



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 16, 2013 **REPORT NO. PC-13-055**

ATTENTION: Planning Commission, Agenda of May 23, 2013

SUBJECT: Verizon – Linda Vista - PROJECT NO. 298189. PROCESS 4.

**OWNER/
APPLICANT:** Spiritual Assembly of the Bahai's of San Diego/
Verizon Wireless

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 6545 Alcalá Knolls Drive in the Linda Vista community plan area?

Staff Recommendation: APPROVE Neighborhood Use Permit (NUP) No. 1118925 and Planned Development Permit (PDP) No. 1118926.

Community Planning Group Recommendation: At the January 28, 2013 meeting of the Linda Vista Planning Group, the group voted 12-0 to recommend approval of this project as presented. (Attachment 12)

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 28, 2013, and the opportunity to appeal that determination ended April 17, 2013. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt per Categorical Exemption 15301 (Existing Facilities).

Fiscal Impact Statement: Verizon Wireless is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND/DISCUSSION

Verizon – Linda Vista is an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP), Process 4, for a WCF. The project consists of two panel antennas mounted to two 30-foot tall parking lot light standards and a 600-square foot equipment enclosure with an emergency generator. The project is located at 6545 Alcala Knolls Drive, in the RS-1-7 zone, within the Linda Vista Community Plan Area (Attachments 1, 2, 3, and 4).

WCFs are permitted in residential zones with a non-residential use with the processing of a NUP, Process 2, when the antennas are more than 100feet from the property line of a residential use.

Two deviations are being requested. The equipment enclosure, at 600-square feet, deviates from the 250-square foot maximum permitted by the WCF Design Requirements, Land Development Code (LDC) Section 141.0420(g)(3). In addition, the equipment encroaches into the required side and rear setbacks. A PDP, Process 4, is being processed to allow these deviations.

Community Plan Analysis:

The Linda Vista Community Plan does not specifically address WCFs. However, the City's General Plan, Section UD-A.15, does address WCFs as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project complies with the requirements of the General Plan for WCFs. While the antennas are not concealed within an existing structure, they are mounted to parking lot light standards, which are vertical elements one would expect to find in a parking lot. Existing trees, along with two replacement trees, act, in conjunction with other landscape material, to both screen and integrate the WCF with the neighborhood resulting in an aesthetically pleasing design which is respectful of the neighborhood context. While the equipment area is located within the setback and exceeds the allowed maximum square footage, it is screened by existing shrubs and is an unobtrusive design.

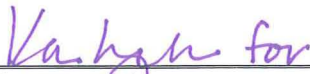
Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NUP No. 1118925 and PDP No. 1118926.

ALTERNATIVES

1. Approve NUP No. 1118925 and PDP No. 1118926, with modifications.
2. Deny NUP No. 1118925 and PDP No. 1118926, 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



Alex Hempton, AICP
Development Project Manager
Development Services Department

BROUGHTON/AFH

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal (NORA) – Env. Exemption
8. Photo Simulations
9. Site Justification
10. Coverage Maps
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing
16. Photo Study



Aerial Photo

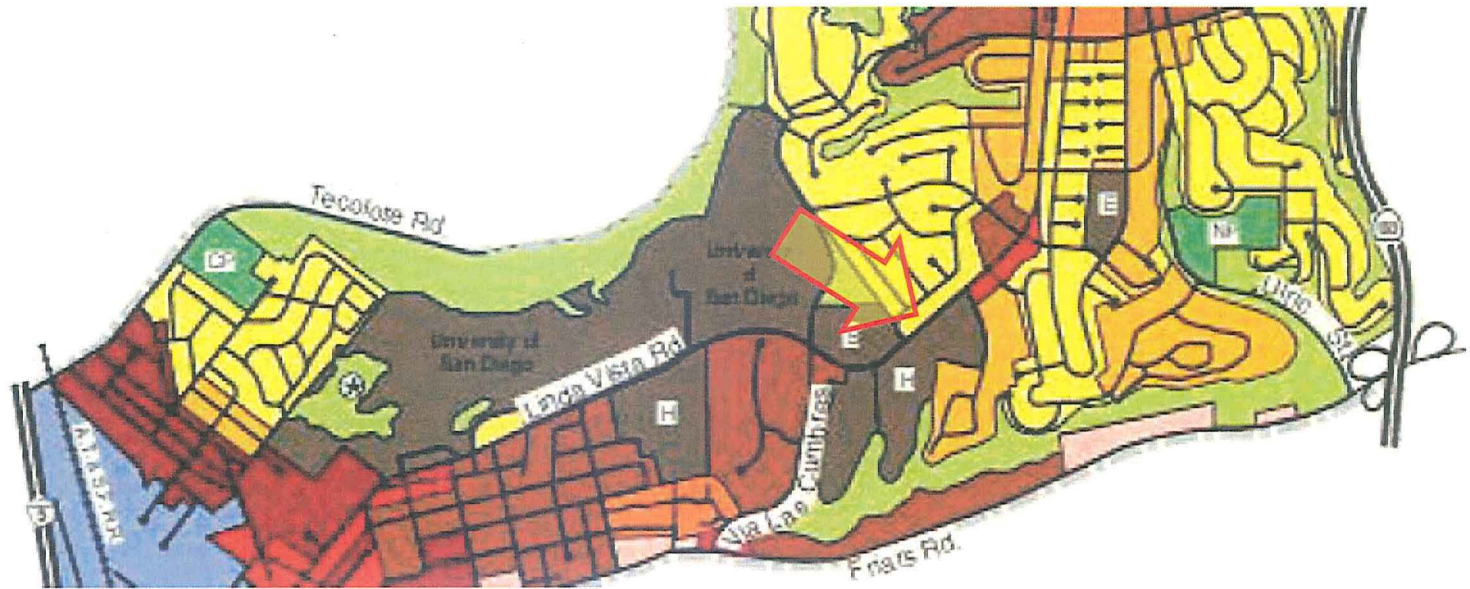
Verizon – Linda Vista – Project Number 298189

6545 Alcalá Knolls Drive



Legend

- Very Low Density 0-5 du/ac
- Low Density 5-9 du/ac
- Low-Medium Density 9-15 du/ac
- Medium Density 15-30 du/ac
- Medium High Density 30-43 du/ac
- High Density 43-75 du/ac
- Community Commercial
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Visitor Commercial
- Industrial
- School (E-elementary, J-Junior High, H-Senior High School)
- Institution
- Park
- Mini-Park
- Open Space

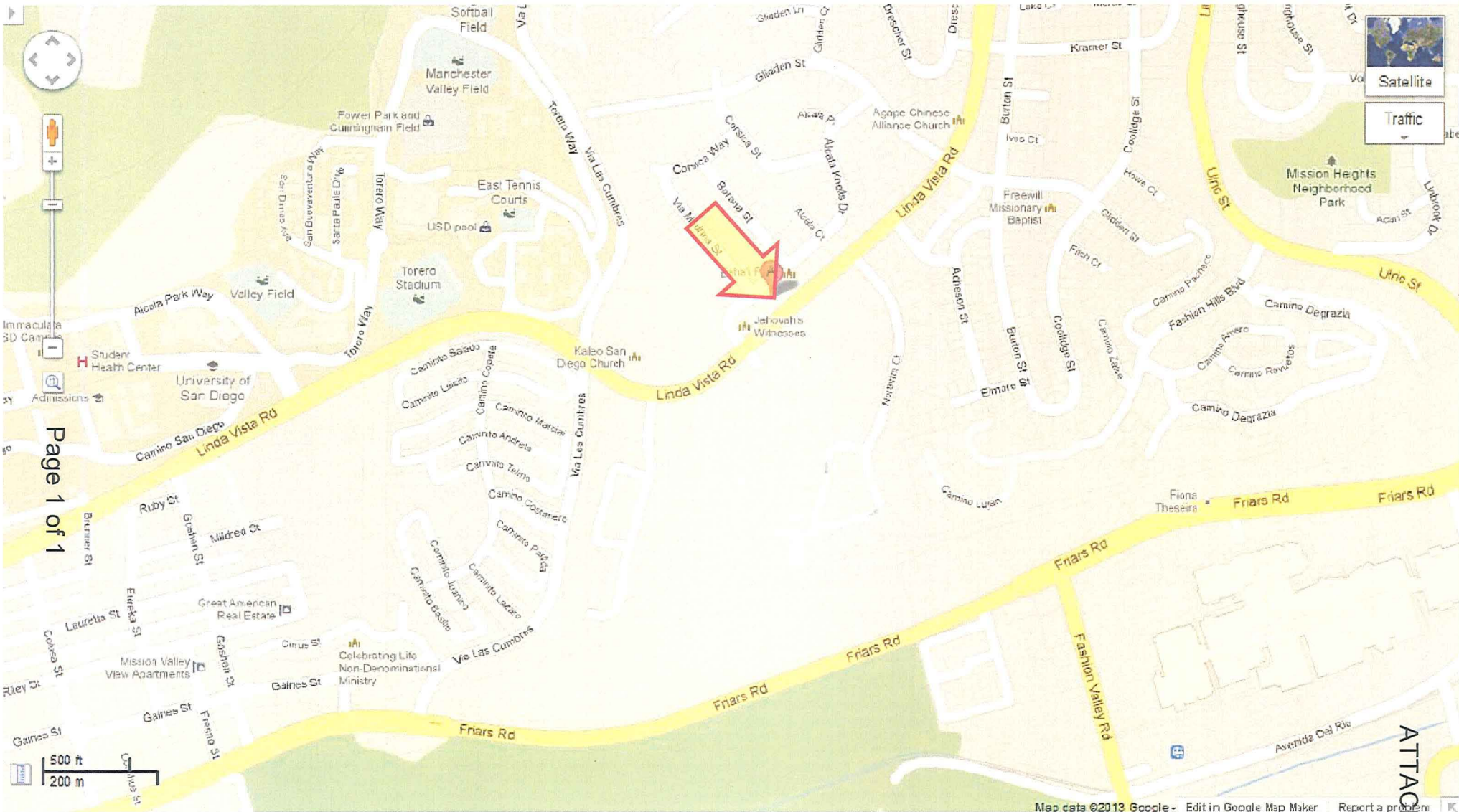


Community Plan Land Use Map

Verizon – Linda Vista – Project Number 298189

6545 Alcala Knolls Drive

Designated as residential.



Project Location Map

Verizon – Linda Vista – Project Number 298189

6545 Alcala Knolls Drive



ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	Verizon – Linda Vista	
PROJECT DESCRIPTION:	Neighborhood Use Permit (NUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF) consisting of two (2) 30-foot high light standards supporting one (1) antenna each and an equipment enclosure and emergency generator.	
COMMUNITY PLAN AREA:	Linda Vista	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit and Planned Development Permit, Process 4	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7		
HEIGHT LIMIT: 30'		
FRONT SETBACK: 15'		
SIDE SETBACK: .08 x lot width (9'-8")		
STREETSIDE SETBACK: .10 x lot width		
REAR SETBACK: 13'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RS-1-7	Residential/Institutional
SOUTH:	High School, RM-1-1	Educational
EAST:	Residential/High School, RM-1-1	Educational/Institutional
WEST:	Residential/Elementary School, RS-1-7	Residential/Educational
DEVIATIONS OR VARIANCES REQUESTED:	The equipment enclosure, at 600 square feet, exceeds the 250 square foot maximum permitted by the WCF Design Requirements, LDC Section 141.0420(g)(3), and the equipment encroaches into the rear and side yard setbacks.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	At the January 28, 2013 meeting of the Linda Vista Planning Group, the group voted 12-0 to recommend approval of this project as presented.	

**PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD USE PERMIT NO. 1118925
PLANNED DEVELOPMENT PERMIT NO. 1118926
VERIZON – LINDA VISTA
PROJECT NUMBER 298189**

WHEREAS, the SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1118925 and 1118926);

WHEREAS, the project site is located at 6545 Alcalá Knolls Drive in the RS-1-7 zone of the Linda Vista community plan area;

WHEREAS, the project site is legally described as all that portion of Lots 74 to 79 inclusive of Alcalá Knolls Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to the Map Thereof No. 4892, filed in the Office of the County Recorder of San Diego County, January 12, 1962;

WHEREAS, on March 28, 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 Section 15301 (Existing Facilities) 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 Neighborhood Use Permit No. 1118925 and Planned Development Permit No. 1118926 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:

Neighborhood Use Permit - Section 126.0205

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

While the Linda Vista Community Plan does not list specific requirements for WCFs, the City's General Plan (UD-15) does list specific recommendations for WCF. Specifically, the City's General Plan states that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically

pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

In this case, the WCF consists of two panel antennas mounted to two 30-foot tall parking lot light standards (one antenna is mounted to each light standard, for a total of two antennas). Equipment associated with the antennas, which includes equipment cabinets and an emergency generator, is located at a corner of the parking lot. The equipment area is screened by existing shrubs. Trees and other landscape material in and surrounding the parking lot act to help screen and integrate the WCF with the surrounding neighborhood and other developments. Since only one antenna is proposed on each light standard, the light standards are able to maintain dimensions which are similar to what normal parking lot light standards would resemble. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, Verizon Wireless has provided a model RF test and has submitted the findings to the City. (Note: This report is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCFs.) 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.

This project complies with the regulations of the Land Development Code, with two exceptions. Two deviations are being requested as part of this PDP. First, the equipment area, at 600-square feet, deviates from the 250-square foot maximum permitted by the WCF Design Requirements, LDC Section 141.0420(g)(3). Secondly, the equipment enclosure encroaches into the required side and rear setbacks of the RS-1-7 zone. Justification for these deviations is detailed in the PDP findings. WCF are permitted in residential zones, with a non-residential use, where the antennas are located less than 100-feet from the property line of certain uses with the processing of a Process 2 Neighborhood Use Permit (NUP). This WCF consists of two panel antennas, mounted to two 30-foot high parking lot light standards. Equipment associated with the antennas, and an emergency generator, is located in an equipment enclosure at a corner of the parking lot. The equipment enclosure is surrounded by landscape screening shrubs. Trees and other landscape material located within and around the parking lot enable the WCF to blend in with the surrounding developments and be aesthetically pleasing. The WCF Regulations, LDC Section 141.0420(g)(9) allow antennas to be located on vertical elements, such as parking lot light standards, when they replicate the typical dimensions of the element they are intending to imitate. In this case, the proposal to locate only one antenna per light standard (for a total of two antennas) allows the parking lot light standards the ability to appear to have similar dimensions to a typical parking lot light standard. WCF are required by LDC Section 141.0420(g)(2) to “use all

reasonable means to conceal or minimize the visual impacts of the WCF through integration” which has been achieved with this project. Based on the design of the WCF, the WCF complies with the applicable regulations of the Land Development Code, including the deviations processed as part of the PDP.

Planned Development Permit - Section 126.0604

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

While the Linda Vista Community Plan does not list specific requirements for WCFs, the City’s General Plan (UD-15) does list specific recommendations for WCF. Specifically, the City’s General Plan states that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

In this case, the WCF consists of two panel antennas mounted to two 30-foot high parking lot light standards (one antenna is mounted to each light standard, for a total of two antennas). Equipment associated with the antennas, which includes equipment cabinets and an emergency generator, is located at a corner of the parking lot. The equipment area is screened by existing shrubs. Trees and other landscape material in and surrounding the parking lot act to help screen and integrate the WCF with the surrounding neighborhood and other developments. Since only one antenna is proposed on each light standard, the light standards are able to maintain dimensions which are similar to what normal parking lot light standards would resemble. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, Verizon Wireless has provided a model RF test and has submitted the findings to the City. (Note: This report is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCFs.) 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.

This project complies with the regulations of the Land Development Code, with two exceptions.

Two deviations are being requested as part of this PDP. First, the equipment area, at 600-square feet, deviates from the 250-square foot maximum permitted by the WCF Design Requirements, LDC Section 141.0420(g)(3). Secondly, the equipment enclosure encroaches into the required side and rear setbacks of the RS-1-7 zone. The equipment enclosure size deviation allows Verizon to include an emergency generator as part of this project and meet the intended coverage and capacity requirements for the site. The potential visual impact of the equipment area has been minimized by surrounding the enclosure with landscape screening material. The deviation to the side and rear setback requirements allows Verizon to locate the equipment in an area of the parking lot that does not impact use of the parking lot. In addition, shrubs and trees along Linda Vista Road screen views of the equipment from the public right-of-way. Along the side property line, a wall helps screen views of the equipment. Based on the design of the WCF, the project, including the proposed deviations, results in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the RS-1-7 zone and the WCF Design Requirements, LDC Section 141.0420(g)(3).

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Use Permit No. 1118925 and Planned Development Permit No. 1118926 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1118925 and 1118926, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: May 23, 2013

Internal Order No. 24003303

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003303

NEIGHBORHOOD USE PERMIT NO. 1118925
PLANNED DEVELOPMENT PERMIT NO. 1118926
VERIZON – LINDA VISTA, PROJECT NO. 298189
PLANNING COMMISSION

This NEIGHBORHOOD USE PERMIT (NUP) NO. 1118925 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1118926 are granted by the Planning Commission of the City of San Diego to the SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0201, and 126.0601. The site is located at 6545 Alcalá Knolls Drive in the RS-1-7 zone of the Linda Vista community plan area. The project site is legally described as: all that portion of Lots 74 to 79 inclusive of Alcalá Knolls Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to the Map Thereof No. 4892, filed in the Office of the County Recorder of San Diego County, January 12, 1962.

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

The project shall include:

- a. Two (2) panel antennas (measuring 47.4" by 11.2" by 5.0" or 48.5" by 6.1" by 4.1") mounted to two (2) 30-foot high parking lot light standards (one antenna mounted to each light standard);
- b. A 600-square foot equipment enclosure housing equipment associated with the antennas and a 40 kW enclosed emergency generator;

- c. This project requests the following deviations which are permitted with this Planned Development Permit:
 - 1. A 600-square foot equipment enclosure, where the WCF Design Requirements, LDC 141.0420(g)(3), permits a maximum of 250-square feet;
 - 2. Encroachments into the side and rear setbacks of the RS-1-7 zone.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. The parking lot light standards are for the primary purpose of providing parking lot illumination, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by 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.
- 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 enforcement for noncompliance, which may include penalties and fines.
- 4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de

novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LANDSCAPE REQUIREMENTS:

14. 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.

15. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted 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 provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

16. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

17. 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. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

18. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services

may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

19. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

20. 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.

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

22. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

23. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

24. No overhead cabling is allowed for this project.

25. Exposed mounting apparatus shall be removed and shall not remain on the parking lot light standards absent antennas.

26. The Owner/Permittee shall not cause or allow the antennas located on the parking lot light standards to be different sizes (length, width, or height) than as shown on the stamped approved plans.

27. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

28. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

29. 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.

30. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- 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 619-446-5349 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 [Approved Resolution Number].

Permit Type/PTS Approval No.: NUP #1118925 and PDP #1118926
Date of Approval: 5/23/2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

**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.**

**SPIRITUAL ASSEMBLY OF THE
BAHAI'S OF SAN DIEGO**
Owner

By _____
NAME
TITLE

VERIZON WIRELESS
Permittee

By _____
LESLIE VARTANIAN
NETWORK MANAGER

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



THE CITY OF SAN DIEGO

Date of Notice: 4/3/2013

**NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION**
DEVELOPMENT SERVICES DEPARTMENT
JO# 24003303

PROJECT NAME/NUMBER: Verizon Linda Vista/298189

COMMUNITY PLAN AREA: Linda Vista Community Plan

COUNCIL DISTRICT: 7

LOCATION: The project is located at 6545 Alcala Knolls Drive, (APN# 437-330-25).

PROJECT DESCRIPTION: A Neighborhood Use and Conditional Use permit that would replace an expired permit (99-0960-15) at an existing wireless communication facility. The wireless communication facility consists of telecommunication equipment inside of an existing decorative tube steel fence enclosure and two existing 30 foot high light standards with one antenna each. The only physical change at the site would be the replacement of two dead trees with new trees.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission.

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (existing facilities) which allows for the operation and permitting of existing utility systems involving negligible expansion of use. Since the project would permit the existing wireless communication facility with no change to the site and no expansion of use this exemption does apply and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alex Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501 San Diego, CA
92101
PHONE NUMBER: (619) 446-5349

On 3/28/2013 the City of San Diego made the above-referenced environmental determination

ATTACHMENT 7

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.

Linda Vista Renewal
6545 Alcala Knolls Drive
San Diego, CA 92111



Existing equipment within existing enclosure

Photorealization of existing telecommunications site

Linda Vista Renewal
6545 Alcala Knolls Drive
San Diego, CA 92111



Photorealization of existing telecommunications site

SITE JUSTIFICATION
Verizon Wireless
Linda Vista

PROJECT DESCRIPTION

The project proposes to continue operation of an existing wireless communication facility located at 6545 Alcalá Knolls Drive, San Diego. The project, as proposed, continues to use the previously approved design. No changes are proposed to the site.

The property is located a parcel owned by the Spiritual Assembly of the Baha'is San Diego. There is a Jehovah's Witness hall to the West, the church building to the east, Francis Parker Middle School to the south and single family residential to the north.

PREFERENCE 2 LOCATION

The proposed facility is located on a property that is residentially zoned with a non-residential (Church) use on the site. The antennas are attached to existing light standards. The equipment area however, is located within the setback. As a result, this site now requires a Planned Development Permit, Process 4 since the site does not meet the development standards for setbacks. We believe that the facility as designed is consistent will all other development standards.

CO-LOCATION OF FACILITIES

There are currently 2 existing carriers on site, Verizon and an unknown carrier, on the roof of the church building.

Linda Vista Renewal
 6545 Alcala Knolls Drive
 San Diego, CA 92111



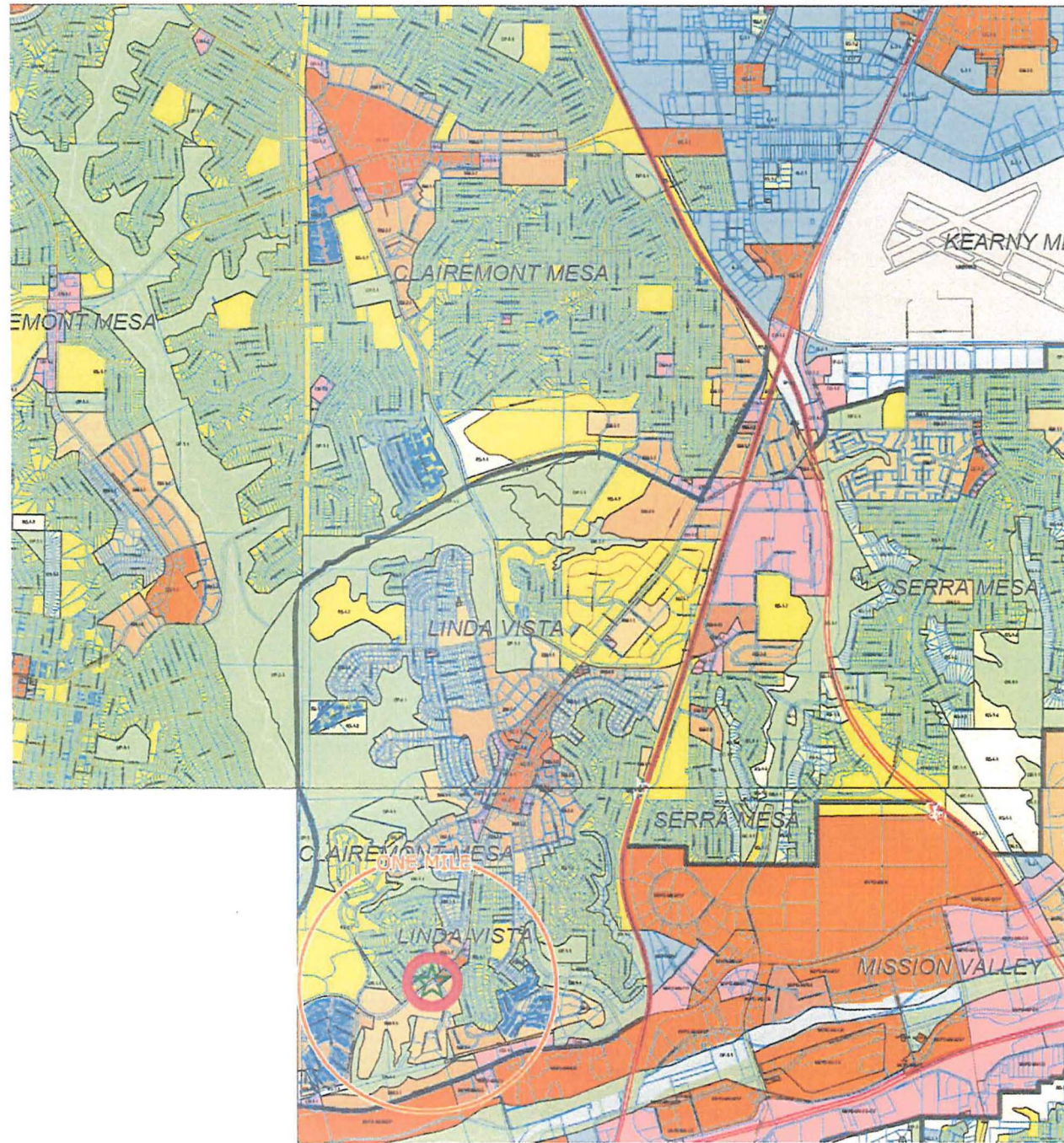
Official Zoning Map

Legend

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

Page 2 of 2

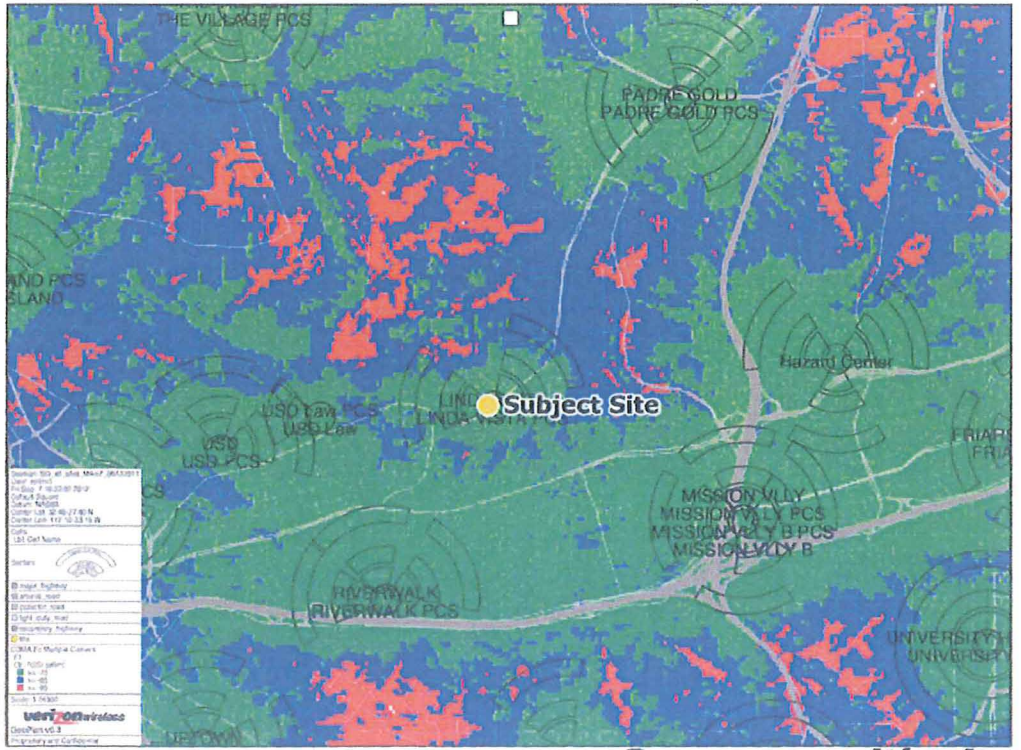
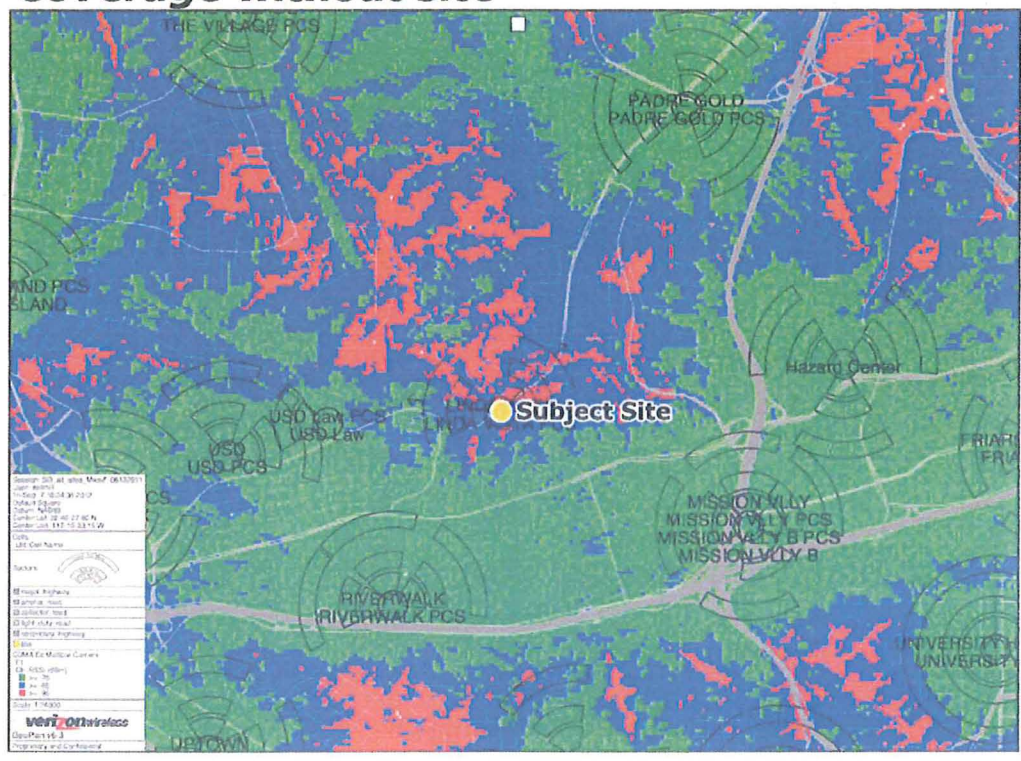
Legend	
	City of San Diego Boundary
	Community Plan Areas
	Parcels
Zoning	
	AR-1-2
	CC-1-1
	CC-1-3
	CC-2-3
	*C-4-2
	N-1-2
	JO-1-2
	OP-1-1
	CV-1-2
	IH-2-1
	IL-2-1
	IL-3-1
	IP-2-1
	MVPD-MV-CR
	MVPD-MV-CV
	MVPD-MV-I
	MVPD-MV-MSP
	MVPD-MVR-1
	MVPD-MVR-2
	OC-1-1
	OP-1-1
	OP-2-1
	OR-1-1
	RM-1-1
	RM-2-5
	RM-3-7
	RM-3-8
	RM-3-9
	RM-4-10
	RS-1-1
	RS-1-2
	RS-1-3
	RS-1-4
	RS-1-7
	UNZONED



Linda Vista Renewal
 6545 Alcala Knolls Drive
 San Diego, CA 92111



Coverage without site



Coverage Levels:

- Excellent
- Good/Variable
- Poor

9/7/2012

Coverage with site



LINDA VISTA RENEWAL
6545 ALCALA KNOLLS DRIVE
SAN DIEGO, CA 92111

VICINITY MAP

THOMAS GUIDE PAGE: 1268 H2

ADDRESS
6545 ALCALA KNOLLS DRIVE
SAN DIEGO, CA 92111

COORDINATES (NAD 83)
LATITUDE: 32° 46' 22.81" NORTH
LONGITUDE: 117° 10' 37.12" WEST

LEGAL DESCRIPTION

ALL THAT PORTION OF LOTS 74 TO 79 INCLUSIVE OF ALCALA KNOLLS UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 4692, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 12, 1982.

CONSULTANT TEAM

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

PLANNING:
PLANCOM, INC.
CARVER V. CHIU
302 STATE PLACE
ESCONDIDO, CA 92029
(949) 290-9878

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

PERMIT

PLAN DEVELOPMENT PERMIT (PDP-4) THE ANTENNAS ARE LOCATED LESS THAN 100 FT. FROM RESIDENTIAL UNITS TO NORTH WEST OF SITE

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: CARVER C. CHIU
PHONE: (760) 697-3003

OWNER: SPIRITUAL ASSEMBLY OF THE
BAHA'IS OF SAN DIEGO
6545 ALCALA KNOLLS DRIVE
SAN DIEGO, CA 92111
CONTACT: BAHAI'S CENTER COUNCIL
PHONE: (858) 268-3999

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:
ZONING RENEWAL FOR VERIZON WIRELESS TELECOMMUNICATIONS FACILITY LAND USE APPROVAL #99-0980-15 AT 6545 ALCALA KNOLLS DRIVE, SAN DIEGO, WHICH INCLUDES THE FOLLOWING:

- EXISTING VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT CABINETS & 40KW GENERATOR ON A CONCRETE PAD INSIDE EXISTING DECORATIVE TUBE STEEL FENCE ENCLOSURE. (NO CHANGE)
- EXISTING (2) 30'-0" HIGH LIGHT STANDARDS WITH (1) VERIZON WIRELESS ANTENNA EACH, LOCATED INSIDE R.F. TRANSPARENT RADONES. (TOTAL OF 2 ANTENNAS) (NO CHANGE)
- EXISTING LANDSCAPE AND IRRIGATION TO REMAIN. REMOVE & REPLACE (2) DEAD TREES.

PROJECT ADDRESS: 6545 ALCALA KNOLLS DRIVE
SAN DIEGO, CA 92111

ASSESSORS PARCEL NUMBER: 437-330-25-00

EXISTING ZONING: RS-1-7

TOTAL SITE AREA: 43,294 SQ. FT.
= 0.99 ACRES

EXISTING EQUIPMENT AREA:
EXISTING ENCLOSURE: 600 SQ. FT. (NO CHANGE)

EXISTING OCCUPANCY: NONE (OUTDOOR EQUIPMENT CABINETS ONLY)

EXISTING OCCUPANCY: B

EXISTING CONSTRUCTION TYPE: V-B

NOTE: THERE IS TWO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE (VERIZON & T-MOBILE)

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT ENCLOSURE PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EQUIPMENT ENCLOSURE ELEVATIONS
A-5	LIGHT STANDARD ELEVATIONS & DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA 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
305 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

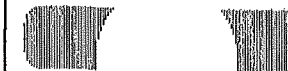
A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
LINDA VISTA RENEWAL
6545 ALCALA KNOLLS DRIVE
SAN DIEGO, CA 92111
SAN DIEGO COUNTY

DRAWING DATES
09/20/12 2D REVIEW (H)
11/30/12 REVISED 2D'S (C)

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\12120



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(949) 286-7000

APPROVALS

A&C	DATE
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PROJECT NAME

LINDA VISTA RENEWAL

6545 ALCALA KNOLLS DRIVE
SAN DIEGO, CA 92111

SAN DIEGO COUNTY

DRAWING DATES

08/20/12 ZD REVIEW (r)
11/30/12 REVISED ZD'S (c)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\12120

A-0

EXISTING 30'-0" HIGH LIGHT STANDARD AND (1) VERIZON WIRELESS ANTENNA WITH R.F. TRANSPARENT RADOME. (TOTAL OF 1 ANTENNA) LIGHT STANDARD #1 (NO CHANGE)

EXISTING 30'-0" HIGH LIGHT STANDARD AND (1) VERIZON WIRELESS ANTENNA WITH R.F. TRANSPARENT RADOME. (TOTAL OF 1 ANTENNA) LIGHT STANDARD #2 (NO CHANGE)

EXISTING VERIZON WIRELESS EQUIPMENT CABINETS & 40KW GENERATOR ON A CONCRETE PAD INSIDE EXISTING DECORATIVE TUBE STEEL FENCE ENCLOSURE. (NO CHANGE) SEE SHEET A-1 FOR ENLARGED SITE PLAN.

SETRBACK: RS-1-7
FRONT YARD: 15'-0"
REAR YARD: 13'-0"
SIDE STREET: 120' x .10 = 12'-0"±
SIDE YARD: 120' x .08 = 9'-8"±

- CITY OF SAN DIEGO NOTES:
1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES
 2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
 3. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT
 4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY

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

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

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

EASEMENTS NOTE:
EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS. EASEMENTS ARE SUBJECT TO REVIEW OF PRELIMINARY TITLE REPORT.

SITE PLAN

SCALE: 1" = 30'-0"



BOOTH & SUAREZ

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



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APPROVALS

AAC	DATE
RE	DATE
RF	DATE
INT	DATE
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EE/OUT	DATE

PROJECT NAME

LINDA VISTA RENEWAL

6545 ALCALA KNOLLS DRIVE
 SAN DIEGO, CA 92111

SAN DIEGO COUNTY

DRAWING DATES

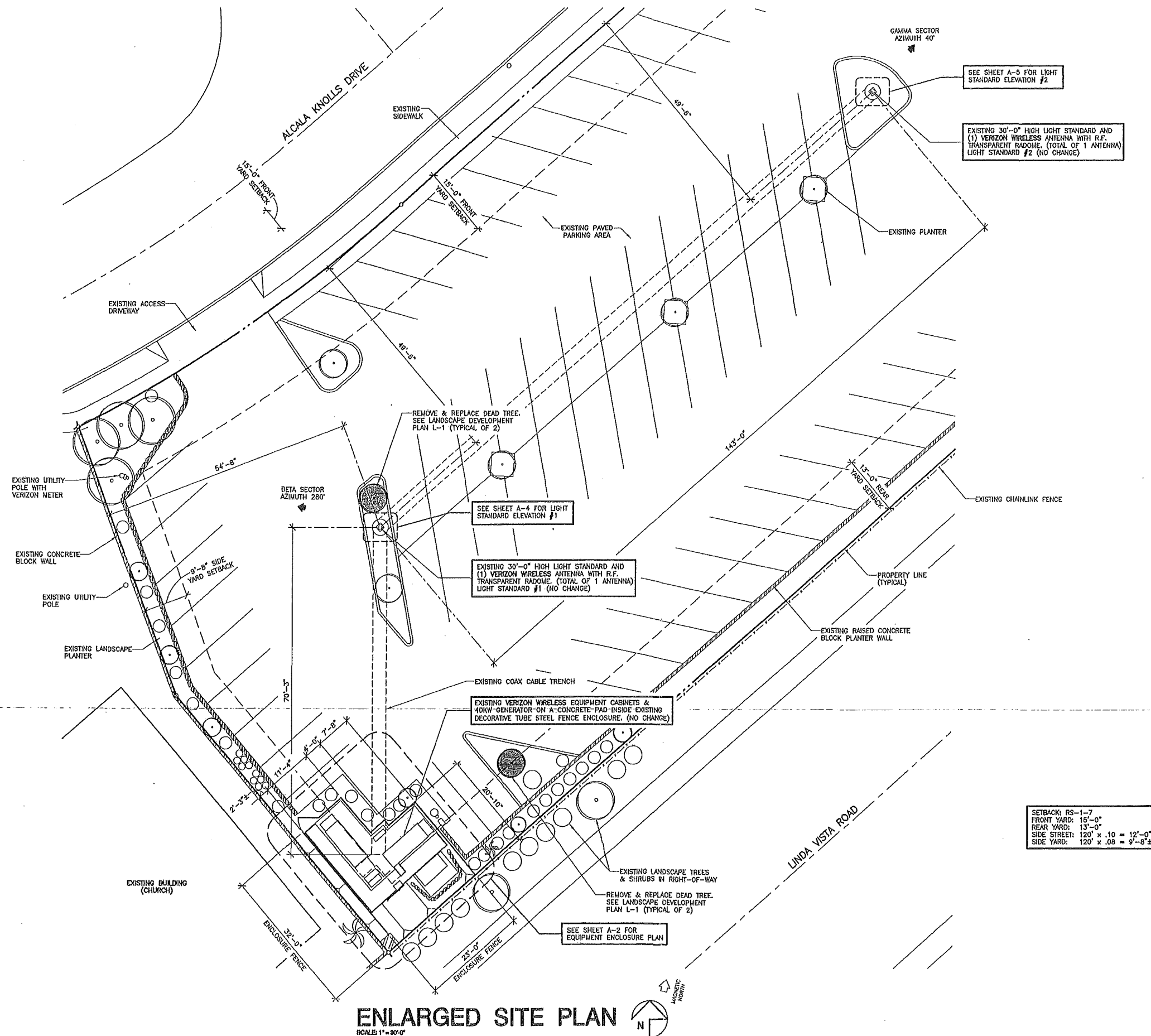
08/20/12	2D REVIEW (r)
11/30/12	REVISED 2D'S (e)

SHEET TITLE

ENLARGED SITE PLAN

PROJECTS\VERIZON\12120

A-1



BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 395 CALLEBARD VILLAGE DRIVE SUITE 92
 CALLEBARD, CA 92008 (760) 434-3474



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EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

LINDA VISTA RENEWAL

6545 ALCALA KNOLLS DRIVE
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

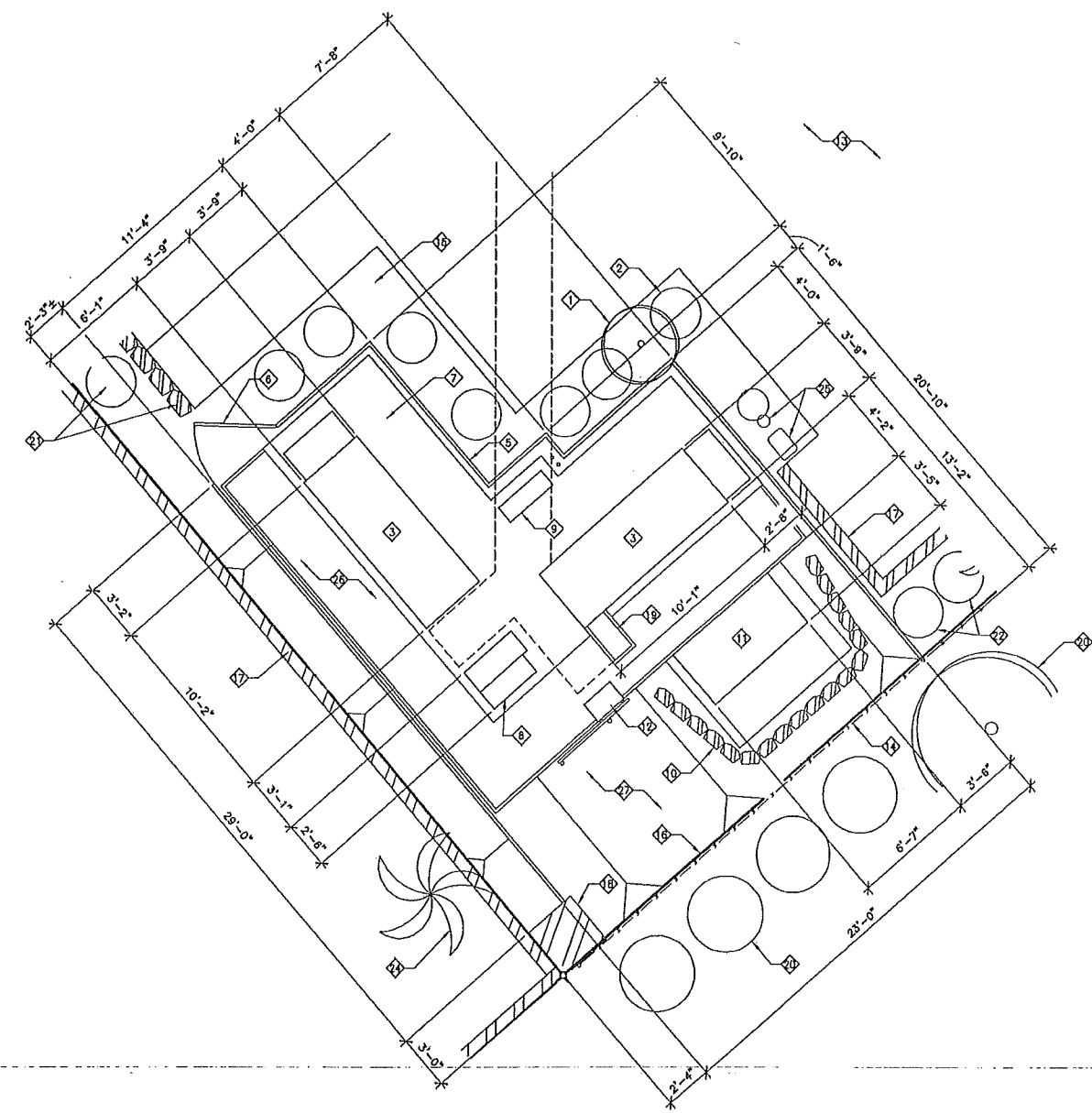
08/20/12 2D REVIEW (H)
 11/30/12 REVISED 2D'S (CI)

SHEET TITLE

EQUIPMENT ENCLOSURE PLAN

PROJECTS\VERIZON\12120

A-2



KEYED NOTES:

- 1 EXISTING TREE INSTALLED BY VERIZON WIRELESS (AIRTOUCH CELLUAR NOV. 2000)
- 2 EXISTING SHRUBS INSTALLED BY VERIZON WIRELESS (AIRTOUCH CELLUAR NOV. 2000)
- 3 EXISTING VERIZON WIRELESS EQUIPMENT CABINETS INSIDE EXISTING DECORATIVE TUBE STEEL FENCE ENCLOSURE (2) HSGC CABINETS 121.5" x 45" x 102" HIGH (NO CHANGE)
- 4 EXISTING VERIZON WIRELESS UNDERGROUND COAX CABLE TRENCH
- 5 EXISTING 6'-0" TALL DECORATIVE TUBE STEEL FENCE
- 6 EXISTING 6'-0" TALL DECORATIVE TUBE STEEL GATE
- 7 EXISTING POURED-IN-PLACE CONCRETE PAD
- 8 EXISTING TELCO CABINETS
- 9 EXISTING CABINET
- 10 EXISTING DECORATIVE BLOCK RETAINING WALL
- 11 EXISTING 40KW GENERATOR ON A CONCRETE PAD
- 12 EXISTING GENERATOR AUTOMATIC TRANSFER SWITCH PANEL MOUNTED ON A UNISTRUT H-FRAME
- 13 EXISTING ASPHALT PAVING
- 14 EXISTING CHAINLINK FENCE
- 15 EXISTING LANDSCAPE PLANTER
- 16 EXISTING PROPERTY LINE (TYPICAL)
- 17 EXISTING CONCRETE BLOCK WALL
- 18 EXISTING CONCRETE BLOCK COLUMN
- 19 EXISTING CABLE SHROUD
- 20 EXISTING TREES & SHRUBS IN RIGHT-OF-WAY BY OTHERS
- 21 EXISTING LANDSCAPE PLANTER WITH DECORATIVE BLOCK CURB
- 22 EXISTING RETAINING WALL WITH PLANTER ADJACENT TO PARKING AREA
- 23 EXISTING DECORATIVE CONCRETE BLOCK RETAINING WALL
- 24 EXISTING PALM TREE ON ADJACENT PROPERTY
- 25 EXISTING IRRIGATION & VALVE BOXES
- 26 EXISTING GRAVEL COMPOUND
- 27 EXISTING SLOPED EMBANKMENT WITH NO LANDSCAPE

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

Booth & Suarez

ARCHITECTURE INCORPORATED
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APPROVALS

A&C	DATE
RE	DATE
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EE/IN	DATE
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EE/OUT	DATE

PROJECT NAME

LINDA VISTA RENEWAL

6545 ALCALA KNOLLS DRIVE
 SAN DIEGO, CA 92111

SAN DIEGO COUNTY

DRAWING DATES

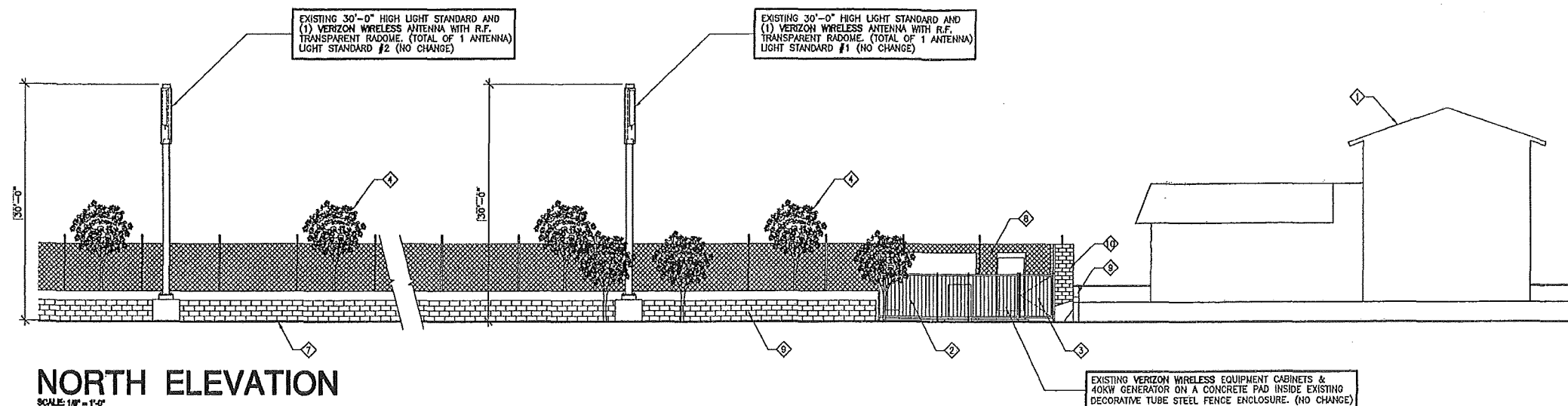
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 11/30/12 REVISED 2D'S (ct)

SHEET TITLE

EXTERIOR ELEVATIONS

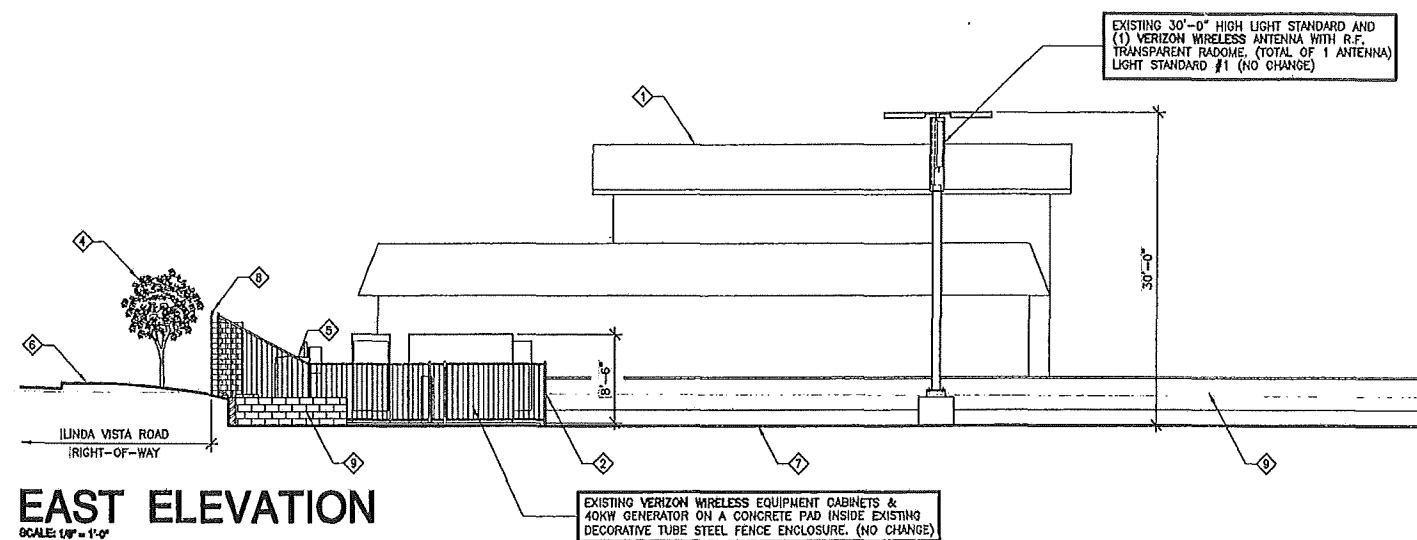
PROJECTS\VERIZON\12120

A-3



NORTH ELEVATION

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



EAST ELEVATION

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

KEYED NOTES:

- ◇ EXISTING CHURCH BUILDING ON ADJACENT PROPERTY
- ◇ EXISTING DECORATIVE TUBE STEEL FENCE
- ◇ EXISTING DECORATIVE TUBE STEEL GATE
- ◇ EXISTING TREE (TYPICAL)
- ◇ EXISTING 40KW GENERATOR ON A CONCRETE PAD
- ◇ EXISTING SIDEWALK IN RIGHT-OF-WAY
- ◇ EXISTING ASPHALT PAVING
- ◇ EXISTING CHAINLINK FENCE
- ◇ EXISTING CONCRETE BLOCK RETAINING WALL
- ◇ EXISTING CONCRETE BLOCK COLUMN



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 SAN DIEGO, CA 92111

SAN DIEGO COUNTY

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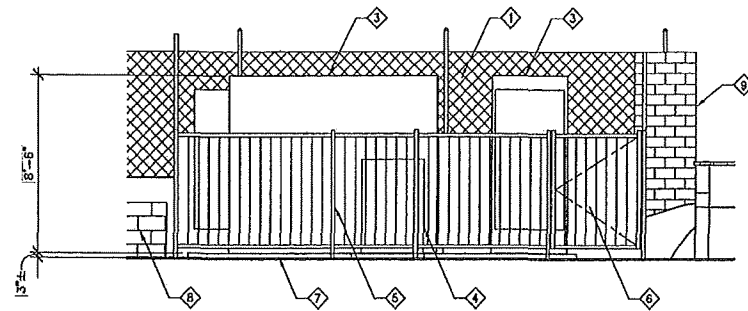
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 11/30/12 REVISED 2D'S (ci)

SHEET TITLE

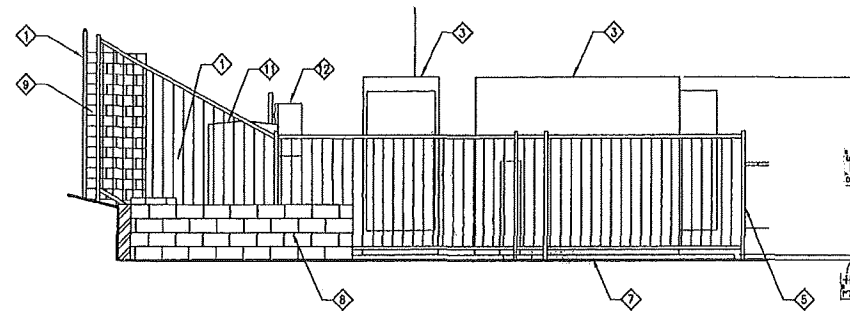
EQUIPMENT ENCLOSURE ELEVATIONS

PROJECTS\VERIZON\12120

A-4

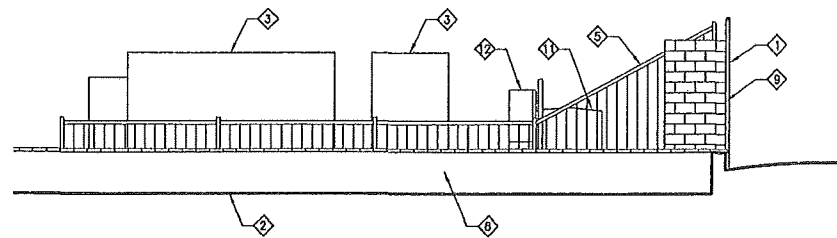


NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

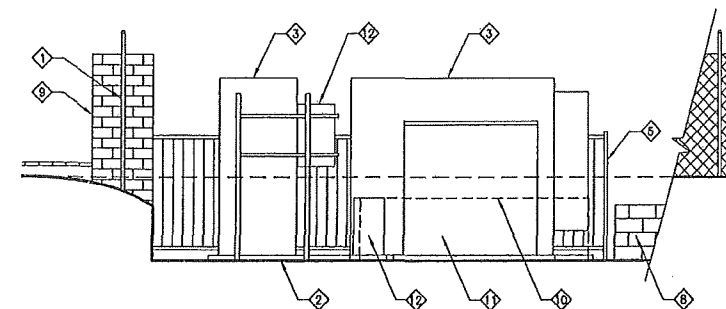


EAST ELEVATION
 SCALE: 1/4" = 1'-0"

EXISTING LANDSCAPE IN ELEVATIONS AT ENCLOSURE NOT SHOWN FOR CLARITY



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



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

KEYED NOTES:

- ① EXISTING CHAINLINK FENCE
- ② EXISTING GRAVEL OR PAVING (FIELD VERIFY)
- ③ EXISTING VERIZON WIRELESS EQUIPMENT CABINETS INSIDE EXISTING DECORATIVE TUBE STEEL FENCE ENCLOSURE. (2) HGSO CABINETS 121.5" x 45" x 102" HIGH (NO CHANGE)
- ④ EXISTING CABINET
- ⑤ EXISTING 6'-0" TALL DECORATIVE TUBE STEEL FENCE
- ⑥ EXISTING 6'-0" TALL DECORATIVE TUBE STEEL GATE
- ⑦ EXISTING POURED-IN-PLACE CONCRETE PAD
- ⑧ EXISTING CONCRETE BLOCK WALL
- ⑨ EXISTING CONCRETE BLOCK COLUMN
- ⑩ EXISTING DECORATIVE BLOCK RETAINING WALL (SHOWN DASHED FOR CLARITY)
- ⑪ EXISTING 40KW GENERATOR ON A CONCRETE PAD
- ⑫ EXISTING GENERATOR AUTOMATIC TRANSFER SWITCH PANEL MOUNTED ON A UNISTRUT H-FRAME
- ⑬ EXISTING CABLE SHROUD

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APPROVALS

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EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

LINDA VISTA RENEWAL

6545 ALCALA KNOLLS DRIVE
 SAN DIEGO, CA 92111

SAN DIEGO COUNTY

DRAWING DATES

08/20/12 2D REVIEW (R)
 11/30/12 REVISED 2D'S (C)

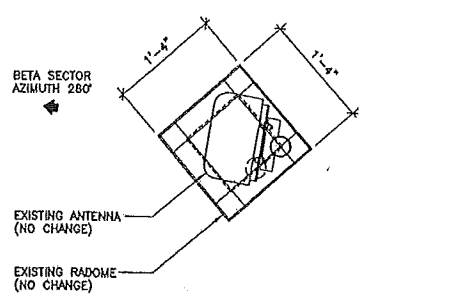
SHEET TITLE

LIGHT STANDARD ELEVATIONS & DETAILS

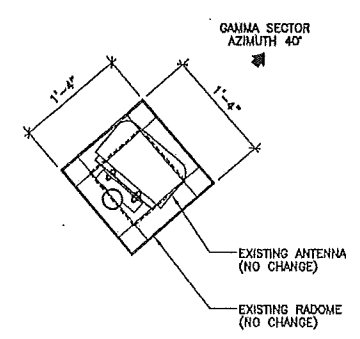
PROJECTS\VERIZON\12120

A-5

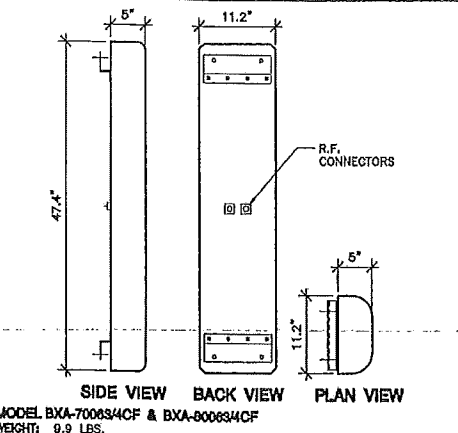
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKIEW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
BETA1	NORTHWEST	280°		0°	N/A		2	115'-0"	6'-0"	7/8"
GAMMA1	NORTHEAST	40°		0°	N/A		2	260'-0"	6'-0"	7/8"



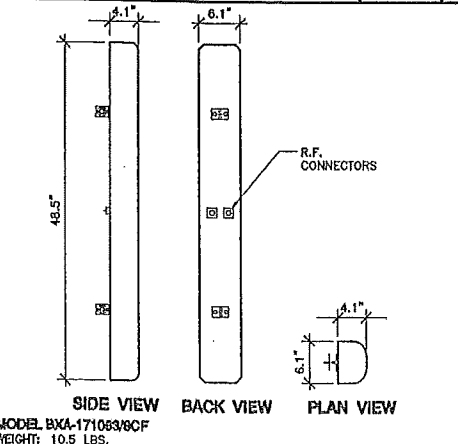
ANTENNA PLAN - LIGHT STANDARD #1 SCALE 1"=1'-0" 1



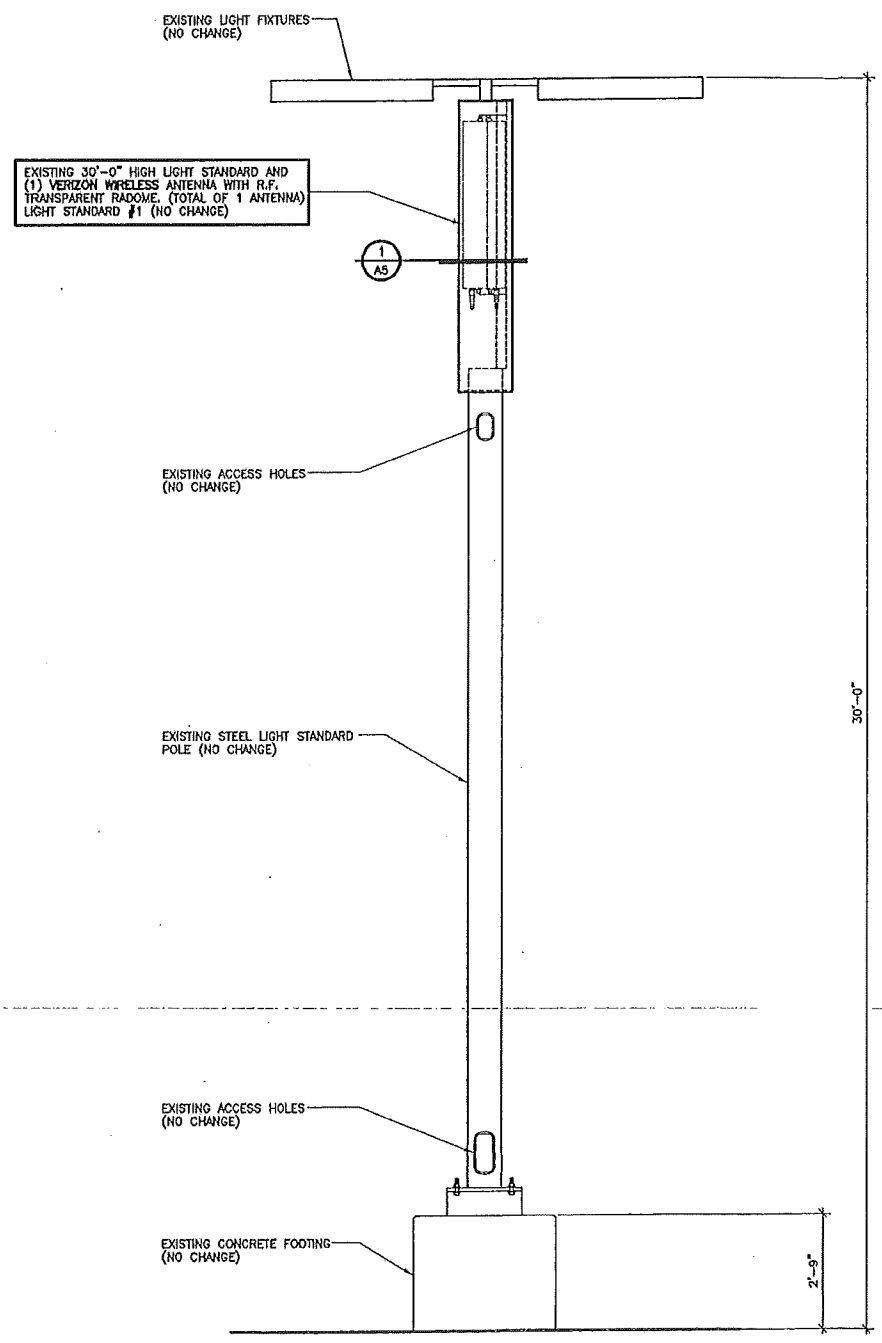
ANTENNA PLAN - LIGHT STANDARD #2 SCALE 1"=1'-0" 2



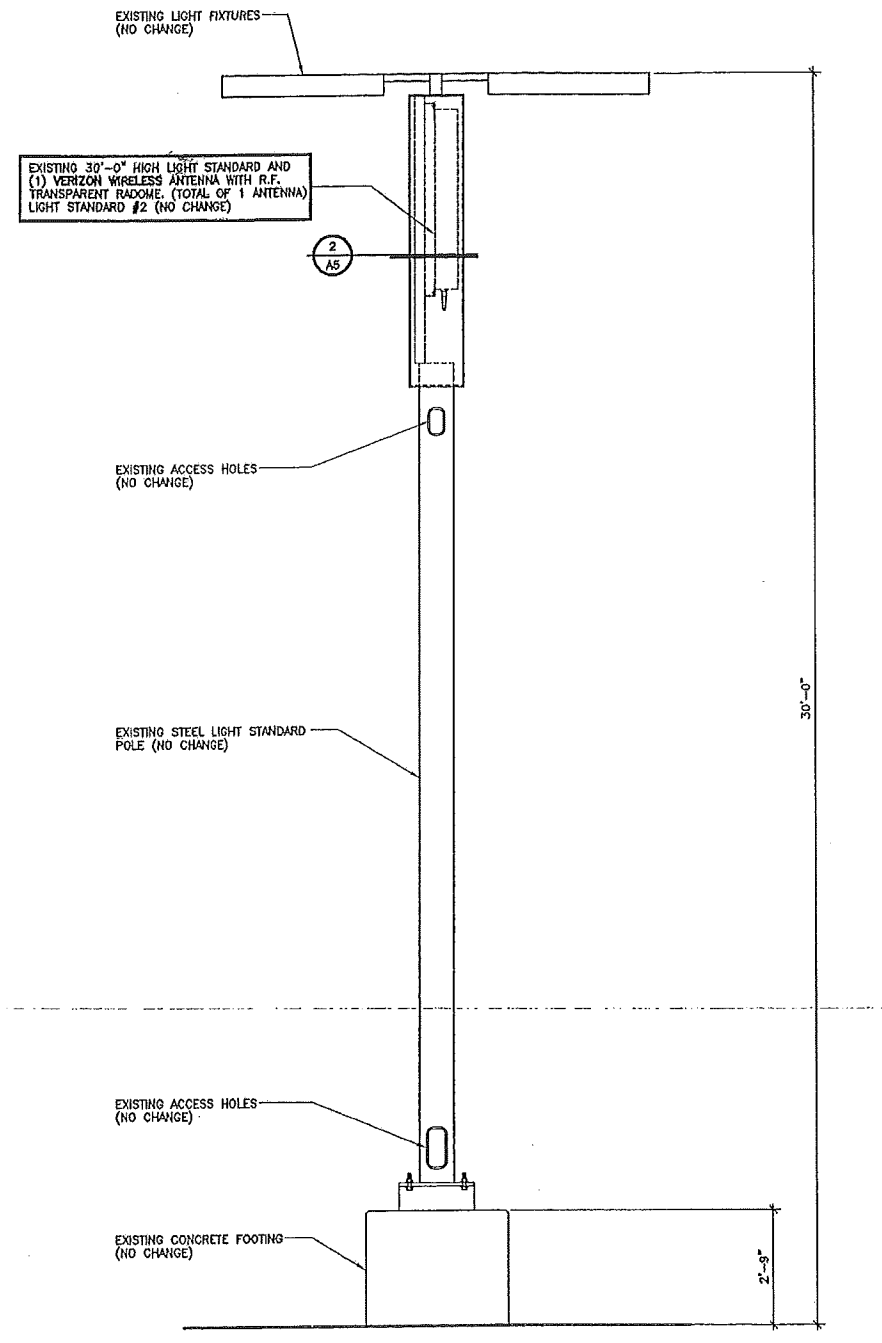
ANTENNA DETAIL SCALE 1"=1'-0" 3



ANTENNA DETAIL SCALE 1"=1'-0" 4



LIGHT STANDARD #1
 SCALE: 3/8" = 1'-0"



LIGHT STANDARD #2
 SCALE: 3/8" = 1'-0"

Booth & Suarez
 ARCHITECTURE INCORPORATED
 325 CALLEBARD VILLAGE DRIVE, SUITE 20
 CARLSBAD, CA 92008 (760) 434-6474



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

LINDA VISTA RENEWAL

6545 ALCALA KNOLLS DRIVE
 SAN DIEGO, CA 92111
 SAN DIEGO COUNTY

DRAWING DATES

08/20/12 2D REVIEW (r)
 11/30/12 REVISED 2D'S (cl)

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

PROJECTS\VERIZON\12120

L-1

PLANTING NOTES

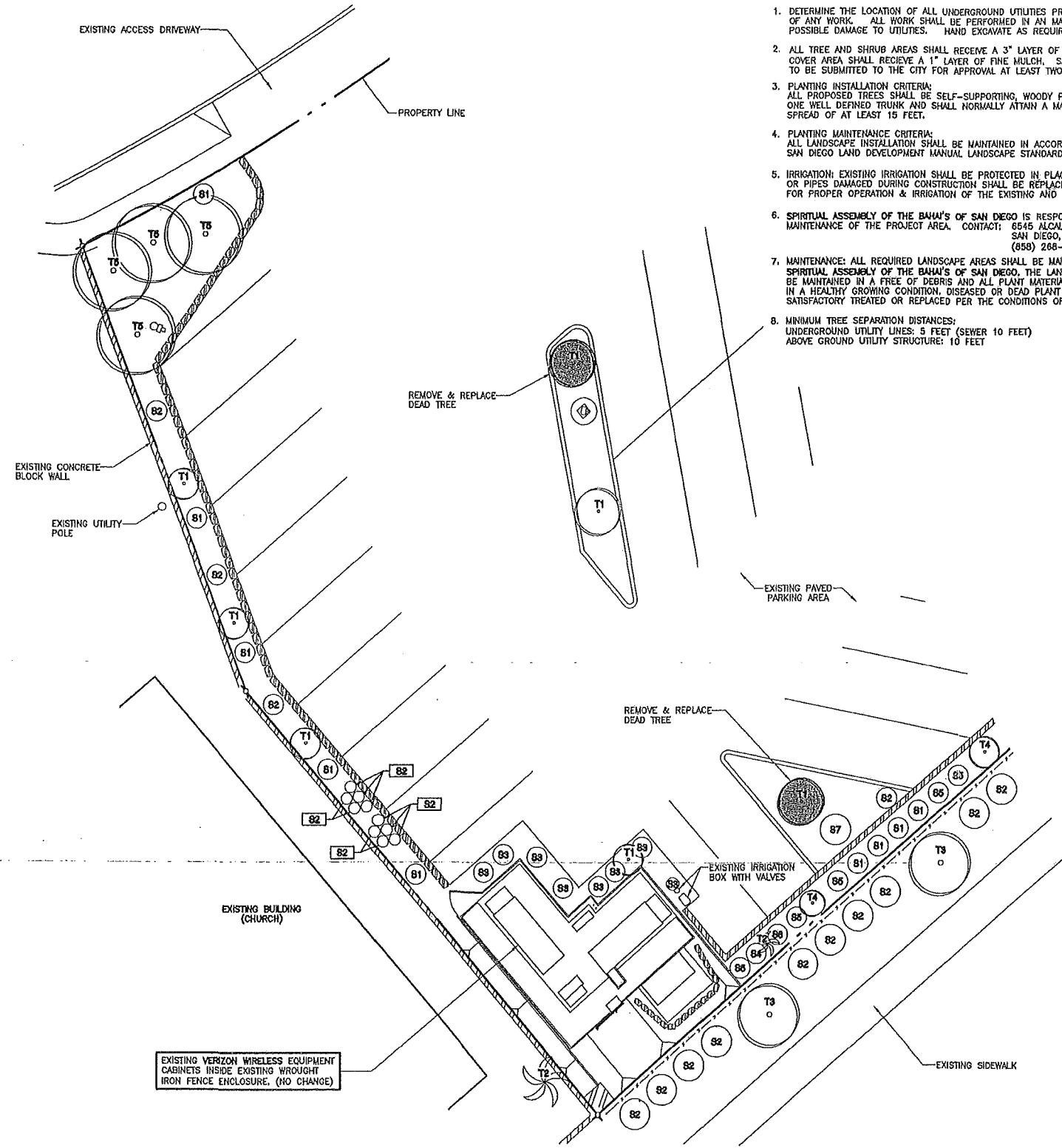
1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. ALL TREE AND SHRUB AREAS SHALL RECEIVE A 3" LAYER OF COURSE MULCH. GROUND COVER AREA SHALL RECEIVE A 1" LAYER OF FINE MULCH. SAMPLES OF MULCH ARE TO BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST TWO WEEKS BEFORE DELIVERY.
3. **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.
4. **PLANTING MAINTENANCE CRITERIA:** ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
5. IRRIGATION: EXISTING IRRIGATION SHALL BE PROTECTED IN PLACE. ANY IRRIGATION VALVES OR PIPES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN-KIND AS REQUIRED FOR PROPER OPERATION & IRRIGATION OF THE EXISTING AND PROPOSED VEGETATION.
6. **SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SAN DIEGO IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.** CONTACT: 6545 ALCALA KNOLLS DRIVE SAN DIEGO, CA 92111 (858) 268-3999
7. **MAINTENANCE:** ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SAN DIEGO. 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.
8. **MINIMUM TREE SEPARATION DISTANCES:**
 UNDERGROUND UTILITY LINES: 5 FEET (SEWER 10 FEET)
 ABOVE GROUND UTILITY STRUCTURE: 10 FEET

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO LANDSCAPE REGULATIONS AND ALL OTHER CITY OF ENCINITAS LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND 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. 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, FONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
8. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
9. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
T1	PROPOSED JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	2	40' HEIGHT 60' SPREAD
T1	EXISTING JACARANDA MIMOSIFOLIA	JACARANDA	EXISTING		40' HEIGHT 60' SPREAD
T2	EXISTING WASHINGTON ROBUSTA	MEXICAN FAN PALM	EXISTING		75' HEIGHT 12' SPREAD
T3	EXISTING CASSIA LEPTOPHYLLA	GOLDEN MEDALLION TREE	EXISTING		30' HEIGHT 25' SPREAD
T4	EXISTING CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	EXISTING		80' HEIGHT 10' SPREAD
T6	EXISTING SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	EXISTING		30' HEIGHT 30' SPREAD
B1	EXISTING MORAEA IRIDIODES	BUTTERFLY IRIS (WHITE)	EXISTING		2' HEIGHT 1.5' SPREAD
B2	EXISTING ECHILUM CANDICANS	PRIDE OF MADEIRA	EXISTING		3' HEIGHT 6' SPREAD
B3	EXISTING NERIUM OLEANDER	OLEANDER	EXISTING		20' HEIGHT 12' SPREAD
B4	EXISTING RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	EXISTING		5' HEIGHT 8' SPREAD
B5	EXISTING ROSMARINUS OFFICINALIS	FLOWERING ROSEMARY	EXISTING		3' HEIGHT 5' SPREAD
B8	EXISTING CYPERUS PAPYRUS	DWARF PAPYRUS	EXISTING		2' HEIGHT CLUSTER WIDTH 4'
B7	EXISTING CANNA GENERALIS	CANNA LILY	EXISTING		6' HEIGHT 20' SPREAD



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



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

**Community Planning
 Committee
 Distribution Form Part 1**

Project Name: Verizon Linda Vista	Project Number: 298189	Distribution Date: 12/11/2012
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Project Scope/Location:

LINDA VISTA. NUP and PDP, Process 4, for a Wireless Communication Facility (WCF) consisting of two antennas located on two 30-foot high light standards in a parking lot. Replaces expired permit #99-0960-15. Deviation to setbacks and eq. area. sq. ft. 6545 Alcala Knolls Dr. RS-1-7. CD: 6 (current), CD: 7 (after 12/1/12).

Applicant Name: Diehl, Curtis	Applicant Phone Number: (951) 833-5779
---	--

Project Manager: Hempton, Alexander	Phone Number: (619) 446-5349	Fax Number: (619) 446-5245	E-mail Address: AHempton@sandiego.gov
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Project Issues (To be completed by Community Planning Committee for initial review):

Attach Additional Pages If Necessary.

Please return to:
 Project Management Division
 City of San Diego
 Development Services Department
 1222 First Avenue, MS 302
 San Diego, CA 92101

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 Upon request, this information is available in alternative formats for persons with disabilities.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

**Community Planning
 Committee
 Distribution Form Part 2**

Project Name: Verizon Linda Vista		Project Number: 298189	Distribution Date: 12/11/2012
Project Scope/Location: LINDA VISTA. NUP and PDP, Process 4, for a Wireless Communication Facility (WCF) consisting of two antennas located on two 30-foot high light standards in a parking lot. Replaces expired permit #99-0960-15. Deviation to setbacks and eq. area. sq. ft. 6545 Alcala Knolls Dr. RS-1-7. CD: 6 (current), CD: 7 (after 12/11/12).			
Applicant Name: Diehl, Curtis		Applicant Phone Number: (951) 833-5779	
Project Manager: Hempton, Alexander	Phone Number: (619) 446-5349	Fax Number: (619) 446-5245	E-mail Address: AHempton@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 0	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: None			
NAME: Tom Cleary		TITLE: chair, LVPG	
SIGNATURE: <i>Tom Cleary</i>		DATE: 1-28-13	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



LINDA VISTA PLANNING GROUP

Post Office Box 710174, San Diego, CA 92171

www.LindaVista.org/lvpg



Minutes of the January 28, 2012 Meeting

Meeting opened at 5:31pm by Tom Cleary, Chair. The Pledge of Allegiance was led by Doug Beckham.

Members present: Doug Beckham, Margarita Castro, Tom Cleary, Gail Cole, Drew Corley, Grace Lee, Dorothy Perez, Ralph Perez, Jeff Perwin, Tisha Rocha, Kim Shannon, Ron Tomcek and Dixie Wilson. (13)

Members absent: Jo-Ann Carini, Kathleen Morgen, and Sandy Duncan, (3) and 5 vacancies.

13 members present. 46 visitors present. Total in attendance: 59

Motion by Doug Beckham to approve the January 28, 2013 agenda, seconded by Dorothy Perez. Vote: 12-0. January agenda approved.

Motion by Doug Beckham to approve November 26, 2012 meeting minutes, seconded by Margarita Castro. Vote: 12-0. November minutes approved.

Reports by Government Representatives:

- Congress (Katherine Fortiner): Provided the Davis Dispatch and gave update. This will be Katherine's last appearance at the council meetings as she will have taken another position in the SF Bay Area. Linda Vista thanks Katherine for her years of dedicated service to the community.
- City (Councilman Sherman): Tommy Knepper introduced himself and gave an update on recent activities/issues of Mr. Sherman.
- SDPD: Officer Surwillo informed community that Capt. Vasquez will be acting – Assist. Chief and Lt. Goldberg will assume his leadership role at Western Division.

Announcements & Public Comment on Non-Agenda Items:

- Town Council inauguration 2/21 at the Bahia Center at 6:30pm
- Kyoto Prize symposium 3/14 at USD 10:30-12:15pm
- Kathy Lippit of SAY San Diego spoke about liquor licensing
- Food distribution at Bayside Community center 2/28, 9-11am

Chairman's Report:

- Tom received a response on the Morley Green (Park) issue from the State Controller, John Chiang acknowledging the matter is being reviewed by the Division of Audits. Aside from the property being turned over to the city as a park and funding for an ADA-compliant playground, there is still a question about who can authorize the park to be used for the annual Linda Vista Multi-Cultural Fair on 4/27/13.
- Caltrans is seeking applications for transportation planning grants, deadline is 2/19.
- New agenda topic will be added for requests to hear future items at end of meeting. (See below.)

Information Items:

1) City Councilman Kevin Faulconer (District 2) spoke about representing Linda Vista along with Scott Sherman (District & 7). Mr. Faulconer introduced aide, Ian Clampett, and Sherman's Aid, Tommy Knepper, both of whom cover the Linda Vista community. He spoke about issues he was directly

ATTACHMENT 12

working on in Linda Vista, MCRD road repairs, pot hole repairs, resurfacing needs in Linda Vista and looking into a policy for vendors to properly repair roads when trench cutting in out streets.

2) Dunlop Street Apartments: Presentation by Michael Contreras regarding a proposed 72 unit apartment complex at 2355 1/3 Ulrich St. Discussion commenced with concerns/questions about sewer/storm drain adequacy, fire lane, alley access, building heights, parking, street traffic, and pedestrian and walking safety at the entrance/exit of the proposed development. The project was referred to Zoning & Land Use Committee for continued review and community discussions with the developer pending additional review/reports info from the city's Development Services Dept. The project is expected to return at some point in the future as an Action Item for full consideration and recommendations/requirements to the city in advance of a formal administrative hearing.

3) County of San Diego Health and Human Services Agency Presentation by Katie Judd and Lauren Muckley regarding Live Well, San Diego. Mission is to implement strategies that facilitate easy access to integrated healthcare for optimal community wellness. Event for the North Central launch of the program 2/13/2013 at SAY San Diego, 8755 Aero Dr. room 200, San Diego.

4) SANDAG and the Mid-Coast Corridor Transit Project presented by David Hicks regarding an update of the project. Provides alternative transportation to connect central San Diego to Sorrento Valley/UTC Town Center area. Project runs 11 miles, planning for 2014 construction, 2018 open.

Action Items:

1) T-Mobile-Padre Gold project # 290931 requesting a renewal of an existing cell tower zoning permit and change 1 equipment cabinet to modernize. Project located at 7245 Linda Vista Rd. Motion by Drew Corley to approve with the contingency that any addition equipment remains within the tower perimeter. 2nd by Dixie Wilson. Vote: 12-yes, 0-no.

2) Verizon project #298189 requesting a renewal of an existing cell tower zoning permit at 6545 Alcala Knolls. Motion by Drew Corley to approve as presented. 2nd by Dixie Wilson. Vote: 12-yes, 0-no.

3) Sprint project #286955 requesting modification of an existing cell tower zoning permit on the roof top at 814 Morena Blvd requiring a height deviation. Motion by Doug Beckman to approve as presented. 2nd by Dixie Wilson. Vote: 12-yes, 0-no.

Committee Reports & Updates:

Bylaws & Elections – Dixie Wilson: Elections will be in March. Officers will be elected in April.

Treasurer Report:

Balance as of 1/28/13: \$424.00 (No voluntary collection made in Jan. or Nov.)

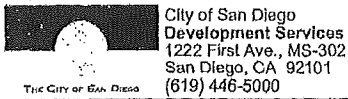
Future Issues:

- Temporary 25' height limitation in residential neighborhoods
- Upgrade of website is urgently needed

Meeting adjourned at 7:58pm.

Respectfully submitted,

Kim Shannon,
Secretary



Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

VZW: Linda Vista

298189

Project Address:

6545 Alcalá Knolls Drive

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

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

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

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 Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)

Title (type or print):

Title (type or print):

Signature :

Date:

Signature :

Date:

Project Title: VZW: Linda Vista	Project No. (For City Use Only) 298189
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check): <input checked="" type="checkbox"/> Corporation non-profit <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General What State? _____ Corporate Identification No. _____ <input type="checkbox"/> Partnership	
<p><small>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached <input type="checkbox"/> Yes <input type="checkbox"/> No</small></p>	
Corporate/Partnership Name (type or print): Spiritual Assembly of the Bahai's of San Diego <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 6545 Alcalá Knolls Drive City/State/Zip: San Diego, CA 92111 Phone No: (858) 268-3999 Fax No: Name of Corporate Officer/Partner (type or print): Susan Collins Title (type or print): Corresponding Secretary Signature: <i>Susan Collins</i> Date: Aug 31, 2012	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature ; Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature ; Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:

Verizon Wireless – Executive Leadership



Daniel S. Mead
President and CEO



Marni Walden
Executive Vice President and Chief Operating Officer



Margaret Feldman
Vice President - Business Development



Andrew Davies
Vice President and Chief Financial Officer



M. Alan Gardner
Vice President - Human Resources



David Small
Vice President and Chief Technical Officer



William B. Petersen
Vice President - General Counsel and Secretary



Tami Erwin
Vice President and Chief Marketing Officer



Shankar Arumugavelu
Chief Information Officer



Marquett Smith
Vice President - Corporate Communications



Nancy Clark
President - Northeast Area



Ken Dixon
President - Midwest Area



Roger Tang
President - South Area



Greg Haller
President - West Area



Mark Bartolomeo
Vice President -Global Enterprise Sales



Christopher Felix
Vice President-Federal Government Sales



John Bianchi
Vice President - National Customer Service



Joan T. Bowyer
Vice President - Midwest Area Customer Service



Eileen M. Creeden
Vice President - Northeast Area Customer Service



Charlie Falco
Vice President - South Area Customer Service



Andrés Irlando
Vice President - West Area Customer Service



Brian Stacy
Vice President - Business Service Centers & Government Support

Project Chronology

Verizon – Linda Vista
Project No. 298189

Date	Action	Description	City Review Time	Applicant Response Time
12/11/2012	First Submittal	Project Deemed Complete		
1/15/2013	First Assessment Letter		35	
2/20/2013	Second Submittal			36
3/29/2013	All issues resolved		37	
5/23/2013	Public Hearing – Planning Commission		55	
TOTAL STAFF TIME			127	
TOTAL APPLICANT TIME				36
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	163 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 9, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: May 23, 2013
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
 202 C Street, San Diego, California 92101

PROJECT TYPE: NEIGHBORHOOD USE PERMIT (NUP) and PLANNED
 DEVELOPMENT PERMIT (PDP), PROCESS FOUR
 298189
PROJECT NUMBER:
PROJECT NAME: VERIZON – LINDA VISTA
APPLICANT: Jill Cleveland, PlanCom, Inc., agents representing Verizon
 Wireless

COMMUNITY PLAN AREA: Linda Vista
COUNCIL DISTRICT: District 7

CITY PROJECT MANAGER: Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF) consisting of two (2) existing 30-foot tall parking lot light standards supporting one (1) antenna each and a 600-square foot equipment enclosure, with an emergency generator. The project is located at 6545 Alcalá Knolls Drive.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street,

Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on March 28, 2013 and the opportunity to appeal that determination ended April 17, 2013.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003303

Revised 10-4-12 HMD



Photo Study-Verizon Wireless: Linda Vista



Looking North from site



View of church northeast of site



Looking east from site



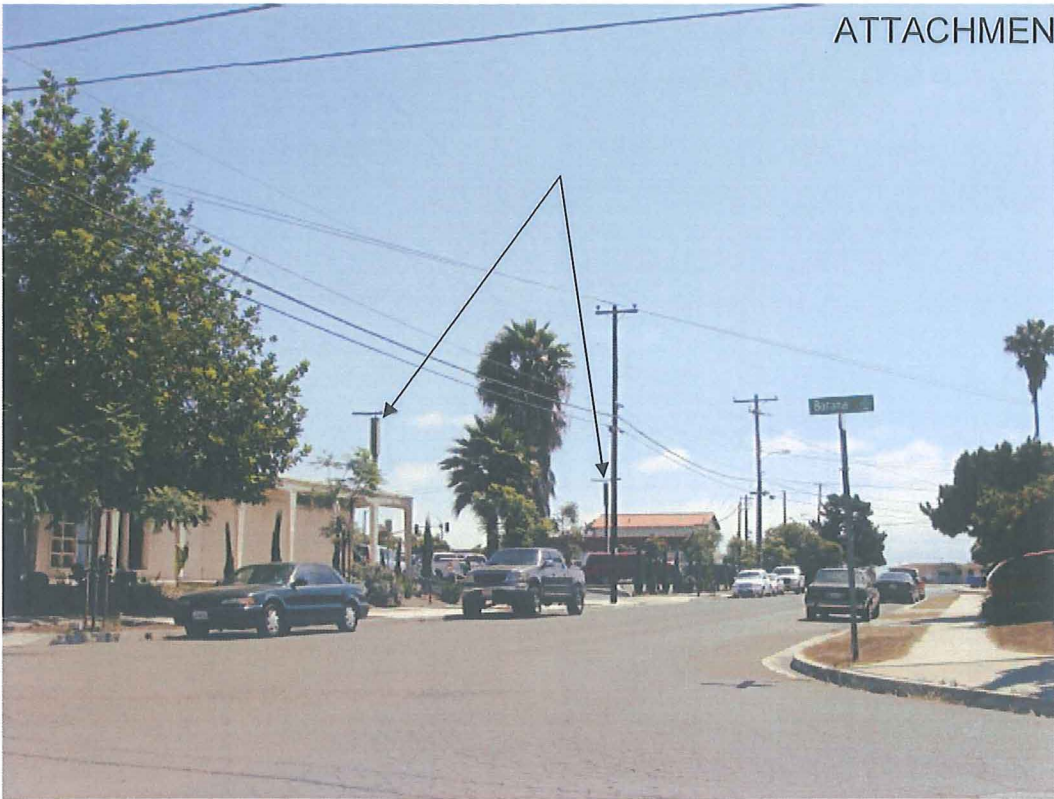
Looking south from site



View of property east of site



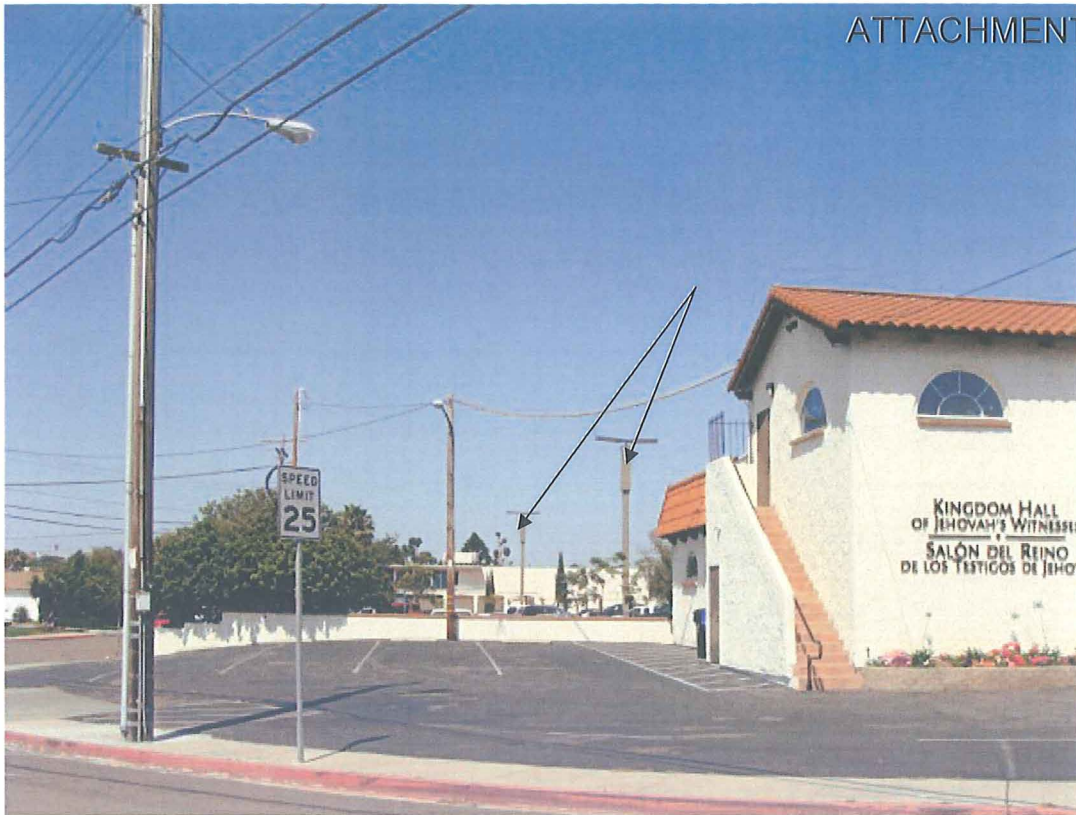
Looking West from site



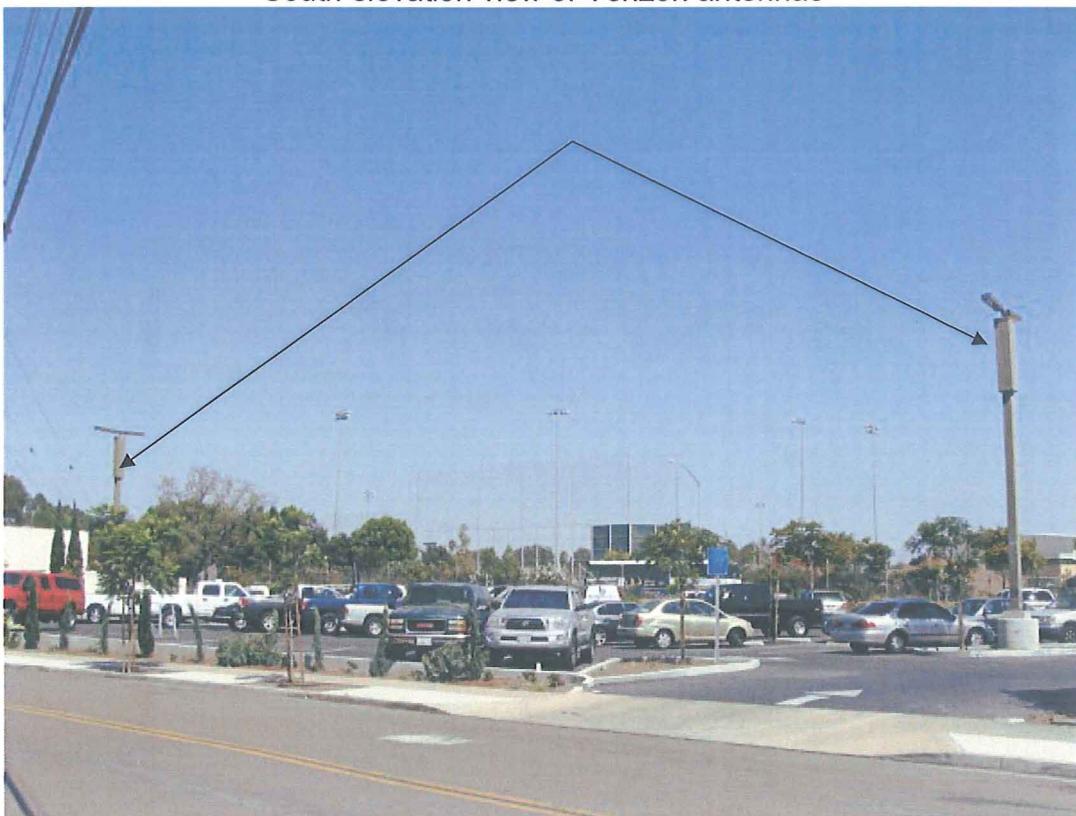
North elevation; view of Verizon antennas on light standards



East elevation of antennas from across Linda Vista Road; one sector not visible



South elevation view of Verizon antennas



West elevation view of Verizon antennas



North elevation of equipment



West elevation of equipment



Aerial view of site



View of surrounding area