THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 12, 2026 REPORT NO. PC-26-043

HEARING DATE: November 19, 2026

SUBJECT: VERIZON HOME AVE, Process Four Decision

PROJECT NUMBER: PRJ -1144693

OWNER/APPLICANT: Home Ave Storage LLC., Owner, ATC Sequoia LLC. and Verizon Wireless, Permittees

SUMMARY

Issue: Should the Planning Commission approve the continued use of an existing Wireless Communication Facility (WCF) located at 4773 Home Avenue in the Central Urbanized Planned District (CUPD-CU-3-8) zone of the Mid-Cities Community planning area of City Heights?

Proposed Actions:

APPROVE Planned Development Permit (PDP) No. 3381544.

Fiscal Considerations: All costs associated with this project are funded 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.

Community Planning Group Recommendation: The applicant decided not to present the project to the Community Planning Group indicating this is the continuation of use for an existing facility and no changes are proposed.

Environmental Impact:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 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 August 20, 2026, and the opportunity to appeal that determination ended September 3, 2026 (Attachment 6).

BACKGROUND:

The site is located at 4773 Home Avenue in the Centralized Urban CUPD-CU-3-8 zone of the Mid-Cities Community planning area of City Heights. The site is zoned commercial, and the current use is commercial: a self-Storage facility. The continued use of the WCF will remain the same. The site is an established WCF that has served the community for over a decade.

The previous permit, PDP Project No. 374908, expired August 6, 2025. The previous permit was approved by the City of San Diego Planning Commission on July 23, 2015. This application was filed on September 25, 2025.

Pursuant to SDMC Section 141.0420, WCFs are allowed in the commercial zone, with approval of a Limited Use Permit, a Process One approval. Pursuant to SDMC Section 126.0602, any deviation from the development standards like height of a structure or setback, requires approval of a PDP, a Process 4 Decision. In accordance with SDMC Section 112.0103(a), when an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. In this case, the project requests approval for a deviation from the front setback for encroachment of 3 feet for the tree branches and a deviation of 3 feet for the height of the faux monopine from the standard 30 feet allowed for the zone.





Existing site photos

DISCUSSION

Project Description:

Verizon is requesting a new permit to continue the use of an existing WCF consisting of nine (9) antennas and twelve (12) Remote Radio Units (RRUs) concealed within the branches of an existing 33-foot tall monopine with equipment inside a storage unit. The site is being used as a self-storage

business located on the southwest corner of Home Avenue and Euclide Avenue surrounded by commercial use to north and west, residential uses to the south and east (Attachment 1-3).

The existing WCF will continue to provide critical voice and data service throughout the surrounding area. Operation of this site is necessary to maintain the existing levels of service to the area for Verizon. The site will remain an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation and modification of the WCF (Attachment 11).

The project as designed is in compliance with SDMC Section 141.0402 for the faux tree design and concealment of the equipment. The site is designed to conceal the antennas within the branches of the faux mono-pine and meets the design guideline requirements for this zone. Verizon has rebranched the tree in open and discolored spots in order to blend the antennas with the existing branches and surrounding landscape and to continue to maintain concealment of the antennas.

Community Plan Analysis**:**

The City Heights Community Plan defers all WCFs to the WCF Guidelines, City of San Diego regulations, and the City's General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under Urban Design Element (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; and C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. This project, as designed, meets the above requirements for the following reasons. The antennas of this WCF are concealed within the branches of the faux mono-pine tree. All equipment mounted in the faux tree will include antenna skirts which will be painted to match the branches. The equipment is located inside a storage unit of the storage building (Attachment 10). The approval of this facility will provide continued cellular service to the surrounding community, as indicated in the Coverage Map (Attachment 11).

Council Policy 600- 43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 being the lowest. The most preferred locations are those categorized as Preference 1, which are generally non-residential uses/zones and are permitted ministerially. The least preferred locations are residential uses in residential zones categorized as Preference 4, requiring Process Four approval. The site is commercial/mixed use, which is a Preference 1 and does not contain any residential uses.

Project Related Issues:

Pursuant to SDMC Section 126.0602(a)(2)**,** developments that do not comply with all base zone regulations, or all development regulations, are subject to processing of a Planned Development Permit (PDP), Process 4, Planning Commission approval. This project requires processing of a PDP since it includes two deviations from the development standards of the zone: 1) Deviation in height - the maximum allowed height in the commercial zone is 30-feet, the proposed height of the tree is 33

feet; 2) Deviation in setback- a 3- feet encroachment of the monopine branches into the front yard setback – the minimum front yard setback for the zone is 10-feet.

Deviation Description	Deviation from SDMC	Required/Allowed	Proposed/Existing
Encroachment of faux monopine leaves into the front setback	3-feet	10-feet	Encroachment of 3-feet
Height of the existing mono-pine	3-feet	30-feet	33-feet

Justification:

The faux tree is designed to resemble a real pine to help achieve the natural look. The branches encroach into the front setback (over the sidewalk by 3 feet). The encroachment into the setback is at the higher portion of the tree where the faux monopine leaves blend with the branches and does not impact the sidewalk activity on the ground. The height of the monopine is critical for the complete coverage of the community. The extra three feet in height allows the tree to have a natural looking tree crown, to help integrate the tree with the surroundings. The existing trees and full branches of the faux mono-pine blend the antennas with the upper portion of the tree. The presence of similar trees blends the faux tree and integrates the WCF with the site, making the deviation in the height of the tree minimal. If the applicant had to comply with the standard development regulations for the zone, then the project will not meet the intended use of this WCF for coverage. Therefore, the deviation could be supported.

City staff has analyzed the above deviations and determined 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.

Environmental Analysis:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 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 August 20, 2026, and the opportunity to appeal that determination ended September 3, 2026 (Attachment 6).

Conclusion:

The project's design effectively integrates with the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance SDMC Section 126.0602 and SDMC Section 141.0420, the Wireless Design Guidelines and Council Policy 600-43. City staff have prepared draft

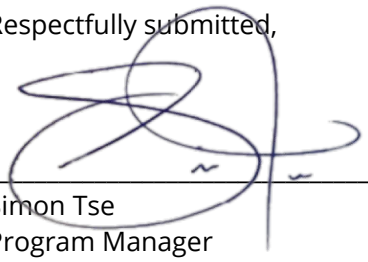
findings in the affirmative to approve the project and recommend approval of PDP No. 3381544. (Attachments 4 and 5).

ALTERNATIVES

1. Approve PDP No. 3381544, with modifications.

2. Deny PDP No. 3381544, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Simon Tse
Program Manager
Development Services Department

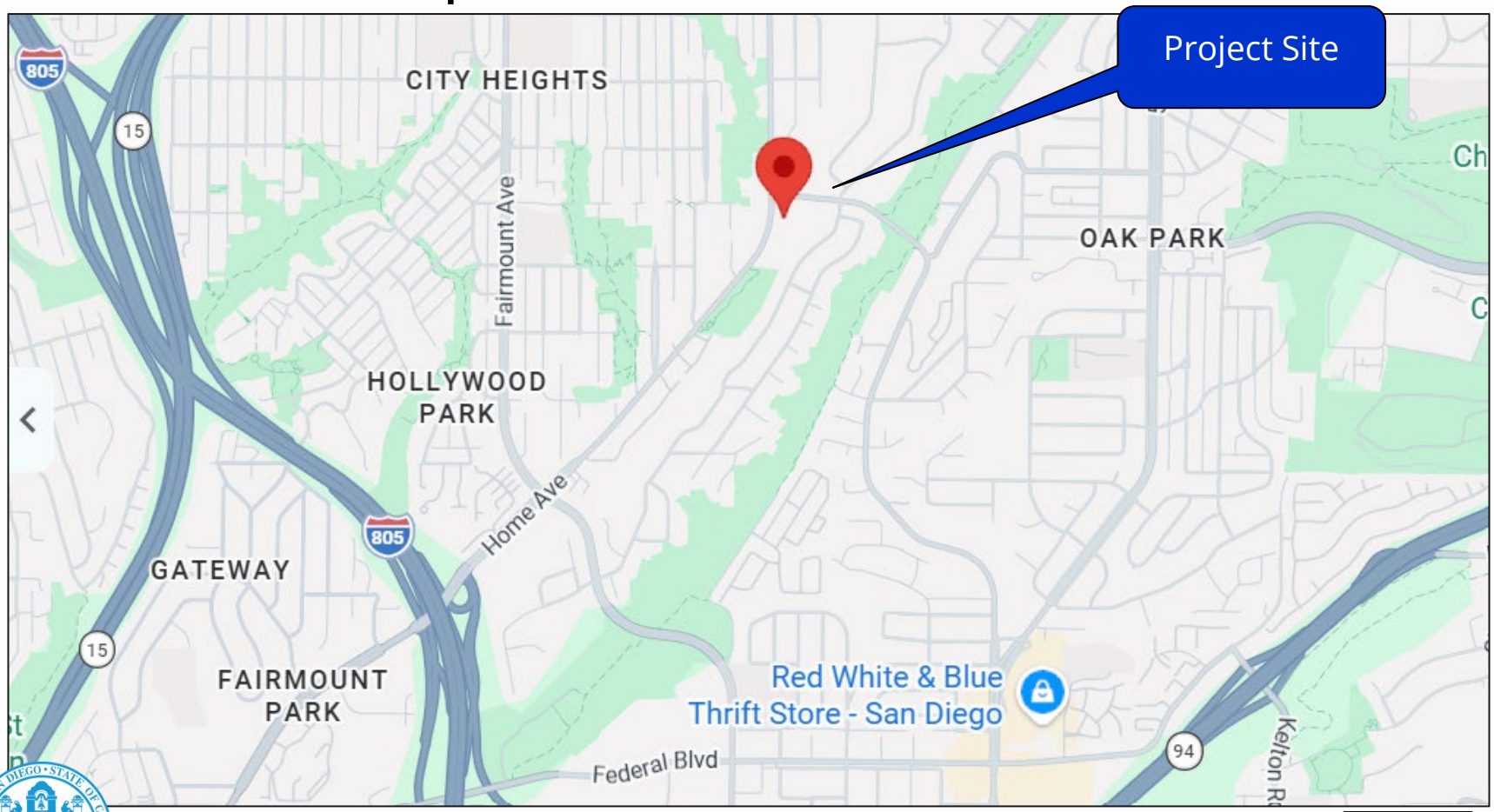
Nilia Safi

Nilia Safi
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Community Plan Land Use
3. Aerial Map
4. Draft Permit Resolution with Findings
5. Draft Permit
6. Environmental Exemption
7. Ownership Disclosure Statement
8. Photo Survey
9. Photo simulations
10. Project Plans
11. Coverage Map

Location Map

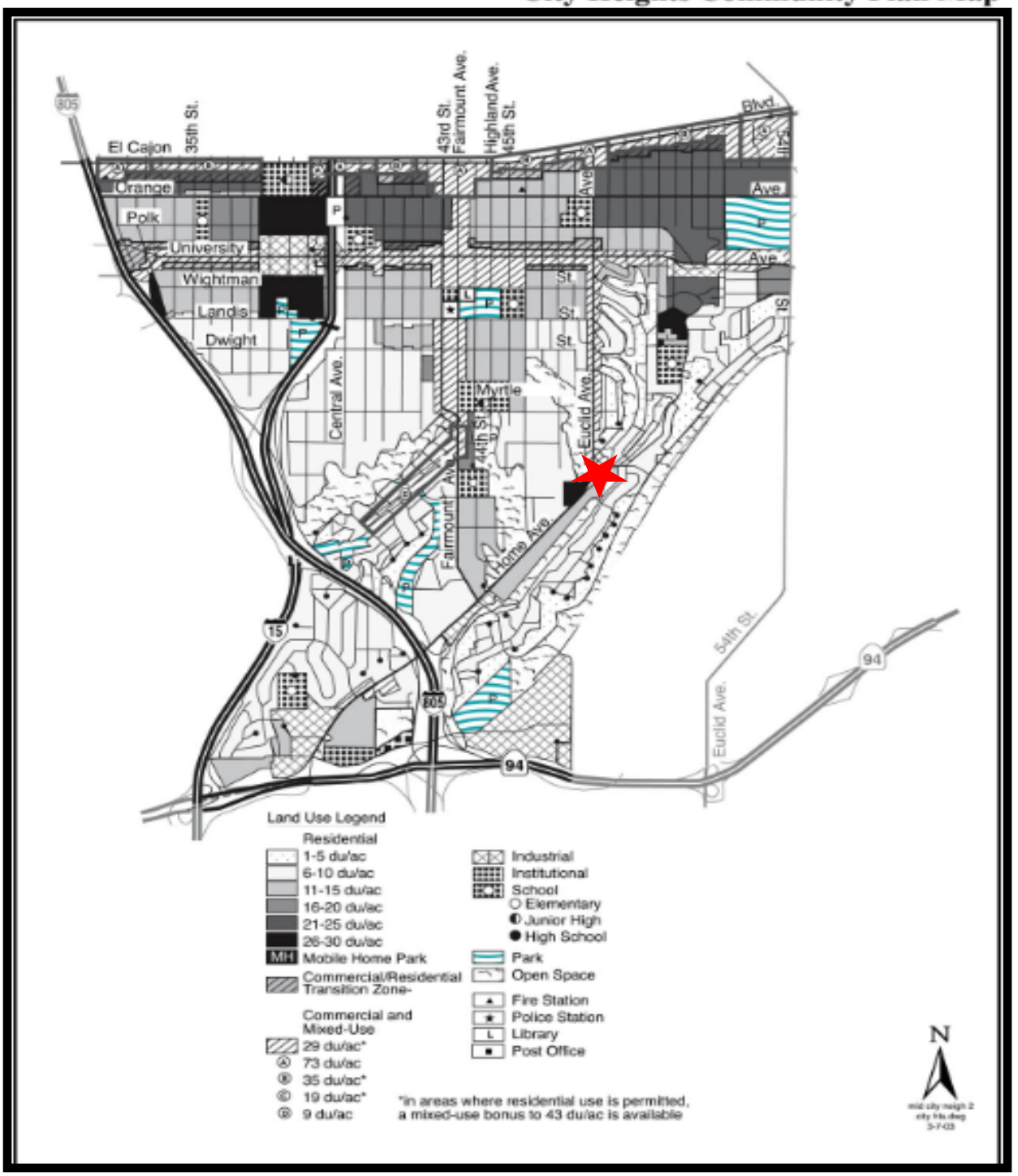


Verizon Home Ave PRJ 1144693
4773 Home Ave

ATTACHMENT 1

ATTACHMENT 2

City Heights Community Plan Map

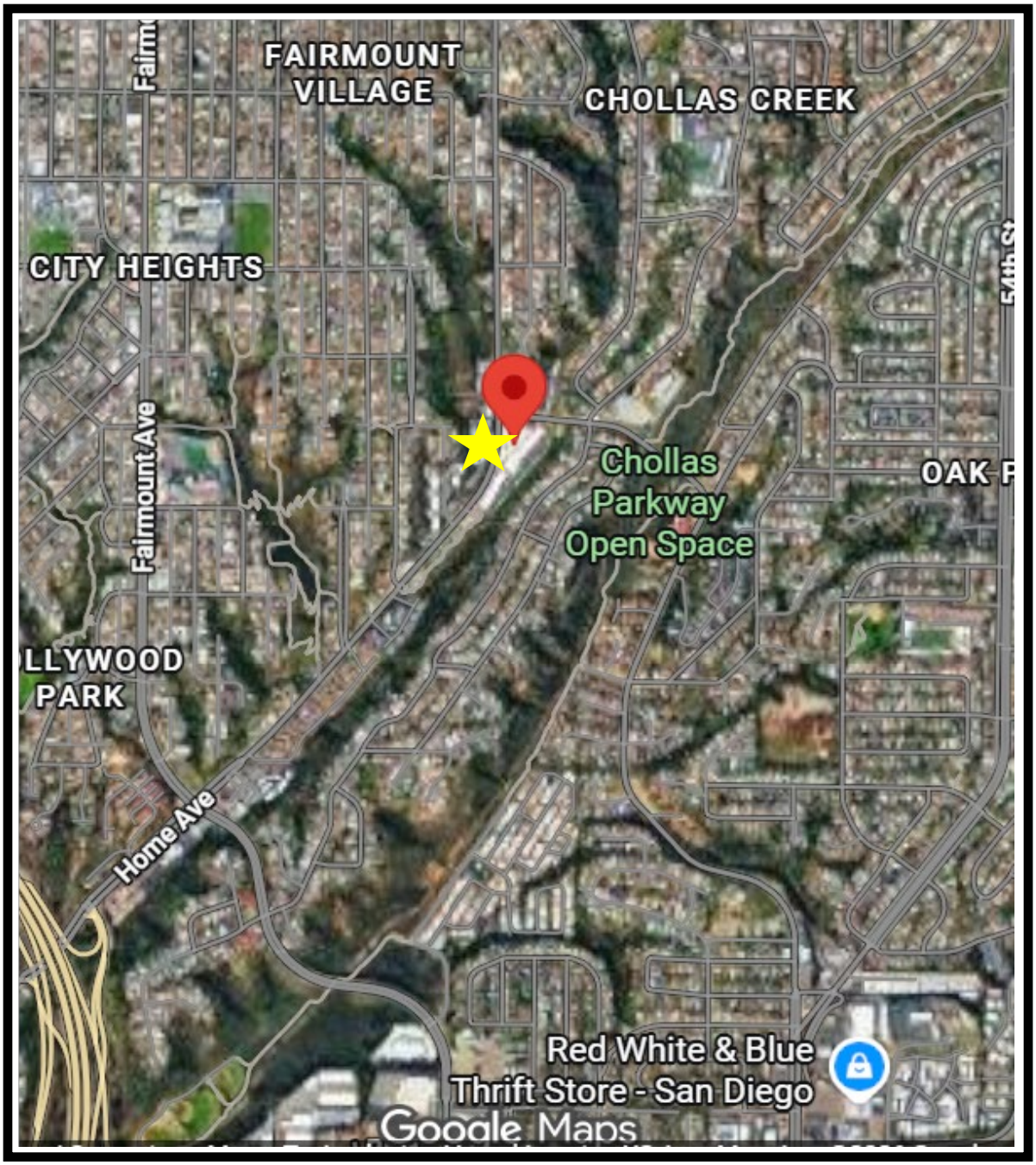


The City of SAN DIEGO

Land Use Plan

4773 Home Ave
Project No. 1144693

North



The City of SAN DIEGO

Aerial Map

4773 Home Ave
Project No. PRJ-1144693

North

PLANNING COMMISSION
RESOLUTION NUMBER _____
PLANNED DEVELOPMENT PERMIT
VERIZON HOME PROJECT NO. PRJ-1144693

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. Home Ave Storage LLC., Owner, ATC Sequoia LLC., and Verizon Wireless., Permittees, submitted an application to the City of San Diego for a Planned Development Permit (PDP) to continue the 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 the Verizon Home Ave (Project).

B. Project Site: The site is located at 4773 Home Avenue in the CUPD-CU-3-8 (zone name zone within the City Heights Community Plan. The project site is legally described as Parcel "A" in the City of San Diego, County of San Diego, State of California, as shown at Page 2517 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, April 3, 1974.

C. 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.

D. On November 19, 2026, the Planning Commission considered PDP No. 3381544 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to PDP No. 3381544

A. FINDINGS FOR A PLANNED DEVELOPMENT PERMIT [SDMC SECTION 126.0602]

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

The project proposes to continue the use of an existing WCF consisting of nine (9) antennas and twelve (12) Remote Radio Units (RRUs) concealed within the branches of an existing 33-foot tall monopine, with equipment located inside a storage unit in the self-storage building. The site is located at 4773 Home Avenue in the CUPD-CU-3-8 zone of the Mid-Cities Community planning area of City Heights.

The Mid-Cities Community planning area of City Heights defers all WCFs to the City of San Diego WCF Design Guidelines, regulations, and the City of San Diego's General Plan. The General Plan requires all wireless facilities to minimize visual impacts under Policy UD-A.17, and provides that: A) wireless facilities should be concealed in existing structures when possible, or otherwise camouflaged and screened to blend into the surrounding area; B) facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context; and C) mechanical equipment and devices associated with wireless facilities should be concealed in underground vaults or unobtrusive structures.

The antennas are concealed within the branches of the monopine, which reduces potential visual impact. Integration of the antennas within the branches addresses concealment concerns and will effectively camouflage the antennas and mounting apparatus from view, resulting in a more aesthetically pleasing product for the surrounding area. All equipment mounted in the faux tree will be painted to match the branches to blend the antennas. The equipment will continue to operate inside the existing storage building.

This Verizon site was approved in 2015 and has been providing critical voice and data services to the area. Continued approval of this WCF will not adversely affect the applicable land use plan and is compatible with the General Plan for WCFs. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes to continue the use of an existing WCF consisting of nine (9) antennas and twelve (12) Remote Radio Units (RRUs) concealed within the branches of an existing 33-foot tall monopine with equipment located inside a storage unit in the self-storage building. The site is located at 4773 Home Avenue in the CUPD-CU-3-8 zone of the Mid-Cities Community planning area of City Heights.

The conditions of approval for the project require compliance with several operational and development controls intended to ensure continued public health, safety, and welfare, including but not limited to concealment requirements, and electromagnetic field controls.

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The Telecommunications 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 such facilities comply with Federal Communications Commission (FCC) standards for such emissions. The project is consistent with the FCC's regulations for wireless facilities. Verizon submitted an RF Report by Tower Engineering Professionals, dated August 27, 2025, demonstrating compliance with applicable FCC regulations, and permit conditions are included to ensure the site remains in compliance with the SDMC and applicable regulations.

Therefore, based on the above, the project will not be detrimental to the public health, safety, and welfare.

III. 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.

The project proposes to continue the use of an existing WCF consisting of nine (9) antennas and twelve (12) Remote Radio Units (RRUs) concealed within the branches of an existing 33-foot tall monopine with equipment located inside a storage unit in the self-storage building. The site is located at 4773 Home Avenue in the CUPD-CU-3-8 zone of the City Heights Community Plan Area.

WCFs are permitted in all zones citywide through the appropriate permit process. WCFs are allowed in the commercial/mixed use zone with approval of a Limited use Permit (LUP), pursuant to SDMC Section 141.0420(a), which is a process one staff decision. Pursuant to SDMC Section 126.0602(a)(2), developments that do not comply with all base zone regulations, or all development regulations are subject to processing of a PDP, a process 4, Planning Commission approval and processing of this permit satisfies this requirement. This project includes two deviations from the development standards of the zone; one is a deviation in height - the maximum allowed height in the commercial zone is 30 feet, the proposed height of the tree is 33-feet; and a 3- feet encroachment of the monopine branches into the front yard setback – the minimum front yard setback for the zone is 10 feet. If they had to comply with the standard development regulations for the zone, then the project will not meet the intended use of this WCF for coverage. This project was originally approved by the Planning Commission in 2015, and there are no changes proposed as part of this application.

Council Policy 600- 43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 being the lowest. The preferred locations are those categorized as Preference 1, which are generally non-residential uses and are permitted ministerially. The least preferred locations are

residential uses in residential zones categorized as Preference 4, requiring Process Four approval. The site is commercial/mixed use which is a Preference 1 and does not contain any residential uses.

The existing WCF will continue to provide critical voice and data service throughout the surrounding area. Operation of this site is necessary to maintain the existing levels of service to the area for Verizon. The site will remain an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation and modification of the WCF.

Pursuant to SDMC Section 141.0420 (e)(6), faux landscaping may be used on premises where natural vegetation similar in size and species exists or is proposed as part of the development. The applicant has added new branches and upgraded the monopine to integrate all antennas and screen them from potential visual impact. In addition, this is an established site with the presence of mature trees of similar kind, which help maintain the natural setting and blend the site.

Therefore, 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.

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

Based on these findings adopted by the Planning Commission PDP No. 3381544 is granted by the Planning Commission of the City of San Diego to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in PDP No. 3381544 a copy of which is attached to and made a part of this Resolution by this reference.

_____

Nilia Safi
Development Project Manager
Development Services Department

Adopted on: November 19, 2026

IO#: 11003679

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RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 11003679 SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 3381544
VERIZON HOME PROJECT NO. 1144693
PLANNING COMMISION

This Planned Development Permit (PDP) No. 3381544 is granted by the Planning Commission of the City of San Diego to Home Ave Storage LLC., Owner, and ATC Sequoia LLC and Verizon Wireless, Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0602 (b)(1). The site is located at 4773 Home Avenue in the Centralized Urban Planned District -Commercial (CUPD-CU-3-8) zone of the City Heights Community Plan area.

The project site is legally described as: Parcel "A" in the City of San Diego, County of San Diego, State of California, as shown at Page 2517 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, April 3, 1974.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittees to operate an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 19, 2026, on file in the Development Services Department.
The project shall include:

a. A 33-foot-tall faux mono-pine tree supporting nine (9) antennas and twelve (12) Remote Radio Units (RRUs).

b. Equipment is located inside a storage unit in the self-storage building.

c. Two deviations: The branches on the north side of the tree encroach into the required 10-foot front yard setback by approximately three feet, and the height of the tree is 33 feet, which exceeds the maximum height limit of 30 feet.

d. Landscaping (planting, irrigation and landscape related improvements);

e. 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

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[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 December 3, 2029.

2. This Planned Development Permit [PDP] and corresponding use of this site shall expire on November 19, 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/Permittees 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/Permittees 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/Permittees 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/Permittees shall secure all necessary building permits. The Owner/Permittees are informed that to secure these permits, substantial building modifications and site improvements

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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. If any condition of this Permit, on a legal challenge by the Owner/Permittees 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/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

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

TELECOM:

12. All aspects of this project are 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 and should be to the satisfaction of the Development Services Department.

13. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped, approved Exhibit "A."

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14. A minimum of four branches per foot with the maximum amount of tips for full density coverage with limited spacing between the branches, unless 3D models justify lower branch counts to the satisfaction of the Development Services Department.

15. There should be no gaps in branch coverage. All branch ports should be used for branches. Branches should blend down the tree with no abrupt transitions to the satisfaction Development Services Department.

16. No exposed mounting apparatus may remain without antenna or equipment. Future attachments are not allowed and should be to the satisfaction of the Development Services Department.

17. All antennas shall use 90-degree connectors to eliminate large looping cables coming from the bottom of the antennas to the satisfaction of the Development Services Department.

18. Any changes to branches will require a building permit and should appear on the scope of work of any plans submitted. Faux vegetation should not be rebranched without a permit, even if there is no other work.

19. All antennas require Radio Frequency (RF) Socks. RF socks fully covering the front, back and sides of the antennas (and any other components) shall be used to the satisfaction of the Development Services Department.

20. 3-D Rendering of the faux monopine shall be printed in color on the construction plans to the satisfaction of the Development Services Department.

21. All associated exposed cables shall employ cable management to avoid excessive looping to the satisfaction of the Development Services Department.

22. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.

23. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

24. Antennas and associated components, such as, but not limited to, Remote Radio Units (RRUs) surge suppressors, etc., shall be concealed by branches at all times and shall not negatively affect the appearance of the tree.

25. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. “Doghouse” cable housings are not permitted.

26. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

27. All branches shall be premium quality with the maximum number of tips.

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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 **November 19, 2026,** and Approved Resolution Number **XXX.**

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Planned Development Permit Approval No.: 3381544
Date of Approval: November 19, 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/Permittees, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittees hereunder.

Home Ave Storage LLC.
Owner

By _____
NAME
TITLE

ATC Sequoia LLC.
Permittee

By _____
NAME
TITLE

Verizon Wireless
Permittee

By _____
NAME
TITLE

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

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NOTICE OF EXEMPTION

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

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

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

Project Title / Number: 4773 Home Avenue / PRJ-1144693

State Clearinghouse No.: N/A

Project Location-Specific: 4773 Home Avenue, San Diego, CA 92105

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

Description of nature and purpose of the Project: Limited Use Permit and Planned Development Permit to continue the operation of an existing Wireless Communication Facility (WCF). The WCF is on an existing 33-foot monopine with 9 antennas and 12 remote radios, located inside of an existing storage unit. No new work, construction, or modifications are proposed. The site, located at 4773 Home Avenue, is zoned Central Urbanized Planned District - Commercial (CUPD-CU-3-8) and designated as Commercial/Mixed Use in the Mid-City: City Heights Community Plan. The project is also within the following overlays: Sustainable Development Areas, Complete Communities Mobility Choices, Central Urbanized Planned District, Affordable Housing Parking Demand, and Very High Fire Hazard Severity Zone. LEGAL DESCRIPTION: All of Parcel A in the City of San Diego, County of San Diego, State of California, as shown at Page 2517 of Parcel Maps filed in the Office of the County Recorder of San Diego County, April 3, 1974.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Shelly A. Kilbourn, 16776 Bernardo Center Drive, #203, San Diego, CA 92128. (619) 208-4685.

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: 15301, Existing Facilities
☐ Statutory Exemptions:
☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15301, Existing Facilities. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing

facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project is renewing an existing permit to continue the operation of an existing WCF located on an existing monopine, this exemption was deemed appropriate to use. No environmental impacts would occur. The exceptions listed in CEQA Section 15300.2 would not apply in that exception (a) does not apply to Class 1 exemptions; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code; and lastly, no historical resources exist on-site.

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: Kristy Blodgett / (619) 236-7788

Filed by:

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

Nilia Safi
Signature

Development Project Manager
Title

10-13-2026
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

AMERICAN TOWER®
CORPORATION

August 5th, 2025

Via FedEx: 8835 0239 0480
Return FedEx: 7918 9020 2940

Home Avenue Storage LLC
5580 La Jolla Blvd 613
La Jolla, CA 92037

RE: CONDITIONAL USE PERMIT RENEWAL
Site Number: 411099/ ATC Site Name: Home CA
Site Address: 4773 Home Ave, San Diego, CA 92105
APN: 476-412-03-00
Request for Letter of Authorization

Valued Landlord,

This letter is to provide you with notice that American Tower is in the process of renewing our **Conditional Use Permit** for the above mentioned site, and to request your signature on the enclosed Landowner Authorization and Owner Disclosure Statement. These forms ensure American Tower can file the Conditional Use Permit application, thereby complying with governmental regulations the above site. This document does not alter your agreement with American Tower in any way.

Please acknowledge your consent and authorization on the attached page. Kindly return a copy of this signed document in the enclosed Federal Express envelope. Please feel free to contact me at 781-926-7136 or Clare.Corcoran@americantower.com with any questions.

Sincerely,

Clare Corcoran
Sr. Zoning Specialist, US Tower Legal Division
American Tower
10 Presidential Way
Woburn, MA 01801

Enclosures/
Landowner Authorization
Ownership Disclosure Statement

AMERICAN TOWER®
CORPORATION

LETTER OF AUTHORIZATION

Authorized Agent: PlanCom, Inc.
Site Number: 411099/ ATC Site Name: Home CA
Site Address: 4773 Home Ave, San Diego, CA 92105
APN: 476-412-03-00

I, John R. McGrath, Jr., (Lessor, Property Owner, and or duly authorized agent thereof), of the property identified above do hereby authorize PlanCom, Inc., American Tower*, their parents, subsidiaries, affiliates, successors, assigns, contractors, and agents, to act as my non-exclusive agent for the sole purpose of filing and consummating an application for Conditional Use Permit renewal as required by the applicable permitting authorities.

Home Avenue Storage, LLC

Signature: _____, Managing Member

Print Name : John R. McGrath, Jr.

*American Tower as used herein includes any affiliates or subsidiaries of American Tower Corporation.

FORM
DS-318
July 2024

Ownership Disclosure Statement

Permit/Approval Type: *Check the appropriate box for permit/approval and type(s) requested (See Project Submittal Manual):*

■ **Development Permit:** Planned Development and Limited Use Permit

❑ **Subdivision Approval:** _____

❑ **Policy Approval:** _____

Project Title: ATC VZW Home Avenue **Project No. *For City Use Only*:** _____

Project Location/Address/Accessor's Parcel Number:
4773 Home Avenue

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

❑ Individual ❑ Partnership ❑ Corporation ☒ Limited Liability -or- ❑ General – What State? _____

Corporate Identification No.: CA LLC# 201307410267 ❑ Trust - Date of Trust: _____

❑ City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of *ANY* person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent
(Per [illegible])

■ Owner ❑ Authorized Agent ❑ Member ❑ Trustee ❑ Tenant/Lessee ❑ Successor Agency
❑ City of San Diego/Asset Management Department*

Name of Individual: John R McGrath Jr

On behalf of: Home Avenue Storage, LLC

Street Address: 5580 La Jolla Blvd., #613

City: La Jolla State: CA Zip: 92037

Phone Number: Email:

Signature: Date: 9-5-25

Additional pages attached: ❑ Yes ❑ No

(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ❑ Check if Same as Property Owner/Authorized Agent
(Per [illegible])

❑ Owner ❑ Authorized Agent ❑ Member ❑ Trustee ■ Tenant/Lessee ❑ Successor Agency

Name of Individual: Richard P. Palermo, Senior Counsel, US Tower

On behalf of: ATC Sequoia LLC

Street Address: 10 Presidential Way

City: Woburn State: MA Zip: 01801

Phone Number: (781) 926-4500 Email: Zoning@AmericanTower.com

Signature: Date:

Additional pages attached: ❑ Yes ❑ No

Other Financially Interested Persons ❑ Check if N/A

❑ Owner ❑ Authorized Agent ❑ Member ❑ Trustee ❑ Tenant/Lessee ❑ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City: State: Zip:

Phone Number: Email:

Signature: Date:

Additional pages attached: ❑ Yes ❑ No

PHOTO STUDY & KEY MAP

American Tower
"Home - Verizon"
4773 Home Ave
San Diego, CA 92105

Prepared for:
City of San Diego
Development Services Department

Prepared by:

PlanCom, Inc.
Contractor Representatives for
American Tower

16776 Bernardo Center Drive
San Diego, CA 92128
Contact: Shelly Kilbourn
619-208-4685

September 25, 2025



West Elevation (Photo 1)



North Elevation (Photo 2)



East Elevation (Photo 3)



South Elevation (Photo 4)



View to the East



View to the West



View to the North



View to the South

KEY MAP



Aerial View

Home CA
#411099
4773 Home Ave.
San Diego, CA 92105

AMERICAN TOWER®





Photosimulation of proposed telecommunications site

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

9-22-25

Home CA
#411099
4773 Home Ave.
San Diego, CA 92105

AMERICAN TOWER®

EXISTING





PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

9-22-25

Photosimulation of proposed telecommunications site

CELL TREES, INC.
PHONE: 520-663-1330
5401 S. CANADA PLACE,
TUCSON, AZ 85706
SALES@CELLTREESINC.COM

SITE NAME: HOME CA - 411099
SITE ADDRESS: 4773 HOME AVENUE
SAN DIEGO, CA 92105

SITE TYPE: MONOPINE

REVISION DATE : 08-20-25



TOP VIEW



LEFT 3/4 ISOMETRIC VIEW



FRONT ISOMETRIC VIEW

Home CA
#411099
4773 Home Ave.
San Diego, CA 92105

AMERICAN TOWER®





Photosimulation of proposed telecommunications site

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

9-22-25

Home CA
#411099
4773 Home Ave.
San Diego, CA 92105

AMERICAN TOWER®

EXISTING



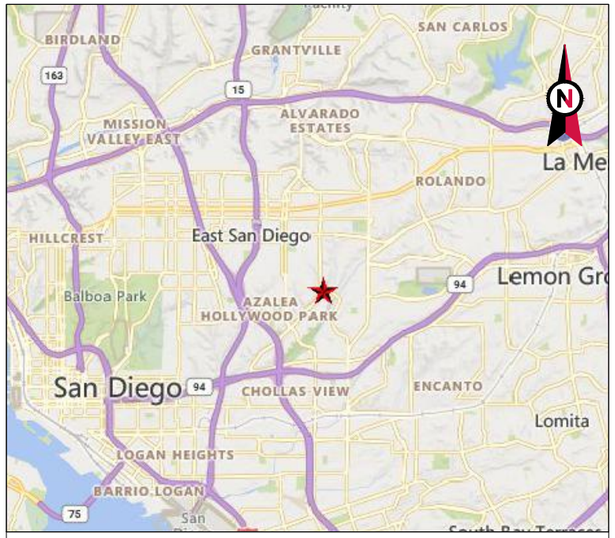


PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

9-22-25

Photosimulation of proposed telecommunications site



VICINITY MAP

AMERICAN TOWER®

SITE NAME: HOME CA
SITE NUMBER: 411099
SITE ADDRESS: 4773 HOME AVE
SAN DIEGO, CA 92105-4499



LOCATION MAP

SITE DEVELOPMENT PLANS

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA ADMINISTRATIVE CODE
2. 2022 CALIFORNIA BUILDING CODE
3. 2022 CALIFORNIA RESIDENTIAL CODE
4. 2022 CALIFORNIA ELECTRICAL CODE
5. 2022 CALIFORNIA PLUMBING CODE
6. 2022 CALIFORNIA ENERGY CODE
7. 2022 CALIFORNIA FIRE CODE
8. 2022 CALIFORNIA EXISTING BUILDING CODE
9. 2021 INTERNATIONAL BUILDING CODE (IBC)
10. LOCAL BUILDING CODE
11. CITY/COUNTY ORDINANCES

UTILITY COMPANIES

POWER COMPANY: N/A
PHONE: N/A
TELEPHONE COMPANY: N/A
PHONE: N/A

811 Know what's below. Call before you dig.

PROJECT SUMMARY

SITE ADDRESS:

4773 HOME AVE
SAN DIEGO, CA 92105-4499
COUNTY: SAN DIEGO

GEOGRAPHIC COORDINATES:

LATITUDE: N32° 44' 12.93"
LONGITUDE: W117° 5' 29.35"
GROUND ELEVATION: 212' AMSL

ZONING INFORMATION:

JURISDICTION: CITY OF SAN DIEGO
PARCEL NUMBER: 476-412-03-00
ZONE: CUPD-CU-3-8

PROJECT TEAM

TOWER OWNER:

ATC SEQUOIA LLC
10 PRESIDENTIAL WAY
WOBURN, MA 01801

PROPERTY OWNER:

HOME AVENUE STORAGE LLC
4773 HOME AVE
SAN DIEGO, CA 92105

ENGINEER:

ATC TOWER SERVICES
1 FENTON MAIN STREET SUITE 300
CARY, NC 27511

AGENT:

BONNIE BELAIR
ATTORNEY, AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO CONTINUE OPERATION OF AN EXISTING WCF. THE WCF CONSISTS OF NINE (9) ANTENNAS AND TWELVE (12) RRU'S ON A 33'-0" MONOPINE. THE FACILITY ALSO CONSISTS OF RADIO EQUIPMENT INSIDE THE EXISTING BUILDING. THE PROJECT PROPOSES TO REBRANCH THE EXISTING MONOPINE. NO OTHER CHANGES ARE PROPOSED

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.
4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
6. HANDICAP ACCESS IS NOT REQUIRED.

PROJECT LOCATION DIRECTIONS

805 SOUTH HOME AVENUE EAST TO 4773 HOME AVE. SITE IS IN THE SOUTHEAST END OF THE SELF STORAGE FACILITY IN THE END UNIT.

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	5	09/22/26	JVD
L-01	PLANTING PLAN			
C-101	OVERALL SITE PLAN	5	09/22/26	JVD
C-102	DETAILED SITE PLAN & TOWER ELEVATION	4	03/09/26	MSL
C-103	ADDITIONAL TOWER ELEVATIONS	3	12/03/25	AA
C-104	ANTENNA PLAN AND SCHEDULE	3	12/03/25	AA
C-501	SIGNAGE	0	08/15/25	MP

Attachment 10

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
2	REV GRND SPACE	MSL	09/26/25
3	SD REDLINE UPDT	AA	12/02/25
4	ADD PLANTING	MSL	03/09/26
5	JDX REDS	JVD	07/15/26
5	JDX REDS	JVD	09/22/26

ATC SITE NUMBER:
411099

ATC SITE NAME:
HOME CA

SITE ADDRESS:
4773 HOME AVE
SAN DIEGO, CA 92105-4499

SEAL:

NOT APPROVED FOR CONSTRUCTION

DATE DRAWN:	08/15/25
ATC JOB NO:	15371027_E1

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	5

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Attachment 10

PLANT MATERIAL KEY

SYMBOL	EXISTING LANDSCAPE TO REMAIN BOTANICAL NAME	COMMON NAME	TREES CALIPER SIZE	SHRUBS HEIGHT/SPREAD	COUNT
	Pinus canariensis	Canary Island Pine	18"		6
	Rhaphiolepis indica	Indian Hawthorn		24"x36"	3

CITY LANDSCAPE NOTES

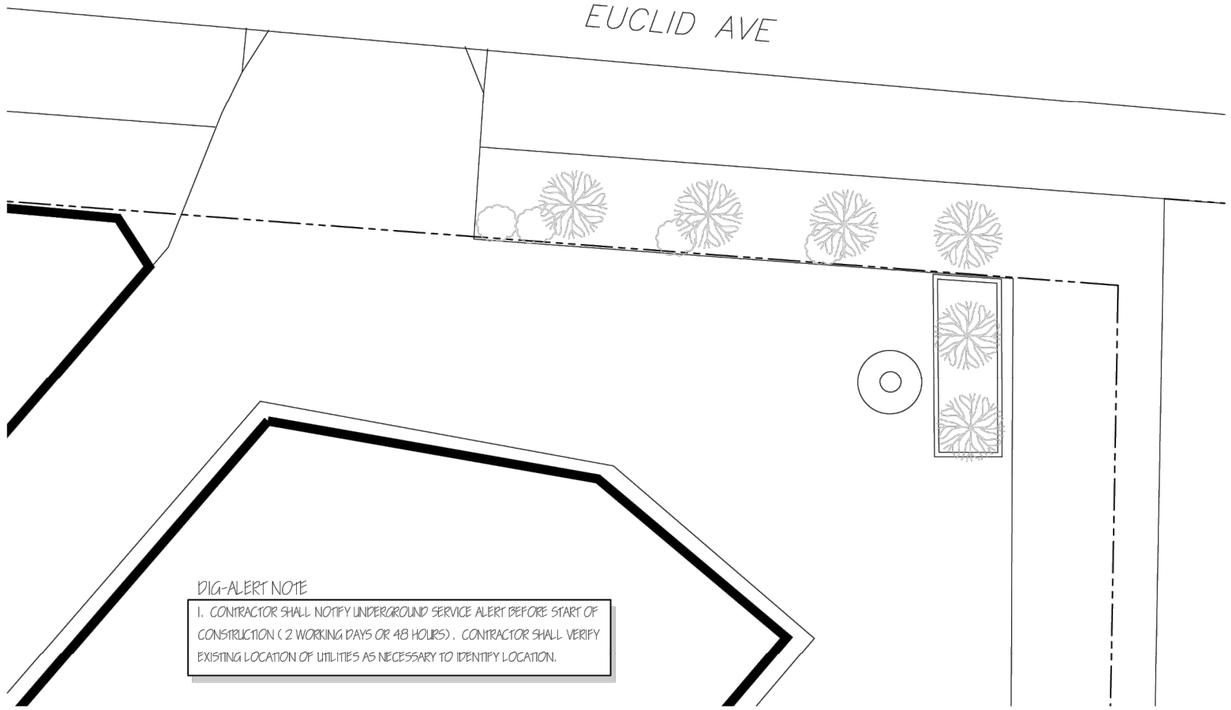
1. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
   1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
   2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
   3. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
3. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING RE-VEGETATION PER SDMC 142.0411.
4. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND / OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

CITY MAINTENANCE NOTE

1 MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

PLANTING NOTES

EXISTING TREES SHALL NOT BE SIGNIFICANTLY TRIMMED OR REMOVED AS PART OF THIS PROJECT.



DIG-ALERT NOTE

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

0 8' 16' 32'

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

N

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ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112

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0	FOR CONSTRUCTION	MP	8/15/25
1	JDX REDLINE UPDT	TS	8/21/25

ATC SITE NUMBER:
411099

ATC SITE NAME:
HOME CA

SITE ADDRESS:
4773 HOME AVE
SAN DIEGO, CA 92105-4499

SEAL:

LICENSED LANDSCAPE ARCHITECT
GARY A CHAPMAN #4679
Signature
May 2027
Expiration Date
5.20.26
Date
STATE OF CALIFORNIA

CS DG
CS Design Group, Inc.
6965 El Camino Real
Suite 105-482
Carlsbad, CA 92009
(P) 760-272-5742
(F) 760-454-3097

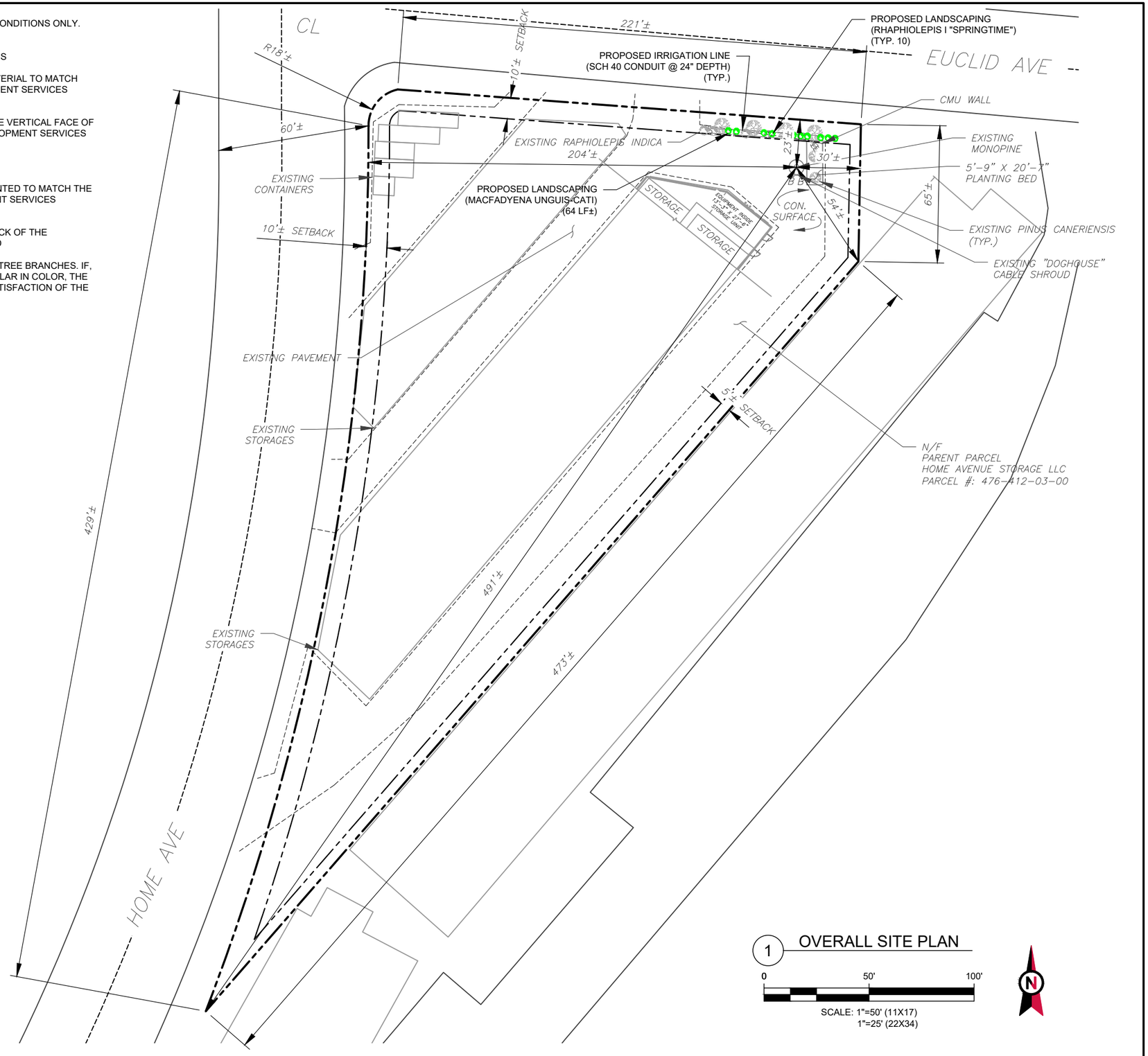
DATE DRAWN:	1/17/26
ATC JOB NO:	15371027-E1

EXISTING LANDSCAPE PLAN

SHEET NUMBER:	REVISIONS:
L-01	1

NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS
3. ALL PROPOSED HANDHOLES SHALL BE COVERED WITH BARK MATERIAL TO MATCH THE MONOPINE TRUNK TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT
4. BRANCHES SHALL EXTEND A MINIMUM OF 24" BEYOND THE ENTIRE VERTICAL FACE OF ALL PROPOSED ANTENNAS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT
5. STARTING BRANCH HEIGHT SHALL BE NO HIGHER THAN 6'-10"
6. ALL EXPOSED CABLES, BRACKETS AND SUPPORTS SHALL BE PAINTED TO MATCH THE FAUX TREE FOLIAGE TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT
7. RF TRANSPARENT "SOCKS" FULLY COVERING THE FRONT AND VACK OF THE ANTENNAS (AND ANY OTHER COMPONENTS) SHALL BE INSTALLED
8. ALL NEW BRANCHES MUST MATCH THE COLOR OF THE EXISTING TREE BRANCHES. IF, AT FINAL INSPECTION, THE BRANCHES ARE FOUND TO BE DISSIMILAR IN COLOR, THE ENTIRE TREE WILL BE REQUIRED TO BE REBRANCHED TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT



SURVEY LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- XXX EXISTING CONTOUR (MAJOR)
- XXX EXISTING CONTOUR (MINOR)
- EXISTING TREELINE
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- SD SD EXISTING STORM DRAIN
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA

1 OVERALL SITE PLAN

0 50' 100'

SCALE: 1"=50' (11X17)
1"=25' (22X34)

Attachment 10

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	MP	08/15/25
1	JDX REDLINE UPDT	TS	08/21/25
4	ADD PLANTING	MSL	03/09/26
5	JDX REDS	JVD	09/22/26

ATC SITE NUMBER:
411099

ATC SITE NAME:
HOME CA

SITE ADDRESS:
4773 HOME AVE
SAN DIEGO, CA 92105-4499

SEAL:

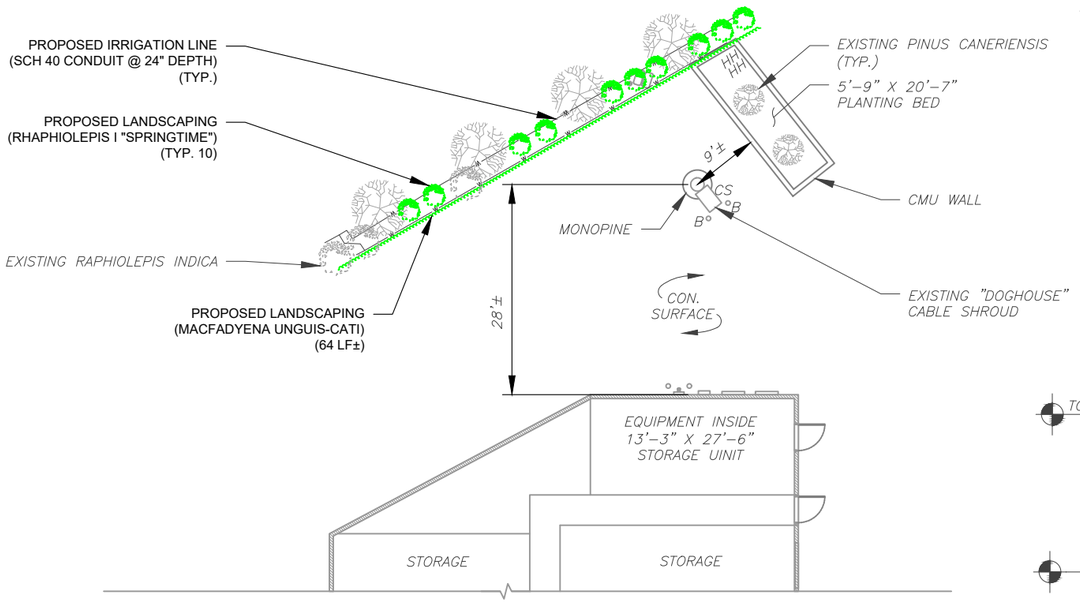
NOT APPROVED FOR CONSTRUCTION

DATE DRAWN:	08/15/25
ATC JOB NO:	15371027_E1

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-101	5

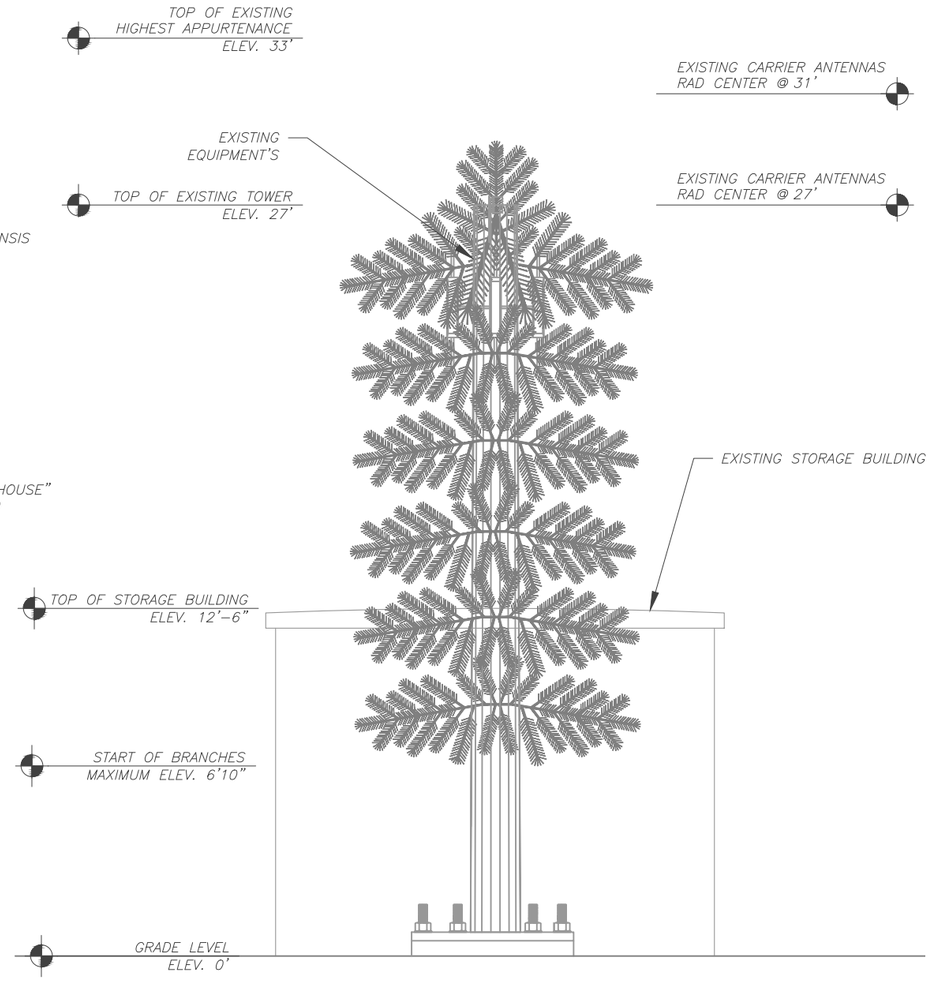
NOTES:.
1. ALL EXPOSED CABLES, BRACKETS AND SUPPORTS SHALL BE PAINTED TO MATCH THE FAUX TREE FOLIAGE.
2. ALL NEW BRANCHES MUST MATCH THE COLOR OF THE EXISTING TREE BRANCHES.
3. SEE PLANTING PLAN FOR PROPOSED LANDSCAPING DETAILS



1 DETAILED SITE PLAN

0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)



2 TOWER ELEVATION

SCALE: NOT TO SCALE

Attachment 10

AMERICAN TOWER®

ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	MP	08/15/25
1	JDX REDLINE UPDT	TS	08/21/25
2	REV GRND SPACE	MSL	09/26/25
3	SD RED LINES UPDT	AA	12/03/25
4	ADD PLANTING	MSL	03/09/26

ATC SITE NUMBER:
411099

ATC SITE NAME:
HOME CA

SITE ADDRESS:
4773 HOME AVE
SAN DIEGO, CA 92105-4499

SEAL:

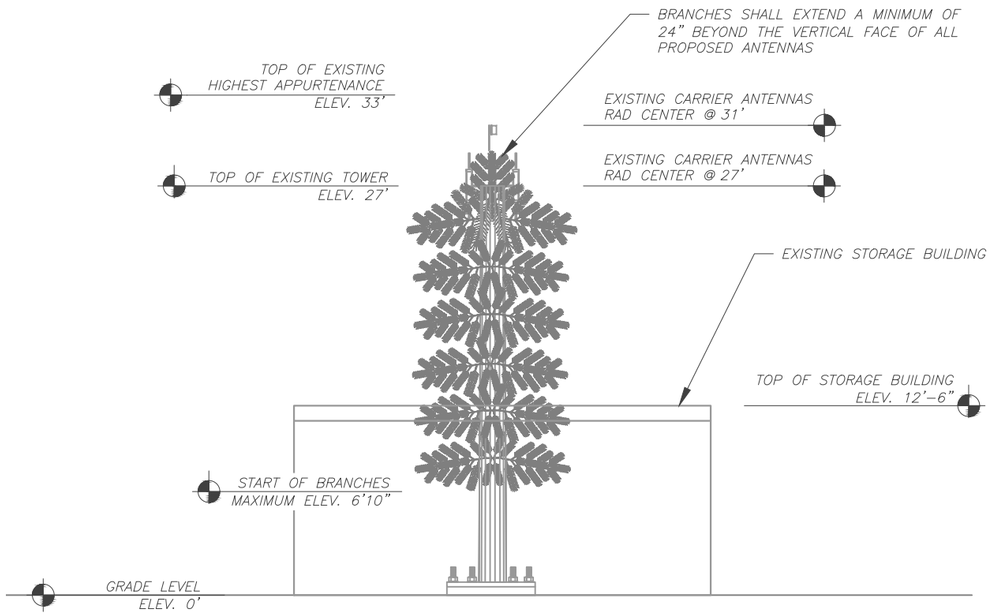
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FOR CONSTRUCTION

DATE DRAWN:	08/15/25
ATC JOB NO:	15371027_E1

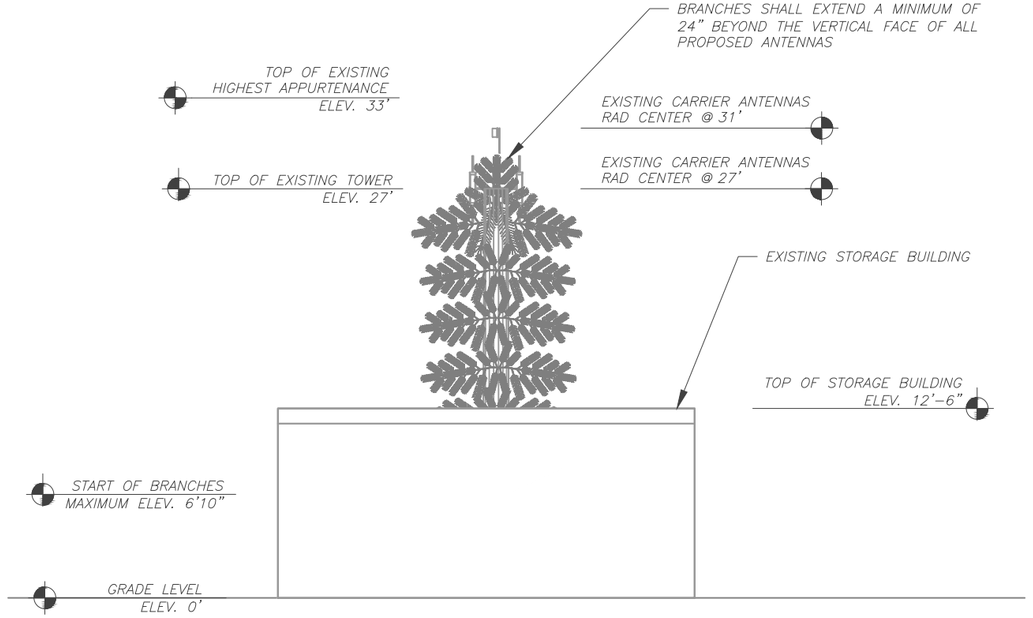
DETAILED SITE PLAN &
TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-102	4

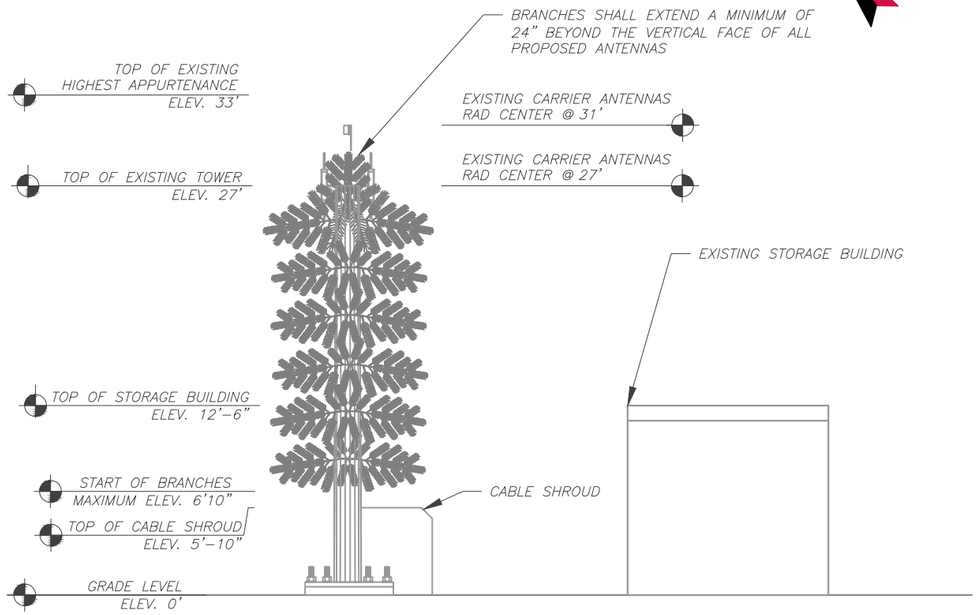
NOTES:
1. ALL EXPOSED CABLES, BRACKETS AND SUPPORTS SHALL BE PAINTED TO MATCH THE FAUX TREE FOLIAGE.
2. ALL NEW BRANCHES MUST MATCH THE COLOR OF THE EXISTING TREE BRANCHES.
3. ALL COAXIAL CONDUITS SHALL BE ROUTED UP THROUGH THE CAISSON AND INTO THE TREE.



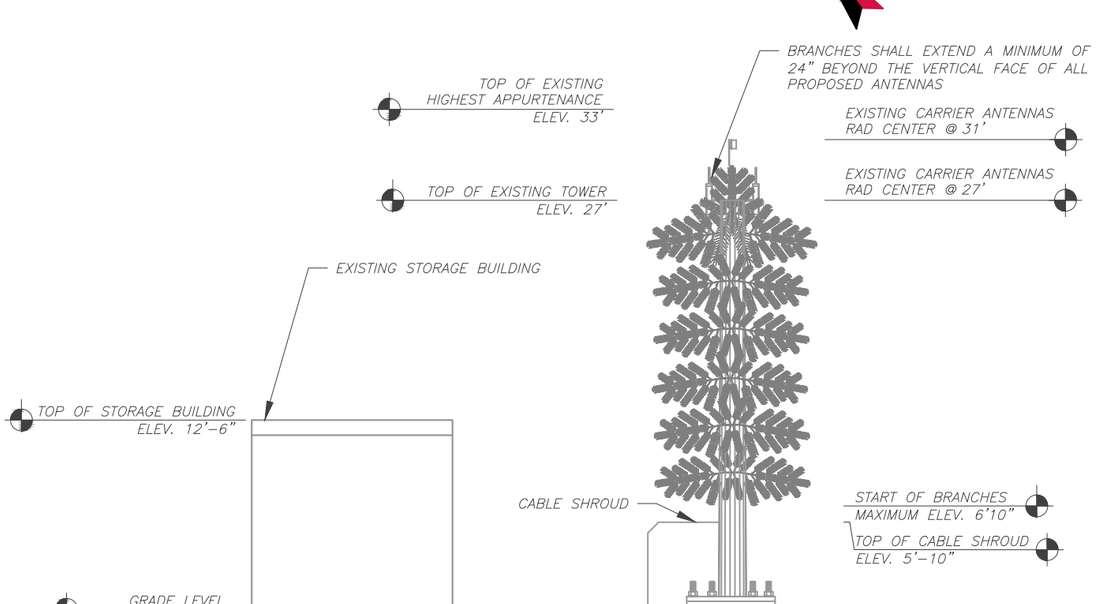
1 NORTH ELEVATION
NOT TO SCALE



2 SOUTH ELEVATION
NOT TO SCALE



3 WEST ELEVATION
NOT TO SCALE



4 EAST ELEVATION
NOT TO SCALE

Attachment 10

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112

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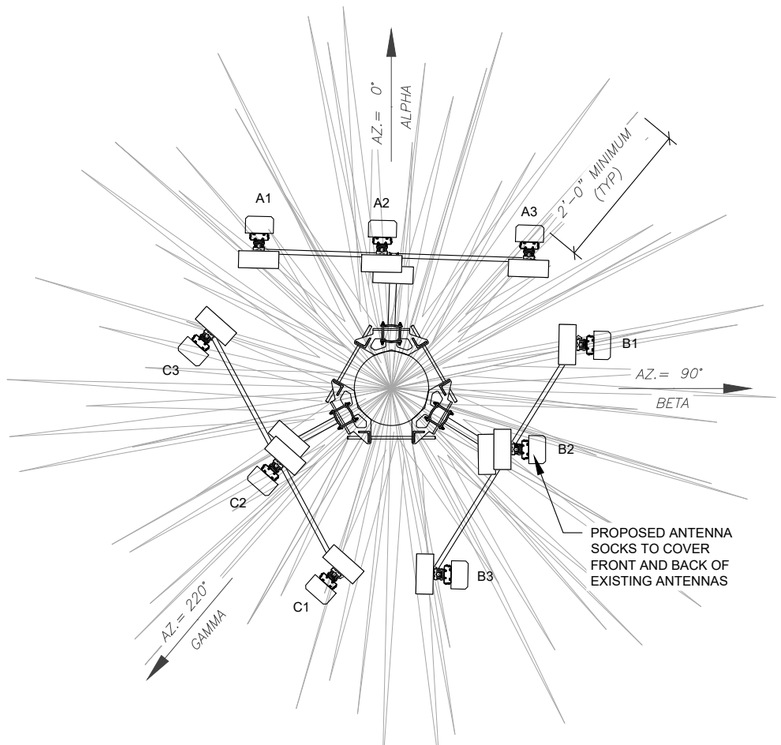
NOT APPROVED FOR CONSTRUCTION

DATE DRAWN:	08/15/25
ATC JOB NO:	15371027_E1

ADDITIONAL TOWER ELEVATIONS

SHEET NUMBER:	REVISION:
C-103	3

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1 ANTENNA LAYOUT @ 27' RAD HEIGHT

SCALE: NOT TO SCALE

VERIZON FINAL ANTENNA/ COAX SCHEDULE					
SECTOR	ANT.	PANEL MODEL #	RAD CENTER	AZIMUTH (TN)	ADDITIONAL TOWER MOUNTED EQUIPMENT
ALPHA	A1	NHHS4-65A-R3B	27'	0°	4408 B48 DC (QTY 3)
ALPHA	A2	NHHSS-65A-R2B	27'	0°	8843 (QTY 3)
ALPHA	A3	HOME CDMA (AG-169133)	27'	0°	8863 (QTY 3)
BETA	B1	NHHS4-65A-R3B	27'	90°	4449 (QTY 3)
BETA	B2	NHHSS-65A-R2B	27'	90°	
BETA	B3	HOME CDMA (AG-169133)	27'	90°	
GAMMA	C1	NHHS4-65A-R3B	27'	220°	
GAMMA	C2	NHHSS-65A-R2B	27'	220°	
GAMMA	C3	HOME CDMA (AG-169133)	27'	220°	

NOTES:
1. RADIO-FREQUENCY TRANSPARENT "SOCKS" FULLY COVERING THE FRONT AND BACK OF THE ANTENNAS

Attachment 10

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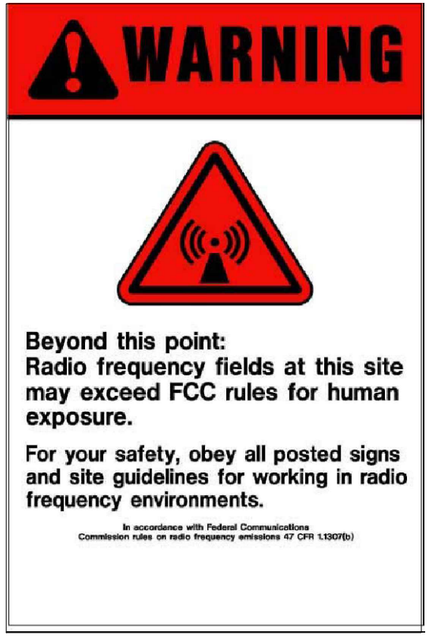
ANTENNA PLAN AND SCHEDULE

SHEET NUMBER:	REVISION:
C-104	3

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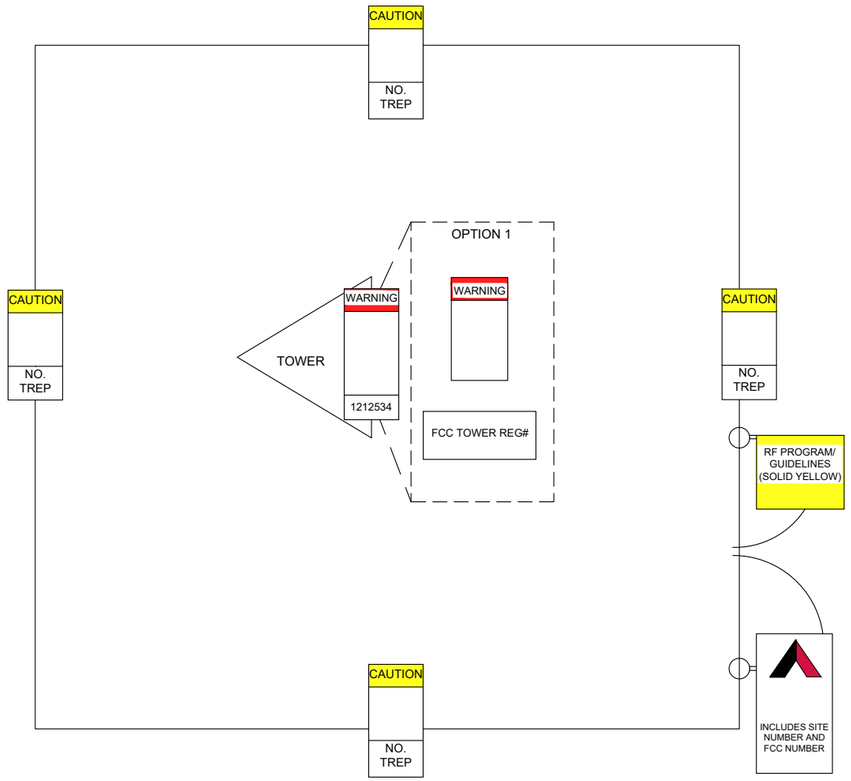


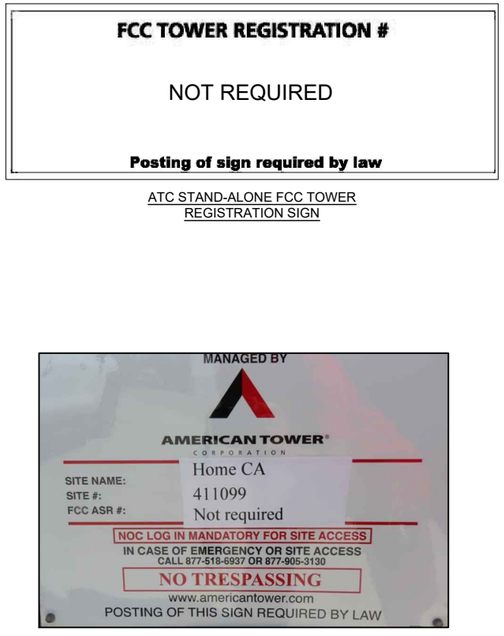
ATC CAUTION AND NO TRESPASSING SIGN



ATC RF WARNING AND FCC NUMBER SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.





ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

EXISTING SIGNAGE PHOTO

THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



ATC RF PROGRAM NOTICE SIGN



ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

Attachment 10

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SIGNAGE

SHEET NUMBER:	REVISION:
C-501	0

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Telecom Justification Map

ATC Verizon Home

4773 Home Avenue

Existing WCF

Existing sites within one mile radius

- 4735 Myrtle Ave.
- 3060 54th St.

One mile radius

