



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 1, 2026 REPORT NO. PC-26-011
HEARING DATE: April 16, 2026
SUBJECT: Verizon Wireless Caso University/805, Process 4 Decision
PROJECT NUMBER: [PRJ_1139845](#)
OWNER/APPLICANT: BO & GO, LLC./Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve the continued use of an existing Wireless Communication Facility (WCF) located at [3875 Swift Avenue](#) in the Mid-City Communities within the City Heights Community Plan area?

Proposed Action(s):

APPROVE Neighborhood Use Permit (NUP) No. 3371512; and

APPROVE Planned Development Permit (PDP) No. 3371513

Community Planning Group Recommendation: On November 3, 2025, the Mid-City City Heights Community Planning Group voted 19-0-0 to approve the project with no conditions. (Attachment 9)

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 15, 2026, and the opportunity to appeal that determination ended January 30, 2026 (Attachment 6).

Fiscal Impact Statement: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: This project application is for a wireless communication facility and is not associated with residential development.

BACKGROUND

The project is a request to continue the use of an existing Wireless Communication Facility (WCF). The site is located at 3875 Swift Ave in the CC-5-4 zone of the Mid-City Communities within the City Heights Community Plan area. The building is a mixed-use - primary commercial with residential use. The site is located along the University Avenue surrounded by residential and commercial uses (Attachments 1,2 & 3).

The project consists of a 75-foot-tall decorative community tower that conceals nine (9) antennas and six (6) Remote Radios Units (RRUs) behind radiofrequency (RF) transparent screens. Additionally, the equipment is located inside a room in the adjacent building with a generator located at the base of the tower inside a separate enclosure (Figures 1-3).

The previous permit No. 635404 (NUP No. 1255596 and PDP No. 1255597) was approved by the Planning Commission on March 14, 2014. The project included a 10-year expiration to accommodate for any code updates and future modifications. The current request is to continue the current use of the WCF and to obtain a new permit with no changes.



Figure 1 Existing community tower view from 35th St



Figure 2 Generator enclosure at the base of the tower

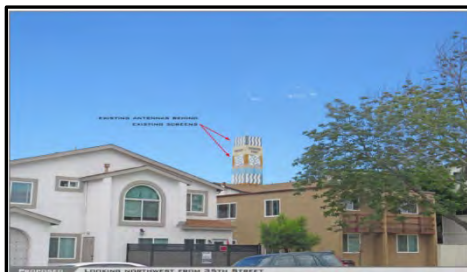


Figure 3 Existing tower view from S. University

DISCUSSION

Project Description:

The project consists of nine (9) antennas and six (6) Remote Radios Units (RRUs) concealed inside the 75-foot-tall community decorative tower, behind Radiofrequency (RF) screens. The equipment is placed in a room inside the adjacent building and a generator in an enclosure at the base of the tower. The WCF is preexisting, and no modifications are proposed with this permit.

WCFs are permitted in all zones Citywide with the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 locations being the most preferred and Preference 4 locations the least preferred. Preference 1 locations generally include non-residential uses and zones and are permitted ministerially. Preference 4 locations include residential uses in residential zones and require a Process Four approval. This Project involves a WCF located on a non-residential use within a residential zone, a preference 1 location. Consistent with Council Policy 600-43, the project is considered the most desirable location for WCF.

Placement of a WCF in a commercial zone on premises containing residential or mixed use requires approval of a Neighborhood Use Permit (NUP), Process 2, pursuant to SDMC section [141.0402\(b\)\(1\)](#). The WCF Design Guidelines requires that communication antennas to be screened and integrated with surrounding environment and with the existing structures to minimize visual impact. In this case, the antennas are concealed inside an existing decorative community tower with equipment hidden inside the adjacent building with no visual impact from the base of the tower.

The project includes deviations from the 30-foot height limit and the 10-foot side yard setback, which require approval of a Planned Development Permit (PDP), a Process Four, pursuant to SDMC [Section 126.0602\(b\)\(1\)](#). These deviations are necessary to accommodate the existing facility and its concealment design.

Required Permits	Basis
<i>Neighborhood Use permit</i>	<i>WCF in a commercial zone that contains residential development. SDMC section 141.0420(b)(1)</i>
<i>Planned Development Permit</i>	<i>Height of tower 45-foot and equipment encroachment of 2-foot. SDMC section 126.0602(b)(1)</i>

Community Plan Analysis:

The [City Heights Community Plan](#) does not address WCFs as a specific land use. However, the City of San Diego General Plan (General Plan) (UD-A.17) requires that the visual impact of wireless facilities to be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The General Plan also calls for these facilities to be designed aesthetically pleasing and respectful of the neighborhood context. Furthermore, the General Plan states that equipment associated with wireless facilities shall be concealed from view. The current SDMC regulations require compliance with WCF regulations, and design in order to maintain the concealment of the antennas.

The Mid-City City Heights Community Planning Group voted 9-0-0 on November 3, 2025, to approve the project with no conditions (Attachment 9).

Environmental Analysis:

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guideline section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 15, 2026, and the opportunity to appeal that determination ended January 30, 2026 (Attachment 6).

Project-Related Issues:

Height Deviation: Verizon is requesting a deviation from the applicable development regulations (tower height at 75-feet-high) which exceeds the maximum allowed height of 30-feet in the CC-5-4 zone. This deviation requires the processing of a Planned Development Permit (PDP), a Process 4 Approval.

Side Yard Setback Deviations: In addition to the above, a deviation from the 10-foot setback is requested for two-foot encroachment into the side yard. This deviation also requires the processing of a Planned Development Permit (PDP), a Process 4 Approval.

DEVIATIONS SUMMARY			
Table 1			
<u>Deviation Description</u>	<u>Deviation from SDMC</u>	<u>Allowed/Required</u>	<u>Proposed</u>
<u>Maximum Height</u>	SDMC section 131.0531(c)	30-feet	45-feet Deviation
<u>Minimum side yard Setback</u>	SDMC sections 131.0531(c)	10-feet	2-feet Encroachment

Justification - SDMC section [126.0602\(b\)\(1\)](#) allows for a deviation for relief from strict development standards through processing of a PDP. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. This is an existing site which has provided service to the area for over a decade and the location of the equipment in the grade area behind the building does not cause any interference with the land use nor it is visible to the any pedestrians.

The site serves as a community-identifying landmark that was originally designed with direct input from the community planning group. Its purpose is to reflect the character and identity of the surrounding neighborhood. As a landmark feature, the tower was intentionally designed at a larger scale and is appropriately sited and proportioned relative to adjacent land uses. Community-identifying structures are inherently taller than surrounding development in order to establish visual presence and fulfill their intended role. Reducing the height to meet current zoning limitations would significantly diminish this presence and undermine the fundamental purpose of the landmark. Moreover, a reduced-height structure would appear visually incongruent with the surrounding context and compromise the original design intent.

In addition to its landmark function, the tower plays a critical role in maintaining existing wireless service coverage. The proposed height is essential to preserve current Verizon service levels and ensure continued, reliable data connectivity for the surrounding area. Lowering the structure to comply with height restrictions would degrade network performance and could necessitate the development of additional facilities to compensate for lost coverage as identified in the attached coverage map (Attachment 12). While future capacity demands may require supplemental sites regardless, maintaining the proposed height minimizes the number of additional installations that would otherwise be needed.

From a community perspective, it is preferable to consolidate wireless infrastructure into a single, taller facility rather than introducing multiple sites. This tower has been specifically designed to fully conceal the WCF components using architectural treatments and renderings that were previously reviewed and accepted by the community. The increased height enhances the ability to effectively screen antennas and associated equipment while preserving the overall aesthetic. It also provides greater flexibility for antenna placement and future configuration adjustments without compromising concealment. As such, the proposed height represents a balanced solution that supports both community design objectives and essential wireless service needs.

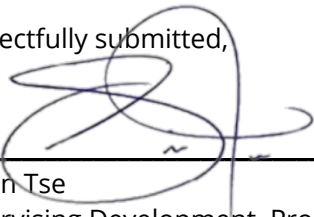
Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the San Diego Municipal Code sections, [126.0602](#), and [141.0420](#), the Wireless Communication Facilities Design Guidelines and [Council Policy 600-43](#) which includes the development regulations and the Wireless Communication Facilities Regulations. Therefore, staff recommends Planning Commission approve NUP No. 3371512 and PDP No. 3371513.

ALTERNATIVES

1. Approve NUP No. 3371512 and PDP No. 3371513, with modifications.
2. Deny NUP No. 3371512 and PDP No. 3371513, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



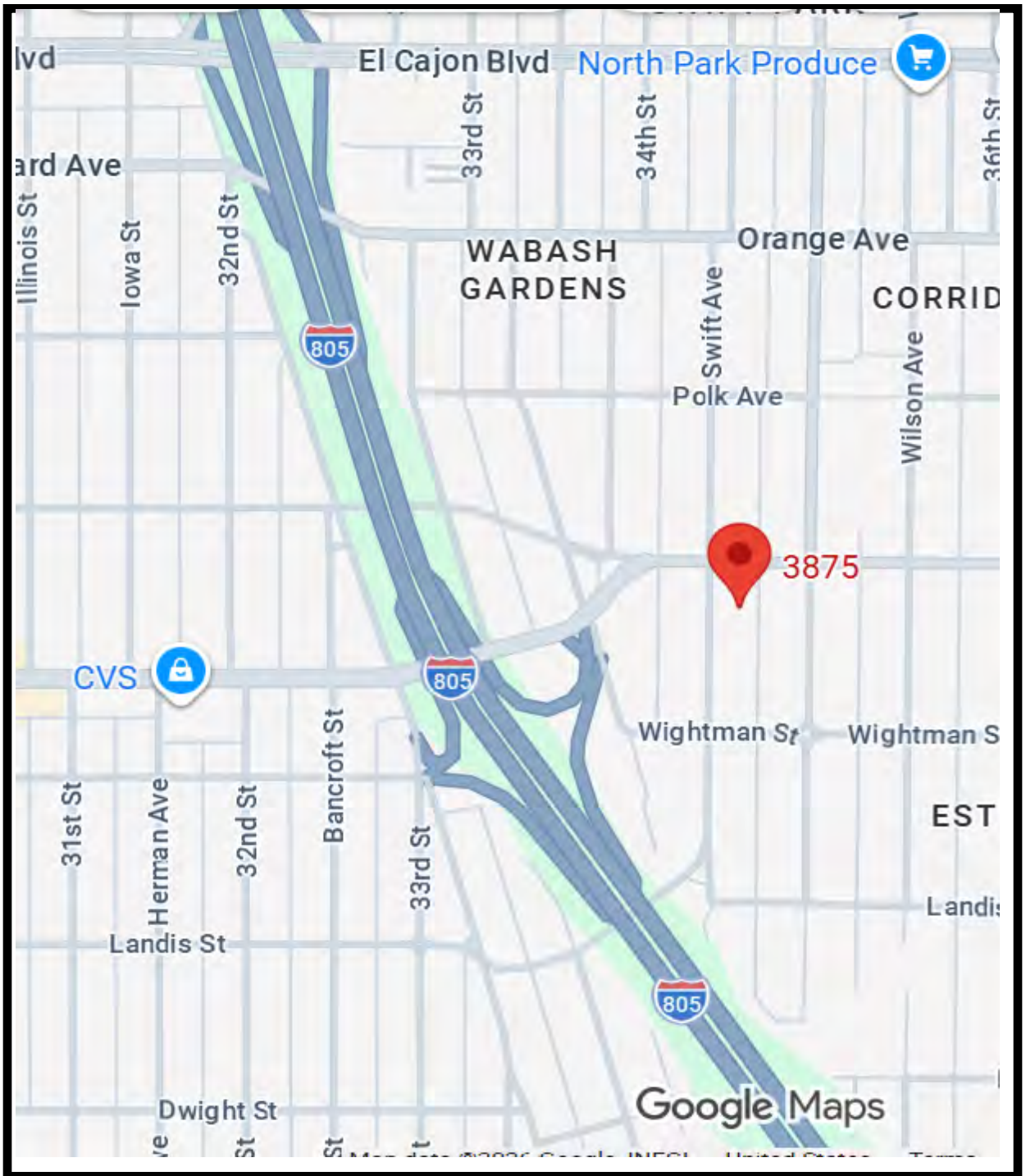
Simon Tse
Supervising Development Project Manager
Development Services Department



Nilia Safi
Development Project Manager
Development Services Department

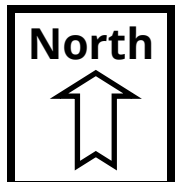
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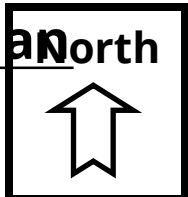
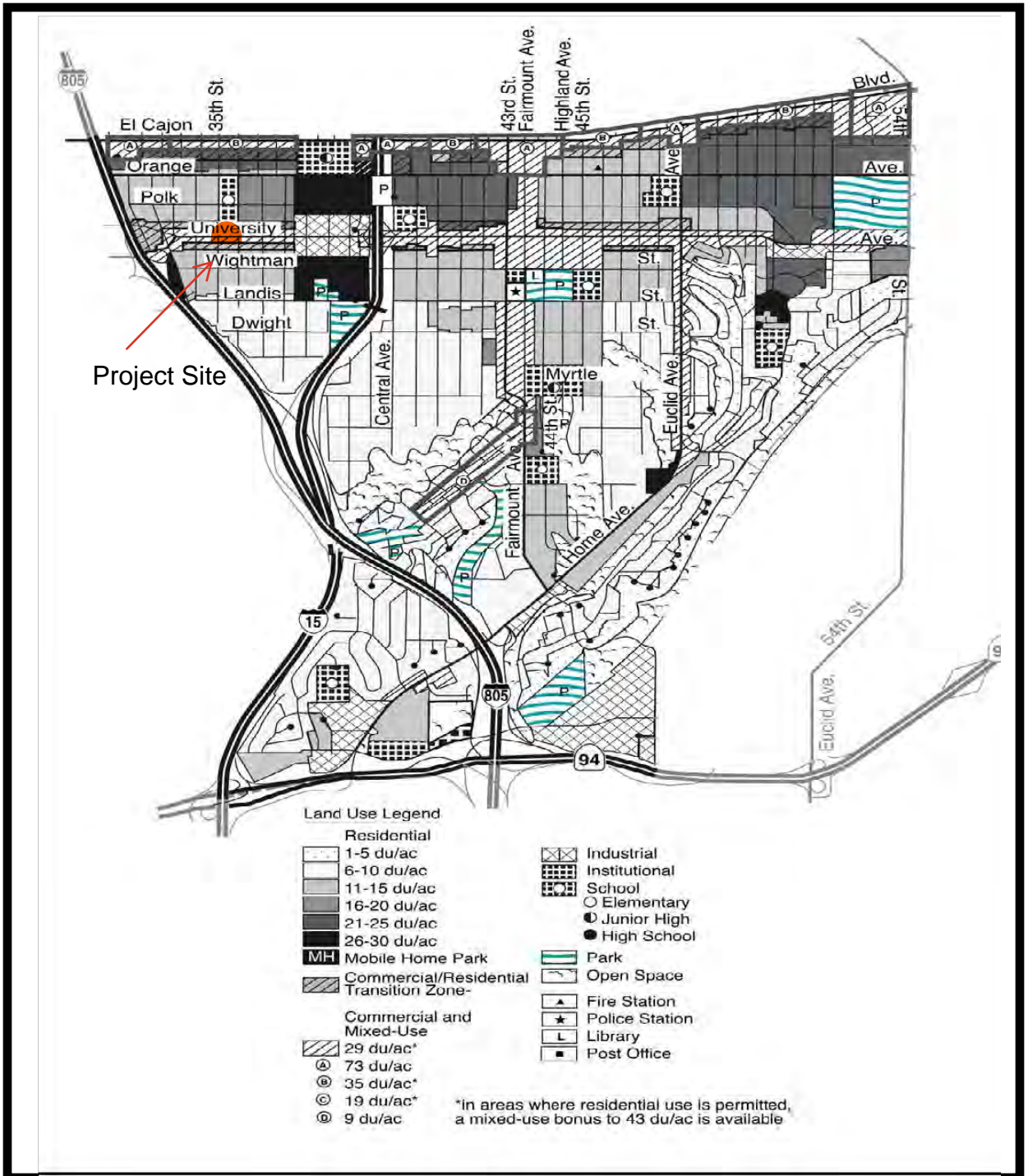
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Project Plans
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Existing Photos
11. Photography Survey
12. Telecom Coverage Map

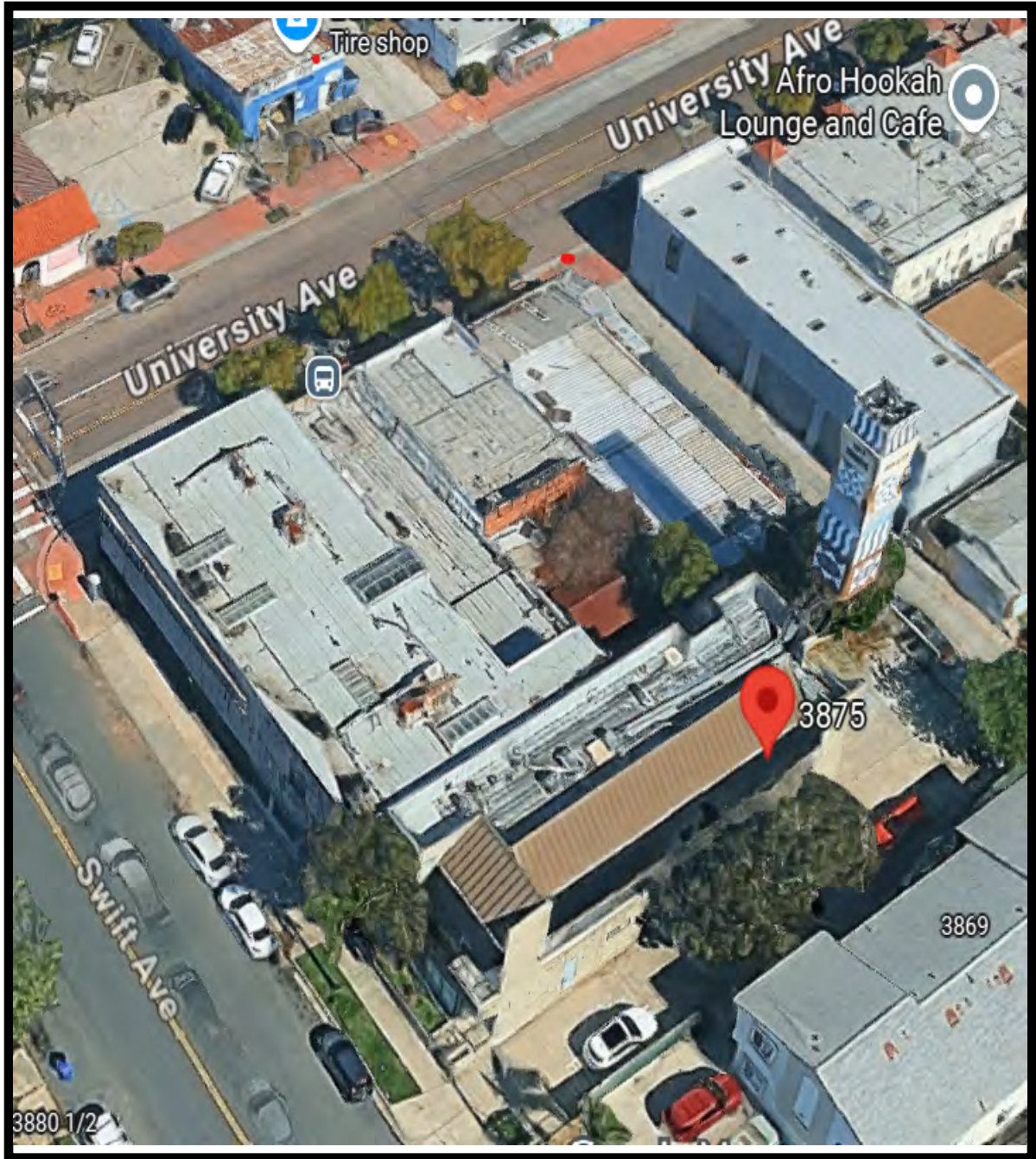


Project Location

3875 Swift Ave
Project No. PRJ 1139845

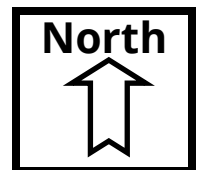






Aerial Photo

3875 Swift Ave Project No.
PRJ-1139845



PLANNING COMMISSION RESOLUTION NO. XXX
NEIGHBORHOOD USE PERMIT NO. 3371512
PLANNED DEVELOPMENT PERMIT NO. 3371513
VERIZON CASO UNIVERSITY/805 PROJECT NO.1139845

WHEREAS, BO & GO, LLC, Owner, and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit to allow the continued use of an existing Wireless Communication Facility (WCF), as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for Neighborhood Use Permit (NUP) No. 3371512 and Planned Development Permit (PDP) No. 3371513; and

WHEREAS, the project site is located at 3875 Swift Avenue in the CC-5-4 (Commercial – Community), of the Mid-City Communities within the City Heights Community Plan area; and

WHEREAS, the project site is legally described as Lots 5 and 6, Block 191, City Heights Community Plan of the City of San Diego, State of California, according to Amended Map No. 100, filed October 3, 1976, in the Office of the County Recorder of San Diego County; and

WHEREAS, on January 15, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), and no appeal of the environmental determination was filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520; and

WHEREAS, on April 16, 2026, the Planning Commission of the City of San Diego considered NUP No. 3371512 and PDP No. 3371513 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED that the Planning Commission of the City of San Diego adopts the following findings with respect to Neighborhood Use Permit No. 3371512 and Planned Development Permit No. 3371513:

1. FINDINGS FOR NEIGHBORHOOD USE PERMIT [SDMC Section 126.0205]**a. The proposed development will not adversely affect the applicable land use plan;**

The project is the continued use of an existing Wireless Communication Facility (WCF) consisting of nine (9) antennas and six (6) Remote Radio Units (RRUs) concealed behind radio-frequency transparent screens within a 75-foot-tall community decorative tower. The associated equipment is located inside a room in the adjacent building, and a generator at the base of the tower. No construction or physical changes are proposed as part of this permit.

Pursuant to the (SDMC) Section 141.0420, WCFs are permitted in all zones citywide with the appropriate permit process. The intent of the regulations is to camouflage facilities from public view. The City Heights Community Plan defers all WCFs to the City of San Diego WCF Design Guidelines (WCF Design Guidelines), regulations, and the City of San Diego's General Plan (General Plan). The General Plan requires all wireless facilities to minimize visual impacts under Policy UD-A.17. It also includes the following provisions: 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.

The existing antennas are integrated inside the tower behind the Fiberglass Reinforced Panels (FRP) screens that match the tower color and are designed to reduce potential visual impact. With this integration, the concealed design is aesthetically pleasing and respectful of the neighborhood context. The equipment is located inside the building, completely concealed, except the generator. This WCF has been located on site since 2014 and there are no proposed revisions.

The proposed height of the WCF (75 feet) is necessary to accommodate the existing (WCF). The site is preexisting and serves as a community-identifying landmark, originally designed with direct input from the community planning group. Its purpose is to reflect the character and identity of the surrounding neighborhood. As a landmark feature, the tower was intentionally designed at a larger scale and is appropriately sited and proportioned relative to adjacent land uses. Community-identifying structures are inherently taller than surrounding development in order to establish visual presence and fulfill their intended role. Reducing the height to meet current zoning limitations would significantly diminish this presence and undermine the fundamental purpose of the landmark. Moreover, a reduced-height structure would appear visually incongruent with the surrounding context and compromise the original design intent.

In addition to its landmark function, the tower plays a critical role in maintaining existing wireless service coverage. The proposed height is essential to preserve current Verizon service levels and ensure continued, reliable data connectivity for the surrounding area. Lowering the structure to comply with height restrictions would degrade network

performance and could necessitate the development of additional facilities to compensate for lost coverage. While future capacity demands may require supplemental sites regardless, maintaining the proposed height minimizes the number of additional installations that would otherwise be needed.

From a community perspective, it is preferable to consolidate wireless infrastructure into a single, taller facility rather than introducing multiple sites. This tower has been specifically designed to fully conceal the WCF components using architectural treatments and renderings that were previously reviewed and accepted by the community. The increased height enhances the ability to effectively screen antennas and associated equipment while preserving the overall aesthetic. It also provides greater flexibility for antenna placement and future configuration adjustments without compromising concealment. As such, the proposed height represents a balanced solution that supports both community design objectives and essential wireless service needs.

Placement of a WCF in a commercial zone that included residential use on site, requires process of a Neighborhood Use Permit, Process 2 approval. Approval of this permit satisfies that regulation. The WCF Design Guidelines require that communication antennas be screened and integrated with the surrounding environment and existing structures to minimize visual impact. In this case, the antennas are concealed inside an existing decorative community monument with equipment inside the building. In addition, this project involves a WCF located within a commercial zone with mixed use, a preference 1 location. Consistent with Council Policy 600-43, the project is considered the most desirable location for WCF. Therefore, the project complies with applicable land use policies and will not adversely affect the applicable land use plan.

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

The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. These conditions include, but are not limited to, a concealment requirement and electromagnetic field controls. This is an existing WCF, and no modifications are proposed as part of this approval. All proposed improvement plans associated with the project have been reviewed prior to issuance of all construction permits and inspected during construction to assure the project meets or exceeds all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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. Verizon submitted an RF Report dated December 9, 2021, demonstrating compliance with the required FCC regulations.

Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City's jurisdiction and will not be detrimental to the public health, safety, and welfare.

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

The project includes deviations from the 30-foot height limit to accommodate the 75-foot community tower and an encroachment of 2 feet into the 10-foot side yard setback, which requires approval of a Planned Development Permit (PDP). These deviations are necessary to accommodate the existing facility and its concealment design. This project was approved by the Planning Commission in April of 2014. No change to the existing WCF or equipment is proposed as part of this request to continue the use.

SDMC section 126.0602(b)(1) allows for a deviation for relief from strict development standards through the processing of a PDP. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan, and that it would be preferable to what would be achieved by strict conformance with the regulations. This is an existing site which has provided service to the area for over a decade, and the location of the generator in the grade area behind the building does not cause any interference with the land use, nor is it visible to any pedestrians. The project, in its current location, is necessary to maintain the existing level of service for Verizon customers in the area.

Furthermore, the proposed height deviation is necessary to accommodate the existing (WCF) is supported by the following considerations:

The site serves as a community-identifying landmark, originally designed with direct input from the community planning group. Its purpose is to reflect the character and identity of the surrounding neighborhood. As a landmark feature, the tower was intentionally designed at a larger scale and is appropriately sited and proportioned relative to adjacent land uses. Community-identifying structures are inherently taller than surrounding development in order to establish visual presence and fulfill their intended role. Reducing the height to meet current zoning limitations would significantly diminish this presence and undermine the fundamental purpose of the landmark. Moreover, a reduced-height structure would appear visually incongruent with the surrounding context and compromise the original design intent.

In addition to its landmark function, the tower plays a critical role in maintaining existing wireless service coverage. The proposed height is essential to preserve current Verizon service levels and ensure continued, reliable data connectivity for the surrounding area. Lowering the structure to comply with height restrictions would degrade network performance and could necessitate the development of additional facilities to compensate for lost coverage. While future capacity demands may require supplemental sites regardless, maintaining the proposed height minimizes the number of additional installations that would otherwise be needed.

From a community perspective, it is preferable to consolidate wireless infrastructure into a single, taller facility rather than introducing multiple sites. This tower has been specifically designed to fully conceal the WCF components using architectural treatments and renderings that were previously reviewed and accepted by the community. The increased height enhances the ability to effectively screen antennas and associated equipment while preserving the overall aesthetic. It also provides greater flexibility for antenna placement and future configuration adjustments without compromising concealment. As such, the proposed height represents a balanced solution that supports both community design objectives and essential wireless service needs.

The deviations allow the facility to remain fully concealed within the decorative tower and to maintain equipment placement that minimizes visibility from public vantage points. Strict conformance with development standards would result in a less desirable project with greater visual impacts. Therefore, the deviations are appropriate for this location and result in a more desirable project than would be achieved through strict conformance with the development regulations of the applicable zone. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. FINDINGS FOR PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

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

As detailed in Neighborhood Use Permit (NUP) Finding No. 1.a. listed above, and incorporated herein by reference, the proposed development will not adversely affect the applicable land use plan.

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

As detailed in NUP Finding No. 1.b. listed above and incorporated herein by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

c. 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.

As detailed in NUP Finding No. 1.c. listed above and incorporated herein by reference, the proposed development will comply with the regulations of the LDC, 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.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NUP No. 3371512 and PDP No. 3371513 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. 3371512 and Permit No. 3371513 , a copy of which is attached hereto and made a part hereof.

Nilia Safi
Development Project Manager
Development Services

Adopted on: April 16, 2026

IO#: 11003679

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD USE PERMIT NO. 3371512
PLANNED DEVELOPMENT PERMIT NO. 3371513
VERIZON CASO UNIVERSITY/805 PROJECT NO. 1139845
PLANNING COMMISSION

This Neighborhood Use Permit No. 3371512 and Planned Development Permit No. 3371513 is granted by the Planning Commission of the City of San Diego to BO & GO, LLC, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code (SDMC) sections 126.0201, 131.0502 and 141.0402. The site is located at 3875 Swift Avenue in the CC-5-4 (Commercial - Community) zone of the Mid-City Communities Plan within the City Heights Community Plan area. The project site is legally described as: Lot 5 & 6 in the Block 191 of City Heights community plan of San Diego, State of California, according to amended map thereof No.100, filed in the Office of the County Recorders of San Diego County, October 3, 1976.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and/or 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") date April 16, 2026, on file in the Development Services Department.

The project shall include:

- a. The continued use of an existing WCF; the project consists of nine (9) antennas and six (6) Remote Radio Units (RRUs) concealed behind radiofrequency (RF) transparent screens inside a 75-foot-tall community decorative tower, with the equipment inside the adjacent building and a generator located at the base of the tower. No changes are proposed as part of this permit renewal.
- b. Planned Development Permit for deviation from the 30-foot height limit to accommodate the tower and an encroachment of two-feet into the 10-foot side yard setback. These deviations are permitted with processing of this Planned Development Permit.
- c. 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 April 30, 2029.
2. This Neighborhood Use Permit (NUP), Planned Development Permit (PDP) and corresponding use of this site shall expire on April 16, 2036. 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 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.

9. 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.

10. 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.

11. 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:

12. Prior to the issuance of any building permit, the Owner/Permittee shall incorporate all necessary construction Best Management Practices (BMPs) into the construction plans or specifications to ensure compliance with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code (SDMC), to the satisfaction of the City Engineer.

13. Development of this project shall comply with all permanent stormwater requirements set forth in Municipal Stormwater Permit No. 2013-0001, or any subsequent order, as well as the current version of the City of San Diego's Stormwater Standards Manual.

TELECOM REQUIREMENTS:

14. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

15. No overhead cabling is allowed for this project.

16. The WCF shall conform to the approved construction plans.
17. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
18. All antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls unless designed and installed to the satisfaction Development Services Department.
19. All warped and/or poorly maintain FRP shall be repaired, removed and replaced within 30 days of notice issued by the City to the satisfaction of the Development Services Department.
20. FRP painted designed shall be maintained and shall not be discolored or damaged.
21. Photo simulations shall be printed on the construction plans.
22. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
23. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
24. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/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.
25. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
26. 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.
27. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.
28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on April 16, 2026, and by (Approved Resolution No. XXXX).

DRAFT

ATTACHMENT 5

Neighborhood Use Permit No.: 3371512
Planned Development Permit No.: 3371513
Date of Approval: April 16, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Nilia Safi
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.

BO and GO, LLC.
Owner

By _____
NAME
TITLE

Verizon Wireless
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

From: City of San Diego
 Development Services Department
 7650 Mission Valley Road, MS DSD-1A
 San Diego, CA 92108

Office of Land Use and Climate Innovation
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Title / Number: 3875 Swift Avenue / PRJ-1139845

State Clearinghouse No.: N/A

Project Location-Specific: 3875 Swift Avenue, San Diego, CA 92104

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project is requesting a NEIGHBORHOOD USE PERMIT and PLANNED DEVELOPMENT PERMIT to continue the operation of an existing wireless communication facility (WCF). The existing WCF consists of nine panel antennas concealed in a 75-foot community decorative tower. The existing ancillary equipment includes radio units at the antennas, equipment cabinets located within an adjacent building, rooftop-mounted air conditioning units, and cable conduits to the tower equipment. No physical alterations to the WCF are proposed as part of the project. The project site, located at 3875 Swift Avenue, is zoned Commercial Community (CC-5-4) and is designated Commercial and Mixed-Use in the Mid-City: City Heights Community Plan. Additionally, the project site is within the Airport Land Use Compatibility Zone (San Diego International Airport [SDIA]), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (SDIA – Review Area 2), and Federal Aviation Administration Part 77 Noticing Area. (LEGAL DESCRIPTION: Lots 5 and 6 in Block 191 of City Heights in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1007, filed in the Office of the County Recorder of San Diego County, October 3, 1906. Assessor’s Parcel Number: 447-452-04.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Selena Hoffman, Smartlink, LLC., 10 Church Circle, Annapolis, MD 21401. (951) 581-6818.

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: California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities)
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined that the project qualifies for an exemption pursuant to CEQA Guidelines Section 15301, because the project would allow for the continued operation of an existing WCF, and no modifications are proposed that would result in the expansion of the existing use. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; and the site is not included on any list compiled pursuant to Government Code Section 655962.5 for hazardous waste sites.

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 the California Environmental Quality Act.

Analyst: C. Garcia / (619) 687-5959

Filed by:

Nilia Safi / (619) 446-5236
Name/Phone Number

Nilia Safi
Signature

DPM II
Title

3-11-2026
Date

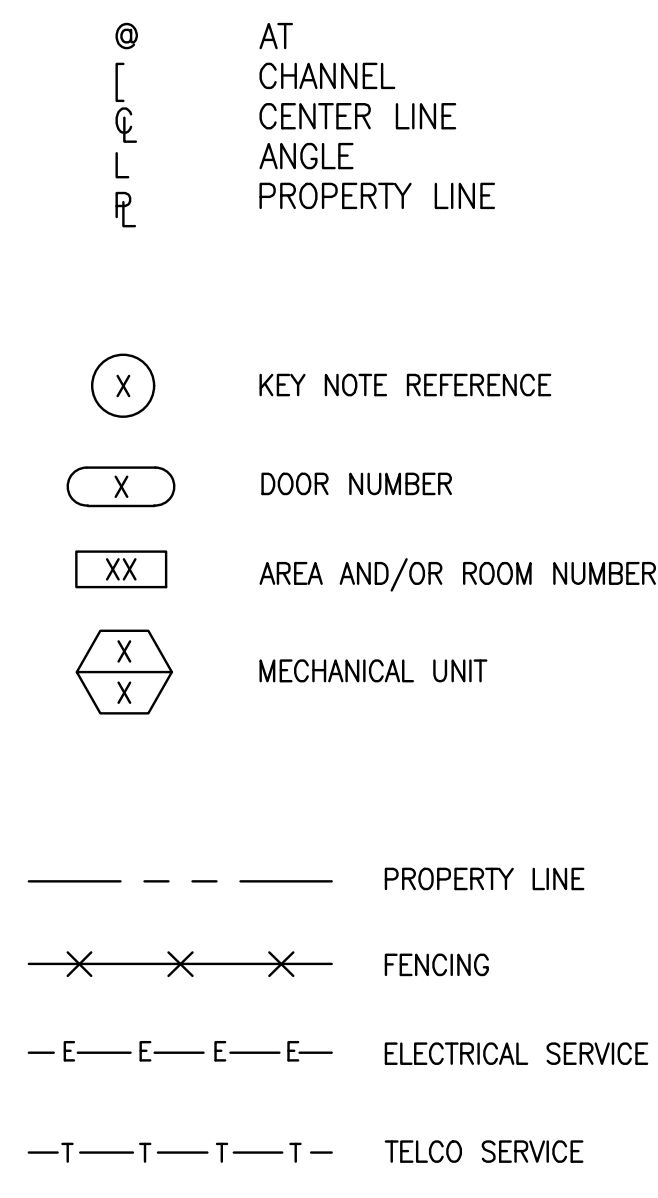
Check One:

- Signed by Lead Agency
- Signed by Applicant

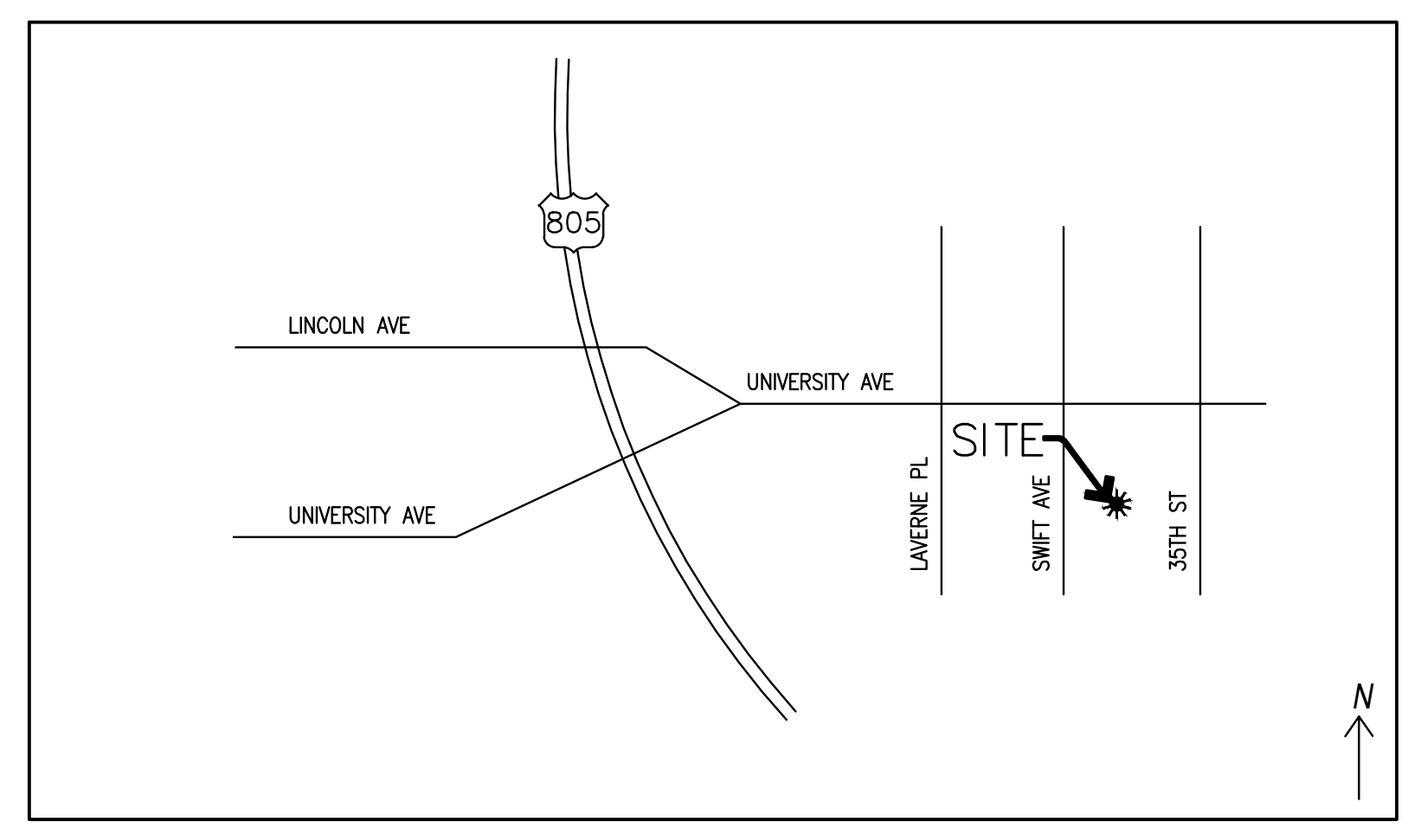
Date Received for Filing with County Clerk or LCI:

ABBREVIATIONS & SYMBOLS

AB ANCHOR BOLT	LAM LAMINATED	⊙ AT CHANNEL
AC ASPHALTIC CONCRETE	LBS POUNDS	— — — — CENTER LINE
A/C AIR CONDITIONING	LT LIGHT	∠ ANGLE
A.F.F. ADJUSTABLE ABOVE FINISH FLOOR	LA LIGHTNING ARRESTER	— — — — PROPERTY LINE
ARCH ARCHITECTURAL	LNA LOW NOISE AMPLIFIER	
APPROX. APPROXIMATELY ABOVE	MFR MANUFACTURER	⊗ KEY NOTE REFERENCE
A.G.L. GRADE LEVEL ABOVE MEAN	MAT MATERIAL	⊗ DOOR NUMBER
A.M.S.L. SEA LEVEL	MAX MAXIMUM	⊗ XX AREA AND/OR ROOM NUMBER
	MECH MECHANICAL	⊗ MECHANICAL UNIT
BD BOARD	MIN MINIMUM	
BLDG BUILDING	MISC MISCELLANEOUS	(N) NEW
BLKG BLOCKING	ML METAL LATH	NIC NOT IN CONTRACT
BOT BOTTOM	MO MASONRY OPENING	NO NUMBER
BSMT BASEMENT	MS MACHINE SCREW	NTS NOT TO SCALE
BTS BASE TRANSCIEVER STATION	MTD MOUNTED	
	MTL METAL	OA OVERALL
		O.C. ON CENTER
		OPNG OPENING
		OPP OPPOSITE
		PARTN PARTITION
		PL PLATE
		PLAS PLASTER
		PLYWD PLYWOOD
		POC POINT OF CONNECTION
		PROP PROPERTY
		PT PRESSURE TREATED
		R RISER
		REQD REQUIRED
		RD ROOF DRAIN
		RM ROOM
		RMS ROOMS
		RO ROUGH OPENING
		SC SOLID CORE
		SCH SCHEDULE
		SECT SECTION
		SHT SHEET
		SIM SIMILAR
		SPECS SPECIFICATIONS
		SS STAINLESS STEEL
		STL STEEL
		STOR STORAGE
		STRUCT STRUCTURAL
		SUSP SUSPENDED
		SW SWITCH
		SWBD SWITCHBOARD
		THK THICK
		TI TENANT IMPROVEMENT
		TMA TOWER MOUNTED AMPLIFIER
		TOS TOP OF SURFACE
		TS TUBE STEEL
		TYP TYPICAL
		UNO UNLESS NOTED OTHERWISE
		VCT VINYL COMPOSITION TILE
		VERT VERTICAL
		V.I.F. VERIFY IN FIELD
		VG VERTICAL GRAIN
		W/ WITH
		WD WOOD
		WR WATER RESISTANT
		WT WEIGHT
		XFMR TRANSFORMER



PLAN FOR: CASO UNIVERSITY/805



VICINITY MAP

NOT TO SCALE



SITE IMAGE

NOT TO SCALE

DIRECTIONS TO SITE

- FROM: VERIZON WIRELESS OFFICE
- TAKE THE 405 S TO THE I-5 S
 - CONTINUE STRAIGHT ONTO I-805 S (SIGNS FOR INTERSTATE 805 S/CHULA VISTA)
 - TAKE EXIT 15 TOWARD UNIVERSITY AVE
 - CONTINUE ONTO BOUNDARY ST
 - TURN RIGHT ONTO UNIVERSITY AVE
 - TURN RIGHT ONTO SWIFT AVE
 - THE SITE IS ON THE LEFT

PROPERTY OWNER

BOBBY & GENEVA OIZER
1341 BURRIS DRIVE
EL CAJON, CA 92108
CONTACT: BOBBY OIZER
PHONE: (619) 457-6250

OWNER/APPLICANT

verizon SMARTLINK, LLC
15505 SAND CANYON AVENUE 10 CHURCH CIR.
IRVINE, CA 92618 ANNAPOLIS, MD 21401
OFFICE: 949.286.7000 CONTACT: SELENA HOFFMAN
PHONE: (951) 581-6818
EMAIL: selena.hoffman@smartlinkgroup.com

SITE ADDRESS

3875 SWIFT AVE
SAN DIEGO, CA 92104

SHEET INDEX

- G-1 TITLE SHEET
- G-2 GENERAL NOTES
- C-1 SITE PLAN
- C-2 ENLARGED ROOF PLAN
- C-3 (E) ANTENNA SCHEDULE, (E) ANTENNA LAYOUT
- C-4 EQUIPMENT ROOM LAYOUT
- C-5 ELEVATIONS
- C-6 ELEVATIONS

SCOPE OF WORK

THIS PROJECT IS TO CONTINUE THE OPERATION OF THE EXISTING VERIZON WIRELESS FACILITY EQUIPMENT BELOW:
NOT A CONSTRUCTION PROJECT. NEIGHBORHOOD DEVELOPMENT PERMIT RENEWAL FOR EXISTING WIRELESS FACILITY INTEGRATED INTO EXISTING BUILDING.

- EXISTING EQUIPMENT TO REMAIN:
- (E) 4-LEG ANTENNA TOWER
 - (E) PANEL ANTENNAS (8 TOTAL)
 - (E) RADIO UNITS AND RELATED EQUIPMENT AT ANTENNAS
 - (E) EQUIPMENT CABINETS INSIDE A TENANT OFFICE SPACE ON THE 2ND FLOOR
 - (E) A/C UNITS MOUNTED TO (E) ROOFTOP
 - (E) CABLE CONDUITS AND TRENCH FROM EQUIPMENT TO TOWER ON ROOFTOP

PROJECT TEAM

SITE ACQUISITION:

SMARTLINK, LLC
10 CHURCH CIR.
ANNAPOLIS, MD 21401
CONTACT: SELENA HOFFMAN
PHONE: (951) 581-6818
EMAIL: selena.hoffman@smartlinkgroup.com

ARCHITECTURAL/ENGINEERING:

CONNELL DESIGN GROUP, INC
22431 ANTONIO PKWY
SUITE B160-131
RANCHO SANTA MARGARITA CA 92688
CONTACT: DAN CONNELL
PHONE: (949) 306-4644
EMAIL: dconnell@connelldesigngroup.com

DISCIPLINE CODE(DC)

- GENERAL G
CIVIL C
STRUCTURAL S
ELECTRICAL E

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES: 2022 CALIFORNIA BUILDING CODE (CBC)

2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA EXISTING BUILDING CODE

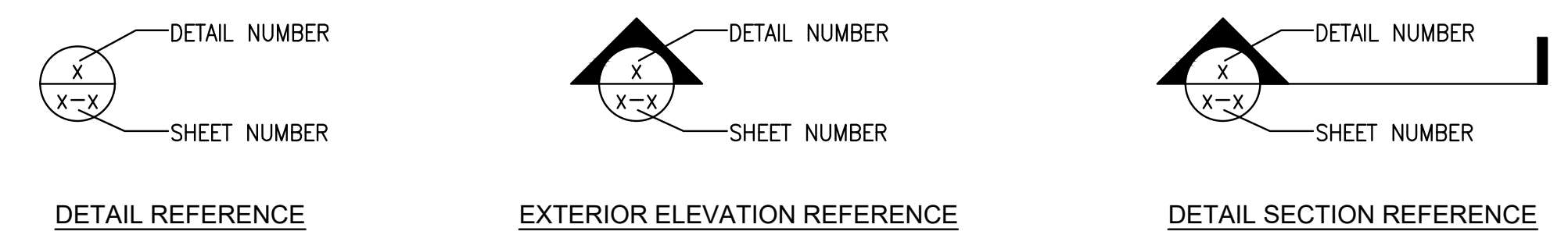
SITE INFORMATION

LATITUDE: 32.74917 / 32° 44' 57" N.
LONGITUDE: -117.118889 / 117° 07' 08" W.
ZONING: CC-5.4
JURSDICTION: CITY OF SAN DIEGO
PARCEL NUMBER: 447-452-04
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: B (OFFICE); R-2 (APARTMENT)

TITLE SHEET FOR:
CASO UNIVERSITY/805
3875 SWIFT AVE
SAN DIEGO, CA 92104

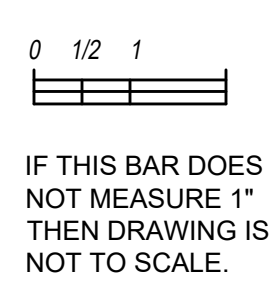
SHEET 1 OF 8 SHEETS

PRJ NO. _____
PMT NO. _____



DETAIL REFERENCE EXTERIOR ELEVATION REFERENCE DETAIL SECTION REFERENCE

CONSTRUCTION CHANGE TABLE			
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.
0	07/09/25	FOR REVIEW	JPC/LE
1	07/28/25	CITY COMMENTS	JPC
2	10/22/25	CITY COMMENTS	JPC



The City of
SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT



G-1

DATE STAMPED: 10/22/2025

verizon **CDG** **smartlink**

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618
949.286.7000

22431 ANTONIO PKWY
SUITE B160-131
RANCHO SANTA MARGARITA CA 92688
dconnell@connelldesigngroup.com
949-306-4644

3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

GENERAL NOTES:

1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION, INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
4. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUM'S, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
7. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST CALIFORNIA BUILDING CODE AND ALL OTHER GOVERNING CODES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
9. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING CONTRACTOR PROFESSIONAL KNOWLEDGE AND SKILLS. THEY ARE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR THEIR REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
11. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
13. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
14. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
15. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
16. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
17. ALL DEBRIS AND REFUGE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
18. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.
19. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
20. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.
21. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. AND DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
24. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
25. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR THEIR SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.
26. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
27. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.

SUBMITTALS:

1. SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ETC. FOR ITEMS DESIGNED BY THE ARCHITECT/ENGINEER OF RECORD SHALL BE MADE TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ENGINEER. SUBMITTALS SHALL BE MADE IN TIME TO PROVIDE A TWO-WEEK REVIEW PERIOD FOR THE ARCHITECT/ENGINEER. SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.

SITE PREPARATION NOTES:

1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE.
2. BACK FILLING AT TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER. BACK FILLING SHALL BE DONE IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS AFTER THESE RECOMMENDATIONS ARE APPROVED BY THE ARCHITECT/ENGINEER.
3. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH INDICATED ON DETAILS.
4. SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER DANGEROUS CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.
5. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
6. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
7. PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
8. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION
9. THE STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
12. BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

SHOP DRAWING REVIEW:

1. REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THERE FROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS. WHEN SHOP DRAWINGS DIFFER FROM OR ADD TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS THEY SHALL BE DESIGNED AND STAMPED BY AN ENGINEER OF RECORD.

ACCESSIBILITY NOTE:

1. THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN HEREON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER CALIFORNIA BUILDING CODE THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

DISCLAIMER NOTE:

THE DESIGN SHOWN IN THESE PLANS ASSUME THAT ALL EXISTING STRUCTURAL ITEMS ARE IN "LIKE NEW" CONDITION AND THAT THE STRUCTURES HAVE BEEN PROPERLY MAINTAINED BY THE OWNER, INCLUDING ALL TOWER AND BUILDING COMPONENTS.

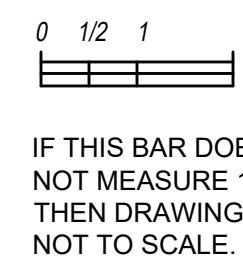
INSTALLATION PROCEDURES AND RELATED LOADINGS ARE NOT WITHIN THE SCOPE OF THIS DESIGN/DRAWING. A CONTRACTOR EXPERIENCED IN SIMILAR WORK SHOULD PERFORM ALL INSTALLATION WORK. THE ENGINEERING SERVICES PROVIDED BY CDG ARE LIMITED TO THE DESIGN OF THE STRUCTURE WITH THE PROPOSED AND EXISTING LOADS. THESE DRAWINGS ARE CONSIDERED VOID IF THE LOADING MENTIONED IN THESE DRAWINGS IS CHANGED OR IS DIFFERENT AS INSTALLED. IT IS ASSUMED THAT THE EXISTING STRUCTURE IS PROPERLY MAINTAINED AND IS IN GOOD CONDITION FREE OF ANY DEFECTS. ALSO THE VERIFICATION OF ANCHORAGE, PLATE AND BOLTS ARE NOT CHECKED AS COMPLETE ENGINEERING DATA IN NOT AVAILABLE FOR VERIFICATION. THE SCOPE OF THESE DRAWINGS DOES NOT INCLUDE EXISTING CONNECTIONS, EXCEPT AS NOTED. ALL EXISTING & PROPOSED ANTENNA/STRUCTURE DATA WAS PROVIDED BY OWNER. CDG IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY EXISTING DATA.

THESE DRAWINGS GENERATED BY CDG ARE FOR THE SCOPE GIVEN BY CDG, INC. AND THEIR CLIENT ONLY. WE DISCLAIM ANY RESPONSIBILITY OF THIS DRAWING BEING USED BY ANY PARTY OTHER THAN OUR CLIENT. CDG DOES NOT MAKE ANY WARRANTIES, EXPRESSED OR IMPLIED IN CONNECTION WITH THIS ENGINEERING DRAWING AND DISCLAIMS ANY LIABILITY ARISING FROM DEFICIENCIES OR ANY EXISTING CONDITIONS OF THE ORIGINAL STRUCTURE. CDG WILL NOT BE RESPONSIBLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES SUSTAINED BY ANY PARTIES AS A RESULT OF ANY DATA OR CONCLUSIONS INCLUDED IN THIS DRAWING. THE MAXIMUM LIABILITY OF CDG PURSUANT TO THIS DRAWING SHALL BE LIMITED TO THE CONSULTING FEE RECEIVED FOR THE PREPARATION OF THE REPORT. ALL SERVICES ARE PERFORMED, RESULTS OBTAINED AND RECOMMENDATIONS MADE ARE IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PRACTICES. CDG IS NOT RESPONSIBLE FOR THE CONCLUSIONS, OPINIONS AND RECOMMENDATIONS MADE BY OTHERS BASED ON THE INFORMATION OR DATA PROVIDED BY US.

(REV: 03/01/2024)



GENERAL NOTES



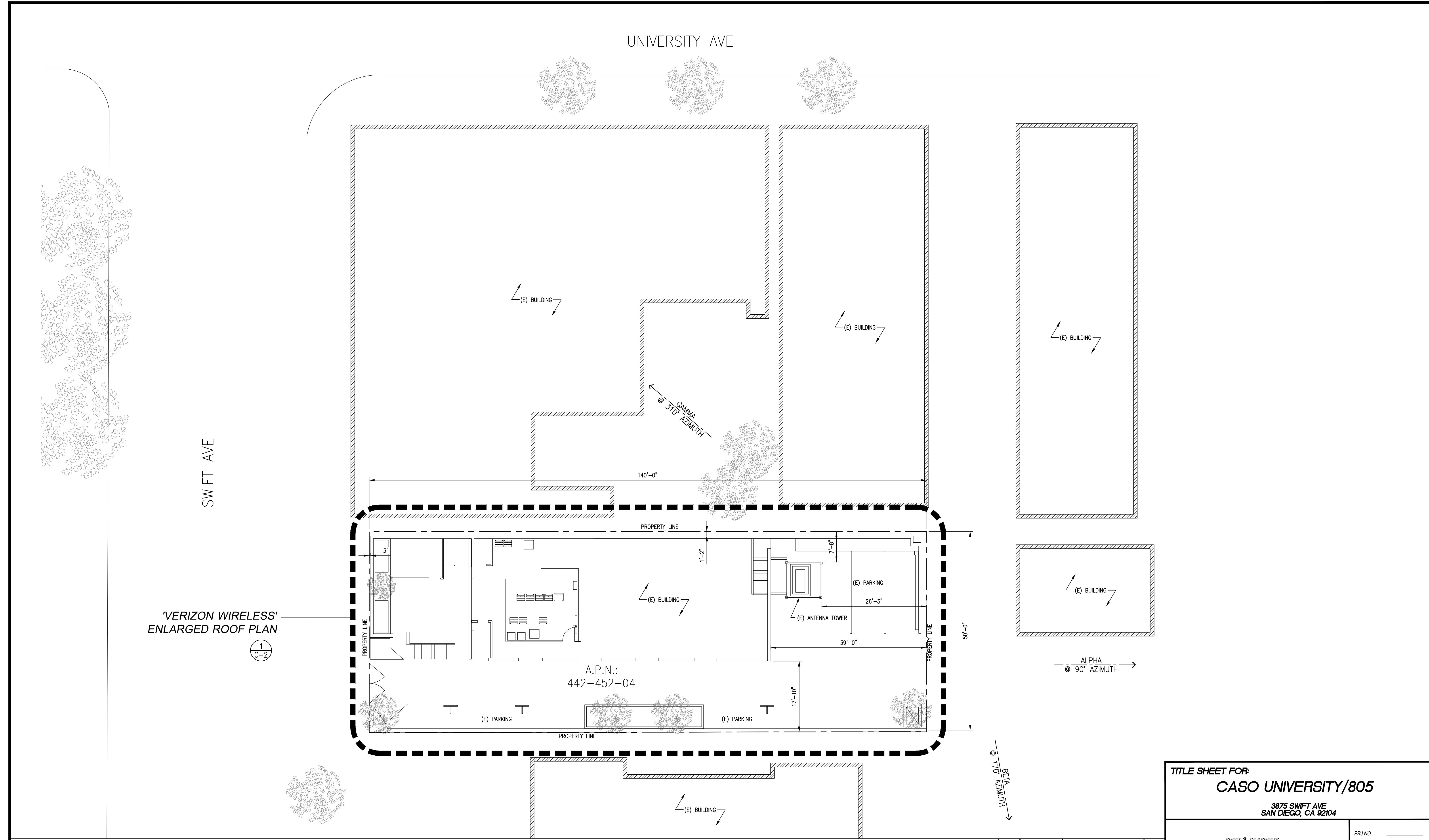
TITLE SHEET FOR:
CASO UNIVERSITY/805
 3875 SWIFT AVE
 SAN DIEGO, CA 92104

SHEET 2 OF 8 SHEETS
 PRJ NO. _____
 PMT NO. _____



G-2

DATE STAMPED: 10/22/2025



'VERIZON WIRELESS'
ENLARGED ROOF PLAN

1
C-2

A.P.N.:
442-452-04

TITLE SHEET FOR:
CASO UNIVERSITY/805
3875 SWIFT AVE
SAN DIEGO, CA 92104

SHEET 3 OF 8 SHEETS

PRJ NO. _____
PMT NO. _____

SITE PLAN

SCALE
3/32"=1'-0"
0 2' 4' 8' 16' 1

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618
949.286.7000

CDG
22431 ANTONIO PKWY
SUITE B160-131
RANCHO SANTA MARGARITA CA 92688
dconnell@connelldesigngroup.com
949-308-4544

smartlink
3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

SITE PLAN

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

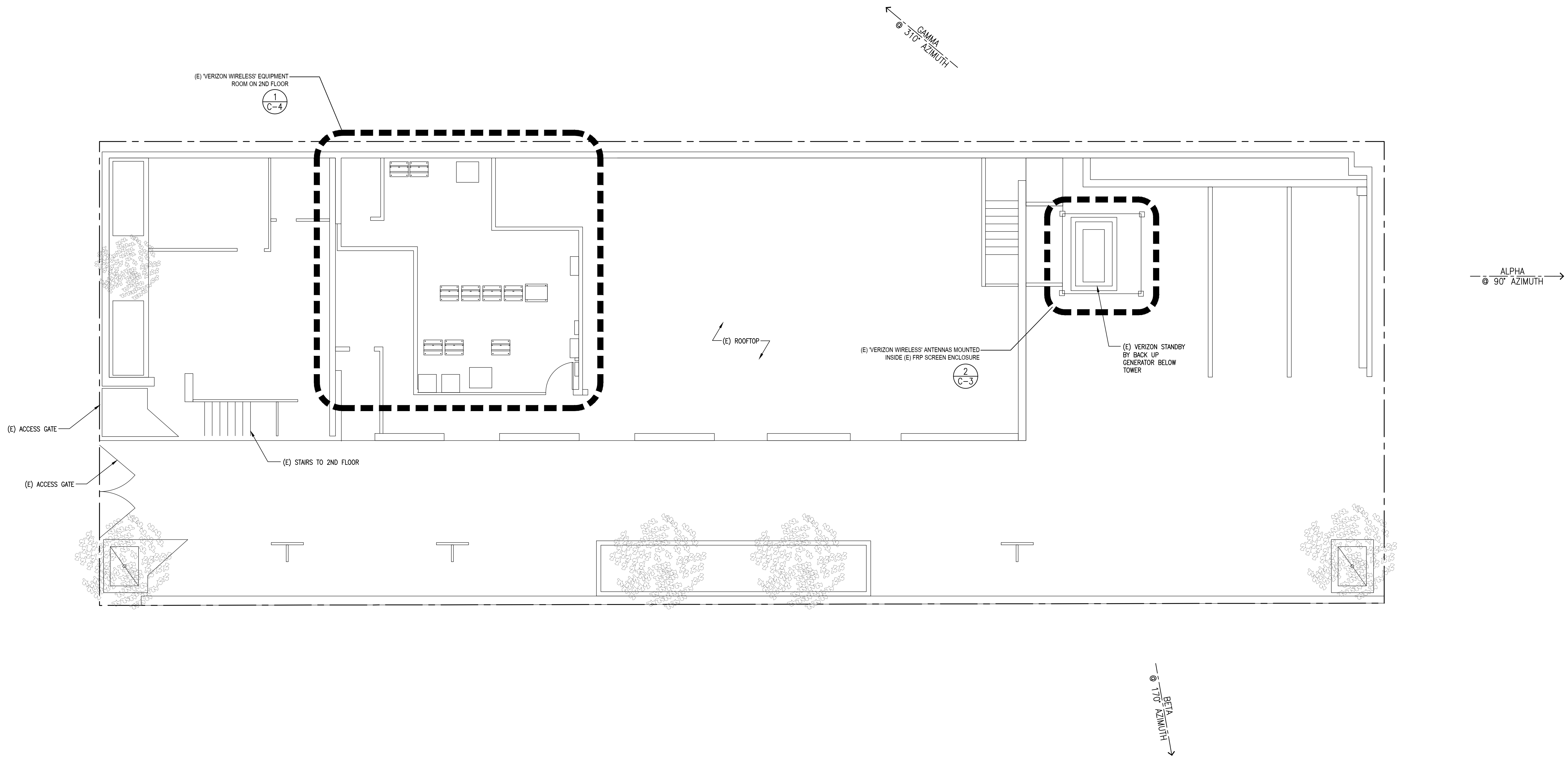
The City of
SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT



C-1

DATE STAMPED: 10/22/2025

(REV. 03/01/2024)



ENLARGED ROOF PLAN

verizon
 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618
 949.286.7000

CDG
 22431 ANTONIO PKWY
 SUITE B160-131
 RANCHO SANTA MARGARITA CA 92688
 dconnell@connelldesigngroup.com
 949-306-4644

smartlink
 3300 IRVINE AVE, STE 300
 NEWPORT BEACH, CA 92660

ENLARGED ROOF PLAN

0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

The City of **SAN DIEGO**
 DEVELOPMENT SERVICES DEPARTMENT

SCALE
 3/16"=1'-0"
 0 2' 4' 8' 1

TITLE SHEET FOR
CASO UNIVERSITY/805
 3875 SWIFT AVE
 SAN DIEGO, CA 92104

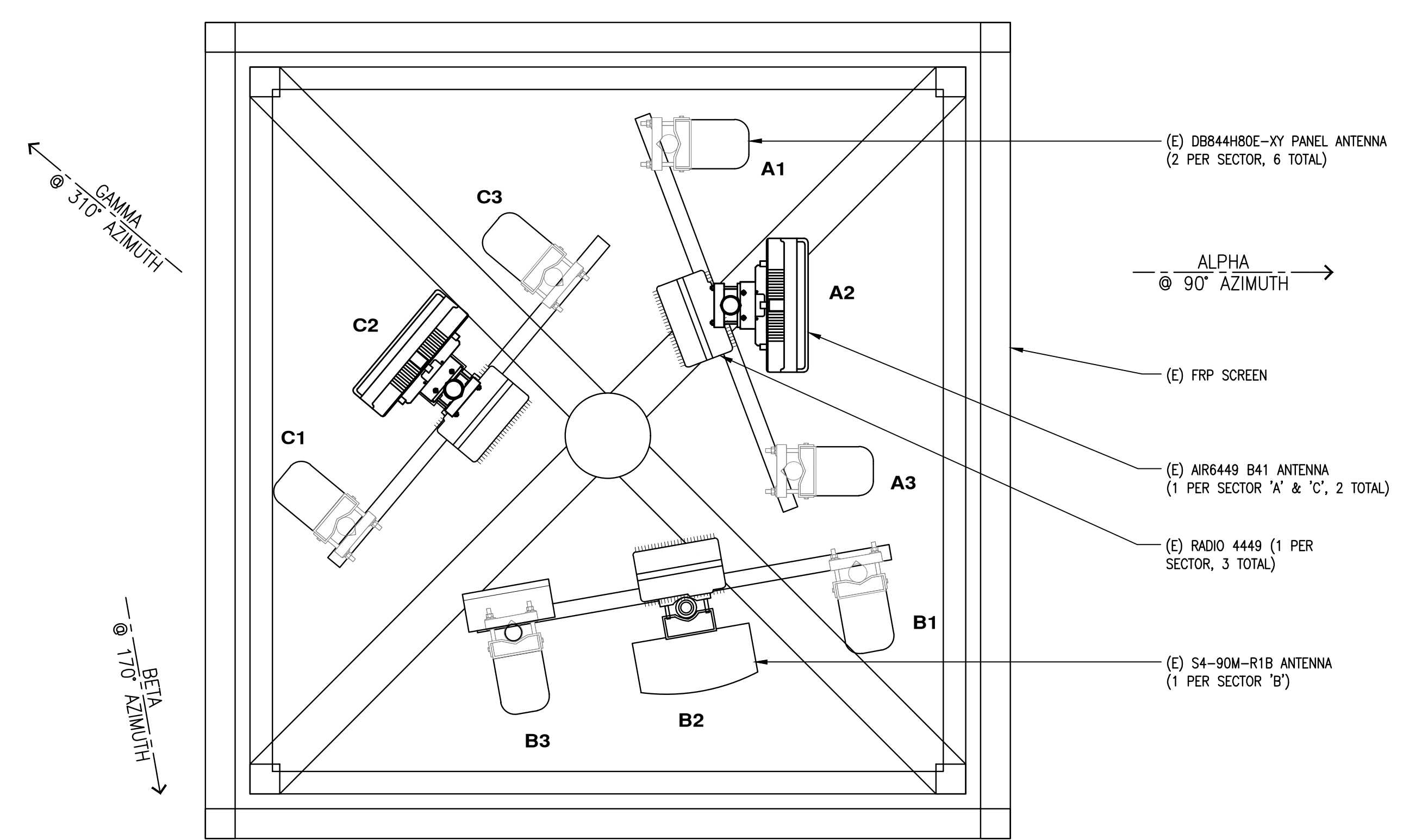
SHEET 4 OF 8 SHEETS
 PRJ NO. _____
 PMT NO. _____



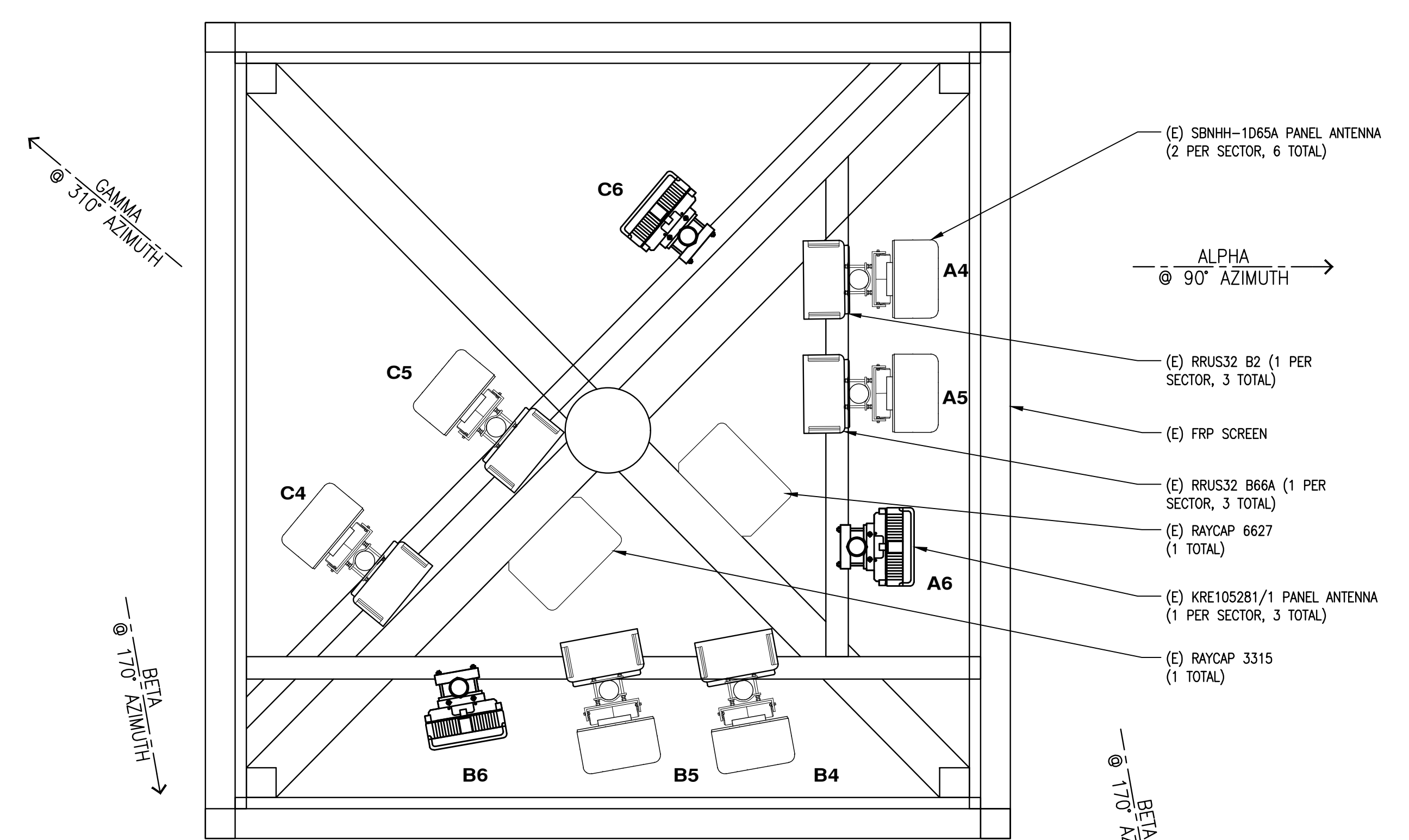
DATE STAMPED: 10/22/2025

C-2

(REV. 03/01/2024)



ANTENNA RAD CENTER @ 72'-0"



ANTENNA RAD CENTER @ 66'-0"

(E) ANTENNA SCHEDULE

SECTOR	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	RAYCAP / RADIO	CABLE TYPE
	MODEL	SIZE				
SECTOR "A"	A1	DB844H80E-XY	48"	90°	72'-0"	(1) RADIO 4449
	A2	AIR6449 B41	33.1"	90°	72'-0"	-
	A3	DB844H80E-XY	48"	90°	72'-0"	(1) RADIO 8863
SECTOR "B"	B1	DB844H80E-XY	48"	170°	72'-0"	(1) RADIO 4449
	B2	S4-90M-R1B	33.5"	170°	72'-0"	-
	B3	DB844H80E-XY	48"	170°	72'-0"	(1) RADIO 8863
SECTOR "C"	C1	DB844H80E-XY	48"	310°	72'-0"	(1) RADIO 4449
	C2	AIR6449 B41	33.1"	310°	72'-0"	-
	C3	DB844H80E-XY	48"	310°	72'-0"	(1) RADIO 8863

(E) ANTENNA SCHEDULE

SECTOR	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	RAYCAP / RADIO	CABLE TYPE
	MODEL	SIZE				
SECTOR "A"	A4	SBNHH-1D65A	55.6"	90°	66'-0"	(1) RRUS32 B2
	A5	SBNHH-1D65A	55.6"	90°	66'-0"	(1) RRUS32 B66A
	A6	KRE105281/1	7.9"	90°	66'-0"	(1) RXXDC-6627-PF-48 RAYCAP
SECTOR "B"	B4	SBNHH-1D65A	55.6"	170°	66'-0"	(1) RRUS32 B2
	B5	SBNHH-1D65A	55.6"	170°	66'-0"	(1) RRUS32 B66A
	B6	KRE105281/1	7.9"	170°	66'-0"	-
SECTOR "C"	C4	SBNHH-1D65A	55.6"	310°	66'-0"	(1) RRUS32 B2
	C5	SBNHH-1D65A	55.6"	310°	66'-0"	(1) RRUS32 B66A
	C6	KRE105281/1	7.9"	310°	66'-0"	(1) RXXDC-3315-PF-48 RAYCAP

TITLE SHEET FOR:
CASO UNIVERSITY/805
 3875 SWIFT AVE
 SAN DIEGO, CA 92104

(E) ANTENNA LAYOUT

SCALE: 3/4"=1'-0" 0 6" 1' 2'

(E) ANTENNA SCHEDULE

verizon
 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618
 949.286.7000

CDG
 22431 ANTONIO PKWY
 SUITE B160-131
 RANCHO SANTA MARGARITA CA 92688
 dconnell@connelldesigngroup.com
 949-308-4544

smartlink
 3300 IRVINE AVE, STE 300
 NEWPORT BEACH, CA 92660

(E) ANTENNA SCHEDULE AND ANTENNA LAYOUT

0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

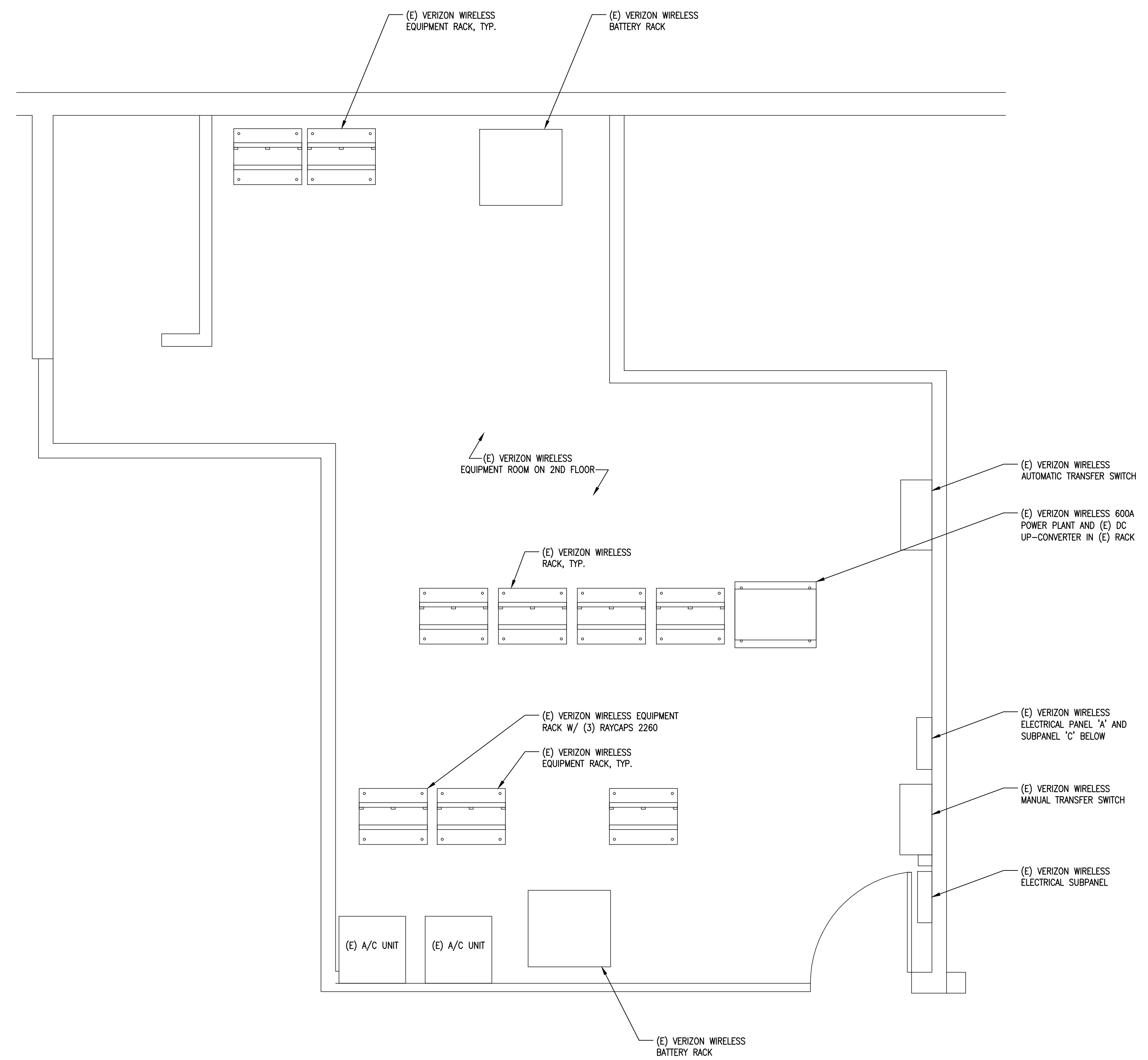
The City of **SAN DIEGO**
 DEVELOPMENT SERVICES DEPARTMENT

PROFESSIONAL ENGINEER
 MICHAEL GONZALEZ
 NO. 62543
 EXP. 12/31/25
 STATE OF CALIFORNIA

C-3

(REV. 03/01/2024)

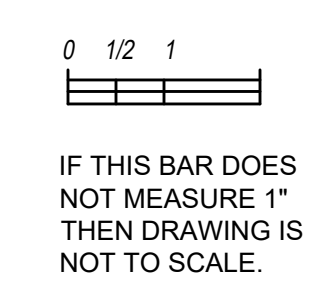
DATE STAMPED: 10/22/2025



(E) EQUIPMENT LAYOUT



(E) EQUIPMENT LAYOUT



TITLE SHEET FOR:
CASO UNIVERSITY/805
3875 SWIFT AVE
SAN DIEGO, CA 92104

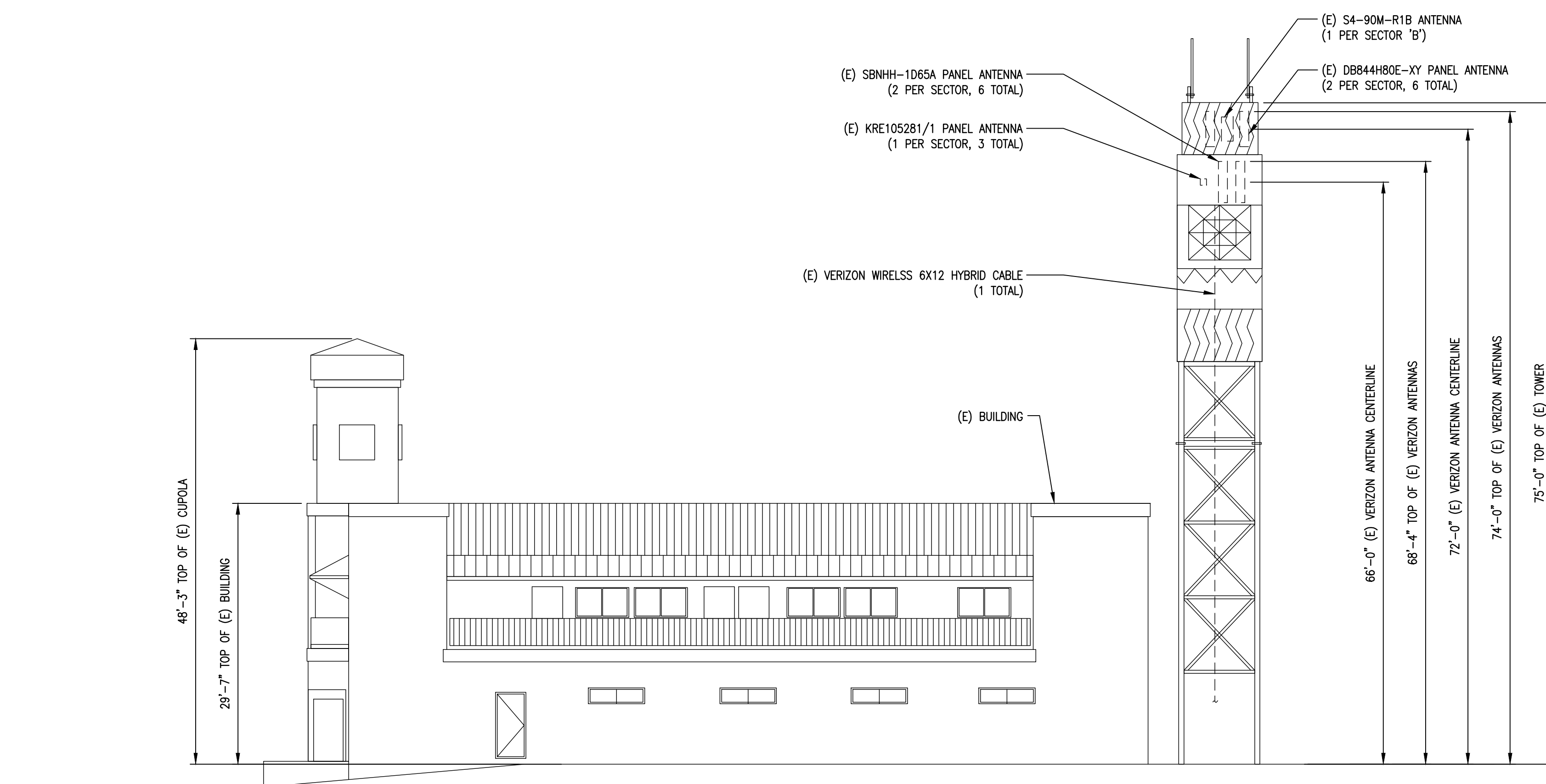
SHEET 6 OF 8 SHEETS

PRJ NO. _____
PMT NO. _____



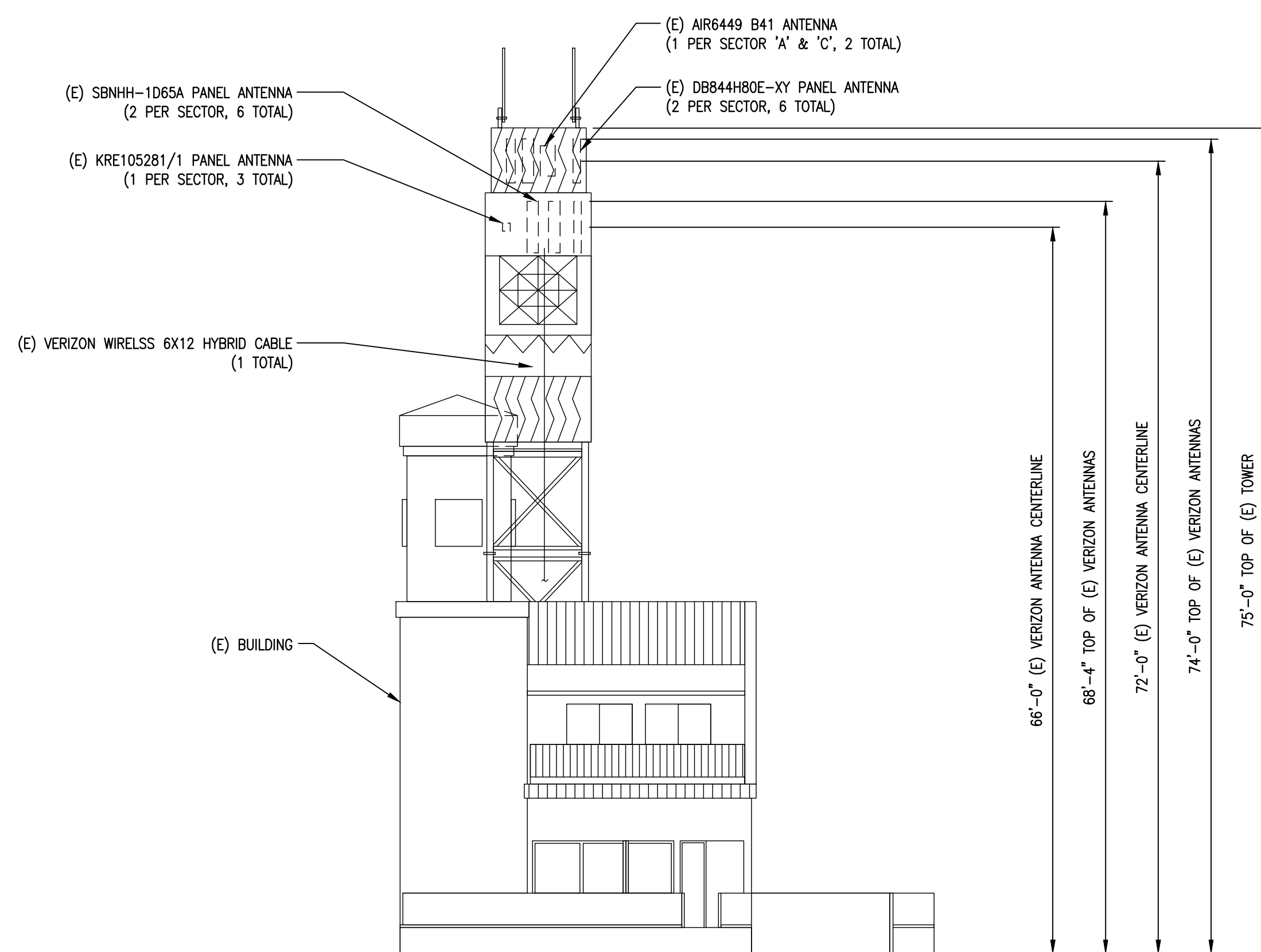
C-4

(REV. 03/01/2024)



(E) SOUTH ELEVATION

SCALE	1"=10'-0"	0 5' 10' 20'	1
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(E) WEST ELEVATION

SCALE	1"=10'-0"	0 5' 10' 20'	2
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TITLE SHEET FOR
CASO UNIVERSITY/805
3875 SWIFT AVE
SAN DIEGO, CA 92104

SHEET 7 OF 8 SHEETS
PRJ NO. _____
PMT NO. _____



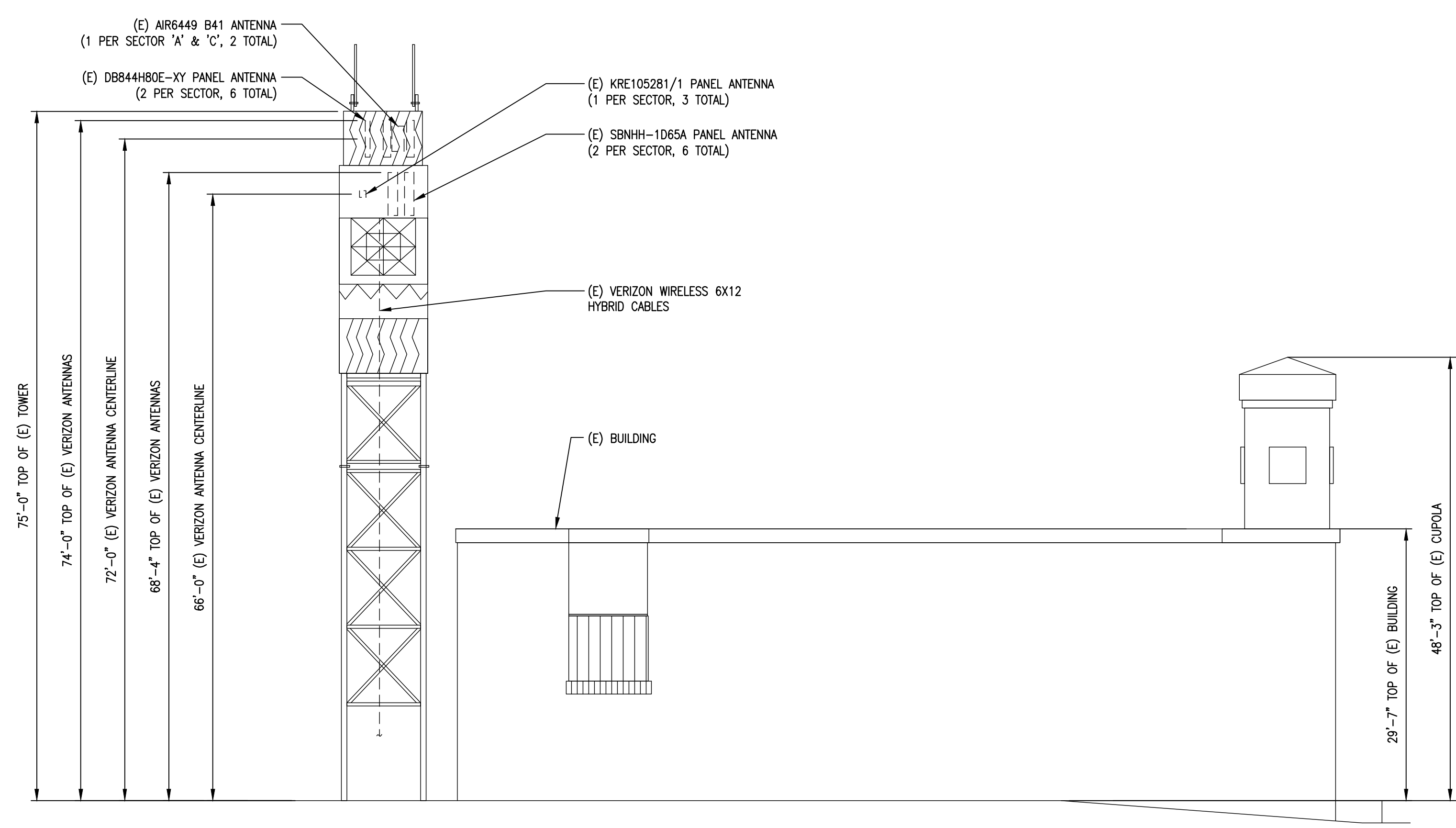
ELEVATIONS

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.



C-5

(REV: 03/01/2024)



(E) NORTH ELEVATION

SCALE		1
1"=10'-0"		

NOT USED

2

TITLE SHEET FOR:
CASO UNIVERSITY/805
 3875 SWIFT AVE
 SAN DIEGO, CA 92104

SHEET 8 OF 8 SHEETS
 PRJ NO. _____
 PMT NO. _____

verizon
 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618
 949.286.7000

CDG
 22431 ANTONIO PKWY
 SUITE B160-131
 RANCHO SANTA MARGARITA CA 92688
 dconnell@connelldesigngroup.com
 949-308-4644

smartlink
 3300 IRVINE AVE, STE 300
 NEWPORT BEACH, CA 92660

ELEVATIONS

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

The City of
SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT

DATE STAMPED: 10/22/2025

C-6

(REV: 03/01/2024)

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: Verizon Site Caso University 805		Project Number: PRJ-1139845	
Community: Mid-City:City Heights			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: November 03, 2025
# of Members Yes 19	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: Strong recommendations that there will be aesthetic improvements.			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Marcellus Anderson			
TITLE: Chair		DATE: November 25, 2025	

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
---	---	---	--

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

Project Title: Caso University/805 **Project No. For City Use Only:** _____

Project Address: 3875 Swift Avenue San Diego, CA 92105

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____

Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: BO & GO, LLC Owner Tenant/Lessee Successor Agency

Street Address: 1341 Burriss Drive

City: El Cajon State: CA Zip: 92108

Phone No.: (619) 457-6250 954 8292 Fax No.: _____ Email: _____

Signature: *Bobby Go* MANAGER Date: 12-29-21

Additional pages Attached: Yes No

Applicant

Name of Individual: Veronica Arvizu Owner Tenant/Lessee Successor Agency

Street Address: 3300 Irvine Avenue Suite 300

City: Newport Beach State: CA Zip: 92660

Phone No.: (858)602-6380 Fax No.: _____ Email: veronica.arvizu@smartlinkgroup.com

Signature: *Veronica Arvizu* Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

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EXISTING



PROPOSED

LOOKING SOUTH FROM UNIVERSITY AVENUE



EXISTING



PROPOSED

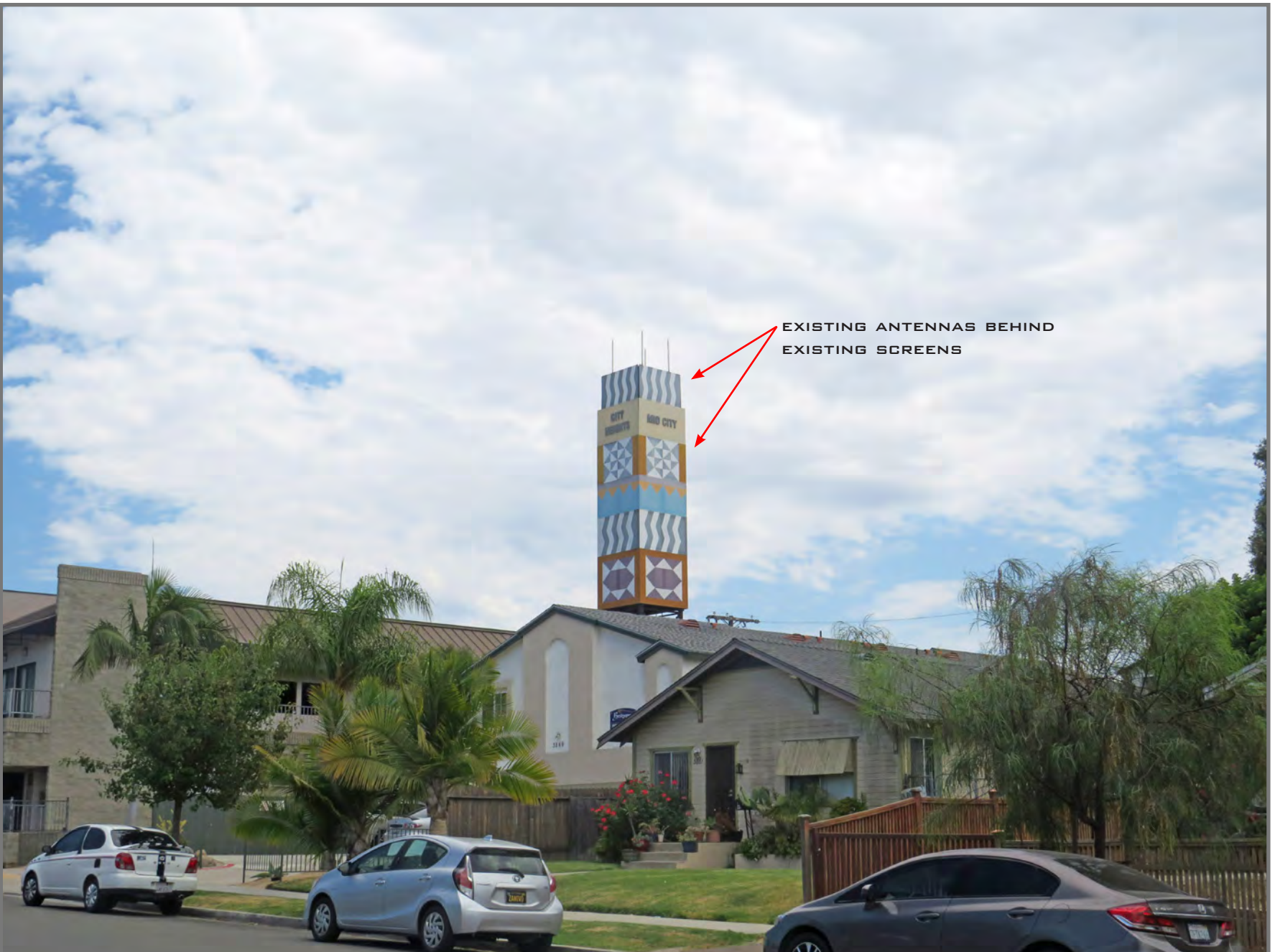
LOOKING NORTHWEST FROM 35TH STREET



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EXISTING



EXISTING ANTENNAS BEHIND EXISTING SCREENS

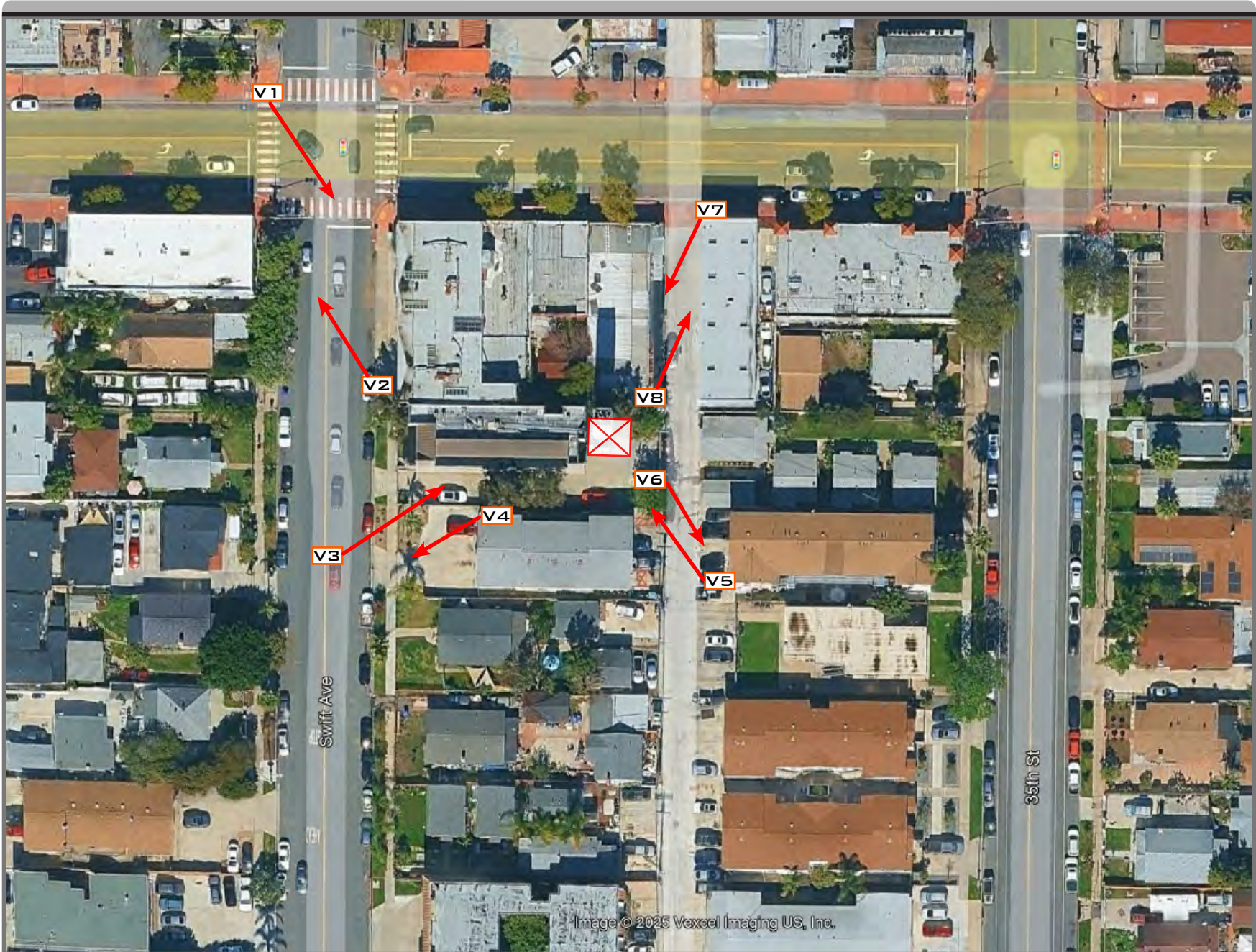
PROPOSED

LOOKING NORTHEAST FROM SWIFT AVENUE



CASO UNIVERSITY/805

3875 SWIFT AVE SAN DIEGO CA 92105



SITE MAP

©2011 Google Maps



CASO UNIVERSITY/805

3875 SWIFT AVE SAN DIEGO CA 92105



VIEW 1

LOOKING SOUTHEAST TOWARD SITE



CASO UNIVERSITY/805

3875 SWIFT AVE SAN DIEGO CA 92105



VIEW 2

LOOKING NORTHWEST FROM SITE



CASO UNIVERSITY/805

3875 SWIFT AVE SAN DIEGO CA 92105



VIEW 3

LOOKING NORTHEAST TOWARD SITE



CASO UNIVERSITY/805

3875 SWIFT AVE SAN DIEGO CA 92105



VIEW 4

LOOKING SOUTHWEST FROM SITE



CASO UNIVERSITY/805

3875 SWIFT AVE SAN DIEGO CA 92105



VIEW 5

LOOKING NORTHWEST TOWARD SITE



CASO UNIVERSITY/805

3875 SWIFT AVE SAN DIEGO CA 92105



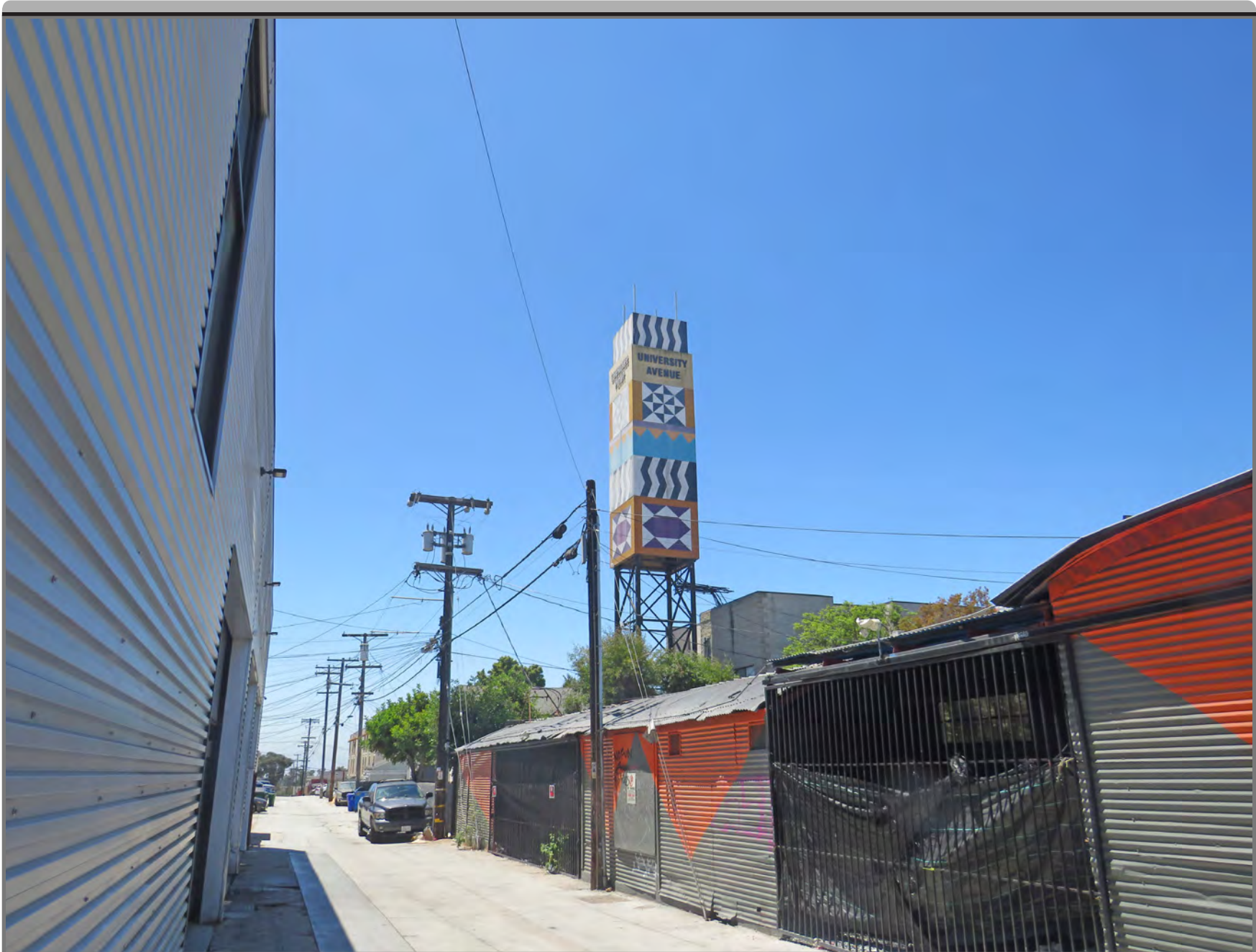
VIEW 6

LOOKING SOUTHEAST FROM SITE



CASO UNIVERSITY/805

3875 SWIFT AVE SAN DIEGO CA 92105



VIEW 7

LOOKING SOUTHWEST TOWARD SITE



CASO UNIVERSITY/805

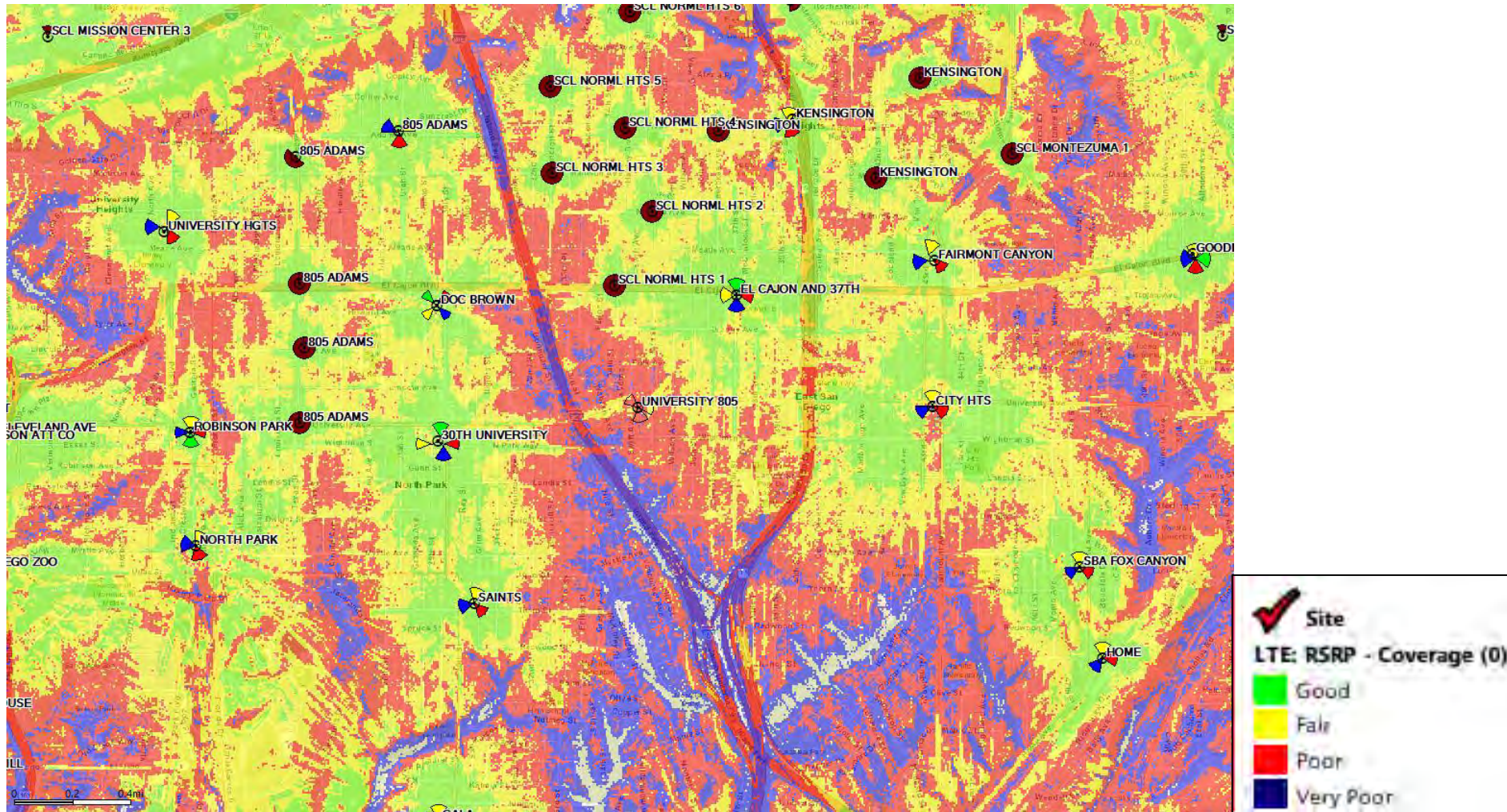
3875 SWIFT AVE SAN DIEGO CA 92105



VIEW 8

LOOKING NORTHEAST FROM SITE

Coverage Without Site = University 805



Coverage With Site = University 805

