



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 8, 2012 **REPORT NO. PC-12-025**
ATTENTION: Planning Commission, Agenda of March 15, 2012
SUBJECT: VERIZON WIRELESS - TROLLEY
PROJECT NO. 263426, PROCESS FOUR
OWNER: MICHAEL GAFA & ANNETTE GAFA FAMILY TRUST
APPLICANT: VERIZON WIRELESS

SUMMARY

Issue(s): Should the Planning Commission approve a new Wireless Communication Facility (WCF) located at 5220 Anna Avenue within the Linda Vista Community Planning area?

Staff Recommendation:

1. **APPROVE** Planned Development Permit No. 931688 and;
2. **APPROVE** Coastal Development Permit No. 931686.

Community Planning Group Recommendation: On January 23, 2012, the Linda Vista Community Planning Group voted 10-0 to support the proposed Verizon Wireless project (Attachment 10).

Environmental Review: This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15303 (New Construction). The environmental exemption determination for this project was made on February 16, 2012 and the opportunity to appeal that determination ended March 2, 2012 (Attachment 12).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

the public. The emergency generator as shown in the photosimulation (Attachment 7) is located inside a CMU enclosure screened behind existing landscaping. Therefore, staff has determined that the proposed WCF has been designed to be integrated and respectful to the neighborhood context,

Conclusion - The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes development regulations for the Wireless Communication Facilities Regulations Section 141.0420 and the IL-3-1 zone with exception to the side yard setback requirement. As a result, the proposed deviation to locate the emergency generator within the required side yard setback requires a Planned Development Permit. The WCF has been determined to be consistent with the General Plan and the Linda Vista Community Plan. Staff recommends that the Planning Commission approve Planned Development Permit No. 931688 and Coastal Development Permit No. 931686.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 931688 and Coastal Development Permit No. 931686, **with modifications.**
2. **Deny** Planned Development Permit No. 931688 and Coastal Development Permit No. 931686, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

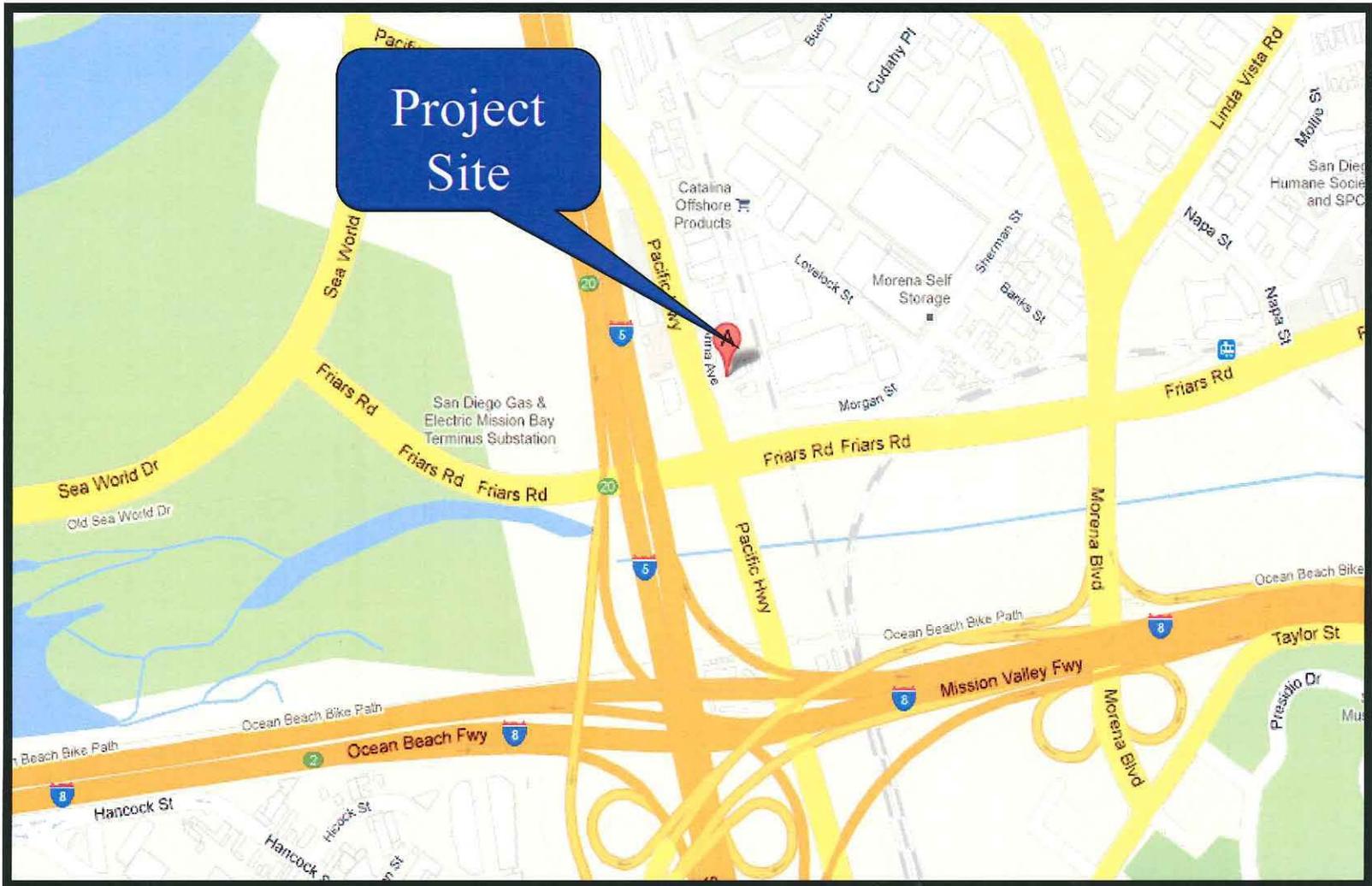


Simon Tse
Associate Planner
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map (Linda Vista)
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Photosimulations
8. Project Site Photos
9. Project Site Plans
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Environmental Exemption

13. Notice of Planning Commission Hearing
14. Project Chronology



Project Location Map

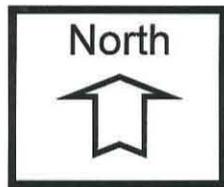
Verizon Wireless – Trolley Project No. 263426
5220 Anna Avenue, San Diego, CA 92110

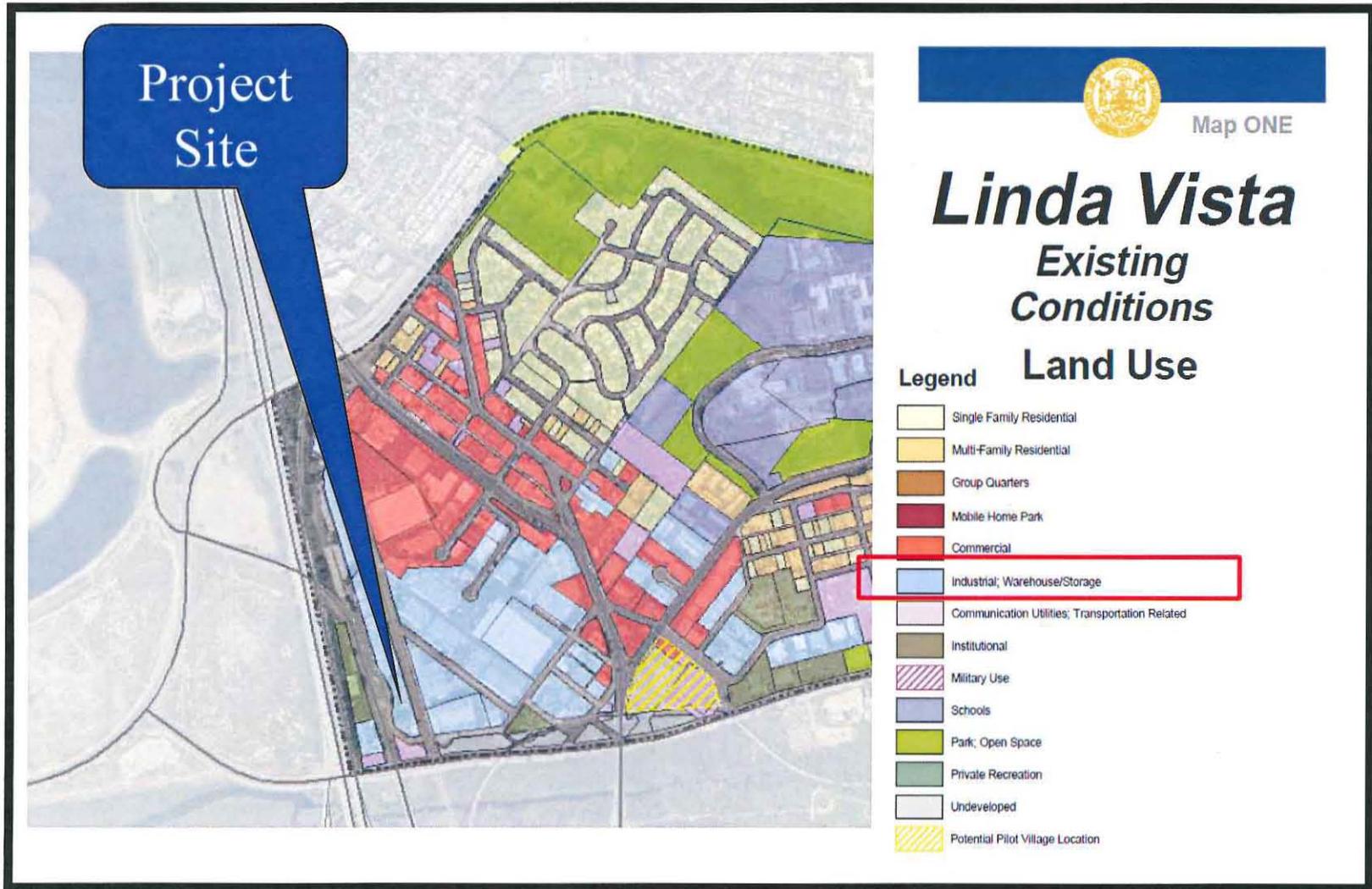




Aerial Photo

Verizon Wireless – Trolley Project No. 263426
5220 Anna Avenue, San Diego, CA 92110





Community Land Use Map (Linda Vista)

Verizon Wireless – Trolley Project No. 263426

5220 Anna Avenue, San Diego, CA 92110



PROJECT DATA SHEET

PROJECT NAME:	Verizon Wireless Trolley			
PROJECT DESCRIPTION:	New Wireless Communication Facility (WCF) that conceals twelve antennas on the rooftop parapet behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing building. The equipment associated with this project is located within the existing building, not visible not the public. An emergency generator is also proposed inside a new CMU enclosure. As designed, the CMU enclosure is located within the required IL-3-1 side yard setback and requires a Planned Development Permit. The project is also located within the Coastal Overlay Non-appealable Area-2 and requires a Coastal Development Permit.			
COMMUNITY PLAN AREA:	Linda Vista			
DISCRETIONARY ACTIONS:	Planned Development Permit & Coastal Development Permit			
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial			
<u>ZONING INFORMATION:</u>				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <u>REQUIRED:</u> FRONT SETBACK: 15' SIDE SETBACK: 10' REAR SETBACK: 0' </td> <td style="width: 50%; vertical-align: top;"> <u>PROPOSED:</u> FRONT SETBACK: 15' SIDE SETBACK: 0' REAR SETBACK: 0' </td> </tr> </table>			<u>REQUIRED:</u> FRONT SETBACK: 15' SIDE SETBACK: 10' REAR SETBACK: 0'	<u>PROPOSED:</u> FRONT SETBACK: 15' SIDE SETBACK: 0' REAR SETBACK: 0'
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ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	Industrial/IL-3-1	Industrial		
SOUTH:	Industrial/IL-3-1	Friars Road/Open Space		
EAST:	Industrial/IL-3-1	Trolley Tracks		
WEST:	Industrial/IL-3-1	Industrial		
DEVIATIONS OR VARIANCES REQUESTED:	Verizon Wireless is proposing a deviation to locate their emergency generator within the required IL-3-1 side yard setback.			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 23, 2012, the Linda Vista Planning Group voted 10-0 to support the Verizon Wireless Trolley project.			

**PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 931686
COASTAL DEVELOPMENT PERMIT NO. 931688
VERIZON WIRELESS – TROLLEY
PTS NO. 263426**

WHEREAS, **MICHAEL GAFA & ANNETTE GAFA FAMILY TRUST**, Owner, and **VERIZON WIRELESS**, Permittee, filed an application with the City of San Diego for a new Wireless Communication Facility (WCF) located at 5220 Anna Avenue in the IL-3-1 zone of the Linda Vista Community Planning area (Council District 6) as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Planned Development Permit No. 931688 and Coastal Development Permit No. 931686;

WHEREAS, the project site is located at 5220 Anna Avenue in the IL-3-1 zone of the Linda Vista Community Plan;

WHEREAS, the project site is legally described as that portion of Pueblo Lot 282 of Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by James Pascoe in 1870;

WHEREAS, on March 15, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 931688 and Coastal Development Permit No. 931686 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 15, 2012, 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 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 15, 2012.

FINDINGS:

Findings for a Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits (INSIDE THE COASTAL ZONE)

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

The Linda Vista Community Plan does not address Wireless Communication Facilities (WCF's) as a specific land use. Pursuant to the San Diego Land Development Code, WCF's are permitted in all zones citywide with appropriate permit process. WCF's are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public views. The site is currently designated for industrial use within the Linda Vista Community Plan. Verizon Wireless is proposing to conceal twelve antennas behind a 7-foot tall parapet using Fiberglass Reinforced Panel (FRP), painted and textured to match the existing building. The associated equipment is located inside the existing building on the second floor, not visible to the public. As illustrated in the photosimulation, the proposed emergency generator will be located inside a CMU enclosure and screened by existing landscaping. The proposed design is consistent with the General Plan's requirement since the WCF is concealed and integrated with the existing building. Additionally, the proposed WCF will not adversely affect the Linda Vista Community Plan or the City of San Diego General Plan and Progress Guide.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." On February 14, 2012, Verizon Wireless submitted an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the regulations of the Land Development Code;

The proposed antennas and associated equipment are fully concealed and complies with the Wireless Communication Facility Regulations Section 141.0420 and the IL-3-1 zone. However, the proposed emergency generator is located within the side yard setback for the IL-3-1 zone and requires a Planned Development Permit for this deviation. Per Municipal Code Section 131.0631 Table 131-06C, the IL-3-1 zone contains a 10-foot side yard setback. The emergency generator was requested to ensure that adequate back up resources would be available to the community in case of an emergency. More importantly, the proposed generator is enclosed and screened by the existing landscaping. The outdoor emergency generator is located on a property designated for industrial use and would be screened appropriately and would not negatively affect the surrounding uses. However, it should be noted that any future expansion to the equipment enclosure would be re-evaluated accordingly.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

The proposed Verizon WCF would provide commuters on Interstate Highway 5 in addition to the surrounding area with improve wireless data and voice coverage for emergency purposes. This proposed WCF would also help with potential capacity issues for existing customers by reducing

the amount of calls to the current site. The design would also be beneficial since the new parapet would help conceal the existing exposed rooftop equipment from public view. Therefore, the proposed development, when considered as a whole is beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

Verizon Wireless is proposing to install a WCF consisting of twelve antennas concealed behind a new 7-foot tall rooftop parapet using FRP screening, painted and textured to match the existing building. The associated equipment is located inside the existing building, on the second floor, not visible to the public. The design to conceal the antennas and to locate the equipment inside the existing building complies with the regulations within the Municipal Code. However, the proposed emergency generator equipment enclosure is located within the required IL-3-1 side yard setback. Due to the existing size of the lot, interior space was not available for the proposed emergency generator. The emergency generator is located on a property designated for industrial use and would be screened appropriately by the existing landscaping and would not negatively affect the surrounding use on site. However, it should be noted that any future expansion to the emergency generator enclosure would be re-evaluated accordingly.

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; and

All development would occur on private property and the subject property is not located within or near any designated public view corridors. Accordingly, the proposed project will not impact any public views to or along the ocean or other scenic coastal areas specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands; and

The proposed project location is not in or near any environmentally sensitive land and thus will not cause any impacts.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program; and

The proposed project conforms with the certified Linda Vista Community Plan and Local Coastal Program which designates the site for industrial use, and is consistent with the design guidelines, and development standards in effect for this site per the Coastal Overlay Zone (Non-Appealable Area 2) zone.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed project is not within the area between the first public road and the sea or shoreline of any body of water within the Coastal Overlay Zone. The proposed coastal development will conform to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 931688 and Coastal Development Permit No. 931686 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 931688 and Coastal Development Permit No. 931686, a copy of which is attached hereto and made a part hereof.

Simon Tse
Associate Planner
Development Services

Adopted on: March 15, 2012

Internal Order No. 24002319

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: 24002319

PLANNED DEVELOPMENT PERMIT NO. 931688
COASTAL DEVELOPMENT PERMIT NO. 931686
VERIZON WIRELESS - TROLLEY PROJECT NO. 263426
PLANNING COMMISSION

This Planned Development Permit No. 931688 and Coastal Development Permit No. 931686 is granted by the Planning Commission of the City of San Diego to **MICHAEL GAFA & ANNETTE GAFA FAMILY TRUST**, Owner, and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0601 and 126.0701 and Land Development Code Section 141.0420. The project is located at 5220 Anna Avenue within the IL-3-1 of the Linda Vista Community Planning area. The project site is legally described as that portion of Pueblo Lot 282 of Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by James Pascoe in 1870.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owners and Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 15, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of twelve (12) antennas and one microwave dish concealed behind a new 7-foot tall parapet using Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing building. The equipment associated with this project is located inside the existing building, on the second floor, not visible to the public; and
- b. An emergency generator with an 8-foot tall CMU enclosure (216-square feet).

- b. 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 March 30, 2015.
2. This Planned Development Permit [PDP] and the Coastal Development Permit [CDP] and corresponding use of this site shall expire on **March 15, 2022**. 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 date of this Planned Development Permit [PDP] and Coastal Development Permit [CDP], the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the 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.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 30 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
16. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Anna Avenue Right-of-Way.
17. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Anna Avenue Right-of-Way.
18. Prior to the issuance of any construction permit, the Permittee shall ensure that all proposed onsite utilities serving the project site shall be undergrounded with the appropriate permits, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
21. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
22. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

PLANNING/DESIGN REQUIREMENTS:

23. 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.
24. Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here.
25. Nine (9) antennas with the following dimensions: 71 x 11.2 by 5.2 inch
26. Three (3) antennas with the following dimensions: 72.4 by 6.1 by 4.1 inch.
27. One 2-ft diameter microwave dish.
28. Antennas shall not exceed the height of any proposed screen walls.
29. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building surfaces.
30. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
31. Photosimulations for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."
32. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
33. 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.
34. 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.
35. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- 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.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 15, 2012 and Approved Resolution No. _____

Planned Development Permit No. 931688

Coastal Development Permit No. 931686

Date of Approval: March 15, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Associate Planner

**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.**

[MICHAEL GAFA & ANNETTE GAFA FAMILY TRUST]

Owner

By _____
NAME
TITLE

[VERIZON WIRELESS]

Permittee

By _____
NAME
TITLE

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

EXISTING

Old Town Trolley
5220 Anna Ave.
San Diego, CA 92110



Proposed antennas mounted behind proposed screens on top of existing building. New RF transparent screens to match existing building surface.



PROPOSED

Old Town Trolley
5220 Anna Ave.
San Diego, CA 92110



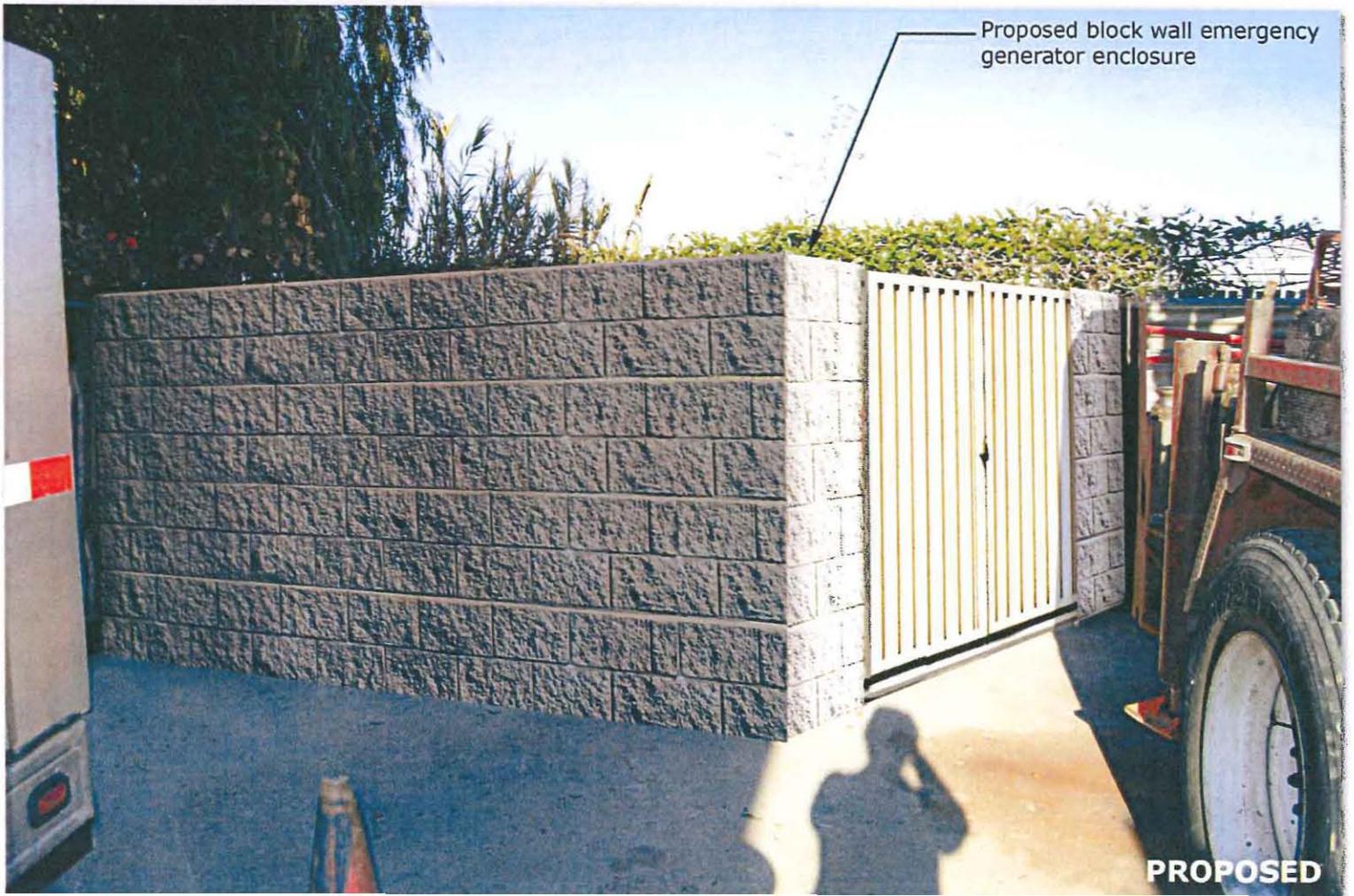
Proposed antennas mounted behind proposed screens on top of existing building. New RF transparent screens to match existing building surface.



PROPOSED

EXISTING

Old Town Trolley
5220 Anna Ave.
San Diego, CA 92110



Proposed block wall emergency generator enclosure

PROPOSED



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Old Town Trolley"
5220 Anna Avenue
San Diego, CA 92110

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 223-1357

October 25, 2011



North Elevation



South Elevation



Northwest Elevation



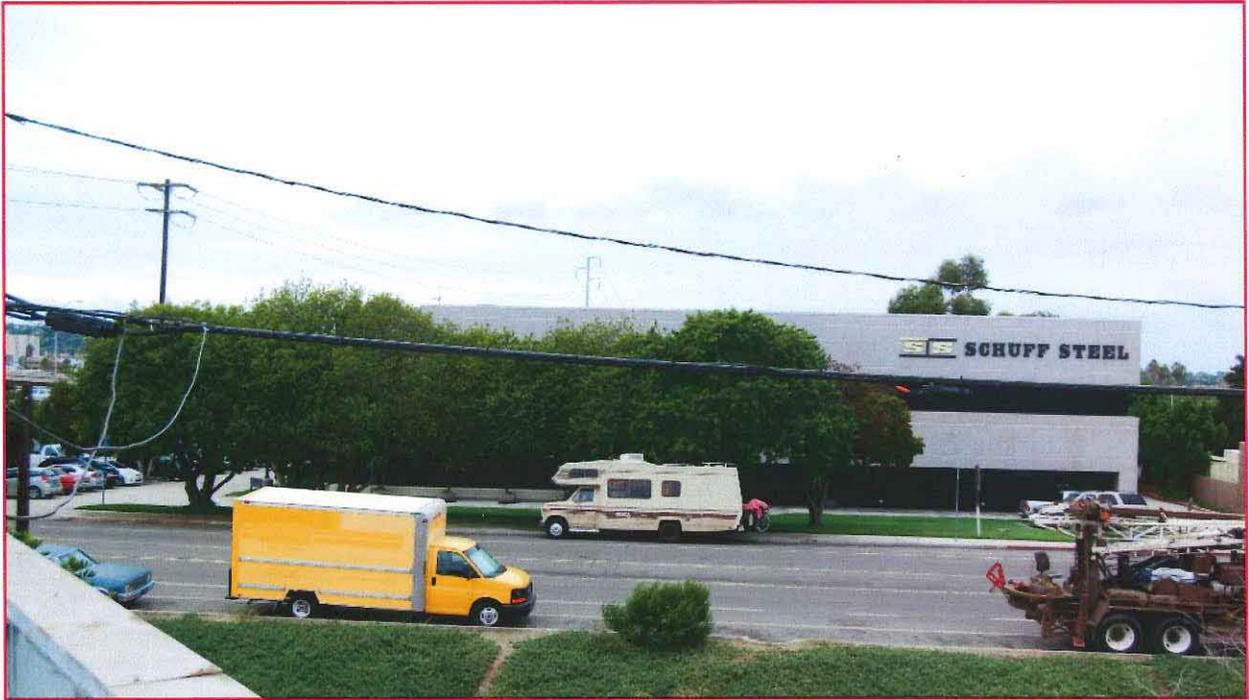
View North



View East



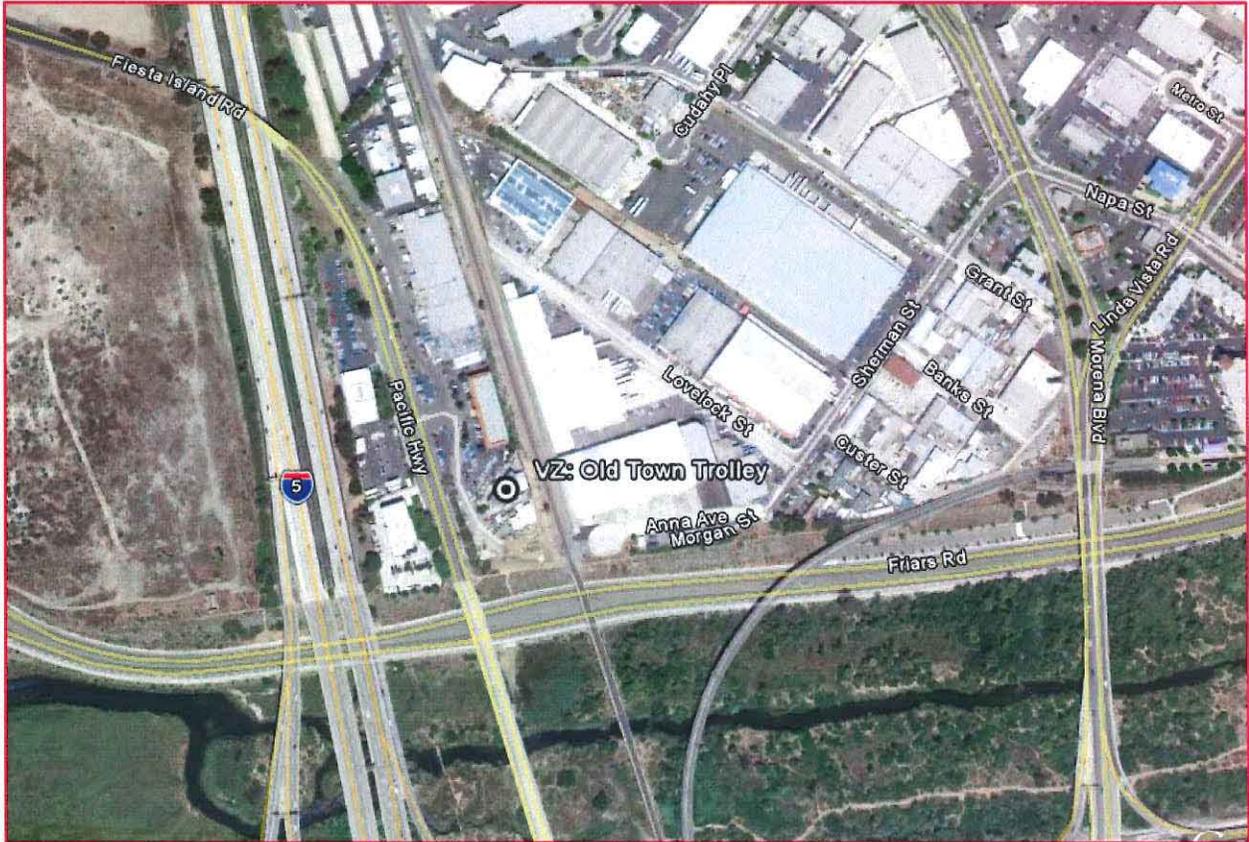
View South



Looking West



Aerial View



Surrounding Aerial View



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5210

**Community Planning
 Committee
 Distribution Form Part 2**

Project Name : Verizon Wireless Trolley		Project Number 263426	Distribution Date 12/20/11	
Project Scope : Verizon Wireless submitted an application for a new Wireless Communication Facility (WCF) located at 5220 Anna Avenue in the IL-3-1 zone within the Linda Vista Community Planning Area. The project is also located in the Coastal Overlay Zone, Non-Appealable Area 2. The project requires a Planned Development Permit and a Coastal Development Permit.				
Project Location				
Applicant Name: Curtis Diehl			Applicant Phone No. 951-833-5779	
Related Projects				
Project Manager Simon Tse		Phone Number 687-5984	Fax Number (619) 446-5245	E-mail Address STse@sandiego.gov
Community Plan Linda Vista		Council District 6		
Existing Zone	Proposed Zone	Building Height	Number of Stories	FAR
Committee Recommendations (To be completed for Initial Review):				
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 10	Members No 0	Members Abstain 1(chair)
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain
Agenda Date: 1-23-12	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	
CONDITIONS: None				
NAME Tom Cleary			TITLE Chair, LVPG	
SIGNATURE Tom Cleary			DATE 1-23-12	
Attach Additional Pages If Necessary. Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101				



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 WCP - Telecom

Project Title

VZ: "Old Town Trolley"

Project No. For City Use Only

Handwritten: 263426

Project Address:

5220 Anna Avenue, CA 92119

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 (and/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 change 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)	Name of individual (type or print)
Michael Galt and Amanda Galt Family Trust <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency
Street Address: 5220 Anna Avenue	Street Address:
City/State/Zip: San Diego, CA 92119	City/State/Zip:
Phone No: 619-519-0446	Phone No:
Fax No:	Fax No:
Signature: <i>Michael Galt</i>	Signature:
Date: November 9, 2011	Date:
Name of individual (type or print):	Name of individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No:	Phone No:
Fax No:	Fax No:
Signature:	Signature:
Date:	Date:

NOTICE OF EXEMPTION

(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.:263426

PROJECT TITLE: Verizon Wireless Trolley

PROJECT LOCATION-SPECIFIC: The project is located at 5220 Anna Avenue within the Linda Vista Community Plan area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project would install new wireless telecommunications equipment racks within a new 384 square-foot equipment room on an existing warehouse building. Three antenna sectors of four antennas each and a microwave dish would be mounted behind new fiberglass reinforced panel screenings on top of the existing building. Also included in the scope of work is the installation of GPS antennas, electrical and telco services, and an emergency generator inside of a concrete wall enclosure.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Verizon Wireless-15505 Sand Canyon Avenue, Irvine CA 92618- Contact Duffy Daugherty (925) 548-2050.

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 EXEMPTIONS: SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an Initial Study which determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15303 (New Construction). The exemption allows for the construction of new small facilities and since the enclosure is only 384 square-feet the exemption would be appropriate. Qualified City staff conducted a site visit and determined that no sensitive biological or historical resources exist on site and would be impacted. Therefore the project qualifies to be categorically exempt from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFF SZYMANSKI

TELEPHONE: (619) 446-5324

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
Jeff Szymanski, Senior Planner
SIGNATURE/TITLE

February 16, 2012
DATE

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SIGNED BY APPLICANT



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 28, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	March 15, 2012
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	PLANNED DEVELOPMENT PERMIT & COASTAL DEVELOPMENT PERMIT PROCESS LEVEL 4
PROJECT NUMBER:	263426
PROJECT NAME:	<u>VERIZON WIRELESS TROLLEY</u>
APPLICANT:	Shelly Kilbourn
COMMUNITY PLAN AREA:	Linda Vista
COUNCIL DISTRICT:	District 6
CITY PROJECT MANAGER:	Simon Tse, Associate Planner
PHONE NUMBER:	(619) 687-5984

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a new Wireless Communication Facility (WCF) located at 5220 Anna Ave in the IL-3-1 zone of the Linda Vista Community Planning area. The project is also located within the Coastal Overlay Zone Non-Appealable Area 2 and requires a Coastal Development Permit. The project as designed also requires a Planned Development Permit (PDP) Process 4, Planning Commission decision.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning

Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act.

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

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

Internal Order No. 24002319

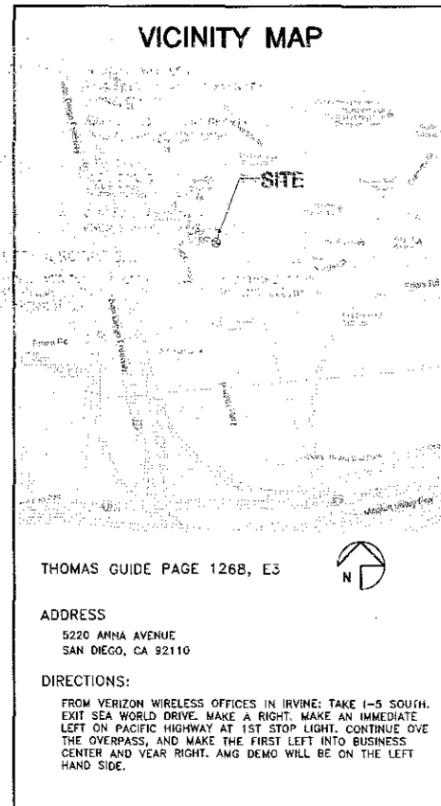
Revised 12/5/08 RH

Verizon Wireless Trolley
PROJECT CHRONOLOGY
 PTS #263426 INT #24002319

Date	Action	Description	City Review	Applicant Response
11.28.2011	First Submittal	Project Deemed Complete		
12.12.2011	First Assessment Letter		14 days	
12.20.2011	Second Submittal			8 days
2.14.2012	Second Assessment Letter		56 days	
2.21.2012	All issues resolved			7 days
3.15.2012	Scheduled for Planning Commission		23 days	
Total Staff Time:		Including City Holidays and Furlough	93 days	
Total Applicant Time:		Including City Holidays and Furlough		15 days
Total Project Running Time:		From Deemed Complete to PC Hearing	108 days	



OLD TOWN TROLLEY
5220 ANNA AVENUE
SAN DIEGO, CA 92110



THOMAS GUIDE PAGE 1268, E3

ADDRESS
5220 ANNA AVENUE
SAN DIEGO, CA 92110

DIRECTIONS:
FROM VERIZON WIRELESS OFFICES IN IRVINE: TAKE I-5 SOUTH, EXIT SEA WORLD DRIVE, MAKE A RIGHT, MAKE AN IMMEDIATE LEFT ON PACIFIC HIGHWAY AT 1ST STOP LIGHT, CONTINUE OVER THE OVERPASS, AND MAKE THE FIRST LEFT INTO BUSINESS CENTER AND VEAR RIGHT. AMG DEMO WILL BE ON THE LEFT HAND SIDE.

FCC COMPLIANCE STATEMENT

THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

ENERGY NOTE:
0% FROM ON-SITE RENEWABLE POWER SOURCE

CONSULTANT TEAM

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

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

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

PERMITS REQUIRED

- PLANNED DEVELOPMENT PERMIT (PDP) - PROCESS 4 (SIDE YARD SETBACK DEVIATION)
- COASTAL DEVELOPMENT PERMIT

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15506 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: DUFFY DAUGHERTY
PHONE: (925) 548-2050

OWNER: MIKE GAFA
1720 ROSECANS STREET, SUITE 523
SAN DIEGO, CA 92106
CONTACT: MIKE GAFA
PHONE: (619) 519-0448

PROJECT DESCRIPTION:

- PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW EQUIPMENT ROOM ON 2ND FLOOR OF EXISTING BUILDING.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS), MOUNTED BEHIND FEM RF TRANSPARENT SCREENS ON TOP OF EXISTING BUILDING.
- INSTALLATION OF ONE (1) VERIZON WIRELESS 2'-0" MICROWAVE DISH MOUNTED BEHIND NEW RF TRANSPARENT SCREENS ON TOP OF EXISTING BUILDING.
- INSTALLATION OF (2) NEW GPS ANTENNAS
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE FROM AN EXISTING ELECTRICAL P.O.C. INSIDE 500RF ELECTRICAL ROOM ON 1ST FLOOR.
- INSTALLATION OF NEW TELCO SERVICE FROM EXISTING TELCO P.O.C. AT EXISTING UTILITY POLE
- INSTALLATION OF A 30KW ENCLOSED EMERGENCY GENERATOR WITH A 150 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE AN 8'-0" HIGH CONCRETE BLOCK WALL ENCLOSURE.
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 5220 ANNA AVENUE
SAN DIEGO, CA 92110

ASSESSORS PARCEL NUMBER: 436-860-11

EXISTING ZONING: IL-3-1 (INDUSTRIAL)

TOTAL SITE AREA: 14,315 SF
0.33 ACRES

PROPOSED EQUIPMENT ROOM AREA (T.L.): 384 SF

NUMBER OF RACKS: 6

PROPOSED TYPE OF CONSTRUCTION: TYPE V-A

PROPOSED OCCUPANCY: U

EXISTING F.A.R.: 0.39

PROPOSED F.A.R.: 0.42

GROSS FLOOR AREA: 6,038 SQ. FT.
(384 SF INCREASE)

LOT COVERAGE: 32%

NOTE: THERE IS ONE EXISTING TELECOMMUNICATIONS FACILITY ON SITE (T-MOBILE)

FAR CALCS

TOTAL GROSS FLOOR AREA: 6,038 SQ. FT.
TOTAL LOT AREA: 14,315 SQ. FT.
FLOOR AREA RATIO (FAR): 0.42

SHEET SCHEDULE

T-1 TITLE SHEET & PROJECT DATA
A-0 SITE PLAN
A-1 ROOF PLAN
A-2 CORRIDOR & STAIRS, ELECTRICAL ROOM PLANS (FIRST FLOOR)
A-3 EQUIPMENT FLOOR PLAN (2ND FLOOR)
A-4 ANTENNA PLANS & ANTENNA DETAIL
A-5 EXTERIOR ELEVATIONS
A-6 EXTERIOR ELEVATIONS
C-1 TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THAT PORTION OF PUEBLO LOT 282 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870

APPLICABLE CODES

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

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR
verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

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

PROJECT NAME
OLD TOWN TROLLEY
5220 ANNA AVENUE
SAN DIEGO, CA 92110

SAN DIEGO COUNTY

DRAWING DATES

10/21/11	90% ZD (rd)
10/26/11	100% ZD (rd)
11/08/11	REVISED 100% ZD (se)
11/30/11	REVISED 100% ZD (se)
12/14/11	REVISED 100% ZD (rd)

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\11142

T-1

Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's

I/ we the undersigned, as lessee of a portion of the property described as

5220 ANNA AVENUE, SAN DIEGO, CA 92110
(Address or legal description)

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

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

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

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

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

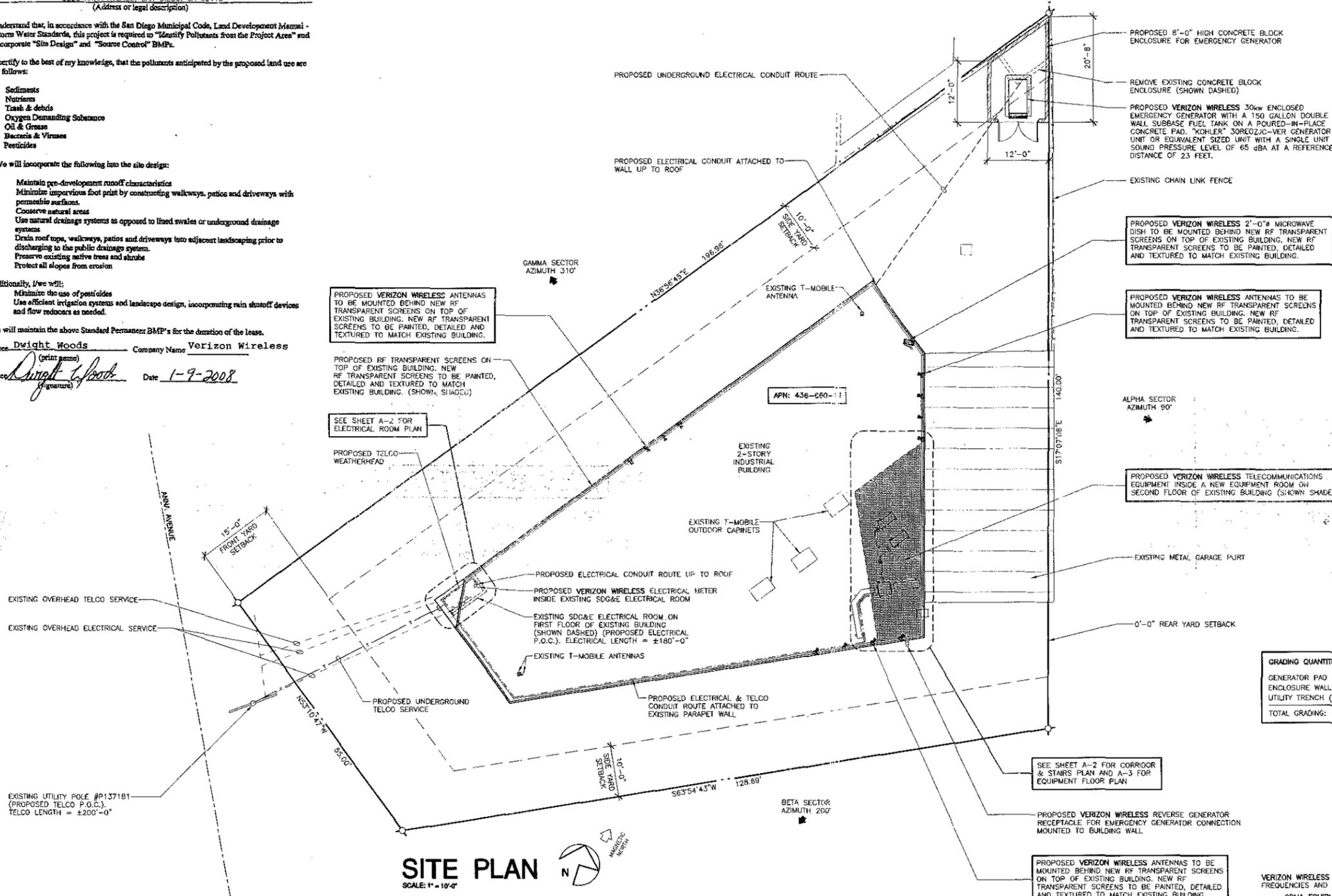
Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shut-off devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee: Dwight Woods Company Name: Verizon Wireless

Signature: Dwight Woods Date: 1-9-2008



SITE PLAN
SCALE: 1" = 10'-0"

- ENGINEERING NOTES:**
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
 - PER SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES, WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.
 - THE APPLICANT SHALL ENSURE THAT ALL PROPOSED ONSITE UTILITIES SERVING THE PROJECT SITE SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.
 - THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE ANNA AVENUE RIGHT-OF-WAY.
 - THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE ANNA AVENUE RIGHT-OF-WAY.

GRADING QUANTITIES:

GENERATOR PAD FOOTING:	2.96 CU. YDS.
ENCLOSURE WALL FOOTING:	7.49 CU. YDS.
UTILITY TRENCH (ELEC./TELCO):	20.02 CU. YDS.
TOTAL GRADING:	30.47 CU. YDS.

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:
TX FREQUENCY: 1925-1970 MHz
RX FREQUENCY: 1885-1890 MHz
TX POWER: 600W

PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-848 MHz
TX POWER: 6150W

EASEMENTS:
NO PLOTTABLE EASEMENTS ARE SHOWN WHICH REFLECTS PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL INFORMATION ON NON-PLOTTABLE EASEMENTS.

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED.

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE 00
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

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

PROJECT NAME
OLD TOWN TROLLEY
5220 ANNA AVENUE
SAN DIEGO, CA 92110
SAN DIEGO COUNTY

DRAWING DATES

10/21/11	90% ZD (rel)
10/26/11	100% ZD (rel)
11/09/11	REVISED 100% ZD (se)
11/30/11	REVISED 100% ZD (se)
12/14/11	REVISED 100% ZD (rel)

SHEET TITLE
SITE PLAN

PROJECTS\VERIZON\11142

A-0



PREPARED FOR



P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

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

PROJECT NAME
OLD TOWN TROLLEY

5220 ANNA AVENUE
 SAN DIEGO, CA 92110

SAN DIEGO COUNTY

DRAWING DATES

10/21/11	90% ZD (rf)
11/07/11	100% ZD (rf)
11/09/11	REVISED 100% ZD (ee)
11/30/11	REVISED 100% ZD (ee)
12/14/11	REVISED 100% ZD (rf)

SHEET TITLE

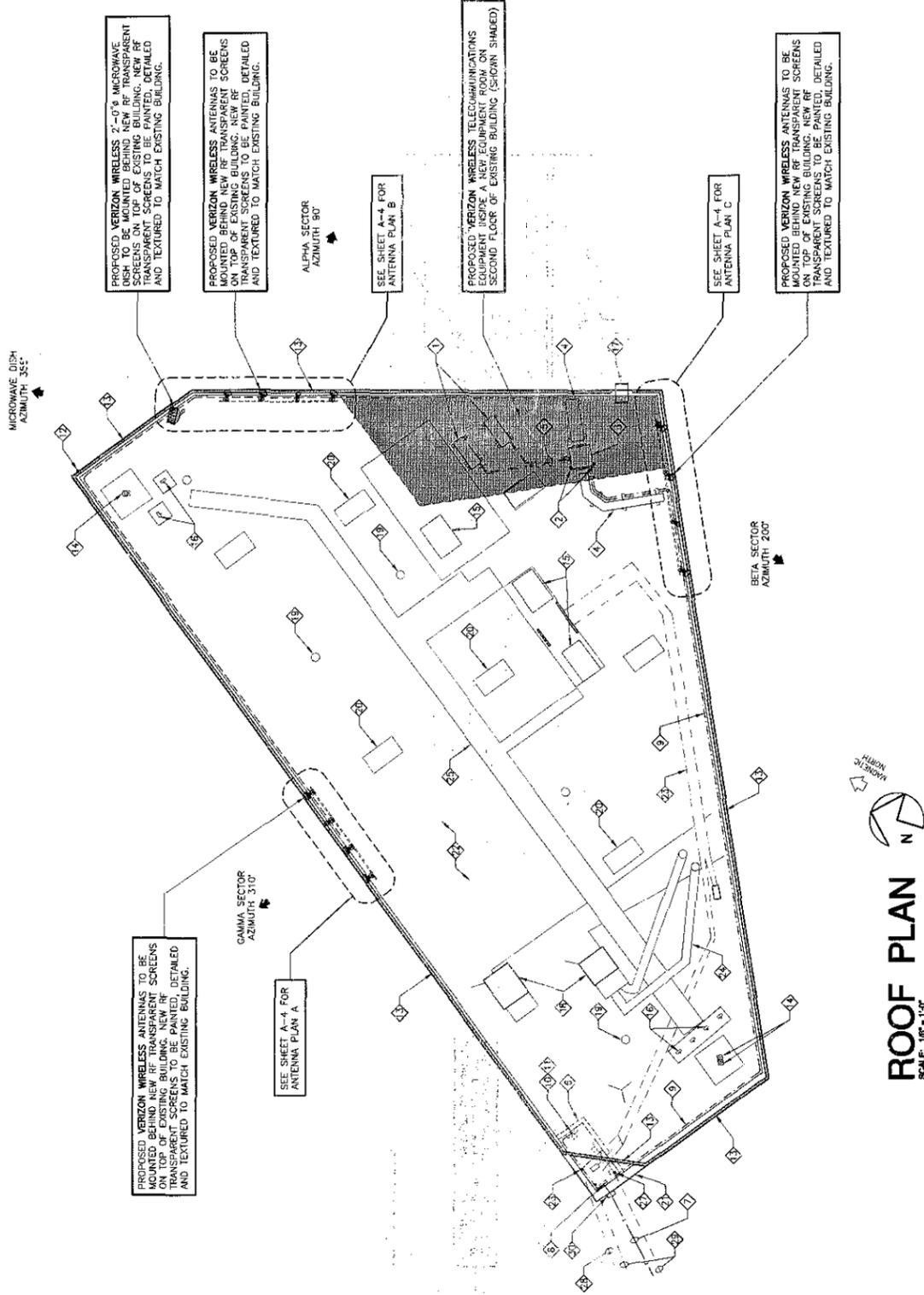
ROOF PLAN

PROJECTS\VERIZON\11142

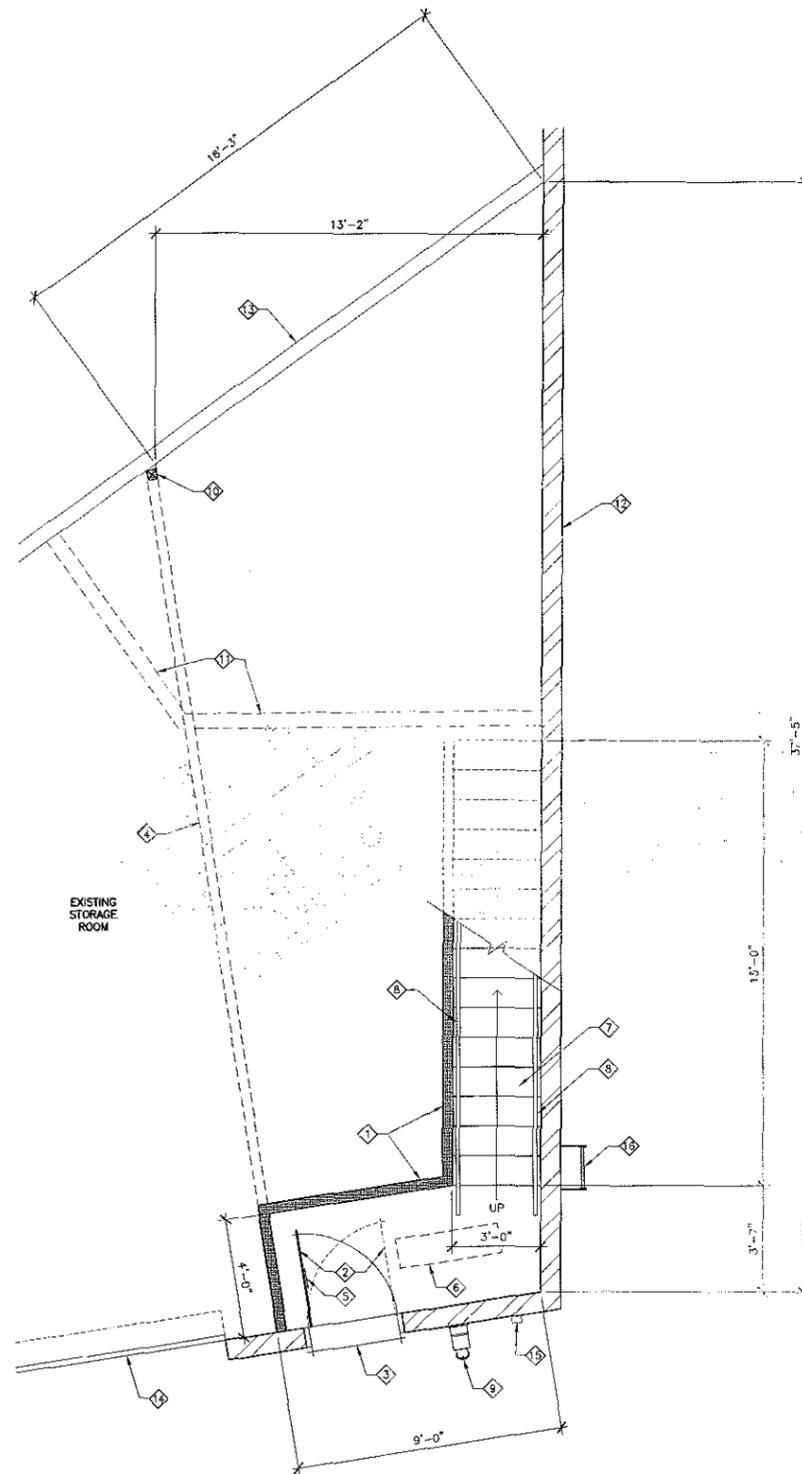
A-1

ROOF PLAN NOTES:

- 1 PROPOSED MECHANICAL UNITS MOUNTED ON PVC SLEEPERS MOUNTED ON ROOF (TYPICAL OF 2). "CARRIER" AIR CONDITIONING UNITS MODEL 35H-DR080 OR EQUIVALENT SIZED UNITS.
- 2 PROPOSED (2) E/911 GPS ANTENNAS TO BE MOUNTED TO COAX CABLE SHROUD
- 3 PROPOSED COAX CABLE HATCH
- 4 PROPOSED COAX CABLE TRAY WITH PVC SLEEPERS ON ROOF
- 5 PROPOSED CONDENSATE DRAIN LINE & REFRIGERANT LINES MOUNTED ON PVC SLEEPERS MOUNTED ON ROOF
- 6 EXISTING SGA&E ELECTRICAL ROOM ON FIRST FLOOR OF EXISTING BUILDING (SHOWN DASHED) (PROPOSED ELECTRICAL P.O.C.) ELECTRICAL LENGTH = ±180'-0"
- 7 PROPOSED UNDERGROUND TELCO SERVICE
- 8 PROPOSED TELCO CONDUIT ROUTE UP TO ROOF
- 9 PROPOSED ELECTRICAL & TELCO CONDUIT ROUTE ATTACHED TO EXISTING PARAPET WALL
- 10 PROPOSED VERIZON WIRELESS ELECTRICAL METER INSIDE EXISTING SGA&E ELECTRICAL ROOM
- 11 PROPOSED ELECTRICAL CONDUIT ROUTE UP TO ROOF
- 12 PROPOSED ELECTRICAL CONDUIT ROUTE FROM PROPOSED EMERGENCY GENERATOR ATTACHED TO WALL UP TO ROOF
- 13 PROPOSED RF TRANSPARENT SCREENS ON TOP OF EXISTING BUILDING. NEW RF TRANSPARENT SCREENS TO BE PAINTED, DETAILED AND TEXTURED TO MATCH EXISTING BUILDING. (SHOWN SHADED)
- 14 EXISTING T-MOBILE ANTENNAS
- 15 EXISTING T-MOBILE OUTDOOR CABINETS
- 16 EXISTING T-MOBILE TMA UNITS
- 17 EXISTING ROOF ACCESS LADDER
- 18 EXISTING ROOF TOP MECHANICAL EQUIPMENT (TYPICAL)
- 19 EXISTING EXHAUST VENT
- 20 EXISTING SKYLIGHT
- 21 EXISTING BUILDING PARAPET WALL
- 22 EXISTING BUILT-UP ROOF
- 23 EXISTING CONDUITS MOUNTED ON SLEEPERS MOUNTED ON ROOF (TYPICAL)
- 24 EXISTING MECHANICAL DUCT
- 25 EXISTING COAX CABLE TRAY WITH PVC SLEEPERS ON ROOF
- 26 EXISTING TELCO WEATHERHEAD
- 27 EXISTING ELECTRICAL WEATHERHEAD
- 28 EXISTING OVERHEAD TELCO SERVICE
- 29 EXISTING OVERHEAD ELECTRICAL SERVICE
- 30 PROPOSED TELCO PULL BOX



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



**CORRIDOR & STAIRS PLAN
(FIRST FLOOR)**

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

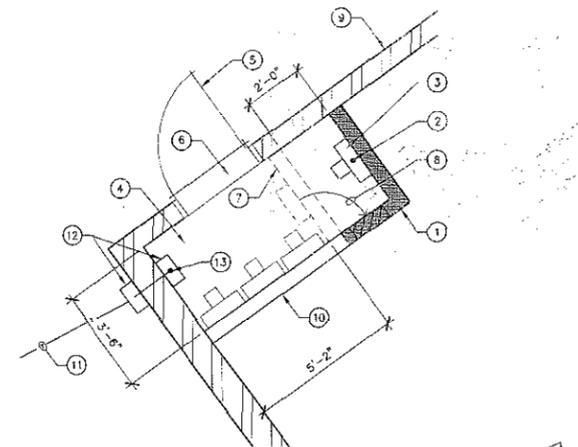


FIRST FLOOR PLAN NOTES:

- 1 PROPOSED INTERIOR WALL (SHOWN SHADED). PAINT AND TEXTURE TO MATCH EXISTING INTERIOR WALLS
- 2 EXISTING 3'-0" WIDE STEEL DOOR AND FRAME. ROTATE DOOR SWING & ADD PROPOSED VERIZON WIRELESS SIGNAGE
- 3 ALUMINUM THRESHOLD
- 4 LINE OF PROPOSED VERIZON WIRELESS SPACE ABOVE
- 5 PROPOSED BATTERY "CAUTION" SIGN ON DOOR. SEE NOTE BELOW
- 6 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURE
- 7 PROPOSED STAIRS
- 8 PROPOSED HANDRAIL
- 9 PROPOSED REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO BUILDING WALL
- 10 PROPOSED COLUMN
- 11 REMOVE EXISTING WALLS AND PLATFORM (SHOWN DASHED)
- 12 EXISTING EXTERIOR BUILDING CONCRETE BLOCK WALL
- 13 EXISTING INTERIOR BUILDING STEEL STUD WALL
- 14 EXISTING ROLL-UP DOOR
- 15 EXISTING DOWN SPOUT DRAIN
- 16 EXISTING ROOF ACCESS LADDER

NOTE: ADD SIGNAGE TO THE VERIZON EQUIPMENT ROOM DOOR WHICH SHALL STATE THE FOLLOWING:

1. THE ROOM CONTAINS ENERGIZED BATTERY SYSTEMS.
2. THE ROOM CONTAINS ENERGIZED ELECTRICAL CIRCUITS.
3. THE BATTERY ELECTROLYTE SOLUTIONS, WHERE PRESENT, ARE CORROSIVE LIQUIDS



**ELECTRICAL ROOM
(FIRST FLOOR)**

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



ELECTRICAL ROOM PLAN NOTES:

- 1 PROPOSED INTERIOR WALL (SHOWN SHADED). PAINT AND TEXTURE TO MATCH EXISTING INTERIOR WALLS
- 2 PROPOSED ELECTRICAL CONDUIT ROUTE UP TO ROOF
- 3 PROPOSED VERIZON WIRELESS ELECTRICAL METER INSIDE EXISTING SDG&E ELECTRICAL ROOM
- 4 EXISTING SDG&E ELECTRICAL ROOM ON FIRST FLOOR OF EXISTING BUILDING (SHOWN DASHED) (PROPOSED ELECTRICAL P.O.C.) ELECTRICAL LENGTH = ±180'-0"
- 5 EXISTING 3'-0" WIDE STEEL DOOR AND FRAME
- 6 ALUMINUM THRESHOLD
- 7 REMOVE EXISTING WALL (SHOWN DASHED)
- 8 RELOCATE EXISTING ELECTRICAL SUB-PANEL
- 9 EXISTING EXTERIOR BUILDING CONCRETE BLOCK WALL
- 10 EXISTING INTERIOR BUILDING STEEL STUD WALL
- 11 PROPOSED UNDERGROUND TELCO SERVICE
- 12 PROPOSED PULL BOX
- 13 PROPOSED TELCO CONDUIT ROUTE UP TO ROOF

BOOTH & SUAREZ

ARCHITECTURE INCORPORATED
395 CARISBROOK VILLAGE DRIVE SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

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

PROJECT NAME
**OLD TOWN
TROLLEY**
5220 ANNA AVENUE
SAN DIEGO, CA 92110

SAN DIEGO COUNTY

DRAWING DATES

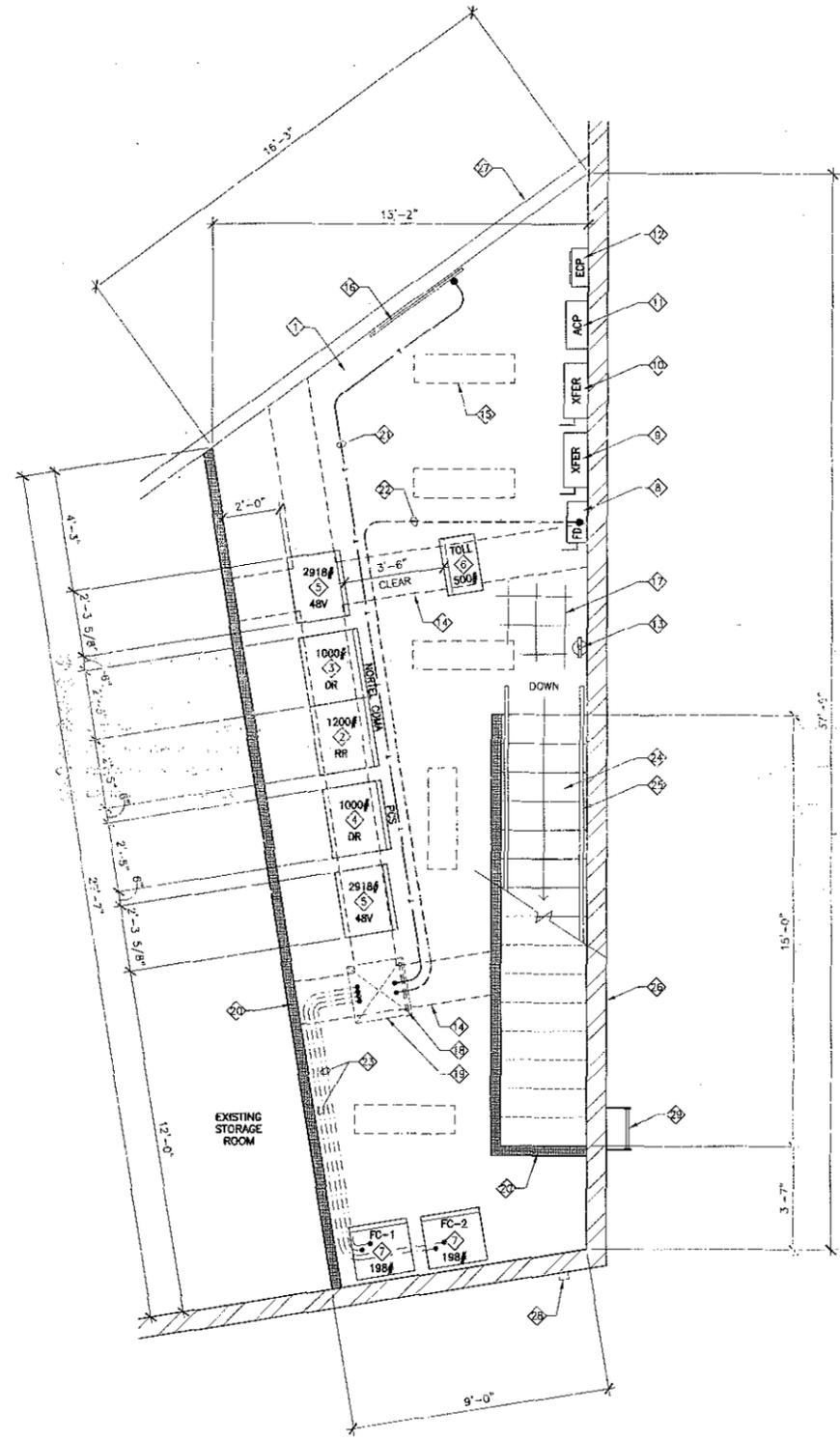
10/21/11	90% ZD (rel)
10/28/11	100% ZD (rd)
11/09/11	REVISED 100% ZD (ee)
11/30/11	REVISED 100% ZD (ee)
12/14/11	REVISED 100% ZD (rel)

SHEET TITLE

**CORRIDOR & STAIRS,
ELECTRICAL ROOM PLANS
(FIRST FLOOR)**

PROJECTS\VERIZON\11142

A-2



**EQUIPMENT FLOOR PLAN
(SECOND FLOOR)**

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



EQUIPMENT FLOOR PLAN NOTES:

- 1. PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW EQUIPMENT ROOM ON SECOND FLOOR OF EXISTING BUILDING
- 2. PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RADIO RACK (RR) 28" WIDE x 84" HIGH x 25" DEEP, WEIGHT: 1200 LBS.
- 3. PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RACK (DR) 28" WIDE x 84" HIGH x 25" DEEP, WEIGHT: 1000 LBS.
- 4. PROPOSED VERIZON WIRELESS PCS EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP, WEIGHT: 1000 LBS.
- 5. PROPOSED VERIZON WIRELESS BATTERY RACK, 27-5/8" WIDE x 57" HIGH x 22-1/2" DEEP, WEIGHT: 2918 LBS.
- 6. PROPOSED VERIZON WIRELESS TOLL RACK, 24" WIDE x 57" HIGH x 15" DEEP, WEIGHT: 500 LBS.
- 7. PROPOSED AIR HANDLERS
- 8. PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9. PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10. PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12. PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
- 13. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 14. PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 15. PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 5)
- 16. PROPOSED WALL MOUNTED TELCO BOARD
- 17. PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILE, EXCELON #91973 MONO WHITE WITH 4" COVER BASE
- 18. PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO CEILING
- 19. PROPOSED COAX CABLE PENETRATION TO CABLE HATCH ABOVE (SHOWN DASHED)
- 20. PROPOSED STEEL STUD WALL (SHOWN SHADED) (TYPICAL)
- 21. PROPOSED TELCO CONDUIT
- 22. PROPOSED ELECTRICAL CONDUIT
- 23. PROPOSED REFRIGERANT LINE & CONDENSATE DRAIN LINE ROUTING
- 24. PROPOSED STAIRS
- 25. PROPOSED HANDRAIL
- 26. EXISTING EXTERIOR BUILDING CONCRETE BLOCK WALL
- 27. EXISTING INTERIOR BUILDING STEEL STUD WALL
- 28. EXISTING DOWN SPOUT DRAIN
- 29. EXISTING ROOF ACCESS LADDER

BOOTH & SUAREZ

ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

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

PROJECT NAME

**OLD TOWN
TROLLEY**

5220 ANNA AVENUE
SAN DIEGO, CA 92110

SAN DIEGO COUNTY

DRAWING DATES

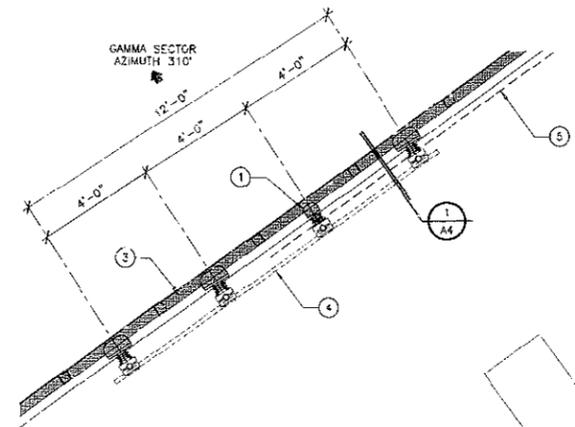
10/21/11	90% ZD (rel)
10/26/11	100% ZD (rd)
11/09/11	REVISED 100% ZD (sa)
11/30/11	REVISED 100% ZD (se)
12/14/11	REVISED 100% ZD (rat)

SHEET TITLE

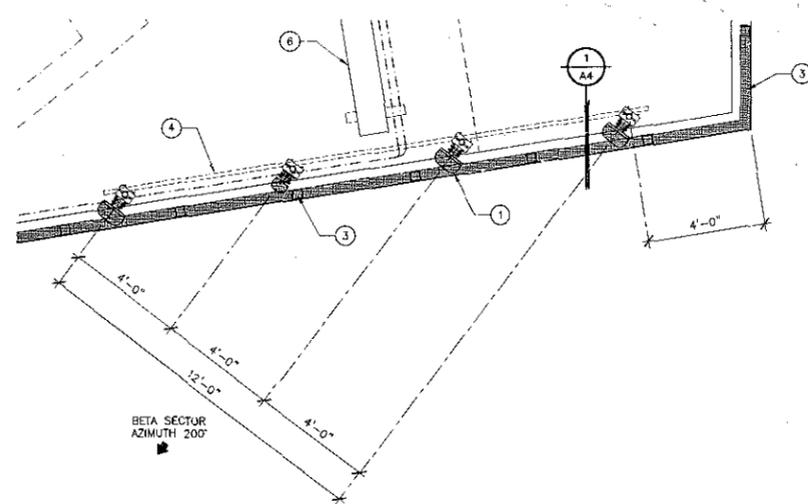
**EQUIPMENT FLOOR
PLAN (2ND FLOOR)**

PROJECTS\VERIZON\11142

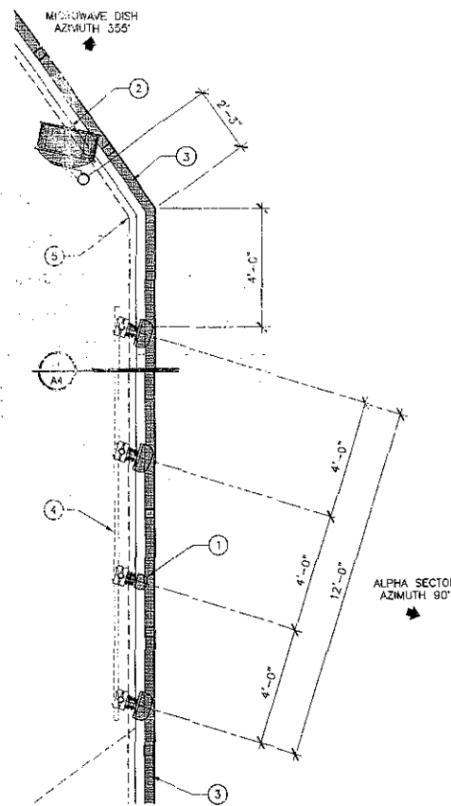
A-3



ANTENNA PLAN A
SCALE: 3/8" = 1'-0"



ANTENNA PLAN C
SCALE: 3/8" = 1'-0"

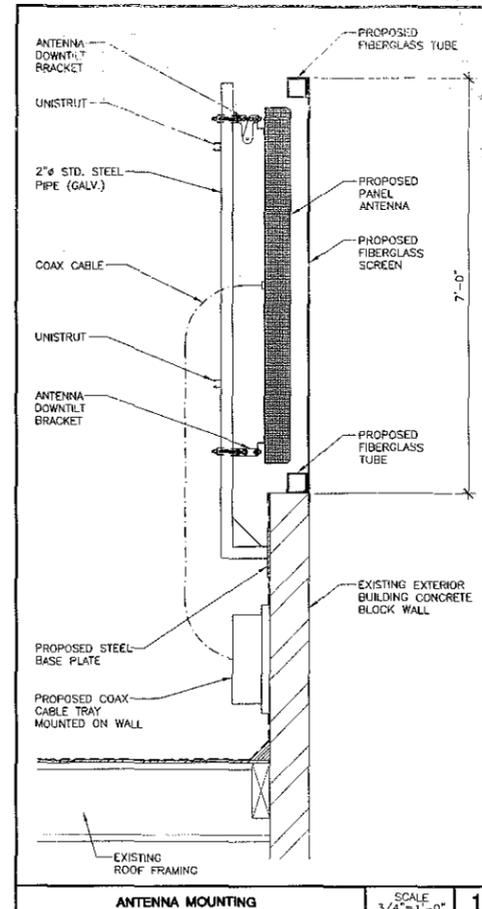


ANTENNA PLAN B
SCALE: 3/8" = 1'-0"

ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA 1	EAST	90°	BXA-70063/6CF_5	0'	0'		8	80'-0"	6'-0"	7/8"
ALPHA 2			BXA-80063/6CF_5							
ALPHA 3			BXA-171063/12CF_2							
ALPHA 4			BXA-70063/6CF_5							
BETA 1	SOUTHWEST	200°	BXA-70063/6CF	0'	0'		8	60'-0"	6'-0"	7/8"
BETA 2			BXA-80063/6CF							
BETA 3			BXA-171063/12CF							
BETA 4			BXA-70063/6CF							
GAMMA 1	NORTHWEST	310°	BXA-70063/6CF_5	0'	0'		8	160'-0"	6'-0"	1-5/8"
GAMMA 2			BXA-80063/6CF_5							
GAMMA 3			BXA-171063/12CF_2							
GAMMA 4			BXA-70063/6CF_5							
MICROWAVE DISH	355°		2'-0"				1	90'-0"		1 1/4"

ANTENNA PLAN NOTES:

- PROPOSED VERIZON WIRELESS ANTENNAS TO BE MOUNTED BEHIND NEW RF TRANSPARENT SCREENS ON TOP OF EXISTING BUILDING. NEW RF TRANSPARENT SCREENS TO BE PAINTED, DETAILED AND TEXTURED TO MATCH EXISTING BUILDING. (SHOWN SHADED)
- PROPOSED 2'-0" VERIZON WIRELESS MICROWAVE DISH TO BE MOUNTED BEHIND NEW RF TRANSPARENT SCREENS ON TOP OF EXISTING BUILDING. NEW RF TRANSPARENT SCREENS TO BE PAINTED, DETAILED AND TEXTURED TO MATCH EXISTING BUILDING. (SHOWN SHADED)
- PROPOSED RF TRANSPARENT SCREEN & FRAMING (SHOWN SHADED)
- PROPOSED UNISTRUT (SHOWN DASHED)
- PROPOSED COAX CABLE TRAY MOUNTED TO WALL (SHOWN DASHED)
- PROPOSED COAX CABLE TRAY MOUNTED ON PVC SLEEPERS MOUNTED ON ROOF



Booth Suarez &
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE 02
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PREPARED FOR
verizon wireless
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IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

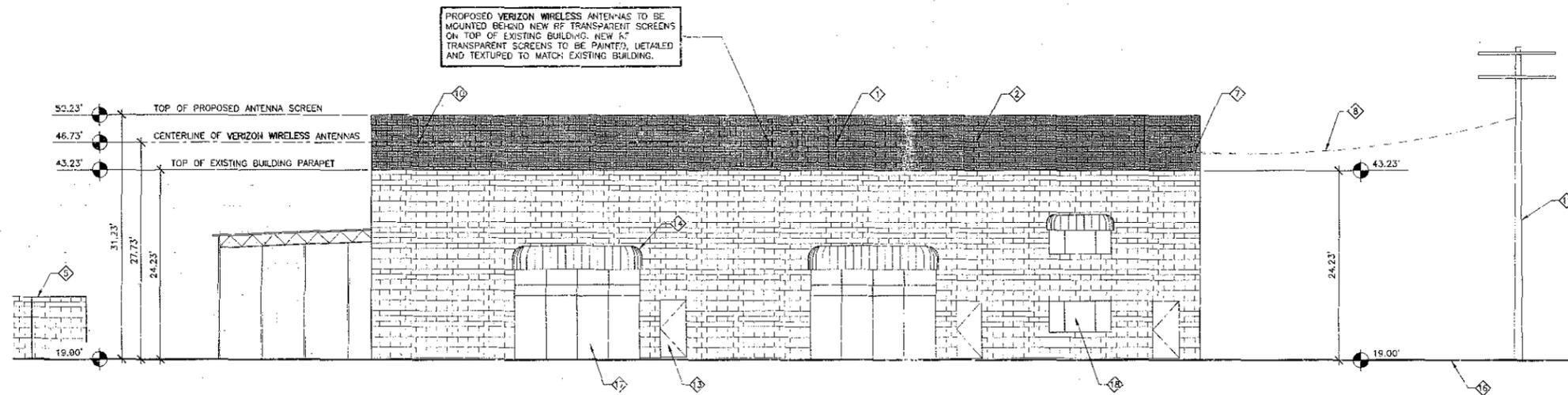
A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
OLD TOWN TROLLEY
5220 ANNA AVENUE
SAN DIEGO, CA 92110
SAN DIEGO COUNTY

DRAWING DATES
10/21/11 30% ZD (ru)
10/26/11 100% ZD (rd)
11/08/11 REVISED 100% ZD (se)
11/30/11 REVISED 100% ZD (se)
12/14/11 REVISED 100% ZD (rol)

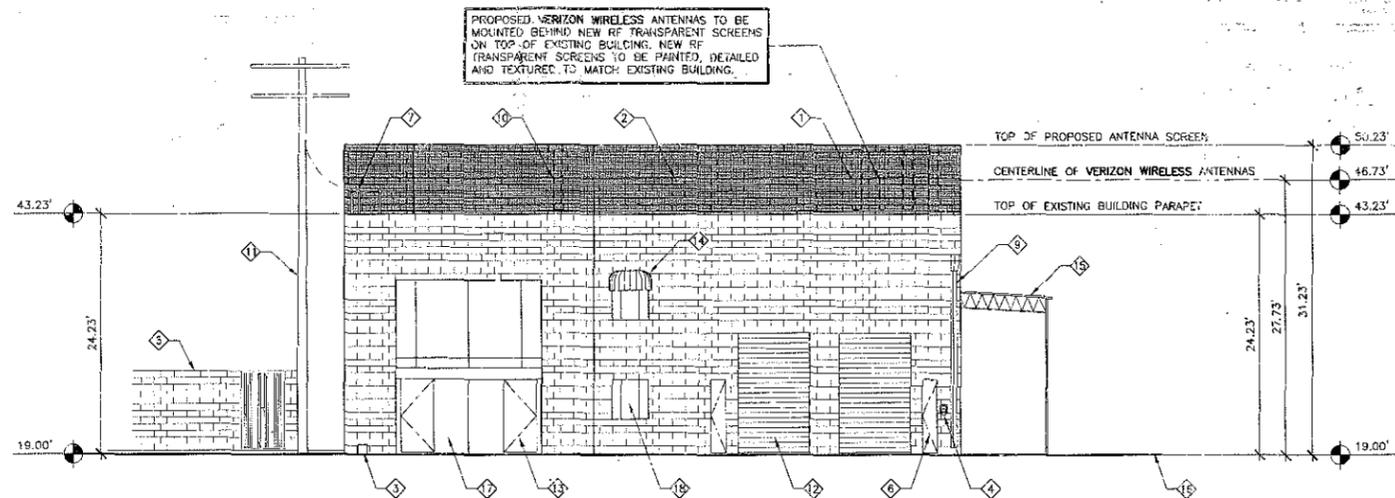
SHEET TITLE
ANTENNA PLANS & ANTENNA DETAIL

PROJECTS\VERIZON\11142



NORTH ELEVATION

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



WEST ELEVATION

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

PROPOSED VERIZON WIRELESS ANTENNAS TO BE MOUNTED BEHIND NEW RF TRANSPARENT SCREENS ON TOP OF EXISTING BUILDING. NEW RF TRANSPARENT SCREENS TO BE PAINTED, DETAILED AND TEXTURED TO MATCH EXISTING BUILDING.

PROPOSED VERIZON WIRELESS ANTENNAS TO BE MOUNTED BEHIND NEW RF TRANSPARENT SCREENS ON TOP OF EXISTING BUILDING. NEW RF TRANSPARENT SCREENS TO BE PAINTED, DETAILED AND TEXTURED TO MATCH EXISTING BUILDING.

ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS
- 2 PROPOSED RF TRANSPARENT SCREEN & FRAMING (SHOWN SHADED)
- 3 PROPOSED TELCO PULL BOX
- 4 PROPOSED REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY/ GENERATOR CONNECTION MOUNTED TO BUILDING WALL
- 5 PROPOSED CONCRETE BLOCK ENCLOSURE FOR EMERGENCY GENERATOR
- 6 EXISTING ACCESS DOOR WITH VERIZON WIRELESS YELLOW "CAUTION" SIGNAGE
- 7 EXISTING WEATHERHEADS
- 8 EXISTING OVERHEAD SERVICE
- 9 EXISTING DOWN SPOUT DRAIN
- 10 EXISTING T-MOBILE ANTENNAS
- 11 EXISTING UTILITY POLE
- 12 EXISTING ROLL-UP DOOR
- 13 EXISTING DOOR
- 14 EXISTING AWNING
- 15 EXISTING METAL GARAGE PORT
- 16 EXISTING GRADE
- 17 EXISTING GLASS PANEL (TYPICAL)
- 18 EXISTING WINDOW

BOOTH & SUAREZ

ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE 02
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

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

PROJECT NAME

OLD TOWN TROLLEY

5220 ANNA AVENUE
SAN DIEGO, CA 92110

SAN DIEGO COUNTY

DRAWING DATES

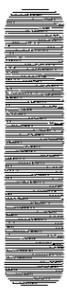
10/21/11	90% ZD (ra)
10/26/11	100% ZD (rd)
11/09/11	REVISED 100% ZD (se)
11/30/11	REVISED 100% ZD (se)
12/14/11	REVISED 100% ZD (ra)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\VERIZON\11142

A-5



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 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

DATE	DATE	DATE	DATE	DATE	DATE
AEC	RE	RF	INT	ES/IN	OPS
FE/DIR					

PROJECT NAME
OLD TOWN TROLLEY
 5220 ANNA AVENUE
 SAN DIEGO, CA 92110
 SAN DIEGO COUNTY

DRAWING DATES

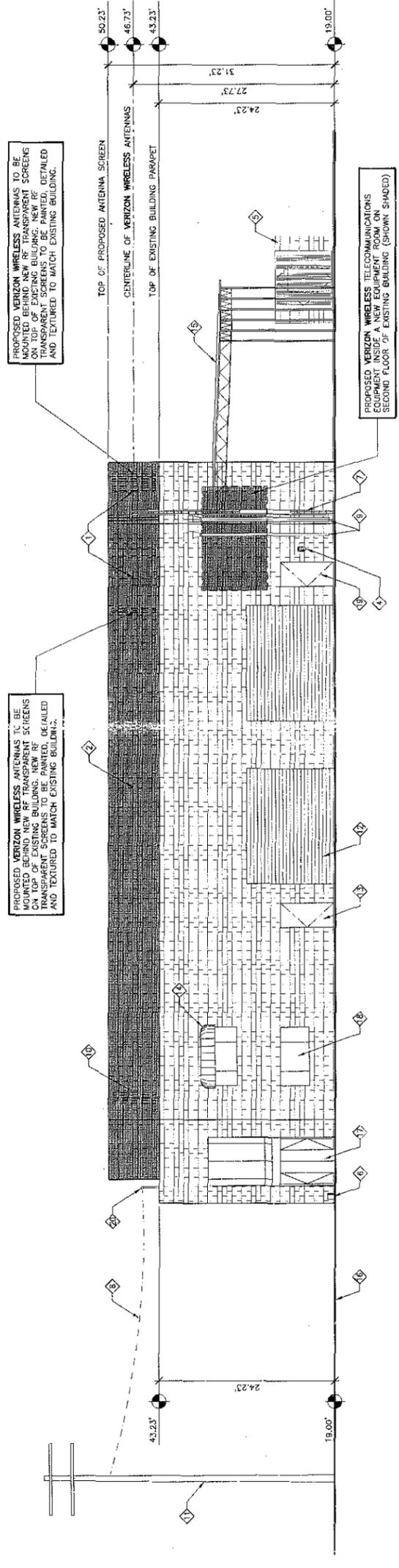
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10/26/11	100% 2D (red)
11/09/11	REVISED 100% 2D (red)
11/30/11	REVISED 100% 2D (red)
12/14/11	REVISED 100% 2D (red)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\VERIZON\11142

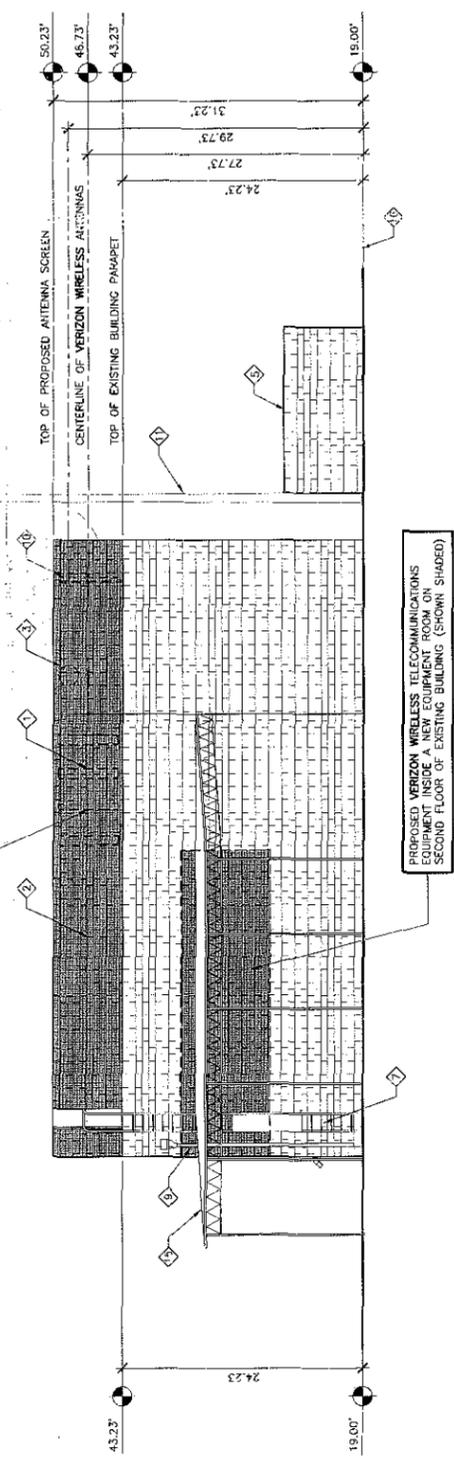
A-6



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

ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS
- 2 PROPOSED RE TRANSPARENT SCREEN & FRAMING (SHOWN SHADED)
- 3 PROPOSED VERIZON WIRELESS MICROWAVE DISH ANTENNA
- 4 PROPOSED REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO BUILDING WALL FOR EMERGENCY GENERATOR
- 5 PROPOSED CONCRETE BLOCK ENCLOSURE
- 6 PROPOSED TELCO PULL BOX
- 7 EXISTING ROOF ACCESS LADDER
- 8 EXISTING OVERHEAD SERVICE
- 9 EXISTING DOWN SPOUT DRAIN
- 10 EXISTING T-MOBILE ANTENNAS
- 11 EXISTING UTILITY POLE
- 12 EXISTING ROLL-UP DOOR
- 13 EXISTING DOOR
- 14 EXISTING AWNING
- 15 EXISTING METAL GARAGE PORT
- 16 EXISTING GRADE
- 17 EXISTING GLASS PANEL (TYPICAL)
- 18 EXISTING WINDOW
- 19 EXISTING ACCESS DOOR WITH VERIZON WIRELESS YELLOW "CAUTION" SIGNAGE
- 20 EXISTING WEATHERHEADS

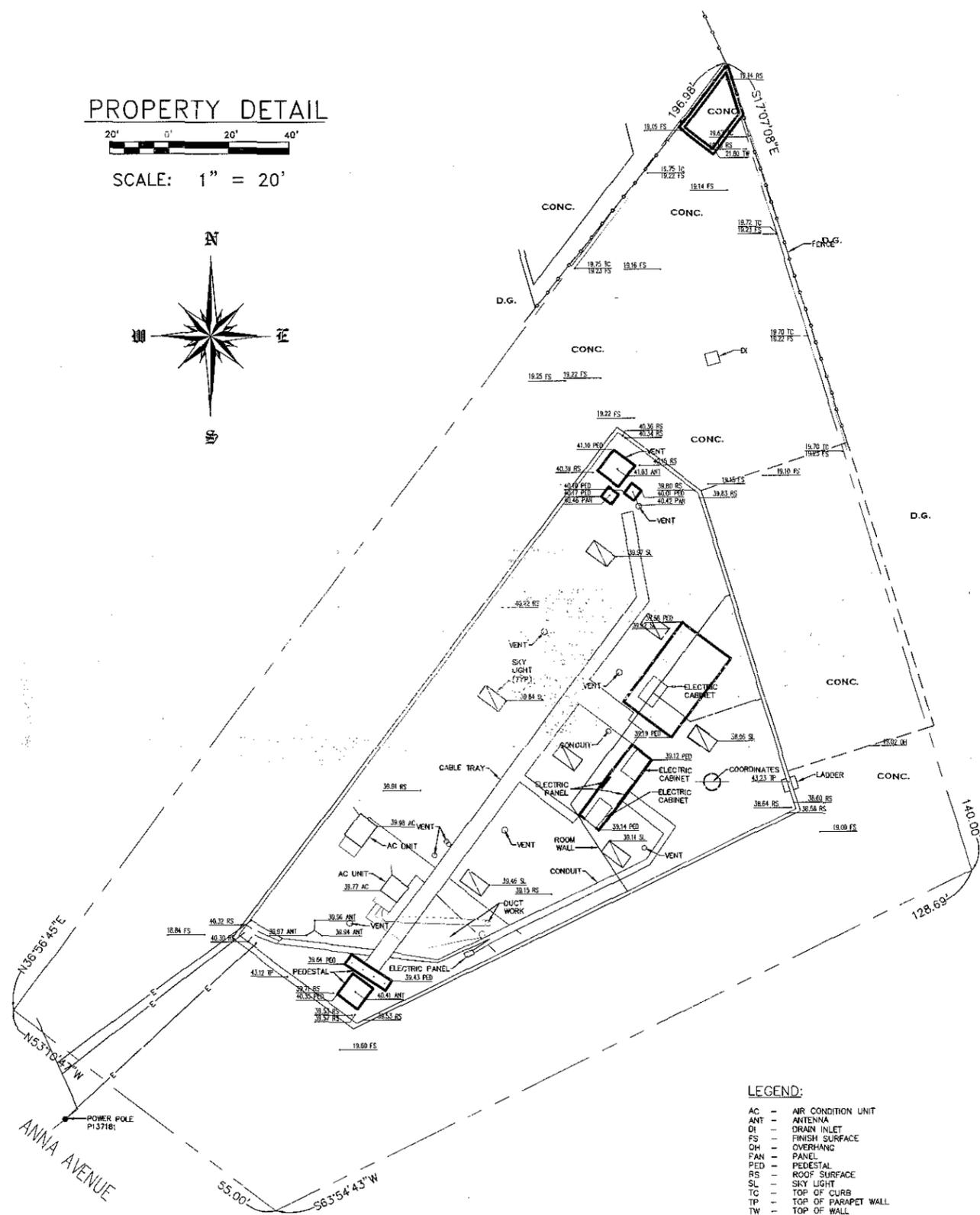
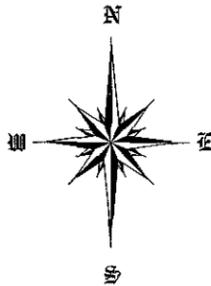


EAST ELEVATION
 SCALE: 1/8" = 1'-0"

PROPERTY DETAIL



SCALE: 1" = 20'



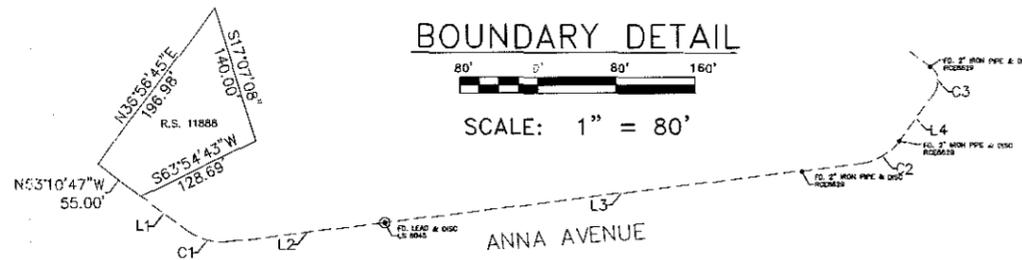
LEGEND:

- AC - AIR CONDITION UNIT
- ANT - ANTENNA
- DI - DRAIN INLET
- FS - FINISH SURFACE
- OH - OVERHANG
- PAN - PANEL
- PE - PEDESTAL
- RS - ROOF SURFACE
- SL - SKY LIGHT
- TC - TOP OF CURB
- TP - TOP OF PARAPET WALL
- TW - TOP OF WALL

BOUNDARY DETAIL



SCALE: 1" = 80'



ASSESSOR'S PARCEL NUMBER

4 6-088-011

COORDINATES:

LATITUDE: 32°45'47.8855" N
 LONGITUDE: 117°12'11.08859" W
 DATUM: NAD83

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.44'	N53°10'47"W
L2	157.26'	S82°55'28"W
L3	487.78'	S82°55'28"W
L4	59.17'	N36°38'26"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	43°53'45"	81.96'	47.47'
C2	46°17'00"	58.49'	47.25'
C3	82°58'15"	20.00'	31.41'

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: LAWYERS TITLE COMPANY
 4100 NEWPORT PLACE DRIVE
 SUITE 120
 NEWPORT BEACH, CALIFORNIA
 92660
 (949) 724-3170

TITLE NO.: 09304023-10
 TITLE OFFICER: CHRIS MAZIER
 DATED: SEPTEMBER 23, 2011

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP, COPY & BE CONSIDERED AS PROVISIONS, IN THE EVENT THAT THE MATTERS SET FORTH HEREIN BECOME NUMERICAL ITEMS THAT AFFECT THE SUBJECT PROPERTY, CO TO BE FILED BE REFERENCED TO DISSENT SERVICES.

1. A RECORD OF SURVEY PURPORTING TO SHOW THE BOUNDARIES AND DIMENSIONS OF THE LAND FILED AS RECORD OF SURVEY NUMBER 11888 THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
2. AN UNRECORDED LEASE DISCLOSED BY A MEMORANDUM RECORDED OCTOBER 9, 1996 AS INSTRUMENT NO. 1996-0511814 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
3. THE FACT THAT SAID LAND IS LOCATED WITHIN THE NORTH BAY REDEVELOPMENT AGENCY PROJECT AREA AS DISCLOSED BY DOCUMENT RECORDED JUNE 3, 1998 AS FILED NO. 1998-0330556, SEPTEMBER 17, 1998 AS FILE NO. 1998-0592287 AND JUNE 21, 2007 AS FILE NO. 2007-0418745. ALL OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
4. THE MATTERS CONTAINED IN THE DOCUMENT ENTITLED "0-18611-CERTIFIED COPY OF ORDINANCE 0-18611 ESTABLISHING MORENA BUSINESS IMPROVEMENT DISTRICT" RECORDED JANUARY 15, 1999 AS FILE NO. 1999-025063 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LEGAL DESCRIPTION:

THAT PORTION OF PUEBLO LOT 282 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID PUEBLO LOT 282; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PUEBLO LOT TO INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT OF WAY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY (FORMERLY CALIFORNIA SOUTHERN RAILROAD COMPANY); THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 140 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PUEBLO LOT 282, DISTANT THEREON 55 FEET SOUTHEASTERLY FROM THE POINT OF COMMENCEMENT; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 55 FEET TO THE POINT OF COMMENCEMENT.

ASSESSOR'S PARCEL NUMBER: 436-860-11-00

DATUM STATEMENT:

BENCHMARK:
 FRASS PLUG @ THE INTERSECTION OF ANNA AND SHERMAN PER SAN DIEGO CITY BENCHMARK LIST
 ELEVATION: 13.93
 DATUM: MEAN SEA LEVEL
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 2011.00

DATE OF SURVEY:
 OCTOBER 11, 2011

MIGUEL A. MARTINEZ
 L.S. 7443
 Exp. 08/30/12



BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 385 CARLSBAD VILLAGE DRIVE, SUITE 09
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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CONSULTANT

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

PROJECT NAME
OLD TOWN TROLLEY

5220 ANNA AVENUE
 SAN DIEGO, CA 92110

SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\11142

C-1