



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 5, 2012 **REPORT NO.** PC-12-072

ATTENTION: Planning Commission, Agenda of July 12, 2012

SUBJECT: VERIZON WIRELESS - GOLDFINCH
PROJECT NO. 265865, PROCESS 4

**OWNER/
APPLICANT:** Point of Mission Hills Maintenance Corporation
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Conditional Use Permit to maintain an existing Wireless Communication Facility (WCF) located at 836 West Pennsylvania Avenue within the Uptown Planning Area?

Staff Recommendation: APPROVE Conditional Use Permit No. 935577.

Community Planning Group Recommendation: On June 5, 2012 the Uptown Community Planning Committee voted 15-0-1 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 29, 2012, and the opportunity to appeal that determination ended June 14, 2012 (Attachment 13).

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

This project, which includes a WCF concealed within two rooftop cupolas above an existing condominium, was originally approved on October 16, 2000 under Permit No. 99-0960-26 for a total of twelve (12) antennas, one microwave dish and associated equipment. A ten year expiration date was added as a condition of approval. On December 8, 2012, Verizon Wireless submitted a new application to extend the use of this facility. The project under the current regulations requires a Conditional Use Permit (CUP), Process 4, Planning Commission decision. The property is zoned MR-1000 in the Mid-City Communities Planned District and it is designated for residential use in the Uptown Planning Area. The site is surrounded by multi-family residential units to the north, south and east of the property and single family units to the west (Attachment 2). There is one other WCF located on this property belonging to T-Mobile.

DISCUSSION

Project Description: Verizon Wireless is proposing to maintain a total of twelve (12) wireless communication antennas and a future microwave dish within two (2) fully enclosed rooftop cupolas and associated equipment inside an existing equipment room located on the ground floor. The rooftop cupolas are located on the southeast and southwest portions of the building, and are painted and textured to match the condominium. No changes are being proposed to these cupolas at this time since the Fiberglass Reinforced Panel (FRP) material associated with these cupolas is still in good condition. A Radio Frequency report was submitted by Verizon Wireless demonstrating compliance with the Federal Communication Commission.

Community Plan Analysis: This existing WCF is located in an area identified as Low Density Residential in the Uptown Community Plan. The Uptown Community Plan does not contain specific policies on wireless communication facility development; therefore there are no Community Plan land use issues associated with the location of the project.

The Uptown Community Plan contains urban policies for new development to be compatible with the color, texture, architectural detail and overall appearance of the surrounding neighborhood. Additionally, visually distracting rooftop appendages such as stairway towers and mechanical equipment should be screened from public view. Verizon's existing design will continue to fully camouflage and conceal the WCF from the surrounding area, and therefore this facility is consistent with the design policies within the Uptown Community Plan.

Council Policy 600-43 – The guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed in a Preference 4 location according to Council Policy 600-43, which categorizes WCF's according to the land use in which it is located. The project is located on a residential property and requires a CUP. The applicant is required to submit a site justification letter explaining why a Preference 4 level site was selected over any lower Preference Level sites. For this project, Verizon Wireless has elected to remain at its current location inside a completely concealed design. Both the height and the design of the cupolas provide the necessary features to maintain the coverage and performance while camouflaging the antennas from the public view.

Conclusion: Staff has reviewed the proposed project and has determined the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the Mid City Communities Planned District MR-1000 zone and the Wireless Communication Antennas Facility Regulations. A Conditional Use Permit is required as the facility is located on a residential use within a residential zone. The required findings can be made to support staff's recommendation. Therefore, staff recommends the Planning Commission approve Conditional Use Permit No. 935577.

ALTERNATIVES

1. **Approve Conditional Use Permit No. 935577, with modifications.**

2. **Deny Conditional Use Permit No. 935577, 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,



Mike Westlake
Program Manager
Development Services Department



Simon Tse
Associate Planner
Development Services Department

Attachments:

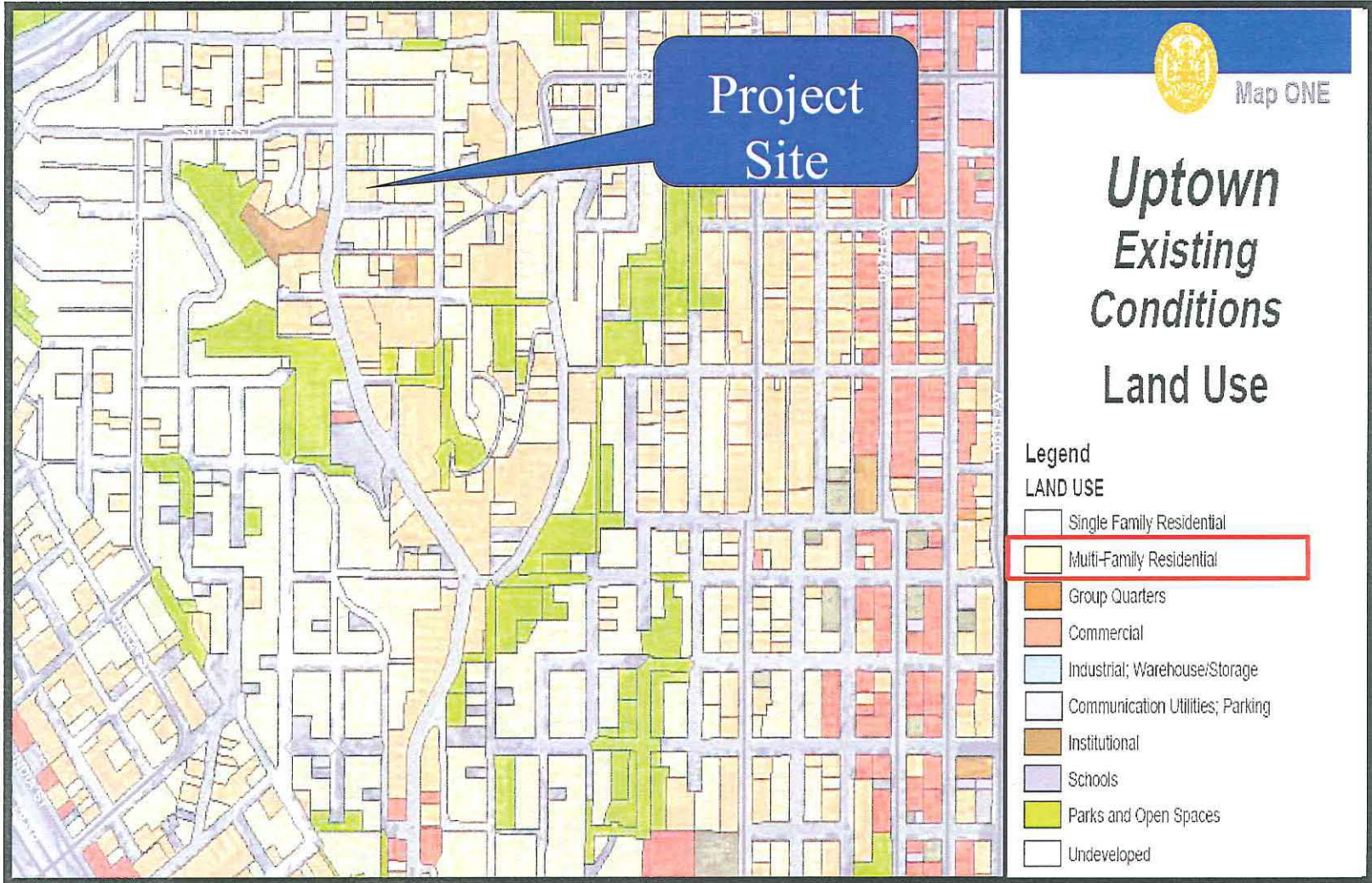
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Project Site Plan(s)
8. Project Site Photo(s)
9. Photo of the Cupolas
10. Copy of Permit No. 99-0960-26
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Exemption
14. Project Chronology
15. Notice of Hearing



Aerial Photo

VERIZON WIRELESS – GOLDFINCH – PROJECT NO. 265865
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103

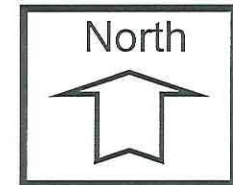


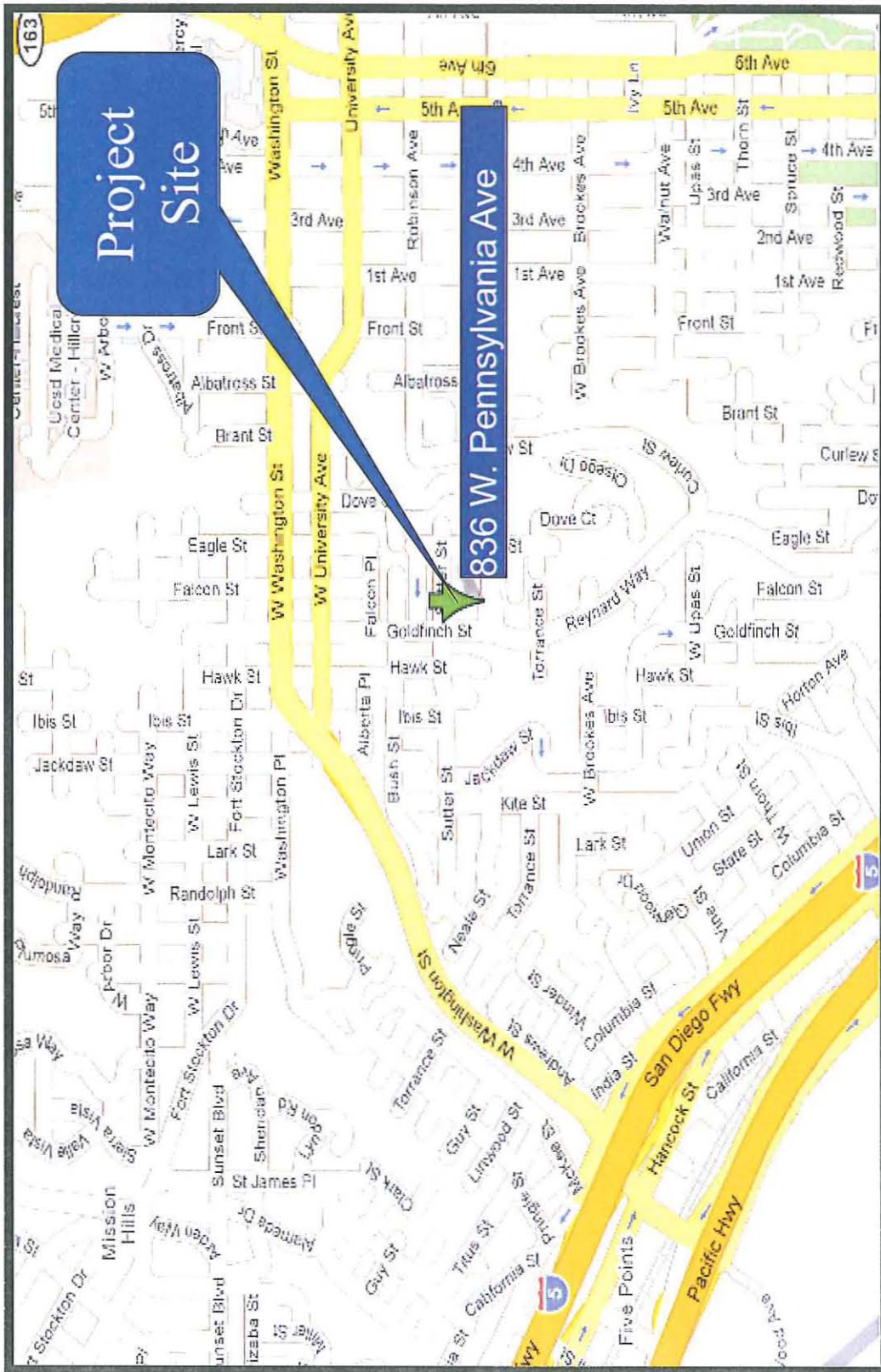


Community Land Use Map (UPTOWN)

VERIZON WIRELESS – GOLDFINCH – PROJECT NO. 265865

836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103





Project Location Map

VERIZON WIRELESS – GOLDFINCH – PROJECT NO. 265865

836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103



PROJECT DATA SHEET

PROJECT NAME:	Verizon Wireless Goldfinch	
PROJECT DESCRIPTION:	An existing Wireless Communication Facility (WCF) consisting of twelve (12) antennas and one microwave dish concealed inside two (2) rooftop cupolas. The associated equipment is located inside an equipment room on the first floor, not visible to the public.	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Mid City Communities Planned District MR-1000	
<u>ZONING INFORMATION:</u>		
Zone:	<u>Required</u> MR-1000	<u>Existing</u> MR-1000
Height Limit:	50 feet	42'-6" feet
Front Setback:	10 feet	10 feet
Interior Side Setback:	6 feet	6 feet
Street Side Setback:	6 feet	6 feet
Rear Setback:	1 feet if alley, 15 feet if no alley	1 feet
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	MCCPD-MR-1000	Multi-Family Housing
SOUTH:	(MCCPD) MR-1000/MR-3000	Multi-Family Housing
EAST:	MCCPD-MR-3000	Multi-Family Housing
WEST:	MCCPD-MR-1000	Single-Family Housing
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Uptown Community Planning Group voted to recommend approval of the project on June 5, 2012.	

PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT APPROVAL NO. 935577
VERIZON WIRELESS GOLDFINCH

WHEREAS, POINT MISSION HILLS MAINTENANCE CORPORATION, Owner & VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for an existing Wireless Communication Facility (WCF) that consists of twelve (12) antennas and one microwave dish concealed inside two (2) fully enclosed rooftop cupolas and associated equipment as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 935577;

WHEREAS, the project site is located at 836 W. Pennsylvania Avenue, in the Mid City Communities Planned District MR-1000 zone within the Uptown Community Planning Area.

WHEREAS, the project site is legally described as parcel 1 of parcel map no. 14561, in the City of San Diego, County of San Diego, State of California, filed in the office of the County recorder of San Diego County, December 1, 1986. Together with that portion of the alley as vacated by the City of San Diego resolution #287127 recorded April 2, 1996. As file no. 175293 of official records adjoining said land on the east.

WHEREAS, on July 12, 2012, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 935577 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated July 12, 2012.

FINDINGS:

Findings for Conditional Use Permit Approval - Section §126.0305

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

The Uptown Community Plan does not address wireless communication facilities as a specific land use. However, the City of San Diego General Plan addresses these facilities, recommending that they minimize visual impacts by concealing the wireless facilities in existing structures when possible, designing facilities to be aesthetically pleasing and respectful to the neighborhood context and concealing mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. 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 existing twelve (12) antennas are completely concealed inside two enclosed rooftop cupolas. The associated equipment is also concealed inside an existing equipment room on the buildings first floor. As a

result, the existing development would not adversely affect the Uptown 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 May 6, 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 allowable deviations pursuant to the Land Development Code; and

The project complies with all applicable development regulations of the Land Development Code and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0420). This section of the code requires telecommunication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The existing antennas are concealed inside the rooftop cupolas. The associated equipment is also completely concealed inside an equipment room on the first floor of the condominium. The existing use of the property is residential and as such, a Conditional Use Permit is required. There are no deviations from the development regulations with this application. Therefore, Verizon's project is in full compliance with the applicable regulations of the Land Development Code.

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

Typically, the City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the search ring identifies non-residential properties, but due to the height of the existing building, Verizon was able to cover a larger objective area with one site. All twelve (12) existing antennas are concealed inside the two (2) rooftop cupolas and as such, it meets the Wireless Communication Facility regulations. This project has been designed to comply with Section 141.0420 and the Wireless Communication Facility Guidelines. Additionally, this site will allow Verizon Wireless to maintain their existing network coverage to the roadways, homes, and business located in the area. Thus, the proposed use is appropriate for this site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit 935577 is hereby GRANTED by the Conditional Use Permit to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 935577 copy of which is attached hereto and made a part hereof.

Simon Tse
Associate Planner
Development Services

Adopted on: July 12, 2012

Internal Order No. 24002381

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: 24002381

CONDITIONAL USE PERMIT NO. 935577
VERIZON WIRELESS GOLDFINCH
PROJECT NO. 265865
PLANNING COMMISSION

This Conditional Use Permit is granted by the Planning Commission, of the City of San Diego to **Point of Mission Hills Maintenance Corporation**, Owner, and **Verizon Wireless**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 2 and Section 141.0420. The site is located at 836 West Pennsylvania Ave in the Mid City Communities Planned District MR-1000 zone of the Uptown Community Planning Area. The project site is legally described as Parcel 1 of Parcel Map no. 14561, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County recorder of San Diego County, December 1, 1986. Together with that portion of the alley as vacated by the City of San Diego resolution #287127 recorded April 2, 1996. As file no. 175293 of official records adjoining said land on the east.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 12, 2012, on file in the Development Services Department.

The project shall include:

- a. A wireless communication facility consisting of twelve (12) wireless communication antennas and one microwave dish concealed inside two fully enclosed rooftop cupolas. The associated equipment is located inside an equipment room on the first floor, not visible to the public; and
- b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. 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.
2. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
3. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted
7. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.
8. In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. The proposed design complies with the Telecommunication 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 wireless carrier and owner(s) to maintain the appearance of the approved facility to the conditions 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 City Manager.

PLANNING/DESIGN REQUIREMENTS:

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

11. The 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:

- a. Three (3) antennas with the following dimensions: 56" by 8" by 2.8".
- b. Nine (9) antennas with the following dimensions: 47.4" by 11.2" by 5".

12. 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.

13. The building materials and paint used for the RF transparent screen shall not result in any noticeable lines or edges in the transition as illustrated in the approved Exhibit "A".

14. The cupolas shall be enclosed on all four sides as illustrated in the approved Exhibit "A".

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

16. No mechanical equipment, tank, duct, elevator, cooling tower, mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

17. Verizon Wireless is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on July 12, 2012 by Reso
[REDACTED]

DRAFT

Conditional Use Permit No. 935577

Date of Approval: July 12, 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.**

[POINT OF MISSION HILLS MAINTENANCE CORPORATION]

Owner

By _____
NAME
TITLE

[VERIZON WIRELESS]

Permittee

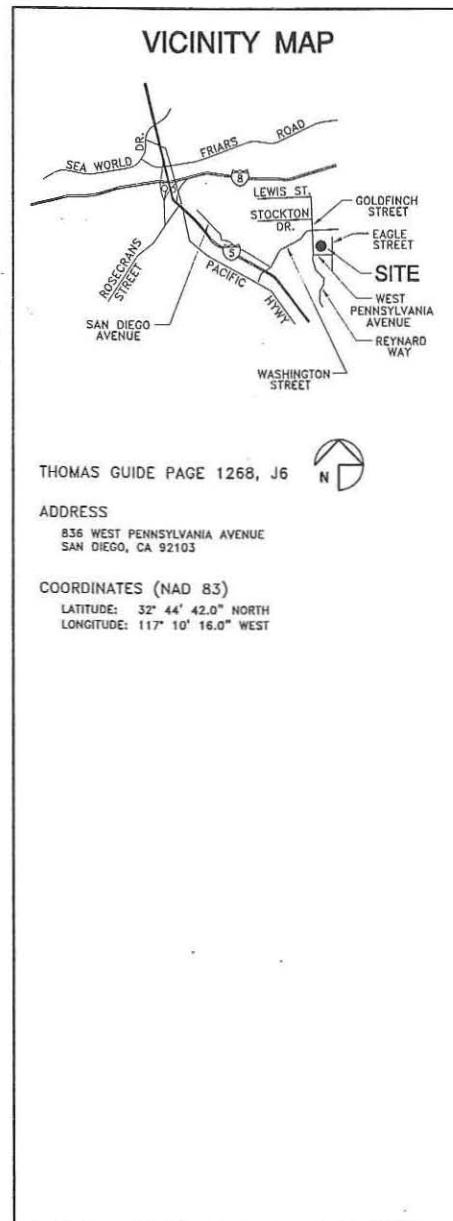
By _____
NAME
TITLE

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



GOLDFINCH RENEWAL
836 WEST PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103

RF REPORT
 PICTURE OF VERTICAL
 CABLE TRAY



CONSULTANT TEAM

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

LEASING:
 PLANCOM, INC.
 ROD PHILHOWER
 302 STATE PLACE
 ESCONDIDO, CA 92029
 (619) 200-2260

PLANNING:
 PLANCOM, INC.
 CARVER CHIU
 302 STATE PLACE
 ESCONDIDO, CA 92029
 (949) 290-9678

PERMITS REQUIRED

● CONDITIONAL USE PERMIT (C.U.P.)

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: ROD PHILHOWER
 PHONE: (619) 200-2260

OWNER: POINT OF MISSION HILLS
 MAINTENANCE CORPORATION
 2620 2ND AVENUE, PH 1
 SAN DIEGO, CA 92103
 CONTACT: MR. JAN KLEISSL
 PHONE: (443) 527-2740

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:
 RENEWAL FOR VERIZON WIRELESS CONDITIONAL USE PERMIT #99-0960-26 (DATED OCT. 26 2000) AT 836 WEST PENNSYLVANIA AVENUE WHICH INCLUDES THE FOLLOWING:

- EXISTING VERIZON WIRELESS 20'-9" x 12'-0" EQUIPMENT ROOM WITH EXISTING EQUIPMENT RACKS ON THE FIRST FLOOR OF AN EXISTING APARTMENT BUILDING
- EXISTING VERIZON WIRELESS PANEL ANTENNAS MOUNTED INSIDE RF TRANSPARENT CUPOLAS ON ROOF OF EXISTING APARTMENT BUILDING (4 ANTENNAS PER SECTOR (3 SECTORS) TOTAL OF 12 ANTENNAS)
- FUTURE (PREVIOUSLY APPROVED) 6'-0" x 4' MICROWAVE DISH MOUNTED INSIDE EXISTING RF TRANSPARENT CUPOLA ON ROOF OF EXISTING APARTMENT BUILDING
- NO NEW LANDSCAPE IS PLANNED FOR THIS SITE

LEGAL DESCRIPTION:
 LOT 20 THROUGH 26, INCLUSIVE, BLOCK 463, OF SUBDIVISION OF PARTITION OF THE EAST HALF OF PUEBLO LOT 1122, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 14, 1888.

PROJECT ADDRESS: 836 WEST PENNSYLVANIA AVENUE
 SAN DIEGO, CA 92103

ASSESSOR'S PARCEL NUMBER: 451-193-19

EXISTING ZONING: MR-3000 MID-CITY COMMUNITY PLANNING DISTRICT

TOTAL SITE AREA: 24,829 SQ. FT. = .57 ACRES

TOTAL PROJECT AREA	EXISTING APARTMENT BUILDING	47,395 SQ. FT.
	EXISTING VERIZON	230 SQ. FT.
	EXISTING AT&T MOBILITY EQUIPMENT ROOM	168 SQ. FT.
	TOTAL	47,395 SQ. FT.
	EXISTING AT&T MOBILITY ROOF TOP CUPOLAS	520 SQ. FT.
	EXISTING VERIZON ROOF TOP CUPOLAS	313 SQ. FT.
	EXISTING GARAGE & CARPORT	12,576 SQ. FT.

NOTE: NO CHANGE IN BUILDING AREA

EXISTING OCCUPANCY & USE:
 APARTMENT BLDG: R-1
 VERIZON: B
 GARAGE AREA: S-4
 EXISTING CONSTRUCTION TYPE: V-B

NOTE: THERE ARE (2) EXISTING TELECOMMUNICATIONS FACILITIES ON THIS PROPERTY (VERIZON WIRELESS & AT&T MOBILITY)

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-1	ROOF PLAN
A-2	ANTENNA PLANS
A-3	EQUIPMENT ROOM PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN

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

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA 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 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
GOLDFINCH RENEWAL
 836 WEST PENNSYLVANIA AVENUE
 SAN DIEGO, CA 92103

SAN DIEGO COUNTY

DRAWING DATES

10/31/11	ZD REVIEW (ocp)
11/01/11	REVISED ZD (cl)
11/30/11	FCC REVISION (cl)

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\Verizon\11135

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
836 WEST PENNSYLVANIA AVENUE, SAN DIEGO CA 92103
(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" BMPs.

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

- Sediment
- Nutrients
- Trash & Debris
- Oxygen Demanding Substances
- 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 consolidating 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

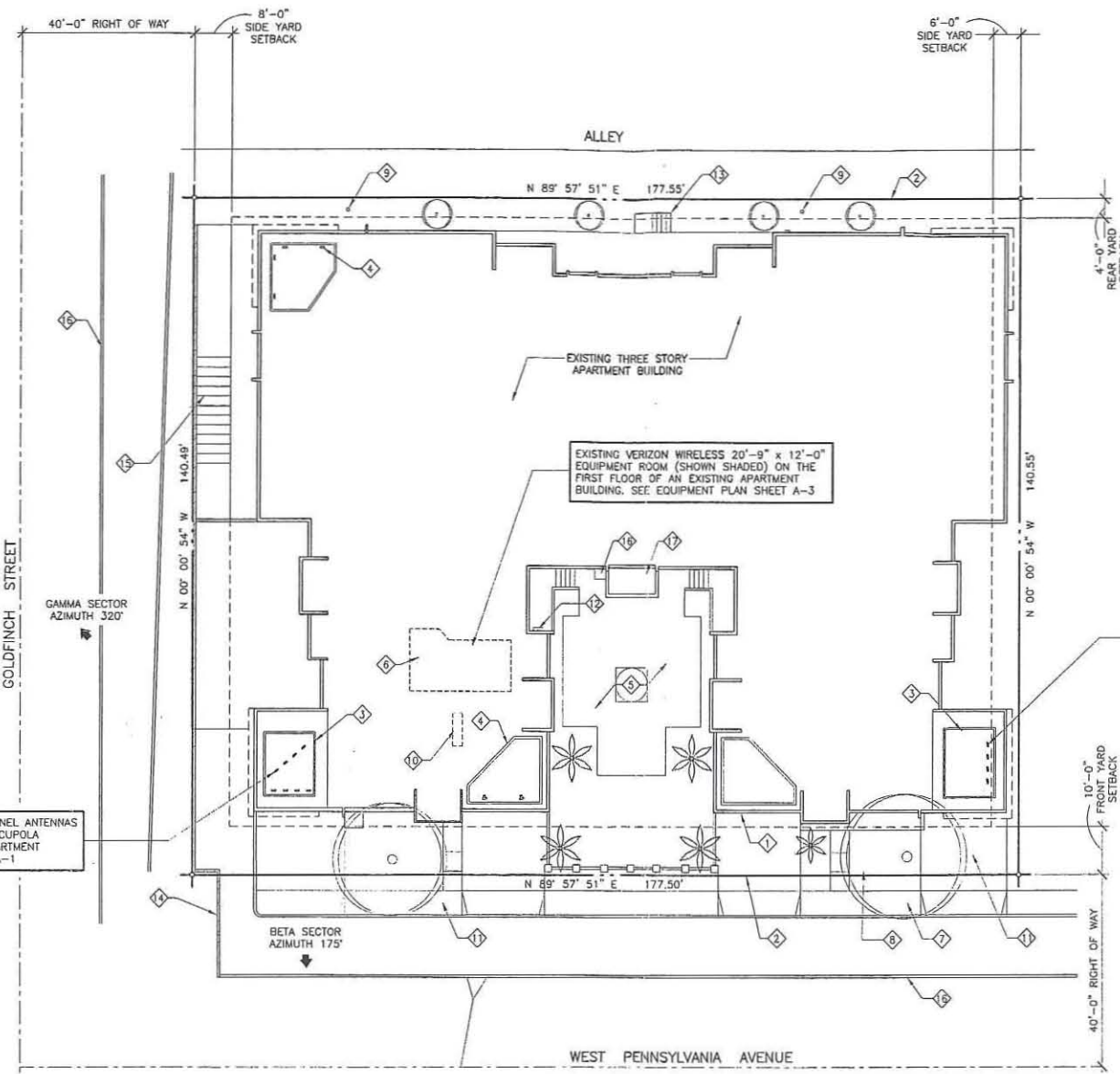
Additionally, I/ we will:

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

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

Lessee: JAMES KELLY Company Name: VERIZON WIRELESS
(print name)

Landowner: [Signature] Date: 7/27/2010
(signature)



NOTES:

1. ANY ARTIFICIAL LIGHTING SHALL BE DIRECTED OR SHIELDED SO AS NOT TO FACE ONTO ADJACENT PROPERTY
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE 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 PERMITEE 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 PERMITEE 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

EXISTING (4) VERIZON WIRELESS PANEL ANTENNAS MOUNTED INSIDE RF TRANSPARENT CUPOLA (SHOWN SHADED) ON ROOF OF APARTMENT BUILDING. SEE ROOF PLAN SHEET A-1

EXISTING (6) VERIZON WIRELESS PANEL ANTENNAS MOUNTED INSIDE RF TRANSPARENT CUPOLA (SHOWN SHADED) ON ROOF OF APARTMENT BUILDING. SEE ROOF PLAN SHEET A-1

ALPHA SECTOR AZIMUTH 80°

**STORM WATER QUALITY NOTES
CONSTRUCTION BMPs**

- NOTES 1-7 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.
1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
 2. SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
 3. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
 4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
 5. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
 6. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
 7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

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

GRADING VOLUMES:

EXPORT: REMOVAL SUBSURFACE SOILS:	0 CU. YDS
TOTAL:	0 CU. YDS
IMPORT:	0 CU. YDS

SITE PLAN NOTES:

- 1 EXISTING BUILDING WALL
- 2 EXISTING PROPERTY LINE (TYPICAL)
- 3 EXISTING VERIZON WIRELESS ANTENNAS INSIDE RF TRANSPARENT ROOFTOP CUPOLA (SHOWN SHADED)
- 4 EXISTING AT&T MOBILITY ANTENNAS INSIDE RF TRANSPARENT CUPOLA
- 5 EXISTING COURTYARD AREA
- 6 EXISTING VERIZON WIRELESS EQUIPMENT ROOM (SHOWN SHADED) ON THE FIRST FLOOR OF THE EXISTING APARTMENT BUILDING
- 7 EXISTING CONCRETE CURB, GUTTER AND SIDEWALK
- 8 EXISTING LANDSCAPE & HARDSCAPE AREA
- 9 EXISTING UTILITY POLE
- 10 EXISTING ELECTRICAL PULL SECTION AT FIRST FLOOR
- 11 EXISTING DRIVEWAY
- 12 EXISTING VERTICAL CABLE TRAY
- 13 EXISTING CONCRETE STAIRS AND LANDING
- 14 EXISTING CONCRETE BLOCK WALL
- 15 EXISTING CONCRETE STAIRS TO GARAGE
- 16 EXISTING CONCRETE CURB
- 17 EXISTING AT&T MOBILITY EQUIPMENT AREA ON THE FIRST FLOOR OF THE EXISTING APARTMENT BUILDING

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

LTE EQUIPMENT:
TX FREQUENCY: 776-787 MHz
RX FREQUENCY: 746-757 MHz

CDMA EQUIPMENT:
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1885-1890 MHz

PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz

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

EASEMENTS NOTE:
NO PLOTTABLE EASEMENTS ARE SHOWN WHICH REFLECTS PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS. EASEMENTS ARE SUBJECT TO REVIEW OF PRELIMINARY TITLE REPORT.

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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
GOLDFINCH RENEWAL
836 WEST PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103
SAN DIEGO COUNTY

DRAWING DATES

10/31/11	2D REVIEW (dep)
11/01/11	REVISED 2D (cl)
11/30/11	FCC REVISION (cl)

SHEET TITLE

SITE PLAN

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 SAN DIEGO, CA 92103
 SAN DIEGO COUNTY

DRAWING DATES

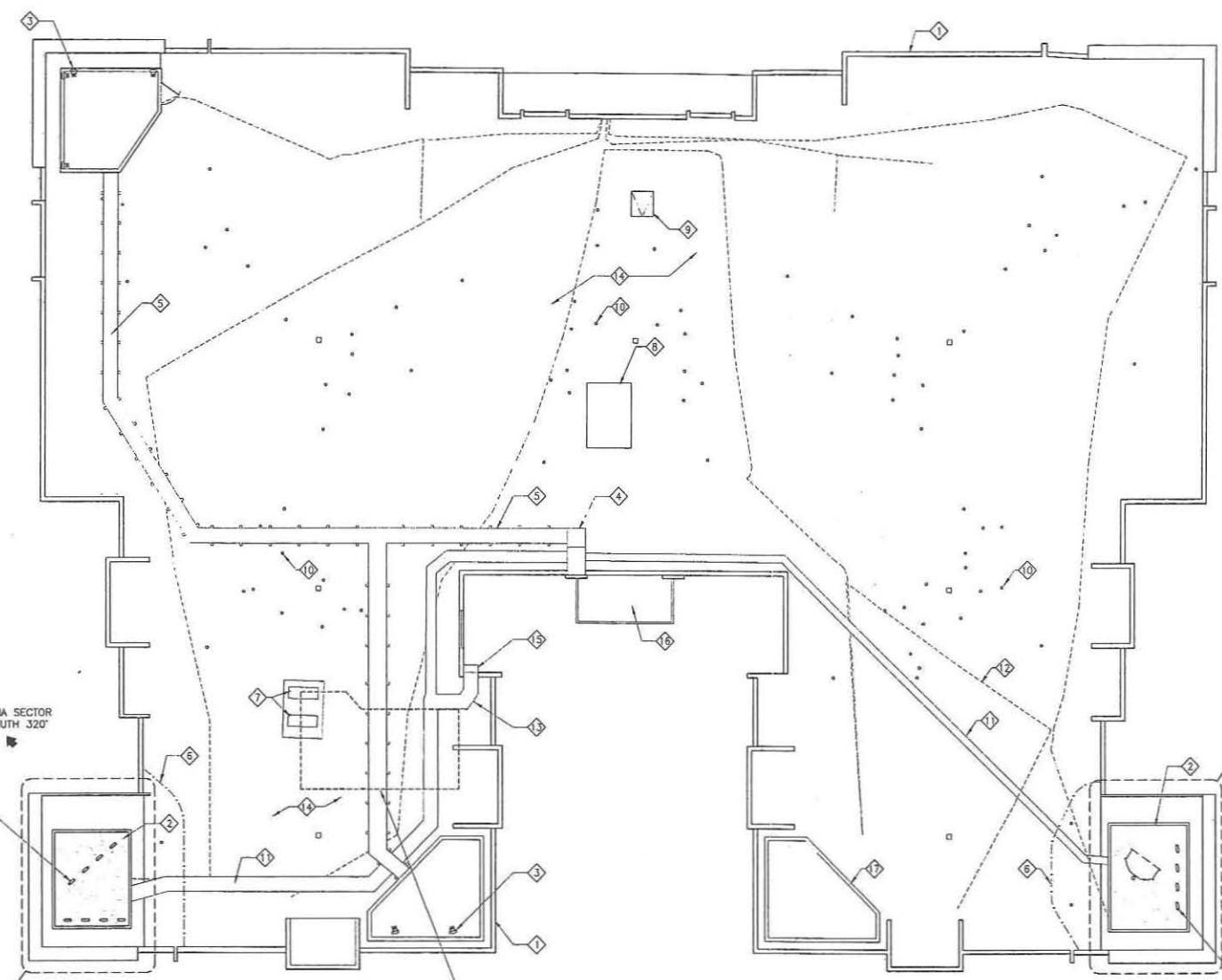
10/31/11	ZD REVIEW (ecp)
11/01/11	REVISED ZD (cl)
11/30/11	FCC REVISION (cl)

SHEET TITLE

ROOF PLAN

PROJECTS\Verizon\111155

A-1



- ROOF PLAN NOTES:**
- 1 EXISTING BUILDING PARAPET WALLS
 - 2 EXISTING VERIZON WIRELESS ANTENNAS INSIDE RF TRANSPARENT ROOFTOP CUPOLA (SHOWN SHADED)
 - 3 EXISTING AT&T MOBILITY ANTENNAS INSIDE RF TRANSPARENT CUPOLA
 - 4 EXISTING AT&T MOBILITY CABLE ROOF HATCH
 - 5 EXISTING AT&T MOBILITY COAXIAL CABLE TRAY
 - 6 EXISTING PLASTIC CHAIN & SUPPORT RF EXCLUSION ZONES
 - 7 EXISTING VERIZON WIRELESS ROOFTOP MECHANICAL UNITS
 - 8 EXISTING ELEVATOR SHAFT
 - 9 EXISTING ROOF ACCESS HATCH
 - 10 EXISTING PLUMBING VENT (TYPICAL)
 - 11 EXISTING VERIZON WIRELESS ROOFTOP CABLE TRAY
 - 12 EXISTING UTILITY CONDUIT RUNS (TYPICAL)
 - 13 EXISTING VERIZON WIRELESS GPS ANTENNA
 - 14 EXISTING BUILT-UP ROOFING
 - 15 EXISTING VERTICAL CABLE TRAY UP WALL
 - 16 EXISTING AT&T MOBILITY EQUIPMENT AREA AT GRADE LEVEL
 - 17 EXISTING ROOF TOP CUPOLA (NO ANTENNAS)

EXISTING (8) VERIZON WIRELESS PANEL ANTENNAS MOUNTED INSIDE RF TRANSPARENT CUPOLA (SHOWN SHADED) ON ROOF OF APARTMENT BUILDING. SEE ANTENNA PLANS SHEET A-2

EXISTING RF CUPOLA & ANTENNAS. SEE SHEET A-2

BETA SECTOR AZIMUTH 175°

ROOF PLAN
 SCALE: 1" = 10'-0"

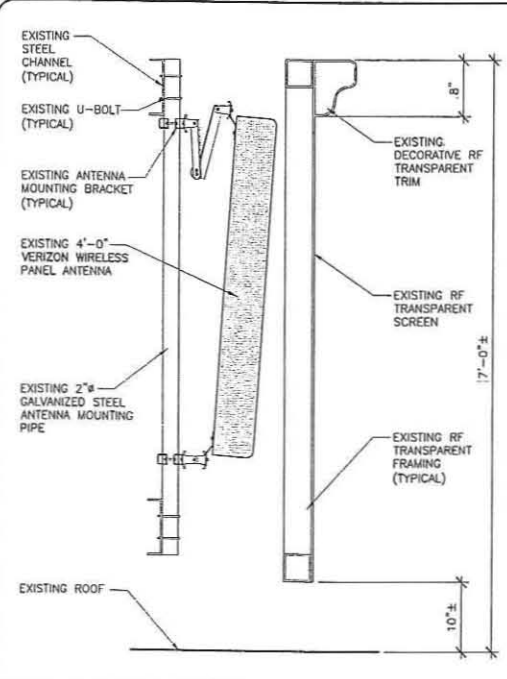


EXISTING VERIZON WIRELESS 20'-9" x 12'-0" EQUIPMENT ROOM ON THE FIRST FLOOR OF AN EXISTING APARTMENT BUILDING. SEE EQUIPMENT PLAN SHEET A-3

EXISTING RF CUPOLA & ANTENNAS. SEE SHEET A-2

ALPHA SECTOR AZIMUTH 80°

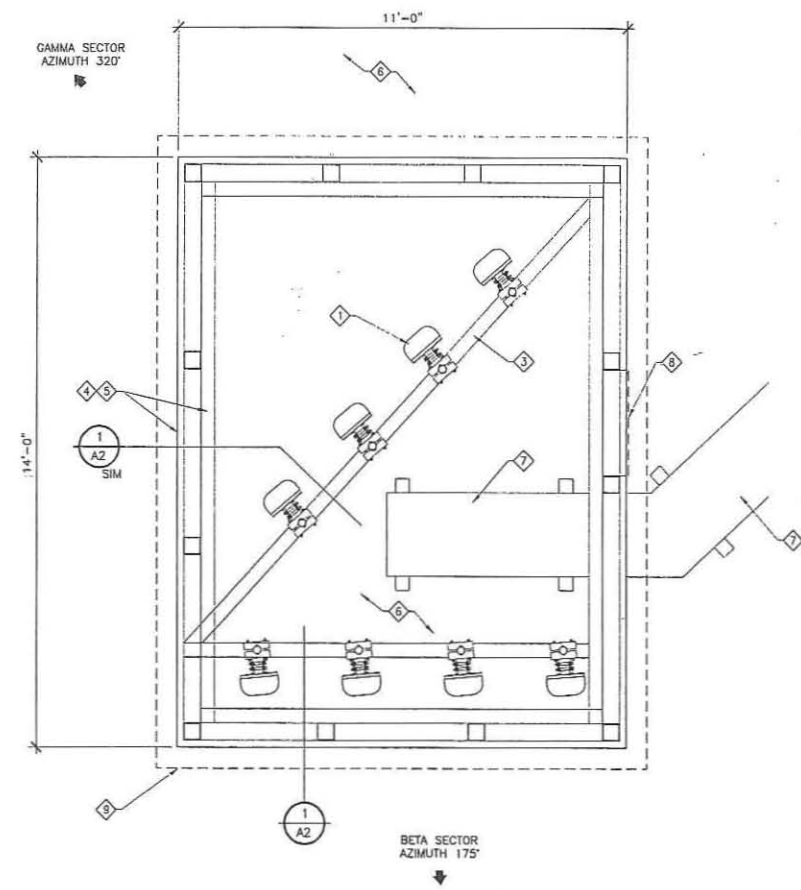
EXISTING (8) VERIZON WIRELESS PANEL ANTENNAS MOUNTED INSIDE RF TRANSPARENT CUPOLA (SHOWN SHADED) ON ROOF OF APARTMENT BUILDING. SEE ANTENNA PLANS SHEET A-2



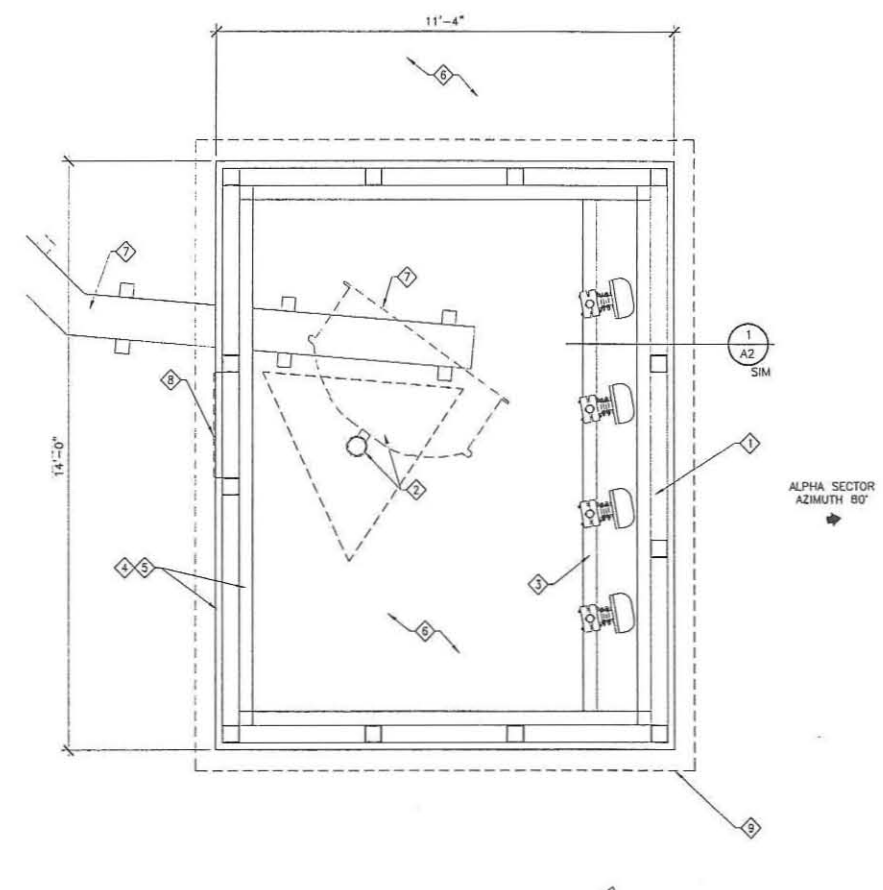
ANTENNA MOUNTING DETAIL SCALE: 1" = 1'-0" 1

EXISTING ANTENNA AND COAXIAL CABLE SCHEDULE							
SECTOR ANTENNA	AZIMUTH	ANTENNA MODEL NUMBER	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH	COAX SIZE
ALPHA 1	80°	EXISTING DIGITAL PANEL ANTENNA		8	200'-0"	6'-0"	7/8"
ALPHA 2		EXISTING PCS PANEL ANTENNA					
ALPHA 3		EXISTING LTE PANEL ANTENNA					
ALPHA 4		EXISTING DIGITAL PANEL ANTENNA					
BETA 1	175°	EXISTING DIGITAL PANEL ANTENNA		8	130'-0"	6'-0"	7/8"
BETA 2		EXISTING PCS PANEL ANTENNA					
BETA 3		EXISTING LTE PANEL ANTENNA					
BETA 4		EXISTING DIGITAL PANEL ANTENNA					
GAMMA 1	320°	EXISTING DIGITAL PANEL ANTENNA		8	130'-0"	6'-0"	7/8"
GAMMA 2		EXISTING PCS PANEL ANTENNA					
GAMMA 3		EXISTING LTE PANEL ANTENNA					
GAMMA 4		EXISTING DIGITAL PANEL ANTENNA					

- ANTENNA PLAN NOTES:**
- 1 EXISTING VERIZON WIRELESS PANEL ANTENNA (4 PER SECTOR (3 SECTORS), TOTAL OF 12 ANTENNAS)
 - 2 EXISTING STEEL SUPPORT FRAME FOR FUTURE & PREVIOUSLY APPROVED 6'-0" VERIZON WIRELESS MICROWAVE DISH ANTENNA
 - 3 EXISTING ANTENNA MOUNTING FRAME
 - 4 EXISTING RF TRANSPARENT FRAMING AND SCREEN (TYPICAL)
 - 5 EXISTING RF TRANSPARENT ROOFTOP CUPOLA
 - 6 EXISTING ROOF
 - 7 EXISTING COAXIAL CABLE TRAY
 - 8 EXISTING ACCESS PANEL
 - 9 CUPOLA DECORATIVE TRIM ABOVE (SHOWN DASHED)



ANTENNA PLAN "BETA" & "GAMMA" SECTORS SCALE: 1/2" = 1'-0"



ANTENNA PLAN "ALPHA" SECTOR SCALE: 1/2" = 1'-0"

Booth & Suarez
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 CARLSBAD, CA 92008 (760) 434-8474

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APPROVALS

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

PROJECT NAME
GOLDFINCH RENEWAL
 836 WEST PENNSYLVANIA AVENUE
 SAN DIEGO, CA 92103
 SAN DIEGO COUNTY

DRAWING DATES
 10/31/11 2D REVIEW (sep)
 11/01/11 REVISED 2D (cl)
 11/30/11 FCC REVISION (cl)

SHEET TITLE
ANTENNA PLANS

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 RENEWAL**

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 SAN DIEGO, CA 92103

SAN DIEGO COUNTY

DRAWING DATES

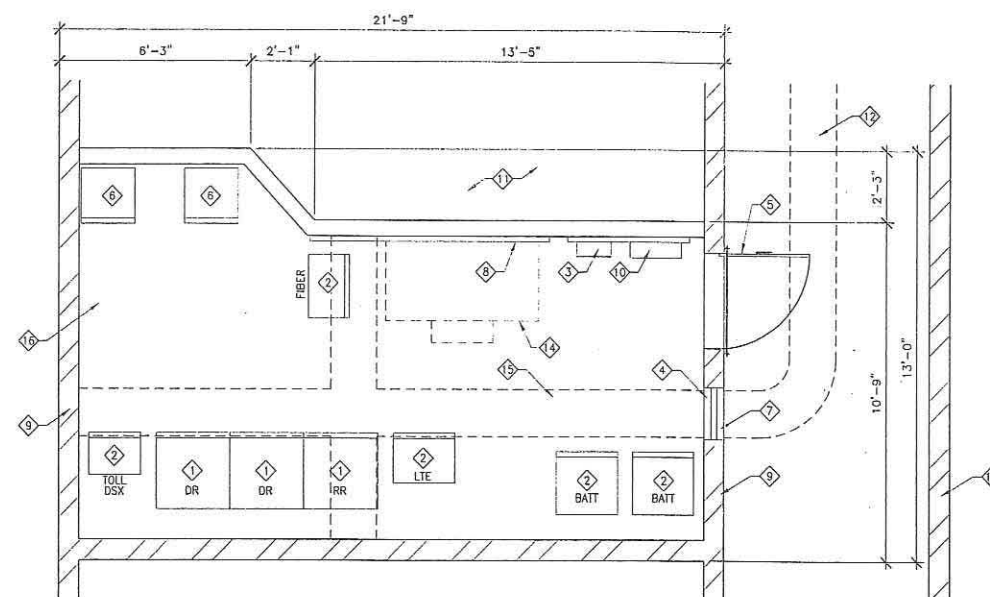
10/31/11	ZD REVIEW (ocp)
11/01/11	REVISED ZD (el)
11/30/11	FCC REVISION (el)

SHEET TITLE

**EQUIPMENT ROOM
 PLAN**

PROJECTS\Verizon\11135

A-3



EQUIPMENT PLAN NOTES:

- 1 EXISTING VERIZON WIRELESS EQUIPMENT CABINET
- 2 EXISTING VERIZON WIRELESS EQUIPMENT RACK
- 3 EXISTING ELECTRICAL PANEL
- 4 EXISTING OVERHEAD GROUND BUSS BAR (SHOWN DASHED)
- 5 EXISTING 3'-0" DOOR WITH VERIZON WIRELESS SIGNAGE
- 6 EXISTING HVAC UNIT
- 7 EXISTING CABLE PORT
- 8 EXISTING WALL MOUNTED TELCO BOARD
- 9 EXISTING CONCRETE BLOCK EQUIPMENT ROOM WALL
- 10 EXISTING MANUAL TRANSFER SWITCH
- 11 EXISTING AT&T MOBILITY EQUIPMENT ROOM
- 12 EXISTING COAXIAL CABLE IN SOFFIT ABOVE
- 13 EXISTING RETAINING WALL
- 14 EXISTING TABLE & CHAIR
- 15 EXISTING OVERHEAD LADDER RACK
- 16 EXISTING VERIZON WIRELESS EQUIPMENT ROOM AT GRADE LEVEL

EQUIPMENT ROOM PLAN

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





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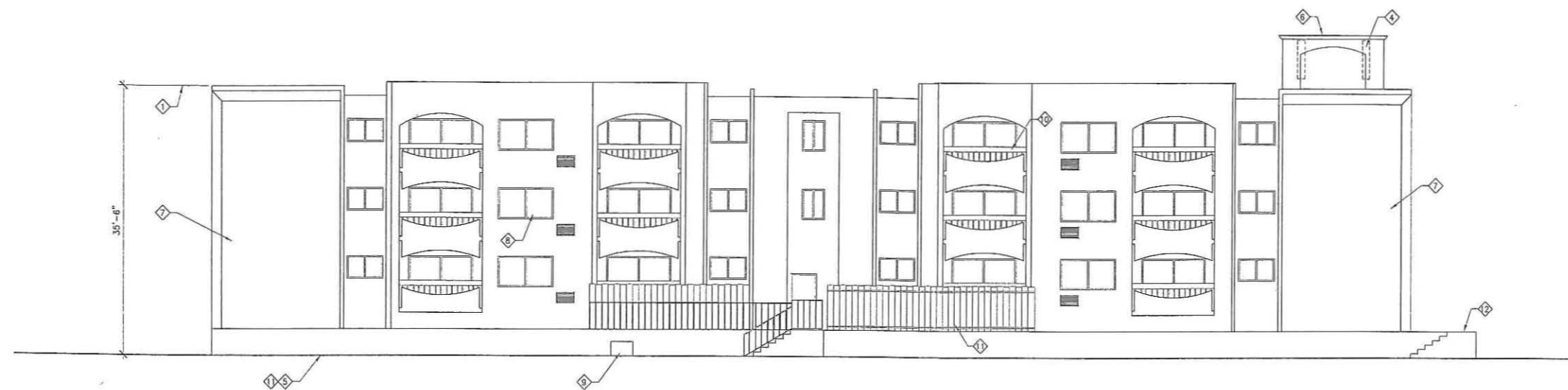
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11/30/11	FCC REVISION (cl)

SHEET TITLE

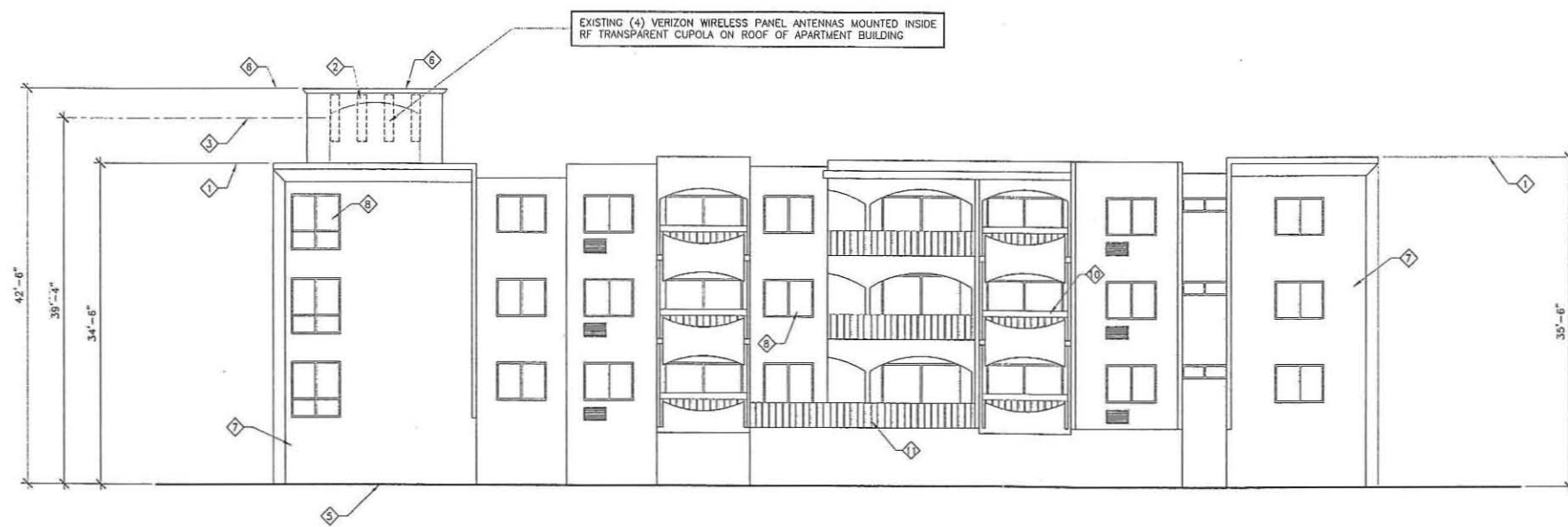
**EXTERIOR
 ELEVATIONS**

PROJECTS\Verizon\11135

A-4



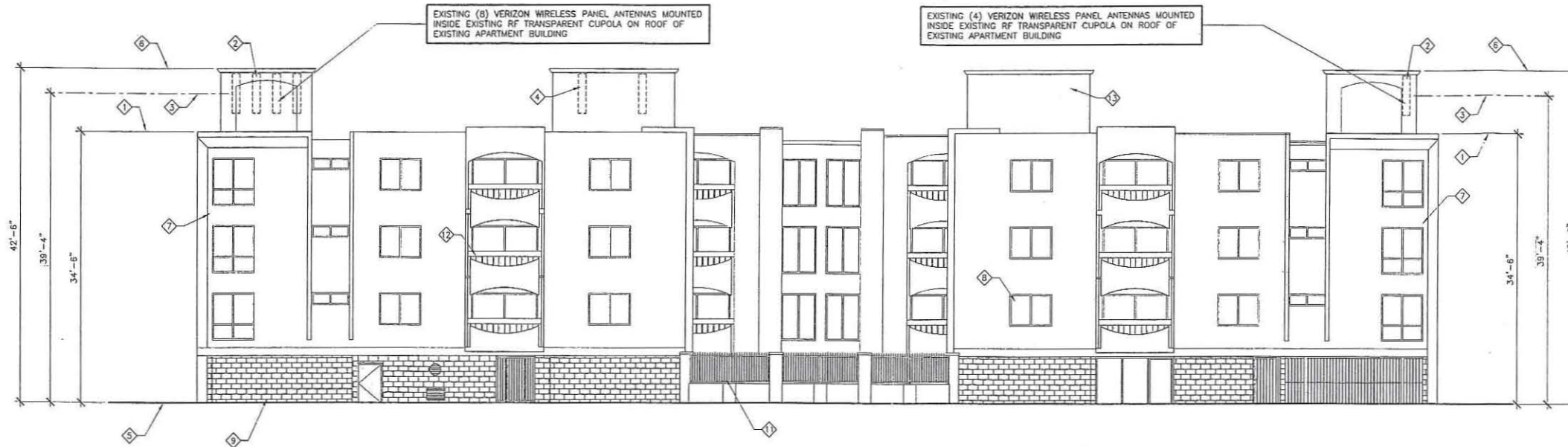
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



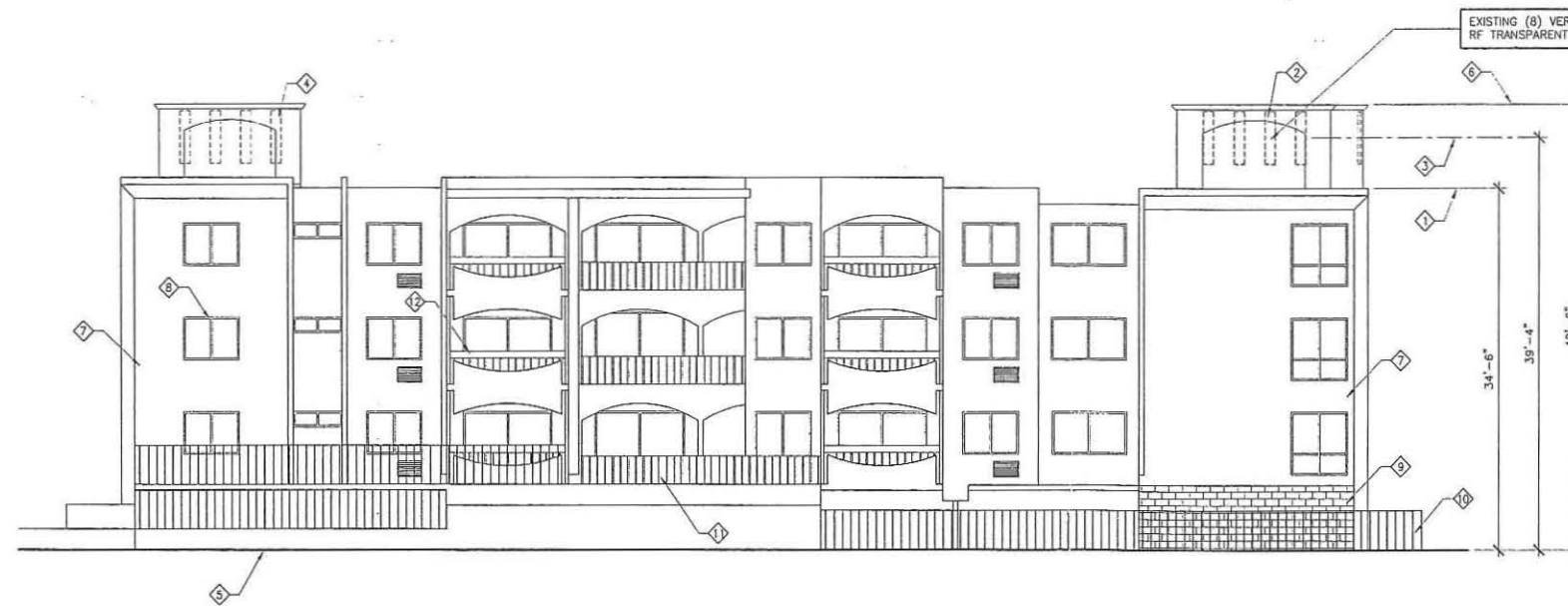
EAST ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES:

- ① TOP OF EXISTING PARAPET
- ② EXISTING VERIZON WIRELESS PANEL ANTENNAS INSIDE RF TRANSPARENT CUPOLA
- ③ CENTERLINE OF EXISTING VERIZON WIRELESS PANEL ANTENNAS
- ④ EXISTING AT&T MOBILITY PANEL ANTENNAS INSIDE RF TRANSPARENT CUPOLA
- ⑤ EXISTING GRADE
- ⑥ TOP OF EXISTING CUPOLA
- ⑦ EXISTING STUCCO FINISHED EXTERIOR WALL (TYPICAL)
- ⑧ EXISTING ALUMINUM FRAMED WINDOW (TYPICAL)
- ⑨ EXISTING GARAGE AIR VENT
- ⑩ EXISTING WOOD GUARDRAIL (TYPICAL)
- ⑪ EXISTING WROUGHT IRON GUARDRAIL (TYPICAL)
- ⑫ EXISTING DECK



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



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

EXTERIOR ELEVATION NOTES:

- 1 TOP OF EXISTING PARAPET
- 2 EXISTING VERIZON WIRELESS PANEL ANTENNAS INSIDE RF TRANSPARENT CUPOLA
- 3 CENTERLINE OF EXISTING VERIZON WIRELESS PANEL ANTENNAS
- 4 EXISTING AT&T MOBILITY PANEL ANTENNAS INSIDE RF TRANSPARENT CUPOLA
- 5 EXISTING GRADE
- 6 TOP OF EXISTING CUPOLA
- 7 EXISTING STUCCO FINISHED EXTERIOR WALL (TYPICAL)
- 8 EXISTING ALUMINUM FRAMED WINDOW (TYPICAL)
- 9 EXISTING CONCRETE BLOCK WALL
- 10 EXISTING PARKING GARAGE SECURITY GATE
- 11 EXISTING WROUGHT IRON GUARDRAIL (TYPICAL)
- 12 EXISTING WOOD GUARDRAIL (TYPICAL)
- 13 EXISTING ROOF TOP CUPOLA WITH NO ANTENNAS

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(949) 222-7000

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836 WEST PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103

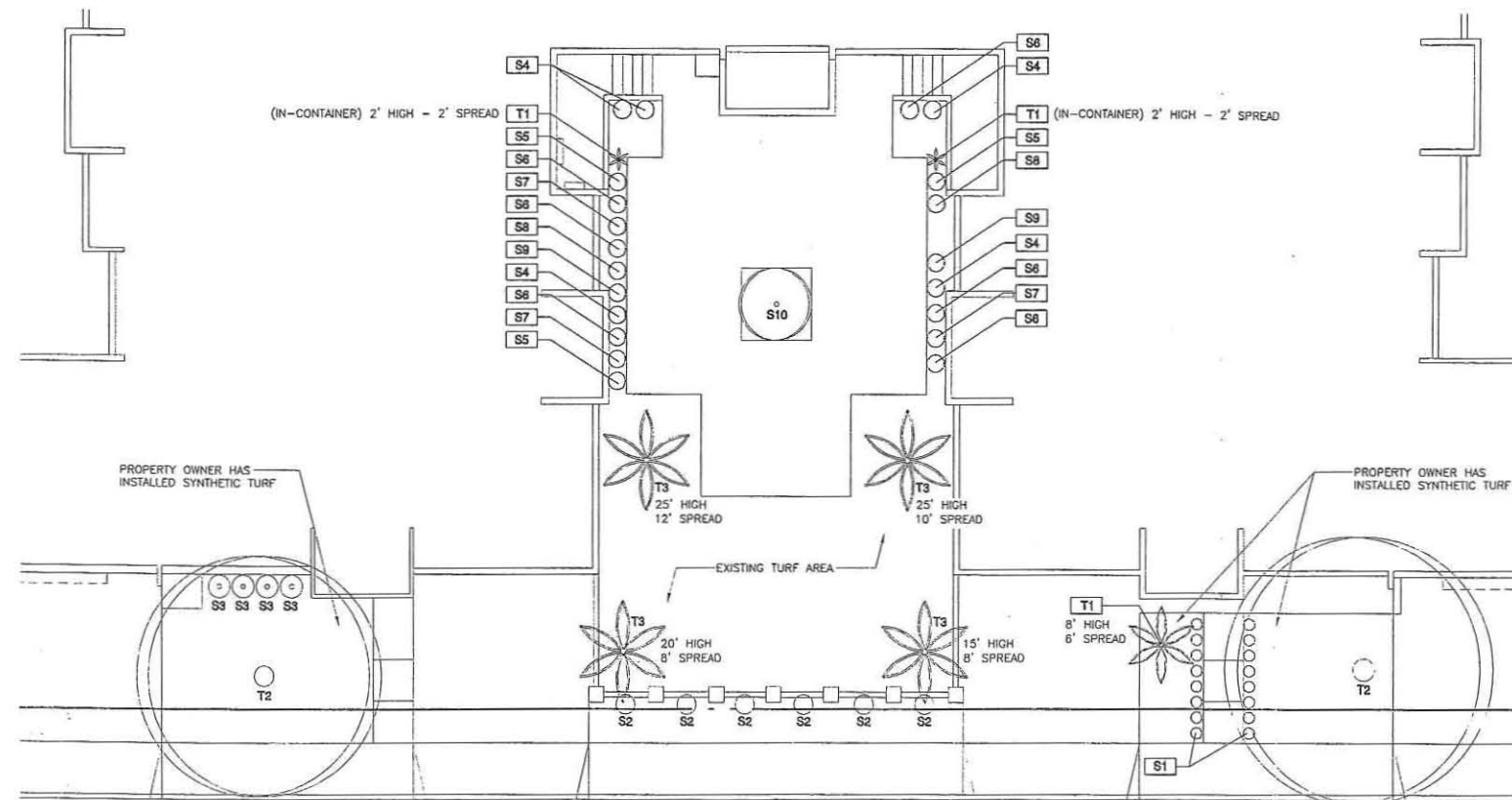
SAN DIEGO COUNTY

DRAWING DATES

10/31/11	ZD REVIEW (ocp)
11/01/11	REVISED ZD (cl)
11/30/11	FCC REVISION (cl)

SHEET TITLE
EXTERIOR ELEVATIONS

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LANDSCAPE DEVELOPMENT PLAN

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

NOTES:

1. ALL EXISTING PLANTING AND IRRIGATION SHOWN ON THE PLANS IS TO REMAIN
2. ANY LANDSCAPING THAT IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND PRIOR TO FINAL INSPECTION

PLANTING & WATER CONSERVATION NOTES

1. MISSION HILLS APARTMENT IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT: 836 WEST PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103 (619) 294-3350
2. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY MISSION HILLS APARTMENT. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO LANDSCAPE REGULATIONS AND ALL OTHER CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
4. EXISTING LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS
5. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
6. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS

EXISTING PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	CURRENT SIZE
	PHOENIX ROEBELENI	ROEBELLINI PALM	3	VARIABLE SEE PLAN
	EUCALYPTUS CITRODORA	LEMON SCENTED EUCALYPTUS	2	55' HEIGHT 40' SPREAD
	ARECATHUM ROMANOFFIANUM	QUEEN PALM	4	VARIABLE SEE PLAN
	DENDRANTHEM GRANDIFLORUM	CHRYSANTHEMUM	16	2' HEIGHT 2' SPREAD
	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA	6	6' HEIGHT 2' SPREAD
	ROSA 'JAC'	SIMPLICITY HEDGE ROSE	4	2' HEIGHT 2' SPREAD
	CALLISTEMON VIMINALIS	LITTLE JOHN DWARF BOTTLEBRUSH	4	2' HEIGHT 2' SPREAD
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	3	2' HEIGHT 2' SPREAD
	TULBACHIA VIOLACEA	SOCIETY GARLIC	4	2' HEIGHT 2' SPREAD
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	3	2' HEIGHT 2' SPREAD
	LANTANA CAMARA	WEeping LANTANA	2	2' HEIGHT 2' SPREAD
	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	2	2' HEIGHT 2' SPREAD
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	1	8' HEIGHT 6' SPREAD

Booth & Suarez

ARCHITECTURE INCORPORATED
325 CALSBAD VILLAGE DRIVE, SUITE 02
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

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PROJECT NAME
GOLDFINCH RENEWAL

836 WEST PENNSYLVANIA AVENUE
SAN DIEGO, CA 92103

SAN DIEGO COUNTY

DRAWING DATES

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11/30/11 FCC REVISION (cl)

SHEET TITLE

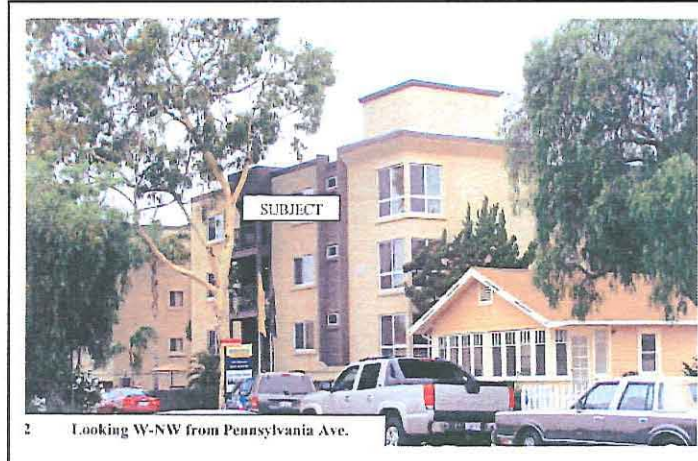
LANDSCAPE DEVELOPMENT PLAN

PROJECTS\Verizon\11135

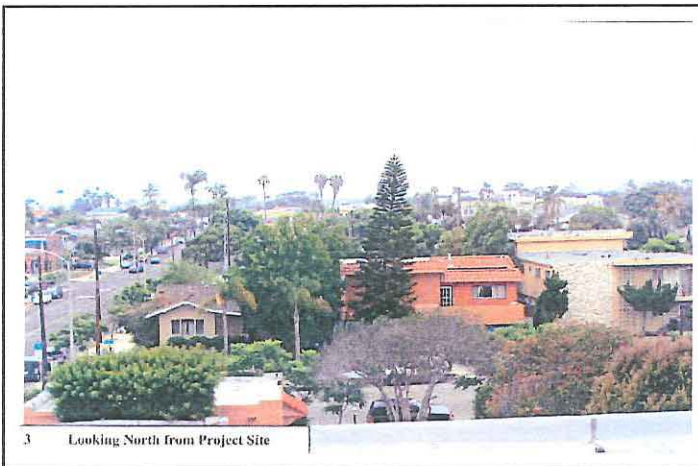
L-1



1 Looking S-SE from Goldfinch



2 Looking W-NW from Pennsylvania Ave.



3 Looking North from Project Site

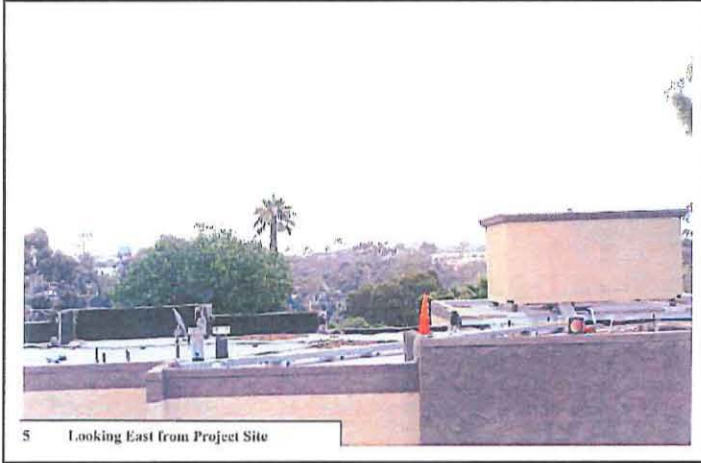


4 Looking South from Project Site

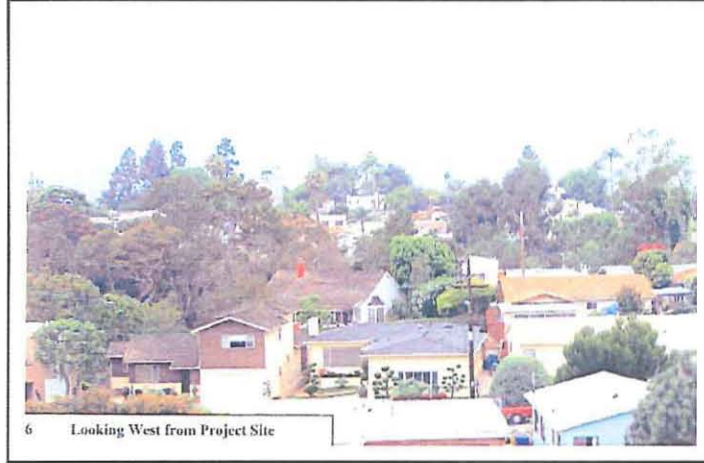


Site Photos

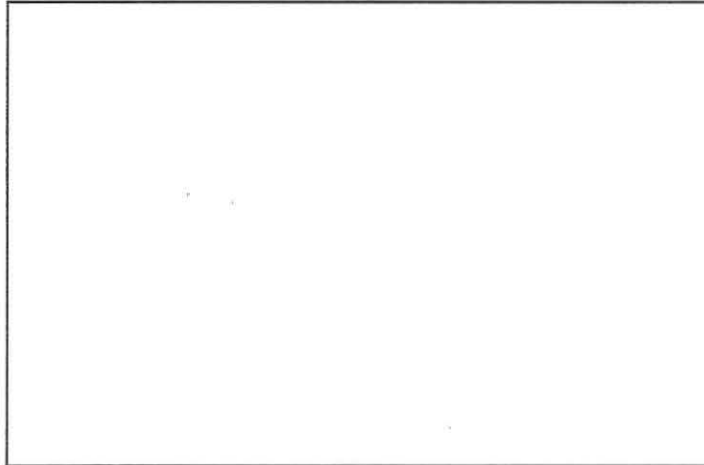
VERIZON WIRELESS – GOLDFINCH – PROJECT NO. 265865
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103



5 Looking East from Project Site



6 Looking West from Project Site



Site Photos

VERIZON WIRELESS – GOLDFINCH – PROJECT NO. 265865
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103

Goldfinch Renewal
836 West Pennsylvania Ave.
San Diego, CA 92103



Existing Verizon antennas mounted within
existing RF transparent cupola



11/23/2011

Photo-realization of existing telecommunications site



Verizon's Cupola

VERIZON WIRELESS – GOLDFINCH – PROJECT NO. 265865
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103



THE CITY OF SAN DIEGO

Date: October 16, 2000

Applicant: JM Consulting Group, Agents for:
Verizon Wireless Telecommunications
7747 Opportunity Road
San Diego, CA 92111
Attn: Ted Marioncelli

Permit No.: 99-0960-26 Telecommunication Antenna Approval, Goldfinch

Address: 836 W. Pennsylvania Avenue

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

PLANNING AND DEVELOPMENT REVIEW ACTION:

It has been determined by **Planning & Development Review** that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed a Conditional Use Permit (Process Three). This decision is based on the City of San Diego's Land Development Code, Section 141.0405, Communication Antennas. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15268.

Planning and Development Review grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated October 16, 2000. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Planning and Development Review.
- The facility will consist of a total of twelve (12) directional antennas on the roof of the existing building. The antennas will be hidden within screening boxes mounted on the roof as shown per Exhibit "A" dated October 16, 2000.



Planning and Development Review

1222 First Avenue, MS 501 • San Diego, CA 92101-4155

Tel (619) 446-5460



Verizon Goldfinch
October 16, 2000
page 2

- The facility shall include a 200 square-foot equipment room containing six (6) equipment cabinets and shall contain two (2) GPS antennas and associated electronic equipment. The equipment storage room is located on the parking garage level, See Sheet No.2 on Exhibit "A" dated October 16th, 2000.
- This **APPROVAL** and corresponding use of this site shall expire on **October 16, 2010**. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.
- Prior to the expiration of this Approval, the Permittee may request an Administrative Extension of Time to the permit for an additional ten years. An Administrative Extension of Time may be granted by Planning and Development Review if it is determined that no material change in circumstance has occurred that would effect the validity of this approval as a Minor Telecommunication facility.

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Review Division and stamped with the Planning and Development Review "CONFORMS" stamp. All modifications to this structure or site not directly approved by this permit shall require further review by Planning and Development Review. Building permits must be obtained within six months from the date of this approval or this authorization shall be null and void.



Ernie Contreras
Project Manager

Tse, Simon

From: Leo Wilson [chair@uptownplanners.org]
Sent: Wednesday, June 06, 2012 11:51 AM
To: Tse, Simon
Subject: Re: Veriozn Goldfinch PTS 265865

Hi ST:

Yes, the project was placed on the consent agenda and approved by a unanimous vote of 15-0-1, with non-voting chair abstaining.

Leo Wilson
Acting Secretary

--- On Wed, 6/6/12, Tse, Simon <STse@san Diego.gov> wrote:

From: Tse, Simon <STse@san Diego.gov>
Subject: Veriozn Goldfinch PTS 265865
To: "chair@uptownplanners.org" <chair@uptownplanners.org>
Date: Wednesday, June 6, 2012, 11:16 AM

Good morning Don,

My name is Simon Tse and I am the project manager from DSD working on the Verizon Goldfinch project No. 265865. I understand the minutes aren't available until next month but can you confirm the project was presented to Uptown Planning Group last night and was unanimously supported? Thank you in advance for your response.

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@San Diego.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 W/alter Land Use Plan Amendment Other W/CF

Project Title: Verizon - Goldfinch
 Project No. For City Use Only: 265865

Project Address:
 836 West Pennsylvania Ave San Diego, CA 92103

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

Printed on recycled paper. Visit our website at www.sandiego.gov for more information.
 Upon request, this information is available in alternative formats for persons with disabilities.

Ownership Disclosure Statement



VERIZON WIRELESS – GOLDFINCH – PROJECT NO. 265865
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103

Project Title:	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input type="checkbox"/> Partnership	
<p>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): Point of Mission Hills Maintenance Corporation <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2620 2nd Avenue, PH 1 City/State/Zip: San Diego, CA 92103 Phone No: 413-527-2740 Fax No: JAN@KLEISSL.COM Name of Corporate Officer/Partner (type or print): JAN KLEISSL Title (type or print): HOA SECRETARY Signature: <i>[Signature]</i> Date: 11/18/2011	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:

Ownership Disclosure Statement



VERIZON WIRELESS – GOLDFINCH – PROJECT NO. 265865
836 W. PENNSYLVANIA AVENUE, SAN DIEGO, CA 92103

NOTICE OF EXEMPTION

ATTACHMENT 13

(Check one or both)

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.: 265865

PROJECT TITLE: Verizon Goldfinch

PROJECT LOCATION-SPECIFIC: 836 West Pennsylvania Ave, San Diego, CA 92103

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project is a Conditional Use Permit for an existing Wireless Communication Facility (WCF) and a previously approved but not yet installed component. Project components include an existing 20' "9" by 12' 0" equipment room with existing equipment racks on the first floor of an existing apartment building, 12 existing panel antennas mounted inside RF transparent cupolas on the roof of the apartment building, and a previously approved but not yet installed 6' 0" microwave dish mounted inside one of the existing RF transparent cupolas on the roof of the existing apartment building.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Verizon Wireless
Leslie Vartanian(Financial Responsibility)
15505 Sand Canyon Avenue, Building D104
Irvine, California 92618
(858) 824-9853

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: CEQA EXEMPTION 15301 (EXISTING FACILITIES)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from CEQA pursuant to Section 15301 which allows for the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a WCF which consists of an existing 20' "9" by 12' 0" equipment room with existing equipment racks on the first floor of an existing apartment building, 12 existing panel antennas mounted inside RF transparent cupolas on the roof of the apartment building, and a previously approved but not yet installed 6' 0" microwave dish mounted inside one of the existing RF transparent cupolas on the roof of the existing apartment building is a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Anna L. McPherson

TELEPHONE: (619) 446-5276

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

Amiah M. M. AICP / Senior Planner
SIGNATURE/TITLE

05/27/2013
DATE

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SIGNED BY APPLICANT

VERIZON WIRELESS GOLDFINCH
PROJECT CHRONOLOGY
PTS #265865 IO #24002381

Date	Action	Description	City Review	Applicant Response
12/8/2011	First Submittal	Project Deemed Complete		
1/3/2012	First Assessment Letter		29 days	
1/23/2012	Second Submittal			47 days
2/27/2012	Second Assessment Letter		17 days	
4/25/2012	Third Submittal			5 days
6/4/2012		CPG Presentation/All issues resolved		40 days
7/12/2012		Planning Commission Hearing	55 days	
Total Staff Time:		Does not include City Holidays and Furlough	101 days	
Total Applicant Time:		Does not include City Holidays and Furlough		92 days
Total Project Running Time:		From Deemed Complete to PC Hearing	193 days	



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 28, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	July 12, 2012
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT
PROJECT NUMBER:	PTS #265865
PROJECT NAME:	<u>VERIZON WIRELESS GOLDFINCH</u>
APPLICANT:	Shelly Kilbourn
COMMUNITY PLAN AREA:	Uptown
COUNCIL DISTRICT:	2
CITY PROJECT MANAGER:	Simon Tse, Associate Planner
PHONE NUMBER:	(619) 687-5984

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 an existing wireless communication facility that consists of a total of twelve (12) wireless communication antennas and a future microwave dish within two (2) fully enclosed rooftop cupolas and associated equipments inside an existing equipment room on the ground floor located at 836 W. Pennsylvania Avenue, San Diego CA 92103.

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

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

This project was determined to be categorically exempt from the California Environmental Quality Act on May 29, 2012.

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 the Disability Services Program Coordinator at 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Internal Order No. 24002381