



THE CITY OF SAN DIEGO  
**REPORT TO THE PLANNING COMMISSION**

**DATE ISSUED:** March 8, 2012 **REPORT NO.** PC-12-026

**ATTENTION:** Planning Commission, Agenda of March 15, 2012

**SUBJECT:** VERIZON WIRELESS - GATEWAY CENTER  
PROJECT NO. 258715, PROCESS FOUR

**OWNER:** SAN DIEGO BLOOD BANK  
**APPLICANT:** VERIZON WIRELESS

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a new Wireless Communication Facility (WCF) located at 3636 Gateway Center Avenue within the Southeastern San Diego Community Planning area?

**Staff Recommendation:** APPROVE Planned Development Permit No. 911324.

**Community Planning Group Recommendation:** On February 13, 2012, the Southeastern San Diego Community Planning Group voted 8-0-0 to support the proposed Verizon Wireless project (Attachment 10).

**Environmental Review:** This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15303 (New Construction). The environmental exemption determination for this project was made on December 15, 2011, and the opportunity to appeal that determination ended January 3, 2012 (Attachment 12).

**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.

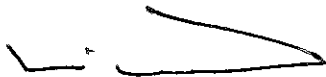
antennas inside the FRP boxes is considered an effective form of camouflaging. The equipment and emergency generator as shown in the photosimulation (Attachment 7) has been designed to integrate with existing building. The project as proposed complies with the General Plan's recommendation to blend the WCF into the surrounding area with minimal visual impacts.

**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 development regulations from the SESDPD-I-2 zone and the Wireless Communication Facilities Regulations Section 141.0420 with exception to the equipment size limitation - 141.0420(g)(3). As a result, the proposed deviation to exceed the equipment size limitation of 250-square feet requires a PDP. The WCF has been determined to be consistent with the General Plan and the Southeastern San Diego Community Plan. Staff recommends that the Planning Commission approve Planned Development Permit No. 911324.

**ALTERNATIVE** IF MORE THAN ONE ALTERNATIVE EXISTS, USE ALTERNATIVE "S"

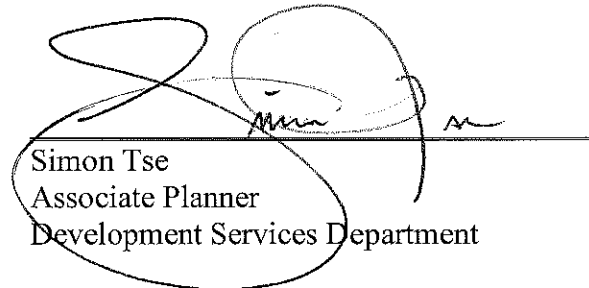
1. **Approve** Planned Development Permit No. 911324, **with modifications.**
2. **Deny** Planned Development Permit No. 911324, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Simon Tse  
Associate Planner  
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map (Southeastern San Diego)
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Photosimulations
8. Project Site Photos
9. Project Site Plans
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Environmental Exemption
13. Notice of Planning Commission Hearing
14. Project Chronology



## Aerial Photo

**Verizon Wireless – Gateway Center Project No. 258715**  
3636 Gateway Center Ave, San Diego, CA 92102



Project Site



Map ONE

# Southeastern San Diego

## Existing Conditions

### Land Use

#### Legend

- Single Family Residential
- Multi-Family Residential
- Group Quarters
- Mobile Home Park
- Commercial
- Commercial (under construction)
- Industrial: Warehouse/Storage
- Communication Utilities: Parking
- Institutional
- Schools
- Other Transportation
- Agriculture
- Park; Open Space (May include Chollas Creek Channel both natural and concreted.)
- Undeveloped
- Chollas Creek Enhancement Area
- Concrete Lined Channel

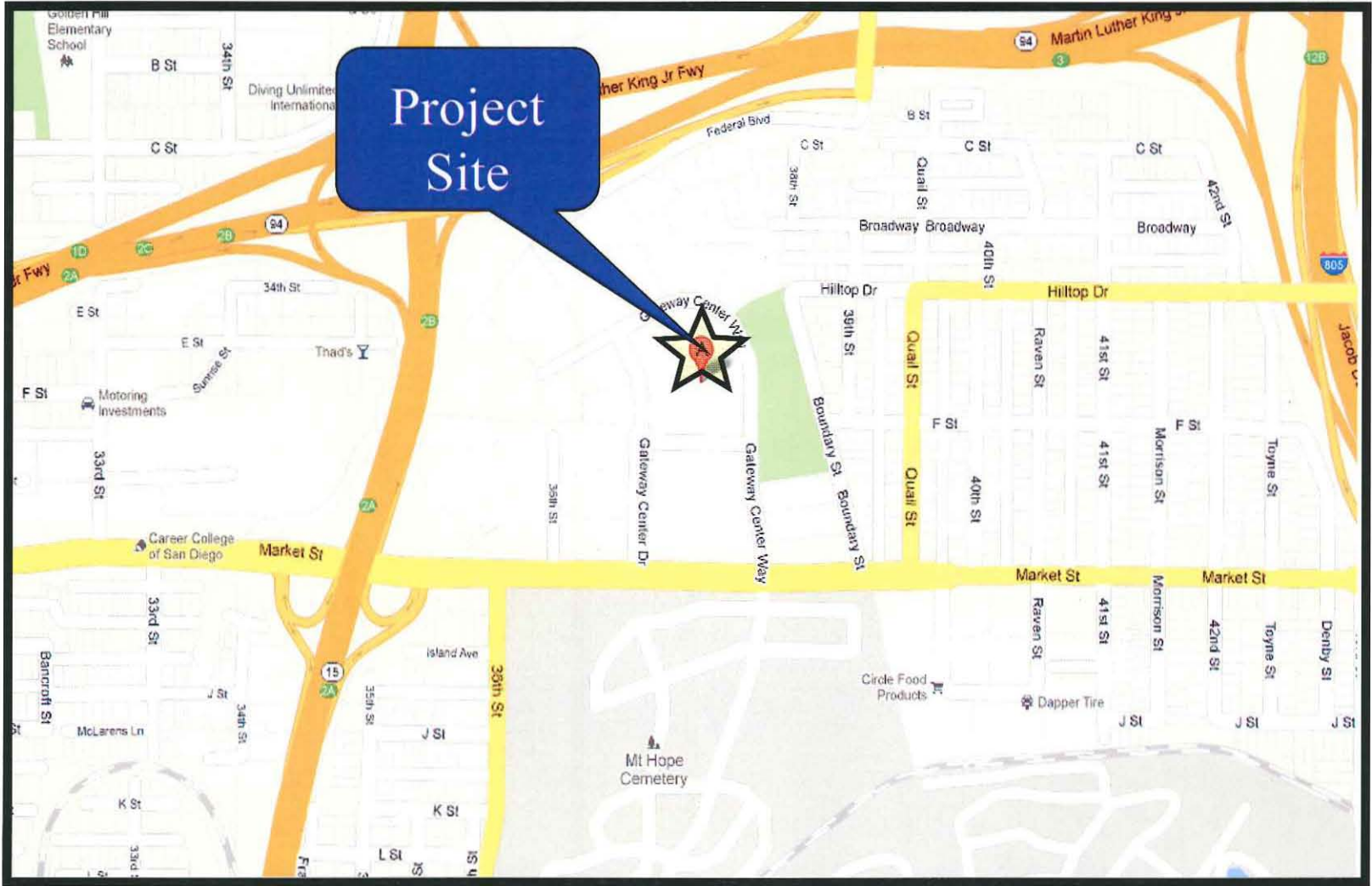


## Community Land Use Map (Southeastern San Diego)

Verizon Wireless – Gateway Center Project No. 258715

3636 Gateway Center Ave, San Diego, CA 92102





## Project Location Map

**Verizon Wireless – Gateway Center Project No. 258715**  
3636 Gateway Center Ave, San Diego, CA 92102



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Verizon Wireless Gateway Center			
<b>PROJECT DESCRIPTION:</b>	Verizon Wireless is proposing a new Wireless Communication Facility (WCF) located at 3636 Gateway Center Ave in the Southeastern San Diego Planned District I-2 zone within the Southeastern San Diego Community Planning area. The WCF consists of twelve antennas concealed behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing building. The equipment associated with this project exceeds the 250-square feet limitation per Land Development Code Section 141.0420(g)(3) and requires a Planned Development Permit, Process 4, Planning Commission decision.			
<b>COMMUNITY PLAN AREA:</b>	Southeastern San Diego			
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit			
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Industrial			
<b><u>ZONING INFORMATION:</u></b>				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <b><u>REQUIRED:</u></b>  <b>FRONT SETBACK:</b> 25'  <b>SIDE SETBACK:</b> 25'  <b>REAR SETBACK:</b> 25'  <b>LDC 141.0420(g)(3):</b> 250-sq ft         </td> <td style="width: 50%; vertical-align: top;"> <b><u>PROPOSED:</u></b>  <b>FRONT SETBACK:</b> 25'  <b>SIDE SETBACK:</b> 25'  <b>REAR SETBACK:</b> 25'  <b>LDC 141.0420(g)(3):</b> 416-sq ft         </td> </tr> </table>			<b><u>REQUIRED:</u></b> <b>FRONT SETBACK:</b> 25' <b>SIDE SETBACK:</b> 25' <b>REAR SETBACK:</b> 25' <b>LDC 141.0420(g)(3):</b> 250-sq ft	<b><u>PROPOSED:</u></b> <b>FRONT SETBACK:</b> 25' <b>SIDE SETBACK:</b> 25' <b>REAR SETBACK:</b> 25' <b>LDC 141.0420(g)(3):</b> 416-sq ft
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<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>		
<b>NORTH:</b>	Industrial/SESDDP-I-2	Industrial		
<b>SOUTH:</b>	Commercial/SESDDP-I-1	Commercial		
<b>EAST:</b>	Open Space Park/SESDDP-I-2	Open Space		
<b>WEST:</b>	Institutional/SESDDP-I-2	Industrial		
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Verizon Wireless is proposing a deviation to exceed the equipment size to 416-square feet. The Municipal Code Section 141.0420(g)(3) limits the equipment area to a maximum of 250-square feet.			
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 13, 2012, the Southeastern San Diego Planning Group voted to support the Verizon Wireless Gateway Center project (Attachment 11).			

**PLANNING COMMISSION  
RESOLUTION NO.  
PLANNED DEVELOPMENT PERMIT NO. 911324  
VERIZON WIRELESS – GATEWAY CENTER  
PTS NO. 258715**

WHEREAS, **SAN DIEGO BLOOD BANK**, Owner, and **VERIZON WIRELESS**, Permittee, filed an application with the City of San Diego for a new Wireless Communication Facility (WCF) located at 3636 Gateway Center Ave in the Southeastern San Diego Planned District I-2 zone within the Southeastern San Diego Community Planning area (Council District 4) as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Planned Development Permit No. 911324;

WHEREAS, the project site is located at 3636 Gateway Center Ave in the SESDPD-I-2 zone within the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as Lot 6 of Gateway Center east – Unit 1, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 11512, filed in the Office of the County Recorder of said San Diego County, May 14, 1986;

WHEREAS, on March 15, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 911324 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 15, 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 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 March 15, 2012.

FINDINGS:

**Findings for a Planned Development Permit - Section 126.0604**

**A. Findings for all Planned Development Permits (OUTSIDE THE COASTAL ZONE)**

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

The Southeastern San Diego Community Plan does not address Wireless Communication Facilities (WCF’s) as a specific land use. Pursuant to the San Diego Land Development Code, WCF’s are permitted in all zones citywide with appropriate permit process. WCF’s 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 views. The site is currently designated for industrial use within the Southeastern San Diego Community Plan. Verizon Wireless is proposing to install three Fiberglass Reinforced Panel (FRP) screening boxes to conceal a total of twelve antennas. The FRP boxes will be painted and textured to include the horizontal lines to match the existing building design illustrated in the photosimulations. The associated indoor equipment and the emergency generator will be concealed inside a new 416-square foot enclosure, designed to match the existing building. As illustrated in the photosimulation, the enclosure will appear as part of the building and would result in minimal visual impact. The proposed design is consistent with the General Plan's requirement since the WCF is concealed and integrated with the existing building. Additionally, the proposed WCF will not adversely affect the Southeastern San Diego Community Plan or the City of San Diego General Plan and Progress Guide.

**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." On February 14, 2012, Verizon Wireless submitted 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 including any proposed deviations pursuant to Section 126.0602(b)(1) that 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; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code**

Verizon Wireless is proposing to install a WCF consisting of twelve antennas concealed behind FRP boxes, painted and textured to include the horizontal lines to match the existing building. The design to conceal the antennas complies with the regulations within the Municipal Code. However, the proposed 416-square foot equipment enclosure design exceeds the 250-square feet limitation under Municipal Code Section 141.0420(g)(3). The proposed enclosure size is due primarily to the addition of the emergency generator. The combination of the indoor equipment and the emergency generator was requested to ensure that adequate back up resources would be available to the community in case of an emergency event. More importantly, the proposed enclosure fully integrates with the building and appears as part of the existing building's design. The equipment is located on a property designated for industrial use and would be screened appropriately and would not negatively affect the surrounding use on site. However, it should be noted that any future expansion to the equipment enclosure would be re-evaluated accordingly.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 911324 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. 911324, a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Associate Planner  
Development Services

Adopted on: March 15, 2012

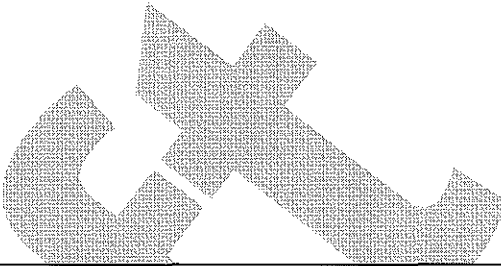
Internal Order No. 24002199

DRAFT

**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: 24002199

**PLANNED DEVELOPMENT PERMIT NO. 911324  
VERIZON WIRELESS – GATEWAY CENTER PROJECT NO. 258715  
PLANNING COMMISSION**

This Planned Development Permit No. 911324 is granted by the Planning Commission of the City of San Diego to **SAN DIEGO BLOOD BANK**, Owner, and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 1519.0305 and 126.0601 and Land Development Code Section 141.0420. The project is located at 3636 Gateway Center Ave in the SESDPD-I-2 zone within the Southeastern San Diego Community Plan. The project site is legally described as Lot 6 of Gateway Center east – Unit 1, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 11512, filed in the Office of the County Recorder of said San Diego County, May 14, 1986.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owners and Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 15, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of twelve (12) antennas concealed inside Fiberglass Reinforced Panel (FRP) screenings, painted and textured to match the existing building. The associated indoor equipment and the emergency generator shall be concealed inside a new 416-square foot enclosure, designed to match the existing building; 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 permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void 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. This permit must be utilized by March 30, 2015.
2. This Planned Development Permit [PDP] and corresponding use of this site shall expire on **March 15, 2022**. 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.
3. No later than ninety (90) days prior to the expiration date of this Planned Development Permit [PDP] and Conditional Use Permit [CUP], the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. 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.
7. 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.
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 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.

11. 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.

12. 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.

13. The Owner/Permittee 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 Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee 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, Owner/Permittee 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 Owner/Permittee 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 Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export 13.7 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.
15. 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 Spring Canyon Road 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.

**PLANNING/DESIGN REQUIREMENTS:**

19. 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.
20. Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here.
21. Nine (9) antennas with the following dimensions: 71 x 11.2 by 5.2 inch
22. Three (3) antennas with the following dimensions: 72.4 by 6.1 by 4.1 inch.
23. A total of three (3) FRP boxes shall be installed, painted and textured to the satisfaction of the Development Services Department. The maximum depth of the FRP boxes shall be no more than 18-inches.
24. The associated cable tray shall be painted and textured to match the existing building to the satisfaction of the Development Services Department.

25. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

26. Photosimulations for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."

27. The existing non-operational antennas façade mounted to the building shall be removed and the area shall be restored back to its original condition to the satisfaction of the Development Services Department.

28. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.

29. The Owner/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.

30. 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.

31. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

32. 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.

**INFORMATION ONLY:**

- Please note that a **Telecom Planning Inspection Issue** 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 Inspection date.
- 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.

- 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 March 15, 2012 and Approved Resolution No. \_\_\_\_\_.

DRAFT

Planned Development Permit No. 911324

Date of Approval: March 15, 2012

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.**

**[SAN DIEGO BLOOD BANK]**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**[VERIZON WIRELESS]**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



**Gateway Center**  
3636 Gateway Center Ave.  
San Diego, CA 92102



**EXISTING**



Proposed equipment building  
finished to match existing building



**PROPOSED**

*Photosimulation of proposed telecommunications site*

**Gateway Center**  
3636 Gateway Center Ave.  
San Diego, CA 92102



**EXISTING**



Proposed antennas mounted behind proposed screens matching existing building

Existing antennas and pipe mounts to be removed



**PROPOSED**

*Photosimulation of proposed telecommunications site*

**Gateway Center**  
3636 Gateway Center Ave.  
San Diego, CA 92102



**EXISTING**



Proposed antennas mounted behind proposed screens matching existing building



**PROPOSED**

*Photosimulation of proposed telecommunications site*

ATTACHMENT 7

EXISTING

Gateway Center  
3636 Gateway Center Ave.  
San Diego, CA 92102



Proposed antennas mounted behind proposed screens matching existing building

Existing antennas and pipe mounts to be removed



PROPOSED

Photosimulation of proposed telecommunications site



## PHOTO STUDY & KEY MAP

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PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**Verizon Wireless**  
**"Gateway Center"**  
3636 Gateway Center Drive  
San Diego, CA 92102

Prepared for:  
**City of San Diego**  
**Development Services Department**  
1222 First Avenue  
San Diego, CA 92101

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

302 State Place  
Escondido, CA 92029  
Contact: Shelly Kilbourn, Planning Consultant  
(619) 223-1357

August 5, 2011



View East



View North



View West



View South



East Elevation (Beta Sector)

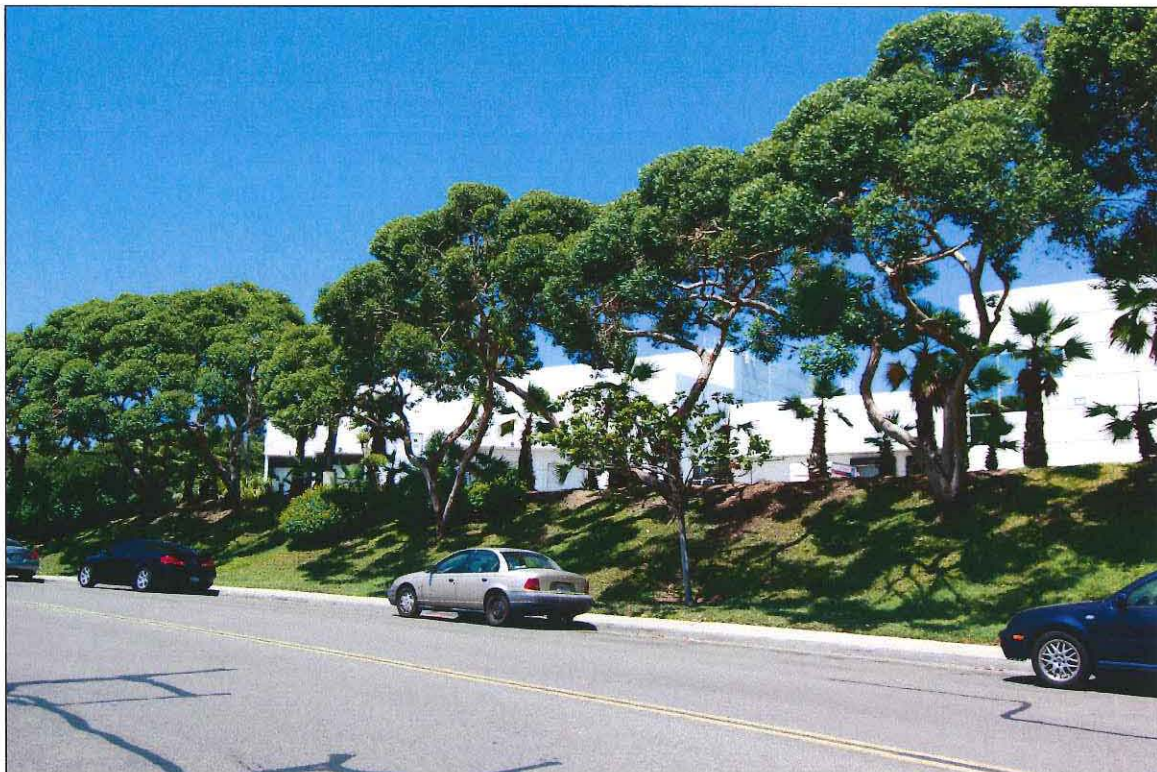


Northeast Elevation (Alpha Sector)

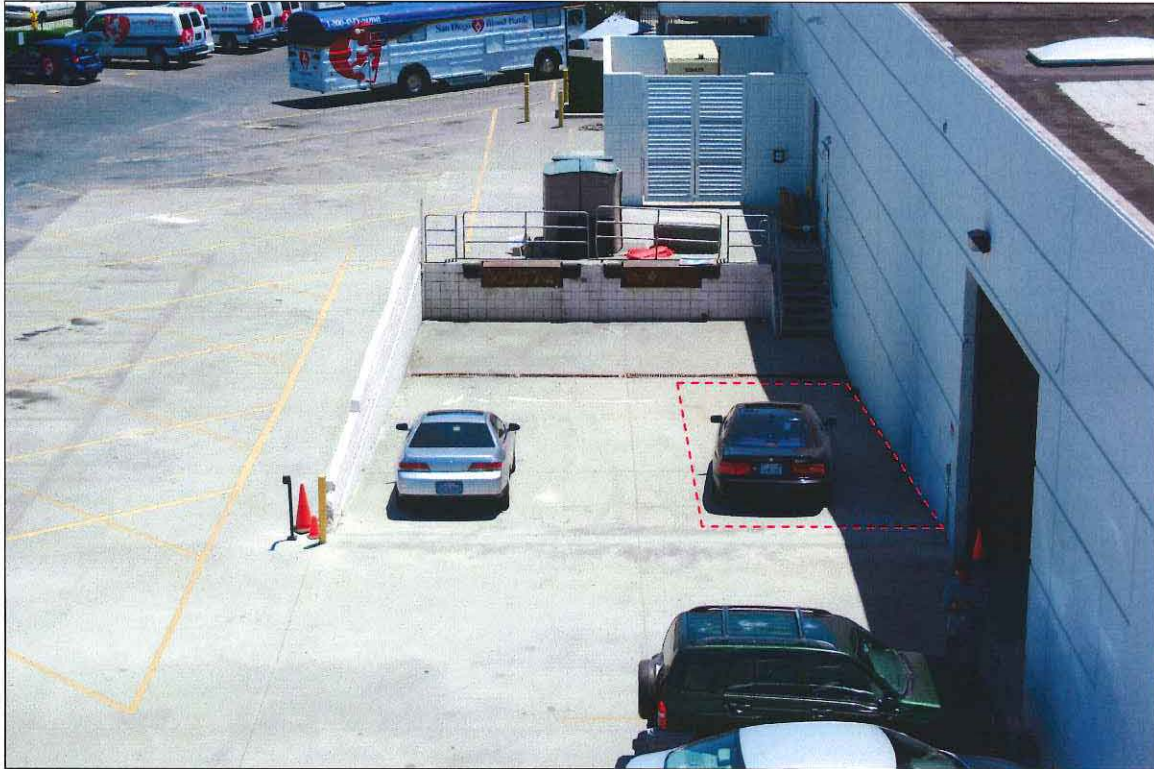




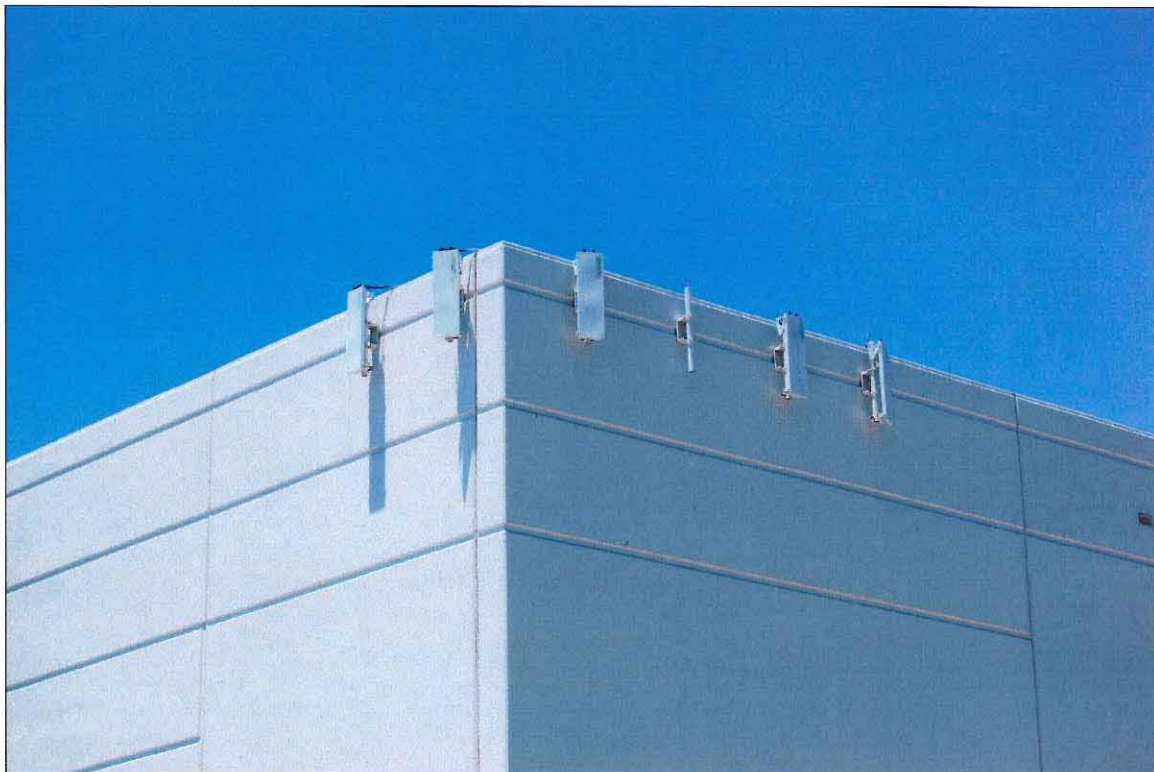
North Elevation (Gamma Sector not visible from street)



West Elevation (2' MW Dish not visible from street)



Proposed Equipment Location



Existing non-operational antennas to be removed as part of Verizon's Permit



Aerial view of subject site



Aerial View of Subject Site and Surroundings



**GATEWAY CENTER**  
**3636 GATEWAY CENTER AVENUE**  
**SAN DIEGO, CA 92102**

**VICINITY MAP**

THOMAS GUIDE PAGE 1289, G3

**ADDRESS**  
 3636 GATEWAY CENTER AVE  
 SAN DIEGO, CA 92102

**DIRECTIONS:**  
 (FROM VZW'S OFFICES IN IRVINE:) START OUT GOING  
 SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY;  
 MERGE ONTO I-405 SOUTH TOWARD SAN DIEGO; I-405 SOUTH  
 BECOMES I-5 SOUTH; TAKE I-5 SOUTH TO HIGHWAY 94 EAST,  
 TO I-15 SOUTH; EXIT AT MARKET STREET, EAST ON MARKET  
 STREET, LEFT ON GATEWAY CENTER DRIVE, RIGHT ON GATEWAY  
 CENTER AVENUE, SITE IS ON THE IMMEDIATE LEFT SIDE.

**FCC COMPLIANCE STATEMENT**

THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

**CONSULTANT TEAM**

**ARCHITECT:**  
 BOOTH & SUAREZ ARCHITECTURE, INC.  
 325 CARLSBAD VILLAGE DRIVE, SUITE D2  
 CARLSBAD, CA 92008  
 (760) 434-8474  
 (760) 434-8596 (FAX)

**LEASING/PLANNING:**  
 PLANCOM, INC.  
 GREG MOORAD  
 302 STATE PLACE  
 ESCONDIDO, CA 92029  
 (858) 603-2336

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

**PERMITS REQUIRED**

- PLANNED DEVELOPMENT PERMIT

**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: GREG MOORAD  
 PHONE: (858) 603-2336

**OWNER:** SAN DIEGO BLOOD BANK  
 3636 GATEWAY CENTER AVE  
 SAN DIEGO, CA 92102  
 CONTACT: DOUG MORTON  
 PHONE: (619) 400-8279

**PROJECT DESCRIPTION:**

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW WOOD FRAMED EQUIPMENT BUILDING ON A CONCRETE PAD WITH SMOOTH STUCCO FINISH WALLS PAINTED TO MATCH EXISTING BUILDING
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) WALL MOUNTED BEHIND RF TRANSPARENT SCREEN BOXES
- INSTALLATION OF A 30KW ENCLOSED EMERGENCY GENERATOR WITH A 150 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE A CONCRETE WALL ENCLOSURE
- INSTALLATION OF TWO (2) VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF NEW COAXIAL CABLE IN CABLE TRAYS ON PVC SLEEPERS ON EXISTING BUILDING ROOF
- INSTALLATION OF NEW 100 AMP ELECTRICAL METER & ELECTRICAL CONDUIT FEED FROM EXISTING ELECTRICAL ROOM
- INSTALLATION OF NEW TELCO SERVICE CONNECTION FROM EXISTING TELCO ROOM
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

**PROJECT ADDRESS:** 3636 GATEWAY CENTER AVE  
 SAN DIEGO, CA 92102

**ASSESSORS PARCEL NUMBER:** 546-440-06

**EXISTING ZONING:** SESDPD-I-2

**TOTAL SITE AREA:** 284,235 SF  
 6.53 ACRES

**PROPOSED PROJECT AREA:** 416 SF

**PROPOSED OCCUPANCY:** U

**PROPOSED TYPE OF CONSTRUCTION:** V-B

**NOTE:** THERE IS ONE EXISTING TELECOMMUNICATIONS FACILITY ON THIS SITE

**SHEET SCHEDULE**

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-1	ROOF PLAN & SECTION A
A-2	EQUIPMENT FLOOR & ROOF PLANS
A-3	ANTENNA PLANS
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY

**LEGAL DESCRIPTION**

LOT 6 OF GATEWAY CENTER EAST - UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11512, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 14, 1986.

**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 FIRE 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 INCORPORATED  
 325 CARLSBAD VILLAGE DRIVE, SUITE D2  
 CARLSBAD, CA 92008 (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

**GATEWAY CENTER**

3636 GATEWAY CENTER AVENUE  
 SAN DIEGO, CA 92102  
 SAN DIEGO COUNTY

---

DRAWING DATES

08/02/11	80% ZD (ra)
08/02/11	1-4 CERT, 80% ZD (ra)
08/09/11	90% ZD (sa)
09/09/11	100% ZD (rd)
11/04/11	REVISED 100% ZD (sa)

---

SHEET TITLE

**TITLE SHEET & PROJECT DATA**

---

PROJECTS\VERIZON\11117

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**T-1**

**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

3636 GATEWAY CENTER AVENUE, SAN DIEGO, CA 92102  
(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
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- 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.
- Conserve 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 shutoff 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

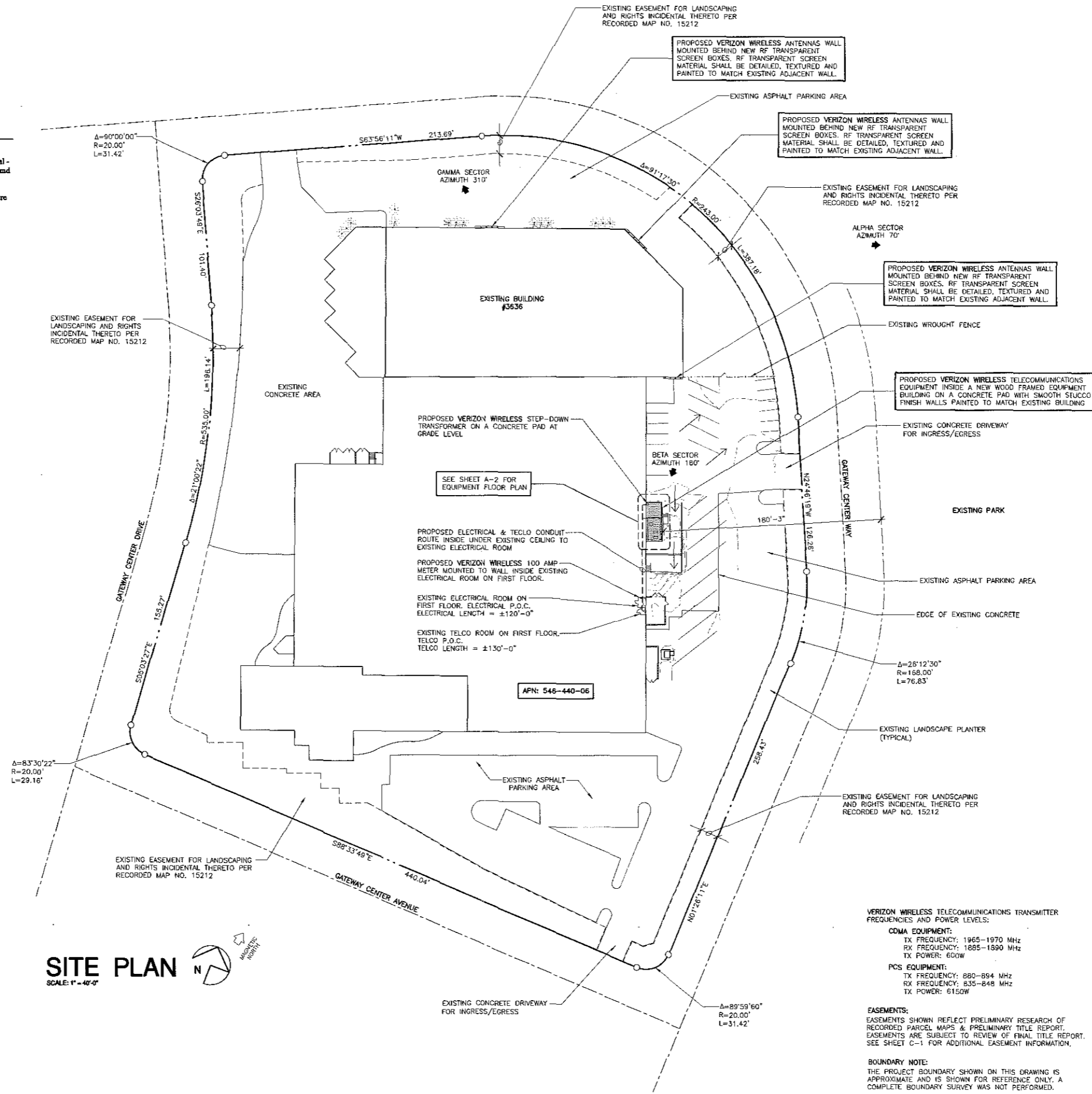
Lessee: Dwight Woods (print name) Date: 1-9-2008  
(signature)

**ENGINEERING NOTES:**

1. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
2. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE AND 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.
4. 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 QUANTITIES:**

BUILDING FOOTING:	8.59 CU. YDS.
ENCLOSURE FOOTING:	5.11 CU. YDS.
TOTAL GRADING:	13.7 CU. YDS.



**SITE PLAN**  
SCALE: 1" = 40'-0"

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
395 CARLSBAD VILLAGE DRIVE SUITE 02  
CARLSBAD, CA 92008 (760) 434-8474

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

APPROVALS

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OPS	DATE
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PROJECT NAME  
**GATEWAY CENTER**  
3636 GATEWAY CENTER AVENUE  
SAN DIEGO, CA 92102  
SAN DIEGO COUNTY

DRAWING DATES

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08/02/11	1-A CERT. 80% ZD (rat)
08/09/11	90% ZD (rat)
09/09/11	100% ZD (rat)
11/04/11	REVISED 100% ZD (rat)

SHEET TITLE  
**SITE PLAN**

PROJECTS: VERIZON\11117

**A-0**

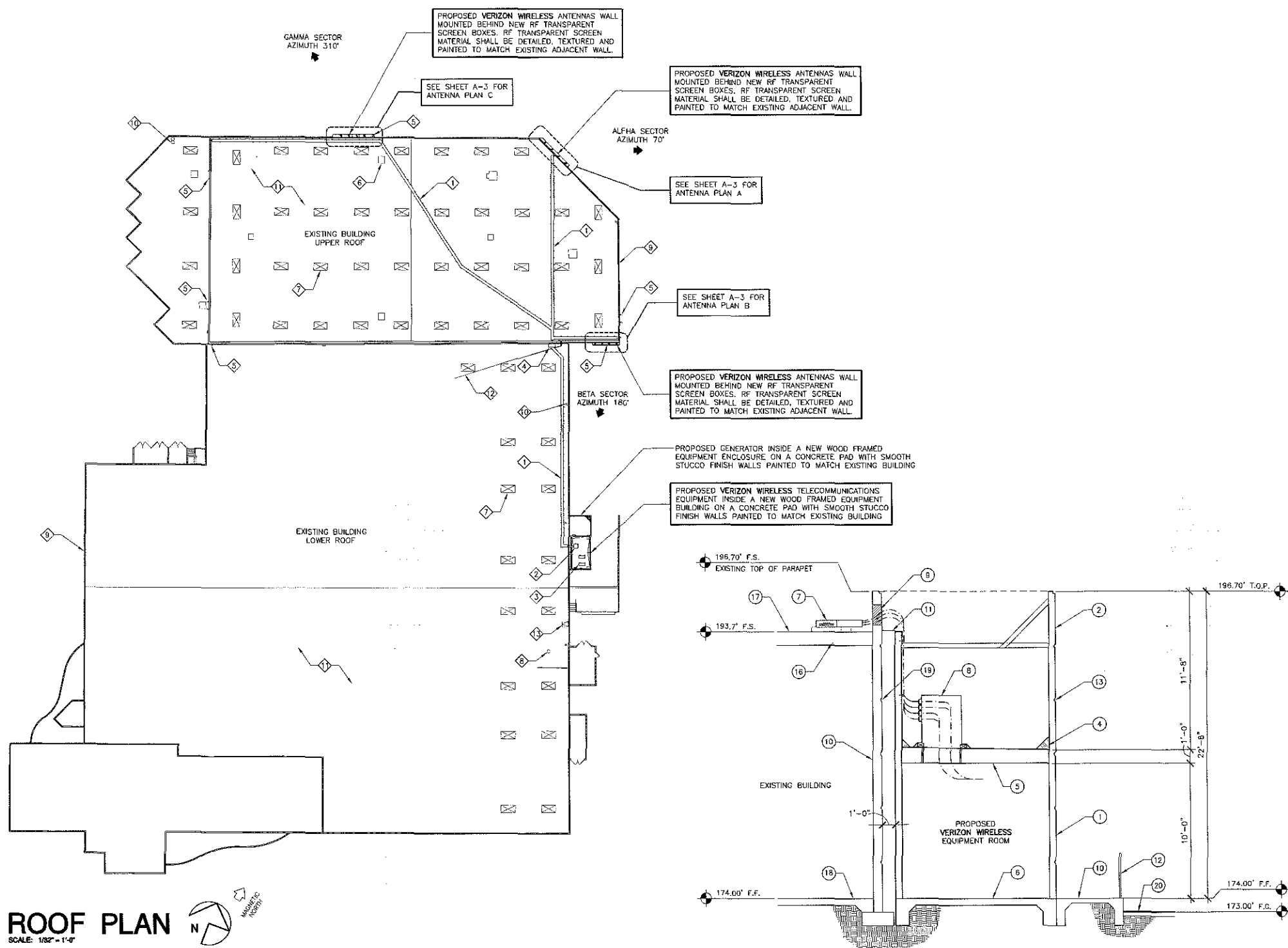
**VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:**

**CDMA EQUIPMENT:**  
TX FREQUENCY: 1965-1970 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 EASEMENT INFORMATION.

**BOUNDARY NOTE:**  
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.



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

- ROOF PLAN NOTES:**
- 1 PROPOSED COAX CABLE TRAY ON PVC SLEEPERS ON ROOF
  - 2 PROPOSED COAX CABLE HATCH
  - 3 PROPOSED MECHANICAL UNITS ON PVC SLEEPERS (TYPICAL OF 2)
  - 4 PROPOSED COAX CABLE CHASE
  - 5 EXISTING ANTENNAS AND PIPE MOUNTS TO BE REMOVED
  - 6 EXISTING ROOF TOP MECHANICAL EQUIPMENT (TYPICAL)
  - 7 EXISTING SKYLIGHTS (TYPICAL)
  - 8 EXISTING ROOF PIPE VENT
  - 9 EXISTING BUILDING PARAPET WALL
  - 10 EXISTING ROOF DRAINS
  - 11 EXISTING BUILT-UP ROOF
  - 12 EXISTING CONDUIT ON PVC SLEEPERS
  - 13 EXISTING ROOF HATCH (ROOF ACCESS)

**SECTION A**  
SCALE: 1/4" = 1'-0"

- SECTION NOTES:**
- 1 PROPOSED STUD WALL WITH SMOOTH STUCCO FINISH, PAINTED TO MATCH EXISTING BUILDING
  - 2 PROPOSED PARAPET WALL
  - 3 PROPOSED BUILT-UP ROOFING
  - 4 PROPOSED ROOF CRICKET
  - 5 PROPOSED ROOF FRAMING
  - 6 PROPOSED CONCRETE PAD
  - 7 PROPOSED COAX CABLE TRAY WITH PVC SLEEPERS ON ROOF
  - 8 PROPOSED COAX CABLE HATCH
  - 9 HATCHED AREA INDICATES THE PARAPET TO BE REMOVED (24" WIDE)
  - 10 PROPOSED CONCRETE LANDING
  - 11 PROPOSED FLASHING
  - 12 PROPOSED GUARDRAIL
  - 13 PROPOSED REGLET LINES TO MATCH EXISTING BUILDING
  - 14 PROPOSED STEED FRAME AS REQUIRED
  - 15 EXISTING CONCRETE BUILDING WALL
  - 16 EXISTING ROOF FRAMING
  - 17 EXISTING BUILT-UP ROOFING
  - 18 EXISTING BUILDING FOUNDATION
  - 19 EXISTING REVEALS
  - 20 EXISTING CONCRETE LOADING DOCK

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

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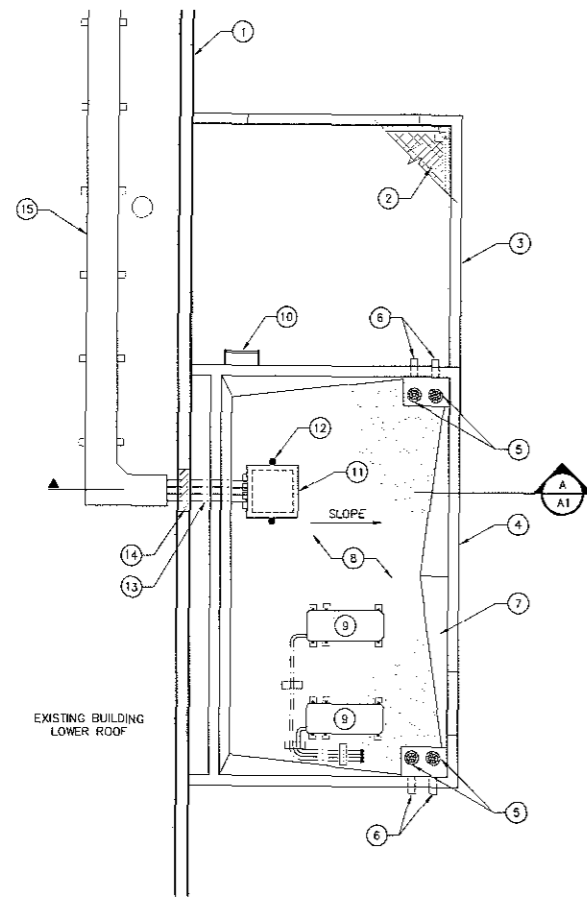
PROJECT NAME  
**GATEWAY CENTER**  
3636 GATEWAY CENTER AVENUE  
SAN DIEGO, CA 92102  
SAN DIEGO COUNTY

DRAWING DATES

08/02/11	80% ZD (ral)
08/02/11	1-A CERT. 80% ZD (ral)
08/09/11	90% ZD (ra)
08/09/11	100% ZD (rd)
11/04/11	REVISED 100% ZD (se)

SHEET TITLE  
**ROOF PLAN & SECTION A**

PROJECTS\VERIZON\11117

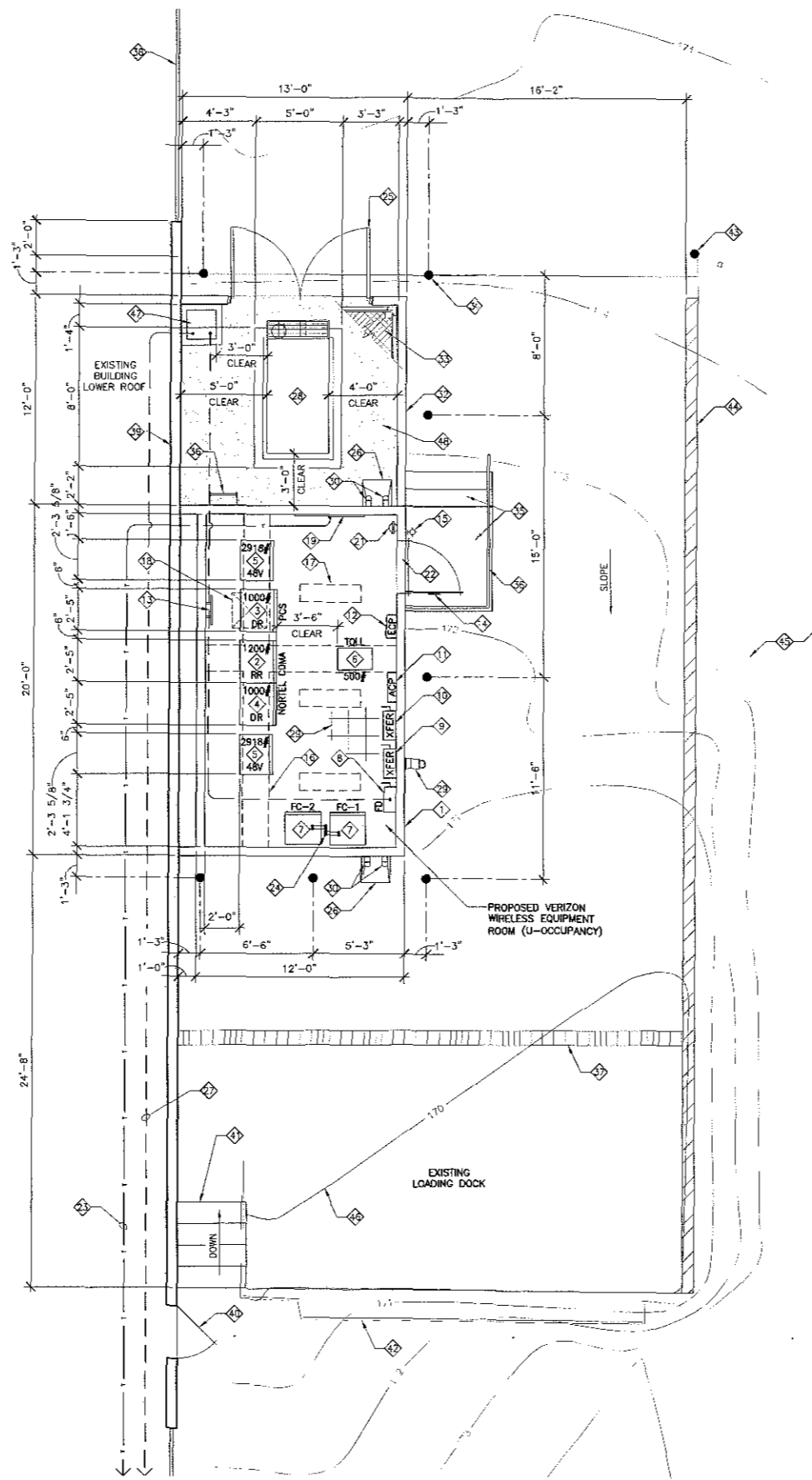


### EQUIPMENT ROOF PLAN

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

#### EQUIPMENT ROOF PLAN NOTES:

- 1 EXISTING BUILDING CONCRETE WALL
- 2 PROPOSED CHAINLINK LID
- 3 PROPOSED GENERATOR ENCLOSURE
- 4 PROPOSED PARAPET WALL
- 5 PROPOSED ROOF DRAIN AND OVERFLOW SCUPPER
- 6 PROPOSED DOWNSPOUTS
- 7 PROPOSED ROOF CRICKET
- 8 BUILT-UP ROOFING
- 9 PROPOSED MECHANICAL UNITS ON PVC SLEEPERS (TYPICAL OF 2)
- 10 PROPOSED ROOF ACCESS LADDER
- 11 PROPOSED COAX CABLE HATCH
- 12 PROPOSED (2) E/911 GPS ANTENNAS TO BE MOUNTED TO COAX CABLE HATCH
- 13 PROPOSED COAX CABLES
- 14 HATCHED AREA INDICATES THE PARAPET TO BE REMOVED (24" WIDE)
- 15 PROPOSED COAX CABLE TRAY ON PVC SLEEPERS ON ROOF



### EQUIPMENT FLOOR PLAN

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

#### EQUIPMENT FLOOR PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW 12'-0" x 20'-0" WOOD FRAMED EQUIPMENT BUILDING ON A CONCRETE PAD WITH SMOOTH STUCCO FINISH WALLS PAINTED TO MATCH EXISTING BUILDING
- 2 PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
- 3 PROPOSED VERIZON WIRELESS NORTTEL 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 15'-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 AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10 PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11 PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12 PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
- 13 PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 14 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 15 PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 16 PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 17 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURE (TYPICAL OF 3)
- 18 PROPOSED COAX CABLE PENETRATION TO CABLE CHASE ABOVE (SHOWN DASHED)
- 19 PROPOSED WALL MOUNTED TELCO BOARD
- 20 PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELCON #51973 MONO WHITE WITH 4" COVER BASE
- 21 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 22 PROPOSED ALUMINUM THRESHOLD
- 23 PROPOSED TELCO CONDUIT ROUTE INSIDE UNDER EXISTING CEILING TO EXISTING TELCO ROOM
- 24 PROPOSED CONDENSATE DRAIN LINE ROUTING UP TO ROOF
- 25 PROPOSED PAIR OF 4'-0" WIDE STEEL GATES & FRAME PAINTED TO MATCH THE COLOR OF EXISTING BUILDING
- 26 PROPOSED SPLASH BLOCK
- 27 PROPOSED ELECTRICAL CONDUIT ROUTE INSIDE UNDER EXISTING CEILING TO EXISTING ELECTRICAL ROOM
- 28 PROPOSED VERIZON WIRELESS 30kw ENCLOSED EMERGENCY GENERATOR WITH A 150 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "KOHLER" 30REZZIG-VER GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 dBA AT A REFERENCE DISTANCE OF 23 FEET.
- 29 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 30 PROPOSED DOWNSPOUTS
- 31 PROPOSED ROOF ACCESS LADDER
- 32 PROPOSED 12'-0" x 13'-0" GENERATOR ENCLOSURE
- 33 PROPOSED CHAINLINK LID
- 34 PROPOSED CONCRETE BOLLARD (TYPICAL OF 7)
- 35 PROPOSED CONCRETE LANDING AND STEPS
- 36 PROPOSED GUARDRAIL
- 37 EXISTING DRAIN
- 38 EXISTING ROLL-UP DOOR
- 39 EXISTING CONCRETE BUILDING WALL
- 40 EXISTING DOOR
- 41 EXISTING CONCRETE STAIRS
- 42 EXISTING GUARDRAIL
- 43 EXISTING CONCRETE BOLLARD
- 44 EXISTING CONCRETE WALL
- 45 EXISTING CONCRETE AREA
- 46 EXISTING CONTOUR LINES
- 47 PROPOSED VERIZON WIRELESS STEP-DOWN TRANSFORMER ON A CONCRETE PAD AT GRADE LEVEL
- 48 INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE GENERATOR ENCLOSURE

## BOOTH & SUAREZ

ARCHITECTURE INCORPORATED  
325 CARLSBAD VILLAGE DRIVE SUITE 02  
CARLSBAD, CA 92008 (760) 434-0474

PREPARED FOR



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

#### APPROVALS

A&C	DATE
RE	DATE
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PROJECT NAME

### GATEWAY CENTER

3636 GATEWAY CENTER AVENUE  
SAN DIEGO, CA 92102  
SAN DIEGO COUNTY

DRAWING DATES

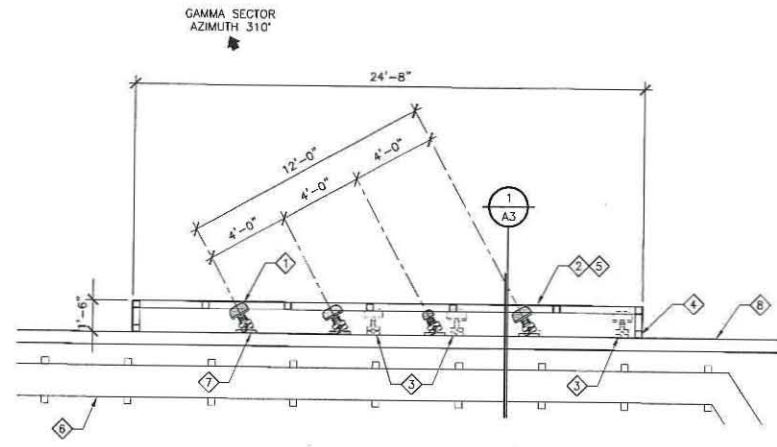
08/02/11	80% ZD (ral)
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08/09/11	90% ZD (sa)
09/08/11	100% ZD (rd)
11/04/11	REVISED 100% ZD (se)

SHEET TITLE

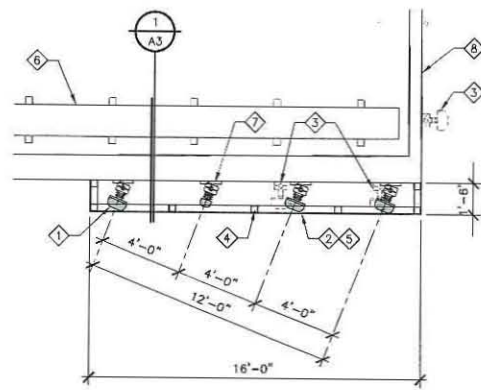
### EQUIPMENT FLOOR & ROOF PLANS

PROJECTS\VERIZON\11117

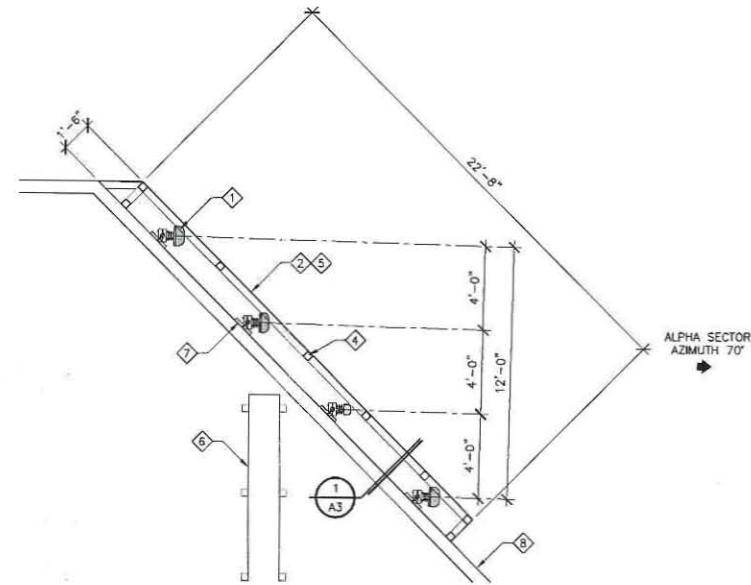
A-2



**ANTENNA PLAN C**  
SCALE: 1/4" = 1'-0"

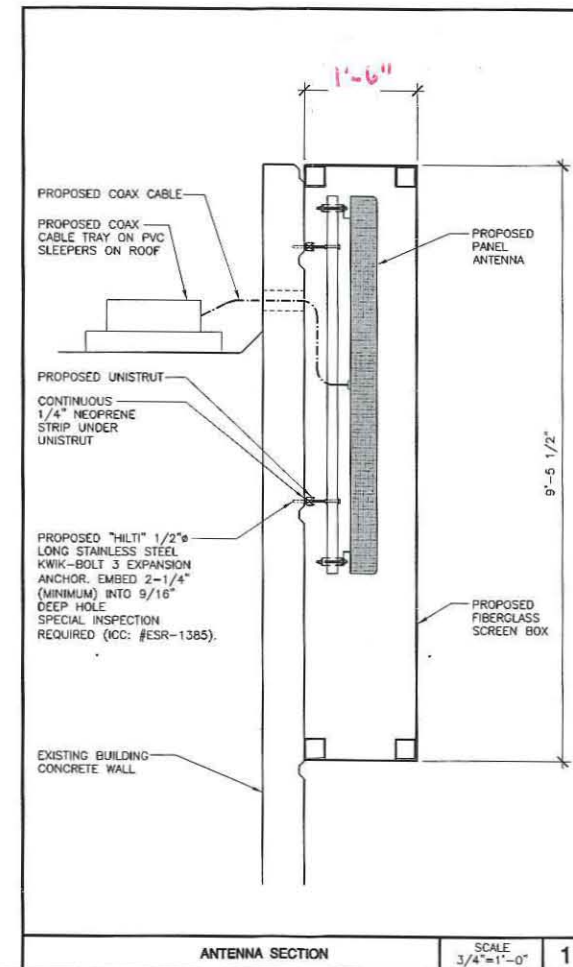


**ANTENNA PLAN B**  
SCALE: 1/4" = 1'-0"



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

ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	NORTHEAST	70°	AMPHENOL ANTEL: BXA-70063/6CF_5	0°	N/A		8	290'-0"	6'-0"	1-5/8"
ALPHA2			AMPHENOL ANTEL: BXA-80063/6CF_5							
ALPHA3			AMPHENOL ANTEL: BXA-171063/12CF_3							
ALPHA4			AMPHENOL ANTEL: BXA-70063/6CF_5							
BETA1	SOUTH	180°	AMPHENOL ANTEL: BXA-70063/6CF_5	0°	N/A		8	214'-0"	6'-0"	1-5/8"
BETA2			AMPHENOL ANTEL: BXA-80063/6CF_5							
BETA3			AMPHENOL ANTEL: BXA-171063/12CF_3							
BETA4			AMPHENOL ANTEL: BXA-70063/6CF_5							
GAMMA1	NORTHWEST	310°	AMPHENOL ANTEL: BXA-70063/6CF_5	0°	N/A		8	360'-0"	6'-0"	1-5/8"
GAMMA2			AMPHENOL ANTEL: BXA-80063/6CF_5							
GAMMA3			AMPHENOL ANTEL: BXA-171063/12CF_3							
GAMMA4			AMPHENOL ANTEL: BXA-70063/6CF_5							



**ANTENNA PLAN A, B, & C NOTES:**

- 1 PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED TO EXISTING BUILDING BEHIND NEW RF TRANSPARENT SCREEN BOXES
- 2 PROPOSED R.F. TRANSPARENT PANELS & FRAMING TO BE DETAILED, BLOCK TEXTURED AND PAINTED TO MATCH EXISTING ADJACENT WALL
- 3 EXISTING ANTENNAS TO BE REMOVED
- 4 4 x 4 RF TRANSPARENT FIBERGLASS TUBE (VERTICALLY)
- 5 4 x 4 RF TRANSPARENT FIBERGLASS TUBE (TOP & BOTTOM)
- 6 PROPOSED COAX CABLE TRAY ON PVC SLEEPERS ON ROOF
- 7 PROPOSED UNISTRUT
- 8 EXISTING BUILDING PARAPET WALL

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
395 CARLSBAD VILLAGE DRIVE, SUITE 80  
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PREPARED FOR  
**verizon**wireless

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**APPROVALS**

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**PROJECT NAME**

**GATEWAY CENTER**

3636 GATEWAY CENTER AVENUE  
SAN DIEGO, CA 92102  
SAN DIEGO COUNTY

**DRAWING DATES**

08/02/11	80% ZD (ral)
08/02/11	1-A CERT. 80% ZD (ral)
08/05/11	90% ZD (se)
09/05/11	100% ZD (rd)
11/04/11	REVISED 100% ZD (se)

**SHEET TITLE**

**ANTENNA PLANS**

PROJECTS\VERIZON\11117

**A-3**



PREPARED FOR  
  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
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APPROVALS

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PROJECT NAME  
**GATEWAY CENTER**

3636 GATEWAY CENTER AVENUE  
 SAN DIEGO, CA 92102  
 SAN DIEGO COUNTY

DRAWING DATES

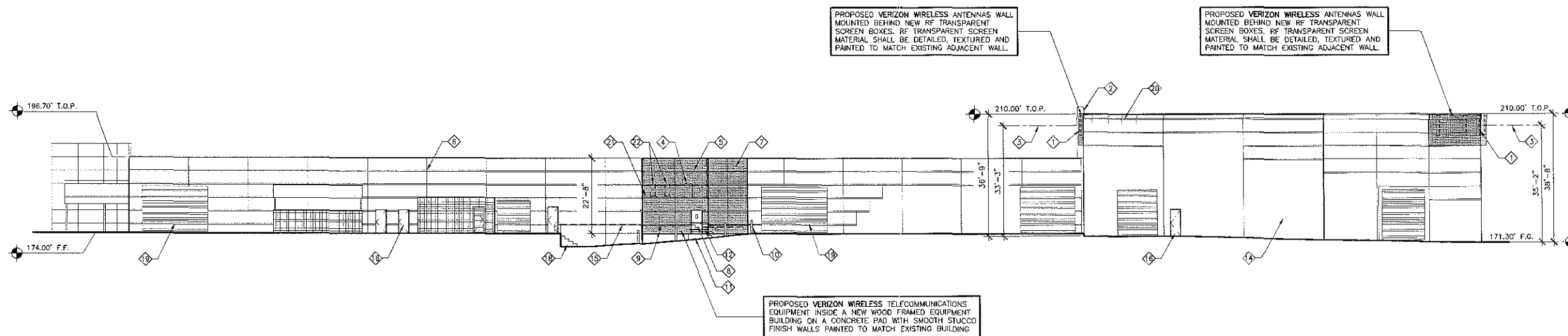
08/02/11	80% ZD (ral)
08/02/11	1-A CERT. 80% ZD (ral)
08/08/11	90% ZD (ra)
09/08/11	100% ZD (rd)
11/04/11	REVISED 100% ZD (ra)

SHEET TITLE

**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\11117

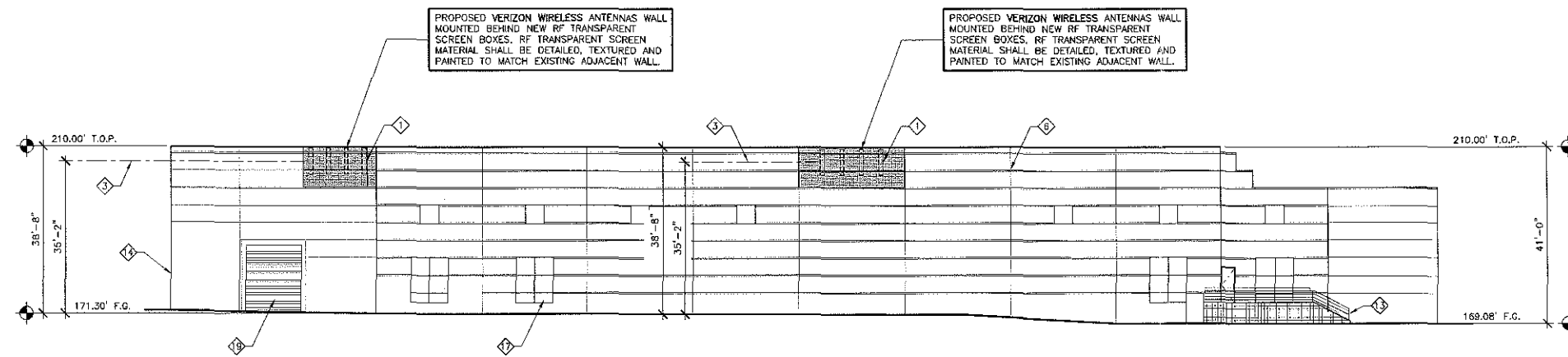
**A-4**



**EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS PANEL ANTENNA (TYPICAL)
- 2 PROPOSED COAX CABLE CHASE
- 3 CENTERLINE OF VERIZON WIRELESS PANEL ANTENNAS
- 4 PROPOSED COAX CABLE HATCH MOUNTED ON ROOF (SHOWN DASHED)
- 5 PROPOSED REGLET LINES TO MATCH EXISTING BUILDING
- 6 EXISTING REVEALS
- 7 PROPOSED GENERATOR ENCLOSURE
- 8 PROPOSED STEEL DOOR AND FRAME
- 9 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE MOUNTED TO WALL
- 10 PROPOSED CONCRETE BOLLARD (TYPICAL OF 7)
- 11 PROPOSED CONCRETE LANDING AND STEPS
- 12 PROPOSED GUARDRAIL
- 13 EXISTING GUARDRAIL
- 14 EXISTING CONCRETE BUILDING
- 15 EXISTING CONCRETE WALL (SHOWN DASHED) FOR CLARITY
- 16 EXISTING DOOR
- 17 EXISTING WINDOW
- 18 EXISTING CONCRETE STAIRS
- 19 EXISTING ROLL-UP DOOR
- 20 EXISTING ANTENNAS AND PIPE MOUNTS TO BE REMOVED
- 21 ROOF DECK BEYOND (SHOWN DASHED)
- 22 PROPOSED MECHANICAL UNITS MOUNTED ON ROOF (SHOWN DASHED)



**NORTH ELEVATION**  
 SCALE: 1/16" = 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

**GATEWAY CENTER**

3636 GATEWAY CENTER AVENUE  
 SAN DIEGO, CA 92102  
 SAN DIEGO COUNTY

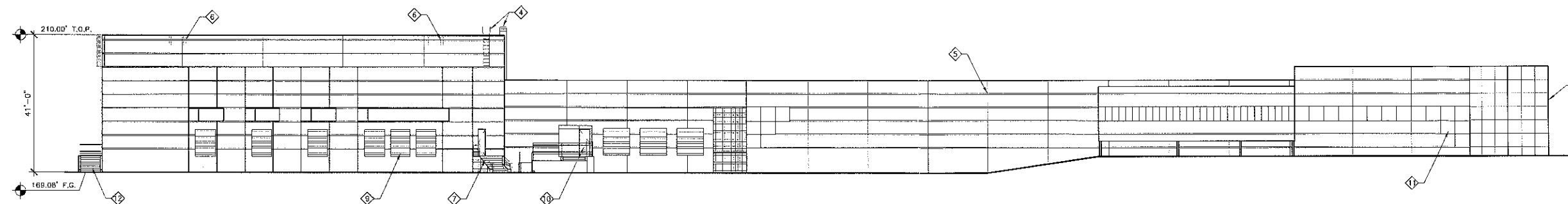
DRAWING DATES

08/02/11	80% ZD (rat)
08/02/11	1-A CERT. 80% ZD (rat)
08/09/11	90% ZD (se)
09/09/11	100% ZD (rd)
11/04/11	REVISED 100% ZD (se)

SHEET TITLE

**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\11117



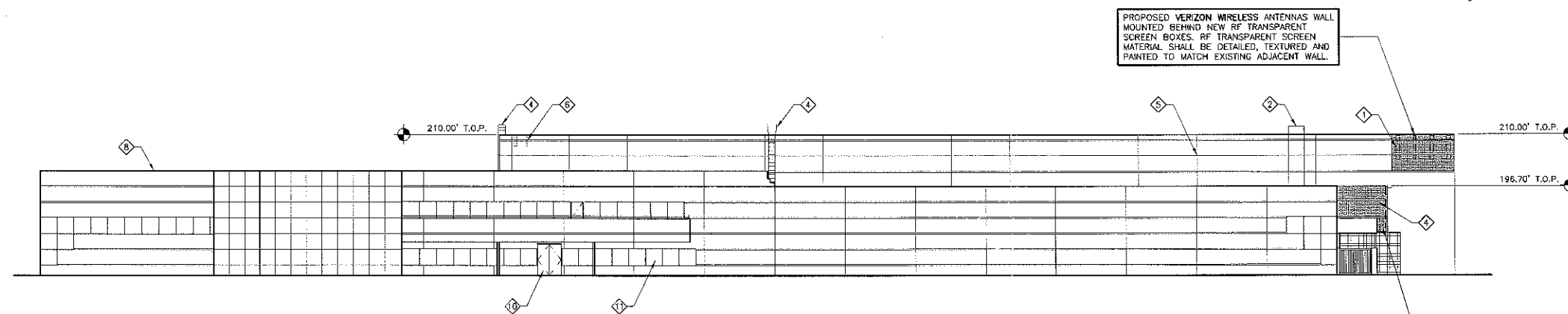
**WEST ELEVATION**

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

EXTERIOR ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS PANEL ANTENNA (TYPICAL)
- 2 PROPOSED COAX CABLE CHASE
- 3 EXISTING ACCESS LADDER
- 4 PROPOSED REGLET LINES TO MATCH EXISTING BUILDING
- 5 EXISTING REVEALS
- 6 EXISTING ANTENNAS AND PIPE MOUNTS TO BE REMOVED
- 7 EXISTING GUARDRAIL
- 8 EXISTING CONCRETE BUILDING
- 9 EXISTING ROLL-UP DOOR
- 10 EXISTING DOOR
- 11 EXISTING WINDOW
- 12 EXISTING CONCRETE STAIRS

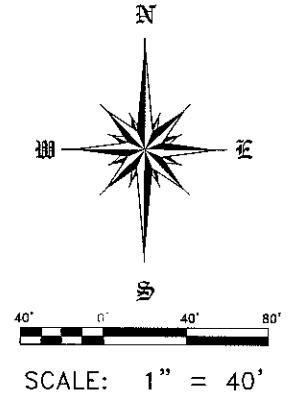
PROPOSED VERIZON WIRELESS ANTENNAS WALL MOUNTED BEHIND NEW RF TRANSPARENT SCREEN BOXES. RF TRANSPARENT SCREEN MATERIAL SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING ADJACENT WALL.



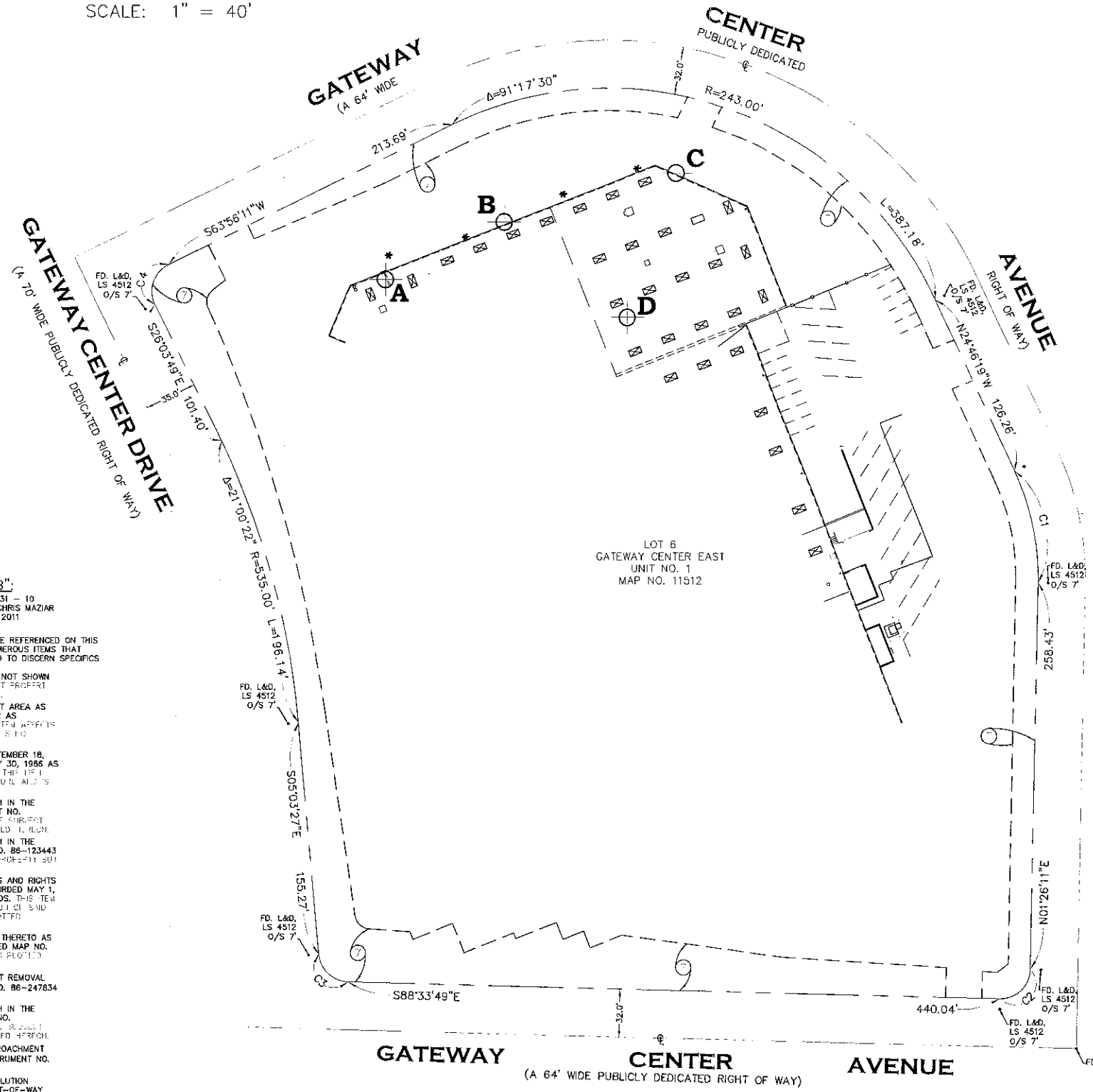
**SOUTH ELEVATION**

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

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW WOOD FRAMED EQUIPMENT BUILDING ON A CONCRETE PAD WITH SMOOTH STUCCO FINISH WALLS PAINTED TO MATCH EXISTING BUILDING



**BOUNDARY DETAIL:**  
SCALE: 1" = 40'



**BOUNDARY NOTE:**

THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSORS PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY. IT HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

**ITEMS CORRESPONDING TO SCHEDULE "B":**

BY: LAWYERS TITLE COMPANY FILE NO: 12012831 - 10  
4100 NEWPORT PLACE DRIVE, SUITE 120  
NEWPORT BEACH, CA 92660 DATED: JULY 5, 2011  
PHONE: (949) 724-3170

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

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS, THIS TITLE AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
2. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 2, 1982 AS INSTRUMENT NO. 82-370315 OF OFFICIAL RECORDS, THIS TITLE AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
3. THE MATTERS CONTAINED IN A DOCUMENT RECORDED SEPTEMBER 19, 1985 AS INSTRUMENT NO. 85-343628 AND AMENDED JULY 30, 1986 AS INSTRUMENT NO. 86-317900 BOTH OF OFFICIAL RECORDS, THIS TITLE AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
4. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED DECEMBER 23, 1985 AS INSTRUMENT NO. 85-484673 OF OFFICIAL RECORDS, THIS TITLE AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED MARCH 31, 1986 AS INSTRUMENT NO. 86-123443 OF OFFICIAL RECORDS, THIS TITLE AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
6. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 1, 1986 AS INSTRUMENT NO. 86-172449 OF OFFICIAL RECORDS, THIS TITLE AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
7. AN EASEMENT FOR LANDSCAPING AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP NO. 11512, THIS TITLE AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
8. THE MATTERS CONTAINED IN A DOCUMENT "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JUNE 19, 1986 AS INSTRUMENT NO. 86-247834 OF OFFICIAL RECORDS.
9. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 2, 1990 AS INSTRUMENT NO. 80-001998 OF OFFICIAL RECORDS, THIS TITLE AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
10. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED APRIL 13, 1992 AS INSTRUMENT NO. 1992-0212854 OF OFFICIAL RECORDS.
11. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "RESOLUTION NUMBER R-301044, CERTIFIED RESOLUTION - PUBLIC RIGHT-OF-WAY USE PERMIT NO. 248359, AIRPORT NOISE MONITORING STATIONS PROJECT NO. 67657" RECORDED DECEMBER 22, 2005 AS INSTRUMENT NO. 2005-1098451 OF OFFICIAL RECORDS, THIS TITLE AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
12. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "RESOLUTION R-301044 ADOPTED ON NOVEMBER 15, 2005" RECORDED FEBRUARY 28, 2006 AS INSTRUMENT NO. 2006-0140721 OF OFFICIAL RECORDS, THIS TITLE AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
13. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA AS DISCLOSED BY A DOCUMENT RECORDED JUNE 11, 2007 AS INSTRUMENT NO. 2007-0392308 OF OFFICIAL RECORDS, THE TERMS AND PROVISIONS OF SAID INSTRUMENT HAVE BEEN MODIFIED BY A DOCUMENT RECORDED APRIL 19, 2011 AS INSTRUMENT NO. 2011-0204427 OF OFFICIAL RECORDS, THIS TITLE AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

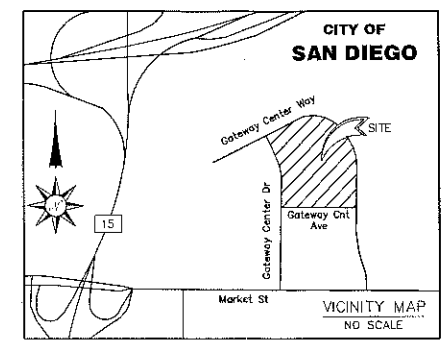
ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

**LEGAL DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOT 6 OF GATEWAY CENTER EAST - UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11512, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 14, 1986.  
ASSESSOR'S PARCEL NUMBER 546-440-06-00

ASSESSOR'S PARCEL NUMBER  
546-440-06-00

DATE OF SURVEY:  
07/19/2011



**DATUM STATEMENT:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 8, EPOCH 1995.35 ADJUSTED, GRID BEARING BETWEEN FIRST ORDER STATION 1150' AND 1156' PER CITY OF SAN DIEGO RECORD OF SURVEY 14492 I.E. NORTH 83°06'02" EAST  
BENCHMARK:  
CITY OF SAN DIEGO BENCHMARK ID: 12505  
LOCATION: AT INTERSECTION OF MARKET STREET AND BOUNDARY STREET.  
ELEV: 143.356  
MEAN SEA LEVEL

**LEGEND:**

- A/C - AIR CONDITIONED
- BF - BOTTOM OF BUILDING FACIA
- CL - CENTER LINE
- CM - CELL MOUNT
- CP - CELL PANEL
- CS - CONCRETE STAIR
- DI - DRAIN INLET
- E - EAST
- ET - ELECTRIC TRANSFORMER
- EV - ELECTRIC VAULT
- FF - FINISH FLOOR
- FL - FLOW LINE
- FS - FINISH SURFACE
- GB - GRADE BREAK
- GP - GUARD POST
- KP - KEY PAD
- LAD - LEAD & DISK
- LO - OUTER EDGE OF GUTTER
- LS - LICENSE SURVEYOR
- N - NORTH
- NE - NORTHEAST
- NG - NATURAL GROUND
- NW - NORTHWEST
- O/S - OFF SET
- P.L. - PROPERTY LINE
- PAR - PARAPET
- RH - ROOF HATCH
- RS - ROOF SURFACE
- S - SOUTH
- SE - SEWER CLEANOUT
- SE - SOUTHWEST
- SW - SOUTHWEST
- TC - TOP OF CURB
- TF - TOP OF BUILDING FACIA
- TH - TOP OF ROOF HATCH
- TPP - TOP OF PARAPET
- TS - TOP OF SKY LIGHT
- TT - TOP OF TREE
- TW - TOP OF WALL
- W - WEST
- WF - WROUGHT IRON FENCE

**COORDINATES:**

- A** LATITUDE: 32°42'52.419" N  
LONGITUDE: 117°06'50.011" W  
DATUM: NAD83
- B** LATITUDE: 32°42'52.808" N  
LONGITUDE: 117°06'49.073" W  
DATUM: NAD83
- C** LATITUDE: 32°42'53.143" N  
LONGITUDE: 117°06'47.713" W  
DATUM: NAD83
- D** LATITUDE: 32°42'52.185" N  
LONGITUDE: 117°06'48.093" W  
DATUM: NAD83

**Booth & Suarez**  
ARCHITECTURE INCORPORATED  
305 CARLESON VILLAGE DRIVE, SUITE 202  
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR  
**verizon wireless**

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

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

PROJECT NAME

**GATEWAY CENTER**

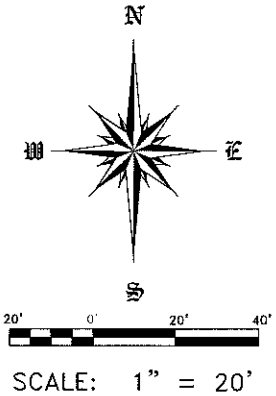
3636 GATEWAY CENTER AVENUE,  
SAN DIEGO, CA 92102

DRAWING DATES

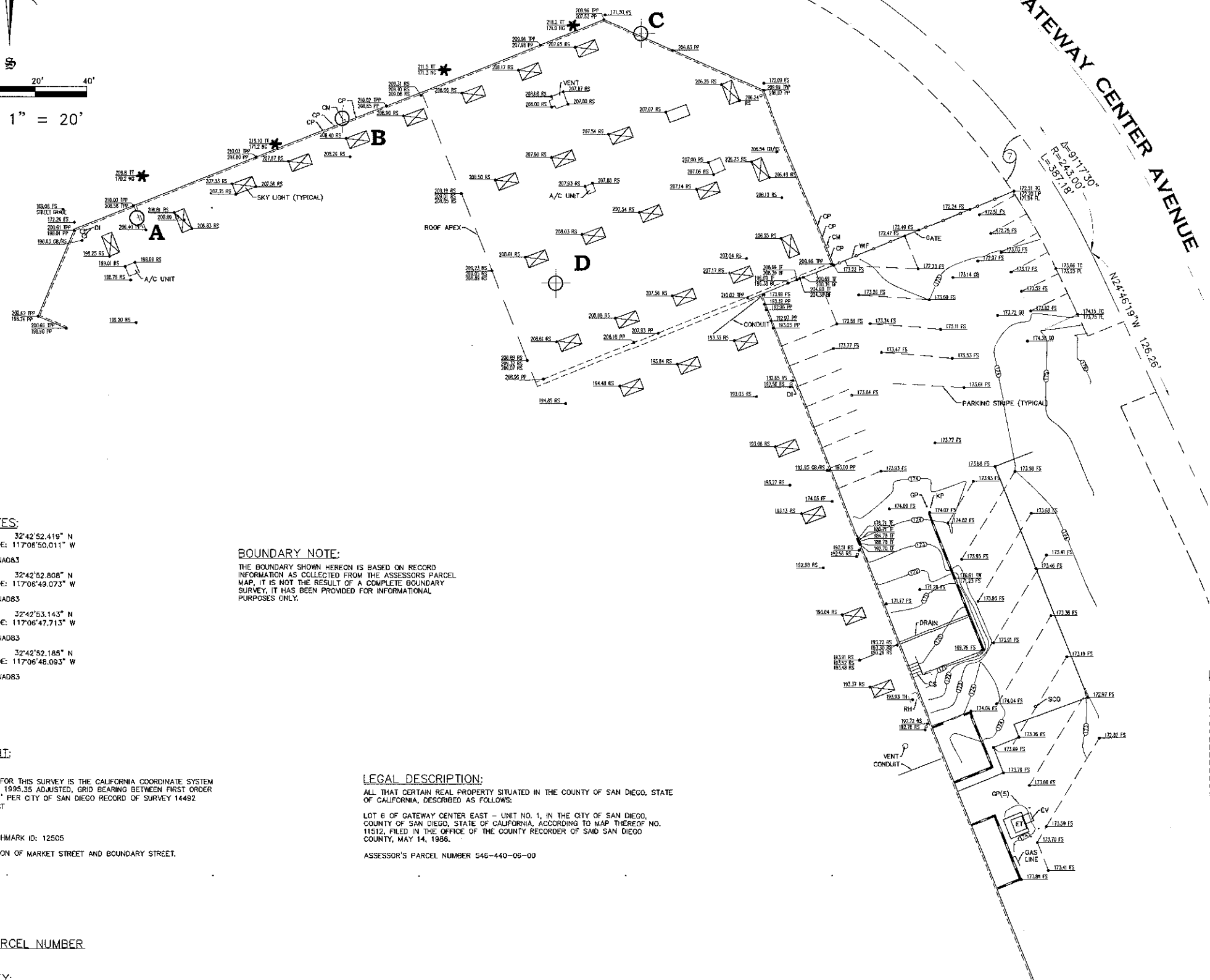
SHEET TITLE

TOPOGRAPHIC SURVEY

C1 of C2



DETAIL:  
SCALE: 1" = 20'



- COORDINATES:**
- A** ○ LATITUDE: 32°42'52.419" N  
LONGITUDE: 117°06'50.011" W  
DATUM: NAD83
  - B** ○ LATITUDE: 32°42'52.808" N  
LONGITUDE: 117°06'49.073" W  
DATUM: NAD83
  - C** ○ LATITUDE: 32°42'53.143" N  
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**BOUNDARY NOTE:**  
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**DATUM STATEMENT:**  
BASIS OF BEARINGS:  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1895.35 ADJUSTED. GRID BEARING BETWEEN FIRST ORDER STATION '1150' AND '1156' PER CITY OF SAN DIEGO RECORD OF SURVEY 14492 I.E. NORTH 83°06'02" EAST  
BENCHMARK:  
CITY OF SAN DIEGO BENCHMARK ID: 12505  
LOCATION: AT INTERSECTION OF MARKET STREET AND BOUNDARY STREET.  
ELEV. 143.356  
MEAN SEA LEVEL

**LEGAL DESCRIPTION:**  
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
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ASSESSOR'S PARCEL NUMBER 546-440-06-00

ASSESSOR'S PARCEL NUMBER  
546-440-06-00

DATE OF SURVEY:  
07/19/2011

- LEGEND:**
- A/C - AIR CONDITIONED
  - BF - BOTTOM OF BUILDING FACIA
  - CL - CENTER LINE
  - CM - CELL MOUNT
  - CP - CELL PANEL
  - CS - CONCRETE STAIR
  - DI - DRAIN INLET
  - E - EAST
  - ET - ELECTRIC TRANSFORMER
  - EV - ELECTRIC VAULT
  - FD - FOUND
  - FF - FINISH FLOOR
  - FL - FLOW LINE
  - FS - FINISH SURFACE
  - GB - GRADE BREAK
  - GP - GUARD POST
  - KP - KEY PAD
  - L&D - LEAD & DISK
  - LIP - OUTER EDGE OF GUTTER
  - LS - LICENSE SURVEYOR
  - N - NORTH
  - NE - NORTHEAST
  - NG - NATURAL GROUND
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  - O/S - OFF SET
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CONSULTANT  
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232 AVENIDA FABRICANTE,  
SUITE 107  
SAN CLEMENTE, CA 92672  
(949) 248-4685

PROJECT NAME  
**GATEWAY CENTER**  
3636 GATEWAY CENTER AVENUE,  
SAN DIEGO, CA 92102

DRAWING DATES

SHEET TITLE  
TOPOGRAPHIC SURVEY

**Tse, Simon**

---

**From:** Robert Leif [rleif@rleif.com]  
**Sent:** Thursday, February 16, 2012 12:47 PM  
**To:** Tse, Simon  
**Cc:** Reynaldo Pisano; BD Howard; Bucey, Karen; corazon25@cox.net  
**Subject:** RE: Verizon Wireless Gateway Center PTS 258715

Simon

The SSDPG Consensus was to:

Recommend support including the deviation to exceed the limit of 250sf for the equipment room by 166sf. Committee also recommended the implementation of the SDPD Recommendations. MSC 8-0-0

Yours

Robert C. Leif, Ph.D.

Chair SSDPG

---

**From:** Tse, Simon [mailto:STse@sandiego.gov]  
**Sent:** Tuesday, February 14, 2012 9:27 AM  
**To:** rleif@rleif.com  
**Cc:** 'Kerrigan Diehl'  
**Subject:** Verizon Wireless Gateway Center PTS 258715

Good morning Robert-

I am trying to schedule the item for Planning Commission Hearing. It is my understanding that the project was recently presented to the Southeastern San Diego Planning Group. Can you please confirm and if possible email me the Community Planning Distribution form when you get a chance? Thanks again for all your help.

ST

Simon Tse : Planner : Office: 619.687.5984 : Fax: 619.446.5499  
Development Services Department :  
1222 First Avenue, 5th Floor San Diego, CA 92101-4155 :  
Email - [STse@Sandiego.gov](mailto:STse@Sandiego.gov)



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 WCF - Telecom

Project Title Project No. For City Use Only  
 VZ: "Gateway Center"

Project Address:  
 3636 Gateway Center Ave, San Diego CA

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

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

Additional pages attached  Yes  No

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature : Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature : Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature : Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature : Date:

Project Title: Verizon: Gateway Center	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? CA Corporate Identification No. 95-1896732 TIN:  
 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): San Diego Blood Bank <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 3636 Gateway Center Ave City/State/Zip: San Diego, CA 92102 Phone No: (619) 296-6393 Fax No: (619) 725-3001 Name of Corporate Officer/Partner (type or print): Ramona Walker Title (type or print): CEO Signature:  Date: 8/22/11	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No: Fax No: Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature : Date:
Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No: Fax No: Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature : Date:	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No: Fax No: Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature : Date:
Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No: Fax No: Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature : Date:	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No: Fax No: Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature : Date:

## 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.: 258715

PROJECT TITLE: Verizon Gateway Center

PROJECT LOCATION-SPECIFIC: 3636 Gateway Center Avenue, San Diego, CA 92102

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT (PDP) to allow for the installation of a new Wireless Communication Facility (WCF). The WCF would consist of three (3) antenna sectors with four (4) antennas per sector (total of 12 antennas); two (2) GPS antennas; a new equipment building painted to match the existing building; and associated coaxial cables and equipment, including a diesel emergency generator. The antenna sectors would be wall mounted on the existing building, and screened behind RF transparent screen boxes. The equipment building and generator would be located along the eastern side of the existing building, near an existing driveway from Gateway Center Way. The project is located in the SESDPD-I-2 zone within the Southeastern San Diego Community Planning area.

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

Matt M... / Senior Planner  
 SIGNATURE/TITLE

12/15/11  
 DATE

CHECK ONE:

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

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:





THE CITY OF SAN DIEGO

DATE OF NOTICE: February 28, 2012

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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<b>DATE OF HEARING:</b>	<b>March 15, 2012</b>
<b>TIME OF HEARING:</b>	<b>9:00 A.M.</b>
<b>LOCATION OF HEARING:</b>	<b>Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101</b>
<b>PROJECT TYPE:</b>	<b>PLANNED DEVELOPMENT PERMIT PROCESS LEVEL 4</b>
<b>PROJECT NUMBER:</b>	<b>258715</b>
<b>PROJECT NAME:</b>	<b><u>VERIZON WIRELESS GATEWAY CENTER</u></b>
<b>APPLICANT:</b>	<b>Shelly Kilbourn</b>
<b>COMMUNITY PLAN AREA:</b>	<b>Southeastern San Diego</b>
<b>COUNCIL DISTRICT:</b>	<b>District 4</b>
<b>CITY PROJECT MANAGER:</b>	<b>Simon Tse, Associate Planner</b>
<b>PHONE NUMBER:</b>	<b>(619) 687-5984</b>

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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 new Wireless Communication Facility (WCF) located at 3636 Gateway Center Ave in the Southeastern San Diego Planned District I-2 zone within the Southeastern San Diego Community Planning area (Council District 4). The project as designed 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. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://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.

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. 24002199

Revised 12/5/08 RH

**Verizon Wireless Gateway Center**  
**PROJECT CHRONOLOGY**  
**PTS #258715 INT #24002199**

Date	Action	Description	City Review	Applicant Response
<b>10.4.2011</b>	<b>First Submittal</b>	<b>Project Deemed Complete</b>		
10.27.2011	First Assessment Letter		<b>23 days</b>	
11.15.2012	Second Submittal			<b>19 days</b>
12.20.2012	Second Assessment Letter		<b>35 days</b>	
2.13.2012	All issues resolved			<b>55 days</b>
3.15.2012	Scheduled for Planning Commission		<b>31 days</b>	
<b>Total Staff Time:</b>		Including City Holidays and Furlough	<b>89 days</b>	
<b>Total Applicant Time:</b>		Including City Holidays and Furlough		<b>74 days</b>
<b>Total Project Running Time:</b>		From Deemed Complete to PC Hearing	<b>163 days</b>	