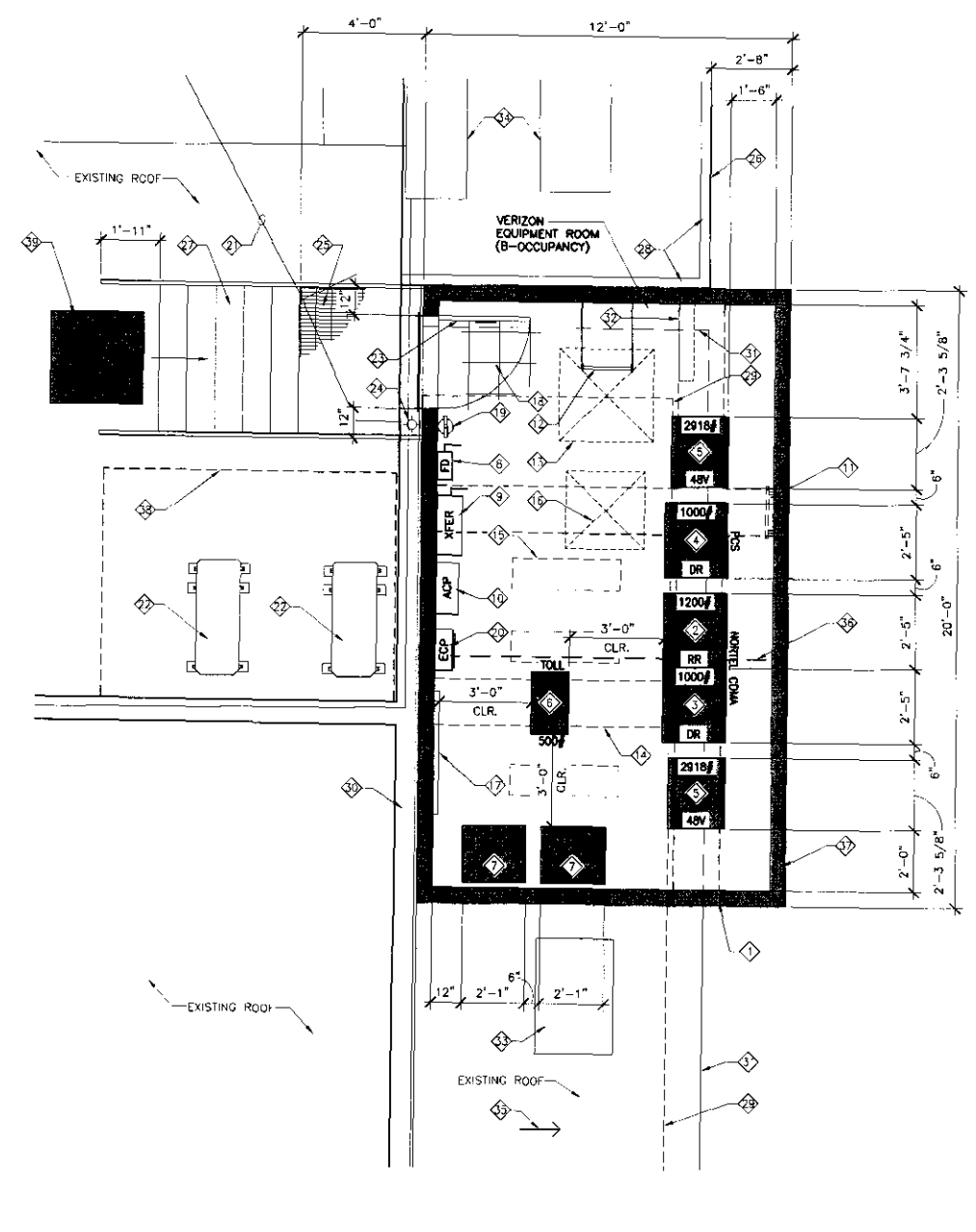
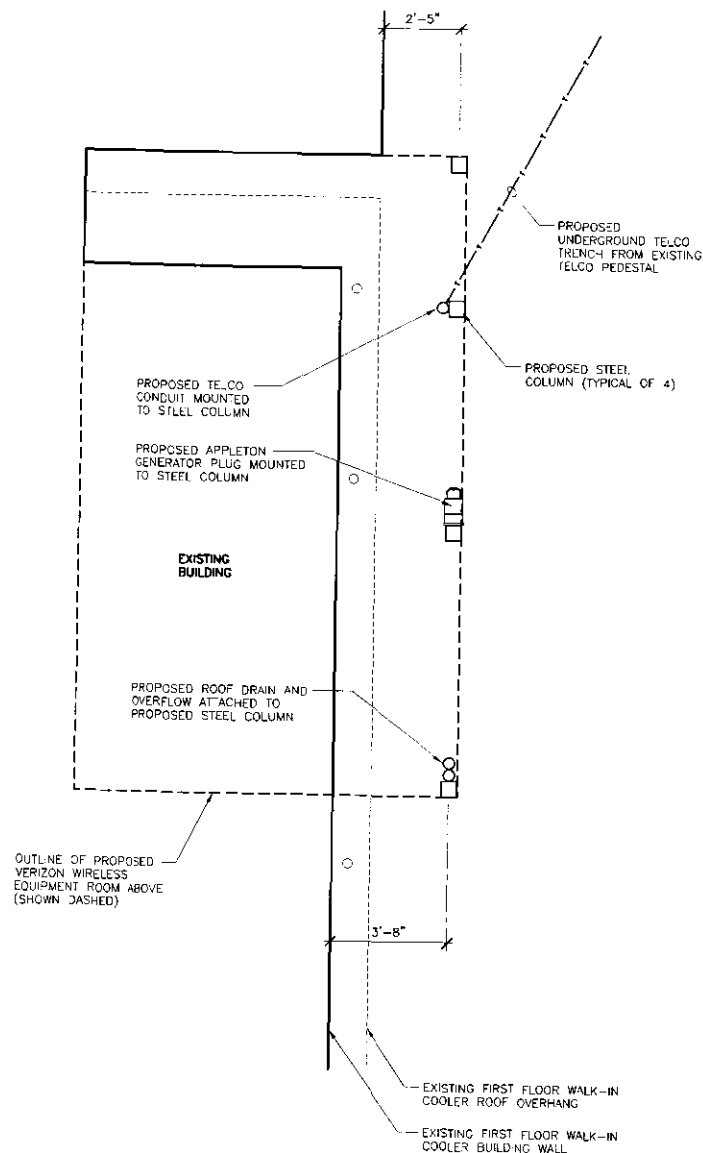
GRADE LEVEL PLAN & EQUIPMENT FLOOR PLAN

PROJECTS\verizon\10313zd\10313za1.DWG

A-1

EQUIPMENT FLOOR PLAN NOTES:

1. PROPOSED VERIZON WIRELESS EQUIPMENT BUILDING ABOVE EXISTING FIRST FLOOR
2. PROPOSED VERIZON WIRELESS NORTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
3. PROPOSED VERIZON WIRELESS NORTEL CDMA EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
4. PROPOSED VERIZON WIRELESS PCS EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
5. PROPOSED VERIZON WIRELESS BATTERY RACK, 27-5/8" WIDE x 57" HIGH x 22-1/2" DEEP. WEIGHT: 2918 LBS.
6. PROPOSED VERIZON WIRELESS TOLL RACK, 24" WIDE x 57" HIGH x 15" DEEP. WEIGHT: 500 LBS.
7. PROPOSED AIR HANDLERS
8. PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
9. PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
10. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
11. PROPOSED MAN GROUND BUS BAR TO BE MOUNTED TO WALL
12. PROPOSED ACCESS LADDER TO ANTENNA ROOM ABOVE
13. PROPOSED ROOF ACCESS HATCH (SHOWN DASHED)
14. PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
15. PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 3)
16. PROPOSED COAX CABLE PENETRATION TO ANTENNA ROOM ABOVE (SHOWN DASHED)
17. PROPOSED WALL MOUNTED TELCO BOARD
18. PROPOSED 12" x 12" x 1/8" V.N.P.L FLOOR TILES, EXCELON #51973 MONO WHITE WITH 4" COVER BASE
19. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
20. PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
21. EXISTING CONDUIT ON EXISTING ROOF
22. PROPOSED MECHANICAL UNITS ON PVC SLEEPERS (TYPICAL OF 2)
23. PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
24. PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
25. PROPOSED METAL BAR GRATE LANDING
26. EXISTING ICE TOWER
27. PROPOSED METAL STAIRS WITH GUARDRAILS
28. PROPOSED METAL LOUVERED MECHANICAL SCREENS TO REPLACE EXISTING SHORT SCREENS ON EXISTING ICE TOWER
29. EXISTING FIRST FLOOR BUILDING WALL (SHOWN DASHED)
30. EXISTING BUILDING PARAPET WALL
31. EXISTING FIRST FLOOR ROOF OVERHANG
32. EXISTING STEEL BEAM TO BE REMOVED (SHOWN DASHED)
33. EXISTING MECHANICAL UNIT TO REMAIN
34. EXISTING MECHANICAL EQUIPMENT ON ROOF (TYPICAL)
35. DIRECTION OF EXISTING ROOF SLOPE
36. LINE OF ANTENNA PLATFORM ABOVE
37. PROPOSED ROOF DRAIN & OVERFLOW
38. MECHANICAL UNIT LEASE AREA 7'-5" x 9'-6" (±70 SQ. FT.)
39. PROPOSED "TRAF-WALK" PADS (SHOWN SHADED)



GRADE LEVEL PLAN

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



EQUIPMENT FLOOR PLAN

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





PREPARED FOR



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

APPROVALS

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

PROJECT NAME

CHOLLAS VIEW

4637 MARKET STREET
SAN DIEGO, CA 92102

SAN DIEGO COUNTY

DRAWING DATES

01/20/11	100% ZD (ral)
01/20/11	1-A CERT. 100% ZD (ral)
01/25/11	REVISED 100% ZD (rd)
03/23/11	ENG. REVISION 100% ZD (rd)
03/30/11	REVISED 100% ZD (rd)
04/06/11	REVISED 100% ZD (rd)
04/12/11	REVISED 100% ZD (se)

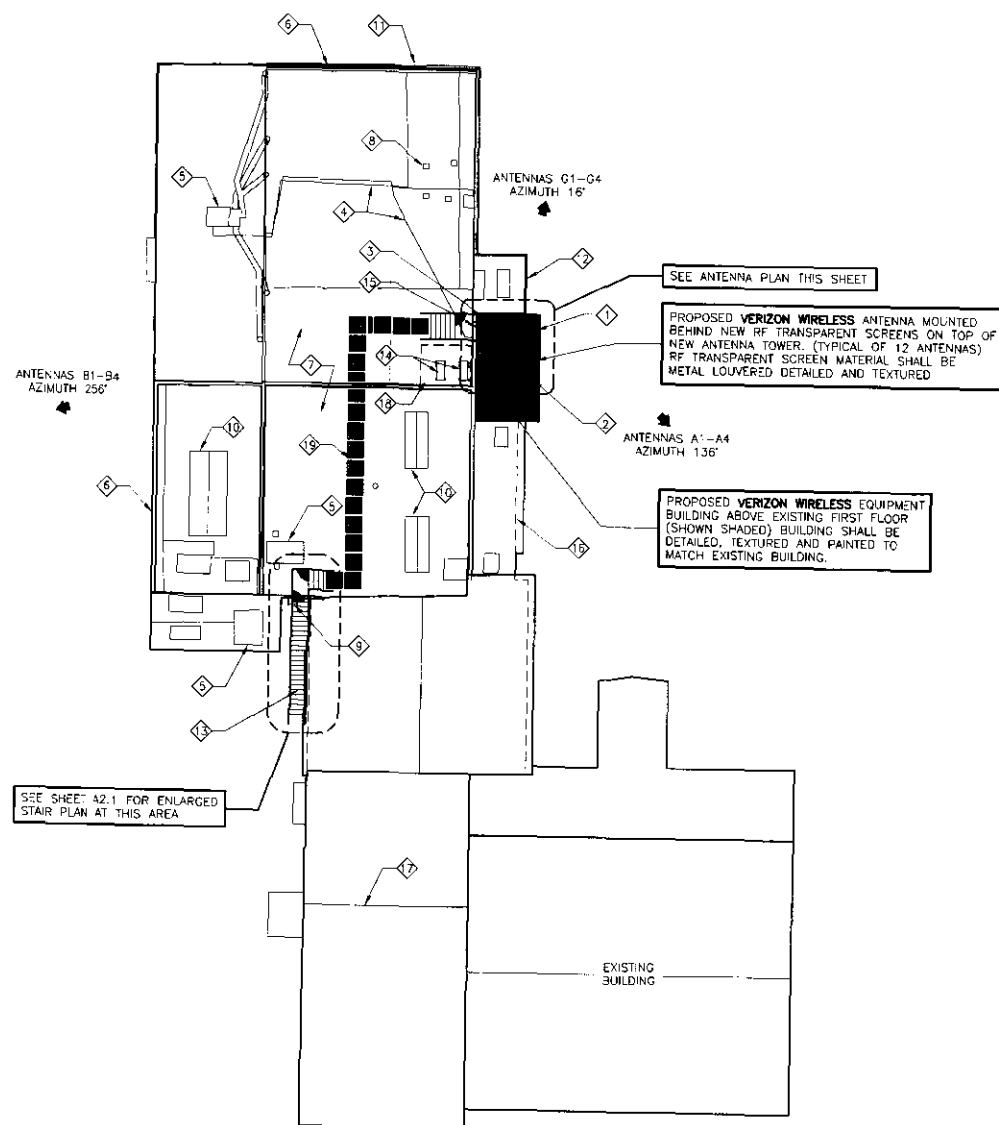
SHEET TITLE

**ROOF
&
ANTENNA PLANS**

PROJECTS\verizon\10313zd\10313za2.DWG

A-2

SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA 1	SOUTH	136°		0°	0°		4	90'-0"	6'-0"	7/8"
ALPHA 2										
ALPHA 3										
ALPHA 4										
BETA 1	WEST	256°		0°	0°		4	90'-0"	6'-0"	7/8"
BETA 2										
BETA 3										
BETA 4										
GAMMA 1	NORTH	16°		0°	0°		4	90'-0"	6'-0"	7/8"
GAMMA 2										
GAMMA 3										
GAMMA 4										

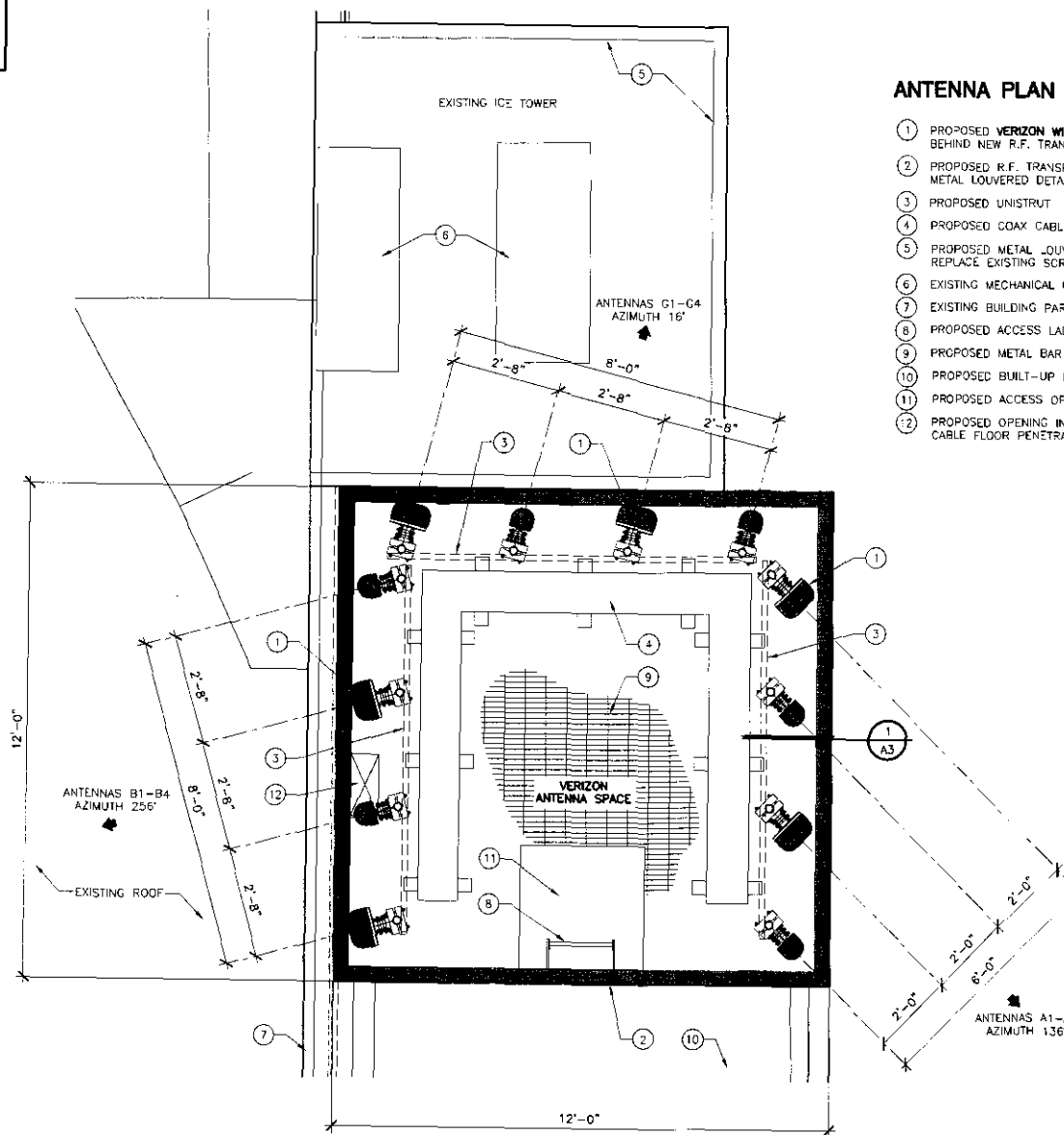


ROOF PLAN

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

ROOF PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS PANEL ANTENNA (TYPICAL)
- 2 PROPOSED ANTENNA TOWER
- 3 PROPOSED COAX CABLE TRAY ON PVC SLEEPERS
- 4 EXISTING CONDUIT ON EXISTING ROOF
- 5 EXISTING MECHANICAL EQUIPMENT ON ROOF (TYPICAL)
- 6 EXISTING BUILDING PARAPET
- 7 EXISTING BUILT-UP ROOFING
- 8 EXISTING ROOF VENTS
- 9 EXISTING ROOF ACCESS LADDER TO BE REMOVED
- 10 EXISTING SKYLIGHTS
- 11 EXISTING MECHANICAL SCREENS
- 12 PROPOSED METAL LOUVERED MECHANICAL SCREENS TO REPLACE EXISTING SCREENS ON EXISTING ICE TOWER
- 13 PROPOSED METAL STAIRS WITH GUARDRAILS
- 14 PROPOSED MECHANICAL UNITS ON PVC SLEEPERS (TYPICAL OF 2)
- 15 PROPOSED (2) E/911 GPS ANTENNAS TO BE MOUNTED TO BUILDING PARAPET WALL
- 16 EXISTING FIRST FLOOR WALK-IN COOLER
- 17 EXISTING ROOF RIDGE LINE
- 18 MECHANICAL UNIT LEASE AREA 7'-5" x 9'-6" (±70 SQ. FT.)
- 19 PROPOSED "TRAF-WALK" PADS (SHOWN SHADED)



ANTENNA PLAN

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

ANTENNA PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS PIPE MOUNTED ANTENNAS BEHIND NEW R.F. TRANSPARENT SCREENS
- 2 PROPOSED R.F. TRANSPARENT PANELS & FRAMING TO BE METAL LOUVERED DETAILED AND TEXTURED
- 3 PROPOSED UNISTRUT
- 4 PROPOSED COAX CABLE TRAY ON PVC SLEEPERS
- 5 PROPOSED METAL LOUVERED MECHANICAL SCREENS TO REPLACE EXISTING SCREENS ON EXISTING ICE TOWER
- 6 EXISTING MECHANICAL UNIT
- 7 EXISTING BUILDING PARAPET WALL
- 8 PROPOSED ACCESS LADDER
- 9 PROPOSED METAL BAR GRATING
- 10 PROPOSED BUILT-UP ROOFING
- 11 PROPOSED ACCESS OPENING IN BAR GRATING
- 12 PROPOSED OPENING IN BAR GRATING AT COAX CABLE FLOOR PENETRATION



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

CHOLLAS VIEW

4637 MARKET STREET
SAN DIEGO, CA 92102

SAN DIEGO COUNTY

DRAWING DATES

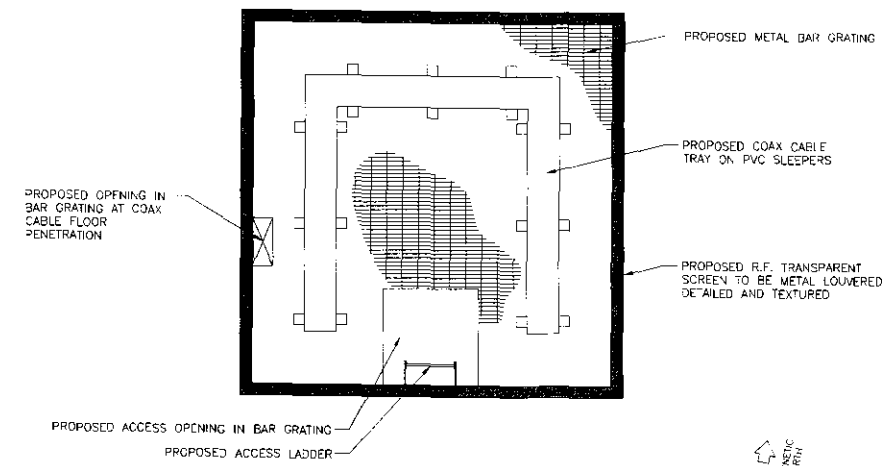
01/20/11	100% ZD (ral)
01/20/11	1-A CERT. 100% ZD (ral)
01/25/11	REVISED 100% ZD (rd)
03/23/11	ENG. REVISION 100% ZD (rd)
03/30/11	REVISED 100% ZD (rd)
04/06/11	REVISED 100% ZD (rd)
04/12/11	REVISED 100% ZD (se)

SHEET TITLE

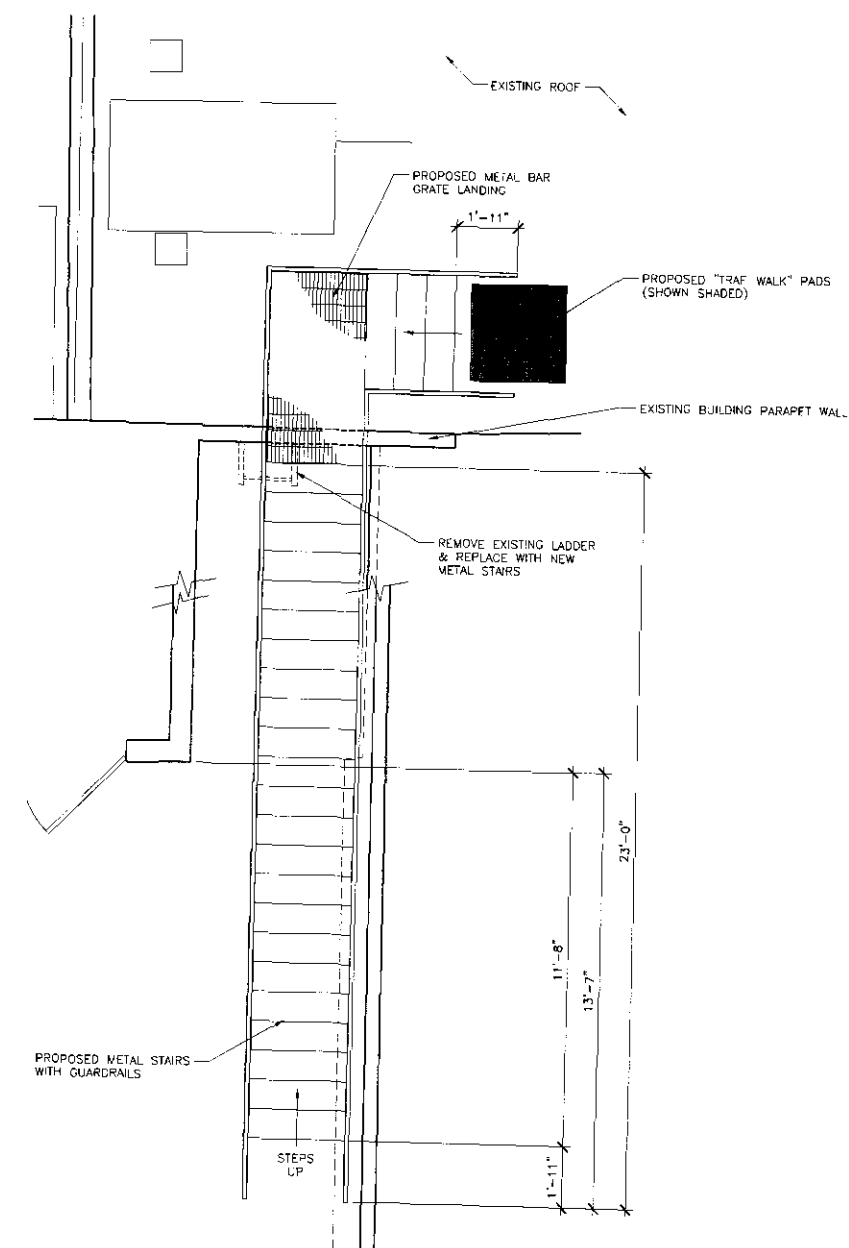
UPPER & LOWER ROOF PLANS

PROJECTS\verizon\10315zd\10315za2.1.DWG

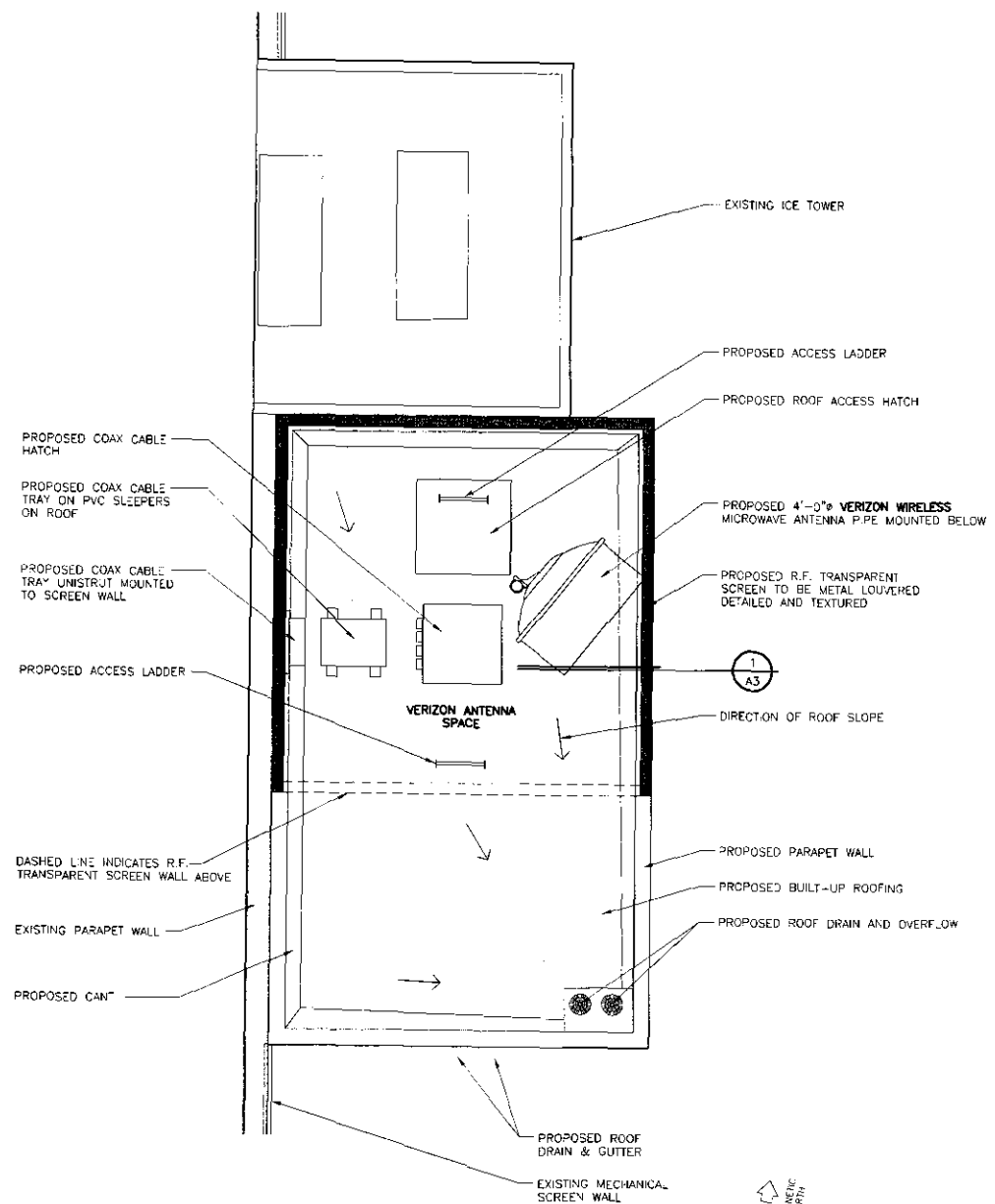
A-2.1



UPPER ROOF PLAN
SCALE: 1/16" = 1'-0"



ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"



LOWER ROOF PLAN
SCALE: 1/2" = 1'-0"

PREPARED FOR



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

APPROVALS

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

PROJECT NAME

CHOLLAS VIEW

4637 MARKET STREET
 SAN DIEGO, CA 92102

SAN DIEGO COUNTY

DRAWING DATES

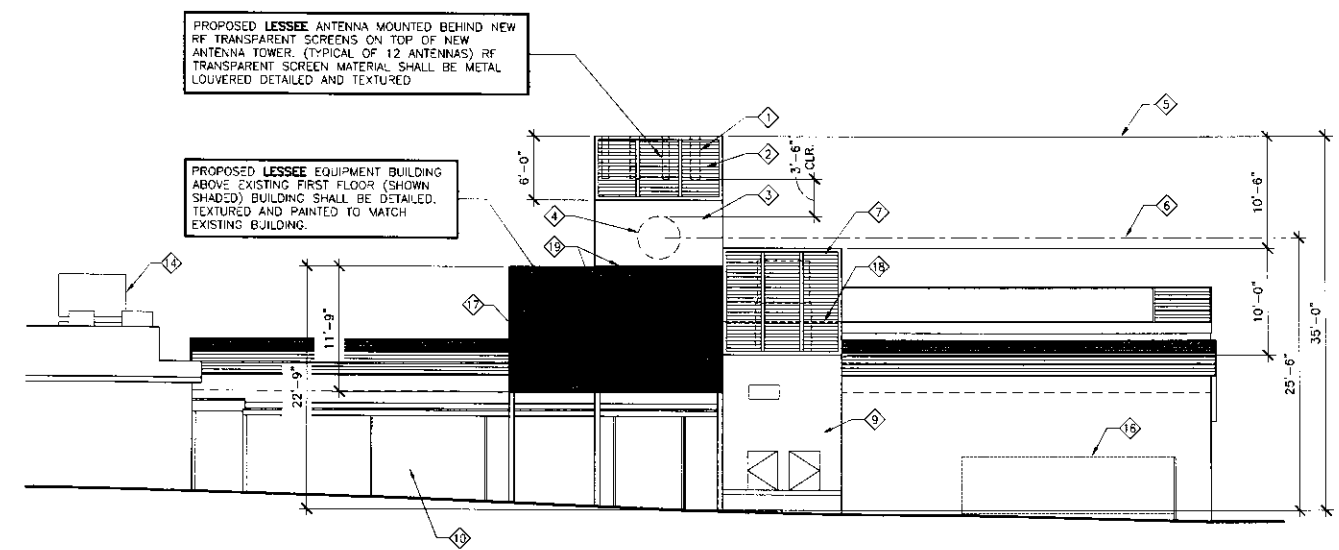
01/20/11	100% ZD (rol)
01/20/11	1-A CERT. 100% ZD (rol)
01/25/11	REVISED 100% ZD (rd)
03/23/11	ENG. REVISION 100% ZD (rd)
03/30/11	REVISED 100% ZD (rd)
04/06/11	REVISED 100% ZD (rd)
04/12/11	REVISED 100% ZD (re)

SHEET TITLE

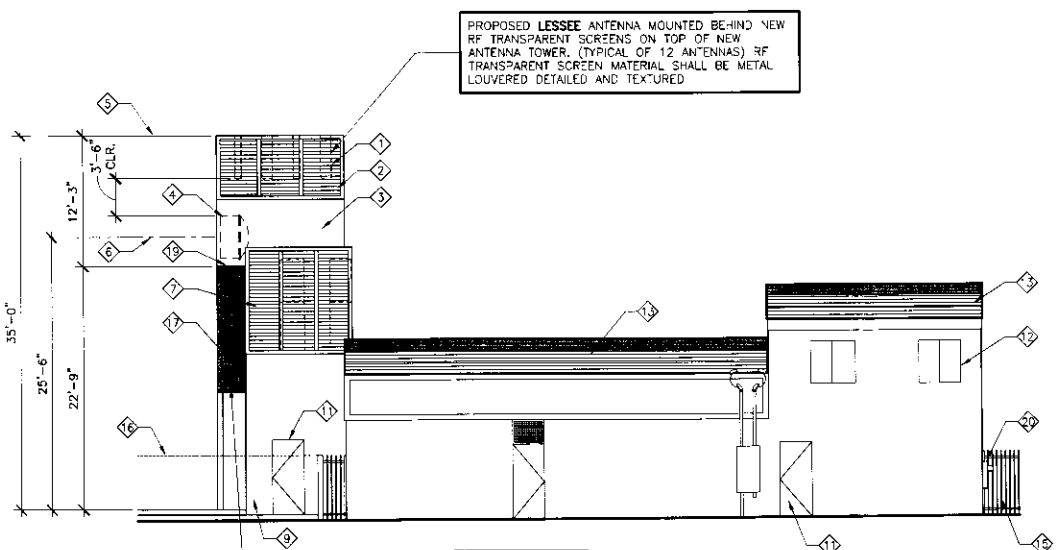
EXTERIOR ELEVATIONS

PROJECTS\verizon\10313zd\10313za3.DWG

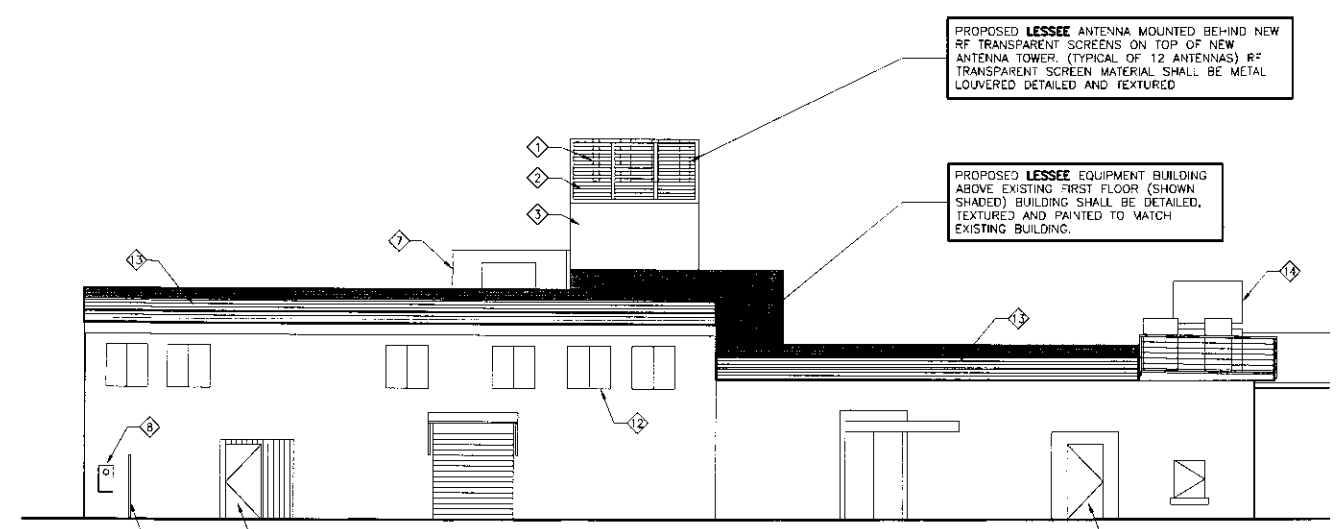
A-3



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



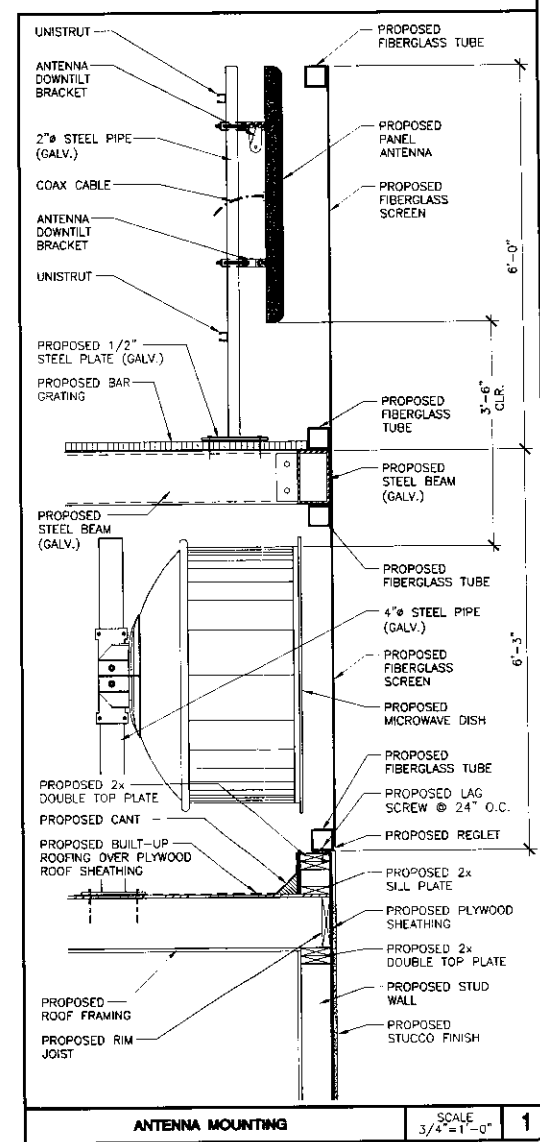
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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

ELEVATION NOTES:

- 1 PROPOSED LESSEE PANEL ANTENNA (TYPICAL)
- 2 PROPOSED FRP MECHANICAL/LOUVERED SCREEN
- 3 PROPOSED ANTENNA TOWER
- 4 PROPOSED 4'-0" LESSEE MICROWAVE ANTENNA (SHOWN DASHED)
- 5 TOP OF PROPOSED LESSEE ANTENNAS
- 6 CENTERLINE OF PROPOSED LESSEE MICROWAVE ANTENNA
- 7 PROPOSED METAL LOUVERED MECHANICAL SCREENS TO REPLACE EXISTING SCREENS ON EXISTING ICE TOWER
- 8 NEW ELECTRICAL METER
- 9 EXISTING ICE TOWER
- 10 EXISTING FIRST FLOOR
- 11 EXISTING DOOR
- 12 EXISTING WINDOW
- 13 EXISTING MECHANICAL SCREENS
- 14 EXISTING MECHANICAL EQUIPMENT ON ROOF (TYPICAL)
- 15 EXISTING WROUGHT IRON FENCE
- 16 EXISTING WROUGHT IRON ROLLING GATE (SHOWN DASHED FOR CLARITY)
- 17 PROPOSED FINISH FLOOR
- 18 LINE OF EXISTING MECHANICAL SCREEN (SHOWN DASHED)
- 19 PROPOSED REGLET



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



PREPARED FOR

CONSULTANT

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE,
SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4685

PROJECT NAME

CHOLLAS VIEW

4637 MARKET STREET
SAN DIEGO, CA 92102
SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

DATE OF SURVEY:
JANUARY 7, 2011

COORDINATES:

LATITUDE: 32°42'40.200" N
LONGITUDE: 117°05'41.237" W
DATUM: NAD83

ASSESSOR'S PARCEL NUMBER

APN: 547-221-21

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: LAWYERS TITLE COMPANY TITLE NO.: 12387451-10
4100 NEWPORT PLACE DRIVE TITLE OFFICER: CHRIS MAZIAR
SUITE 120 NEWPORT BEACH, CA. 92660 DATED: DECEMBER 8, 2010
(949) 724-3170

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
2. AN EASEMENT FOR STREET RECORDED JANUARY 12, 1927 IN BOOK 1315 PAGE 84 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
3. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 1226 PAGE 370 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 12, 1948 AS DOCUMENT NO. 80313 IN BOOK 2210 PAGE 20 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
5. AN EASEMENT FOR PUBLIC UTILITIES RECORDED ION MAP NO. 2434 RECORDED OCTOBER 29, 1947 AS FILE NO. 113332 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
6. AN EASEMENT FOR RIGHT OF WAY RECORDED JUNE 17, 1963 AS INSTRUMENT NO. 105568 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED PER PARCEL MAP 19844.
7. AN EASEMENT FOR RIGHT OF WAY RECORDED JUNE 17, 1963 AS INSTRUMENT NO. 15569 OF OFFICIAL RECORDS. THE EXACT LOCATION OF THIS ITEM COULD NOT BE DETERMINED DUE TO ILLEGIBLE RECORD DOCUMENT AND IT IS NOT PLOTTED HEREON.
8. AN EASEMENT FOR WATER MAINS RECORDED NOVEMBER 21, 1980 AS FILE NO. 30-383593 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
9. A DOCUMENT ENTITLED "AGREEMENT" RECORDED OCTOBER 14, 1992 AS INSTRUMENT NO. 1992-065651 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
10. MATTERS CONTAINED IN A DOCUMENT ENTITLED "RESOLUTION NUMBER R-293139" RECORDED MAY 25, 2000 AS INSTRUMENT NO. 2000-0275289 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
11. THE FACT THAT SAID LAND LIES WITHIN A PROJECT AREA OF THE CITY OF SAN DIEGO REDEVELOPMENT AGENCY AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 16, 1996 AS INSTRUMENT NO. 1996-0828357 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
12. THE FACT THAT SAID LAND LIES WITHIN A PROJECT AREA OF THE CITY OF SAN DIEGO REDEVELOPMENT AGENCY AS DISCLOSED BY A DOCUMENT RECORDED JUNE 11, 2007 AS INSTRUMENT NO. 2007-0392307 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
13. MATTERS CONTAINED IN THE DEDICATION STATEMENT CONTAINED ON PARCEL MAP 18844. THIS ITEM CONTAINS A STREET EASEMENT WHICH AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

ITEMS #/S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LINE	BEARING	LENGTH
L1	N00°54'07"E	40.00'
L2	N89°08'32"W	50.12'
L3	N00°54'07"E	24.90'
L4	N89°08'32"W	50.08'
L5	N00°54'07"E	24.98'
L6	N89°14'44"W	50.08'
L7	N89°08'32"W	79.65'
L8	N00°54'07"E	10.10'
L9	N00°47'11"E	40.00'
L10	N89°08'32"W	135.11'

LEGEND:

- ACU - AIR CONDITIONING UNIT
- AT&T - AMERICAN TELEPHONE AND TELEGRAPH
- APN - ASSESSOR'S PARCEL NUMBER
- COMM - COMMUNICATIONS
- D/W - DRIVEWAY
- EC - ELECTRIC CABINET
- E CON. - ELECTRIC CONDUIT
- ET - ELECTRIC TRANSFORMER
- EPB - ELECTRIC PULLBOX
- EP - ELECTRIC PANEL
- FF - FINISH FLOOR
- FS - FINISH SURFACE
- NO. - NUMBER
- RS - ROOF SURFACE
- SCO - SEWER CLEAN OUT
- SDG&E - SAN DIEGO GAS & ELECTRIC
- SL - STREET LIGHT
- SMH - SEWER MANHOLE
- TC - TOP OF CURB
- TSPB - TRAFFIC SIGNAL PULLBOX
- TP - TOP PAD
- (TYP) - TYPICAL
- WM - WATER LINE
- WM - WATER METER

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 18844, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON NOVEMBER 16, 2001.

ASSESSOR'S PARCEL NUMBER: 547-221-21

NOTE:

THE BOUNDARY SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY

DATUM STATEMENT:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 ADJUSTED, GRID BEARING BETWEEN FIRST ORDER STATION "16" AND "18" PER RECORD OF SURVEY 16575.

BENCHMARK:

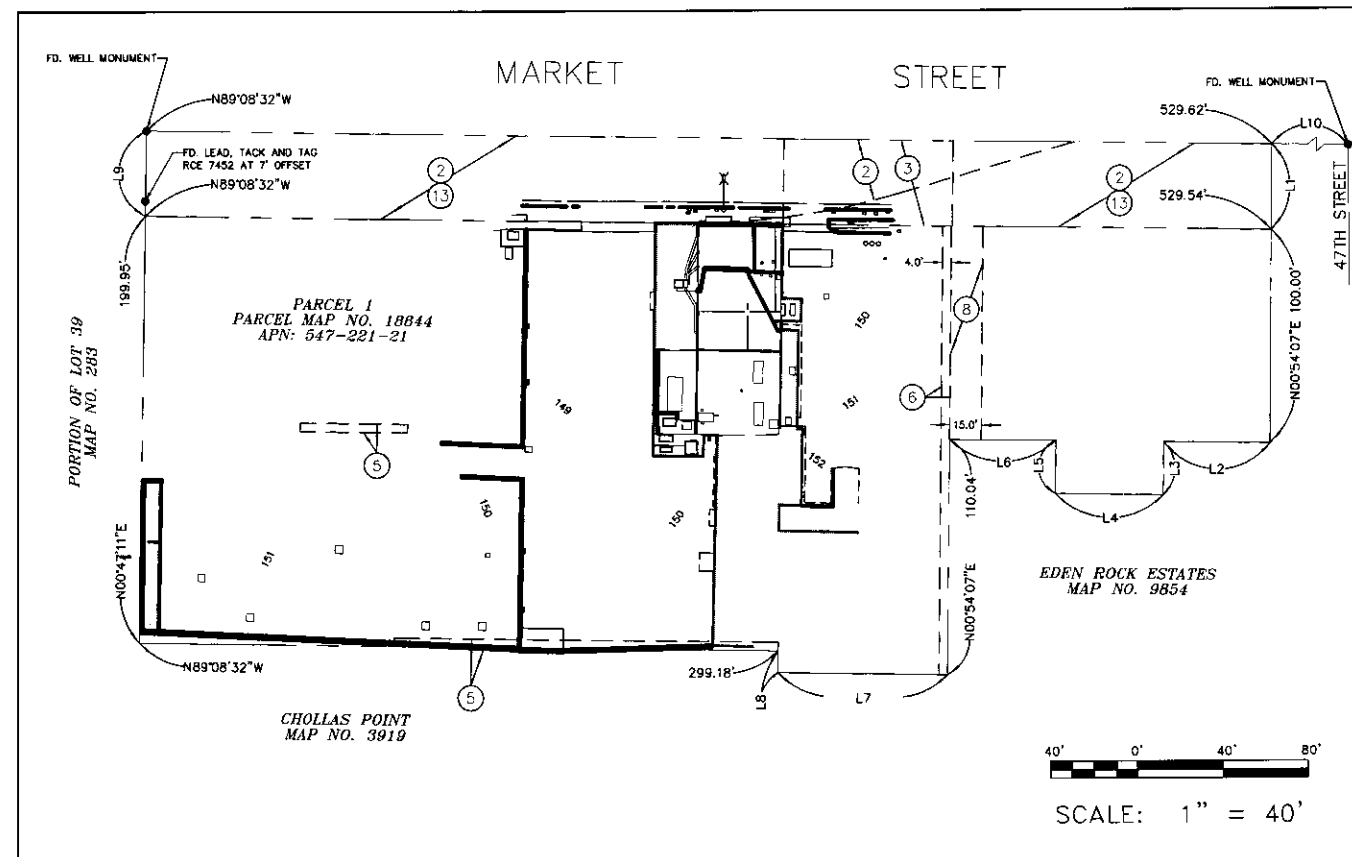
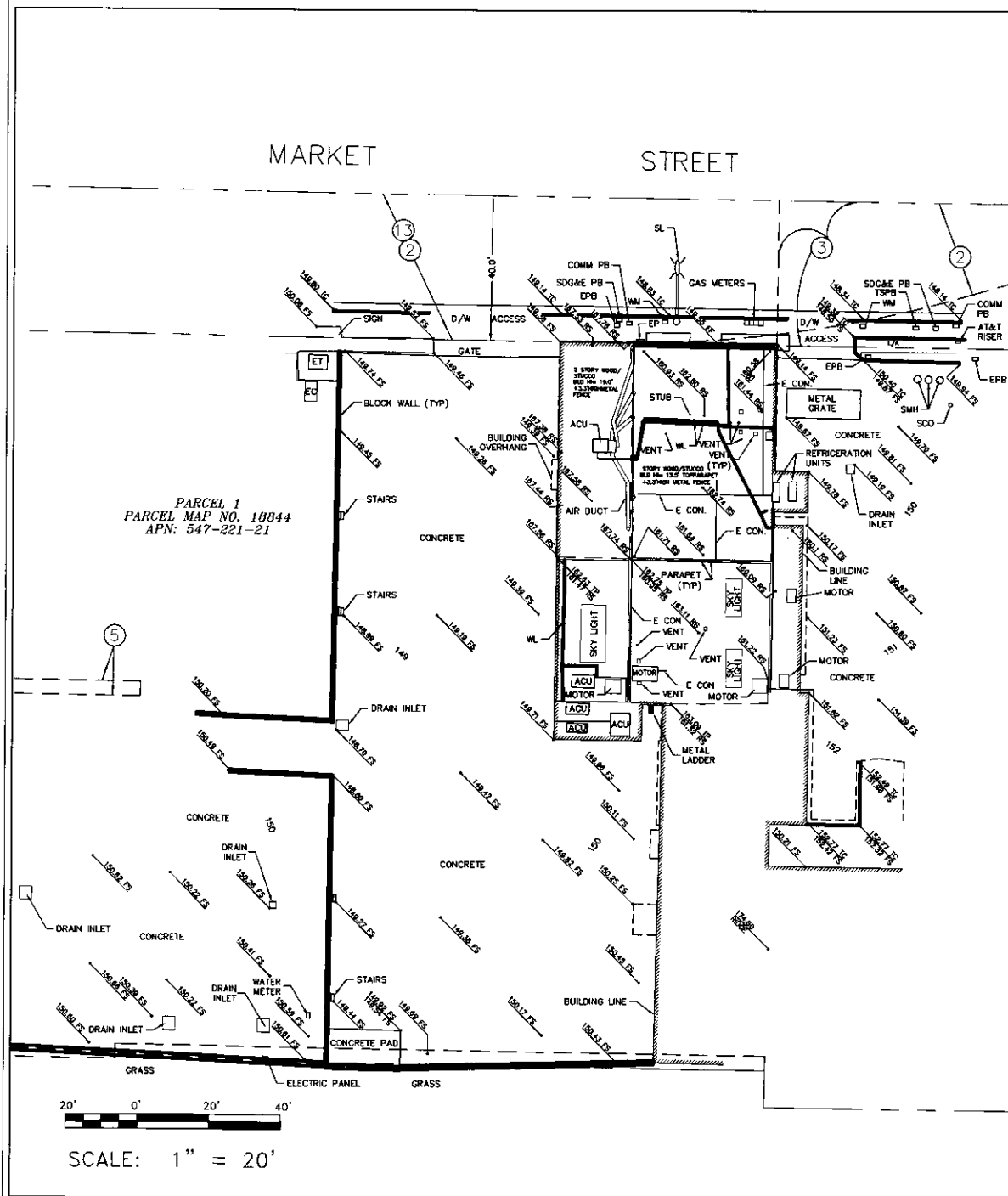
CITY OF SAN DIEGO BM NO: 1065

DESCRIPTION: BRASS PLUG AT THE NORTHEAST INTERSECTION OF 47TH STREET AND MARKET STREET.

ELEVATION: 123.361

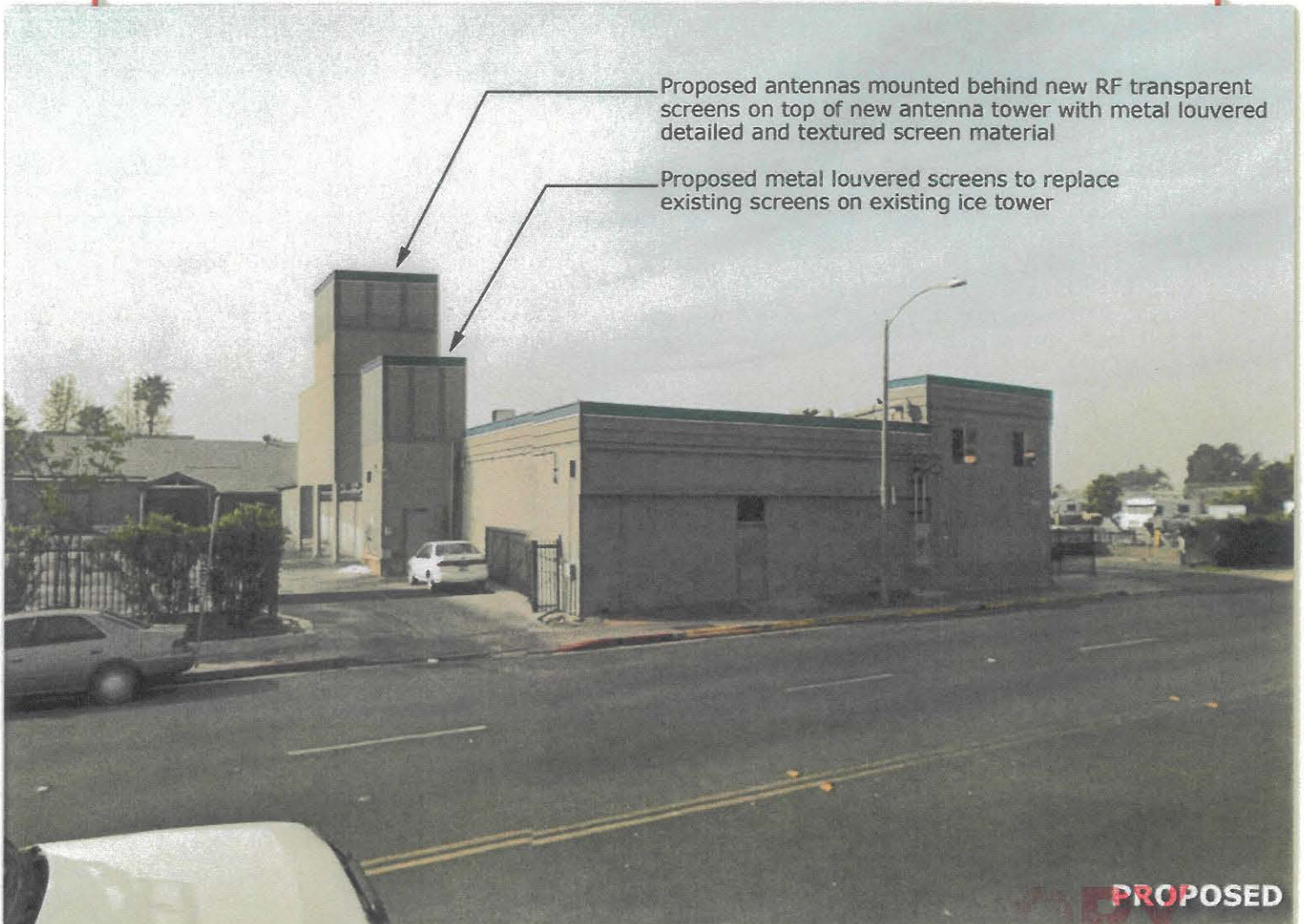
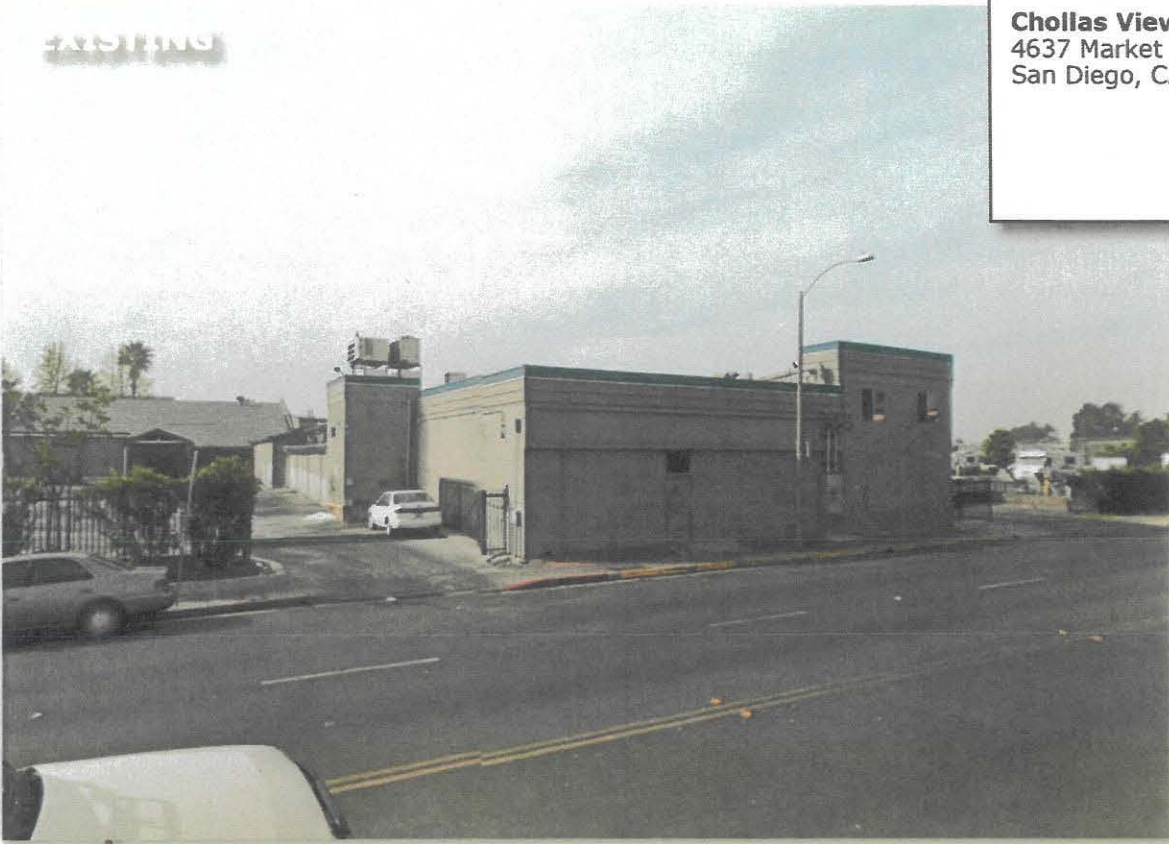
DATUM: MEAN SEA LEVEL

Miguel A. Martinez
MIGUEL A. MARTINEZ L.S. 7443



ATTACHMENT 9

Chollas View
4637 Market Street
San Diego, CA 92102



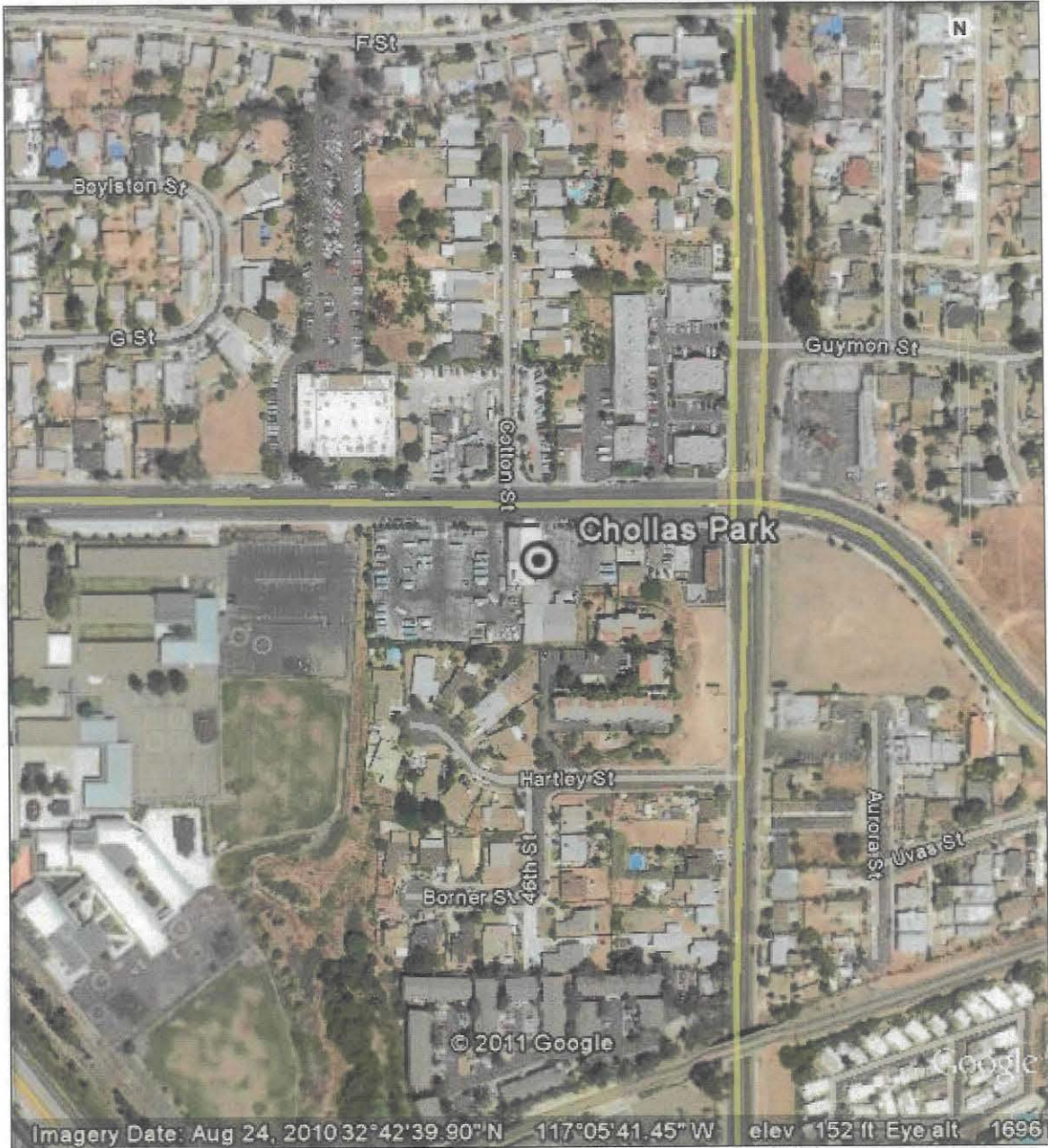
Proposed antennas mounted behind new RF transparent screens on top of new antenna tower with metal louvered detailed and textured screen material

Proposed metal louvered screens to replace existing screens on existing ice tower

Photomontage of proposed telecommunications site



Aerial View of Project Site



Aerial View of Site and Surrounding Properties



View West



View South



North Elevation



West Elevation



West Elevation



Existing mechanical equipment to be screened as part of VZ Project Proposal.



View East



View North

Project Title: Verizon Cell Site - Chollas View	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):
Moody Lunch Service Inc.

Owner Tenant/Lessee

Street Address:
4637 Market Street, San Diego, CA 92102

City/State/Zip:
(619) 262-0773

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):
Dennis W. Moody Jr

Title (type or print):
President

Signature: _____ Date: _____
Dennis W. Moody Jr 1/14/11

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: _____

COPY



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 Cell Site - Chollas View

Project Address:

4637 Market Street, San Diego, California 921102

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

4637 Market Street, San Diego, CA 92102

City/State/Zip: _____

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

Signature : _____ **Date:** _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

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

Signature : _____ **Date:** _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

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

Signature : _____ **Date:** _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

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

Signature : _____ **Date:** _____

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

DS-318 (5-05)

COPY



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 25, 2011

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: June 23, 2011
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, PROCESS 4
PROJECT NUMBER: 232285
PROJECT NAME: VERIZON WIRELESS CHOLLAS VIEW
APPLICANT: Shelly Kilbourn

COMMUNITY PLAN AREA: Encanto
COUNCIL DISTRICT: District 4

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5984, Stse@sandiego.gov

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) located at 4637 Market Street, San Diego, CA 92102 between 45th Street and 47th Street. The project is located in the Southeastern San Diego Planned District CSF-1 zone within the Encanto Community Planning area. The project consists of a total of twelve (12) antennas concealed behind Fiberglass Reinforced Panel (FRP) screenings designed to appear as metal louvers. The equipment associated with this project is located inside a new 240 sq-ft enclosure. The project requires a Planned Development Permit (PDP), Process 4, Planning Commission decision.

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. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at

ATTACHMENT 13

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 (CEQA) on May 24, 2011. An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on June 8, 2011. The scope of the subject hearing only includes the project, and not the environmental determination.

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 Number: 24001542

Revised 12/5/08 RH

Verizon Wireless Chollas View
PROJECT CHRONOLOGY
 PTS #232285 INT #24001542

Date	Action	Description	City Review	Applicant Response
2.17.2011	First Submittal	Project Deemed Complete		
3.17.2011	First Assessment Letter		26 days	
4.26.2011	Second Submittal			40 days
5.9.2011	Second Assessment Letter		13 days	
5.25.2011	All issues resolved		16 days	
6.23.2011	Scheduled for Planning Commission		29 days	
Total Staff Time:		Including City Holidays and Furlough	84 days	
Total Applicant Time:		Including City Holidays and Furlough		40 days
Total Project Running Time:		From Deemed Complete to PC Hearing	124 days	