



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 16, 2013 **REPORT NO. PC-13-039**

ATTENTION: Planning Commission, Agenda of May 23, 2013

SUBJECT: VERIZON- DIVISION; PROJECT NO. 260315;
PROCESS 4

**OWNER/
APPLICANT:** Church of Christ, 61st and Division Street, a California Corporation/
Verizon Wireless

SUMMARY

Issue: Should the Planning Commission approve an application for a Wireless Communication Facility located at 6070 Division Street within the Encanto Neighborhoods of the Southeastern San Diego Community Plan area?

Staff Recommendation: **APPROVE** Conditional Use Permit No. 1119375, Site Development Permit No. 1119379 and Planned Development Permit No. 1119381.

Community Planning Group Recommendation: On November 19, 2012, the Encanto Neighborhoods Community Planning Group voted 4-0-7 on a motion to table the request, which failed. A second motion was made to recommend approval of the request and in a vote 4-0-5 the motion failed. No other motions were made regarding the project (Attachment 11).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on February 14, 2013, and the Notice of Right to Appeal (NORA) was posted on February 21, 2013 and the opportunity to appeal that determination ended March 7, 2013 (Attachment 12).

Fiscal Impact Statement: All costs associated with processing of this project are recovered from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.



BACKGROUND

The project site is located at 6070 Division Street (Attachment 1), on the northwestern corner of Division Street and South 61st Street (Attachment 2). The site is located in the SF-5000 Zone of the Southeastern San Diego Planned District (Attachment 3) within the Encanto Neighborhoods of the Southeastern San Diego Community Plan (Attachment 4). The community plan designates the site for Residential Use, Low-Density (5-10 dwelling units/acre).

The 2.35 acre project site is currently developed with a church that was permitted on August 7, 1973, pursuant to Development Permit No. C-12062. As a condition of the approval, a minimum 92 parking spaces was required to be maintained on site to serve the facility. However, over the years, several additions have been approved to the church, which requires 111 parking spaces based on the use and square footage. There are 117 parking spaces on the site. The surrounding properties are zoned SF-5000 and are designated for Residential Use, Low-Density (5-10 dwelling units/acre) within the community plan. The Nye Elementary School is located to the northwest of the site and the property to the northeast is currently vacant. The properties to the east and south are developed with single family dwelling units, and the property to the west is developed with a single family dwelling unit and a horticultural nursery.

DISCUSSION

Project Description:

Verizon Wireless is proposing a Wireless Communication Facility (WCF) consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure concealing an emergency generator with a 150 gallon diesel tank. The WCF is proposed in the northwestern corner of the parking lot and approximately 300 feet from the public right-of way along Division Street. The proposed WCF would remove five parking spaces; however, the remaining 112 on-site parking spaces comply with the regulations based on the use and square footage of the church. Under the current WCF regulations pursuant to Land Development Code (LDC) Section 141.0420(e)(1), WCFs are permitted with a Conditional Use Permit (CUP) on a premise containing a non-residential use within a Residential Zone.

The property is located within the SF-5000 Zone of the Southeastern San Diego Planned District (SESDPD), which contains a maximum 30 foot height limit. The proposed equipment building and enclosure is a total of 396 square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250 square foot equipment enclosure and building. Therefore, a Planned Development Permit (PDP) is required to deviate from the design requirements for the size of the equipment building and enclosure, and to exceed the 30 foot height limit allowed under the SF-5000 Zone. In addition, SESDPD requires a Site Development Permit (SDP) for uses requiring a CUP pursuant to LDC Section 1519.0202(a)(5).

In accordance with LDC Section 141.0420(g)(6), the proposed WCF includes three new live palm trees, three new gold medallion trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. Staff supports the deviations based on the integration of the facility through the addition of landscape into the site and the

negligible view from the public right-of-way.

Strict conformance with the development regulations would require reducing the height of the monopalm, which would impact the signal to and from the antennas. In addition, to comply with the development regulations for the equipment enclosure and building would require the removal of the equipment enclosure walls surrounding the emergency generator. The removal of the equipment enclosure walls would expose the equipment and may create a visual impact as viewed from the public right-of-way into the site. The proposed facility would provide wireless communication services at this location is essential to network operations. Therefore, the proposed development when considered as a whole will be beneficial to the community.

Community Plan Analysis:

The project site is designated for Residential Use, Low-Density (5-10 dwelling units/acre) within the Southeastern San Diego Community Plan (SESDCP). The 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 proposed WCF.

General Plan:

The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The monopalm is located in the rear portion of the property in a setting of other proposed trees and associated landscaping, which helps to blend the facility into the property and into the neighborhood context.

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 2 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 premise containing a non-residential use within a residential zone and is permitted with a CUP. The applicant submitted a site justification letter explaining why a Preference 2 level site was selected over the lower Preference 1 level sites, and submitted existing and proposed wireless communication service coverage maps (Attachment 8). The design and height of the monopalm provides wireless coverage for the surrounding area, while the proposed trees and associated landscaping blends the facility into the surrounding area and mitigate any possible visual impacts.

Conclusion:

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Staff recommends that the Planning Commission approve the project as presented.

ALTERNATIVES

1. **APPROVE** Conditional Use Permit No. 1119375, Site Development Permit No. 1119379 and Planned Development Permit No. 1119381, with modifications.
2. **DENY** Conditional Use Permit No. 1119375, Site Development Permit No. 1119379 and Planned Development Permit No. 1119381, 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
Assistant Deputy Director
Development Services Department



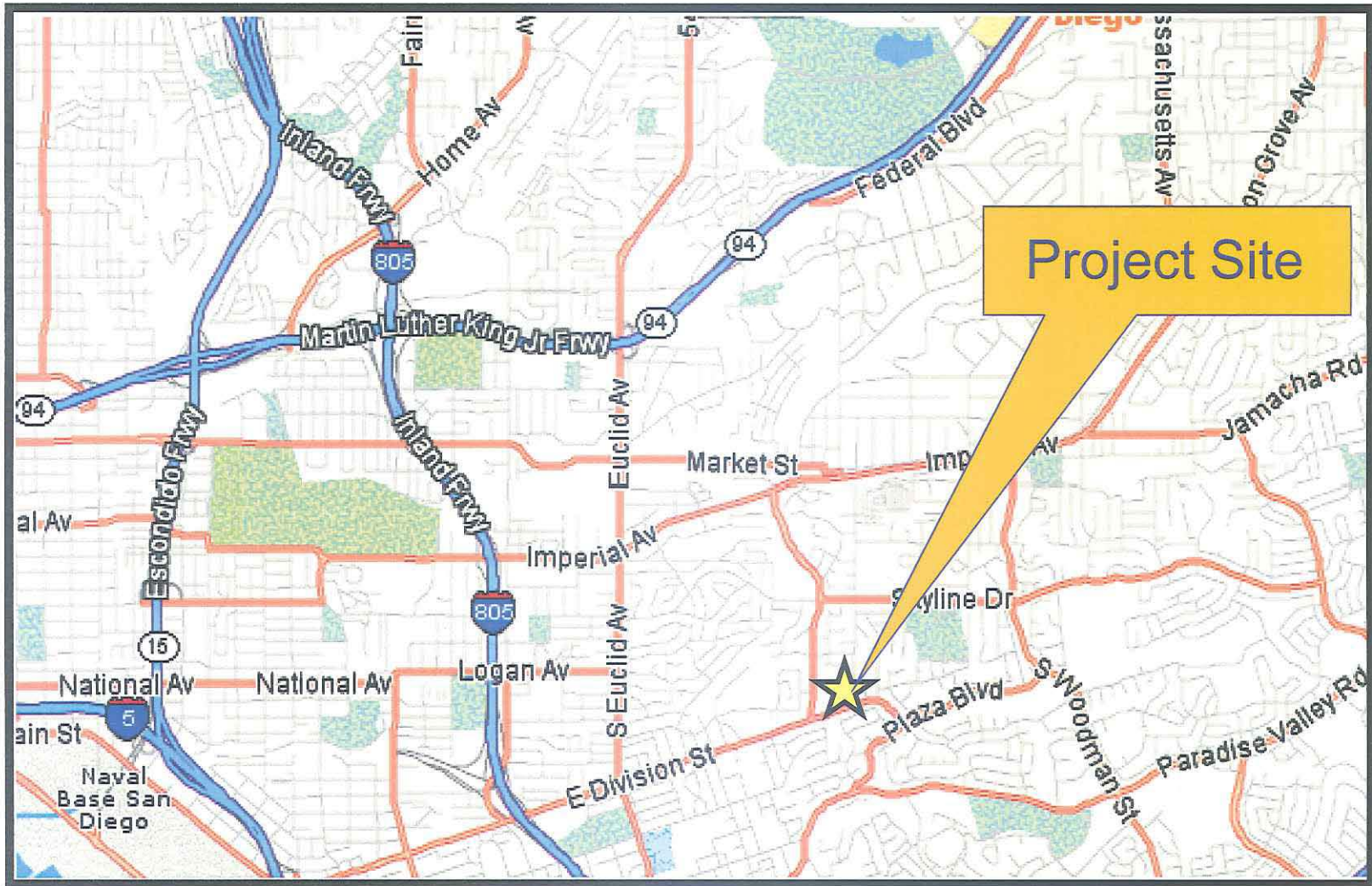
Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photographs
3. Zoning Plan
4. Community Plan Land Use Map
5. Project Data Sheet
6. Project Plan
7. Photosimulations
8. Site Justification Letter and Service Coverage Maps
9. Draft Permit with Conditions
10. Draft Resolution with Findings
11. Community Planning Group Recommendation
12. Environmental Exemption Determination
13. Ownership Disclosure
14. Project Chronology

Internal Order No. 24002258



Location Map

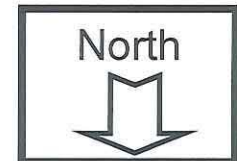
Verizon Division- Project No. 260315
6070 Division Street

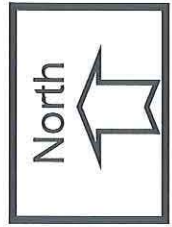




Aerial Photograph (Bird's eye view)

Verizon Division- Project No. 260315
6070 Division Street

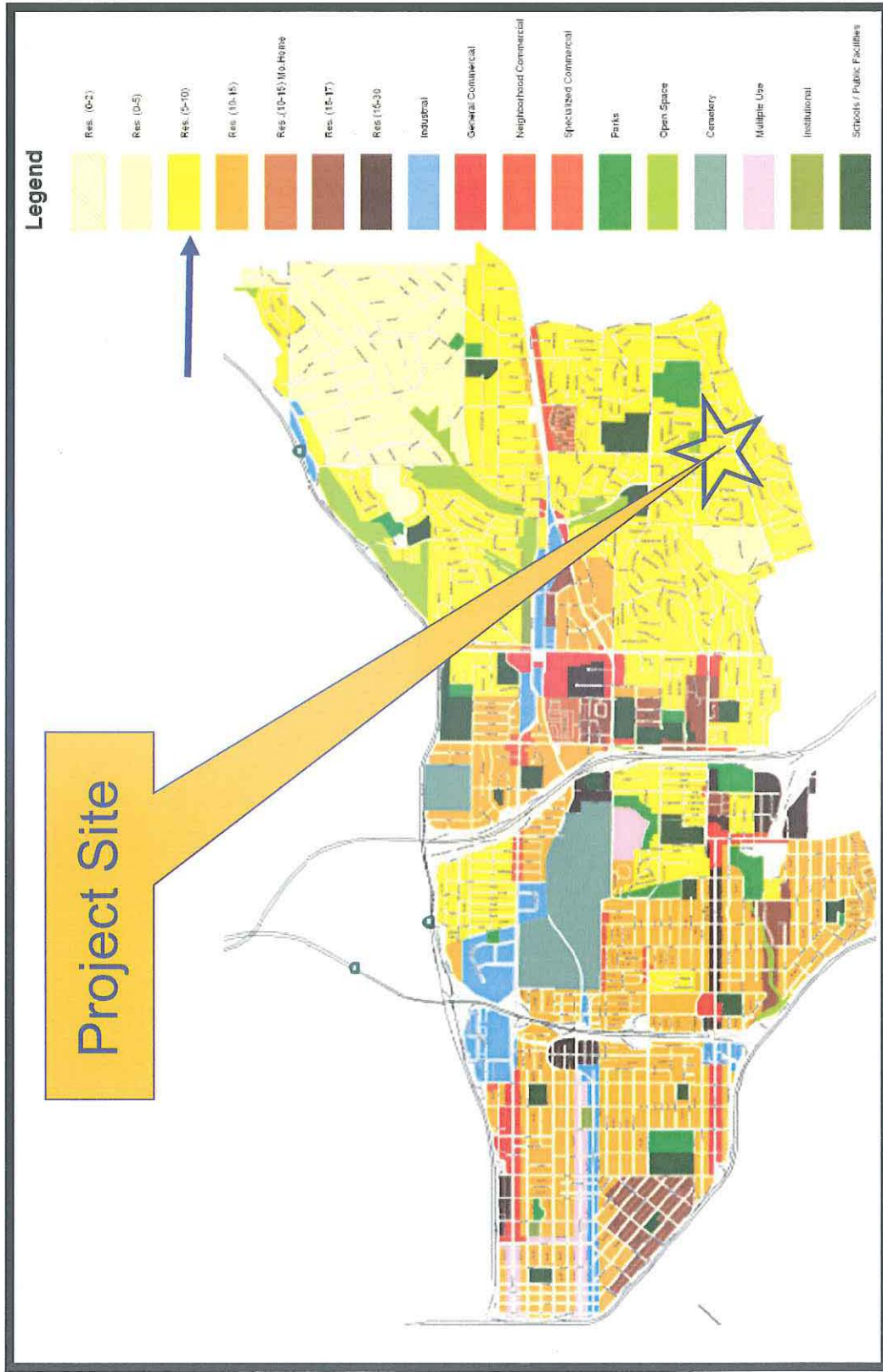




Zoning Map

Verizon Division – Project No. 260315
6070 Division Street





Community Land Use Map (SESD)

Verizon Division - Project No. 260315

6070 Division Street



PROJECT DATA SHEET

PROJECT NAME:	Verizon- Division-Project No. 260315	
PROJECT DESCRIPTION:	WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure concealing an emergency generator with a 150 gallon diesel tank.	
COMMUNITY PLAN AREA:	Encanto Neighborhoods of the Southeastern San Diego Community Plan	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Site Development Permit, and Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential, Low-Density (5-10 dwelling units/acre)	
ZONING INFORMATION		
ZONE:	SF-5000 Zone of Southeastern San Diego Planned District	
HEIGHT LIMIT:	30'0"	
LOT SIZE:	5,000 square feet	
FLOOR AREA RATIO:	50 percent	
LOT COVERAGE:	NA	
FRONT SETBACK:	15'0"	
SIDE SETBACK:	5'0"	
STREETSIDE SETBACK:	10'0"	
REAR SETBACK:	5'0"	
PARKING:	NA for Wireless Communication Facility	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, Low-Density (5-10 du/acre) / SF-5000	Nye Elementary School and vacant lot
SOUTH:	Residential, Low-Density (5-10 du/acre) / SF-5000	Single-Family Residential
EAST:	Residential, Low-Density (5-10 du/acre) / SF-5000	Single-Family Residential
WEST:	Residential, Low-Density (5-10 du/acre) / SF-5000	Single-Family Residential and a horticultural nursery
DEVIATIONS OR VARIANCES REQUESTED:	Deviations to exceed the 30-foot height limit allowed under the SF-5000 Zone and to exceed the maximum 250 square foot equipment enclosure and or building requirement.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 19, 2012, the Encanto Neighborhoods Community Planning Group voted 4-0-7 on a motion to table the request, which failed. A second motion was made to recommend approval of the request and in a vote 4-0-5 the motion failed. No other motions were made regarding the project.	

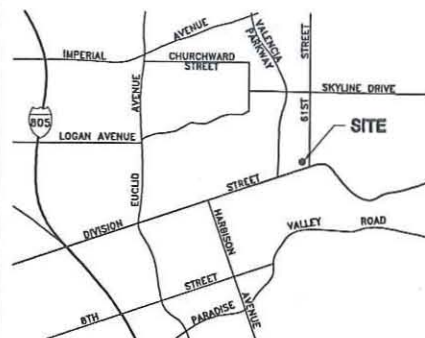


DIVISION
6070 DIVISION STREET
SAN DIEGO, CA 92114

EXISTING PERMITS

© CUP #12062

VICINITY MAP



THOMAS GUIDE PAGE 1290, C-5

ADDRESS
6070 DIVISION STREET
SAN DIEGO, CA 92114

DIRECTIONS:

FROM VERIZON WIRELESS OFFICES IN IRVINE: TAKE I-5 SOUTH. MERGE TO I-805 SOUTH. TAKE EXIT 11A PALM AVE. EXIT TURN RIGHT. TURN RIGHT ON SOUTH 47TH/AV. PALM AVE AND CONTINUE TO FOLLOW N/ PALM AVE. TURN LEFT ONTO DIVISION STREET. CHURCH WILL BE ON THE LEFT.

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.

ENERGY NOTE:

OX FROM ON-SITE RENEWABLE POWER SOURCE

CONSULTANT TEAM

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

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

LEASING/PLANNING:
PLANCOM, INC.
DUFFY DAUGHERTY
302 STATE PLACE
ESCONDIDO, CA 92029
(925) 548-2050

OVERLAY ZONE:

THE PROPERTY IS LOCATED AT 6070 DIVISION STREET IN THE SF-5000 ZONE OF THE SOUTHEASTERN SAN DIEGO PLANNED DISTRICT (SESOPD) WITHIN THE ENCANTO NEIGHBORHOODS OF THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN (SESOPC); AND COUNCIL DISTRICT 4. (NEW ISSUE)

TYPE OF PERMIT REQUIRED:

THE WCF AS PROPOSED SHALL REQUIRE A (PROCESS 3) CONDITIONAL USE PERMIT (CUP) SINCE THE DEVELOPMENT IS LESS THAN 100' FROM A PRIMARY USE (ELEMENTARY SCHOOL) PURSUANT TO LAND DEVELOPMENT CODE (LDC) SECTION 141.0420(d)(4); A (PROCESS 3) SITE DEVELOPMENT PERMIT (SDP) FOR USES REQUIRING A CUP WITHIN THE SESOPD; AND A (PROCESS 4) PLANNED DEVELOPMENT PERMIT (PDP) FOR A DEVIATIONS TO EXCEED THE 30-FOOT HEIGHT LIMIT ALLOWED UNDER THE SF-5000 ZONE AND SIZE OF THE EQUIPMENT ENCLOSURE. (NEW ISSUE)

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: DUFFY DAUGHERTY
PHONE: (925) 548-2050

OWNER: CHURCH OF CHRIST
6070 DIVISION STREET
SAN DIEGO, CA 92114
CONTACT: HAROLD WESSON - BOARD MEMBER
PHONE: (619) 470-3507

PROJECT DESCRIPTION:

- INSTALLATION OF (6) VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW CONCRETE EQUIPMENT BUILDING ON A CONCRETE PAD
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED TO A NEW 50'-0" HIGH MONOPALM
- 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 AN UNDERGROUND CONDUIT TRENCH BETWEEN THE PROPOSED MONOPALM AND THE PROPOSED VERIZON WIRELESS EQUIPMENT ENCLOSURE
- INSTALLATION OF NEW 200 AMP ELECTRICAL METER PEDESTAL WITH UNDERGROUND ELECTRICAL CONDUIT FEED FROM EXISTING SD&E TRANSFORMER
- INSTALLATION OF NEW UNDERGROUND TELCO SERVICE CONNECTION FROM A PROPOSED COX TELCO PULL BOX
- MINOR LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 6070 DIVISION STREET
SAN DIEGO, CA 92114
ASSESSORS PARCEL NUMBER: 553-060-23
EXISTING ZONING: SESOPD-SF-5000
TOTAL SITE AREA: 539,272 SF
12.38 ACRES
PROPOSED OCCUPANCY: U
PROPOSED TYPE OF CONSTRUCTION: V-B
PROPOSED PROJECT AREA
PROPOSED EQUIPMENT BUILDING: 240 SF
PROPOSED GENERATOR ENCLOSURE: 160 SF
PROPOSED TOTAL PROJECT AREA: 400 SF

NOTE: THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON THIS SITE

SHEET SCHEDULE

T-1	TITLE SHEET
A-0	SITE PLAN
A-1	EQUIPMENT FLOOR PLAN & EQUIPMENT ROOF PLAN
A-2	EXTERIOR ELEVATIONS
A-3	MONOPALM ELEVATION, ANTENNA PLAN & DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 2 OF CAVE AND MCHATTON'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 159, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 30, 1887

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

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
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
385 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR
verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

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

PROJECT NAME
DIVISION
6070 DIVISION STREET
SAN DIEGO, CA 92114
SAN DIEGO COUNTY

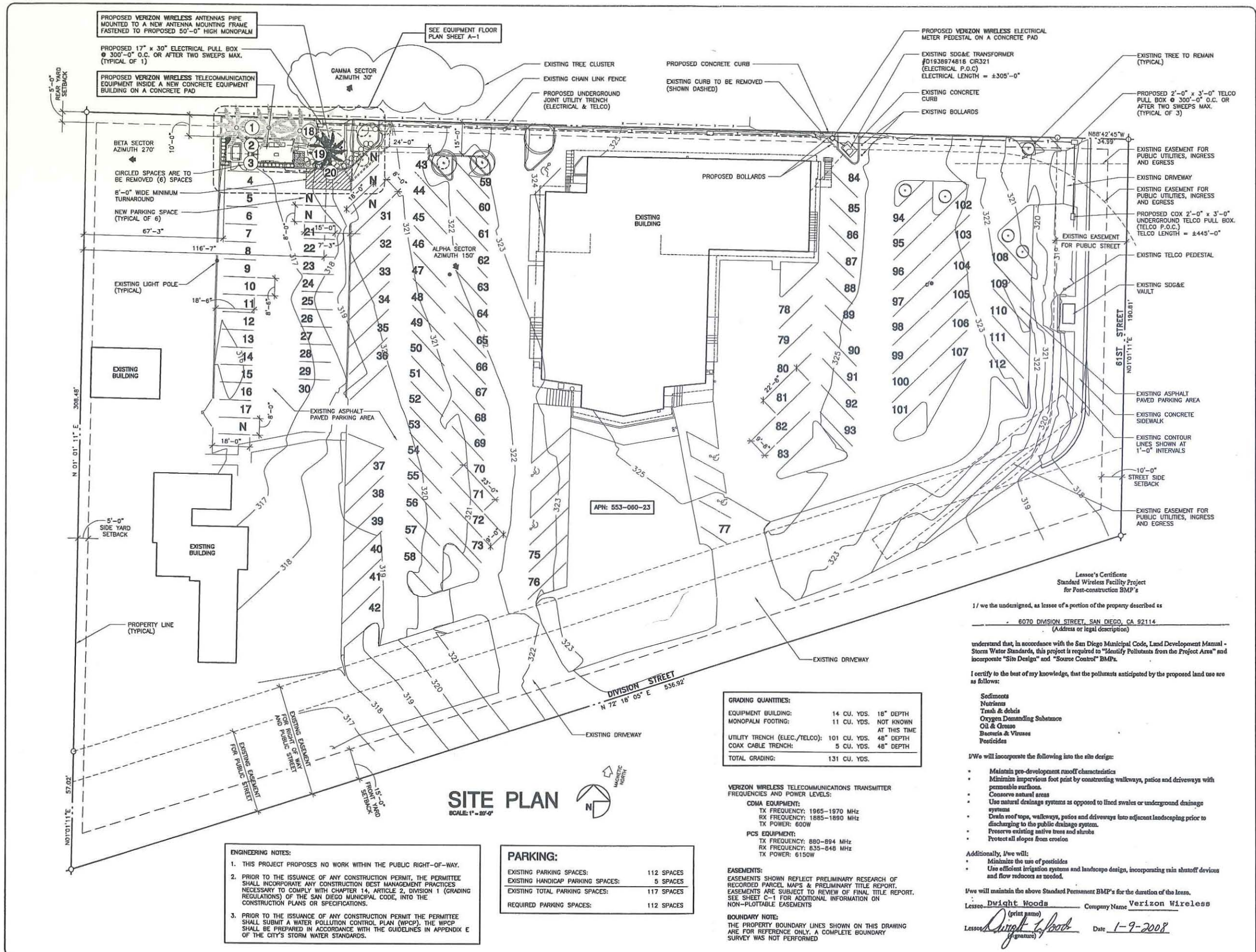
DRAWING DATES

09/16/11	90% ZD (se)
09/22/11	100% ZD (se)
12/23/11	REVISED 100% ZD (rd)
01/09/12	REVISED 100% ZD (rd)
01/10/12	REVISED 100% ZD (rd)
01/17/12	REVISED 100% ZD (rd)
06/12/12	REVISED 100% ZD (se)
06/26/12	REVISED 100% ZD (se)
09/11/12	REVISED 100% ZD (se)
10/05/12	REVISED 100% ZD (se)
11/01/12	REVISED 100% ZD (se)
11/19/12	REVISED 100% ZD (se)
01/22/13	REVISED 100% ZD (se)
01/23/13	REVISED 100% ZD (se)

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\11132

T-1



ENGINEERING NOTES:

1. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
2. 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.
3. 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.

PARKING:

EXISTING PARKING SPACES:	112 SPACES
EXISTING HANDICAP PARKING SPACES:	5 SPACES
EXISTING TOTAL PARKING SPACES:	117 SPACES
REQUIRED PARKING SPACES:	112 SPACES

GRADING QUANTITIES:

EQUIPMENT BUILDING:	14 CU. YDS. 18" DEPTH
MONOPALM FOOTING:	11 CU. YDS. NOT KNOWN
UTILITY TRENCH (ELEC./TELCO):	101 CU. YDS. 48" DEPTH
COAX CABLE TRENCH:	5 CU. YDS. 48" DEPTH
TOTAL GRADING:	131 CU. YDS.

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 INFORMATION ON NON-PLOTTABLE EASEMENTS

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

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
 6070 DIVISION STREET, SAN DIEGO, CA 92114
 (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 (print name) Company Name: Verizon Wireless
 Lessee: Dwight Woods (signature) Date: 1-9-2008

Booth & Suarez
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE SUITE D9
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

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

PROJECT NAME
DIVISION
 6070 DIVISION STREET
 SAN DIEGO, CA 92114
 SAN DIEGO COUNTY

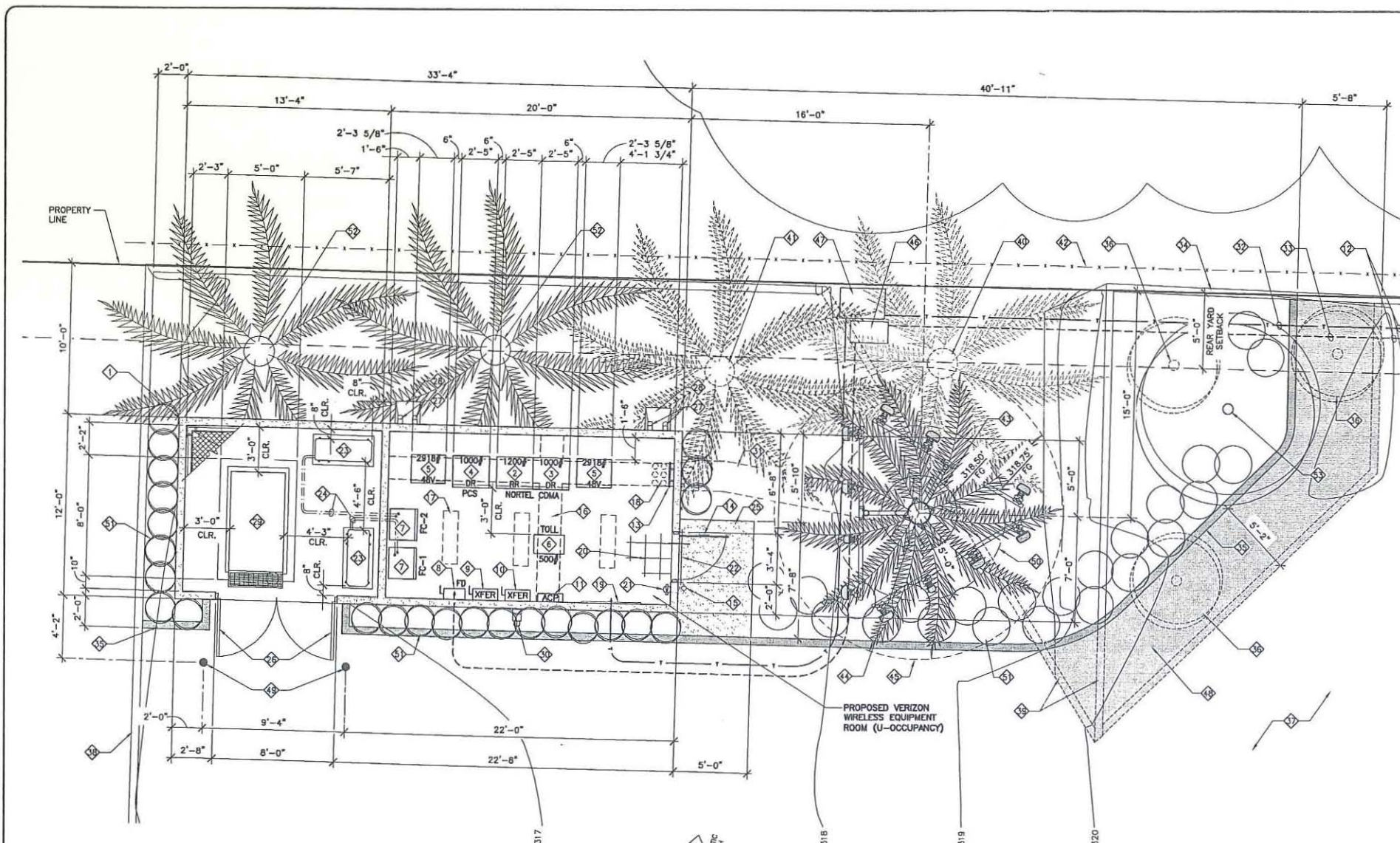
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01/10/12	REVISED 100% ZD (rd)
01/17/12	REVISED 100% ZD (rd)
06/12/12	REVISED 100% ZD (se)
06/26/12	REVISED 100% ZD (se)
09/11/12	REVISED 100% ZD (se)
10/05/12	REVISED 100% ZD (se)
11/01/12	REVISED 100% ZD (se)
11/19/12	REVISED 100% ZD (se)
01/22/13	REVISED 100% ZD (se)
01/23/13	REVISED 100% ZD (se)

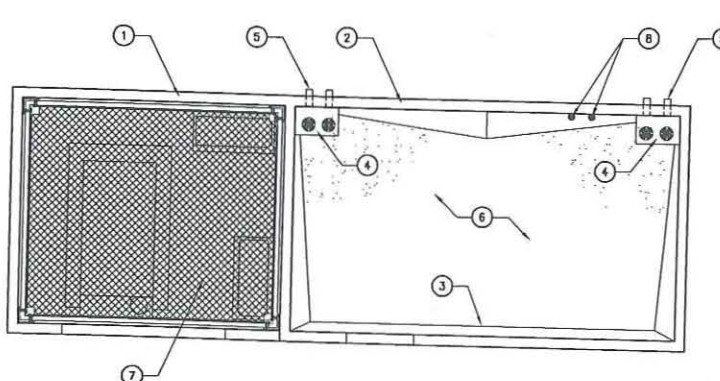
SHEET TITLE
SITE PLAN

PROJECTS\VERIZON\11132

A-0



EQUIPMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



EQUIPMENT ROOF PLAN
SCALE: 1/4" = 1'-0"

- ROOF PLAN NOTES:**
- 1 PROPOSED CONCRETE WALL
 - 2 PROPOSED PARAPET WALL
 - 3 PROPOSED ROOF CRICKET
 - 4 PROPOSED ROOF DRAIN AND OVERFLOW SCUPPER
 - 5 PROPOSED DOWNSPOUTS
 - 6 BUILT-UP ROOFING
 - 7 PROPOSED CHAINLINK LID
 - 8 PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO INSIDE FACE OF PARAPET WALL

EQUIPMENT FLOOR PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE EQUIPMENT BUILDING ON A CONCRETE PAD
- 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, (TYPICAL OF 2) 27"-5/8" WIDE x 57" HIGH x 22"-1/2" DEEP, WEIGHT: 2916 LBS.
- 6 PROPOSED VERIZON WIRELESS TOLL RACK, 24" WIDE x 57" HIGH x 15" DEEP, WEIGHT: 500 LBS.
- 7 PROPOSED AIR HANDLERS (TYPICAL OF 2)
- 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 UNDERGROUND JOINT UTILITY TRENCH (ELECTRICAL & TELCO)
- 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 FIXTURES (TYPICAL OF 3)
- 18 PROPOSED (6) 4" COAX CABLE CONDUITS
- 19 PROPOSED WALL MOUNTED TELCO BOARD
- 20 PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES, EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 21 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 22 PROPOSED ALUMINIUM THRESHOLD
- 23 PROPOSED MECHANICAL UNITS ON A PREFABRICATED PAD (TYPICAL OF 2)
- 24 PROPOSED CONDENSATE DRAIN LINE ROUTING
- 25 PROPOSED CONCRETE LANDING
- 26 PROPOSED PAIR OF 4'-0" WIDE STEEL GATES & FRAME. GATES SHALL BE PAINTED TO MATCH PROPOSED EQUIPMENT BUILDING.
- 27 PROPOSED DOWNSPOUTS
- 28 PROPOSED SPLASH BLOCK
- 29 PROPOSED VERIZON WIRELESS 30kw ENCLOSED EMERGENCY GENERATOR WITH A 150 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD, "KOHLER" JOREOJJC-VER GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 dBA AT A REFERENCE DISTANCE OF 23 FEET.
- 30 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 31 PROPOSED UNDERGROUND COAX CABLE TRENCH (SHOWN DASHED)
- 32 PROPOSED 4" TELCO CONDUIT IN AN UNDERGROUND TRENCH
- 33 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND TRENCH
- 34 EXISTING CONCRETE CURB
- 35 PROPOSED CONCRETE CURB (SHOWN SHADED)
- 36 REMOVE EXISTING TREE (SHOWN DASHED) (TYPICAL OF 3)
- 37 EXISTING ASPHALT PAVED PARKING LOT
- 38 EXISTING ASPHALT CURB
- 39 EXISTING CURB TO BE REMOVED (SHOWN DASHED) (TYPICAL)
- 40 EXISTING PALM TREE TO BE RELOCATED
- 41 RELOCATED PALM TREE
- 42 EXISTING CHAINLINK FENCE
- 43 PROPOSED MONOPALM FOOTING
- 44 PROPOSED 50'-0" HIGH VERIZON WIRELESS MONOPALM
- 45 OUTLINE OF PROPOSED MONOPALM CANOPY
- 46 PROPOSED 17" x 30" ELECTRICAL PULL BOX
- 47 PROPOSED 2'-0" x 3'-0" TELCO PULL BOX
- 48 PROPOSED ASPHALT PAVING (SHOWN SHADED)
- 49 PROPOSED CONCRETE BOLLARD (TYPICAL OF 2)
- 50 5'-0" DISTANCE FROM EDGE OF PROPOSED MONOPINE
- 51 PROPOSED SHRUBS
- 52 PROPOSED PALM TREES
- 53 PROPOSED TREE

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
355 CARLSBAD VILLAGE DRIVE SUITE D9
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

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

PROJECT NAME
DIVISION
6070 DIVISION STREET
SAN DIEGO, CA 92114
SAN DIEGO COUNTY

DRAWING DATES

DATE	DESCRIPTION
09/16/11	90% ZD (ss)
09/22/11	100% ZD (ss)
12/23/11	REVISED 100% ZD (rd)
01/09/12	REVISED 100% ZD (rd)
01/10/12	REVISED 100% ZD (rd)
01/17/12	REVISED 100% ZD (rd)
06/12/12	REVISED 100% ZD (ss)
06/26/12	REVISED 100% ZD (ss)
08/11/12	REVISED 100% ZD (ss)
10/05/12	REVISED 100% ZD (ss)
11/01/12	REVISED 100% ZD (ss)
11/19/12	REVISED 100% ZD (ss)
01/22/13	REVISED 100% ZD (ss)
01/23/13	REVISED 100% ZD (ss)

SHEET TITLE
EQUIPMENT FLOOR PLAN & EQUIPMENT ROOF PLAN

PROJECTS\VERIZON\11132

A-1

Booth & Suarez
ARCHITECTURE INCORPORATED

395 CARLSBAD VILLAGE DRIVE SUITE 09
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
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6070 DIVISION STREET
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SAN DIEGO COUNTY

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01/22/13	REVISED 100% ZD (ss)
01/23/13	REVISED 100% ZD (ss)

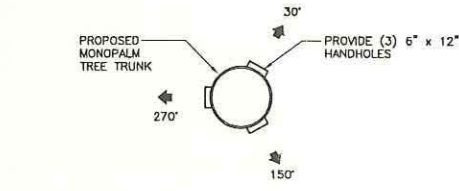
SHEET TITLE

**MONOPALM ELEVATION,
ANTENNA PLAN & DETAILS**

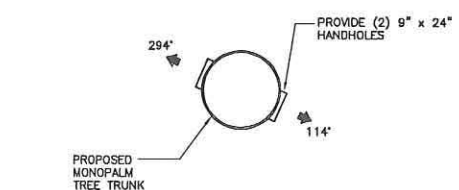
PROJECTS\VERIZON\11132

A-3

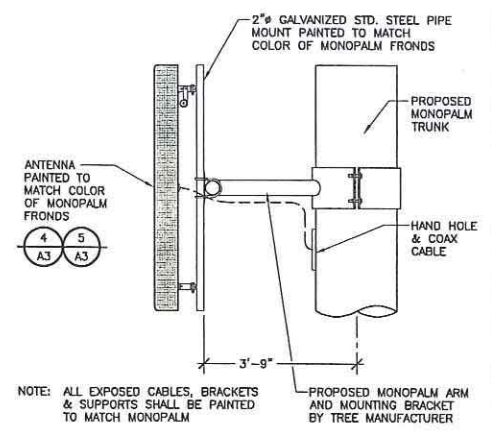
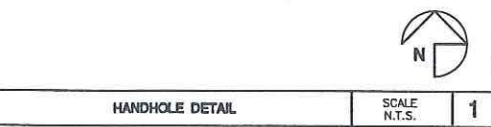
VERIZON ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEN ANGLE	SERIAL NUMBER	NO. OF COAXIAL CABLES	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA 1	SOUTHEAST	150°	AMPHENOL ANTEL: BXA-70063/6CF_6	0°	-		8	60'-0"	6'	7/8"
ALPHA 2			AMPHENOL ANTEL: BXA-80063/6CF_6							
ALPHA 3			AMPHENOL ANTEL: BXA-171063/12CF_2							
ALPHA 4			AMPHENOL ANTEL: BXA-70063/6CF_6							
BETA 1	WEST	270°	AMPHENOL ANTEL: BXA-70063/6CF_6	0°	-		8	60'-0"	6'	7/8"
BETA 2			AMPHENOL ANTEL: BXA-80063/6CF_6							
BETA 3			AMPHENOL ANTEL: BXA-171063/12CF_2							
BETA 4			AMPHENOL ANTEL: BXA-70063/6CF_6							
GAMMA 1	NORTHEAST	30°	AMPHENOL ANTEL: BXA-70063/6CF_6	0°	-		8	60'-0"	6'	7/8"
GAMMA 2			AMPHENOL ANTEL: BXA-80063/6CF_6							
GAMMA 3			AMPHENOL ANTEL: BXA-171063/12CF_2							
GAMMA 4			AMPHENOL ANTEL: BXA-70063/6CF_6							



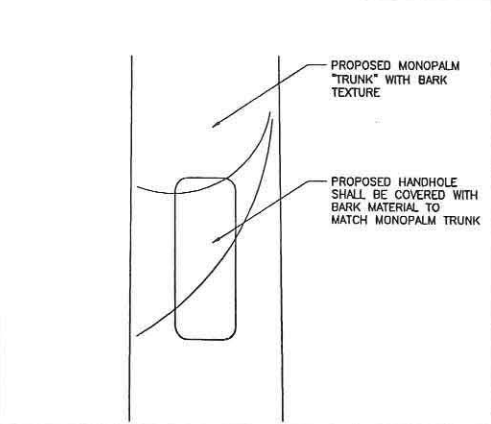
B) POLE PLAN AT INTERMEDIATE HANDHOLES @ 28'-0"



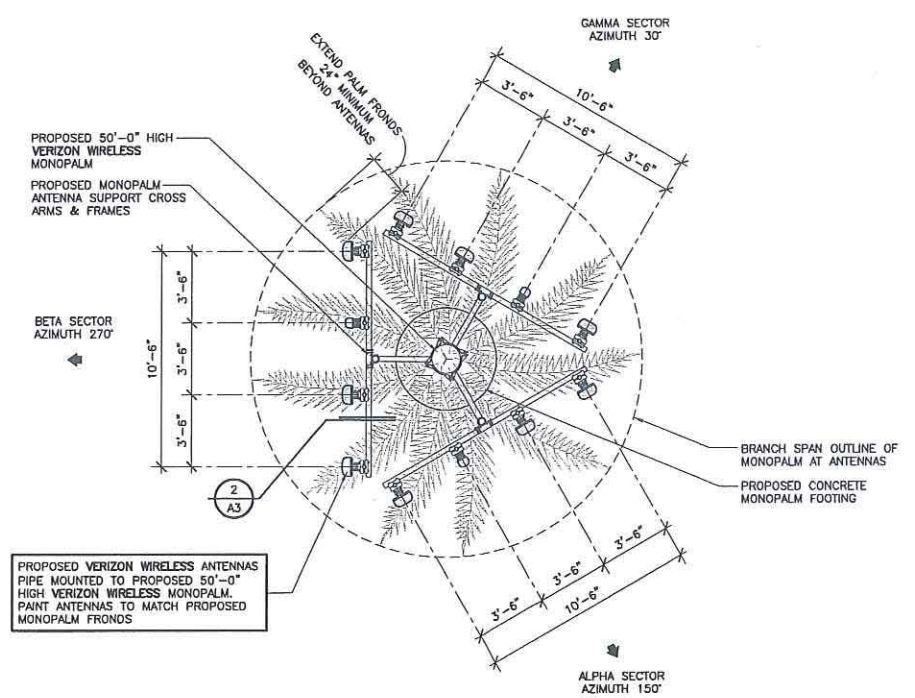
A) POLE PLAN AT LOWER HANDHOLES @ 3'-0"



TYPICAL ANTENNA MOUNT
SCALE 1/2"=1'-0" 2

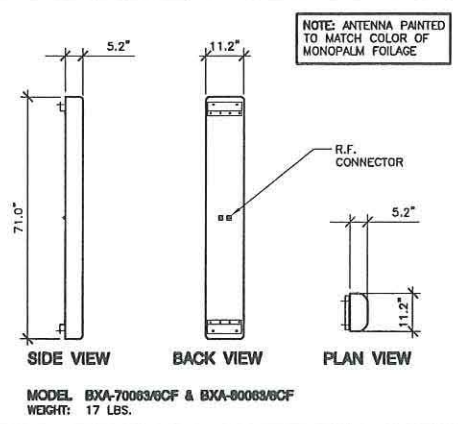


HANDHOLE COVER
SCALE N.T.S. 3

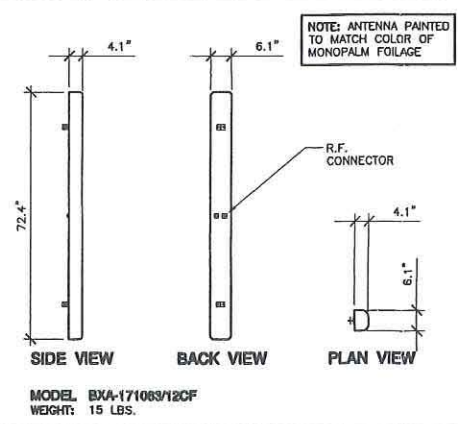


ANTENNA PLAN
SCALE: 1/4"=1'-0"

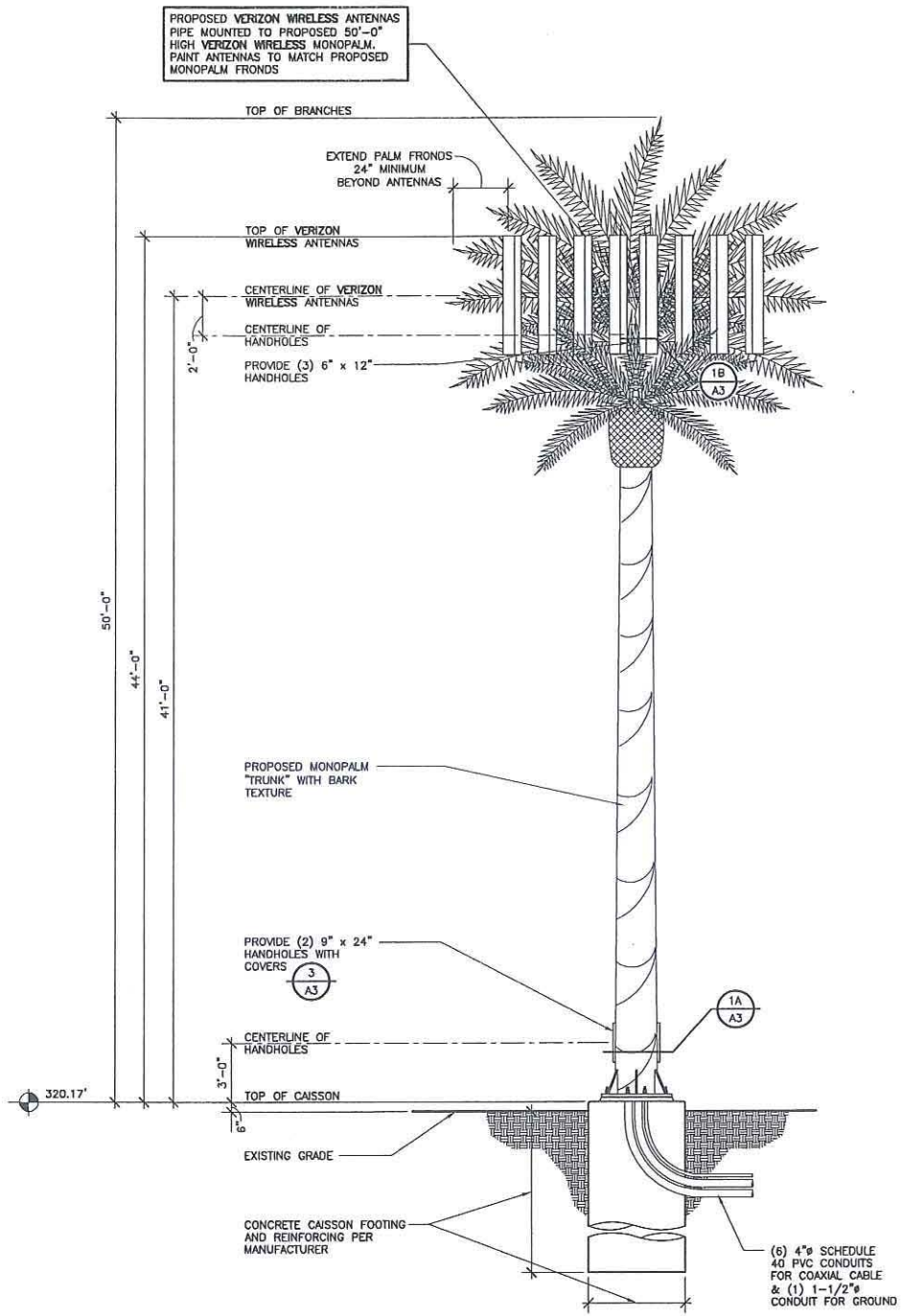
MONOPALM NOTES:
PALM FROND COUNT: 81 TOTAL
PALM FROND DENSITY: HEAVY DENSITY



"ANTEL ANTENNA"
SCALE 1/2"=1'-0" 4



"ANTEL ANTENNA"
SCALE 3/4"=1'-0" 5



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

NOTE: NO EXPOSED PIPES ABSENT ANTENNAS SHALL BE INSTALLED AT ANY TIME.

MONOPALM MANUFACTURE: CELL TREES CONTACT: DAVID WEEKLEY

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

PREPARED FOR

 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

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

PROJECT NAME
 DIVISION
 6070 DIVISION STREET
 SAN DIEGO, CA 92114
 SAN DIEGO COUNTY

DRAWING DATES

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10/05/12	REVISED 100% ZD (se)
11/01/12	REVISED 100% ZD (se)
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01/22/13	REVISED 100% ZD (se)
01/23/13	REVISED 100% ZD (se)

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECTS\VERIZON\11132

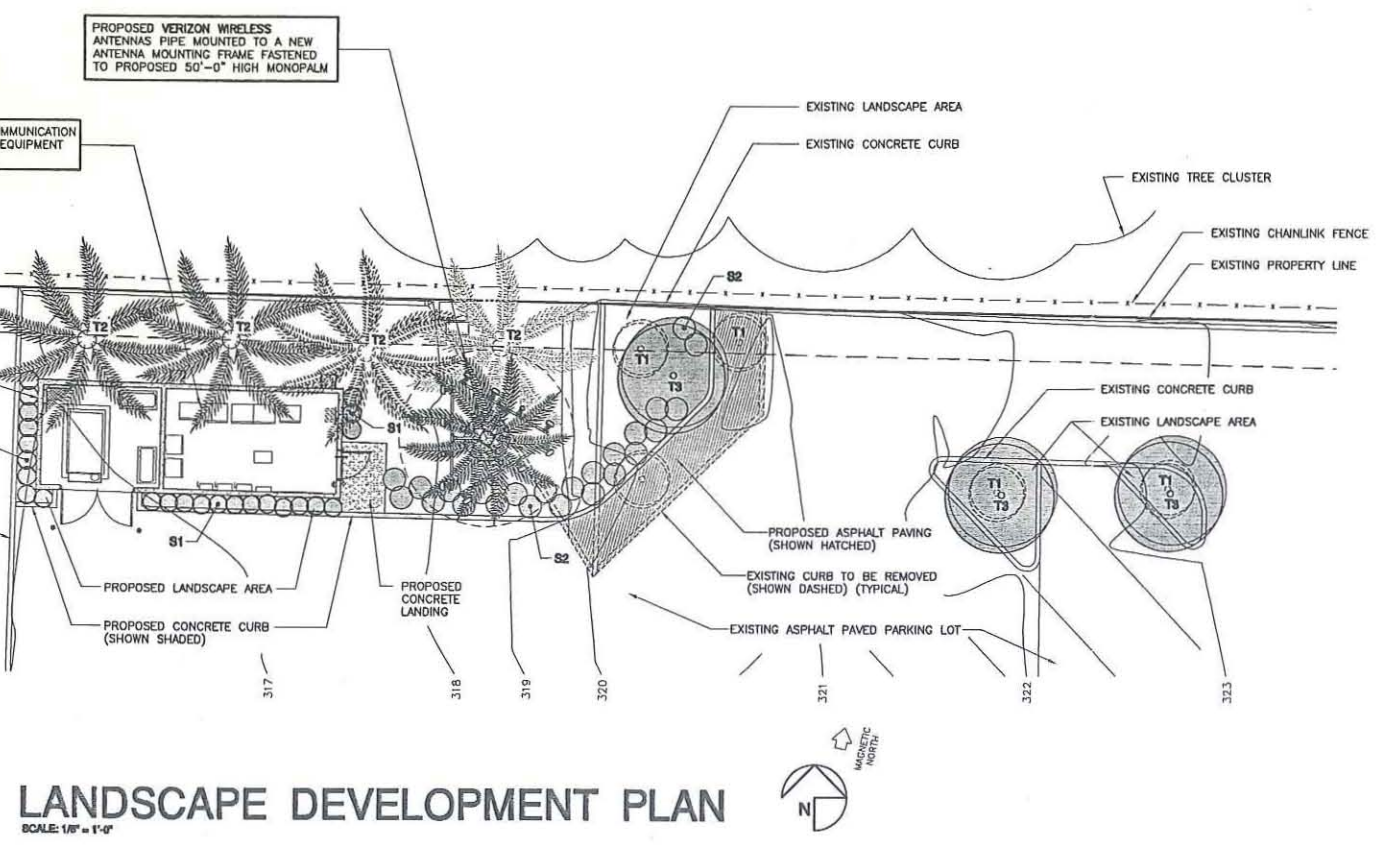
L-1

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
 ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
 IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 UNDERGROUND UTILITY LINES - 5 FEET DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. 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.
12. IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
13. IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
14. ALL PRUNING SHALL COMPLY WITH THE NATIONAL ARBORIST ASSOCIATION. NO TOPPING OR PRUNING OF VEHICULAR USE AREA TREES INTO TOPIARY/HEDGE FORMS IS ALLOWED. TREES SHALL BE ALLOWED TO GROW TO THEIR FULL HEIGHT AND WIDTH TO PROVIDE THE INTENDED SHADE OVER PAVED PARKING SURFACES.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.



LANDSCAPE DEVELOPMENT PLAN
 SCALE: 1/8" = 1'-0"

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	EXISTING HEIGHT & SPREAD	MATURE HEIGHT & SPREAD
T1	FICUS BENJAMINA	WEeping FIG	EXISTING TO BE REMOVED	5	8' HEIGHT 6' SPREAD	-
T2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	EXISTING TO BE RELOCATED	1	16' BROWN TRUNK HEIGHT	75' HEIGHT 12' SPREAD
T2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	PROPOSED RELOCATION	1	16' BROWN TRUNK HEIGHT	75' HEIGHT 12' SPREAD
T2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	PROPOSED 6" BROWN TRUNK HEIGHT	2	-	75' HEIGHT 12' SPREAD
T3	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	PROPOSED 48" BOX	3	-	25' HEIGHT 20' SPREAD
S1	PITTISPORUM TOBIRA VARIEGATED	VARIEGATED PITTISPORUM	PROPOSED 5 GAL.	24	-	12' HEIGHT 18' SPREAD
S2	ESCALLONIA EXONIENSIS 'FRADESIA'	ESCALLONIA	PROPOSED 5 GAL.	22	-	6' HEIGHT 6' SPREAD

DATE OF SURVEY:
DECEMBER 20, 2011

DATUM STATEMENT:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 ADJUSTED, GRID BEARING BETWEEN FIRST ORDER STATION 1245 AND 1187 AS SHOWN ON RECORD OF SURVEY 14492.

BENCHMARK:

CITY OF SAN DIEGO BENCHMARK NUMBER: 1231

DESCRIPTION: BRASS PLUG IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF 61ST STREET AND DIVISION STREET.

ELEVATION: 317.5

DATUM: MEAN SEA LEVEL

NOTE

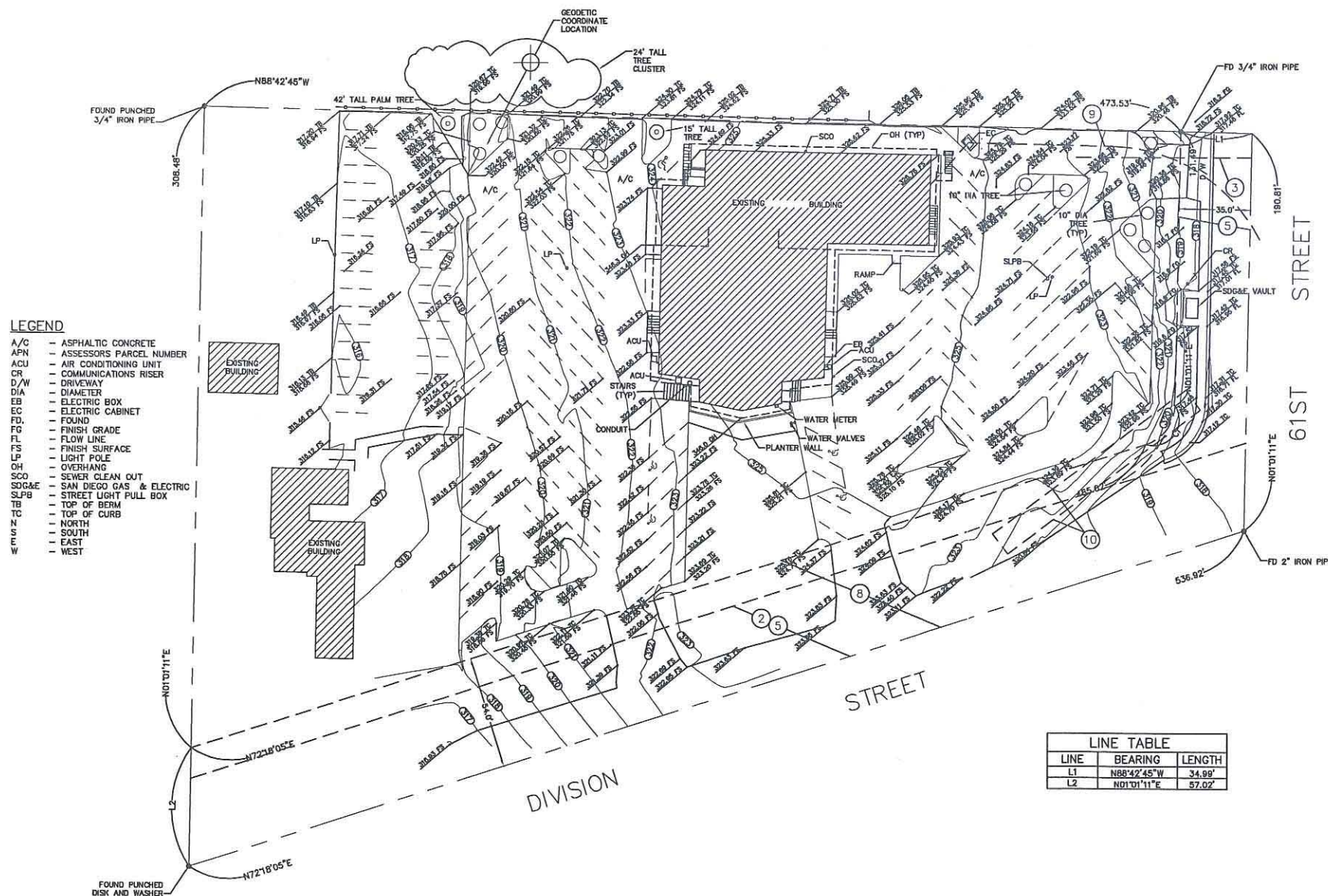
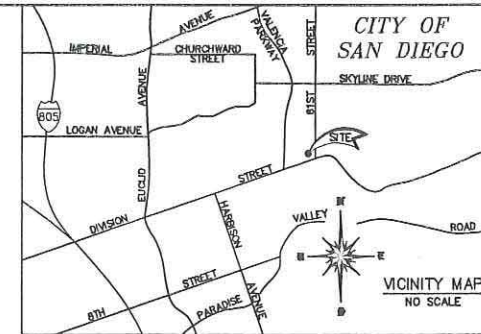
THE BOUNDARY SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY, IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY

LEGAL DESCRIPTION:

ALL THAT PORTION OF LOT 2 OF CAVE AND MOHATTON'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 159, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 30, 1887, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT, 2 DISTANT THEREON SOUTH 89° 09' 45" EAST 482 FEET FROM THE NORTHWEST CORNER THEREOF, SAID POINT BEING THE NORTHEAST CORNER OF THE LAND CONVEYED TO DONALD K. SLATER AND WIFE BY DEED DATED JANUARY 14, 1947 AND RECORDED IN BOOK 2323, PAGE 248 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTH 89° 09' 45" EAST ALONG SAID NORTH LINE OF LOT 2, A DISTANCE OF 483.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 0° 36' 45" WEST ALONG SAID EAST LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 71° 44' 45" WEST ALONG SOUTHERLY LINE, 485.08 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SLATER'S LAND; THENCE NORTH 00° 36' 45" EAST ALONG THE EAST LINE OF SAID LAND, A DISTANCE OF 365.98 FEET TO THE POINT OF BEGINNING.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	Δ=71°16'34"	20.00'	24.88'



- LEGEND**
- A/C — ASPHALTIC CONCRETE
 - APN — ASSESSOR'S PARCEL NUMBER
 - ACU — AIR CONDITIONING UNIT
 - CR — COMMUNICATIONS RISER
 - D/W — DRIVEWAY
 - DIA — DIAMETER
 - EB — ELECTRIC BOX
 - EC — ELECTRIC CABINET
 - FD — FOUND
 - FL — FINISH GRADE
 - FL — FLOW LINE
 - FS — FINISH SURFACE
 - LP — LIGHT POLE
 - LP — OVERHANG
 - SCO — SEWER CLEAN OUT
 - SDG&E — SAN DIEGO GAS & ELECTRIC
 - SLPB — STREET LIGHT PULL BOX
 - TB — TOP OF BERM
 - TC — TOP OF CURB
 - N — NORTH
 - S — SOUTH
 - E — EAST
 - W — WEST

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°42'45"W	34.99'
L2	N01°01'11"E	57.92'

ITEMS CORRESPONDING TO SCHEDULE "B":

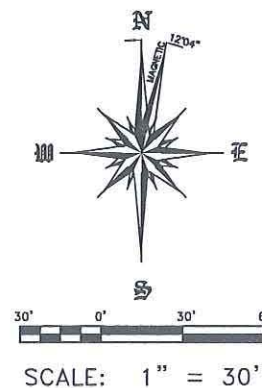
BY: LAWYERS TITLE COMPANY
4100 NEWPORT PLACE DRIVE
SUITE 120
NEWPORT BEACH, CA 92660

TITLE NO.: 09303307-10
TITLE OFFICER: CHRIS MAZIAR
DATED: JULY 28, 2011

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

- 2 AN EASEMENT FOR PUBLIC STREET RECORDED JULY 12, 1927 IN BOOK 1356, PAGE 219 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 3 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED OCTOBER 15, 1945 IN BOOK 1954, PAGE 419 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON. NOTE - ONLY A CENTERLINE IS DESCRIBED WITHIN SAID DEED.
- 4 A COVENANT AGREEMENT RECORDED DECEMBER 28, 1945 IN BOOK 2305, PAGE 485 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 5 AN EASEMENT FOR PUBLIC STREET RECORDED FEBRUARY 27, 1947 IN BOOK 2317, PAGE 334 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 6 A COVENANT AGREEMENT RECORDED AUGUST 16, 1973 AS INSTRUMENT NO. 73-230258 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 7 MATTERS CONTAINED IN THE DOCUMENT RECORDED SEPTEMBER 13, 1977 AS INSTRUMENT NO. 77-373667 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 8 AN EASEMENT FOR RIGHT OF WAY AND PUBLIC STREET RECORDED AUGUST 12, 1981 AS INSTRUMENT NO. 81-258377 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 9 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED JUNE 28, 1983 AS INSTRUMENT NO. 83-236275 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 10 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED JULY 12, 1983 AS INSTRUMENT NO. 83-236275 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 11 THE EFFECT OF RECORD OF SURVEY NO. 17441. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 12 MATTERS CONTAINED IN THE DOCUMENT RECORDED JANUARY 22, 2009 AS INSTRUMENT NO. 2009-0030634 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

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



COORDINATES:
LATITUDE: 32°41'42.414" N
LONGITUDE: 117°04'05.235" W
DATUM: NAD83

Jeffery L. Mays
JEFFERY L. MAYS
EXP: 12/31/12 L.S. NO. 8379



Booth & Suarez
ARCHITECTURE INCORPORATED
395 CARLSBAD 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
DIVISION
6070 DIVISION STREET
SAN DIEGO, CA 92114
SAN DIEGO COUNTY

DRAWING DATES
09/14/11: TITLE REPORT
12/20/11: UPDATED PER CLIENT

SHEET TITLE
TOPOGRAPHIC SURVEY

PROJECTS\VERISON\11132

C-1

EXISTING

Division
6070 Division St.
San Diego, CA 92114

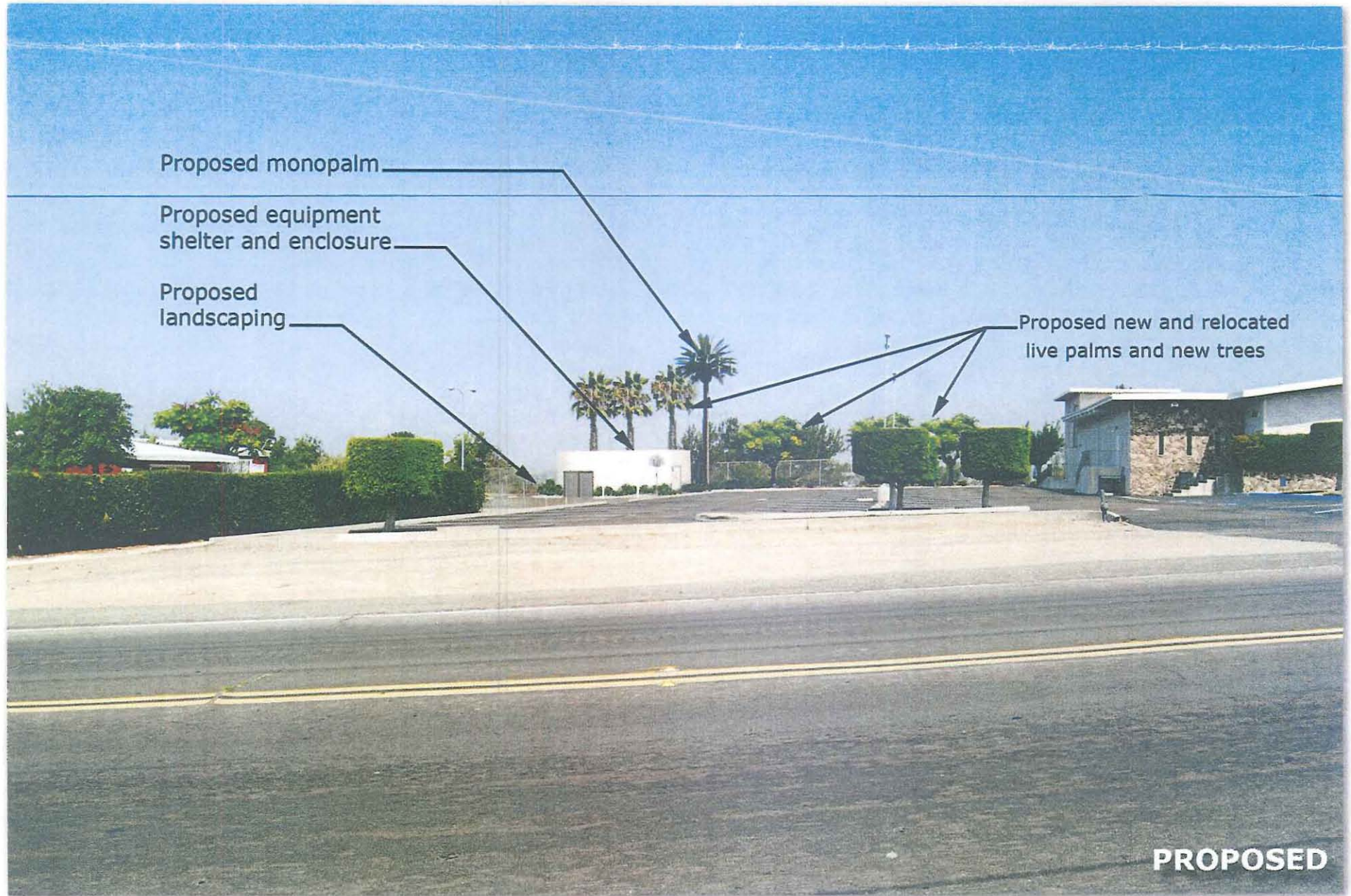


Proposed monopalm

Proposed equipment shelter and enclosure

Proposed landscaping

Proposed new and relocated live palms and new trees



11/14/2012

Photosimulation of proposed telecommunications site

EXISTING

Division
6070 Division St.
San Diego, CA 92114

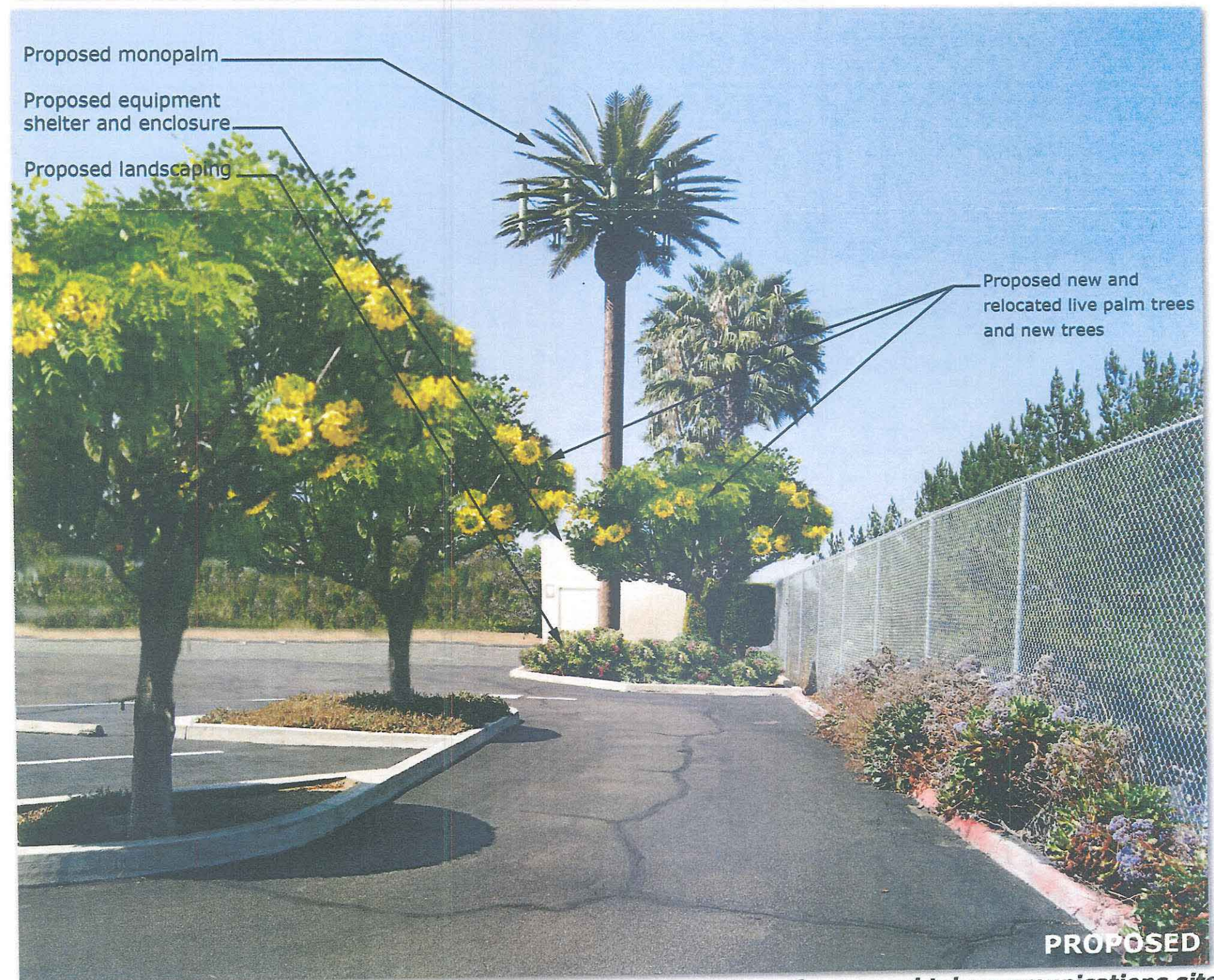


Proposed monopalm

Proposed equipment shelter and enclosure

Proposed landscaping

Proposed new and relocated live palm trees and new trees



PROPOSED

Photosimulation of proposed telecommunications site

11/14/2012

SITE JUSTIFICATION**Verizon Wireless****Division****PROJECT DESCRIPTION**

The project proposes to locate a wireless communication facility at 6070 Division Street at the Christ Church. The project will consist of twelve (12) panel antennas and (1) MW dish located on a new 50' tall stealth designed mono-palm. The associated equipment necessary to operate the facility will be located at grade within a 12' x 33' stick built equipment building adjacent to the mono-palm.

The property is situated on the North side of Division Street between Valencia Parkway to the West and South 61st Street to the East. Specifically, the site is located just west of the main sanctuary building along the northern property line.

SITE DESIGN

The proposed mono-palm will be stealth designed and be capable of accommodating 12 antennas with the 18" minimum required front projection. The equipment is designed to compliment the existing church building and we believe the design is consistent and in conformance with the wireless design guidelines.

PREFERENCE 2 LOCATION

The property is zoned SESDPD-SF-5000 but has no established residential use. Rather it is the home to the Christ Church. As such, the project is considered a Preference 2 location however the equipment design exceed 250 square feet and therefore deviates from the development code and will require a Planned Development Permit which requires a process 4 Planning Commission approval. We believe that the facility as designed is consistent with all relevant regulations and will be visually integrated with the existing surrounding landscaping on site.

CO-LOCATION OF FACILITIES

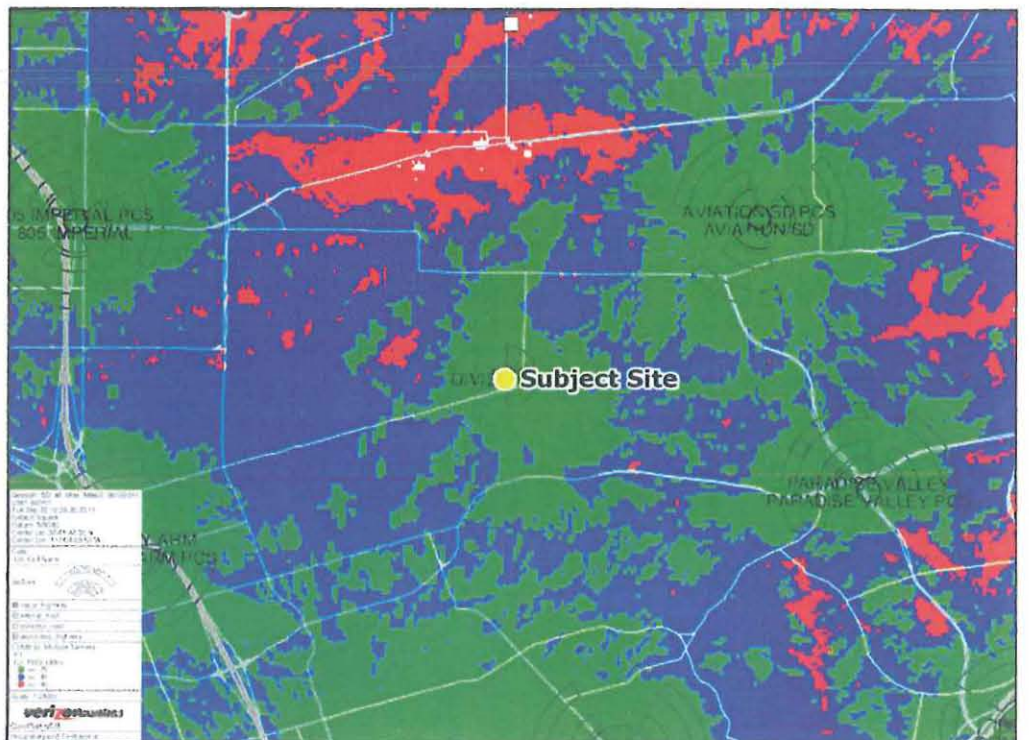
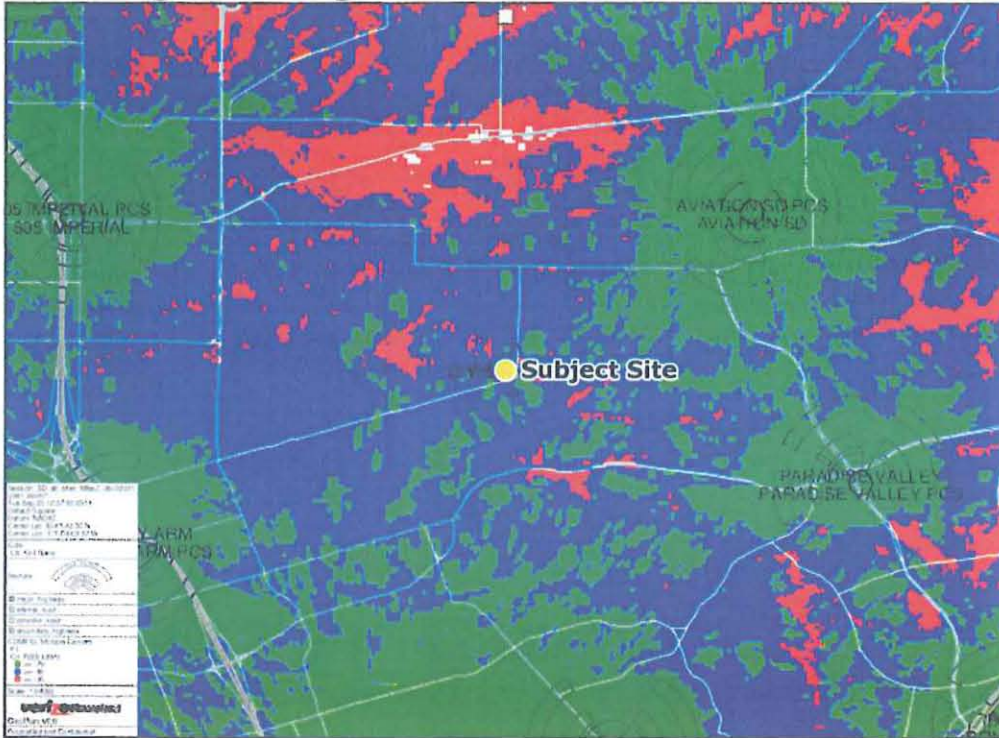
The no existing WCF's on site.

Division

6070 Division St.
San Diego, CA 92114



Existing coverage



Coverage Levels:

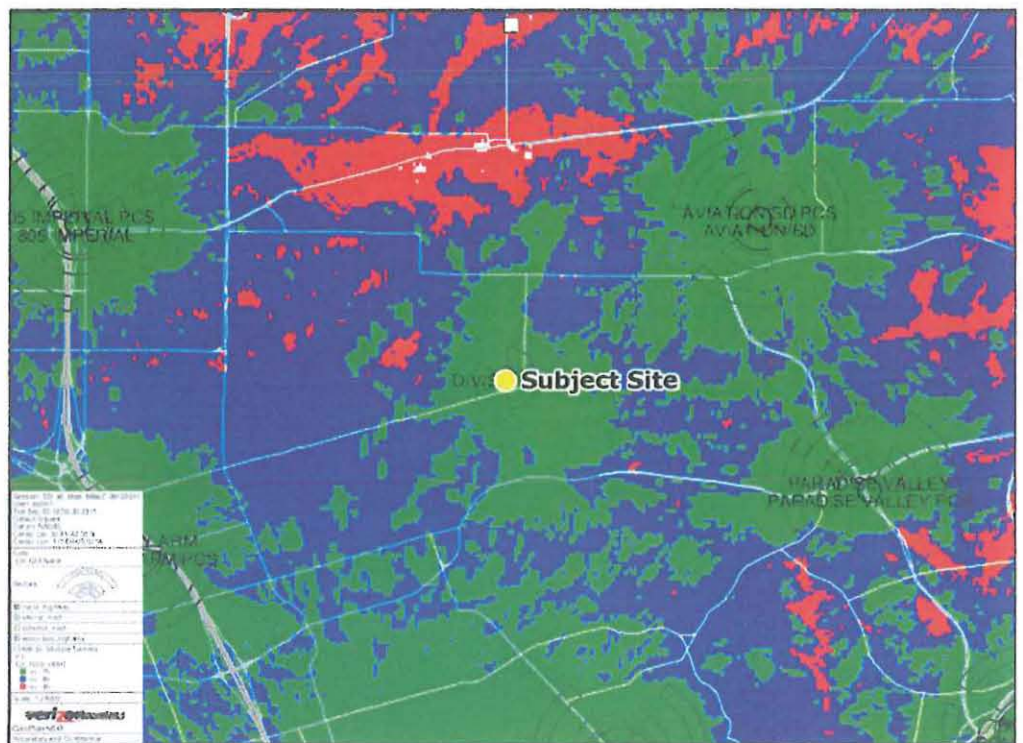
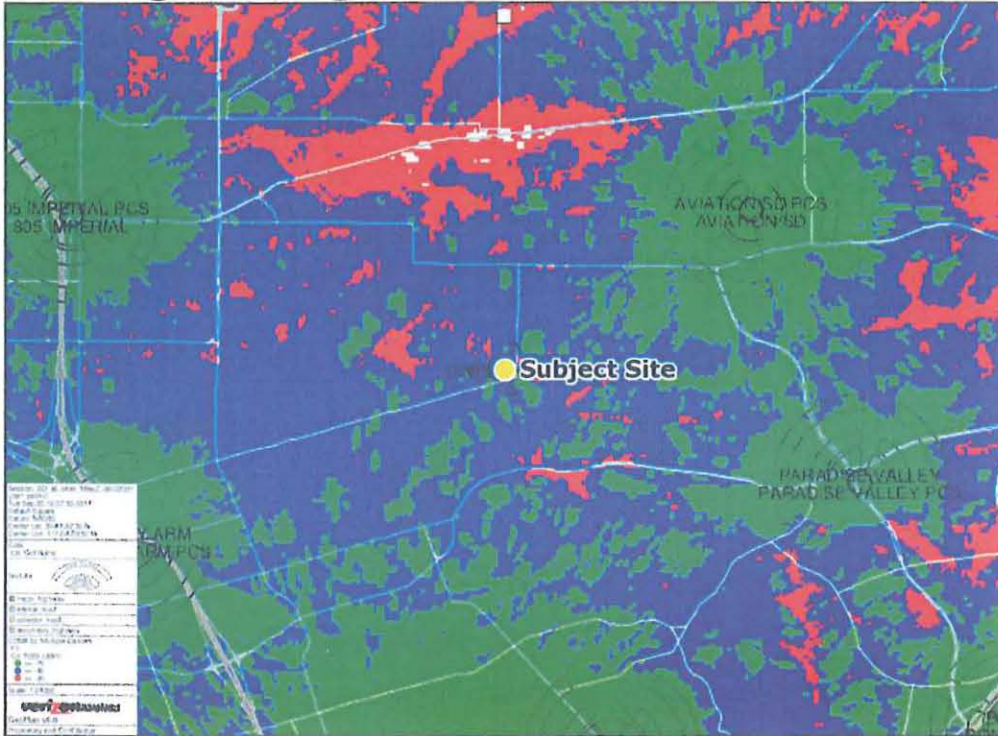
- Excellent
- Good/Variable
- Poor

Proposed coverage

Verizon
 6070 Division St.
 San Diego, CA 92114



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

Proposed coverage

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: 24002258

CONDITIONAL USE PERMIT NO. 1119375
SITE DEVELOPMENT PERMIT NO. 1119379
PLANNED DEVELOPMENT PERMIT NO. 1119381
VERIZON DIVISION - PROJECT NO. 260315
PLANNING COMMISSION

This Conditional Use Permit No. 1119375, Site Development Permit No. 1119379 and Planned Development Permit No. 1119381 is granted by the Planning Commission of the City of San Diego to CHURCH OF CHRIST, 61ST AND DIVISION STREET, a California Corporation, Owner and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420, 126.0305, 126.0504, 126.0604 and 1519.0202. The site is located at 6070 Division Street, on the northwestern corner of Division Street and South 61st Street, in the SF-5000 Zone of the Southeastern San Diego Planned District within the Encanto Neighborhoods of the Southeastern San Diego Community Plan. The project site is legally described as: all that portion of Lot 2 of Cave and McHatton's Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 159, filed in the Office of the County Recorder of San Diego County on March 30, 1887, described as follows: Beginning at a point on the North line of said Lot 2, distant thereon South 89°09'45" East, 482 feet from the Northwest corner thereof, said point being the Northeast corner of land conveyed to Donald K. Slater and wife by deed dated January 14, 1947 and recorded in Book 2323, Page 248 of Official Records; thence South 89°03'45" East along said North line of Lot 2, a distance of 125 feet; thence South 0°36'45" West parallel with the East line of said Slater's land 323.26 feet, more or less, to the Southerly line of said Lot 2; thence South 71°44'45" West along said Southerly line, 132.1 feet, more or less, to the Southeast corner of said Slater's land; thence North 0°36'45" East along the East line of said land, a distance of 365.98 feet to the Point of Beginning.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 23, 2013, on file in the Development Services Department.

The project shall include:

- a. Wireless Communication Facility consisting of a 50 foot monopalm supporting twelve panel antennas (nine 71.0" x 11.2" x 5.2" and three 72.4" x 6.1" x 4.1") two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure for an emergency generator with a 150 gallon diesel tank;
- b. A deviation to exceed the 30-foot height limit allowed under the SF-5000 Zone;
- c. A deviation to SDMC Section 141.0420(g)(3) to exceed the maximum 250 square foot equipment enclosure and or building requirement;
- 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. 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 **June 7, 2016**.
2. This Permit and corresponding use of this site shall **expire on May 23, 2023**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
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 127 cubic yards of material from the project site. Any export material that may be generated shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

15. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

17. Prior to the issuance of any construction permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square-foot area around each tree, which is unencumbered by hardscape and utilities as set forth under SDMC 142.0403(b)(5).

18. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A," Landscape Development Plan.
19. Prior to issuance of any Certificate of Occupancy, the Owner/Permittee shall install all required landscape and obtain all required landscape inspections.
20. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection, whichever occurs earlier.
22. The Owner/Permittee shall replace any required planting that dies within 3 years of installation, within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

PLANNING/DESIGN REQUIREMENTS:

23. Owner/Permittee shall maintain a minimum of 111 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
24. At no point in time, shall the Owner/Permittee install antennas pursuant to this Permit that are different in size than the ones shown on the stamped approved plans.
25. All proposed hand-holes shall be covered with bark material to match the palm tree trunk to the satisfaction of the Development Services Department.
26. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.
27. No overhead cabling is allowed for this project.
28. Branches shall extend a minimum of 24-inches beyond the face of the proposed antennas to the satisfaction of the Development Services Department.

29. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
30. Exposed mounting apparatus shall be removed and shall not remain on a palm tree absent antennas.
31. The applicant is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the Final Inspection. The color approved by Planning Staff must be identical to the as-built faux tree.
32. Faux trees rely on existing and/or proposed trees to integrate with the surroundings. Additional trees may be required, to effectively integrate the faux tree, to the satisfaction of the Development Services Department.
33. 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.
34. 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.
35. The photo simulation(s) for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliant with approved the 'Exhibit A.'
36. 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.
37. 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.
38. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
39. The Owner/Permittee is responsible for notifying the city prior to the sale or takeover of this site to any other provider or if the site is no longer operational resulting in the removal and the restoration of this site to its original condition.
40. 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.

GEOLOGY REQUIREMENTS:

41. Prior to the issuance of any construction permits, The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department and satisfactory to the City Engineer.

INFORMATION ONLY:

- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5237 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 May 23, 2013 and Resolution Number _____-PC.

Permit Type/PTS Approval No.: CUP No. 1119375, SDP No. 1119379
& PDP No. 1119381
Date of Approval: May 23, 2013

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
Development Project Manager
Development Services Department

**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.**

**CHURCH OF CHRIST, 61ST AND DIVISION STREET, a
California Corporation
Owner**

By _____
Name:
Title:

**VERIZON WIRELESS
Permittee**

By _____
Name:
Title:

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

PLANNING COMMISSION RESOLUTION NO. _____-PC
 CONDITIONAL USE PERMIT NO. 1119375
 SITE DEVELOPMENT PERMIT NO. 1119379
 PLANNED DEVELOPMENT PERMIT NO. 1119381
VERIZON DIVISION - PROJECT NO. 260315

WHEREAS, CHURCH OF CHRIST, 61ST AND DIVISION STREET, a California Corporation, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1119375, No. 1119379 and No. 1119381), on portions of a 2.35 acre site;

WHEREAS, the project site is located at 6070 Division Street, on the northwestern corner of Division Street and South 61st Street, in the SF-5000 Zone of the Southeastern San Diego Planned District within the Encanto Neighborhoods of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as: all that portion of Lot 2 of Cave and McHatton's Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 159, filed in the Office of the County Recorder of San Diego County on March 30, 1887, described as follows: Beginning at a point on the North line of said Lot 2, distant thereon South 89°09'45" East, 482 feet from the Northwest corner thereof, said point being the Northeast corner of land conveyed to Donald K. Slater and wife by deed dated January 14, 1947 and recorded in Book 2323, Page 248 of Official Records; thence South 89°03'45" East along said North line of Lot 2, a distance of 125 feet; thence South 0°36'45" West parallel with the East line of said Slater's land 323.26 feet, more or less, to the Southerly line of said Lot 2; thence South 71°44'45" West along said Southerly line, 132.1 feet, more or less, to the Southeast corner of said Slater's land; thence North 0°36'45" East along the East line of said land, a distance of 365.98 feet to the Point of Beginning;

WHEREAS, on February 14, 2013, 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 Article 19, Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 23, 2013, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1119375, Site Development Permit No. 1119379 and Planned Development Permit No. 1119381 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 May 23, 2013.

FINDINGS:**I. Conditional Use Permit Approval – Section §126.0305****1. The proposed development will not adversely affect the applicable land use plan;**

The project site is located at 6070 Division Street in the SF-5000 Zone of Southeastern San Diego Planned District (SESDPD) within the Encanto Neighborhoods of the Southeastern San Diego Community Plan (SESDCP) and is currently developed with a church. Verizon Wireless is proposing a WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure containing an emergency generator with a 150 gallon diesel tank. The WCF's shall be located in the northwestern corner of the parking lot and approximately 300 feet from the public right-of way along Division Street. The facility shall include new trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. The proposed facility would provide wireless communication services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations.

WCF's are allowed on a premises containing a non-residential use within a residential zone with a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(1). In addition, the proposed project would require a Site Development Permit (SDP) for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre). The SESDCP does not contain specific policies on WCF development.

The property is located within the SF-5000 Zone of the SESDPD, which contains a maximum 30 foot height limit. The proposed equipment enclosure and building is a total of 396 square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250 square foot equipment enclosure and or building. Therefore, a Planned Development Permit (PDP) is required to deviate from the design requirements for the size of the equipment enclosure and building, and to exceed the 30 foot height limit allowed under the SF-5000 Zone.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, SESDPD ordinance, the LDC, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” Verizon Wireless submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code; and

Verizon Wireless is proposing a WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure containing an emergency generator with a 150 gallon diesel tank. The WCF will be located in the northwestern corner of the parking lot, approximately 300 feet from the public right-of way along Division Street. The facility shall include new trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. The proposed facility would provide wireless communication services at this location are essential to network operations.

WCFs are allowed on a premises containing a non-residential use within a Residential Zone with a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project would require an SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre). The SESDCP does not contain specific policies on WCF development.

The property is located within the SF-5000 Zone of the SESDPD, which contains a maximum 30 foot height limit. The proposed equipment enclosure and building is a total of 396 square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250 square foot equipment enclosure and or building. Therefore, a PDP is required to deviate from the design requirements for the size of the equipment enclosure and building, and to exceed the 30 foot height limit allowed under the SF-5000 Zone.

Strict conformance with the development regulations would require reducing the height of the monopalm, which would impact the signal to and from the antennas. In addition, to comply with the development regulations for the equipment enclosure and building would require the removal of the equipment enclosure walls surrounding the emergency generator. The removal of the equipment enclosure walls would expose the equipment and may create a visual impact as viewed from the public right-of-way into the site.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, SESDPD ordinance, the LDC, and the General Plan to the maximum extent feasible.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. As designed, the project is located on a non-residential use within a Residential Zone and as such, requires a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project would require a SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). Verizon Wireless is proposing a WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure containing an emergency generator with a 150 gallon diesel tank. The WCF shall be located in the northwestern corner of the parking lot and approximately 300 feet from the public right-of way along Division Street. The facility shall include new trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts.

The property is located within the SF-5000 Zone of the SESDPD, which contains a maximum 30 foot height limit. The proposed equipment enclosure and building is a total of 396 square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250 square foot equipment enclosure and or building. Therefore, a PDP is required to deviate from the design requirements for the size of the equipment enclosure and building, and to exceed the 30 foot height limit allowed under the SF-5000 Zone.

The proposed new WCF at this location is essential in the network operations, which provides voice and data services to the neighborhood and those traveling through the area. The facility will include new trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. Therefore, this development, when considered as a whole, will be beneficial to the community and is appropriate for this site.

II. Site Development Permit - Section 126.0504 (A)

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

The project site is located at 6070 Division Street in the SF-5000 Zone of SESDPD within the Encanto Neighborhoods of the SESDCP and is currently developed with a church. Verizon Wireless is proposing a WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure containing an emergency generator with a 150 gallon diesel tank. The WCF's shall be located in the northwestern corner of the parking lot and approximately 300 feet from the public right-of way along Division Street. The facility shall include new trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. The proposed facility would provide wireless communication

services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations.

WCF's are allowed on a premises containing a non-residential use within a residential zone with a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project would require a SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre). The SESDCP does not contain specific policies on WCF development.

The property is located within the SF-5000 Zone of the SESDPD, which contains a maximum 30 foot height limit. The proposed equipment enclosure and building is a total of 396 square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250 square foot equipment enclosure and or building. Therefore, a PDP is required to deviate from the design requirements for the size of the equipment enclosure and building, and to exceed the 30 foot height limit allowed under the SF-5000 Zone.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, SESDPD ordinance, the LDC, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of RF emissions to the extent that such facilities comply with the FCC standards for such emissions." Verizon Wireless submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

Verizon Wireless is proposing a WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure containing an emergency generator with a 150 gallon diesel tank. The WCF will be located in the northwestern corner of the parking lot, approximately 300 feet from the public right-of way along Division Street. The facility shall include new trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. The proposed facility would provide wireless communication services at this location are essential to network operations.

WCFs are allowed on a premises containing a non-residential use within a Residential Zone with a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project would require an SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre). The SESDCP does not contain specific policies on WCF development.

The property is located within the SF-5000 Zone of the SESDPD, which contains a maximum 30 foot height limit. The proposed equipment enclosure and building is a total of 396 square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250 square foot equipment enclosure and or building. Therefore, a PDP is required to deviate from the design requirements for the size of the equipment enclosure and building, and to exceed the 30 foot height limit allowed under the SF-5000 Zone.

Strict conformance with the development regulations would require reducing the height of the monopalm, which would impact the signal to and from the antennas. In addition, to comply with the development regulations for the equipment enclosure and building would require the removal of the equipment enclosure walls surrounding the emergency generator. The removal of the equipment enclosure walls would expose the equipment and may create a visual impact as viewed from the public right-of-way into the site.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, SESDPD ordinance, the LDC, and the General Plan to the maximum extent feasible.

III. Planned Development Permit - Section 126.0604(A)

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

The project site is located at 6070 Division Street in the SF-5000 Zone of SESDPD within the Encanto Neighborhoods of the SESDCP and is currently developed with a church. Verizon Wireless is proposing a WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure containing an emergency generator with a 150 gallon diesel tank. The WCF's shall be located in the northwestern corner of the parking lot and approximately 300 feet from the public right-of way along Division Street. The facility shall include new trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. The proposed facility would provide wireless communication services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations.

WCF's are allowed on a premises containing a non-residential use within a residential zone with a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project

would require a Site Development Permit (SDP) for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre). The SESDCP does not contain specific policies on WCF development.

The property is located within the SF-5000 Zone of the SESDPD, which contains a maximum 30 foot height limit. The proposed equipment enclosure and building is a total of 396 square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250 square foot equipment enclosure and or building. Therefore, a PDP is required to deviate from the design requirements for the size of the equipment enclosure and building, and to exceed the 30 foot height limit allowed under the SF-5000 Zone.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, SESDPD ordinance, the LDC, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of RF emissions to the extent that such facilities comply with the FCC standards for such emissions.” Verizon Wireless submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply with the regulations of the Land Development Code 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 a WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure containing an emergency generator with a 150 gallon diesel tank. The WCF will be located in the northwestern corner of the parking lot and approximately 300 feet from the public right-of way along Division Street. The facility will include new trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. The proposed facility would provide wireless communication services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations.

WCFs are allowed on a premises containing a non-residential use within a Residential Zone with a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project would require a SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre). The SESDCP does not contain specific policies on WCF development.

The property is located within the SF-5000 Zone of the SESDPD, which contains a maximum 30 foot height limit. The proposed equipment enclosure and building is a total of 396 square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250 square foot equipment enclosure and or building. Therefore, a PDP is required to deviate from the design requirements for the size of the equipment enclosure and building, and to exceed the 30 foot height limit allowed under the SF-5000 Zone.

Strict conformance with the development regulations would require reducing the height of the monopalm, which would impact the signal to and from the antennas. In addition, to comply with the development regulations for the equipment enclosure and building would require the removal of the equipment enclosure walls surrounding the emergency generator. The removal of the equipment enclosure walls would expose the equipment and may create a visual impact as viewed from the public right-of-way into the site.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, SESDPD ordinance, the LDC, and the General Plan to the maximum extent feasible. Therefore, the deviations are appropriate for this location and result in a more desirable project than if designed in strict conformance with the WCF Design Requirements and the development regulations of the applicable zone, and when considered as a whole, will be beneficial to the community.

IV. Southeastern San Diego (PDO) - Section 1519.0202(c)

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;

The project site is located at 6070 Division Street in the SF-5000 Zone of SESDPD within the Encanto Neighborhoods of the SESDCP and is currently developed with a church. Verizon Wireless is proposing a WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure containing an emergency generator with a 150 gallon diesel tank. The WCF's shall be located in the northwestern corner of the parking lot and approximately 300 feet from the public right-of way along Division Street. The facility shall include new trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. The proposed facility would provide wireless communication

services for users of cell phones and other wireless devices and the WCF at this location is essential to network operations.

WCF's are allowed on a premises containing a non-residential use within a residential zone with a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project would require a SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre). The SESDCP does not contain specific policies on WCF development.

The property is located within the SF-5000 Zone of the SESDPD, which contains a maximum 30 foot height limit. The proposed equipment enclosure and building is a total of 396 square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3), allows for a maximum 250 square foot equipment enclosure and or building. Therefore, a PDP is required to deviate from the design requirements for the size of the equipment enclosure and building, and to exceed the 30 foot height limit allowed under the SF-5000 Zone.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, SESDPD ordinance, the LDC, and the General Plan. Therefore, the proposed use will not adversely affect the General Plan or other applicable plans adopted by the City Council.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;

The project site is located at 6070 Division Street in the SF-5000 Zone of SESDPD within the Encanto Neighborhoods of the SESDCP and is currently developed with a church. Verizon Wireless is proposing a WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure containing an emergency generator with a 150 gallon diesel tank. The WCF's shall be located in the northwestern corner of the parking lot and approximately 300 feet from the public right-of way along Division Street.

WCF's are allowed on a premises containing a non-residential use within a Residential Zone with a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project would require an SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which does not contain specific policies on WCF development.

The surrounding properties are zoned SF-5000 and are designated for residential use, Low-Density (5-10 dwelling units/acre) within the community plan. The Nye Elementary School is located to the northwest of the site and the property to the northeast is currently vacant. The

properties to the east and south are developed with single family dwelling units, and the property to the west is developed with a single family dwelling unit and a horticultural nursery.

The proposed WCF includes three new live palm trees, three new trees and associated landscaping to blend the facility into the surrounding area. The monopalm has been designed to appear to the surrounding properties as a palm tree within of a cluster of palm trees located within the rear portion of the church parking lot. The equipment enclosure and building shall be painted to match the existing church and upon maturity of the landscaping, would integrate the facility into the site and would have negligible views from the public right-of-way. Therefore, the proposed development would be in harmony with the surrounding neighborhood and community shall be achieved as far as practicable.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of RF emissions to the extent that such facilities comply with the FCC standards for such emissions.” Verizon Wireless submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

Verizon Wireless is proposing a WCF consisting of a 50 foot monopalm supporting twelve panel antennas, two GPS antennas, a 240 square foot equipment building and a 156 square foot equipment enclosure containing an emergency generator with a 150 gallon diesel tank. The WCF will be located in the northwestern corner of the parking lot, approximately 300 feet from the public right-of way along Division Street. The facility shall include new trees and associated landscaping to blend the facility into the surrounding area and mitigate any possible visual impacts. The proposed facility would provide wireless communication services at this location are essential to network operations.

WCFs are allowed on a premises containing a non-residential use within a Residential Zone with a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project would require an SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre). The SESDCP does not contain specific policies on WCF development.

The property is located within the SF-5000 Zone of the SESDPD, which contains a maximum 30 foot height limit. The proposed equipment enclosure and building is a total of 396 square feet; however, pursuant to the WCF design requirements, LDC Section 141.0420(g)(3),

allows for a maximum 250 square foot equipment enclosure and or building. Therefore, a PDP is required to deviate from the design requirements for the size of the equipment enclosure and building, and to exceed the 30 foot height limit allowed under the SF-5000 Zone.

Strict conformance with the development regulations would require reducing the height of the monopalm, which would impact the signal to and from the antennas. In addition, to comply with the development regulations for the equipment enclosure and building would require the removal of the equipment enclosure walls surrounding the emergency generator. The removal of the equipment enclosure walls would expose the equipment and may create a visual impact as viewed from the public right-of-way into the site.

With the approval of the PDP for the deviations, the project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, SESDPD ordinance, the LDC, and the General Plan to the maximum extent feasible.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1119375, Site Development Permit No. 1119379 and Planned Development Permit No. 1119381 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Permit No. 1119375, No. 1119379 and No. 1119381, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: May 23, 2013

Job Order No. 24002258

**ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP
NOVEMBER (ENCPG)**

MINUTES OF MEETING

Date: Monday, November 19, 2012

1. CALL TO ORDER/INTRODUCTIONS: At: 6:33 pm by: Ken Malbrough, Chair

Seat	Member	Here?	Seat	Member	Here?
Alta Vista	Marry Young	Yes	At-Large	Roman deSalvo	Yes
Broadway Heights	Maxine Sherard	Yes	At-Large	Alfredo Ybarra	Yes
Chollas View	Ardelle Matthews	Yes	At-Large	Brian Pollard	Yes
Emerald Hills	Vacant		At-Large	Derryl Williams	Yes
Encanto-North	Ilija Bisinovski	Yes	At-Large	Steve Ward	Yes
Encanto-South	Kenneth Malbrough	Yes	At-Large	Khalada S Alaji	Yes
Lincoln Park	Dorothy James	Yes	At-Large	April Flake	Yes
Valencia Park	Mary Ponder	Yes	At-Large	Vacant	
City Dept.	Name	Here?	Dept	Name	Here?
Dev. Services	Karen Bucey	No	4 th District	Bruce Williams	Yes

Number of Visitors: 10.

Sign-in sheet on file: Yes.

2. INTRODUCTIONS:

- Introductions were completed by Board Members and the Public

3. COMMUNICATIONS FROM THE PUBLIC:

Roman de Salvo Requests clarification of the Hwy 94 and Euclid Study, there is a need to know more.

4. ADOPTION OF THE AGENDA:

MM. Brian Pollard ... Sec Maxine Sherard 11-0-0 adopted

5. APPROVAL OF MINUTES:

There were no October meeting minutes due to the CIP Outreach Project.

6. CHAIR'S REPORT:

Update of the community plan is very close to starting. Everyone needs to first start working on understanding the current community plan. We all will be involved in the Update.

7. STAFF

A. City Council Report: Bruce Williams Assistant to 4th District Council President, Tony Young, passed out the Weekly Report from the Councilman's Office. He is asking for a Tracking system of closed homes of the Banks. Monies have been appropriated for street improvement, San Bernardo Terrace and La Paz; Also the MX Library hours have been extended. He thanked the Group for the CIP participation.

Charles Davis was asked about the Permit Process for Walgreen that was discussed last month. The concern has not been resolved. The Councilman is resigned and his last day will be Dec. 31. The timeline to replace a new representative:

1. Will take 90 days
2. There will be an election
3. Candidates will apply then must get signatures.

The Chief of Staff will become the Office Administrator. Question: Will Faulkner become new President? That is determined through elections. In the Primary the elected persons will serve two years. And the two top vote getters will run in the Election. .

B .City Staff Report.:

Karen Bucey No report

C. CPC Report. No report,

8. INFO ITEM.

Info Items: None

9. ACTION ITEM

Presenter: Karen Killborn, Program Manager from Verizon. Presented drawings of 6010 Division Street for Antenna to remove five trees and replace them with three golden medallions and two palm trees deviating from the height of Church of Christ where this project located. Miss Killborn was asked to provide a map showing the location of these several antennas. It is not possible at this time. Do not want to let the competition to know where the company is considering the next placement. Each Board Member participated in Discussion: Malbrough asked: When you decide to locate a new wireless transmission site, how do you determine where the antenna will be placed? Has anything been received from the school? Do you recall how often we get a request for a Conditional Use Permit? After much discussion

It was decided more education is needed from this project, MM. Maxine Sherard and Sec. Brian Pollard that we table this request. 4-0-7 Motion failed MM: Roman de Salvo this request is approved Sec: Alfredo Ybarra 4-0-5 Motion failed.

10. CONTINUING BUSINESS:

A. Chair gave update of Program: Capital Improvement Projects

The purpose

1 Educate

2 Prioritize

3. Get new ideas

What was learned?

All projects presented were approved and prioritized. Everyone saw that this job was a very good job

B. A request was made for the cleaning up of Hwy 94 MLK Jr Freeway. The answer was to contact the Sheriff's Department.

11. NEW BUSINESS

A. There was a discussion of the January (Martin L. King, Jr. Birthday) and the February (President's Day) Meetings. Suggestions were January 28 and February 4, 2013. Charles Davis will report on a date in February on the Community Room availability

B. After discussion, it was unanimous that at our next regular meeting that a holiday dinner be provided. Maxine Sherard accepted the responsibility to coordinate the meal.

C. **Announcement:** B. Pollard, November 28 6-8-pm Civic San Diego will hold their meeting at Jacob Center.

ADJOURNMENT: 8:46

Encanto Neighborhood Community Planning Group Attendance Record

Name	Position	COW Training												
		April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	
Officers														
Malbrough, Kenneth	Chair	C	P	P	P	NA	P	P	N/A	P				
Sherard, Maxine	Vice Chair	C	P	P	P	NA	P	P	N/A	P				
Maxwell, Ardelle	Secretary (Recording)	C	P	P	P	NA	A	P	N/A	P				
Ybarra, Alfredo	Secretary (Correspondence)	C	P	A	P	NA	P	P	N/A	P				
Elected Members														
Bisnovski, Ilija,	Encanto	C	A	P	A	NA	P	P	N/A	P				
De Salvo, Roman	At-Large	C	P	A	A	NA	P	P	N/A	P				
Vacant	Emerald Hills	C	P	A	A	NA	N/A	N/A	N/A	N/A				
James, Dorothy	Lincoln Park	C	P	P	P	NA	P	P	N/A	P				
Pollard, Brian	At-Large	C	P	P	P	NA	P	P	N/A	P				
Ponder, Mary	Valencia Park	C	P	A	P	NA	P	P	N/A	P				
Ward, Steven	At-Large	C	P	A	P	NA	P	P	N/A	P				
Williams, Derryl	At-Large	C	P	P	A	NA	P	P	N/A	P				
Young, Mary	Alta Vista	C	P	P	P	NA	P	P	N/A	P				
April Flake (06/2012)	At-Large	C	N/A	N/A	P	NA	P	P	N/A	P				
Khalada Salaam-Alaji (06/2012)	At-Large	C	N/A	N/A	P	NA	P	P	N/A	P				
Vacant	At-Large		A	A	A	NA	N/A	N/A	N/A	N/A				
City Staff														
Bucey, Karen (Quarterly Attendance Only)	Community Planner	C	P	P	A	NA	A	P	A	P				
P = Present														
A = Absent														
C = Completed														

NOTICE OF EXEMPTION

TO: 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.: 260315

PROJECT TITLE: Verizon-Division

PROJECT LOCATION-SPECIFIC: 6070 Division Street, San Diego, California 92114

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP), Site Development Permit (SDP) and Planned Development Permit (PDP) to allow for a Wireless Communication Facility (WCF) consisting of a 50'-0" high monopalm supporting 12 panel antennas. Associated equipment would be located inside a new 33'-4" by 12'-0" concrete equipment building on a concrete pad.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Krystal Patterson (Agent)

PlanCom, Inc.
 302 State Place
 Escondido, CA
 (760) 715-8703

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 15303-(New Construction or Conversion of Small Structures)
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, a CUP, SDP and PDP for a 50'-0" high monopalm and associated equipment building meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Rhonda Benally

TELEPHONE: (619) 446-5468

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

Chad McPherson Senior Planner
 SIGNATURE/TITLE

FEBRUARY 14, 2013
 DATE

CHECK ONE:

- 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 21, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT
SAP No. 24002258

PROJECT NAME/NUMBER: Verizon-Division/260315
COMMUNITY PLAN AREA: Encanto Neighborhood of Southeastern San Diego
COUNCIL DISTRICT: 4
LOCATION: 6070 Division Street, San Diego, California 92114

PROJECT DESCRIPTION: Conditional Use Permit (CUP), Site Development Permit (SDP) and Planned Development Permit (PDP) to allow for a Wireless Communication Facility (WCF) consisting of a 50'-0" high monopalm supporting 12 panel antennas. Associated equipment would be located inside a new 33'-4" by 12'-0" concrete equipment building on a concrete pad.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15303-(New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, a CUP, SDP and PDP for a 50'-0" high monopalm and associated equipment building meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Jeff Peterson
MAILING ADDRESS: 1222 First Avenue, MS 501
San Diego, CA 92101
PHONE NUMBER: (619) 446-5237

On February 14, 2013, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City

Development Project Manager listed above. Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.