



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 2, 2015 REPORT NO. HO 15-129

ATTENTION: Hearing Officer

SUBJECT: VERIZON – MT. SOLEDAD
PTS PROJECT NUMBER: 407711

LOCATION: 6551 Soledad Mountain Road

APPLICANT: Monica Moretta-Swing, Sequoia Deployment Services

SUMMARY

Issue(s): Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at 6551 Soledad Mountain Road in the La Jolla Community Planning area?

Staff Recommendation(s) – Approve Conditional Use Permit No. 1585665 and Neighborhood Development Permit No. 1585666.

Community Planning Group Recommendation – On August 6, 2015, the La Jolla Community Planning Association voted 5-0-1 to recommend approval of the Verizon Mt. Soledad project with no conditions (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) 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 October 21, 2015 and the opportunity to appeal that determination ended **November 4, 2015**.

BACKGROUND

Verizon Mt. Soledad is an application for a Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) for an existing WCF located at 6551 Soledad Mountain Road in the RS-1-2 zone. The site is designated Very Low Density Residential in the La Jolla Community Plan. The surrounding uses include residential to the north, east and west and a school is located to the south (Attachments 1, 2, and 3).

Verizon received an approval on June 30, 2000 for this project which included two 25-foot tall light poles each supporting two panel antennas in a radome. The equipment enclosure was

approved for 300-square feet, but was constructed at 288-square feet. The original permit expired in 2010 and Verizon is requesting a new permit to upgrade their facility and continue operating at this location.

WCFs are permitted on non-residentially used properties located in residential zones with a CUP, pursuant to Land Development Code Section (LDC) 141.0420(e)(1). Additionally, the size of the equipment enclosure, at 288-square feet, exceeds the 250-square foot maximum permitted in LDC Section 141.0420(g)(3) and therefore, requires an NDP.

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCF should be minimized by concealing WCF in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The existing project consists of two 25-foot tall light standards that currently support two antennas each within a 24-inch square radome. Verizon is proposing to replace the light standards with 30-foot tall light standards that will conceal two replacement antennas within a slightly longer radome (Attachments 13 and 15). No modifications are proposed to the equipment enclosure, which is located near the light poles, but at a slightly lower grade. This project complies with the General Plan recommendations because each antenna is concealed within a radome on a stealth slim line profile light pole. Views of the poles are obscured by the existing mature landscape on the property and the street trees along Soledad Mountain Road (Attachment 10).

Council Policy 600-43 assigns preference levels to WCF proposed on different land uses. In this case, the project is located within a Preference Three category (corresponding to projects that require a CUP, Process Three), which requires the applicant to substantiate why lower preference level sites could not be utilized. Verizon submitted coverage maps demonstrating that the area has variable coverage and with the installation of this project coverage for the area would improve significantly (Attachment 9). Verizon's search ring includes mostly single-unit residential as well as school sites and other church properties. Their decision to continue operating in the Mt. Soledad Presbyterian Church parking lot where other WCF are currently located would have the least impact on the surrounding neighborhood.

Based on the design, the project complies with the WCF Regulations (LDC 141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP and NDP (Attachment 5). Therefore, Staff recommends approval of CUP No. 1585665 and NDP No. 1585666 (Attachment 6).

ALTERNATIVES

1. Approve Conditional Use Permit No. 1585665 and Neighborhood Development Permit No. 1585666, with modifications.

2. Deny Conditional Use Permit No. 1585665 and Neighborhood Development Permit No. 1585666, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Karen Lynch, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Coverage Maps
10. Photo Survey
11. Ownership Disclosure Statement
12. Notice of Public Hearing
13. Photosimulations
14. Project Plans

Rev 7/15/15pjf

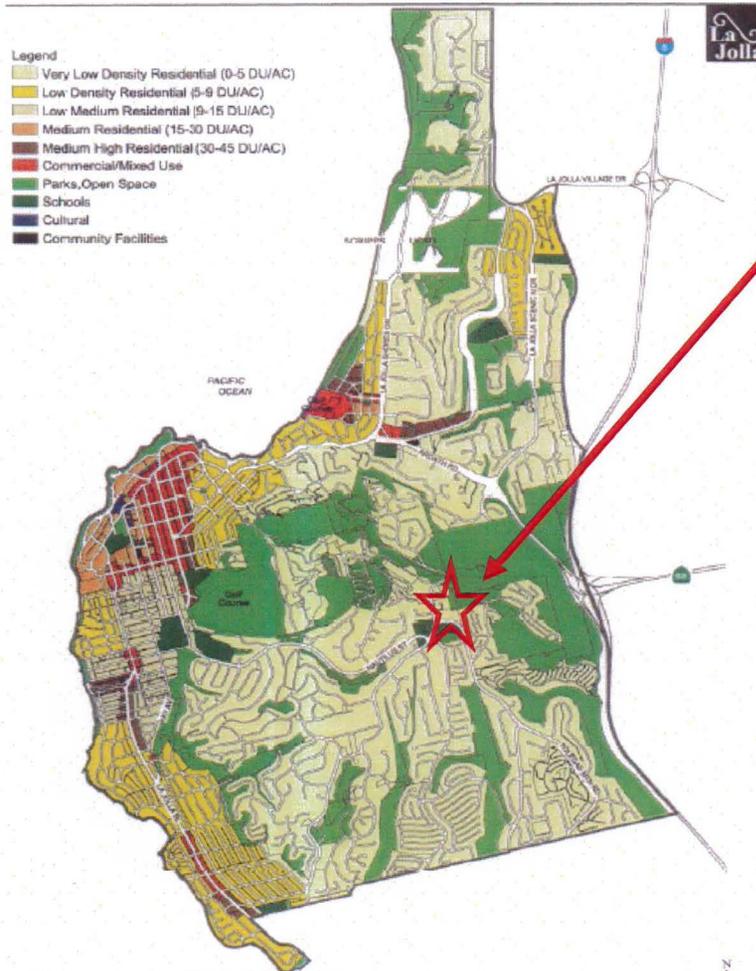


Aerial Photo

VERIZON- MT. SOLEDAD PROJECT NUMBER 407711

6551 SOLEDAD MOUNTAIN ROAD





PROJECT SITE

Community Land Use Map

La Jolla Community Plan
City of San Diego - Planning Department

Figure 1

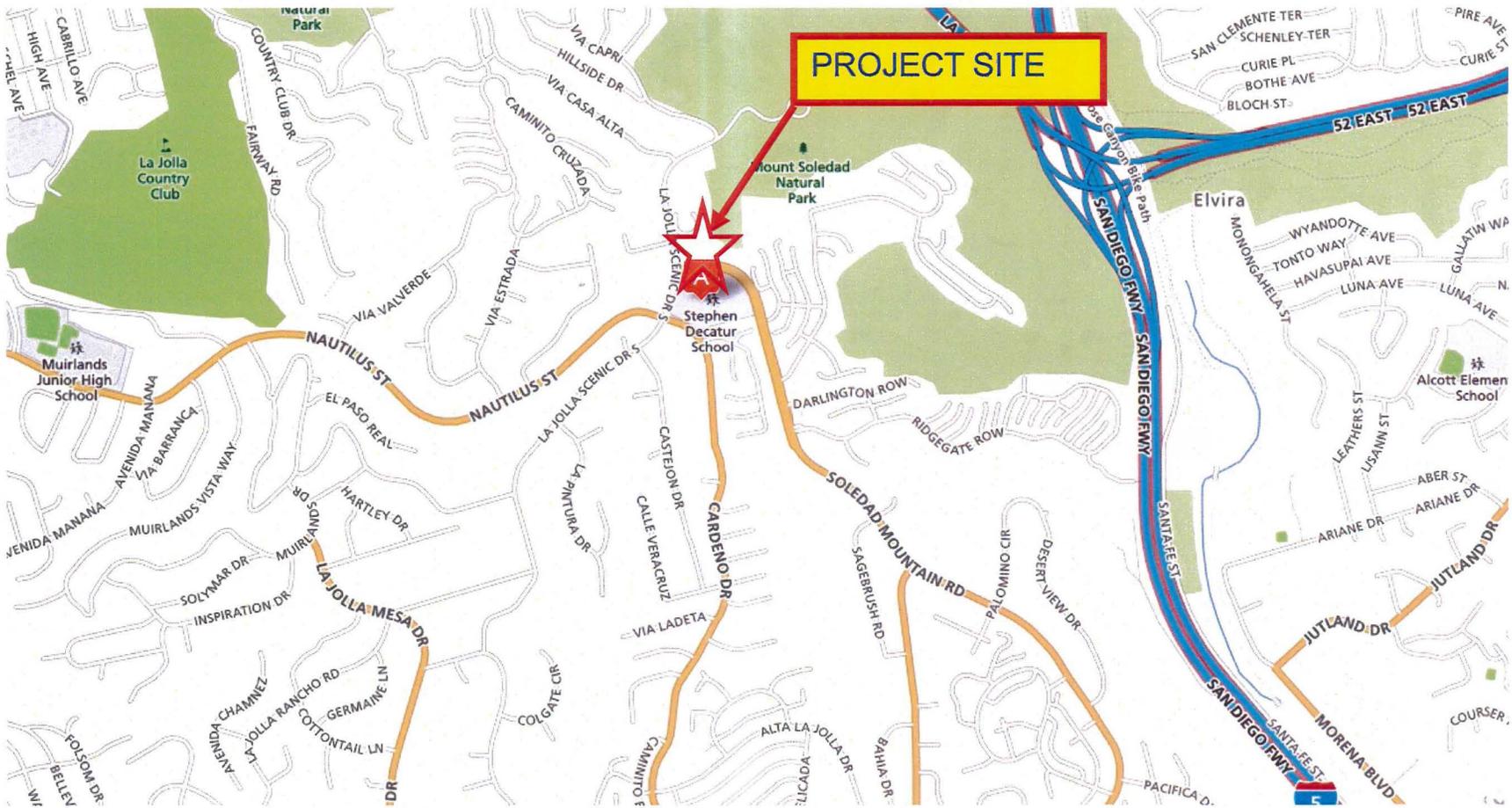
LA JOLA COMMUNITY PLAN MAP

VERIZON – MT. SOLEDAD

PROJECT NUMBER 407711

6551 SOLEDAD MOUNTAIN ROAD





Project Location Map
VERIZON- MT. SOLEDAD
PROJECT NUMBER 407711
6551 SOLEDAD MOUNTAIN ROAD



PROJECT DATA SHEET

PROJECT NAME:	Verizon – Mt. Soledad	
PROJECT DESCRIPTION:	A wireless communication facility consisting of the replacement of two 25-foot tall light poles with two 30-foot tall light poles, each supporting two panel antennas concealed within a radome. Associated equipment is in a 288-square foot enclosure.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Conditional Use Permit/Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-2 HEIGHT LIMIT: 30-feet FRONT SETBACK: 25 feet. SIDE SETBACK: .08 feet x lot width REAR SETBACK: 25 feet.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-2.	Residential
SOUTH:	School; RS-1-2.	School
EAST:	Residential; RS-1-2.	Residential
WEST:	Residential; RS-1-2.	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 6, 2015, the La Jolla Community Planning Association voted 5-0-1 to recommend approval of the Verizon– Mt. Soledad project.	

**HEARING OFFICER
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1585665
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1585666
VERIZON – MT. SOLEDAD
PROJECT NO. 407711**

WHEREAS, Mt. Soledad Presbyterian Church, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1585665 and 1585666, on portions of a 5.53-acre site;

WHEREAS, the project site is located at 6551 Soledad Mountain Road in the RS-1-2 zone of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 1 of Muirlands Presbyterian Church in the City of San Diego, County of San Diego, State of California, as shown on Map No. 481, in the Office of the Recorder of Said County;

WHEREAS, on December 2, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1585665 and Neighborhood Development Permit No. 1585666, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 21, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated December 2, 2015.

FINDINGS:

Conditional Use Permit – Section §126.0305

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

The La Jolla Community Plan and Local Program Land Use Plan recommends that Wireless Communication Facilities (WCF) be analyzed for visual impacts and to ensure public review and comment for any projects proposed to be located in residential areas. It goes on to recommend adherence to the Wireless Communication Facilities Policy. Council Policy 600-43, Wireless Communication Facilities, categorizes land uses into preference levels designating commercial and industrial uses as the highest preference

level for locating WCF and residential as the lowest preference. This project is a Preference 3 location (non-residential use in a residential zone), which means that lower preference sites must have been evaluated and deemed unacceptable. In this case, the search ring is comprised of properties zoned for residential and open space properties. There are several other properties in the search ring that schools and churches, but the majority of uses are single-unit residential. Verizon was originally approved in 2000 to install antennas on parking lot light poles in the La Jolla Presbyterian Church parking lot and at approximately the same time, AT&T, Sprint and T-Mobile also received approval to do similar installations. Rather than relocating this WCF to another nearby non-residential property, Verizon is proposing to remain on the Presbyterian Church where all the parking lot light standards will eventually replicate the new Verizon design.

In addition to the La Jolla Community Plan and Local Program Land Use Plan, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The existing Verizon 25-foot tall parking lot light poles each have two antennas concealed within 24" square radomes that are 8-feet, 10-inches long. The light poles are proposed to be replaced with 30-foot tall poles which will continue to support two antennas each in 24-inch square radomes, but the radomes will be extended to 10-feet in length. A new light fixture in scale with the replacement pole and radome is also proposed. AT&T is in process to modify their light poles to match Verizon's. Eventually, all of the WCF light standards will have the same appearance and will not present a disruptive element to the neighborhood context. The proposed design will allow the provision of wireless service to the surrounding area in a way that is compatible with the church property and the surrounding development pattern.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan and the La Jolla Community Plan and Local Program Land Use Plan.

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

This project consists of the replacement of two 25-foot tall light standards with two 30-foot tall light standards that will each support two antennas each. The antennas are proposed to be concealed within a 24" square, 10-foot long radome. Equipment associated with the antennas will be located in an existing 288-square foot equipment enclosure at ground level. The project is located at 6551 Soledad Mountain Road in the RS-1-2 zone of the La Jolla Community Plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to 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. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions.” The applicant has provided a Radio Frequency Electromagnetic Fields Exposure Report to demonstrate that the proposed project will be consistent with the FCC’s regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

WCFs are permitted on non-residential properties that are zoned residential with a Conditional Use Permit (CUP), Process Three approval. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.”

The project site is located within the Coastal Height Limitation Overlay Zone, which restricts height to 30-feet. This project proposes to replace two existing 25-foot tall light standards that currently support two antennas each within a radome. The new light poles will be 30-foot tall and will continue to each support two antennas in a slightly longer radome. No deviations are proposed with this project.

A new light fixture proportional to the new pole and radome is also included as part of the project. Design of the light poles and associated radomes is similar to the other parking lot light poles and the 24-inch square, 10-foot long radome is the maximum configuration to maintain a stealth light pole appearance. No modifications are proposed to the existing equipment enclosure.

While WCFs are encouraged by both City Council Policy 600-43 and the WCF Regulations to locate away from residential uses, wireless carriers are required to provide coverage throughout their coverage area. In this case, the proposed location is less preferable than a commercial or industrially-zoned property with no residential use, but is more preferable than locating in a residential zone with a residential use.

This project does not propose any deviations and it complies with the applicable regulations of the Land Development Code.

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

Council Policy 600-43 and the WCF Regulations, LDC Section 141.0420, encourage WCF to locate in commercial and industrial zones, by providing a lower permit process level for WCF in those zones. WCF located in residential zones are permitted with a higher permit process level. In this case, Verizon is proposing to upgrade and continue using a WCF on a church property in a residential zone. Wireless carriers are required to provide coverage throughout their FCC license area and WCF are permitted throughout the City with the required permit process and for this project, a CUP, Process Three is required. The search ring provided by Verizon includes other non-residential properties, such as schools and other churches, but the majority of the property is single-unit residential. Verizon obtained a permit in 2000 for the original project, which included two 25-tall light poles each supporting two antennas and an approximate 300- square foot equipment enclosure. The permit expired and Verizon wishes to continue operating at this location, but proposes an upgrade which will provide better coverage for the surrounding area.

The project proposes to replace the two existing 25-foot tall light poles, each supporting two antennas and replace them with two 30-foot tall light poles, also supporting two antennas each. The antennas will be concealed within a 24-inch square radome. The existing equipment enclosure is not proposed to be modified with this project. Three other carriers are located on this property with similar parking lot light standard designs. AT&T is in the process of upgrading their light poles to match the proposed Verizon light poles and the other carriers will most likely follow suit in the future.

The WCF was originally designed to utilize an existing light standard in the church parking lot. The light standard design will continue to be utilized although; Verizon will replace their two poles with light standards that are 5-feet taller. Each pole will continue to support two antennas each, concealed within a slightly longer radome. The overall appearance will maintain the form and function of parking lot light standards that will not detract from the original design and will remain respectful of the neighborhood context. Equipment associated with the WCF will continue to be located in an adjacent unobtrusive enclosure located slightly below the parking lot elevation. Based on the design and location of the project, this WCF is appropriate at this location.

Neighborhood Development Permit - Section 126.0404

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

The La Jolla Community Plan and Local Program Land Use Plan recommends that Wireless Communication Facilities (WCF) be analyzed for visual impacts and to ensure public review and comment for any projects proposed to be located in residential areas. It goes on to recommend adherence to the Wireless Communication Facilities Policy. Council Policy 600-43, Wireless Communication Facilities, categorizes land uses into preference levels designating commercial and industrial uses as the highest preference level for locating WCF and residential as the lowest preference. This project is a Preference 3 location (non-

residential use in a residential zone), which means that lower preference sites must have been evaluated and deemed unacceptable. In this case, the search ring is comprised of properties zoned for residential and open space properties. There are several other properties in the search ring that schools and churches, but the majority of uses are single-unit residential. Verizon was originally approved in 2000 to install antennas on parking lot light poles in the La Jolla Presbyterian Church parking lot and at approximately the same time, AT&T, Sprint and T-Mobile also received approval to do similar installations. Rather than relocating this WCF to another nearby non-residential property, Verizon is proposing to remain on the Presbyterian Church where all the parking lot light standards will eventually replicate the new Verizon design.

In addition to the La Jolla Community Plan and Local Program Land Use Plan, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The existing Verizon 25-foot tall parking lot light poles each have two antennas concealed within 24" square radomes that are 8-feet, 10-inches long. The light poles are proposed to be replaced with 30-foot tall poles which will continue to support two antennas each in 24-inch square radomes, but the radomes will be extended to 10-feet in length. A new light fixture in scale with the replacement pole and radome is also proposed. AT&T is in process to modify their light poles to match Verizon's. Eventually, all of the WCF light standards will have the same appearance and will not present a disruptive element to the neighborhood context. The proposed design will allow the provision of wireless service to the surrounding area in a way that is compatible with the church property and the surrounding development pattern.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan and the La Jolla Community Plan and Local Program Land Use Plan.

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

This project consists of the replacement of two 25-foot tall light standards with two 30-foot tall light standards that will each support two antennas each. The antennas are proposed to be concealed within a 24" square, 10-foot long radome. Equipment associated with the antennas will be located in an existing 288-square foot equipment enclosure at ground level. The project is located at 6551 Soledad Mountain Road in the RS-1-2 zone of the La Jolla Community Plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to 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. All proposed improvement plans associated with the project will be reviewed prior to issuance of

construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions.” The applicant has provided a Radio Frequency Electromagnetic Fields Exposure Report to demonstrate that the proposed project will be consistent with the FCC’s regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

WCFs are permitted on non-residential properties that are zoned residential with a Conditional Use Permit (CUP), Process Three approval. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.”

The project site is located within the Coastal Height Limitation Overlay Zone, which restricts height to 30-feet. This project proposes to replace two existing 25-foot tall light standards that currently support two antennas each within a radome. The new light poles will be 30-foot tall and will continue to each support two antennas in a slightly longer radome. No deviations are proposed with this project.

A new light fixture proportional to the new pole and radome is also included as part of the project. Design of the light poles and associated radomes is similar to the other parking lot light poles and the 24-inch square, 10-foot long radome is the maximum configuration to maintain a stealth light pole appearance. No modifications are proposed to the existing equipment enclosure.

While WCFs are encouraged by both City Council Policy 600-43 and the WCF Regulations to locate away from residential uses, wireless carriers are required to provide coverage throughout their coverage area. In this case, the proposed location is less preferable than a commercial or industrially-zoned property with no residential use, but is more preferable than locating in a residential zone with a residential use.

This project does not propose any deviations and it complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 1585665 and NDP No. 1585666 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1585665 and 1585666, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: December 2, 2015

SAP or WBS Number: 24005561

Modified HMD 1-26-15

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005561

CONDITIONAL USE PERMIT NO. 1585665
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1585666
VERIZON MT. SOLEDAD
PROJECT NO.407711
HEARING OFFICER

This Conditional Use Permit No. 1585665 and Neighborhood Development Permit No. 1585666 is granted by the Hearing Officer of the City of San Diego to Mount Soledad Presbyterian Church, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420, 126.0303(a), and 126.0402(m). The 5.53-acre site is located at 6551 Soledad Mountain Road in the RS-1-2 zone of the La Jolla Community Plan area. The project site is legally described as: Lot 1 of Muirlands Presbyterian Church in the City of San Diego, County of San Diego, State of California, as shown on Map No. 481, in the Office of the Recorder of Said County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 2, 2015, on file in the Development Services Department.

The project shall include:

- a. Replacement of two 25-foot tall parking lot light standards with two 30-foot tall light standards. Each standard will conceal two panel antennas each within a 24-inch radome;
- b. A 288-square foot equipment enclosure;
- c. This Light Pole is for the primary purpose of providing parking lot lighting, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.

Design of the light poles and associated radomes is similar to the other parking lot light poles and the 24-inch square, 10-foot long radome is the maximum configuration to maintain a stealth light pole appearance;

- d. 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 December 16, 2018.
2. This Conditional Use Permit (CUP)/Neighborhood Development Permit (NDP) and corresponding use of this site shall **expire on December 16, 2025**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

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

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or

obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

14. 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.
15. 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.
16. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
17. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
18. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
19. No overhead cabling is allowed for this project.
20. Antenna sizes are limited to the following: 72" x 18" x 7", as illustrated on the Exhibit "A" dated December 2, 2015. Replacement of the antennas within the radome may occur in the future, subject to the Permittee notifying the Development Services Department and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A).
21. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
22. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

23. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 2, 2015 by
Resolution No. _____.

Permit Type/PTS Approval No.: CUP No. 1585665/NDP No. 1585666
Date of Approval: December 2, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
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.**

Mount Soledad Presbyterian Church
Owner

By _____
NAME:
TITLE:

Verizon Wireless
Permittee

By _____
Hal Navarre
Executive Director - Network

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

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

TO: X Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project No.: 407711

Project Title: Verizon Mt. Soledad

Project Location-Specific: 6551 Soledad Mountain Road, San Diego, CA 92037

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

Description of nature and purpose of the Project: The project proposes a Conditional Use Permit and Neighborhood Development Permit for modifications to an existing wireless communications facility for Verizon. The project would remove and replace two previously approved 25' tall light standards and replace them with two 30' tall light standards, each concealing two panel antennas and two Remote Radio Units and six diplexers each. All components will be concealed within a new 24" radome. Associated equipment is existing in a 288 square foot enclosure.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Monica Moretta Swing, Sequoia Deployment Services 22471 Aspan Street, Suite 290 Lake Forest, CA 92630. (714) 753-7203

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: Section 15303 (New Construction)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined the project would not have the potential for causing a significant effect on the environment. The project, as described above, meets the criteria set forth in CEQA Section 15303, which addressed the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Morgan Dresser

Telephone: (619) 446-5404

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Arnold McPherson / Senior Planner

Signature/Title

Check One:

- Signed By Lead Agency
- Signed by Applicant

10/21/15

Date

Date Received for Filing with County Clerk or OPR:



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyder

Treasurer: Jim Fitzgerald

FINAL MINUTES

Regular Meeting | Thursday, 6 August 2015, 6:00 pm

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, David Little, Alex Outwater, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

Trustees absent: Joe LaCava, Jim Ragsdale, Glen Rasmussen

1.0 Welcome and Call To Order at 6:06 pm by Cindy Greatrex, President who announced that the applicant had pulled item 10.3 from the consent agenda.

2.0 Adopt the Agenda

Approved Motion: To amend the agenda to hear item 8.0 between items 4.0 & 5.0 (Fitzgerald, Donovan: 12-0-1)

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Will, Zimmerman

Abstain: Greatrex (Chair)

Approved Motion: To adopt the modified agenda (Fitzgerald, Boyden: 12-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Will, Zimmerman

Abstain: Greatrex (Chair)

3.0 Meeting Minutes Review and Approval: 2 July 2015

Approved Motion: To approve the minutes as distributed (Steck, Emerson: 11-0-3)

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, Outwater, Steck, Weiss, Will, Zimmerman

Abstain: Greatrex (Chair), Brady, Little (both absent)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov reported that the City Council had approved the Environmental Services Department's Zero Waste Plan to increase the City's diversion of waste from the current 67% to 75% by 2020 and to 90% by 2035 by adding infrastructure, allowing for new materials to be recycled and fully implementing public space recycling. These measures and new compaction techniques are expected to extend the life of the Miramar Landfill from 2022 to 2030.

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present.

4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov said the legislature was in recess and that now was the time to propose new legislation to the Senator.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins Rep: **Toni Duran**, 619-645-3090,

Toni.Duran@asm.ca.gov was not present.

5.0 President's Report – Information only unless otherwise noted.

5.1 Bylaw Amendment: President Greatrex said the City was giving the go ahead to work on bylaws revisions. **Bob Whitney** commented on the lack of transparency in the LJCPA process with respect to ongoing efforts to revise the bylaws. **Trustee Boyden** commented that it had been six months since the LJCPA membership had passed new bylaws intended to conform to the revised Policy 600-24 and the City had not yet acted, referring to requirements in the current LJCPA bylaws adopted in November 2014.

5.2 Informational Presentation on City Sewer Group Job 743: Paula Roberts-Humanability Communications Consulting and Sheila Gamueda described plans to replace-in-place and sewer rehab a line going from Torrey Pines Road to Cliffridge Avenue at in the 8600 block where it curves. It will take place between September 2015 and Summer 2016; they will report again when the exact date is known. Access will be through a manhole cover on Cliffridge Avenue. It should not affect residences. Any digging will take place adjacent to TPR and may affect traffic there.

5.3 Whitney Mixed Use, Project #182513: Appeal Hearing, City Council. Tentatively scheduled for Tuesday, October 5 at 2:00 pm.

5.4 Short-Term Vacation Rental: Timeframe Update – No report

5.5 ACTION: Federal Spectrum Act: Proposed organization response (letter) to the Mayor of the City of San Diego, in response to the City of San Diego Development Services Department (DSD) proposed updates to the Municipal Code provisions in the Federal Spectrum Act" and its plan to develop a Supplemental Environmental Impact Report concerning wireless cell tower installations across the city without regard to 30 ft. height rules, without advance notice to neighbors or regard to the 30-foot height limit in the coastal zone or to aesthetics of neighborhood character.

David Haney, Lou Cumming, Chuck Key, and Hilary Nemchik (on behalf of **Barbara Bry**) spoke opposing the City's actions in allowing installations of cell phone towers in accordance with FCC regulations and prior to the City Council adopting changes instituting same to the SDMC. They spoke to the lack of notification, visual pollution, exceeding the 30' Coastal Height Limit and cited the lawsuit opposing the FCC regulations filed by Montgomery County, Maryland and supported by the League of California Cities (in an amicus brief) of which the City of San Diego is a member. Also announcing support for these views were: **Catharine Douglass, Stone Douglass, Pam Foley, L. Michael Foley, Ellen Key.**

Trustee Zimmerman presented a draft of a letter to City officials and invited editing by the group. **Trustees Weiss and Outwater** felt that any letter detail should defer to legal experts. Others trustees including **Boyden, Little, Ahern, Steck, Fitzgerald, Costello, Emerson, Brady, and Will** urged support of a letter with some suggesting something simple and to the point; also pointed out was the fact that the LJCPA would have other opportunities in the future to address the SEIR draft and at the City Council. **Trustee Donovan** submitted suggested edits which were discussed by the trustees. (letter sent attached to the minutes)

Approved Motion: To send the letter drafted by Trustee Zimmerman and edited (with edits read at the meeting) by Trustee Donovan to the Mayor, various City staff and Councilmembers: to be verified by President Greatrex and Trustees Boyden and Donovan. (Fitzgerald, Little: 13-0-2)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Steck, Weiss, Will, Zimmerman

Abstain: Greatrex (Chair), Outwater (disagreed with text)

5.6 ACTION: Ad Hoc Committee on Residential Single-Family (RS) Zoning: Request for modification of quorum requirements: "In order to ensure that the greatest number of public meetings are held at times convenient for interested parties to attend and provide input. However, when the committee begins deliberations and formulating recommendations then a quorum, if not all of the committee members, must be present. Quorum not required prior to deliberations phase."

Various trustees including **Boyden and Emerson** questioned whether this was allowable under the Brown Act.

No motion made

5.6 ACTION: Ad Hoc Committee on Residential Single-Family (RS) Zoning: Ratify Appointment of Committee Member Eric Lindebak

Approved Motion: To ratify the appointment of Eric Lindebak to the Ad Hoc Committee on Residential Single-Family (RS) Zoning (Costello, Fitzgerald: 12-0-3)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Outwater, Steck, Will, Zimmerman

Abstain: Greatrex (Chair), Little, Weiss (did not know candidate)

5.7 ACTION: La Jolla Shores PRC: Ratify Appointment of Board Member Joe Walkush

Approved Motion: To ratify the appointment of Joe Walkush to the La Jolla Shores PRC (Emerson, Outwater: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Weiss, Will, Zimmerman

Abstain: Greatrex (Chair)

5.8 ACTION: Galaxy Taco 2259 Avenida de la Playa: Should the LJCPA consider the question of exterior colors (Request of La Jolla Shores Permit Review Committee) ?

Myrna Naegle spoke against the color scheme and compared it to other Shores buildings as did **Shirley Church**. **Bob Whitney, Kim Whitney** and **Michael Morton** spoke in general approval of the current color scheme and the inappropriateness of the LJCPA becoming involved in a Code Compliance issue. Owner **George Hauer** spoke of his efforts and expense to restore the building which had been in disrepair. He had presented to the LJSA and exchanged suggestions with Trustee Emerson as a private party. Later in the discourse he agreed to tone down the yellow primary color and make a coordinated scheme across that elevation of the building.

Trustees Boyden, Weiss, Emerson, Fitzgerald, Costello, Outwater, Zimmerman spoke of the requirements of the LJS PDO for exterior colors and many thought it should be toned down. There was general feeling that the LJCPA should not be involved in a Code Compliance issue-- it having come to the fore after the City had already finished the approval process without opportunity for formal community review. There was general acceptance of Mr. Hauer's offer to modify the exterior color scheme.

No motion made.

6.0 Non-Agenda Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

6.1 City of San Diego – Community Planner: Karen Bucey, KBucey@sandiego.gov was not present.

6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> **President Greatrex** reported for her on the \$3 Million gift from Audrey Geisel for renovation of the UCSD Geisel Library.

6.3 Others

Contractor Vic Salazar stated that Sewer Water group 820 would finish up on Exchange Place by

August 14, with work occurring between 9pm and 5am every day during the August 10 to 14th week.

7.0 Trustee Comment

Trustee Emerson noted that fireworks were being set off at the SIO Pier with no notice and disturbing local pets and residents.

Trustee Brady noted that the T&T Board had approved the parking plan for the La Jolla Music Society on Fay and wanted to assure interested parties that they will have an opportunity to comment on the parking plan at a future LJCPA meeting after the project has been reviewed by the DPR. The City is only interested in getting one recommendation from the LJCPA, not individual ones from its subcommittees.

Trustee Costello noted that the dEIR is out for the Climate Action Plan. The CAP and the dEIR can be viewed at <http://www.sandiego.gov/planning/genplan/cap/>. Responses to the dEIR may be submitted to DSDEAS@sandiego.gov with the project name and number in the subject line (San Diego Climate Action Plan – No. 416603) – Deadline Tuesday, September 29, 2015. He also noted that he is joining with residents to review the Bonair project and prepare a report. He suggested listening to the Planning Commission hearings (archives at sandiego.gov) with a view to critiquing the proceedings.

Trustee Zimmerman thanked Pat Sherman of the La Jolla Light for his extensive and helpful reporting on the Spectrum Act regulations issue (see 5.5 above).

Trustee Little also spoke to Planning Commission proceedings with respect to the LJ Community Plan.

Trustee Donovan suggested that items pulled from the consent agenda for a full hearing be placed earlier on the agenda to avoid applicants' additional expense and inconvenience. **President Greatrex** will take that under consideration as the order of the agenda is at her discretion.

Trustee Boyden suggested with concurrence by **President Greatrex** that it would be inappropriate for other Trustees to join in Trustee Costello's private review of the Bonair project.

8.0 Officers' Reports

8.1 Treasurer – Trustee Fitzgerald reminded the attendees that the LJCPA relies on cash donations to meet the expenses of the organization and thanked them for their continuing support.

Beginning Balance as of 7/1/15	\$ 249.73
Income	
• Collections	\$ 114.00
• CD Sales	<u>10.00</u>
Total Income	\$ 124.00
Expenses	
• Agenda Printing	\$ 52.82
• AT&T telephone	<u>63.27</u>
Total Expenses	<u>\$ 116.09</u>
Net Income/ (Loss)	\$ 7.91
Ending Balance of 7/31/15	\$ 257.64

8.2 Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LJCPA members and government representatives and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.

9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> No report

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> No report

9.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning 10.0 No report

10.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Tony Crisafi, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Dave Abrams, 4th Thurs, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

See Committee minutes and/or agenda for description of projects, deliberations, and vote.

Anyone may request a consent item be pulled for full discussion by the LJCPA.

Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.

10.1 Jooste Wines Sidewalk Café 5621 La Jolla Boulevard

PDO Recommendation: Project meets PDO requirements 6-0-0

10.2 Duke’s ROW Encroachment NDP 1216 Prospect Street

DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way fronting 1216 Prospect Street 4-1-1

10.3 Kaplan-Gaston 5606 Dolphin Place – pulled by applicant for further review

DPR Recommendation: Findings **CANNOT** be made for a Coastal Development Permit and Site Development Permit for a 1st and 2nd story addition to an existing single family residence at 5606 Dolphin Place, because the project does not transition or relate well to other neighboring houses. 4-1-1

10.4 Warbler Site Development Permit 5560 Warbler Way

DPR Recommendation: Findings **CAN** be made for a Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way. 5-1-1

10.5 Verizon Mt. Soledad Presbyterian Church 6551 Soledad Mountain Road

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church. 5-0-1

10.6 Shirley Trust SDP and CDP, 8025 Calle del Cielo

PRC Recommendation: Findings **CAN** be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan. 5-0-2

10.7 Taste of the Cove, August 27th

T&T Recommendation: Approval of road closure requested by San Diego Medicine Foundation. 9-0-0

***10.3 Kaplan-Gaston 5606 Dolphin Place was pulled by applicant
 prior to the meeting for further review***

Approved Motion: To approve the recommendation by the PDO Committee that 10.1 Jooste Wines Sidewalk Café 5621 La Jolla Boulevard meets PDO requirements; and the recommendations of the DPR Committee for 10.2 Duke's ROW Encroachment NDP 1216 Prospect Street that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way fronting 1216 Prospect Street and for 10.4 Warbler Site Development Permit 5560 Warbler Way that the findings CAN be made for a Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way and for 10.5 Verizon Mt. Soledad Presbyterian Church 6551 Soledad Mountain Road that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church; and the recommendation of the PRC for 10.6 Shirley Trust SDP and CDP, 8025 Calle del Cielo that the findings CAN be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo; and the recommendation of the T&T Board to approve the road closure requested by San Diego Medicine Foundation and forward the recommendations to the City. (Emerson, Fitzgerald: 13-0-1)

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Weiss, Will, Zimmerman
 Abstain: Greatrex (Chair)

11. Feuerstein Residence, 8351 Del Oro Court – pulled by Trustee Zimmerman

PRC Recommendation: Findings can be made for a CDP & SDP, Process 3, to demolish the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot. 5-0-1

Trustee Zimmerman pulled the project because of its size. **Architect Tim Martin** described the project as being on a large sloping lot with little street frontage so that both ends of the residence will be obscured from view by stone pines. The second story is pulled back. The FAR is 0.32, with part of the GFA coming from phantom areas. Landscaping is 42%. Front yard setback is 22'; rear is 33'; sideyard setbacks are: 12', 38', 60' and 12'.

Approved Motion: To ratify the recommendation of the PRC that the findings can be made for a CDP & SDP, Process 3, to demolish the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot (Outwater, Ahern: 12-1-1)

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Weiss, Will

Opposed: Zimmerman

Abstain: Greatrex (Chair)

12. Leibowitz Residence, 8283 La Jolla Shores Drive- pulled by a resident.

PRC: Findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot. 3-2-1.

The resident who pulled the project was not present. **Leanne MacDougall**, who lives downslope adjacent to the proposed project spoke of her concern about drainage from the project onto her property, possibly flooding her guest house which is close to the property line. She wanted additional questions answered. Her consultant from Rick Engineering had queried the applicant's engineer, but the exchange was not concluded timely for this meeting. The City engineers were satisfied with the grading and drainage plans. For a 50-year flood condition, the drainage through the common drain would improve by 9% with greater improvement at lesser flood conditions; the project proposes retention basins on site to control the flow from heavy rains. They are not changing the direction of the natural flow through the common drain which serves a number of connected properties. **Carson P. Edgington, RCE**, of **Rick Engineering** and **Steven R. Hauser, PE**, Civil Engineer for the project spoke.

Attorney Matt Peterson also commented and presented arguments for the project and argued that the drainage question was not in the purview of the LJCPA stating that the applicant was not required to have a grading permit, nor were they doing any grading. He cited the LJSPDO section of the SDMC, namely, 1510.0301 (d) (2) (B). At various times during the hearing of the item **Trustees Little, Donovan and Boyden** disagreed with his opinion. Discussion of the drainage issue continued with the participation of the applicant's representatives, the public and the trustees (see preceding paragraph for some details). Documents submitted by the speakers are included in the Public Document and had been e-mailed to the trustees the day before and the afternoon of the LJCPA meeting.

In response to **Tricia Riha**, it was stated that the solar panels would be on the roof behind parapets and that roof decks and rooftop umbrellas were not proposed; one-story height was 16' with the smaller two-story section reading 29'. It was stated that **Ms. McDougall** had changed the drainage in her yard. Various trustees commented on the improvement in drainage and that that had not been challenged.

Trustees commenting to the various issues included: **Little, Donovan, Boyden, Steck, Costello, Emerson, Fitzgerald, Outwater, Weiss, Zimmerman, and Will.**

Approved Motion: to ratify the recommendation of the PRC that the findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot. (Steck, Outwater: 9-3-2)

In favor: Ahern, Boyden, Brady, Donovan, Fitzgerald, Outwater, Steck, Will, Zimmerman

Opposed: Costello, Emerson, Little

Abstain: Greatrex, (Chair), Weiss (friend of neighbor opponent)

13. Speed Limit Decrease- pulled by **Donna Aprea**. Proposal to reduce speed limit from 30mph to 25mph on La Jolla Shores Drive from El Paseo Grande to N. Torrey Pines Rd.

T&T Recommendation: Opposed decrease: 5-3-0. Approved leaving speed at 30 mph: 7-0-0.

Donna Aprea pulled the item because she felt that there was confusion in the voting and stated that UCSD had requested the reduced speed due to dangerous conditions turning on to La Jolla Shores Drive from SIO property. A City study showed that 85% of cars are traveling up to 30mph limit, a criterion for keeping it at 30 mph. **Trustee Emerson** stated that she believed the danger stemmed from poor visibility rather than speed and suggested that a longer red curb, eliminating a couple of parking spaces, would help the visibility, but noted that this is in the Beach Impact Parking Zone. Others noted the bridge and other provisions for pedestrians to cross safely, though the request centered on cars turning onto La Jolla Shores Drive. **Gregg Salmon** also spoke to the subject.

Approved Motion: To ratify the T&T approval of leaving the speed limit on La Jolla Shore Drive between N. Torrey Pines Road and El Paseo Grande at 30 mph. (Emerson, Brady: 12-0-1)

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Will, Zimmerman

Abstain: Greatrex (Chair)

14. MCASD Expansion, 700 Prospect Street. (Paul Benton/Lindsay King/Jim Neri). Process 4 Coastal Development Permit and La Jolla Planned District Special Use Permit (processed as a CUP), to demolish an existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property. The project site is located at 700 Prospect Avenue (Museum of Contemporary Art San Diego) in the LJPD-6A and 5A zones of the La Jolla Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Overlay Zones in the La Jolla Community Plan Area.

Architect Paul Benton presented. **Lindsey King, and Jim Neri** also contributed. The area to the right, currently a parking lot and plaza will be converted to a sculpture garden and other spaces open to the public and will maintain the view through to the ocean. The new construction will be to the left. Much of it including the parking area for 41 cars and workshop and some gallery areas will be underground. The current Sherwood Hall auditorium will be converted to galleries. The Norfolk Island Pine will be moved away from the building. Building materials were shown.

The project with four deviations was approved 3-1-1 by DPR, but the LJ PDO committee did not approve the open stairwell as they thought it would be attractive to homeless persons.

The deviations proposed are 1) an accessible lift and stair encroachment within the rear yard setback which will allow access for tour bus passengers and disabled persons from Coast Boulevard. 2) Providing a 80' trellis where 50' is allowed at the entrance will match the width of the building; 3) Allowing for a height of 35.4'-this is an interior height only and 4) an egress only stairwell on the SE portion of the site within the sideyard setback is a single retaining wall of a height where setbacks are usually required. Allowing this will preserve the width of the garage and galleries and allow parking of more cars. It will have an open-out-only gate. This fourth one is the one the PDO objected to.

Approved Motion: That the findings can be made for a Process 4 CDP and La Jolla Planned District Special Use Permit (processed as a CUP) to demolish an existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property located at 700 Prospect Avenue (Museum of Contemporary Art San Diego) with the following four deviations: 1)

Accessible lift and stair encroachment within the Rear Yard Setback fronting Coast Boulevard; 2) Eighty foot trellis encroachment over entrance fronting Prospect; 3) Interior Height exceeding the 30-foot Zoning Height limit and 4) Egress stair on the southeast portion of the site, within the Side Yard Setback, leading to Prospect Street. (Ahern, Zimmerman: 11-1-1)

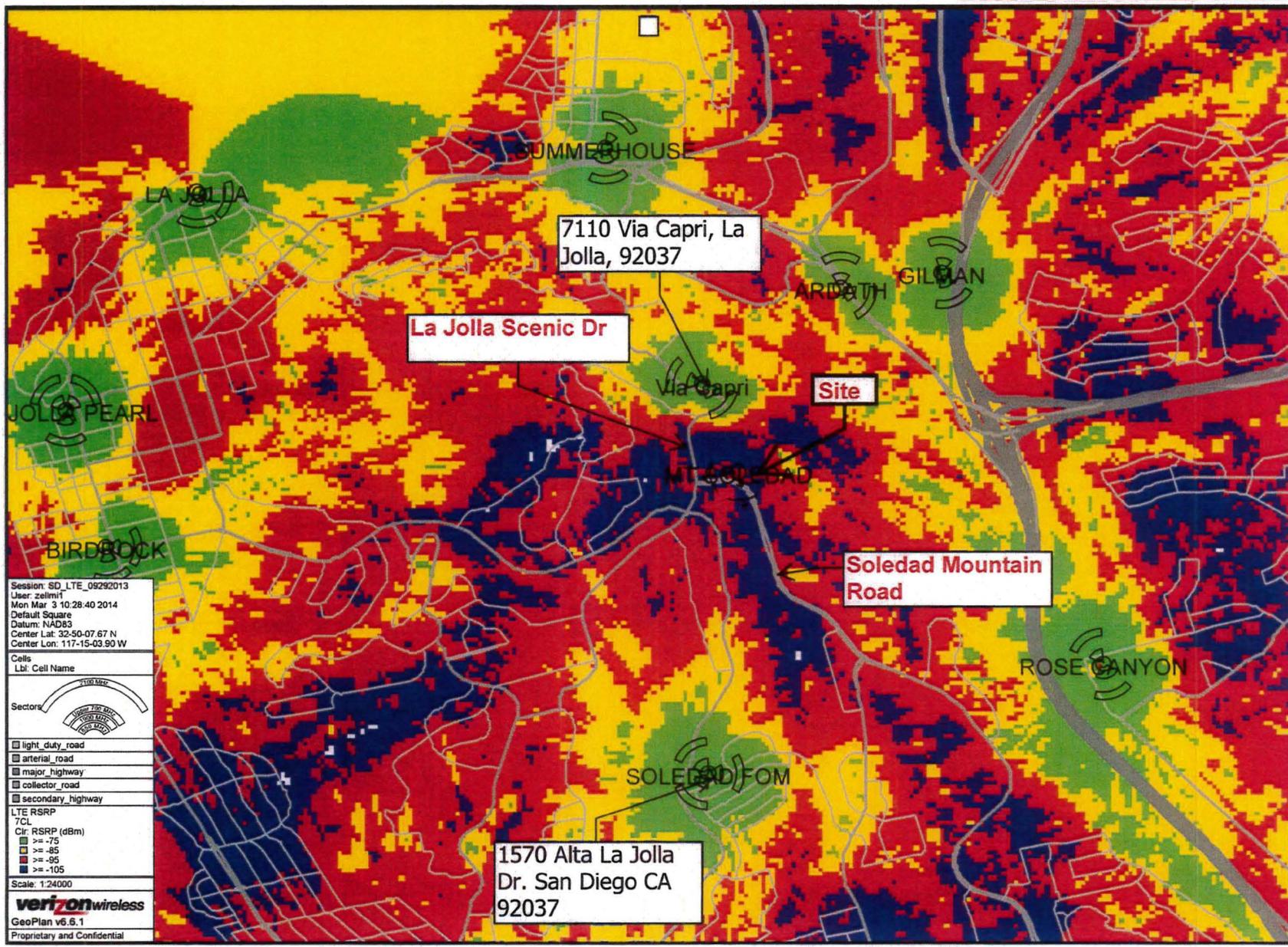
In favor: Ahern, Boyden, Brady, Costello, Donovan, Fitzgerald, Little, Outwater, Steck, Will, Zimmerman

Opposed: Emerson

Abstain: Greatrex (Chair)

15. Adjourned at 10:00 pm to next LJCPA Meeting, Thursday September 3rd, 6:00 pm

Mt Soledad Area without Site





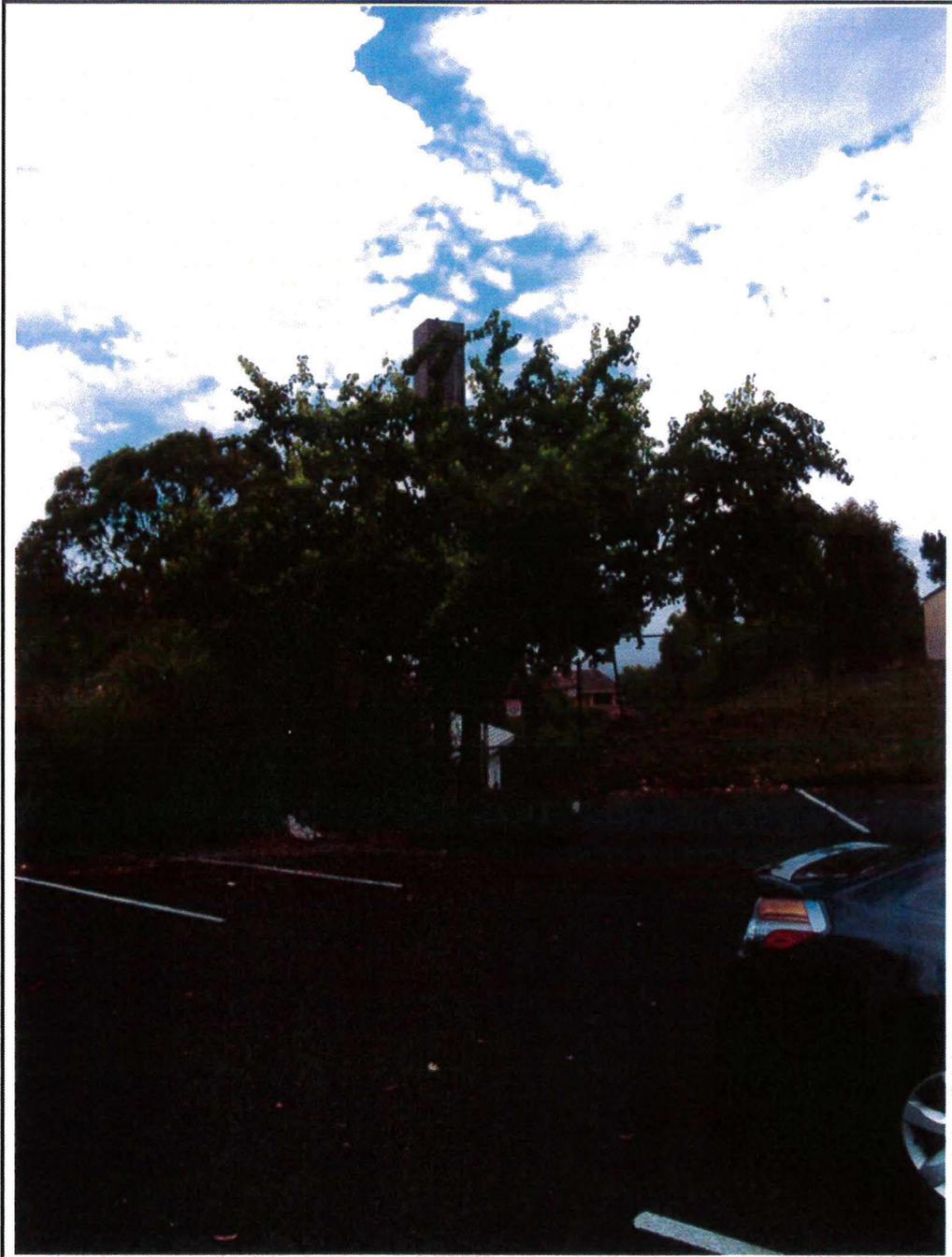
SITE PHOTOGRAPHS FOR VERIZON . SOLEDAD
6551 SOLEDAD MOUNTAIN ROAD
SAN DIEGO, CA 92037
APN: 352-461-03



AERIAL AND KEY MAP



SITE PHOTOGRAPHS FOR VERIZON . . . SOLEDAD
6551 SOLEDAD MOUNTAIN ROAD
SAN DIEGO, CA 92037
APN: 352-461-03



(1) VIEW LOOKING NE TOWARD THE PROJECT LIGHT POLE



SITE PHOTOGRAPHS FOR VERIZON . . . SOLEDAD
6551 SOLEDAD MOUNTAIN ROAD
SAN DIEGO, CA 92037
APN: 352-461-03



(3) VIEW LOOKING SE TOWARD THE PROJECT LIGHT POLE



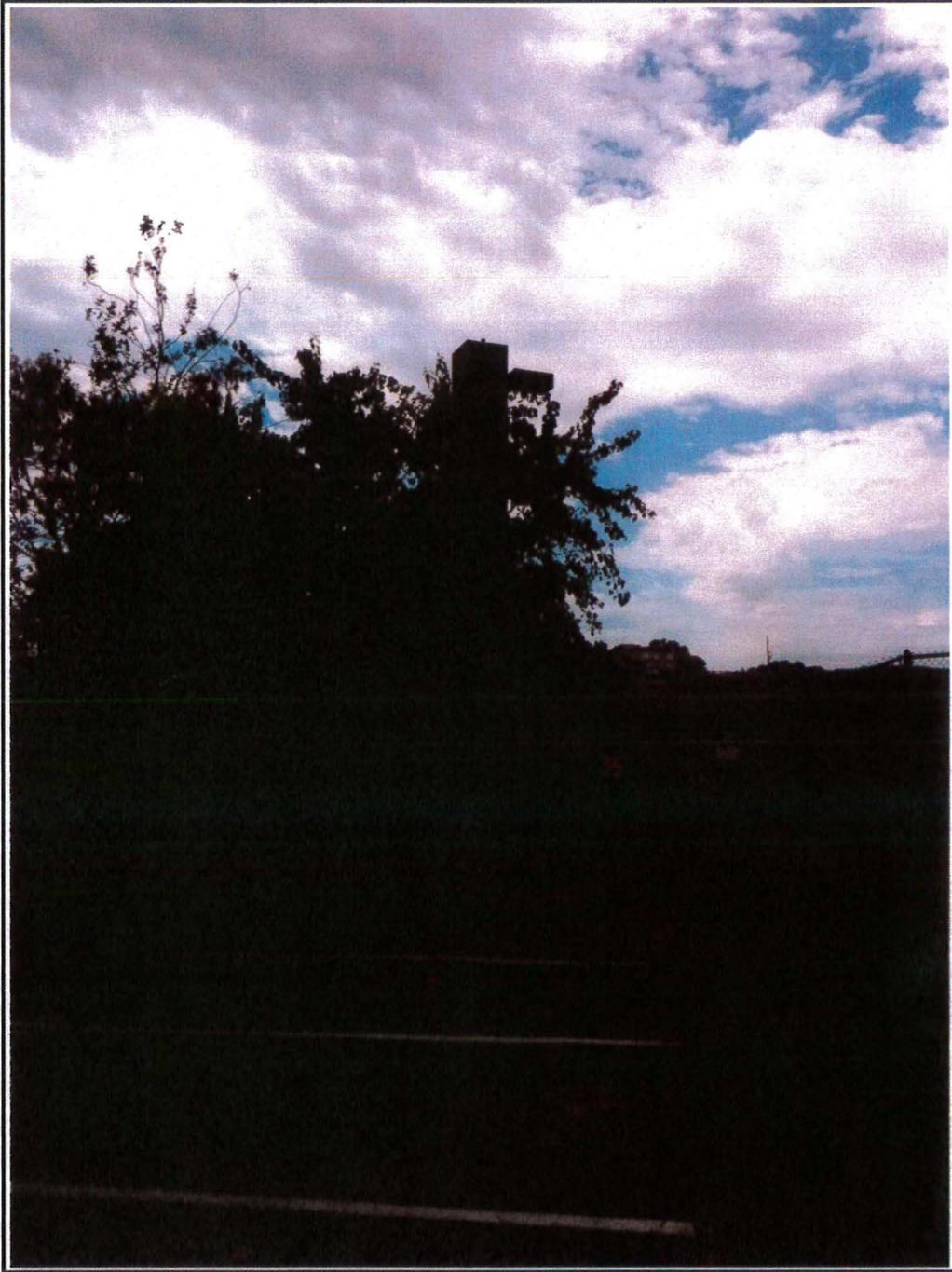
SITE PHOTOGRAPHS FOR VERIZON . . . SOLEDAD
6551 SOLEDAD MOUNTAIN ROAD
SAN DIEGO, CA 92037
APN: 352-461-03



(4)VIEW LOOKING S TOWARD THE PROJECT LIGHT POLE



SITE PHOTOGRAPHS FOR VERIZON . SOLEDAD
6551 SOLEDAD MOUNTAIN ROAD
SAN DIEGO, CA 92037
APN: 352-461-03



(3) VIEW LOOKING N TOWARD THE PROJECT LIGHT POLE



SITE PHOTOGRAPHS FOR VERIZON . . . SOLEDAD
6551 SOLEDAD MOUNTAIN ROAD
SAN DIEGO, CA 92037
APN: 352-461-03



(4) VIEW LOOKING N TOWARD THE PROJECT SITE



SITE PHOTOGRAPHS FOR MT SOLEDAD MODIFICATION
6551 SOLEDAD MOUNTAIN ROAD
LA JOLLA, CA 92037
APN: 352-461-03



VIEW#1



VIEW #2

 City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

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

Project Title Project No. For City Use Only

VZW MT SOLEDAD GENERATOR MODIFICATION

407711

Project Address:

6551 SOLEDAD MOUNTAIN ROAD LA JOLLA, CA 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Project Title: VZW MT SOLEDAD LTE Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
MOUNT SOLEDAD PRESBYTERIAN CHURCH
 Owner Tenant/Lessee
 Street Address:
6551 SOLEDAD MOUNTAIN ROAD
 City/State/Zip:
LA JOLLA, CA 92037
 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):
JEFF Ambrose
President
 Title (type or print):
JEFF Ambrose 2/27/14
 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 17, 2015

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	December 2, 2015
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	Conditional Use Permit/Neighborhood Development Permit, Exempt from the California Environmental Quality Act (CEQA) Process 3
PROJECT NO:	<u>407711</u>
PROJECT NAME:	<u>VERIZON – MT. SOLEDAD</u>
APPLICANT:	Monica Moretta Swing, Sequoia Deployment Services
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Karen Lynch, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5351 / klvnchash@san Diego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a wireless communication facility consisting of the replacement of two 25-foot tall existing parking lot light poles with two 30-foot tall light poles concealing two panel antennas each within a radome. Associated equipment is located in an existing 288-square foot enclosure. The previous permit, 99-0860-05 is expired and Verizon is proposing to upgrade the project and continue operating on the Mt. Soledad Presbyterian Church property located at 6551 Soledad Mountain Road.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on October 21, 2015 and the opportunity to appeal that determination ended November 4, 2015.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

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

Internal Order Number: 24005561

Revised 11-17-14 wjz

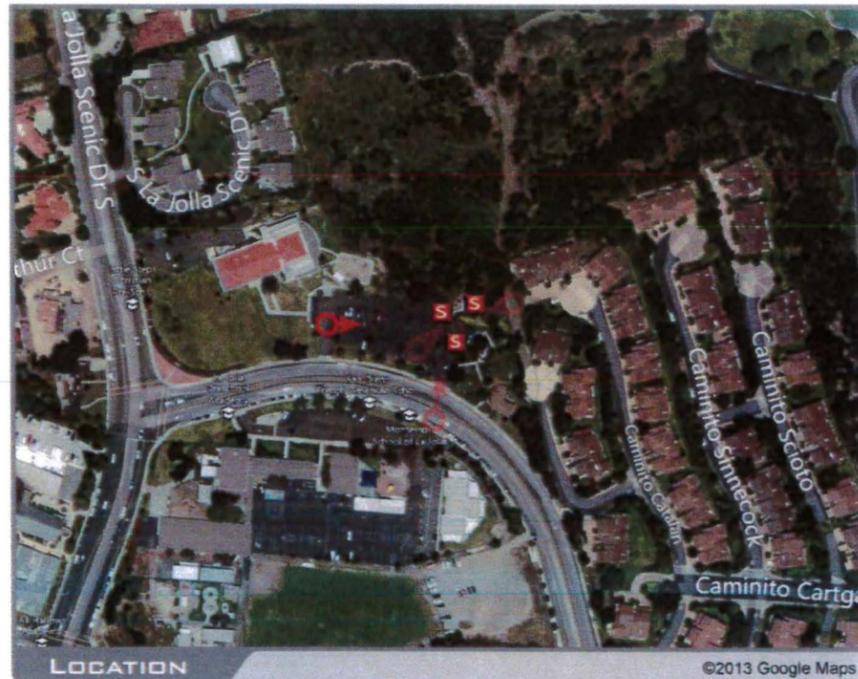


MT. SOLEDAD

6551 SOLEDAD MOUNTAIN ROAD SAN DIEGO, CA 92037



VIEW 1



LOCATION

©2013 Google Maps



EXISTING



PROPOSED LOOKING EAST FROM PARKING LOT



MT. SOLEDAD

6551 SOLEDAD MOUNTAIN ROAD SAN DIEGO, CA 92037



VIEW 1



LOCATION

©2013 Google Maps



EXISTING



PROPOSED LOOKING EAST FROM PARKING LOT

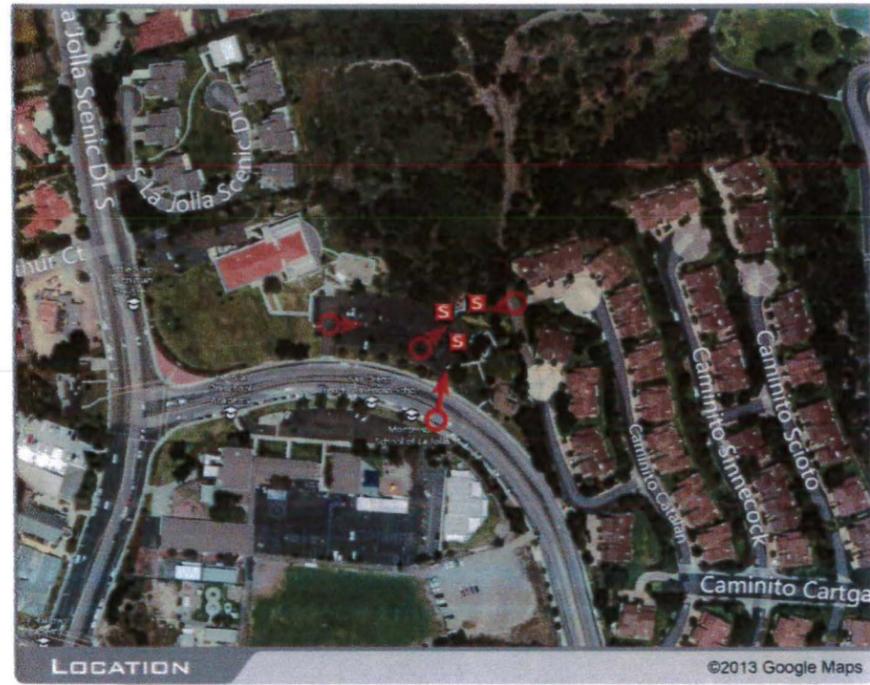


MT. SOLEDAD

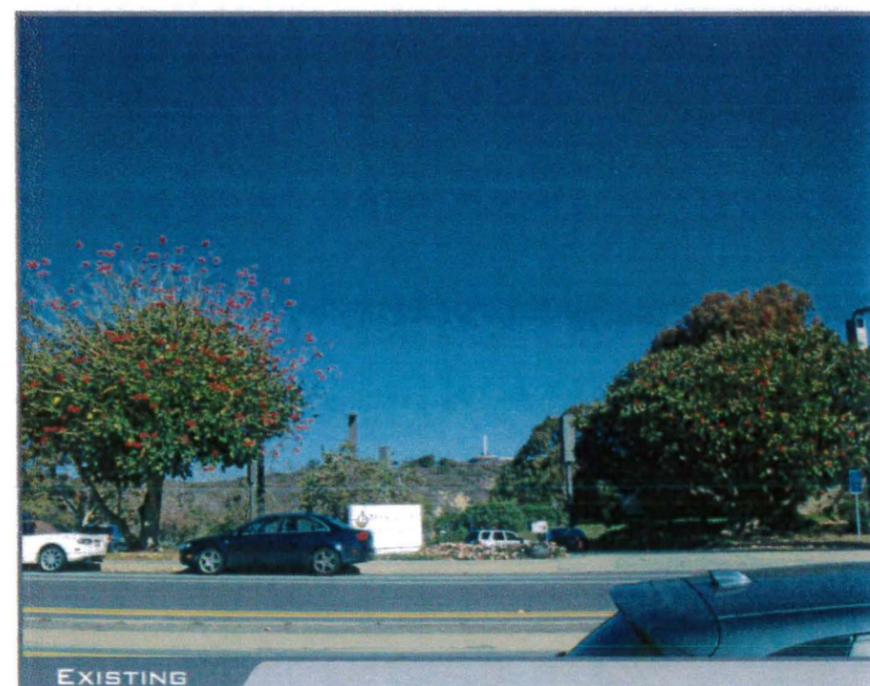
6551 SOLEDAD MOUNTAIN ROAD SAN DIEGO, CA 92037



VIEW 2



LOCATION ©2013 Google Maps



EXISTING



PROPOSED LOOKING NORTH ACROSS SOLEDAD MOUNTAIN ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

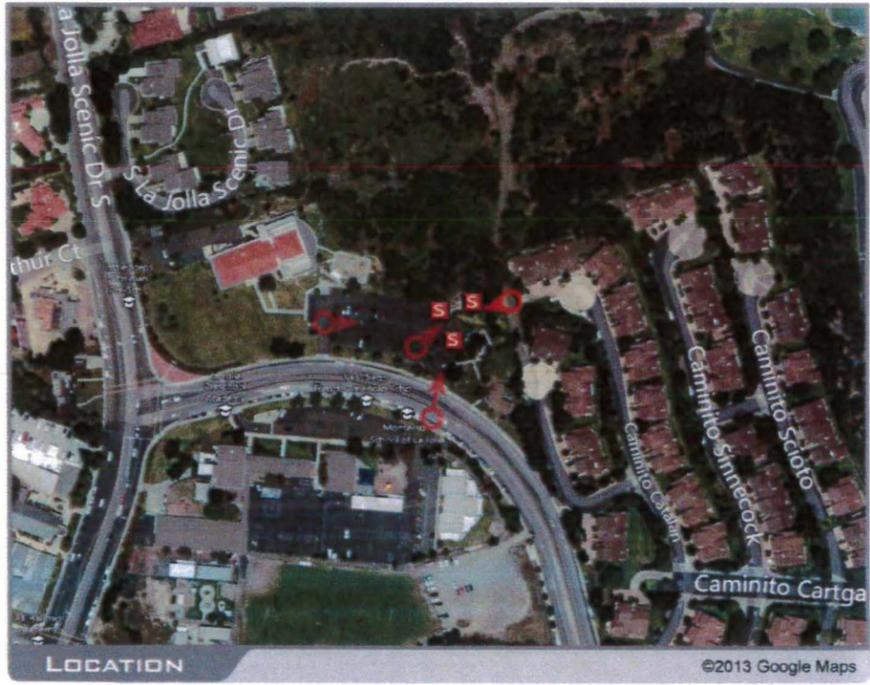


MT. SOLEDAD

6551 SOLEDAD MOUNTAIN ROAD SAN DIEGO, CA 92037



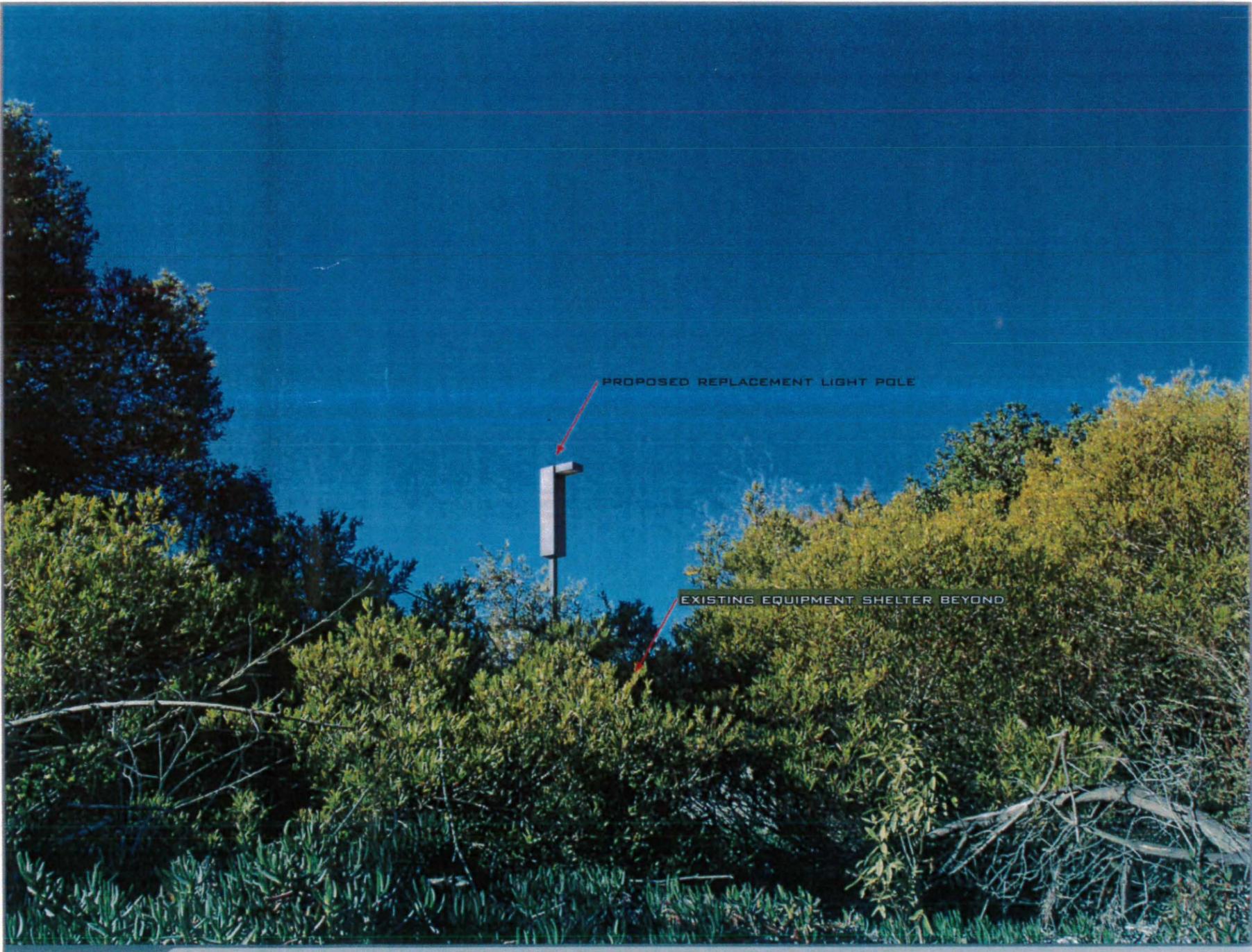
VIEW 3



LOCATION ©2013 Google Maps



EXISTING



PROPOSED LOOKING WEST FROM PROPERTY LINE ADJACENT TO CAMINITO CATALAN

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



MT. SOLEDAD

6551 SOLEDAD MOUNTAIN ROAD SAN DIEGO, CA 92037



VIEW 4



LOCATION ©2013 Google Maps



EXISTING



PROPOSED LOOKING NORTHEAST FROM PARKING LOT

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

ABBREVIATIONS

ABV.	ABBREVIATION	EQ.	EQUAL	MECH.	MECHANICAL
AC	ACOUSTIC(AL)	EQUIP.	EQUIPMENT	MET.	METAL
A/C	AIR CONDITIONING	EXIST.	EXISTING	MIN.	MINIMUM
ALT.	ALTERNATE	EX.	EXTERIOR	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	F.S.	FACE OF STUD	NAT.	NATURAL
A.B.	ANCHOR BOLT	FIN.	FINISH	N.	NORTH
APPROX.	APPROXIMATE	FIX.	FIXURE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT(URAL)	FL.	FLOOR	N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE	F.L.	FLOW LINE	O.C.	ON CENTER
BM.	BEAM	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
BLK(G)	BLOCKING	FLOUR.	FLOURESCENT	OPNG.	OPENING
BD.	BOARD	FT./	FOOT PER	OPP.	OPPOSITE
BOT.	BOTTOM	FTG.	FOOTING	PL.	PLATE
BLDG.	BUILDING	FDN.	FOUNDATION	PLYWD.	PLYWOOD
CAB.	CABINET	GAL.	GALLON	REINF.	REINFORCE(ING)
C.I.	CAST IRON	GALV.	GALVANIZED	RM.	ROOM
C.B.	CATCH BASIN	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
CLG.	CEILING	G.	GAS	SEC.	SECTION
CEM.	CEMENT	GA.	GAUGE	SHT.	SHEET
CER.	CERAMIC	GL.	GLASS	SIM.	SIMILAR
C.O.	CLEAN OUT	G.L.	GLUED LAMINATE	S.	SOUTH
CLR.	CLEAR	GYP.	GYPNUM	SPECS.	SPECIFICATIONS
COL.	COLUMN	HT.	HEIGHT	SQ.	SQUARE
CONC.	CONCRETE	H.M.	HOLLOW METAL	STD.	STANDARD
CONN.	CONNECTION	HORIZ.	HORIZONTAL	STL.	STEEL
CONT.	CONTINUE(OUS)	H.B.	HOSE BIBB	STRUCT.	STRUCTURAL
DET.	DETAIL	INFO.	INFORMATION	SUSP.	SUSPENDED
DIAM.	DIAMETER	I.D.	INSIDE DIAMETER	T & P	TELEPHONE & POWER
DIM.	DIMENSION	INSUL.	INSULATE(ION)	THK.	THICK
DR.	DOOR	INT.	INTERIOR	T & B	TOP & BOTTOM
DBL.	DOUBLE	INT.	INTERIOR	TYP.	TYPICAL
DN.	DOWN	JT.	JOINT	U.N.O.	UNLESS NOTED OTHERWISE
DS.	DOWN SPOUT	KIT.	KITCHEN	VENT.	VENTILATION
DWG.	DRAWING	LAB.	LABORATORY	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	LT.	LIGHT	W.	WATER
EA.	EACH	LIN.	LINEAL	WT.	WEIGHT
E.	EAST	MFR.	MANUFACTUR(ER'S)	W.W.M.	WELDED WIRE MESH
ELEC.	ELECTRIC(AL)	M.O.	MASONRY OPENING	W.	WEST
EL.	ELEVATION	MAT.	MATERIAL	W/	WITH
ENCL.	ENCLOSURE	MAX.	MAXIMUM	WD.	WOOD



SITE NAME: "MT. SOLEDAD"

6551 SOLEDAD MOUNTAIN SAN DIEGO, CA 92126

LEGAL DESCRIPTION

LOT 1 OF MUIRLANDS PRESBYTERIAN CHURCH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 481, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

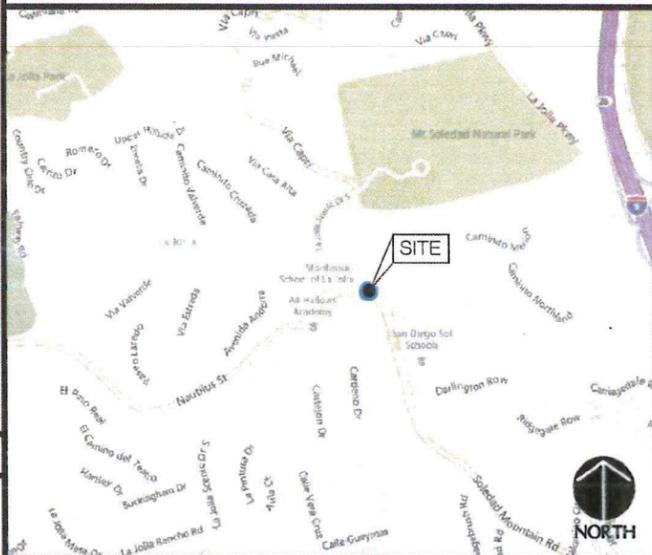
Dept. Approved Date	
A&C	
RE	
RF	
INT	
EE	
OPS	
EE/OUT	



15505 Sand Canyon Ave.
Building D, First Floor
Irvine, CA, 92618
(949) 286-7000

SITE NAME: "MT. SOLEDAD"
 6551 SOLEDAD MOUNTAIN
 SAN DIEGO, CA 92126
 TITLE SHEET
 ZONING DRAWINGS

VICINITY MAP THIS VICINITY MAP NOT TO SCALE



PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVE
BUILDING D, FIRST FLOOR
IRVINE, CA, 92618

APPLICANT'S AGENT:
SEQUOIA DEPLOYMENT SERVICES
22471 ASPAN ST., STE. 290
LAKE FOREST, CA 92630
PH: (714) 931-6011
CONTACT: MONICA MORETTA SWING

ARCHITECT:
DERRA DESIGN, INC.
495 E. RINCON STREET, #204
CORONA, CA, 92879
951-268-1650
CONTACT: BILL ATKINS

OWNER:
MT. SOLEDAD PRESBYTERIAN CHURCH
6551 SOLEDAD MOUNTAIN ROAD
SAN DIEGO, CA 92126
PH: 858-495-3865
CONTACT: JOHN MOSER

STRUCTURAL ENGINEER:
SHUCRI 'CHUCK' YAGHI, P.E.
112 E. CHAPMAN AVE., SUITE D
ORANGE, CA, 92666
714-997-9120
CONTACT: CHUCK YAGHI, P.E.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-2.1	EQUIPMENT SHELTER PLAN
A-3	BMP NOTES/ CERTIFICATE, ENLARGED ANTENNA PLANS
A-4	LIGHT STANDARD No. 1 PLANS/ ELEVATIONS
A-5	LIGHT STANDARD No. 2 PLANS/ ELEVATIONS
A-6	ELEVATIONS
A-7	ARCHITECTURAL DETAILS AND SPEC. SHEET
A-8	EXISTING ANTENNA SPEC. SHEET

PROJECT DESCRIPTION

THIS PROJECT TO CONSIST OF THE MODIFICATION OF COMMUNICATION EQUIPMENT FOR VERIZON.

- REMOVE AND REPLACE (4) PREVIOUSLY APPROVED PANEL ANTENNAS (2 ANTENNAS PER SECTOR) & ASSOCIATED COAX CABLES
- INSTALLATION OF (12) PROPOSED DIPLEXERS (6 DIPLEXERS PER SECTOR, 2 SECTORS TOTAL)
- REMOVE AND REPLACE (2) PREVIOUSLY APPROVED 25' HIGH LIGHT STANDARD WITH (2) NEW 30' HIGH LIGHT STANDARD (PAINT TO MATCH EXISTING LIGHT STANDARD)

CONSTRUCTION DATA:

JURISDICTION:	CITY OF SAN DIEGO
SITE AREA (GROSS):	5.53 ACRES
EXISTING EQUIPMENT AREA: (NO CHANGE)	288 SQ. FT.
CONSTRUCTION TYPE:	V-B
OCCUPANCY CLASSIFICATION:	B
ZONING:	RS-1-2
APN:	352-461-03
EXISTING USE:	CHURCH/ TELECOMMUNICATION FACILITY
PROPOSED USE:	CHURCH/ TELECOMMUNICATION FACILITY
EXISTING WIRELESS CARRIERS:	T-MOBILE, AT&T AND SPRINT
PREVIOUS PERMIT No.	99-0960-05

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

PROJECT INFORMATION

AS OF JANUARY 1, 2014 ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

- 2013 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24, C.C.R.
- 2013 CALIFORNIA BUILDING CODE (C.B.C.) PART 2, TITLE 24, C.C.R. (BASED ON THE 2012 INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA ELECTRICAL CODE (C.E.C.) PART 3, TITLE 24, C.C.R. (BASED ON THE 2011 NATIONAL ELECTRICAL CODE)
- 2013 CALIFORNIA MECHANICAL CODE (C.M.C.) PART 4, TITLE 24, C.C.R. (BASED ON THE 2012 UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA PLUMBING CODE (C.P.C.) PART 5, TITLE 24, C.C.R. (BASED ON THE 2012 UNIFORM PLUMBING CODE)
- 2013 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)
- 2013 CALIFORNIA FIRE CODE (C.F.C.) PART 9, TITLE 24, C.C.R. (BASED ON THE 2012 INTERNATIONAL FIRE CODE WITH 2013 CALIFORNIA AMENDMENTS)
- 2013 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, I-74 ENERGY CONSERVATION, LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED.

APPROVALS

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACQ.			
PM			

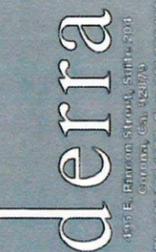
COMMENTS:

NOTES

- THE MAXIMUM NUMBER OF DIRECTIONAL CELLULAR ANTENNAS TO BE LOCATED IS FOUR (4)
- THE MAXIMUM NUMBER OF GPS ANTENNAS TO BE LOCATED IS ONE (1)
- THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED

SPECIAL INSPECTIONS

SPECIAL INSPECTION IS REQUIRED FOR THE WORK:

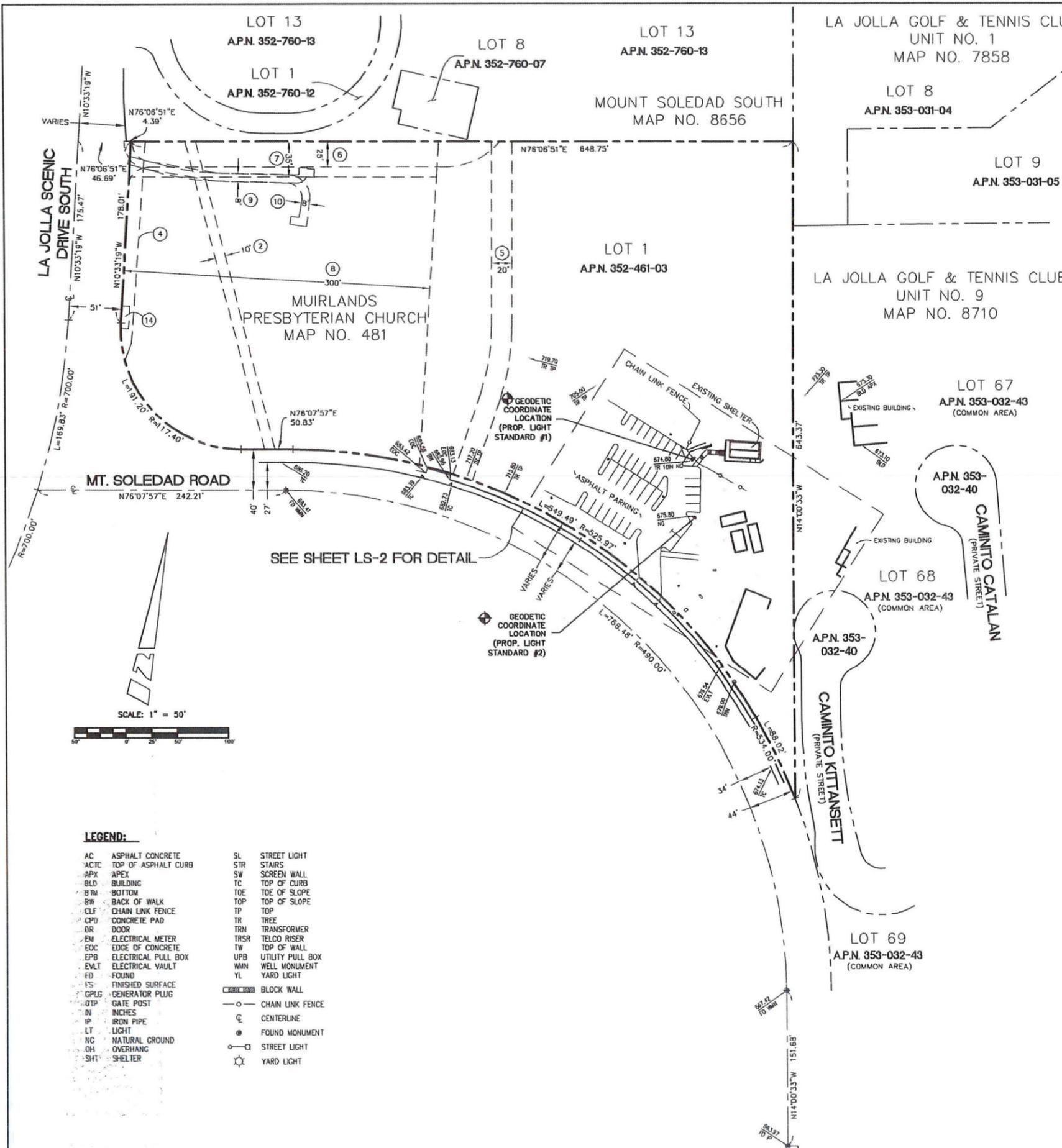


495 E. RINCON STREET, SUITE 204
CORONA, CA, 92879
PH: 951-268-1650 FAX: 951-201-1650

Revisions	09/15/15	100% 2D REVIEW - RF REVISION	
	09/29/15	100% 2D REVIEW - NEW SURVEY	
	09/14/15	100% 2D REVIEW - SURVEY REV.	
	10/08/15	100% 2D REVIEW - NEW LT. EX.	
	10/19/15	100% 2D REVIEW - NEW LT. EX. PROP. D. NOTES	
		10/19/15	PLANNING COMMENTS
			RF

T-1

Job No. 1405Y



COORDINATES:

PROPOSED LIGHT STANDARD #1
 LATITUDE 32°50'08.20" N
 LONGITUDE 117°14'48.65" W

PROPOSED LIGHT STANDARD #2
 LATITUDE 32°50'07.66" N
 LONGITUDE 117°14'48.46" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASITECH" G.P.S. RECEIVERS AND ASITECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF MT. SOLEDAD ROAD BEING NORTH 14°00'33" WEST PER MUIRLANDS PRESBYTERIAN CHURCH MAP NO. 4819, RECORDS OF SAN DIEGO COUNTY.

ASSESSOR'S IDENTIFICATION:

SAN DIEGO COUNTY A.P.N. 352-461-03

AREA:

5.53± ACRES PER SAN DIEGO COUNTY ASSESSOR

BENCH MARK:

CITY OF SAN DIEGO VERTICAL CONTROL DATUM (E16-010)

INDEX: 2438-16930

DESCRIPTION: LA JOLLA SCENIC DRIVE SOUTH @ CASTEJON DRIVE, SBP

ELEVATION: 613.899 FEET A.M.S.L. (U.S.G.S. ADJUSTMENT OF 1970)

TITLE REPORT IDENTIFICATION:

COMMONWEALTH LAND TITLE COMPANY, PRELIMINARY TITLE REPORT V-2 NO. 08020321, DATED AS OF JUNE 17, 2015.

LEGAL DESCRIPTION:

LOT 1 OF MUIRLANDS PRESBYTERIAN CHURCH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4819, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 4, 1951.

DATE OF SURVEY:

JUNE 19, 2015

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

EASEMENT NOTES:

- 1 EASEMENT(S) SHOWN HEREON ARE PER COMMONWEALTH LAND TITLE COMPANY, PRELIMINARY TITLE REPORT V-2 NO. 08020321, DATED AS OF JUNE 17, 2015.
- 2 AN AGREEMENT FOR AN EASEMENT TO CITY OF SAN DIEGO FOR MAINTENANCE OF A COMMUNICATION CABLE, RECORDED MAY 3, 1950 IN BOOK 3606, PAGE 186 OF OFFICIAL RECORDS.
- 3 AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED SEPTEMBER 2, 1953 IN BOOK 4974, PAGE 96 OF OFFICIAL RECORDS. (DOES NOT AFFECT SITE PROPERTY; FALLS S'LY)
- 4 AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED AUGUST 27, 1953 IN BOOK 4968, PAGE 43 OF OFFICIAL RECORDS. (NO WIDTH GIVEN IN DOCUMENT)
- 5 AN EASEMENT GRANTED TO CITY OF SAN DIEGO FOR WATER MAIN, RECORDED MAY 23, 1957 IN BOOK 6589, PAGE 587 OF OFFICIAL RECORDS.
- 6 AN EASEMENT FOR FUTURE STREET, SHOWN ON TRACT MAP NO. 4819.
- 7 AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED FEBRUARY 14, 1964 AS INSTRUMENT NO. 1964-028628 OF OFFICIAL RECORDS.
- 8 A RESOLUTION NO. 210936 ESTABLISHING LA JOLLA SCENIC-VIA CAPRI UNDERGROUND DISTRICT, RECORDED JULY 10, 1974 AS FILE NO. 1974-0184542 OF OFFICIAL RECORDS.
- 9 AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED DECEMBER 24, 1974 AS INSTRUMENT NO. 1974-0333029 OF OFFICIAL RECORDS.
- 10 AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED APRIL 11, 1978 AS INSTRUMENT NO. 1978-0142880 OF OFFICIAL RECORDS.
- 11 AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED DECEMBER 10, 1983 AS INSTRUMENT NO. 1983-0479553 OF OFFICIAL RECORDS. (THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS)
- 12 AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED MARCH 22, 2002 AS INSTRUMENT NO. 2002-0242005 OF OFFICIAL RECORDS.
- 13 MEMORANDUM OF LEASE TO CINGULAR WIRELESS, RECORDED OCTOBER 20, 2003 AS INSTRUMENT NO. 2003-01282682 OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)
- 14 MEMORANDUM OF LEASE TO AT&T WIRELESS, RECORDED NOVEMBER 5, 2004 AS INSTRUMENT NO. 2004-01054596 OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)
- 15 MEMORANDUM OF LEASE TO NEXTEL OF CALIFORNIA, RECORDED MAY 30, 2006 AS INSTRUMENT NO. 2006-0379851 OF OFFICIAL RECORDS. MODIFICATION RECORDED MARCH 4, 2009 AS INSTRUMENT NO. 2009-0106980 OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)
- 16 MEMORANDUM OF LEASE TO T-MOBILE WEST CORPORATION, RECORDED JULY 17, 2012, AS INSTRUMENT NO. 2012-0414478 OF OFFICIAL RECORDS. SUBORDINATION RECORDED JULY 17, 2012 AS INSTRUMENT NO. 2012-0414478 OF OFFICIAL RECORDS. TO DEED OF TRUST RECORDED JULY 17, 2012, AS INSTRUMENT NO. 2012-0414476 OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)
- 17 MEMORANDUM OF LEASE TO NEW CINGULAR WIRELESS, RECORDED JULY 17, 2012, AS INSTRUMENT NO. 2012-0414480 OF OFFICIAL RECORDS. SUBORDINATION RECORDED JULY 17, 2012 AS INSTRUMENT NO. 2012-0414478 OF OFFICIAL RECORDS. TO DEED OF TRUST RECORDED JULY 17, 2012, AS INSTRUMENT NO. 2012-0414476 OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)
- 18 MEMORANDUM OF LEASE TO TOWERCO ASSETS LLC, RECORDED JULY 17, 2012, AS INSTRUMENT NO. 2012-0414480 OF OFFICIAL RECORDS. SUBORDINATION RECORDED JULY 17, 2012 AS INSTRUMENT NO. 2012-0414480 OF OFFICIAL RECORDS. TO DEED OF TRUST RECORDED JULY 17, 2012, AS INSTRUMENT NO. 2012-0414476 OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)
- 19 MEMORANDUM OF LEASE TO VERIZON WIRELESS, RECORDED JULY 17, 2012, AS INSTRUMENT NO. 2012-0414481 OF OFFICIAL RECORDS. SUBORDINATION RECORDED JULY 17, 2012 AS INSTRUMENT NO. 2012-0414481 OF OFFICIAL RECORDS. TO DEED OF TRUST RECORDED JULY 17, 2012, AS INSTRUMENT NO. 2012-0414476 OF OFFICIAL RECORDS. AMENDMENT RECORDED MAY 29, 2014 AS INSTRUMENT NO. 2014-0221087, OF OFFICIAL RECORDS. AMENDMENT TO SUBORDINATION, RECORDED MAY 29, 2014 AS INSTRUMENT NO. 2014-0221088, OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)

○ DENOTES ITEM PLOTTED HEREON



Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		

BERT BASE
 AND ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 3188 AIRWAY AVENUE, SUITE K1
 COSTA MESA, CALIFORNIA 92626
 714 557-1567 OFFICE
 714 557-1568 FAX
 JN. 803.350

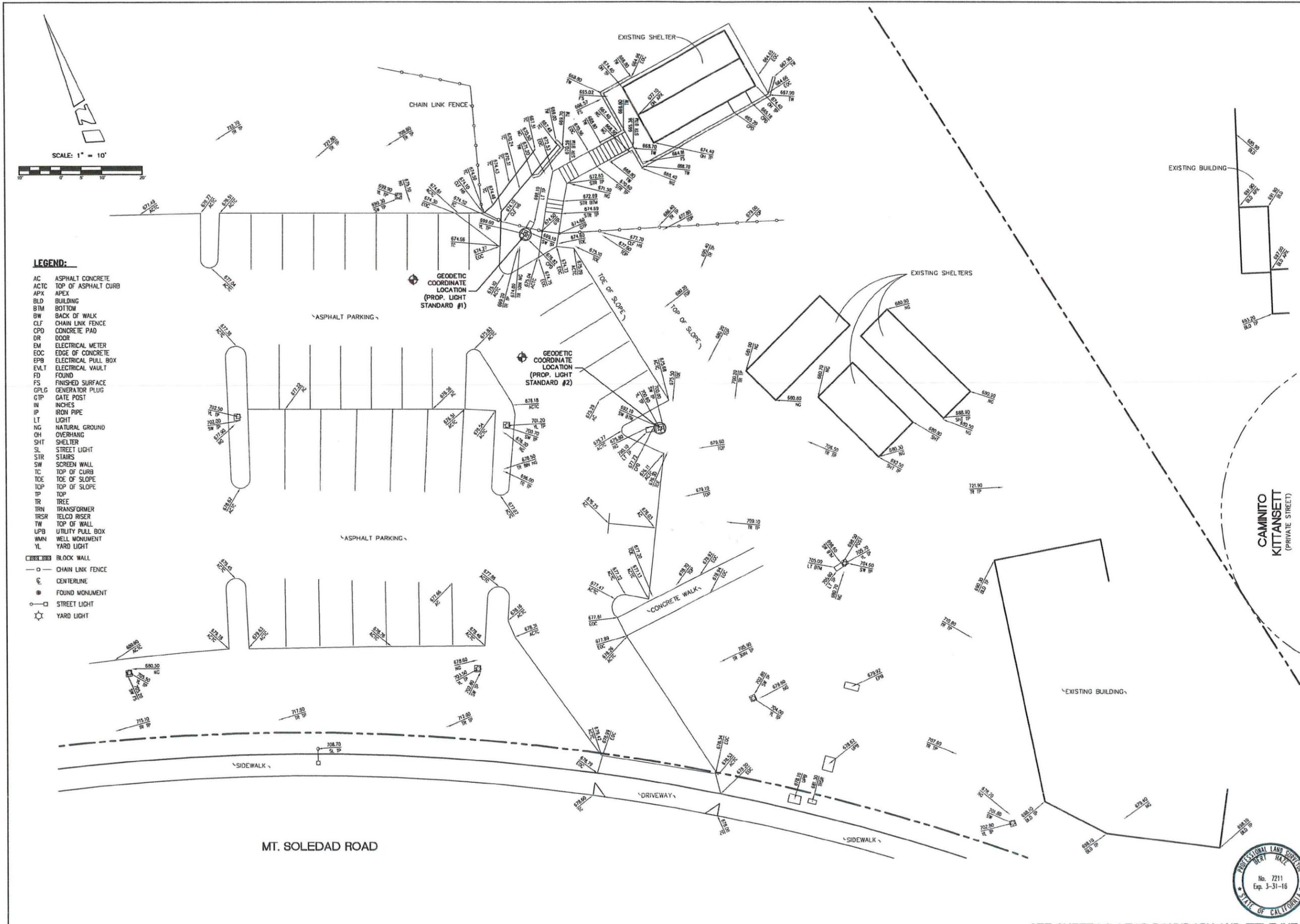
verizon wireless
 15505 Sand Canyon Ave.
 Building "D", First Floor
 San Diego, CA 92126

TOPOGRAPHIC SURVEY
 "MT. SOLEDAD"
 6551 SOLEDAD MOUNTAIN
 SAN DIEGO, CA 92126

REVISIONS	ISSUED FOR REVIEW	ISSUED FOR	ADDED TITLE INFO.	ADDED CITY BENCHMARK INFO.
01	06/25/15	(RF)		
02	07/02/15	(AN)		
03	08/24/15	(CMM)		
04				
05				

LS-1

SEE SHEET LS-2 FOR SITE DETAILS



- LEGEND:**
- AC ASPHALT CONCRETE
 - ACTC TOP OF ASPHALT CURB
 - APX APEX
 - BLD BUILDING
 - BTM BOTTOM
 - BW BACK OF WALK
 - CLF CHAIN LINK FENCE
 - CPD CONCRETE PAD
 - DR DOOR
 - EM ELECTRICAL METER
 - EOC EDGE OF CONCRETE
 - EPB ELECTRICAL PULL BOX
 - EVLT ELECTRICAL VAULT
 - FD FOUND
 - FS FINISHED SURFACE
 - GPLG GENERATOR PLUG
 - GTP GATE POST
 - IN INCHES
 - IP IRON PIPE
 - LT LIGHT
 - NG NATURAL GROUND
 - OH OVERHANG
 - SHT SHELTER
 - SL STREET LIGHT
 - STR STAIRS
 - SW SCREEN WALL
 - TC TOP OF CURB
 - TOE TOE OF SLOPE
 - TOP TOP OF SLOPE
 - TP TOP
 - TR TREE
 - TRN TRANSFORMER
 - TRSR TELCO RISER
 - TW TOP OF WALL
 - UPB UTILITY PULL BOX
 - WMN WELL MONUMENT
 - YL YARD LIGHT
- BLOCK WALL
 - CHAIN LINK FENCE
 - CENTERLINE
 - FOUND MONUMENT
 - STREET LIGHT
 - YARD LIGHT

Dept.	Approved	Date
A&C		
RE		
RF		
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OPS		

BERT BARR
 AND ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 318B AIRWAY AVENUE, SUITE K1
 COSTA MESA, CALIFORNIA 92626
 714 557-1567 OFFICE
 714 557-1568 FAX
 JN. 803.350

verizon wireless
 15505 Sand Canyon Ave.
 Building "D", First Floor
 San Diego, CA 92126

TOPOGRAPHIC SURVEY
 "MT. SOLEDAD"
 6551 SOLEDAD MOUNTAIN
 SAN DIEGO, CA 92126

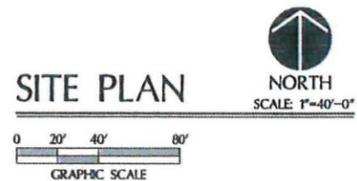
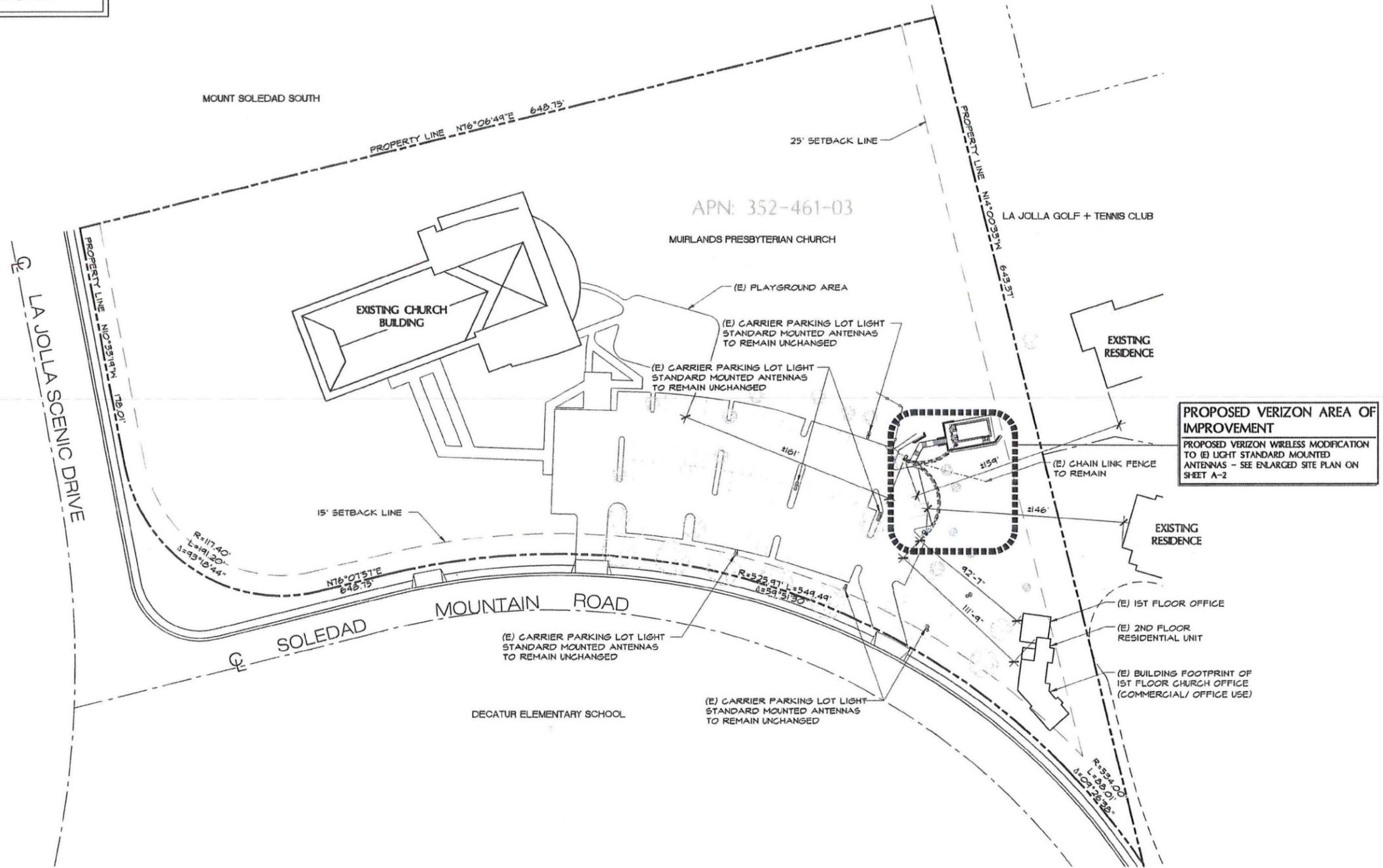
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01	06/25/15		
02	07/02/15		
03	08/24/15		
04			
05			

CASE NO. **LS-2**



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.

NOTE:
 THIS IS A MODIFICATION OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 THIS PROJECT PROPOSES NO WORK IN THE PUBLIC RIGHT-OF-WAY.



Dept.	Approved	Date
A&C		
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RF		
INT		
EE		
OPS		
EE/OUT		

verizon

15505 Sand Canyon Ave.
 Building "D", First Floor
 Irvine, CA, 92618
 (949) 286-7000

SITE NAME: "MT. SOLEDAD"
 6551 SOLEDAD MOUNTAIN
 SAN DIEGO, CA 92126

SITE PLAN
 ZONING DRAWINGS

derra

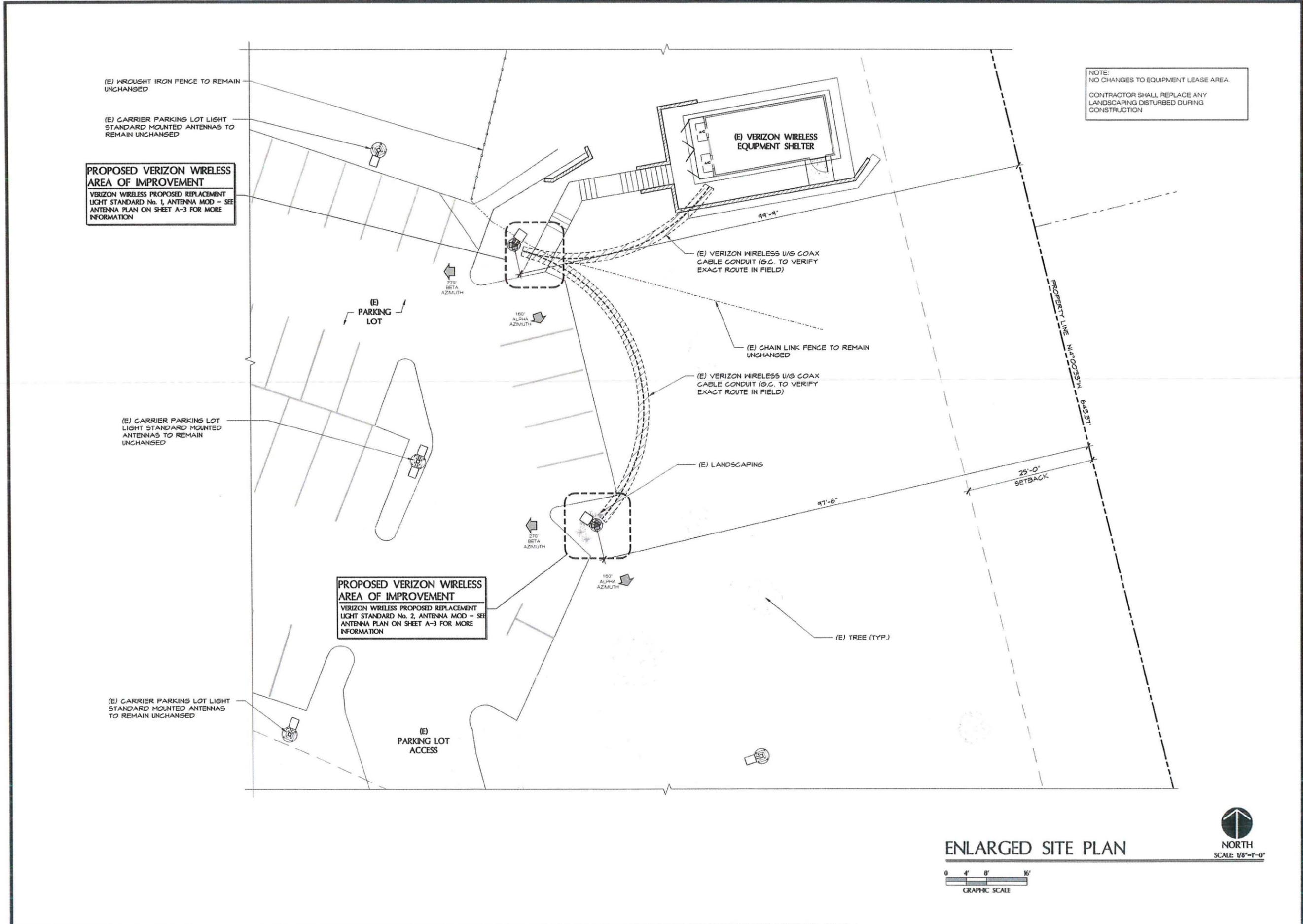
438 E. River Street, Suite 304
 San Diego, CA 92109
 City: 619-291-1515 Fax: 619-291-1516

Revisions

0	08/13/15	100% 2D REVIEW - RF REVISION
0	08/29/15	100% 2D REVIEW - NEW SURVEY
0	09/14/15	100% 2D REVIEW - SURVEY REV.
0	10/09/15	100% 2D REVIEW - NEW LT. PK. PROP. D. NOTES
0	10/19/15	PLANNING COMMENTS

A-1

Job No. 1405Y



Dept.	Approved	Date
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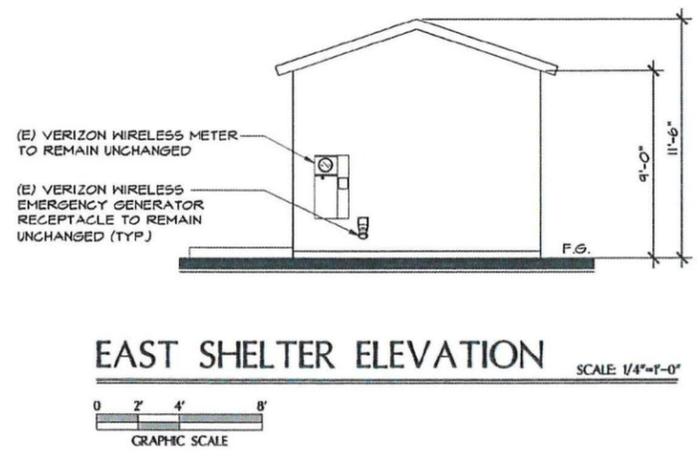
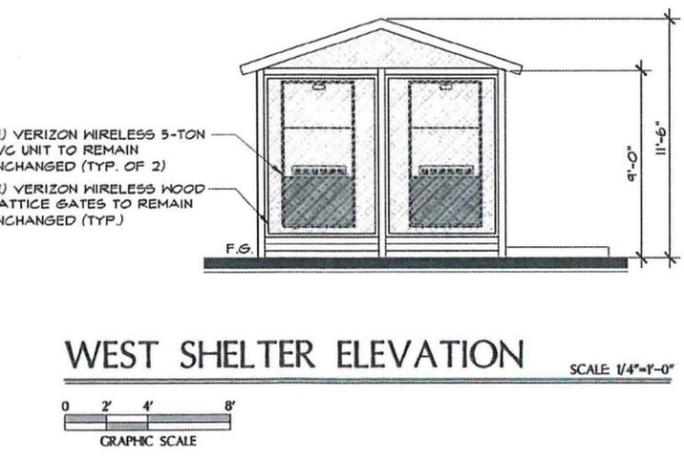
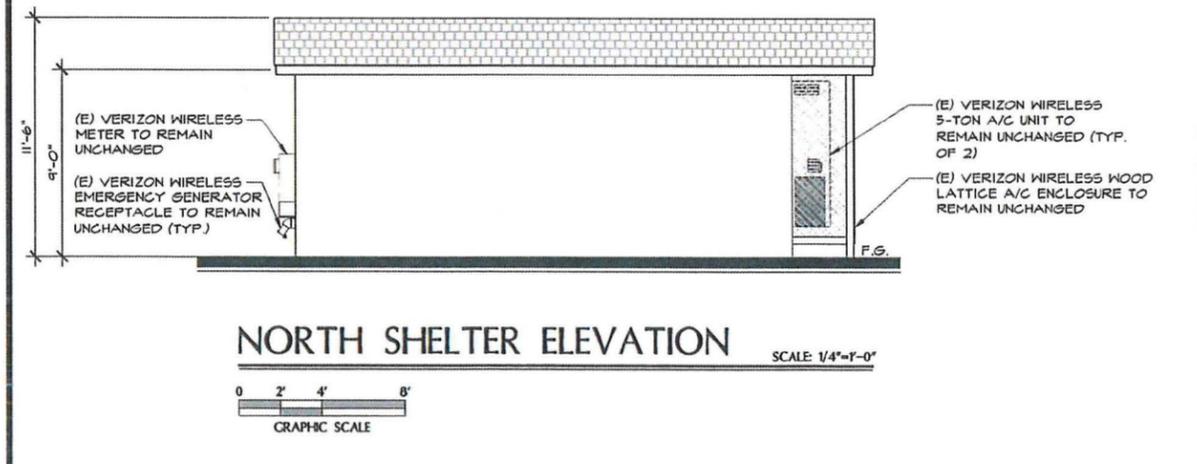
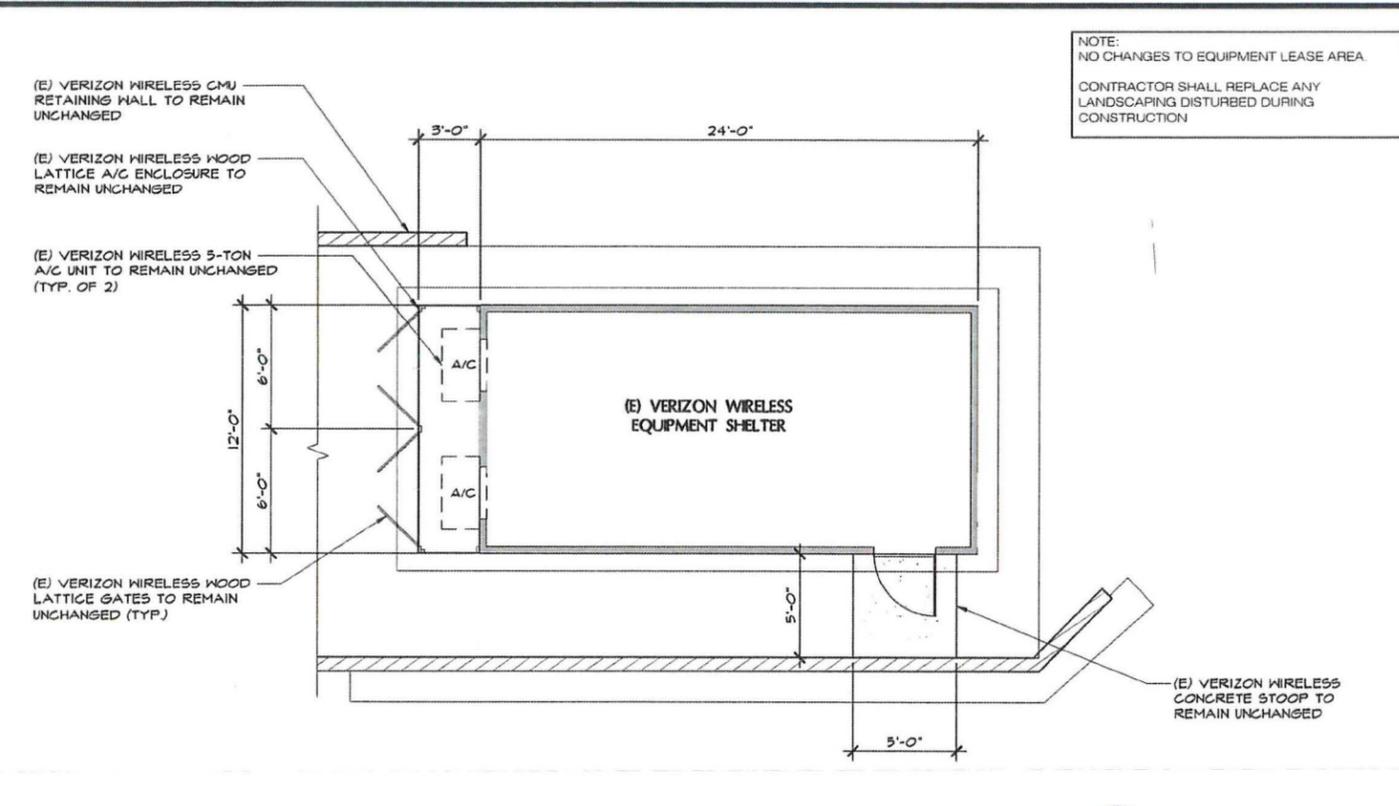
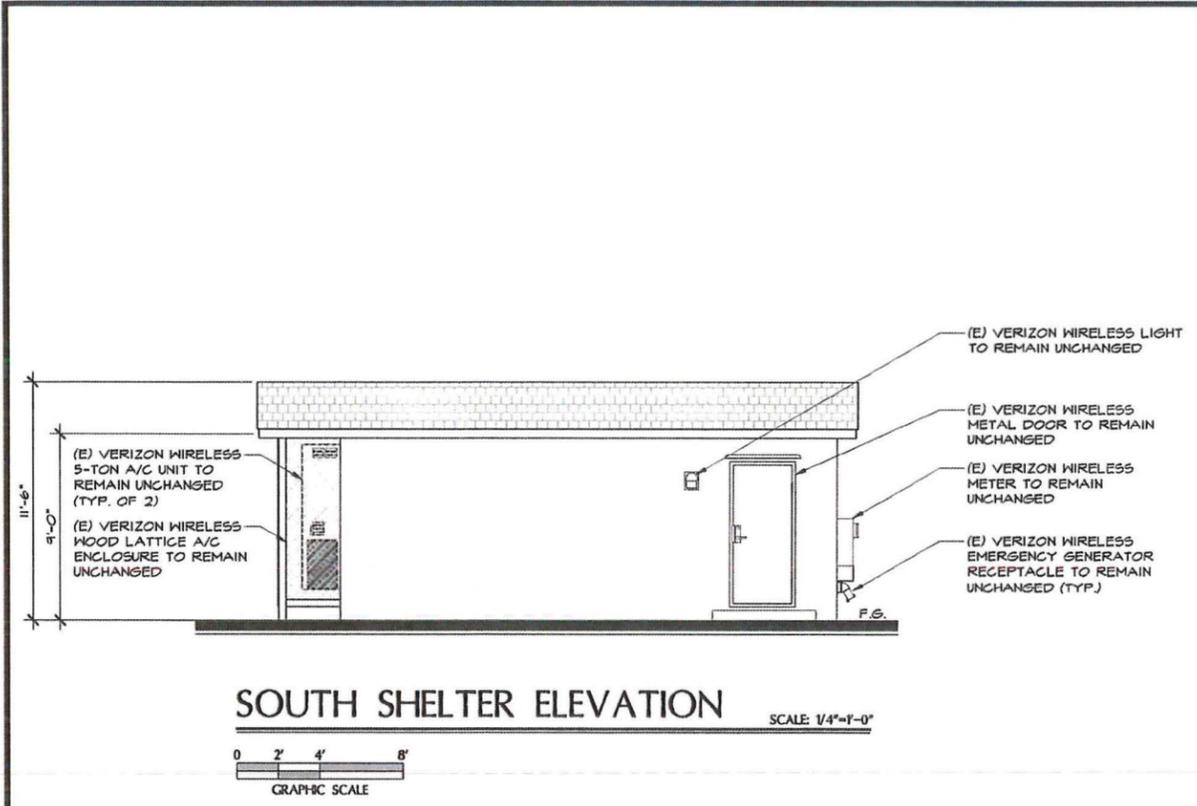
verizon
 15505 Sand Canyon Ave.
 Building 'D', First Floor
 Irvine, CA 92618
 (949) 286-7000

SITE NAME: "MT. SOLEDAD"
 6551 SOLEDAD MOUNTAIN
 SAN DIEGO, CA 92126
 ENLARGED SITE PLAN
 ZONING DRAWINGS

derra
 1400 E. River Street, Suite 200
 Corona, CA 92626
 PH: 951.491.1950 Fax: 951.491.1951

Revisions	DATE	BY	REVISION
0	08/15/15	KRH	100% TO REVIEW - RF REVISION
0	08/29/15	KRH	100% TO REVIEW - NEW SURVEY
0	09/14/15	KRH	100% TO REVIEW - SURVEY REV.
0	09/14/15	KRH	NEW BENCHMARK
0	10/08/15	KRH	100% TO REVIEW - NEW LT. PK. PROP. D NOTES
0	10/19/15	RFA	PLANNING COMMENTS

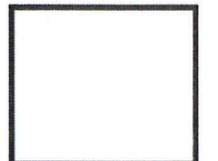
A-2
 Job No. 1405Y



Dept.	Approved	Date
A&C		
RE		
RF		
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OFS		
EE/OUT		

verizon
 15505 Sand Canyon Ave.
 Building "D", First Floor
 Irvine, CA 92618
 (949) 286-7000

SITE NAME: "MT. SOLEDAD"
 6551 SOLEDAD MOUNTAIN
 SAN DIEGO, CA 92126
 EQUIPMENT SHELTER PLAN
 ZONING DRAWINGS



derra
 333 E. Broadway Street, Suite 504
 San Diego, CA 92109
 P.O. Box 100000, San Diego, CA 92110

Revisions	Date	By	Check	Description
0	06/15/15	RF	RF	100% TO REVIEW - RF VERIZON
0	06/29/15	RF	RF	100% TO REVIEW - NEW SURVEY
0	07/14/15	RF	RF	100% TO REVIEW - SURVEY REV.
0	10/09/15	RF	RF	100% TO REVIEW - NEW LT. PLAN
0	10/19/15	RF	RF	100% TO REVIEW - PLANNING COMMENTS

- BMP:**
- SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
 - ALL STOCKPILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOILS MUST BE PROTECTED EACH DAY WHEN THE POSSIBILITY OF RAIN IS 40% OR GREATER.
 - A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
 - ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
 - ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
 - THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

Lessee's Certificate
Standard Wireless Facility Project
for Post Construction BMPs

I / we the undersigned as Lessee(s) of the property described as
6551 Soledad Mountain Road, La Jolla CA 92037
(Address or legal description)

understand that in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

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

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design -

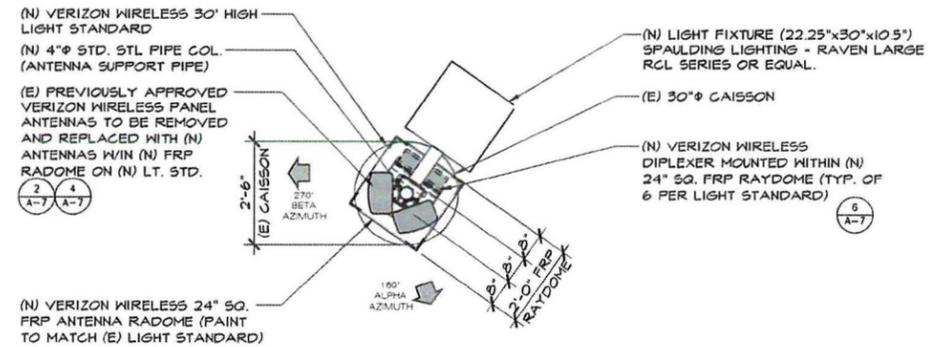
- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally I/we will:

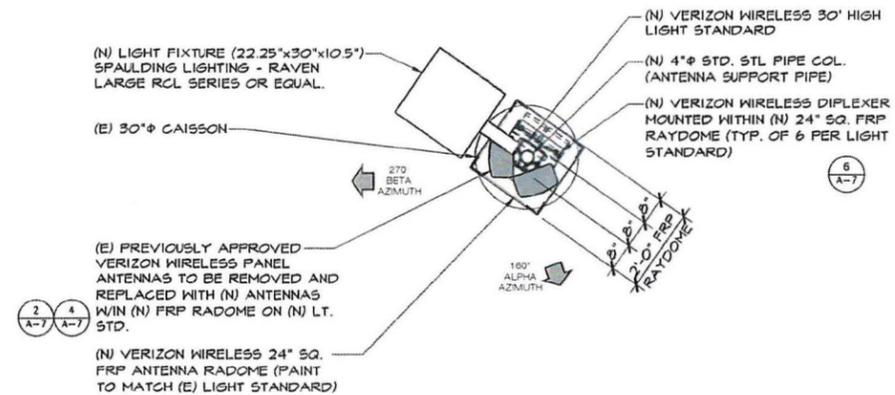
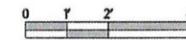
- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.

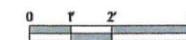
Lessee SHAWN GRACE Company Name VERIZON WIRELESS
(print name)
Lessee [Signature] Date 6/16/15
(signature)



LT. STD. No. 1
ENLARGED ANTENNA PLAN (AT RAYDOME)



LT. STD. No. 2
ENLARGED ANTENNA PLAN (AT RAYDOME)



Dept.	Approved	Date
A&C		
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verizon

15505 Sand Canyon Ave.
Building D1, First Floor
Irvine, CA 92618
(949) 256-7000

SITE NAME: "MT. SOLEDAD"
6551 SOLEDAD MOUNTAIN
SAN DIEGO, CA 92126
BMP NOTES/CERTIFICATE
ENLARGED ANTENNA PLANS
ZONING DRAWINGS

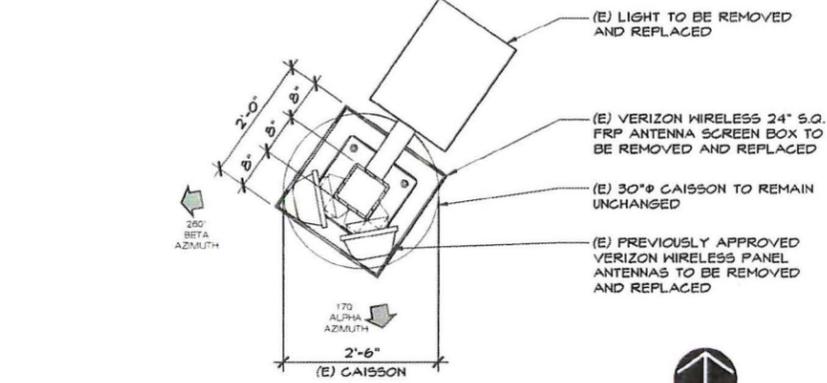
derra

1501 E. Ramon Street, Suite 200
Irvine, CA 92614
P: 949.440.1000 Fax: 949.440.1001

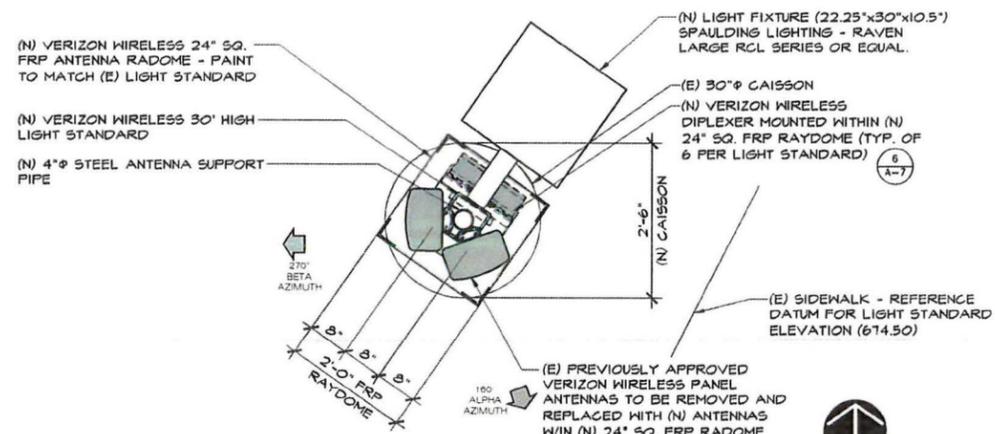
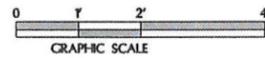
Revisions	100% ZD REVIEW - RF REVISION	100% ZD REVIEW - NEW SURVEY	100% ZD REVIEW - SURVEY REV.	100% ZD REVIEW - NEW LT. EX.	100% ZD REVIEW - NEW LT. EX. PROP. D. NOTES	PLANNING COMMENTS	WFA
0	09/15/15	0	09/29/15	0	09/14/15	0	0
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A-3

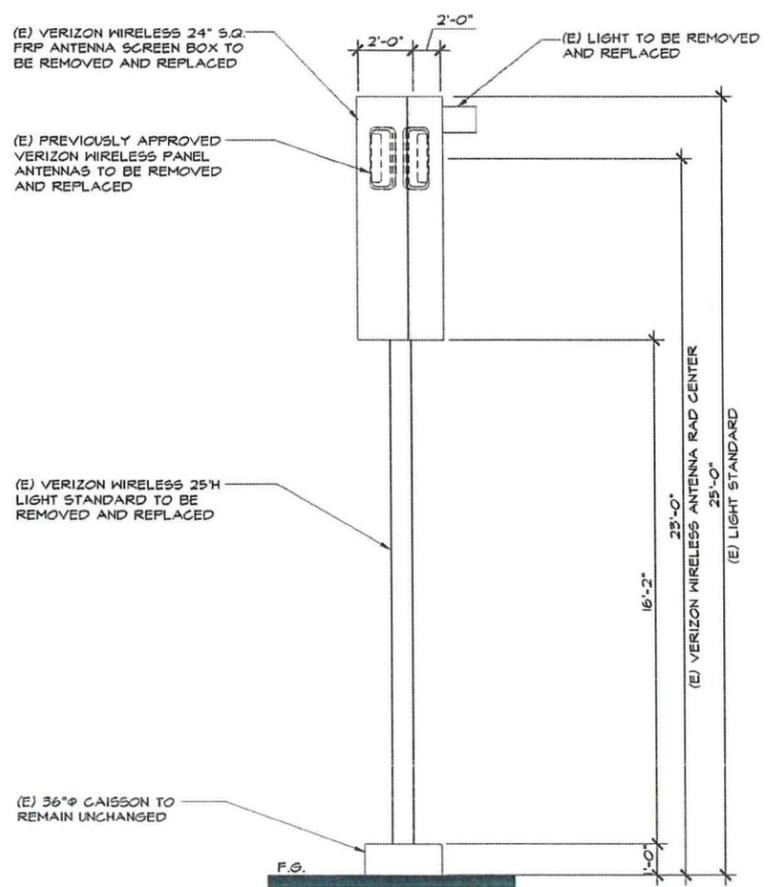
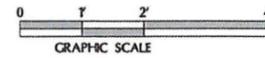
Job No. 1405Y



(E) LT. STD. No. 1 PLAN



(N) LT. STD. No. 1 PLAN



(E) LT. STD. No. 1 ELEV.

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



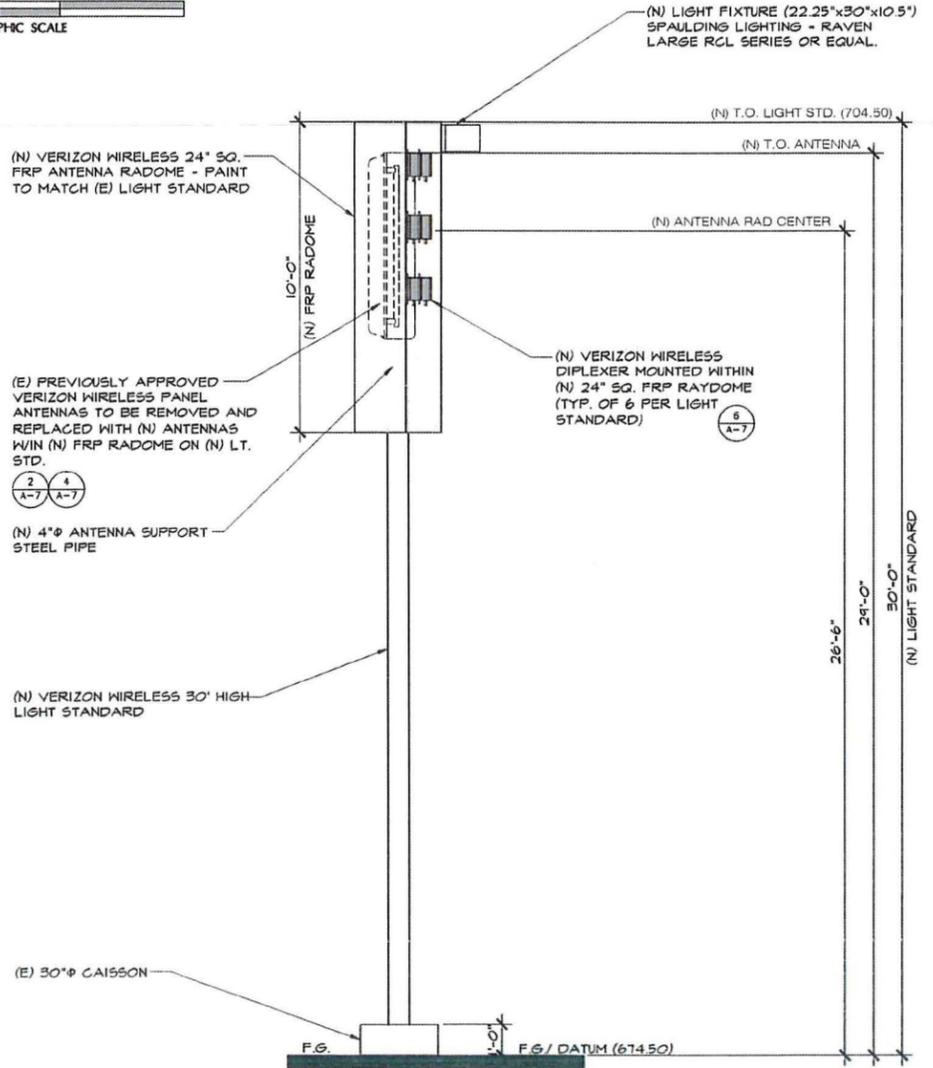
NOTE:
(E) LANDSCAPING AT BASE OF POLE NOT SHOWN FOR CLARITY

ALL OF THE EXISTING AND NEW CABLES ARE ROUTED THROUGH THE BASE OF THE POLE

NO PARKING SPACES ARE REDUCED DUE TO THIS MODIFICATION

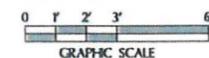
PAINT AND LIGHT FIXTURES TO MATCH EXISTING

REFERENCE DATUM PER CBC SECTION 209 AND PROPOSITION D IS A POINT ON THE ADJACENT SIDEWALK WITHIN 5' OF THE BASE OF THE POLE



(N) LIGHT STD. No. 1 ELEV.

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



Dept.	Approved	Date
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EE/OUT		

verizon

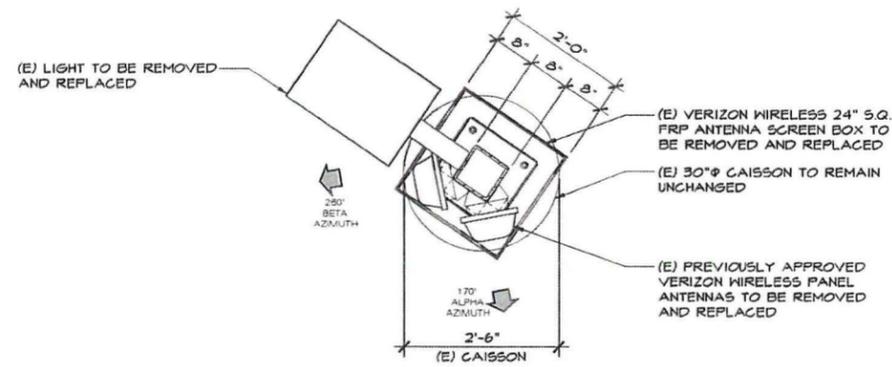
15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA, 92618 (949) 286-7000

SITE NAME: "MT. SOLEDAD"
6551 SOLEDAD MOUNTAIN
SAN DIEGO, CA 92126
LIGHT STD. No. 1 PLANS/
ELEVATIONS
ZONING DRAWINGS

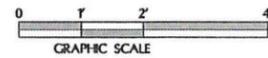
derra

1401 E. Ramona Street, Suite 200
Irvine, CA 92614
Tel: 949.261.0000 Fax: 949.261.0001

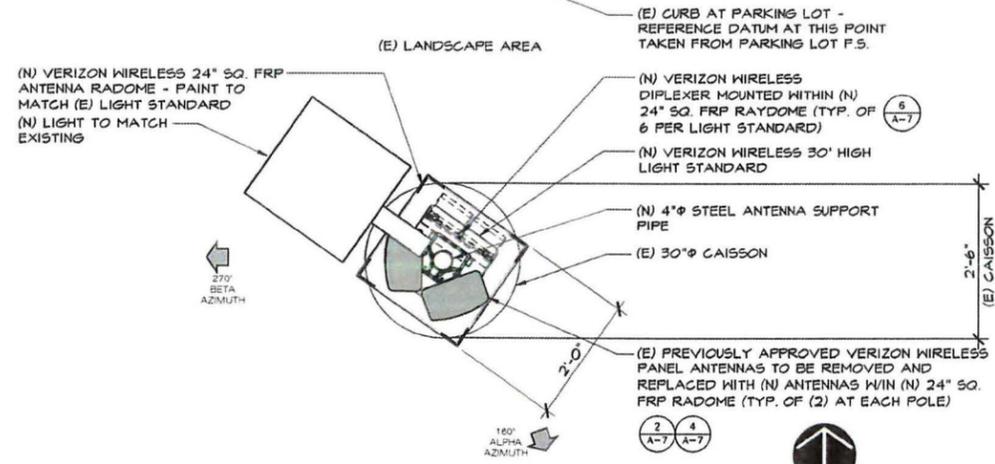
REVISIONS	DATE	BY	REVISION
0	09/15/15	RF	100% TO REVIEW - RF REVISION
0	09/29/15	RF	100% TO REVIEW - NEW SURVEY
0	09/14/15	RF	100% TO REVIEW - SURVEY REV.
0	10/05/15	RF	100% TO REVIEW - NEW LT. PL. NEW BENCHMARK
0	10/05/15	RF	100% TO REVIEW - NEW LT. PL. PROF. D NOTES
0	10/19/15	RF	PLANNING COMMENTS



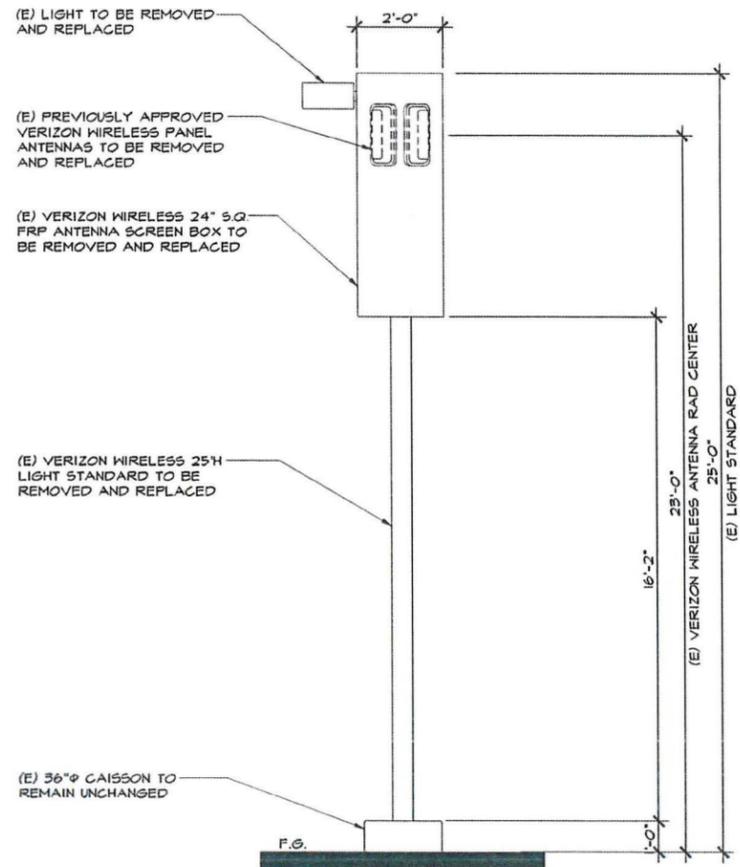
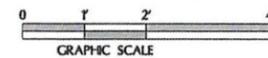
(E) LT. STD. No. 2 PLAN



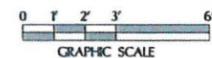
NOTE:
(E) LANDSCAPING AT BASE OF POLE NOT SHOWN FOR CLARITY



(N) LT. STD. No. 2 PLAN



(E) LT. STD. No. 2 ELEV.



SCALE: 3/8\"/>

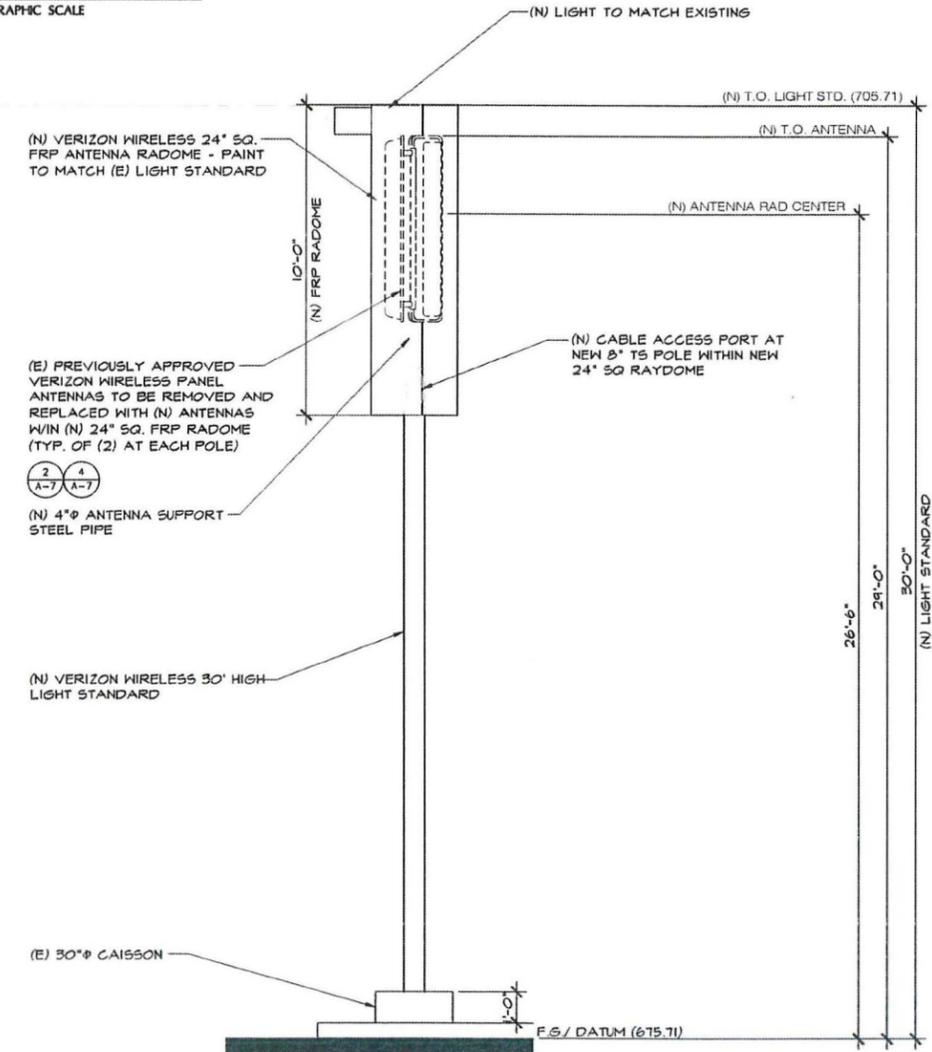
NOTE:
(E) LANDSCAPING AT BASE OF POLE NOT SHOWN FOR CLARITY

ALL OF THE EXISTING AND NEW CABLES ARE ROUTED THROUGH THE BASE OF THE POLE

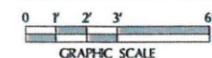
NO PARKING SPACES ARE REDUCED DUE TO THIS MODIFICATION

PAINT AND LIGHT FIXTURES TO MATCH EXISTING

REFERENCE DATUM PER CBC SECTION 209 AND PROPOSITION D IS A POINT ON THE ADJACENT PARKING LOT FINISH SURFACE WITHIN 5' OF THE BASE OF THE POLE



(N) LT. STD. No. 2 ELEV.



SCALE: 3/8\"/>

Dept.	Approved	Date
A&C		
RE		
INT		
EE		
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EE/OUT		

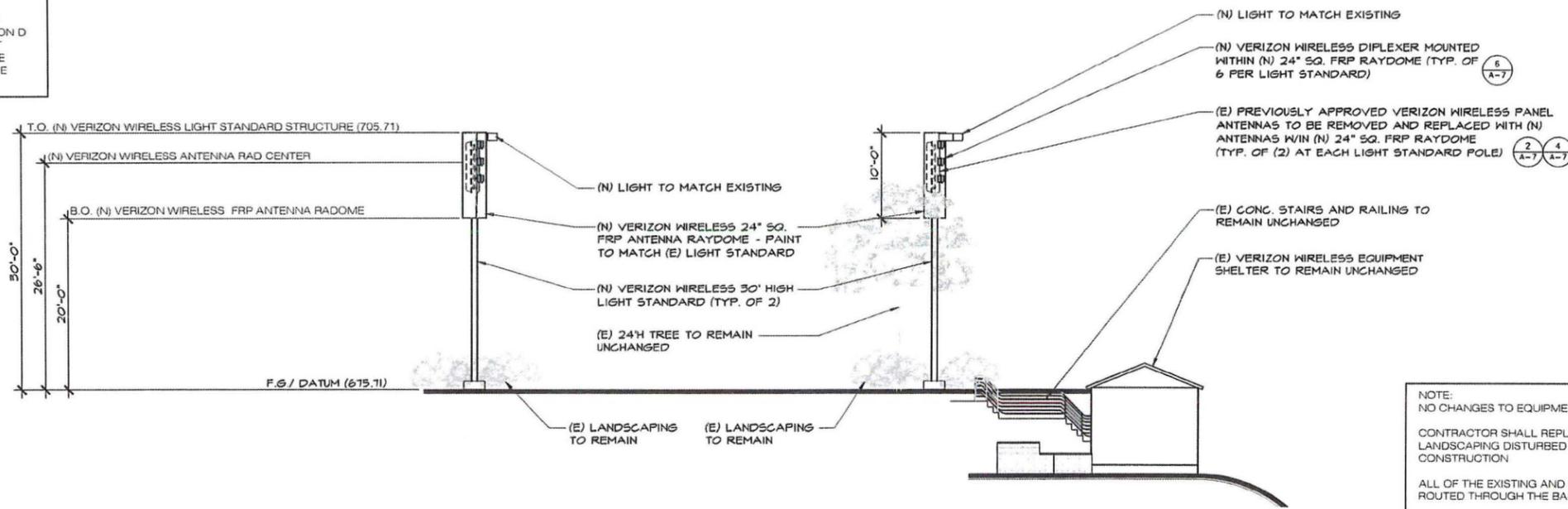
verizon
15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA, 92618
(949) 236-7000

SITE NAME: "MT. SOLEDAD"
6551 SOLEDAD MOUNTAIN
SAN DIEGO, CA 92126
LIGHT STD. No. 2 PLANS/
ELEVATIONS
ZONING DRAWINGS

derra
14101 - 14105 Camino del Rio, Suite 500
San Diego, CA 92108
Ph: 415-441-0000 | Fax: 415-441-0001

Revisions	DATE	BY	REVISION
0	08/15/15	1002 ZD	REVIEW - RF REVISION
0	08/25/15	1002 ZD	REVIEW - NEW SURVEY
0	09/14/15	1002 ZD	REVIEW - SURVEY REL.
0	10/05/15	1002 ZD	REVIEW - NEW LT. PL.
0	10/19/15	1002 ZD	REVIEW - PLANNING COMMENTS

NOTE:
REFERENCE DATUM PER CBC SECTION 209 AND PROPOSITION D IS A POINT ON THE ADJACENT PARKING LOT FINISH SURFACE WITHIN 5' OF THE BASE OF THE POLE

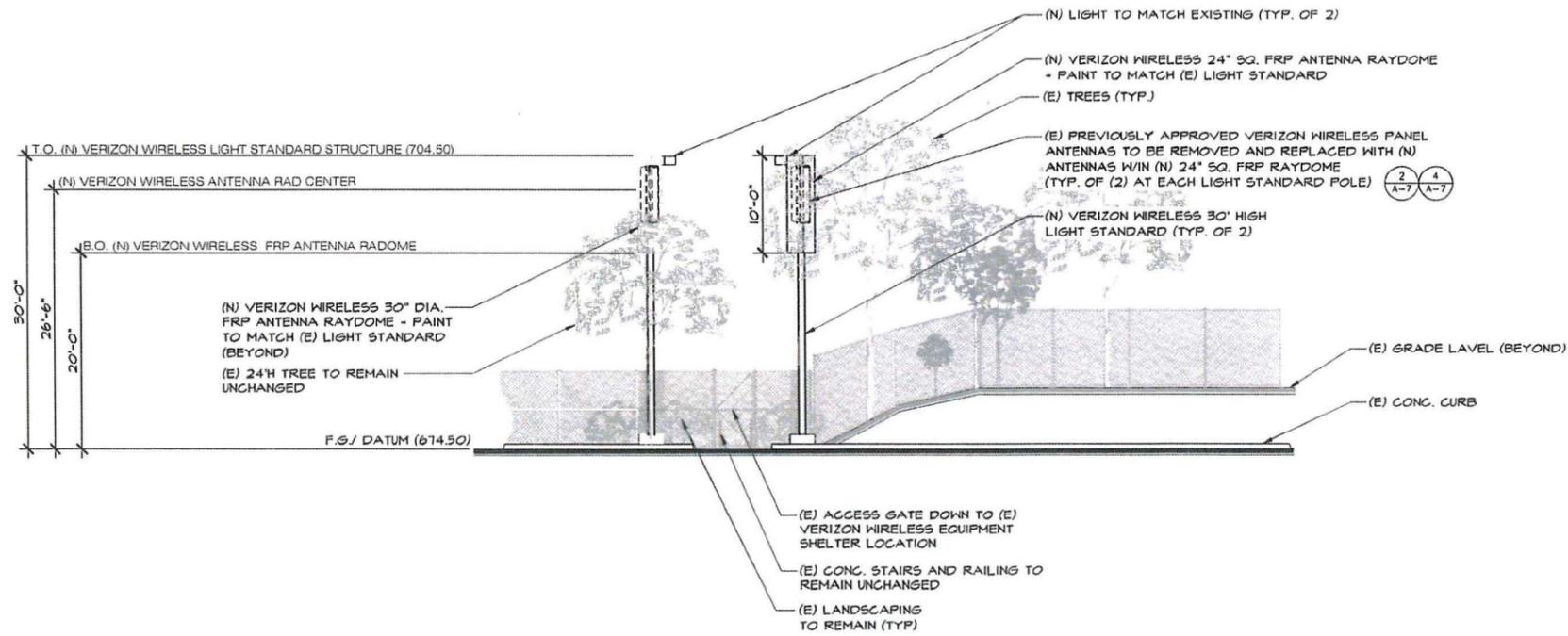


NOTE:
NO CHANGES TO EQUIPMENT LEASE AREA.
CONTRACTOR SHALL REPLACE ANY LANDSCAPING DISTURBED DURING CONSTRUCTION
ALL OF THE EXISTING AND NEW CABLES ARE ROUTED THROUGH THE BASE OF THE POLE
NO PARKING SPACES ARE REDUCED DUE TO THIS MODIFICATION
PAINT AND LIGHT FIXTURES TO MATCH EXISTING

EAST ELEVATION

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

NOTE:
REFERENCE DATUM PER CBC SECTION 209 AND PROPOSITION D IS A POINT ON THE ADJACENT SIDEWALK WITHIN 5' OF THE BASE OF THE POLE



SOUTH ELEVATION

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

Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		
EE/OUT		

verizon
15505 Sand Canyon Ave.
Building 1D - First Floor
Irvine, CA, 92618
(949) 286-7000

SITE NAME: "MT. SOLEDAD"
6551 SOLEDAD MOUNTAIN
SAN DIEGO, CA 92126
ELEVATIONS
ZONING DRAWINGS

derra
1818 E. Roman Street, Suite 504
Irvine, CA 92614
PH: 949.261.0000 Fax: 949.261.0001

Revisions	DATE	BY	REVISION
0	06/15/15	KRH	100% 2D REVIEW - RF REVISION
0	06/29/15	KRH	100% 2D REVIEW - NEW SURVEY
0	07/14/15	KRH	100% 2D REVIEW - SURVEY REV. NEW BENCHMARK
0	10/09/15	KRH	100% 2D REVIEW - NEW LT. PK. PROP. D NOTES
0	10/19/15	HFA	PLANNING COMMENTS

Z.A. CASE NO.:
A-6
Job No. 1405Y

Product Data Sheet FDR6004/1C-3L

Sharex In-Wireband Diplexer - In-line 698-960 MHz/1710-2200 MHz full DC pass

Other Documentation

FDR6004/1C-3L Installation Instructions - Wireband_Diplexer_Installation_Rev3.pdf

Features/Benefits

- LTE ready design
- Extremely Low Insertion Loss
- High level of rejection between bands - Protection against interference
- Extremely High Power Handling Capability
- Integrated DC block bypass, versions available
- Very compact & small size design - Easy installation and reduced tower load
- In-line long-neck connectors for easy connection & waterproofing
- Exceptional reliability & environmental protection (IP 67)
- Equipped with 1" Drainable Vents - Prevent any humidity inside the product
- Mounting hardware for Wall and Pole mount provided (P/N SEM2-1A)
- Grounding already provided through the mounting bracket
- Kit available for easy dual mount

Technical Specifications

Product Type	Diplexer Cross Band Coupler
Application	LTE TDD, GSM900, UARFS, GSM1800, Cellular 900, PCS
Frequency Range 1 MHz	698-960
Frequency Range 2 MHz	1710-2200
Configuration	Sharex Single diplexer, outdoor full DC pass, with mounting hardware SEM2-1A
Mounting	Wall Mounting: With 4 screws (maximum 6mm diameter), Pole Mounting: With included clamp set 40-110mm (1.57-4.33)
Return Loss All Ports Min/Typ. dB	19/23
Power Handling Continuous, Max. W	1250 at common port, 750 in low frequency path & 500 in high frequency path
Power Handling Peak, Max. W	15000 in low frequency path & 8000 in high frequency path
Impedance, Ohms	50
Insertion Loss, Path 1, dB	0.07 typ
Insertion Loss, Path 2, dB	0.13 typ
Rejection Between Bands Min/Typ. dB	58/64 @ 698-960 kHz / 57/70 @ 1710-2200 kHz
REJ Level at the CGM Port, Typ. dBm	-112 @ 243
DC Pass in Low Frequency Path	Yes
DC Pass in High Frequency Path	Yes
Temperature Range, C (F)	-40 to +60 (-40 to +143)
Environmental	ETSI 100-019-2-4 Class 4 TE
Ingress Protection	IP 67
Lightning Protection	EN/IEC61009-4-5 Level 4
Connectors	In-line long-neck 7-16 Female
Weight, kg (lb)	1.2 (2.6)
Shipping Weight, kg (lb)	3.2 (7) for 2" single units in 1" box, 9.8 (21.6) for 5" units in 3" box, 23.4 (51.6) @ 1500 units
Dimensions, H x W x D, mm (in)	147 x 184 x 37 (5.8 x 7.3 x 1.5)
Shipping Dimensions, H x W x D, mm (in)	254 x 406 x 102 (10 x 16 x 4) for 2" Single Units in 1" box, 280 x 400 x 241 (11 x 16 x 9.5) for 5" units in 3" Boxes in 1" separator
Volume, L	0.43
Housing	Aluminum

RFS The Clear Choice® FDR6004/1C-3L Rev: 8/14/2012 Print Date: 10/07/2012

Product Data Sheet FDR6004/1C-3L

Sharex In-Wireband Diplexer - In-line 698-960 MHz/1710-2200 MHz full DC pass

Product Description

The Sharex FDR6004 Series of diplexers are designed to enable tower sharing between systems in the 698-960 MHz range and in the 1710-2200 MHz range. The diplexer is equipped with in-line connector placement so it can be installed in the BTS cabinet or at the tower top. This is especially valuable as crowded sites or when the towers are not easily accessible. Due to its compact design, the FDR6004 Series can accommodate many combining solutions between 698-960 MHz and 1710-2200 MHz systems such as LTE, GSM900, Cellular 900 MHz with PCS, GSM900 with GSM1800 or GSM900 with UARFS. This diplexer features a highly selective filter. It provides a high level of isolation between ports, while keeping the insertion loss on both paths at an extremely low level. The FDR6004 diplexers are available with various DC pass options: helpful in configurations with or without the Tower Mount Amplifiers installed.

Features/Benefits

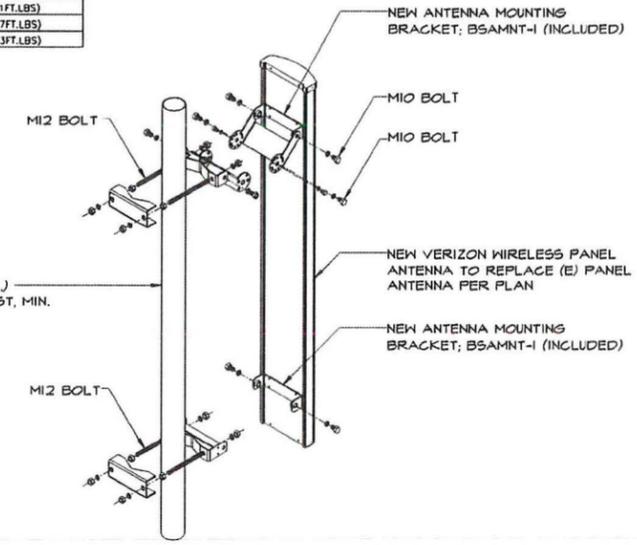
- LTE ready design
- Extremely Low Insertion Loss
- High level of rejection between bands - Protection against interference
- Extremely High Power Handling Capability
- Integrated DC block bypass, versions available
- Very compact & small size design - Easy installation and reduced tower load
- In-line long-neck connectors for easy connection & waterproofing
- Exceptional reliability & environmental protection (IP 67)
- Equipped with 1" Drainable Vents - Prevent any humidity inside the product
- Mounting hardware for Wall and Pole mount provided (P/N SEM2-1A)
- Grounding already provided through the mounting bracket
- Kit available for easy dual mount

Technical Specifications

Product Type	Diplexer Cross Band Coupler
Application	LTE TDD, GSM900, UARFS, GSM1800, Cellular 900, PCS
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Configuration	Sharex Single diplexer, outdoor full DC pass, with mounting hardware SEM2-1A
Mounting	Wall Mounting: With 4 screws (maximum 6mm diameter), Pole Mounting: With included clamp set 40-110mm (1.57-4.33)
Return Loss All Ports Min/Typ. dB	19/23
Power Handling Continuous, Max. W	1250 at common port, 750 in low frequency path & 500 in high frequency path
Power Handling Peak, Max. W	15000 in low frequency path & 8000 in high frequency path
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Insertion Loss, Path 2, dB	0.13 typ
Rejection Between Bands Min/Typ. dB	58/64 @ 698-960 kHz / 57/70 @ 1710-2200 kHz
REJ Level at the CGM Port, Typ. dBm	-112 @ 243
DC Pass in Low Frequency Path	Yes
DC Pass in High Frequency Path	Yes
Temperature Range, C (F)	-40 to +60 (-40 to +143)
Environmental	ETSI 100-019-2-4 Class 4 TE
Ingress Protection	IP 67
Lightning Protection	EN/IEC61009-4-5 Level 4
Connectors	In-line long-neck 7-16 Female
Weight, kg (lb)	1.2 (2.6)
Shipping Weight, kg (lb)	3.2 (7) for 2" single units in 1" box, 9.8 (21.6) for 5" units in 3" box, 23.4 (51.6) @ 1500 units
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Volume, L	0.43
Housing	Aluminum

RFS The Clear Choice® FDR6004/1C-3L Rev: 8/14/2012 Print Date: 10/07/2012

MAXIMUM TORQUE	
M8	15N.M (11FT.LBS)
M10	37N.M (27FT.LBS)
M12	58N.M (43FT.LBS)



DIPLEXER SPECIFICATIONS

SCALE: NTS 6 ANTENNA MOUNT

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

NOT USED

SCALE: - 15

NOT USED

SCALE: - 11

NOT USED

SCALE: - 11

NOT USED

SCALE: - 16

NOT USED

SCALE: - 12

NOT USED

SCALE: - 12

Product Specifications COMMSCOPE ANDREW

SBNHH1D45B

Mechanical Specifications

Color	Light gray
Lightning Protection	As Ground
Radiator Material	Aluminum - Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	6
Wind Loading, maximum	1032.0 N @ 150 km/h 233.4 lbf @ 150 km/h
Wind Speed, maximum	241.4 km/h 150.0 mph

Dimensions

Depth	178.0 mm 7.0 in
Length	182.0 mm 7.2 in
Width	457.0 mm 18.0 in
Net Weight	29.2 kg 64.4 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10-30 Vdc
Power Consumption, idle state, maximum	2.0 W
Power Consumption, normal conditions, maximum	11.0 W
Protocol	3GPP/3GPP2 (Multi-RET)
RET Interface	Open DIN Female Open DIN Male
RET Interface, quantity	1 female 1 male
RET System	Teletel®

Regulatory Compliance/Certifications

Agency	Classification
Rohs 2011/65/EU	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system.

Included Products

BSAMNT-1 - Wide Profile Antenna Down-tilt Mounting Kit for 2.4, 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

Footnotes

Performance Note: Severe environmental conditions may degrade optimum performance.

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Product Specifications COMMSCOPE ANDREW

SBNHH1D45B

Andrew® Tri-Band Antenna, 698-960 and 2x 1695-2360 MHz, 45° horizontal beamwidth, internal RETs.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Three internal RETs for independent tilt on all three bands

Electrical Specifications

Frequency Band, MHz	698-806	806-806	1695-1880	1850-1990	1920-2180	2300-2360
Gain, dBi	16.3	17.6	19.6	20.1	20.5	21.0
Beamwidth, Horizontal, degrees	47	43	45	42	42	39
Beamwidth, Vertical, degrees	12.4	11.4	5.3	5.3	5.1	4.5
Beam Tilt, degrees	0-14	-14	0-3	0-5	0-3	0-8
U.S.L.S., dB	19	22	20	17	17	16
Front-to-Back Ratio at 100°, dB	30	31	31	33	33	35
CPR at Boresight, dB	27	27	21	22	22	16
CPR at 10 dB Horizontal Beamwidth, dB	11	14	10	11	11	13
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR - Return Loss, dB	1.5, 14.0	1.5, 14.0	1.5, 14.0	1.5, 14.0	1.5, 14.0	1.5, 14.0
VSWR, 3rd Order, 2 x 23 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	350	350	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm					

Electrical Specifications, BASTA*

Frequency Band, MHz	698-806	806-806	1695-1880	1850-1990	1920-2180	2300-2360
Gain by all Beam Tilt, average, dBi	±0.4	±0.3	±0.3	±0.4	±0.5	±0.4
Gain by all Beam Tilt Tolerance, dB	0.1	0.2	0.1	0.1	0.1	0.1
Gain by Beam Tilt, average, dBi	16.1	16.7	17.4	17.1	17.1	16.7
Beamwidth, Horizontal Tolerance, degrees	±1.1	±0.8	±1.1	±1.1	±1.1	±1.1
Beamwidth, Vertical Tolerance, degrees	±0.3	±0.6	±0.3	±0.2	±0.4	±0.1
U.S.L.S., dB	19	23	16	15	16	16
Front-to-Back Total Power at 100° ± 30°, dB	24	24	26	30	31	30
CPR at Boresight, dB	20	29	22	24	20	19
CPR at 10 dB Horizontal Beamwidth, dB	13	17	13	13	13	13

* CommScope supports NGMN recommendations on Base Station Antenna Standards (BASTA) to learn more about the benefits of BASTA, download the whitepaper [Time to Save the Day on BASTA](#).

General Specifications

Antenna Brand	Andrew®
Antenna Type	Dual-Pol® multiband with internal RET
Band	Multiband
Brand	Dual-Pol® Teletel®
Operating Frequency Band	1695 - 2360 MHz 590 - 956 MHz
Performance Note	Outdoor usage

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Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		
EEO/IT		

verizon

15505 Sand Canyon Ave.
Building 1D, First Floor
Irvine, CA, 92618
(949) 266-7000

SITE NAME: "MT. SOLEDAD"
6551 SOLEDAD MOUNTAIN
SAN DIEGO, CA 92126
ARCHITECTURAL DETAILS
AND SPEC. SHEET
ZONING DRAWINGS

derra

1000 E. Ramon Street, Suite 200
Irvine, CA 92614
PH: 949.266.7000 FAX: 949.266.7001

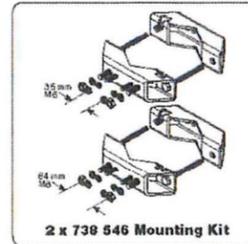
REVISIONS	DATE	BY	DESCRIPTION
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0	07/29/15	RSH	100% ZD REVIEW - NEW SURVEY
0	07/14/15	RSH	100% ZD REVIEW - SURVEY REV.
0	10/05/15	RSH	NEW BENCHMARK
0	10/05/15	RSH	100% ZD REVIEW - NEW LT. PK. PRIP. D. NOTES
0	10/19/15	RSH	PLANNING COMMENTS
0		RFA	

A-7

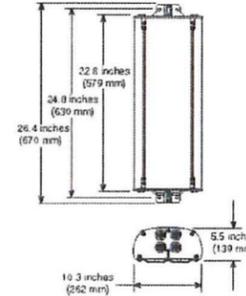
Job No. 1405Y

KATHREIN
SCALA DIVISION

742 226
65° Dualband Directional Antenna



2 x 738 546 Mounting Kit



Mounting Options:

Model	Description
27738 546	Mounting kit for 2 to 4 inch (50 to 115 mm) OD mast.
737 975	Fit kit for use with the 2 x 738 546 mounting kit 0-34 degree down angle.

Order Information:

Model	Description
742 226	Antenna with 4 x 7/16 DIN connectors or electrical downlead.

All specifications are subject to change without notice. The latest specifications are available at www.kathrein-scala.com
Kathrein Inc., Scala Division, Post Office Box 4600, Medford, OR 97501 (USA) Phone: (541) 779-6900 Fax: (541) 779-3991
Email: communications@kathrein.com Internet: www.kathrein-scala.com

Start +45° Dual Polarized FET Panel 63" x 10 dBd
65-900 MHz

Mechanical specifications

Length	605 mm	23.8 in
Width	285 mm	11.2 in
Depth	114 mm	4.5 in
Depth with z-bracket	124 mm	4.9 in
Weight	2.2 kg	4.8 lbs
Wind Area Front/Alt	0.17 m ²	1.9 ft ²
Wind Area Side	0.07 m ²	0.7 ft ²
Max Wind Velocity	>201 km/h	>125 mph
Wind Load @ 100 mph (161 km/h)	Form/Alt	244 N / 55 lbf
Size	101 H	29.6 ft

Antenna consisting of aluminum alloy with brass feedlines covered by a UV safe fiberglass radome. RoHS compliant.

Mounting & Downlead
Mounting hardware attaches to pipe diameter 50-100 mm (2.0-4.0 in).
Mounting Bracket Kit: 38210002
Downlead Bracket Kit: 38211102

Electrical specifications

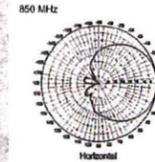
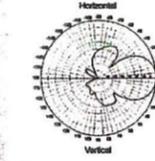
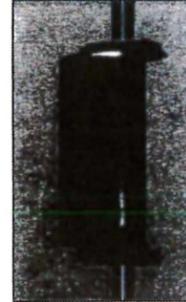
Frequency Range	800-900 MHz
Impedance	50Ω
Connector	NF or E-ONE Female
VSWR	< 1.4:1
Directivity	30dB ±4°
Isolation (between ports)	< -30 dB
Gain	10.0 dBi
Power Rating	500 W
Half Power Angle	Horizontal Beamwidth: 63° Vertical Beamwidth: 32°
Electrical downlead	0'
Lighting protection	5%
Lighting protection	Direct ground

Patented Dipole Design (U.S. Patent No. 6,868,882 B2)
1) Taper wires
2) Power rating limited by connector size
3) Not suitable for downlead to tower
4) Cable termination or connector (200 ohm)
5) Antenna must be used in accordance with the instructions
6) Antenna must be used in accordance with the instructions
7) Antenna must be used in accordance with the instructions
8) Antenna must be used in accordance with the instructions

815.398.0004 • antel@antelinc.com • www.antelinc.com

BXA-70063/2CF

When ordering replace "L" with connector type.



Featuring our Exclusive 3T Technology™ Antenna Design:

- Water-tight brass feedline assembly for consistent performance.
- Unique feedline design eliminates the need for conventional solder joints in the signal path.
- A non-collinear system with access to every radiating element for broad bandwidth and superior performance.
- Air as insulation for virtually no internal signal loss.

Warranty: This antenna is under a five-year limited warranty for repair or replacement.

Revision Date: 02/16/09



NOT USED

SCALE: NTS

5

EXISTING ANTENNA KATHREIN 742-226

SCALE: NTS

3

EXISTING ANTENNA BXA-70063/2CF

SCALE: NTS

1

KATHREIN
SCALA DIVISION

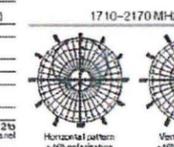
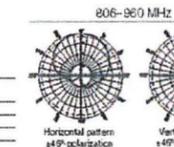
742 226
65° Dualband Directional Antenna

Kathrein's dual band antennas are ready for 3G applications, covering all existing wireless bands as well as all spectrum under consideration for future systems: AMPS, PCS and GSM/UMTS. These cross-polarized antennas offer diversity operation in the same space as a conventional 800 MHz antenna, and are mountable on our compact sector brackets.

- Wide band operation
- Exceptional intermodulation characteristics
- High strength pultruded fiberglass radome.

General specifications:

Frequency range	800-900 MHz
Frequency range	1710-2170 MHz
VSWR	< 1.5:1
Impedance	50 ohms
Intermodulation (2x20W)	IM3: < -150 dBc
Polarization	+45° and -45°
Connector	4 x 7/16 DIN female
Isolation (between ports)	>30 dB
Isolation (between ports)	>45 dB (800-900 / 1710-2170 MHz)
Weight	16.6 lb (7.5 kg)
Dimensions	22.8 x 10.3 x 6.8 inches (579 x 262 x 173 mm)
Equivalent flat plate area	1.73 m ² (6.28 ft ²)
Wind survival rating	150 mph (240 kph)
Shipping dimensions	29 x 11.9 x 7.8 inches (730 x 302 x 192 mm)
Shipping weight	21 lb (9.5 kg)
Mounting	Fixed mounting as available for 2 to 4.6 inch (50 to 115 mm) OD mast. Fit kit may be inserted.



Specifications	800-900 MHz	824-894 MHz	830-861 MHz	1710-1810 MHz	1800-1910 MHz	1920-2170 MHz
Gain	11.1 dBi	11.4 dBi	11.8 dBi	12.0 dBi	13.3 dBi	13.0 dBi
Front-to-back ratio (typical)	>23 dB	>23 dB	>25 dB	>25 dB	>25 dB	>25 dB
Total power (W) ± 30%	>20 dB	>20 dB	>22 dB	>22 dB	>22 dB	>22 dB
Maximum power per input	250 watts (at 50°C)	250 watts (at 50°C)	250 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)
+45° and -45° polarization (horizontal beamwidth)	60° (half power)					
+45° and -45° polarization (vertical beamwidth)	34° (half power)	32° (half power)	30° (half power)	20° (half power)	18° (half power)	17° (half power)
Cross polarization (Main direction)	35 dB (typical)					
Sector	>10 dB					



*Mechanical design is based on environmental conditions as stipulated in EIA-222-F (June 1996) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.

Kathrein Inc., Scala Division, Post Office Box 4600, Medford, OR 97501 (USA) Phone: (541) 779-6900 Fax: (541) 779-3991
Email: communications@kathrein.com Internet: www.kathrein-scala.com

NOT USED

SCALE: NTS

6

NOT USED

SCALE: NTS

4

EXISTING ANTENNA KATHREIN 742-226

SCALE: NTS

2

Dept.	Approved	Date
A&C		
RE		
RF		
INT		
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verizon

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Building 1D, First Floor
Irvine, CA, 92618
(949) 286-7000

SITE NAME: "MT. SOLEDAD"

6551 SOLEDAD MOUNTAIN
SAN DIEGO, CA 92126
EXISTING ANTENNA
SPEC. SHEET
ZONING DRAWINGS

derra

4400 E. Ramon Street, Suite 100
Carrollton, GA 30086
Phone: 770.243.2800 Fax: 770.243.2801

Revisions	DATE	BY	REVISION
0	05/15/15	KRH	100% 2D REVIEW - RF REVISION
0	06/29/15	KRH	100% 2D REVIEW - NEW SURVEY
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0	10/09/15	KRH	100% 2D REVIEW - NEW LT. PK. PROP. D NOTES
0	10/19/15	KRH	PLANNING COMMENTS

A-8

Job No. 1405Y