



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** May 9, 2013 **REPORT NO. PC-13-058**

**ATTENTION:** Planning Commission, Agenda of May 16, 2013

**SUBJECT:** Verizon – 32<sup>nd</sup> & Commercial - PROJECT NO. 259348. PROCESS 4.

**OWNER/  
APPLICANT:** LITTLE 1995 SEPARATE PROPERTY TRUST/  
VERIZON WIRELESS

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Wireless Communication Facility (WCF) at 3220 Commercial Street within the Southeastern San Diego community plan area?

**Staff Recommendation:** APPROVE Planned Development Permit No. 1115110.

**Community Planning Group Recommendation:** At the March 25, 2013 meeting of the Southeastern San Diego Community Planning Group, the group voted 8-0-2 to recommend approval of an obelisk-type design. Verizon has indicated a desire to proceed with the current monopine design. (Attachment 12)

**Environmental Review:** This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 19, 2013, and the opportunity to appeal that determination ended April 5, 2013. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt per Categorical Exemption 15303 (New Construction or Conversion of Small Structures).

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

**Code Enforcement Impact:** Not applicable.

**Housing Impact Statement:** Not applicable.

## **BACKGROUND/DISCUSSION**

Verizon – 32<sup>nd</sup> & Commercial is an application for a Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of a 50-foot high monopine (faux pine tree), supporting 12 panel antennas and one microwave dish. Equipment associated with the antennas will be located in a 736-square foot enclosure, which also accommodates an emergency generator. The project is located at 3220 Commercial Street, in the Southeastern San Diego: Memorial community plan area, Southeastern San Diego Planned District (SESDPD) I-1 zone. (Attachments 1, 2, 3, and 4)

WCFs are permitted as a Limited Use, Process 1, Staff-level decision in commercial and industrial zones. In this case, a PDP, Process 4, is being pursued to allow two deviations to the WCF Design Requirements, Land Development Code (LDC) section 141.0420(g):

1. The equipment area, at 736-square feet, exceeds the 250-square foot maximum permitted by the LDC section 141.0420(g)(3).
2. Faux landscaping, such as the proposed monopine, are permitted by LDC section 141.0420(g)(6) where natural vegetation, similar in size and species exist, or where landscaping similar in size and species is proposed as part of the development; the proposed project does not strictly comply with this requirement as the location and number of existing trees located on the premises is less than the desired amount required.

Typically, faux trees work best in a situation where they are surrounded by existing or proposed mature trees. The live trees are best situated in an irregular pattern surrounding the faux tree, to help integrate the faux tree. In this case, some mature trees are located to the north along the trolley station and church, but the LDC requires that the trees used to integrate the faux tree be provided on the premises.

Verizon has indicated that the existing use on the property precludes the installation of live trees within the fenced compound. Instead, Verizon has proposed six (6) trees, two of which are pine trees, along the Commercial Street frontage. The south side of Commercial Street is developed with residential uses, but is zoned industrial (SESDPD-I-1).

In order to support the project, Condition #18 has been added to the permit to require the installation of two 36-inch box size pine trees (*Pinus canariensis*) within the fenced compound, adjacent to the monopine, in addition to the six trees and other landscape proposed along the Commercial Street frontage. The two trees within the fenced compound will be required to be protected by curbs and bollards.

A request was made during the review process and by the community group for Verizon to replace the chain link fence with barbed wire along Commercial Street. Instead of replacing the fence, Verizon has provided trees and proposed vines along the fence.

### **Community Plan Analysis:**

The Southeastern San Diego community plan does not specifically address WCFs. However, the

City's General Plan, Section UD-A.15, does address WCFs as follows:

Minimize the visual impact of wireless facilities.

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

The addition of landscape material along both the Commercial Street frontage and adjacent to the monopine will enable the proposed monopine to comply with the General Plan recommendations. The additional landscape material will allow the monopine to integrate with the neighborhood context and the visual impact of the wireless facility will be minimized.

**Conclusion:**

This project complies with the applicable regulations of the Land Development Code and the City's General Plan, with the deviations processed as part of the PDP, and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of PDP No. 1115110.

**ALTERNATIVES**

1. **Approve PDP No. 1115110, with modifications.**
2. **Deny PDP No. 1115110, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



---

Mike Westlake  
Assistant Deputy Director  
Development Services Department



---

Alex Hempton, AICP  
Development Project Manager  
Development Services Department

BROUGHTON/AFH

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map

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

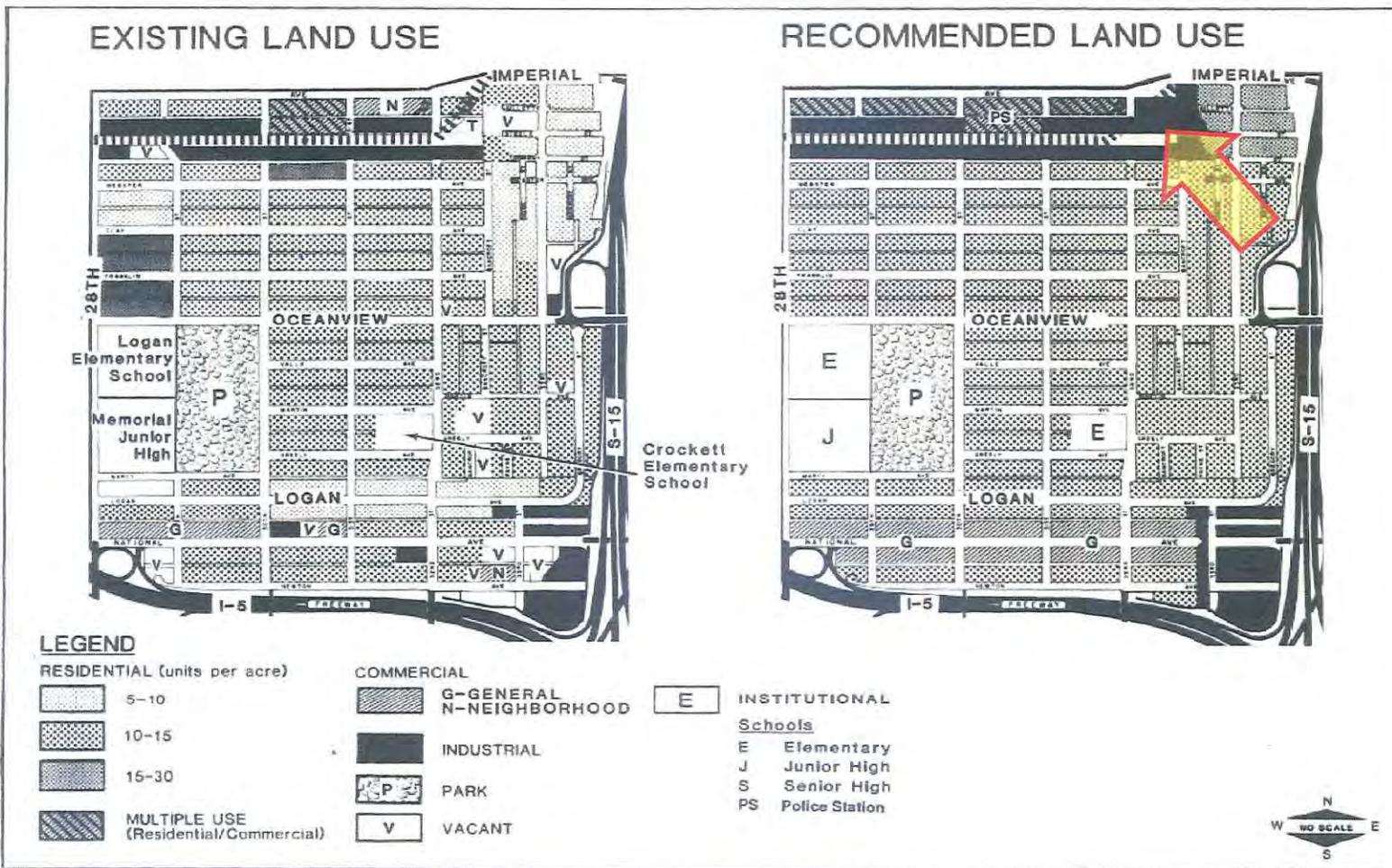
Rev 01-06/11 hmd



# Aerial Photo

Verizon – 32<sup>nd</sup> & Commercial – Project Number 259348

3220 Commercial Street



 **MEMORIAL**  
SOUTHEASTERN SAN DIEGO  
CITY OF SAN DIEGO • PLANNING DEPARTMENT

FIGURE 30

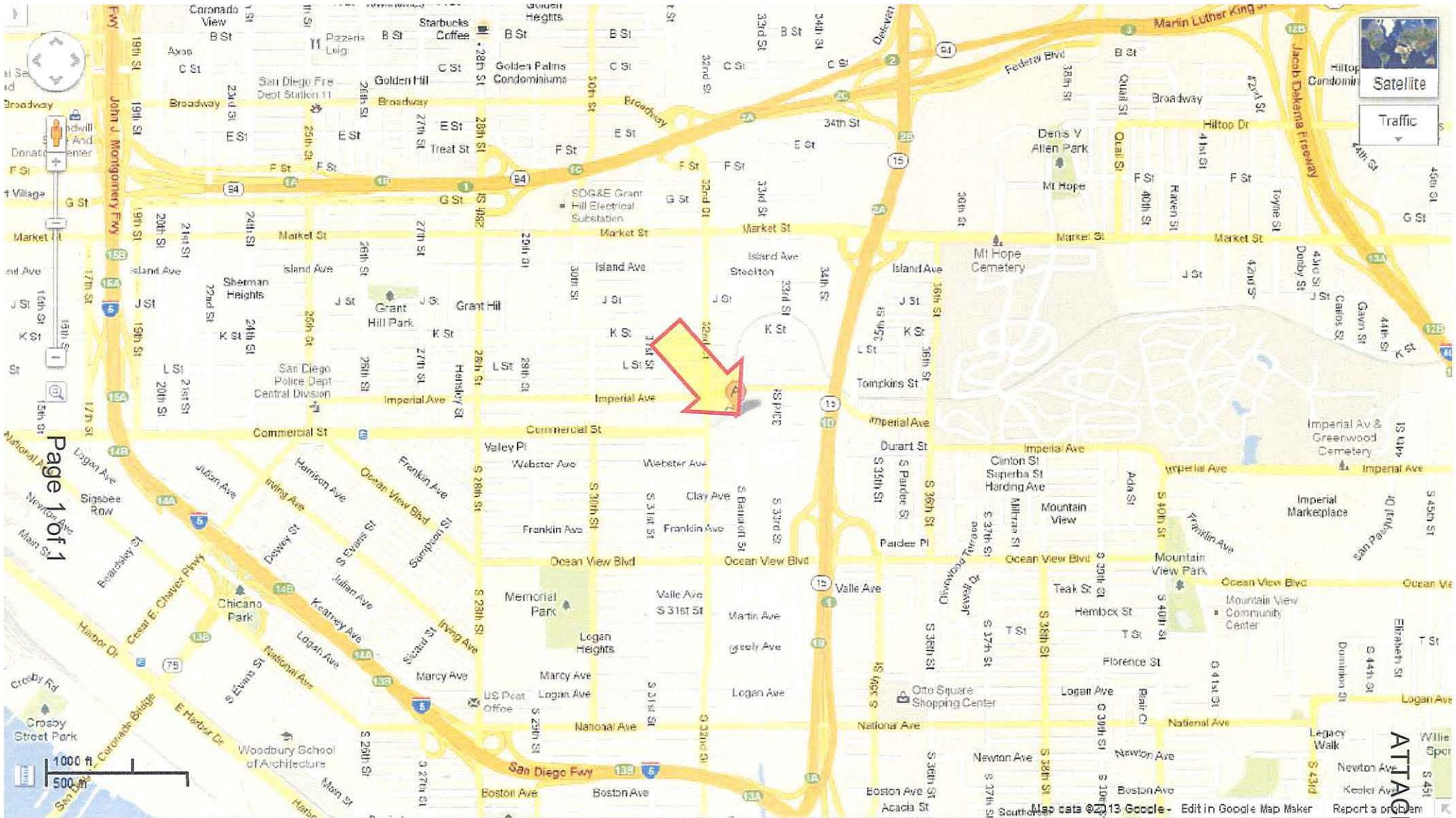


# Community Plan Land Use Map

Verizon – 32<sup>nd</sup> & Commercial – Project Number 259348

3220 Commercial Street

Designated as  
Industrial.



# Project Location Map

Verizon – 32<sup>nd</sup> & Commercial – Project Number 259348

3220 Commercial Street



ATTACHMENT 3

<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Verizon – 32 <sup>nd</sup> & Commercial	
<b>PROJECT DESCRIPTION:</b>	Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility consisting of a 50-foot high monopine and a 736-square foot equipment area, including an emergency generator.	
<b>COMMUNITY PLAN AREA:</b>	Southeastern San Diego: Memorial	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit (PDP), Process 4	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Industrial	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> Southeastern San Diego Planned District (SESDDP) – I-1		
<b>HEIGHT LIMIT:</b> - / 30' for any portion of a building within 200' of a residentially zoned property (not the case for this project)		
<b>FRONT SETBACK:</b> 10'		
<b>SIDE SETBACK:</b> 0' (25' abutting residentially zoned property)		
<b>STREETSIDE SETBACK:</b> 10'		
<b>REAR SETBACK:</b> 15' (25' abutting residentially zoned property)		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Industrial, SESDDP-I-1	Trolley Station & Church
<b>SOUTH:</b>	Industrial, SESDDP-I-1	Residential
<b>EAST:</b>	Industrial, SESDDP-I-1 and further east SESDDP-MF-1500	Open Space/Residential
<b>WEST:</b>	Industrial, SESDDP-I-1	Industrial/Commercial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Requests deviation to 250 sq. ft. maximum allowed for the equipment enclosure and to the WCF Design Requirements, that allow faux trees when existing or proposed trees of a similar size and species are present.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 25, 2013, the Southeastern San Diego Planning Group voted 8-0-2 to recommend approval of a obelisk-type design.	

**PLANNING COMMISSION  
RESOLUTION NO. PC-XXXX  
PLANNED DEVELOPMENT PERMIT NO. 1115110  
VERIZON – 32<sup>ND</sup> & COMMERCIAL  
PROJECT NUMBER 259348  
DRAFT**

WHEREAS, the LITTLE 1995 SEPARATE PROPERTY TRUST, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1115110);

WHEREAS, the project site is located at 3220 Commercial Street, in the Southeastern San Diego Planned District (SESDPD) I-1 zone, in the Southeastern San Diego: Memorial community plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 13532, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on October 30, 1984;

WHEREAS, on March 19, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 16, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1115110 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated May 16, 2013:

FINDINGS:

**Planned Development Permit - Section 126.0604**

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

While the Southeastern San Diego community plan does not specifically address WCFs, the City'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. In this case, the antennas are proposed to be mounted on a 50-foot high monopine (faux pine tree). Equipment associated with the antennas will be located in a block wall enclosure inside an existing fenced area. In order to screen and integrate the faux tree and equipment with the neighborhood, two

trees will be located adjacent to the monopine and six trees, and vines, will be located along the Commercial Street frontage to the south of the property. The addition of landscaping adjacent to the monopine and along the Commercial Street frontage will enable the WCF to meet the General Plan recommendations. Therefore, the project will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Verizon Wireless perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCFs.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

**3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

This project complies with the regulations of the Land Development Code and is requesting two deviations from the WCF Design Requirements, LDC section 141.0420(g), as part of this PDP:

1. The equipment area, at 736-square feet, exceeds the 250-square foot maximum permitted by the LDC section 141.0420(g)(3).
2. Faux landscaping, such as the proposed monopine, are permitted by LDC section 141.0420(g)(6) where natural vegetation, similar in size and species exist, or where landscaping similar in size and species is proposed as part of the development; the proposed project does not strictly comply with this requirement as the location and number of existing trees located on the premises is less than the desired amount required.

Typically, faux trees work best in a situation where they are surrounded by existing or proposed mature trees. The live trees are best situated in an irregular pattern surrounding the faux tree, to help integrate the faux tree. In this case, some mature trees are located to the north along the trolley station and church, but the LDC requires that the trees used to integrate the faux tree be provided on the premises.

## ATTACHMENT 5

Verizon has indicated that the existing use on the property precludes the installation of live trees within the fenced compound. Instead, Verizon has proposed six (6) trees, two of which are pine trees, along the Commercial Street frontage. However, in order to support this project, a condition has been added to require the installation of two 36-inch box size pine trees (*Pinus canariensis*) within the fenced compound, adjacent to the monopine, in addition to the six trees and other landscape proposed along the Commercial Street frontage. The two trees within the fenced compound will be required to be protected by curbs and bollards.

The deviation requested for the equipment enclosure is appropriate for this location as it will be screened from view by existing fencing, a new block wall, and the proposed landscape screening.

The addition of trees and other landscaping along Commercial Street, along with the two pine trees proposed inside the fenced enclosure, will result in a better project than might otherwise be achieved by strict conformance with the regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PLANNED DEVELOPMENT PERMIT NO. 1115110 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1115110, a copy of which is attached hereto and made a part hereof.

---

Alexander Hempton, AICP  
Development Project Manager  
Development Services

Adopted on: May 16, 2013

Internal Order No. 24002220

**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: 24002220

**PLANNED DEVELOPMENT PERMIT NO. 1115110**  
**VERIZON – 32<sup>ND</sup> & COMMERCIAL**  
**PROJECT NO. 259348**  
**PLANNING COMMISSION**

This PLANNED DEVELOPMENT PERMIT NO. 1115110 is granted by the PLANNING COMMISSION of the City of San Diego to the LITTLE 1995 SEPARATE PROPERTY TRUST, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0601. The 1.25-acre site is located 3220 Commercial Street, in the Southeastern San Diego Planned District (SES DPD) I-1 zone, in the Southeastern San Diego: Memorial community plan area. The project site is legally described as: Parcel 1 of Parcel Map No. 13532, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on October 30, 1984

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 16, 2013, on file in the Development Services Department.

The project shall include:

- a. A 50-foot high monopine (faux tree) supporting one (1) 4-foot diameter microwave dish and three (3) sectors of four (4) antennas each, for a total of twelve (12) panel antennas with the following dimensions: 71.0" by 11.2" by 5.2" and 72.4" by 6.1" by 4.1";
- b. A prefabricated shelter on a concrete pad, with a 30kW enclosed emergency generator, surrounded by a block wall enclosure;
- c. Two deviations are permitted with this Planned Development Permit:

1. The equipment area, at 736-square feet exceeds the 250-square feet permitted by LDC section 141.0420(g)(3), and;
  2. The location and number of existing and proposed trees located on the premises is less than the desired amount required to permit faux landscaping, pursuant to LDC section 141.0420(g)(6) which allows faux trees when existing or proposed trees of a similar size and species are present.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [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 May 31, 2016.
2. This Planned Development Permit [PDP] and corresponding use of this site shall expire on May 31, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Verizon Wireless (or a subsequent 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 46 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. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Commercial St Right-of-Way.

16. 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.

17. 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.

#### **LANDSCAPE REQUIREMENTS:**

18. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents showing two (2) minimum 36-inch box size Canary Island pines (*Pinus canariensis*) planted adjacent to the monopine, to the satisfaction of the Development Services Department, in addition to the six (6) proposed trees and other landscaping along the Commercial Street frontage (as illustrated on Exhibit "A"). The trees located adjacent to the monopine shall be provided with a minimum 40-square foot air and water permeable planting area, with no dimension less than 5-feet (as measured from the inside face of curb). A standard curb and bollards shall be provided around the tree planting area to protect

from damage. The trees shall be provided with an automatic, underground, electronically controlled irrigation system and the Owner and Permittee shall be responsible for on-going maintenance and care of the tree, in order to allow the tree to reach its mature height and spread to effectively camouflage and screen the monopine.

19. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

20. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

21. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Final Landscape Inspection.

#### **PLANNING/DESIGN REQUIREMENTS:**

24. 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.

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

26. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.

27. Branches shall extend a minimum of 24-inches beyond the face of the proposed antennas to the satisfaction of the Development Services Department.
28. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped, approved Exhibit "A."
29. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
30. Radio-frequency transparent "socks" fully covering the front and back of the antennas (and any other components) shall be installed.
31. The applicant is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.
32. 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.
33. 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.
34. 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.
35. 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."
36. No overhead cabling is allowed for this project.
37. Exposed mounting apparatus shall be removed and shall not remain on the monopine absent antennas
38. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
39. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

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

41. 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.

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

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May 16, 2013 and [Approved Resolution Number].

Permit Type/PTS Approval No.: PDP No. 1115110  
Date of Approval: 5/16/2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Alex Hempton, AICP  
Development Project Manager

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

\_\_\_\_\_  
**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

**LITTLE 1995 SEPARATE PROPERTY  
TRUST**

Owner

By \_\_\_\_\_  
NAME  
TITLE

**VERIZON WIRELESS**

Permittee

By \_\_\_\_\_  
Leslie Vartanian  
Network Manager

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



THE CITY OF SAN DIEGO

Date of Notice: March 21, 2013

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT  
SAP No. 24002220

---

**PROJECT NAME/NUMBER:** Verizon 32<sup>nd</sup> & Commercial/259348

**COMMUNITY PLAN AREA:** Southeastern San Diego Community Planning Area

**COUNCIL DISTRICT:** 8

**LOCATION:** 3220 Commercial Street, San Diego, CA 92113

**PROJECT DESCRIPTION:** Planned Development Permit (PDP) to allow for a Wireless Communication Facility (WCF) consisting of antennas pipe mounted to a 50'-0" high faux monopine. Associated equipment would be located inside a new 11'-6" by 16'-10" prefabricated fibrebond equipment shelter on a concrete pad.

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

**ENVIRONMENTAL DETERMINATION:** CEQA Exemption 15303-(New Construction or Conversion of Small Structures)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, a PDP for a 50'-0" high monopine and associated equipment building meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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

---

On March 19, 2013, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to

## ATTACHMENT 7

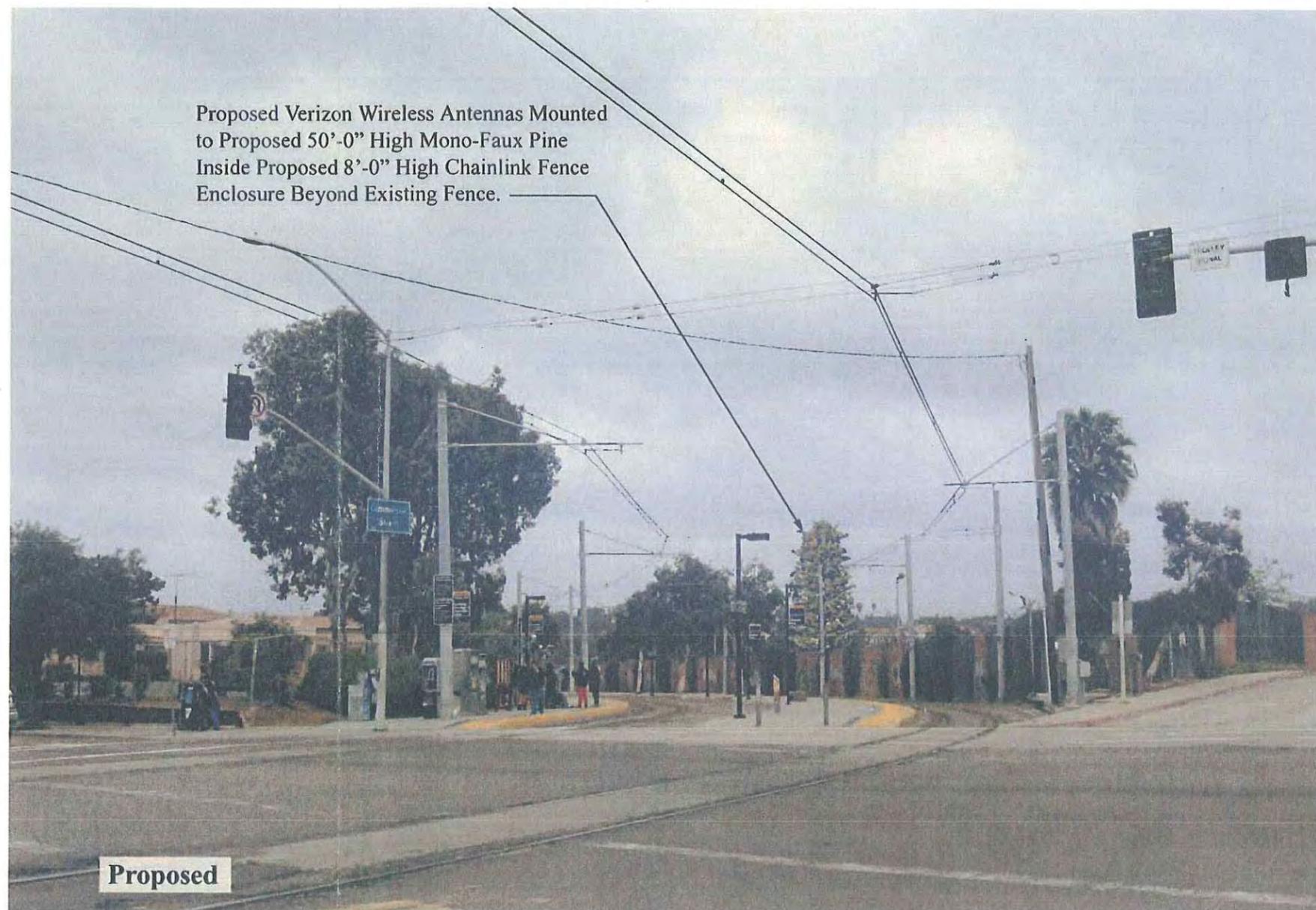
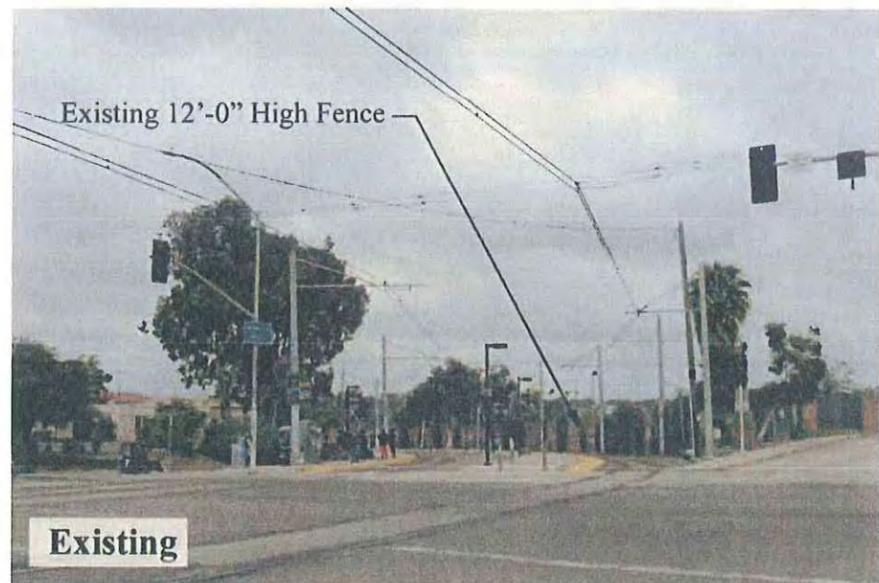
the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



# 32nd & COMMERCIAL 3220 COMMERCIAL STREET; SAN DIEGO, CA 92113



View 02 - Looking Northeast

Verizon Wireless  
15505 Sand Canyon Avenue  
Building "D", First Floor  
Irvine, CA 92618

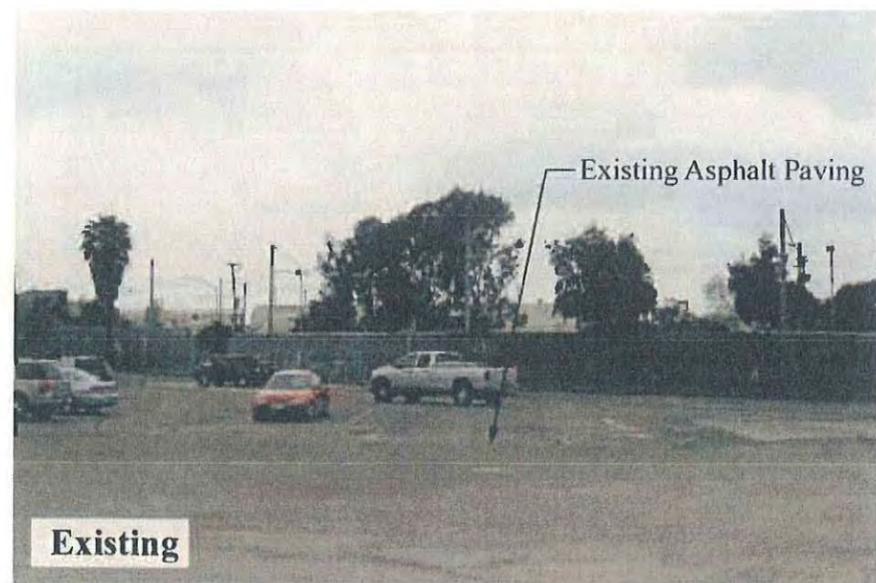
**Applicant**

FMHC Corporation  
Mark Linman  
4060 Campus Drive, Suite 200  
Newport Beach, CA 92660  
818-653-1393

**Contact**



# 32nd & COMMERCIAL 3220 COMMERCIAL STREET; SAN DIEGO, CA 92113



View 01 - Looking West

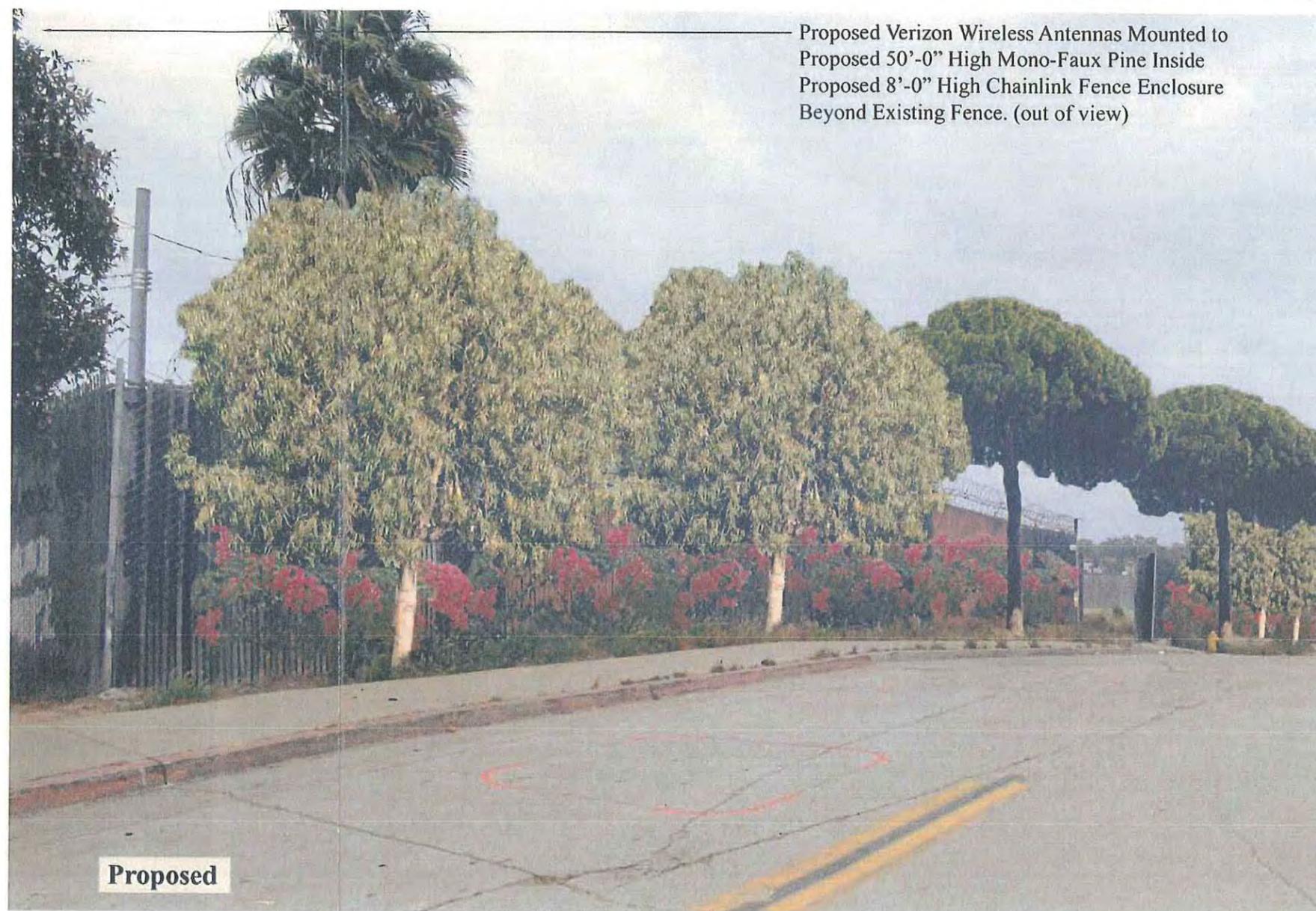
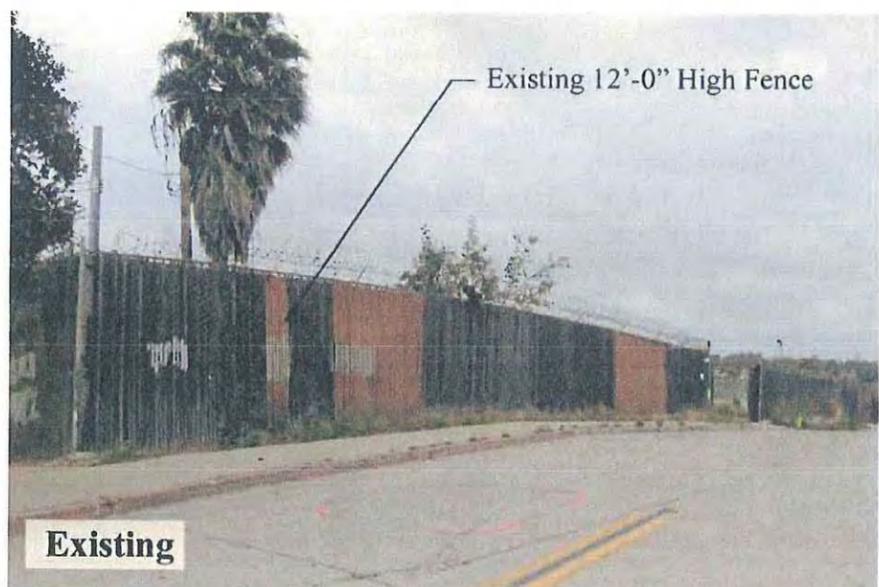
Verizon Wireless  
15505 Sand Canyon Avenue  
Building "D", First Floor  
Irvine, CA 92618

**Applicant**

FMHC Corporation  
Mark Linman  
4060 Campus Drive, Suite 200  
Newport Beach, CA 92660  
818-653-1393

**Contact**

# 32nd & COMMERCIAL 3220 COMMERCIAL STREET; SAN DIEGO, CA 92113



Proposed Verizon Wireless Antennas Mounted to Proposed 50'-0" High Mono-Faux Pine Inside Proposed 8'-0" High Chainlink Fence Enclosure Beyond Existing Fence. (out of view)

View 03 - Looking Northeast

Verizon Wireless  
15505 Sand Canyon Avenue  
Building "D", First Floor  
Irvine, CA 92618

**Applicant**

FMHC Corporation  
Mark Linman  
4060 Campus Drive, Suite 200  
Newport Beach, CA 92660  
818-653-1393

**Contact**

**Mark J. Linman**  
Land Use and Development Consulting

**Verizon Wireless**  
**SITE DESCRIPTION AND JUSTIFICATION**  
**32<sup>nd</sup> & Commercial**

**PROJECT LOCATION**

The 1.25-acre project is located near the northeast corner of 32<sup>nd</sup> Street and Commercial Street in the City of San Diego. The address of the site is 3220 Commercial Street, San Diego, CA 92113. The project site is in the Southeastern San Diego Community Plan area. Zoning of the site is SESDPD-I-1.

Land uses surrounding the site include the 32<sup>nd</sup>/Commercial Trolley Station to the immediate west, the Christ the King Catholic Church also to the west, vacant industrial land to the north, single family residential to the east and a mix of industrial and residential uses to the south on industrially zoned land. The project site has most recently been used as a storage yard and is fully fenced. There are no existing structures on the site.

**PROJECT DESCRIPTION**

The applicant proposes to install, operate and maintain a wireless communications facility. The proposed facility will consist of a new 50-foot tall faux broadleaf tree supporting three sectors of four antennas each, for a total of 12 antennas. The proposed panel antennas measure 71 to 72.4 inches tall, 6.1 to 11.2 inches wide and 4.1 to 5.2 inches in depth. A prefabricated equipment building measuring 16 feet by 11.5 feet is proposed to be located within a concrete block enclosure that measures approximately 24 feet by 32 feet. The enclosure contains the equipment building, and emergency generator and air conditioning units.

**PROJECT DESIGN**

The project has been designed to comply with the City of San Diego guidelines and requirements for wireless communications facilities. The proposed faux broadleaf tree will blend with existing trees within the immediate area. The equipment enclosure is located within the interior of the parcel and will not be visible to surrounding properties or from adjacent streets. Photo-simulations of the proposed facility are attached.

**SITE JUSTIFICATION**

**Project Objective**

The objective of the proposed facility is to increase service along a portion of I-15 located to the east of the site. Additional coverage and service is also needed within the surrounding community toward the west along Commercial.

RF plots showing the existing coverage and the increased coverage with the proposed site are enclosed. The additional facility in this location will also improve service to the surrounding community by adding capacity to the existing network.

### **Proposed Location**

The proposed location for this facility is at a similar elevation to properties to the west but higher in elevation compared to the residential areas to the east. This location is situated so that it can provide coverage to the east along I-15 and still enhance coverage towards the west.

The site is zoned industrial which is a preferred location for wireless facilities. The site also provides good separation from residential uses.

### **Alternative Sites**

Three alternative sites were considered for this location.

The first alternative was the Catholic Church located to the west of the proposed location. This site is at a similar elevation, has an existing tower structure that could possibly accommodate antennas and appeared to have adequate space for equipment. This alternative was rejected because the church will not lease to wireless providers.

Another alternative that was considered was an existing industrial building (CEM Corp) located to the west of the proposed site on Commercial Street. This location has an existing roof-mounted wireless facility. This location is slightly lower in elevation and the allowable height is restricted by the proximity to residentially zoned property. Equipment space was also limited at this location. This site was rejected in favor of the proposed site because it didn't meet the coverage objectives to the east.

The Bethel AME Church located at 31<sup>st</sup> and K Streets was also reviewed. This location has an existing steeple that could be modified or reconstructed to accommodate the facility. Space for equipment was very limited and would need be located on the roof of the building. The zoning of the property is residential which is less preferred and would also limit the height available. This location is also outside the search ring and would not meet coverage objectives to the east.

The proposed location was ultimately chosen because it met all coverage objectives, had adequate area available, is in a preferred zone and will meet the height requirements of the zone.

**Verizon Wireless  
32<sup>nd</sup> & Commercial**  
Site Justification Map

ZONE_NAME	Color
BLPD-REDEVLV-SUBD	Light Blue
BLPD-SUBD-A	Light Orange
BLPD-SUBD-B	Light Yellow
BLPD-SUBD-C	Light Blue
BLPD-SUBD-D	Light Blue
CC-4-5	Red
IH-2-1	White
IL-3-1	Light Blue
SESDPD-CSR-2	Orange
SESDPD-CT-2	Orange
SESDPD-CT-3	Light Blue
SESDPD-I-1	Light Blue
SESDPD-I-2	Light Blue
SESDPD-MF-1500	Yellow
SESDPD-MF-2500	Yellow
SESDPD-MF-3000	Yellow
SESDPD-SF-40000	White
SESDPD-SF-5000	Yellow

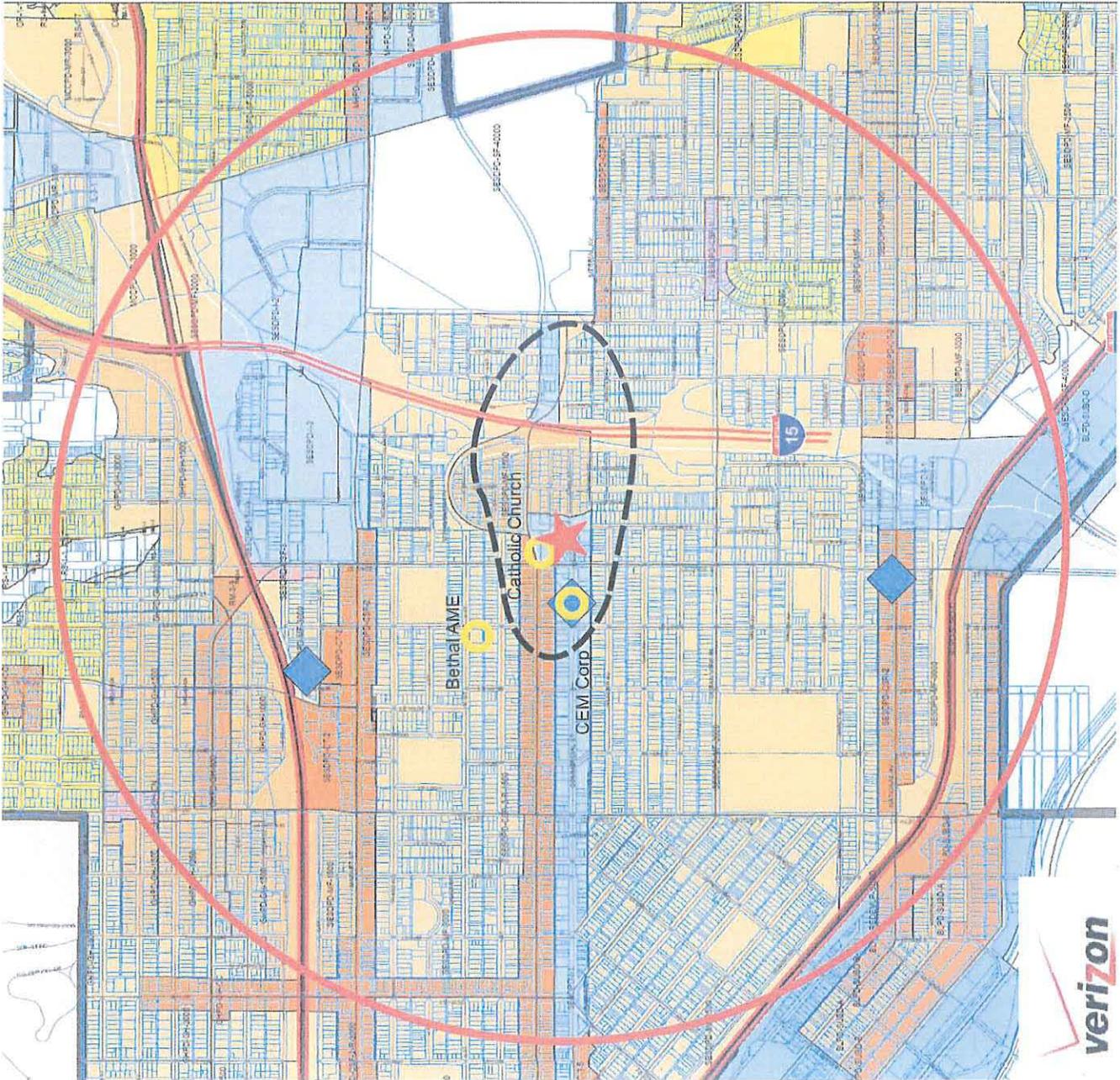
 Proposed Site

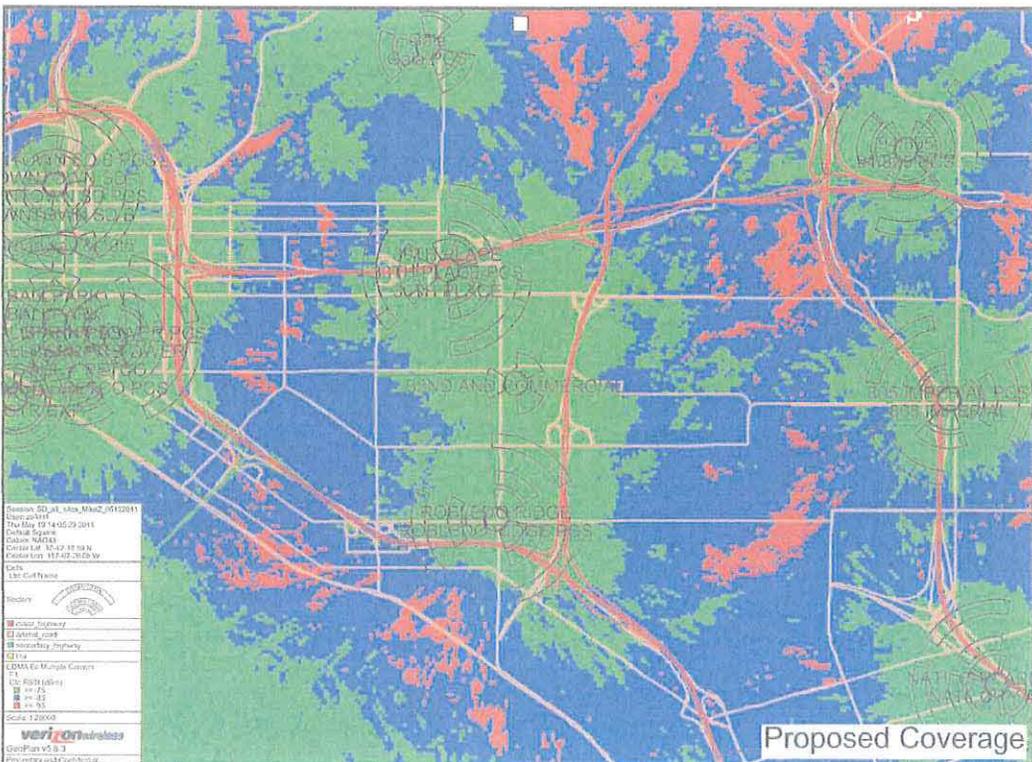
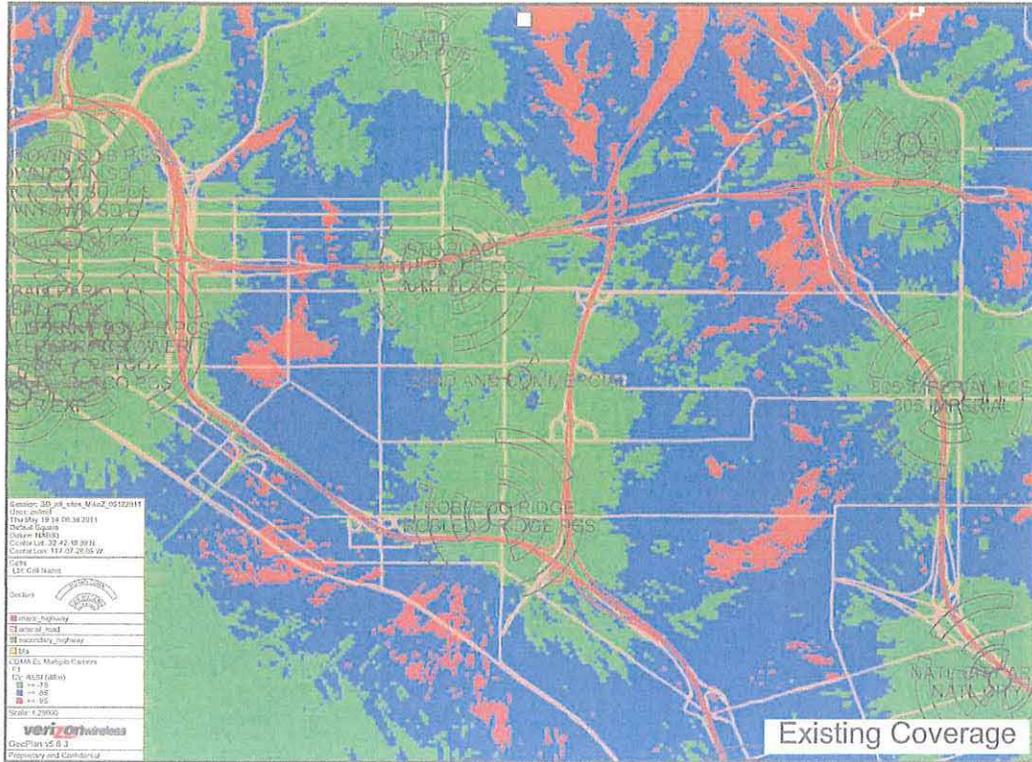
 Existing WCF

 Alternative Site

 1 Mile Radius

 Search Ring





**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) 286-7000

APPROVALS

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

PROJECT NAME

**32ND & COMMERCIAL**  
 3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113  
 SAN DIEGO COUNTY

DRAWING DATES

04/22/11	90% ZD (rol)
04/22/11	1-A CERT. 90% ZD (rol)
06/10/11	REVISED 90% ZD (rol)
06/14/11	REVISED 90% ZD (sa)
06/21/11	100% ZD (rol)
06/21/11	1A-CERT. 100% ZD (rd)
01/24/12	REVISED 100% ZD (rol)
02/21/12	DESIGN SKETCH (rol)
02/23/12	DESIGN SKETCH (rol)
03/23/12	REVISED 100% ZD (sa)
04/03/12	REVISED 100% ZD (sa)
04/03/12	REVISED 100% ZD (sa)
04/05/12	REVISED 100% ZD (rl)
08/21/12	PLANNING REV. 100% ZD (sa)
11/28/12	REVISED 100% ZD (sa)
11/30/12	REVISED 100% ZD (sa)
12/04/12	REVISED 100% ZD (sa)

SHEET TITLE

**TITLE SHEET & PROJECT DATA**

PROJECTS\Verizon\11079zd

**T-1**



**32ND & COMMERCIAL**  
**3220 COMMERCIAL STREET**  
**SAN DIEGO, CA 92113**

**FAR CALCS**

PROPOSED TOTAL GROSS FLOOR AREA:	184 SQ. FT.
EXISTING TOTAL LOT AREA:	54,436 SQ. FT.
EXISTING FLOOR AREA RATIO (FAR):	0
PROPOSED FLOOR AREA RATIO (FAR):	0.003

**SHEET SCHEDULE**

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED AREA PLAN
A-2	EQUIPMENT SHELTER ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	MONOBROADLEAF ELEVATION, ANTENNA PLAN & DETAILS
A-6	SECTION A & B
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY

**LEGAL DESCRIPTION**

PARCEL 1 OF PARCEL MAP NO. 13532, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 30, 1984.

**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 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.

**VICINITY MAP**

THOMAS GUIDE PAGE 1289, F4

ADDRESS: 3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113

DIRECTIONS:  
 (FROM VZW'S OFFICES IN IRVINE) TAKE I-5 SOUTH TO I-805 SOUTH. TAKE EXIT 14 TO MERGE ONTO CA-15 SOUTH TOWARD CA-94 WEST MARTIN LUTHER KING JR. FREEWAY. TAKE EXIT 1 FOR OCEAN VIEW BOULEVARD TOWARD IMPERIAL AVENUE. TURN RIGHT AT OCEAN VIEW BOULEVARD. TAKE 3RD RIGHT ONTO SOUTH 32ND STREET. TURN RIGHT AT COMMERCIAL STREET. DESTINATION WILL BE ON THE LEFT. ARRIVE AT 3220 COMMERCIAL STREET, SAN DIEGO.

**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 SOURCES

**CONSULTANT TEAM**

**ARCHITECT:**  
 WILLIAM BOOTH & ROBERT SUAREZ  
 ARCHITECTURE & PLANNING  
 325 CARLSBAD VILLAGE DRIVE, SUITE 02  
 CARLSBAD, CA 92008  
 (760) 434-8474  
 (760) 434-8598 (FAX)

**LEASING/ZONING:**  
 FHMC  
 4060 CAMPUS DRIVE #200  
 NEWPORT BEACH, CA 92660  
 CONTACT:  
 TERRI BROCK - LEASING  
 (714) 925-6487  
 MARK LINMAN - ZONING  
 (619) 997-8288

**SURVEYOR:**  
 JRN CIVIL ENGINEERS  
 232 AVENIDA FABRICANTE, SUITE 107  
 SAN CLEMENTE, CA 92672  
 (949) 240-4685

**NOTE:**  
 NO RESIDENTIAL USE ON THIS PREMISES

**PERMITS REQUIRED**

• ADMIN

**SCALE**

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

**PROJECT SUMMARY**

**APPLICANT:** VERIZON WIRELESS  
 15505 SAND CANYON AVENUE  
 IRVINE, CA 92618  
 CONTACT: TERRI BROCK  
 PHONE: (714) 925-6487

**OWNER:** LITTLE 1995 SEPARATE PROPERTY TRUST  
 180 LOGAN DRIVE  
 ASHLAND, OR 97520  
 SITE CONTACT: RONALD W. LITTLE  
 PHONE: (858) 459-0522

**PROJECT DESCRIPTION:**

- INSTALLATION OF (6) VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW FIBREBOND PREFABRICATED SHELTER ON A CONCRETE PAD.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS) MOUNTED ON A NEW 50'-0" HIGH MONOPINE INSIDE A PROPOSED CONCRETE BLOCK ENCLOSURE AREA.
- INSTALLATION OF (1) VERIZON WIRELESS 4'-0" MICROWAVE DISH (FOR TELCO SERVICE FEED) MOUNTED TO PROPOSED 50'-0" HIGH MONOPINE INSIDE A PROPOSED CONCRETE BLOCK ENCLOSURE AREA.
- INSTALLATION OF A 30KW ENCLOSED EMERGENCY GENERATOR WITH A 150 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB.
- INSTALLATION OF VERIZON WIRELESS (2) E/911 GPS ANTENNAS
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION
- MINOR LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT

**PROJECT ADDRESS:** 3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113

**ASSESSORS PARCEL NUMBER:** 645-391-22

**EXISTING ZONING:** SESDPD-I-1

**TOTAL SITE AREA:** 54,436 SF  
 1.25 ACRES

**PROPOSED BUILDING CONCRETE BLOCK ENCLOSURE AREA:** 736 S.F.

**PROPOSED BUILDING AREA:** 194 S.F.

**PROPOSED MONOPINE CONCRETE BLOCK ENCLOSURE AREA:** 484 S.F.

**TYPE OF CONSTRUCTION:** TYPE VB

**PROPOSED OCCUPANCY:** B

**LOT COVERAGE EXISTING:** 0%

**LOT COVERAGE PROPOSED:** .003%

**NOTE:** THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE

**BOOTH SUAREZ &**  
 ARCHITECTURE INCORPORATED  
 385 CALLEAD VILLAGE DRIVE SUITE D9  
 CARLEBAD, CA 92008 (760) 434-8474

PREPARED FOR  
  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

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

PROJECT NAME  
**32ND & COMMERCIAL**  
 3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113  
 SAN DIEGO COUNTY

DRAWING DATES

04/22/11	90% ZD (rel)
04/22/11	1-A CERT. 90% ZD (rel)
05/10/11	REVISED 90% ZD (rel)
06/14/11	REVISED 90% ZD (rel)
06/21/11	100% ZD (rd)
06/21/11	1A-CERT. 100% ZD (rd)
01/24/12	REVISED 100% ZD (rel)
02/21/12	DESIGN SKETCH (rel)
02/23/12	DESIGN SKETCH (rel)
03/23/12	REVISED 100% ZD (so)
04/03/12	REVISED 100% ZD (so)
04/03/12	REVISED 100% ZD (so)
04/05/12	REVISED 100% ZD (rd)
08/21/12	PLANNING REV. 100% ZD (so)
11/28/12	REVISED 100% ZD (so)
11/30/12	REVISED 100% ZD (so)
12/04/12	REVISED 100% ZD (so)

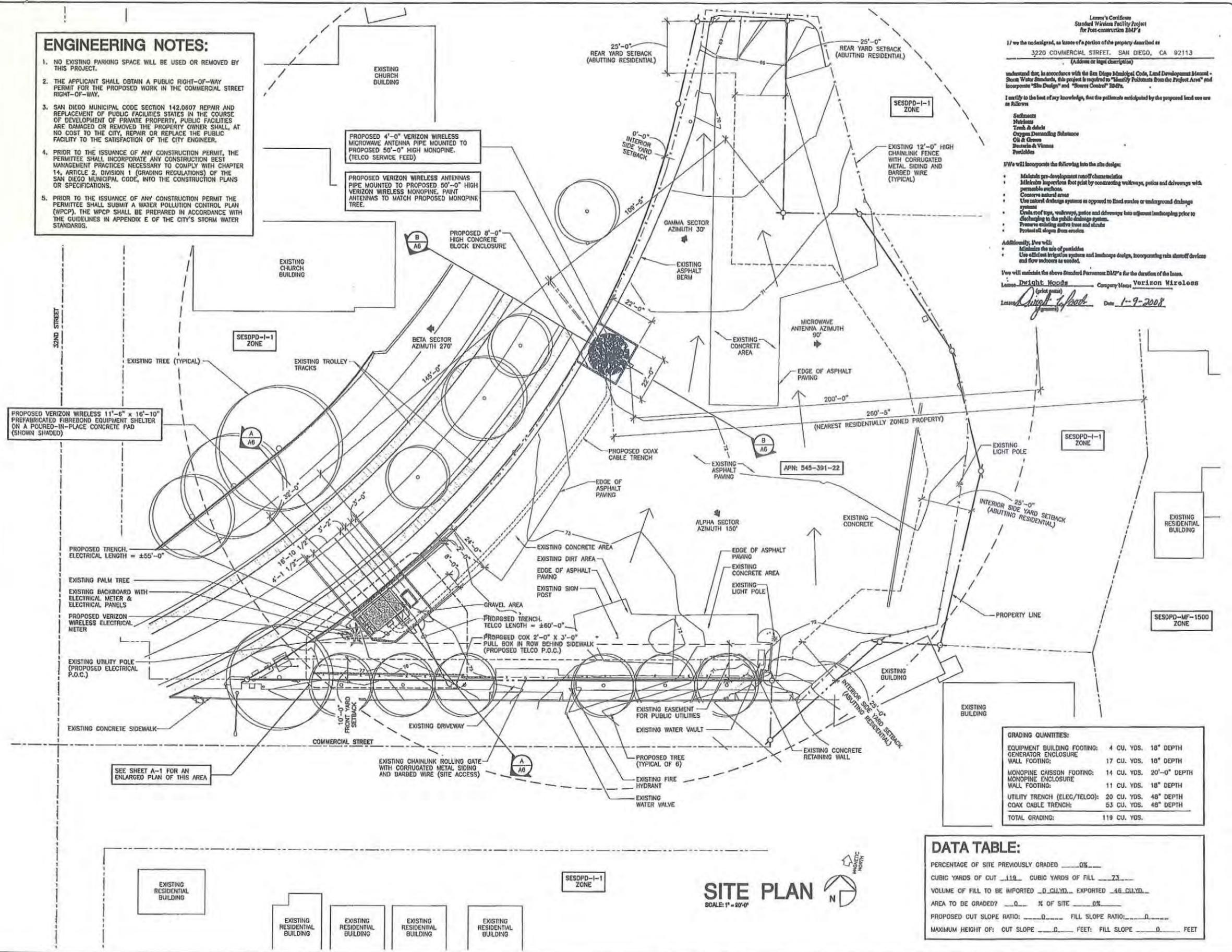
SHEET TITLE  
**SITE PLAN**

PROJECTS\Verizon\11079zd

**A-0**

**ENGINEERING NOTES:**

- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE COMMERCIAL STREET RIGHT-OF-WAY.
- SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES STATES 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.
- 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.



License Certificate  
 Standard Wireless Facility Project  
 For Post-construction BMP's

I, the undersigned, as lessee of a portion of the property described as  
 3220 COMMERCIAL STREET, SAN DIEGO, CA 92113  
 (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 "Minimize Pollution from the Project Area" and incorporate "Site Design" and "Storm 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  
 Turbidity  
 Oxygen Demanding Substances  
 Oil & Grease  
 Pesticides & Herbicides  
 Pathogens

I 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 flood drains or underground drainage systems
- Grade roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Prevent all slopes from erosion

Additionally, I will:

- Maintain the site of pollutants
- Use efficient irrigation systems and landscape design, incorporating rain storage devices and flow meters as needed.

I will maintain the above Standard Post-construction BMP's for the duration of the lease.

Lessee: Dwight Woods Company Name: Verizon Wireless  
 Licensee: Dwight Woods (print name) Date: 1-9-2008  
 Licensee: Dwight Woods (signature) Date: 1-9-2008

GRADING QUANTITIES:

EQUIPMENT BUILDING FOOTING:	4 CU. YDS. 18" DEPTH
GENERATOR ENCLOSURE	17 CU. YDS. 18" DEPTH
WALL FOOTING:	14 CU. YDS. 20'-0" DEPTH
MONOPINE CASSON FOOTING:	14 CU. YDS. 20'-0" DEPTH
MONOPINE ENCLOSURE	11 CU. YDS. 18" DEPTH
UTILITY TRENCH (ELEC./TELCO):	20 CU. YDS. 48" DEPTH
COAX CABLE TRENCH:	53 CU. YDS. 48" DEPTH
TOTAL GRADING:	119 CU. YDS.

**DATA TABLE:**

PERCENTAGE OF SITE PREVIOUSLY GRADED: 0%

CUBIC YARDS OF CUT: 119 CUBIC YARDS OF FILL: 73

VOLUME OF FILL TO BE IMPORTED: 0 CUYD., EXPORTED: 46 CUYD.

AREA TO BE GRADED? 0 % OF SITE: 0%

PROPOSED CUT SLOPE RATIO: 0 FILL SLOPE RATIO: 0

MAXIMUM HEIGHT OF: CUT SLOPE 0 FEET; FILL SLOPE 0 FEET

**SITE PLAN**  
 SCALE: 1" = 20'-0"

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 305 CALLESA VILLAGE DRIVE SUITE D9  
 CALLESA, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

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

PROJECT NAME

**32ND & COMMERCIAL**

3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113  
 SAN DIEGO COUNTY

DRAWING DATES

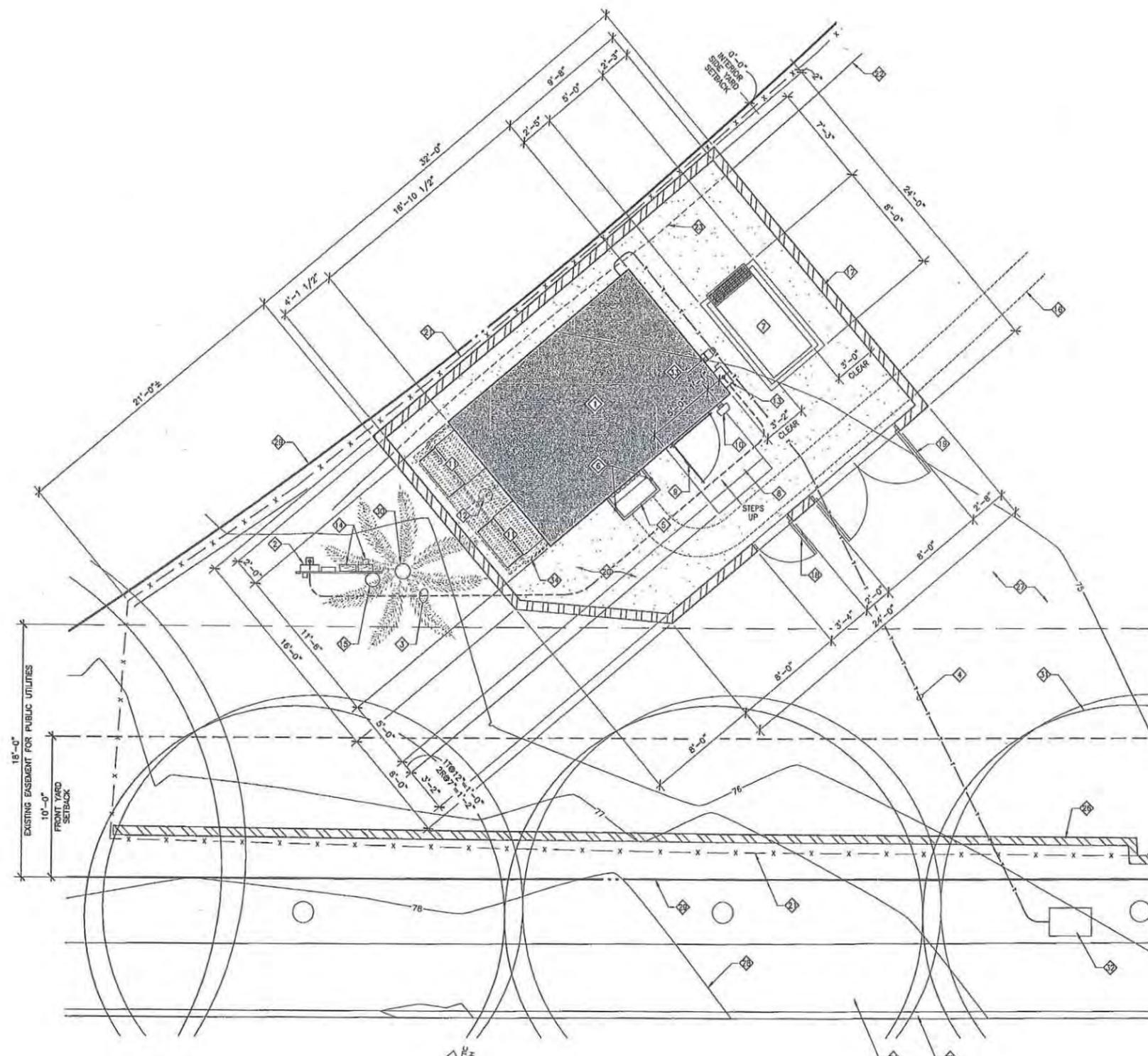
04/22/11	90% ZD (rol)
04/22/11	1-A CERT. 90% ZD (rol)
08/10/11	REVISED 90% ZD (rol)
06/14/11	REVISED 90% ZD (so)
06/21/11	100% ZD (rol)
06/21/11	1A-CERT. 100% ZD (rol)
01/24/12	REVISED 100% ZD (rol)
02/21/12	DESIGN SKETCH (rol)
02/23/12	DESIGN SKETCH (rol)
03/23/12	REVISED 100% ZD (so)
04/03/12	REVISED 100% ZD (so)
04/03/12	REVISED 100% ZD (so)
04/05/12	REVISED 100% ZD (ri)
08/21/12	PLANNING REV. 100% ZD (so)
11/28/12	REVISED 100% ZD (so)
11/30/12	REVISED 100% ZD (so)
12/04/12	REVISED 100% ZD (so)

SHEET TITLE

**ENLARGED AREA PLAN**

PROJECTS\Verizon\11079zd

**A-1**



**ENLARGED AREA PLAN**

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



**ENLARGED AREA PLAN NOTES:**

- 1. PROPOSED VERIZON WIRELESS PREFABRICATED FIBREBOND EQUIPMENT SHELTER ON A CONCRETE PAD
- 2. PROPOSED VERIZON WIRELESS ELECTRICAL METER
- 3. PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 4. PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 5. PROPOSED COAX CABLE SHROUD
- 6. PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO COAX CABLE SHROUD
- 7. PROPOSED VERIZON WIRELESS 30kw ENCLOSED EMERGENCY GENERATOR WITH A 150 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD WITH A CONTAINMENT CURB. SEE GENERATOR NOTE BELOW.
- 8. PROPOSED CONCRETE STEPS & LANDING
- 9. PROPOSED STEEL DOOR AND FRAME WITH VERIZON WIRELESS SIGNAGE
- 10. PROPOSED WALL MOUNTED EXTERIOR LIGHT FIXTURE PROVIDED WITH EQUIPMENT SHELTER
- 11. PROPOSED WALL HUNG AIR CONDITIONING UNITS PROVIDED WITH EQUIPMENT SHELTER (TYPICAL OF 2)
- 12. PROPOSED DRYWELL
- 13. PROPOSED FUSED DISCONNECT MOUNTED TO PREFABRICATED EQUIPMENT SHELTER
- 14. EXISTING BACKBOARD WITH ELECTRICAL METER & ELECTRICAL PANELS
- 15. EXISTING UTILITY POLE (PROPOSED ELECTRICAL P.O.C.)
- 16. PROPOSED COAX CABLE TRENCH
- 17. PROPOSED 8'-0" HIGH CONCRETE BLOCK WALL
- 18. PROPOSED 3'-0" WIDE STEEL GATE & FRAME
- 19. PROPOSED PAIR 4'-0" WIDE STEEL GATES & FRAME
- 20. INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND
- 21. EXISTING 12'-0" HIGH CHAINLINK FENCE WITH CORRUGATED METAL SIDING AND BARBED WIRE
- 22. EXISTING ASPHALT BERM
- 23. REMOVE EXISTING ASPHALT BERM (SHOWN DASHED)
- 24. EXISTING CONCRETE SIDEWALK
- 25. EXISTING CONCRETE CURB
- 26. EXISTING CONCRETE BLOCK RETAINING WALL
- 27. EXISTING ASPHALT PAVING
- 28. EXISTING CONTOUR LINES AT 1'-0" INTERVALS
- 29. PROPERTY LINE
- 30. EXISTING PALM TREE
- 31. PROPOSED TREE (TYPICAL OF 6)
- 32. PROPOSED COX 2'-0" x 3'-0" PULL BOX IN ROW BEHIND SIDEWALK
- 33. PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO PREFABRICATED EQUIPMENT SHELTER
- 34. PROPOSED A/C CAGE WITH LIFT OUT PANELS (SHOWN DASHED)

**MODULAR EQUIPMENT SHELTER NOTES**

MODULAR EQUIPMENT SHELTER MANUFACTURED BY:

FIBREBOND CORPORATION  
 1300 DAVENPORT DRIVE  
 MINDEN, LOUISIANA 71055  
 (318) 377-1030 / (800) 824-2614  
 (318) 371-8391 (FAX)

MODULAR BUILDING WILL ARRIVE WITH A COACH TAG.

THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSIGNIA OF APPROVAL MUST BE ATTACHED TO ALL COMMERCIAL COACH UNITS AS EVIDENCE OF COMPLIANCE WITH THE APPLICABLE REGULATIONS FOR CONSTRUCTION AND INSPECTION

APPROVAL AGENCY:  
 PFS CORPORATION  
 LOS ANGELES, CALIFORNIA

PLAN APPROVAL:  
 DATE APPROVED:  
 EXPIRATION DATE:

**GENERATOR NOTE:**

1. THE GENERATOR IS EXERCISED ONCE EVERY WEEK FOR 15 MINUTES AND IS SERVICED 4 TIMES A YEAR.
2. NOISE INFORMATION: SOUND PRESSURE LEVEL OF 65 dBA AT A REFERENCE DISTANCE OF 23 FEET.

**Booth & Suarez**  
 ARCHITECTURE ■ INCORPORATED  
 325 CAMLSBARK VILLAGE DRIVE SUITE 002  
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR  
  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

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

PROJECT NAME  
**32ND & COMMERCIAL**  
 3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113  
 SAN DIEGO COUNTY

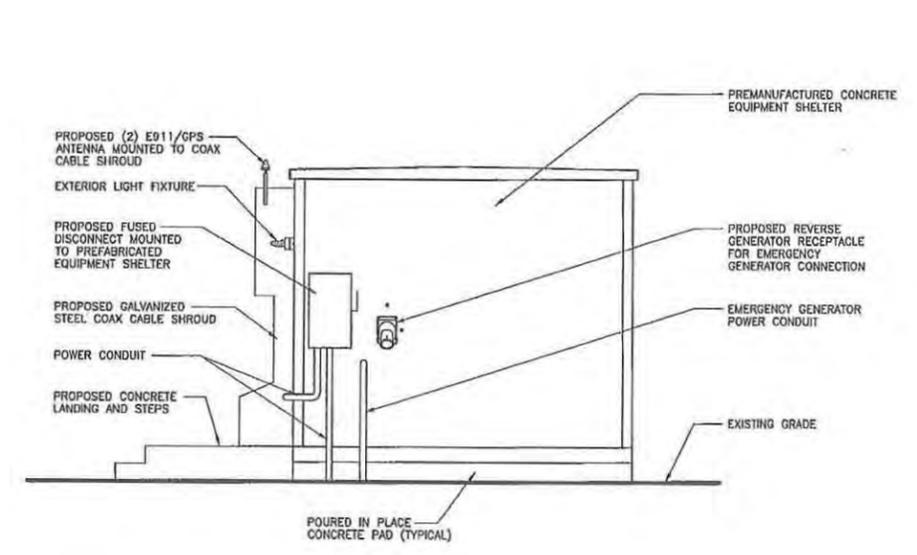
DRAWING DATES

04/22/11	90% ZD (rd)
04/22/11	1-A CERT, 90% ZD (rd)
06/10/11	REVISED 90% ZD (rd)
06/14/11	REVISED 90% ZD (sa)
06/21/11	100% ZD (rd)
06/21/11	1A-CERT, 100% ZD (rd)
01/24/12	REVISED 100% ZD (rd)
02/21/12	DESIGN SKETCH (rd)
02/23/12	DESIGN SKETCH (rd)
03/23/12	REVISED 100% ZD (sa)
04/03/12	REVISED 100% ZD (sa)
04/03/12	REVISED 100% ZD (sa)
04/05/12	REVISED 100% ZD (rd)
08/21/12	PLANNING REV, 100% ZD (sa)
11/28/12	REVISED 100% ZD (sa)
11/30/12	REVISED 100% ZD (sa)
12/04/12	REVISED 100% ZD (sa)

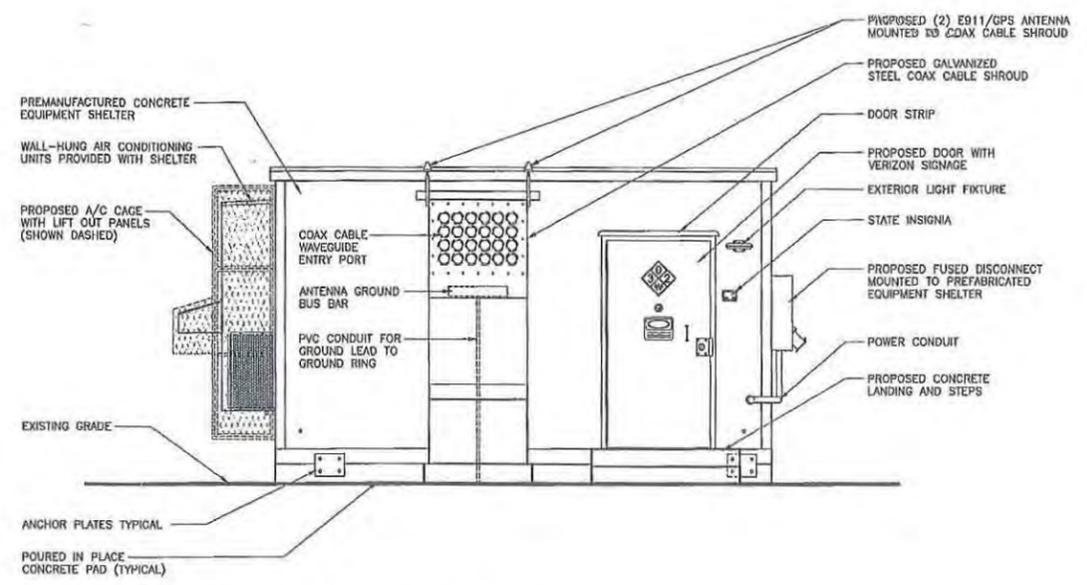
SHEET TITLE  
**EQUIPMENT SHELTER ELEVATIONS**

PROJECTS\Verizon\11079zd

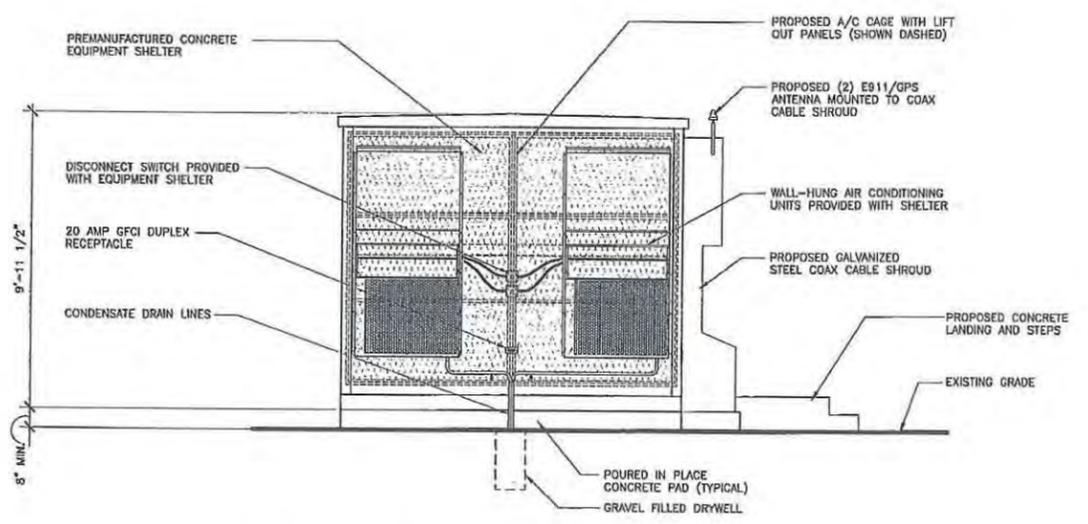
**A-2**



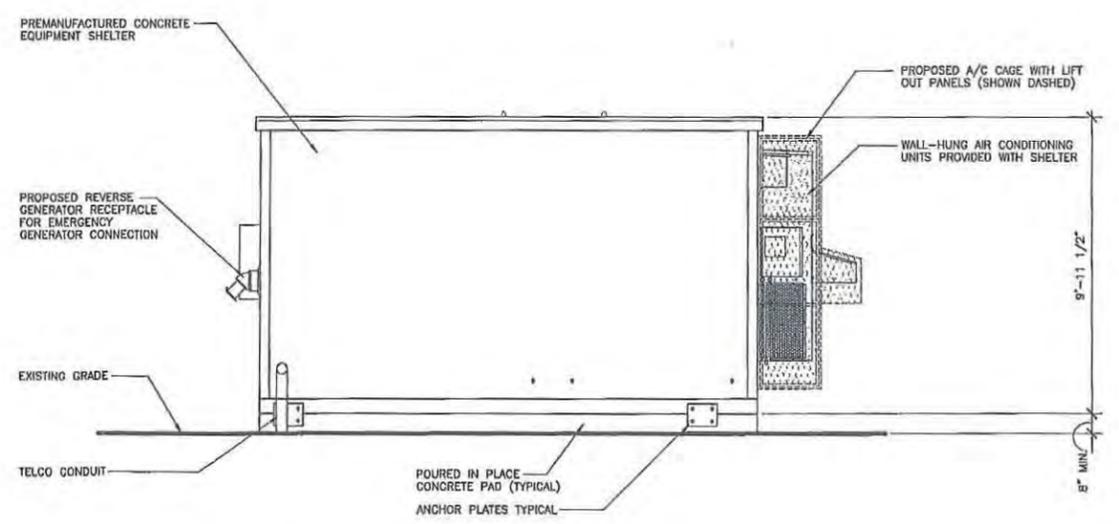
**NORTH ELEVATION**  
 SCALE: 3/8" = 1'-0"



**WEST ELEVATION**  
 SCALE: 3/8" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 3/8" = 1'-0"



**EAST ELEVATION**  
 SCALE: 3/8" = 1'-0"

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 325 CARLSBAD VILLAGE DRIVE, SUITE 200  
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR



P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

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

PROJECT NAME

**32ND & COMMERCIAL**

3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113  
 SAN DIEGO COUNTY

DRAWING DATES

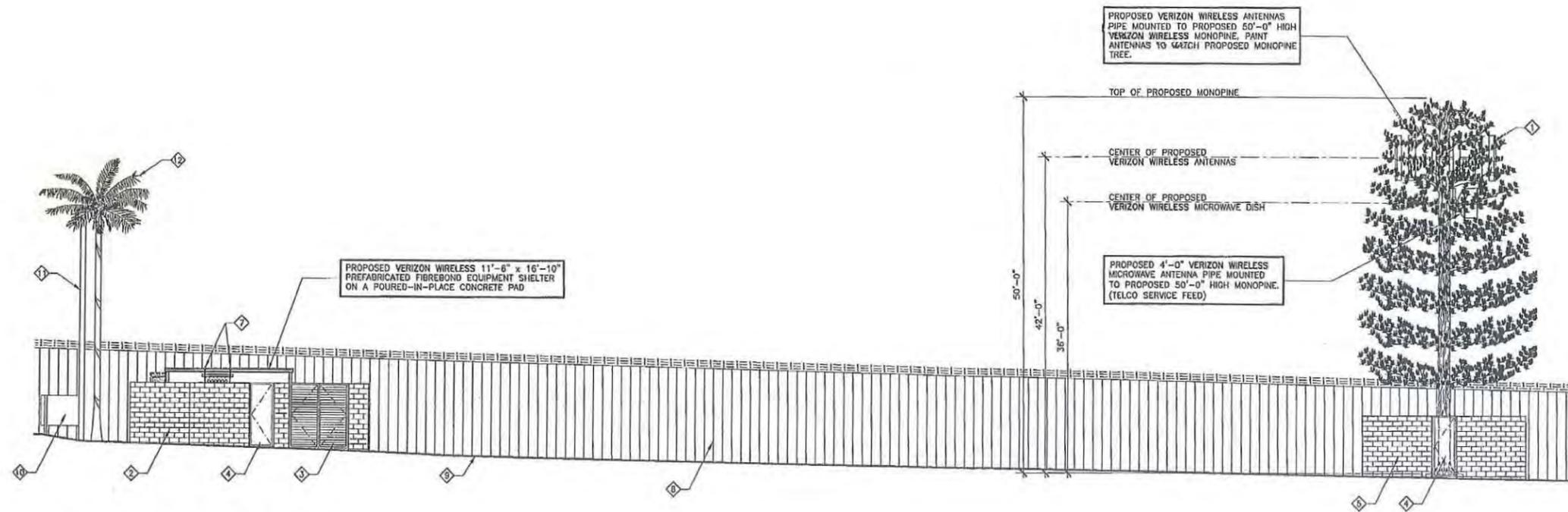
04/22/11	90% ZD (rol)
04/22/11	1-A CERT. 90% ZD (rol)
08/10/11	REVISED 90% ZD (rol)
06/14/11	REVISED 90% ZD (sa)
06/21/11	100% ZD (rol)
06/21/11	1A-CERT. 100% ZD (rd)
01/24/12	REVISED 100% ZD (rol)
02/21/12	DESIGN SKETCH (rol)
02/23/12	DESIGN SKETCH (rol)
03/23/12	REVISED 100% ZD (sa)
04/03/12	REVISED 100% ZD (sa)
04/05/12	REVISED 100% ZD (sa)
04/05/12	REVISED 100% ZD (ri)
08/21/12	PLANNING REV. 100% ZD (sa)
11/20/12	REVISED 100% ZD (sa)
11/30/12	REVISED 100% ZD (sa)
12/04/12	REVISED 100% ZD (sa)

SHEET TITLE

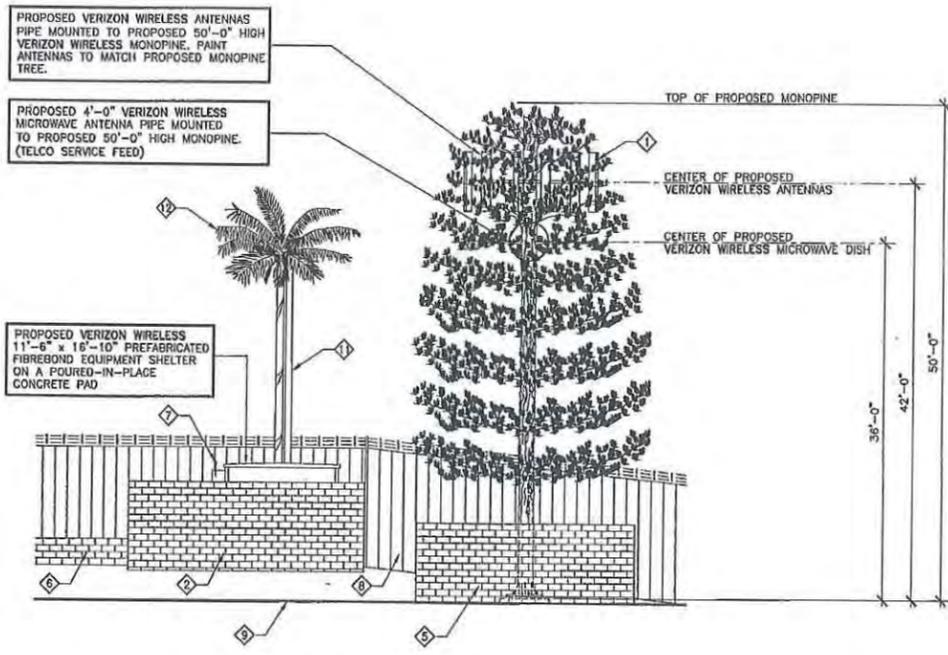
**EXTERIOR ELEVATIONS**

PROJECTS\Verizon\11079zd

**A-3**



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**ELEVATION NOTES:**

- 1 PROPOSED VERIZON WIRELESS ANTENNAS
- 2 PROPOSED 8'-0" HIGH CONCRETE BLOCK WALL
- 3 PROPOSED PAIR OF 4'-0" WIDE STEEL GATES & FRAME
- 4 PROPOSED STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 5 PROPOSED 8'-0" HIGH CONCRETE BLOCK ENCLOSURE
- 6 EXISTING CONCRETE BLOCK RETAINING WALL
- 7 PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO COAX CABLE SHROUD
- 8 EXISTING 12'-0" HIGH CHANLINK FENCE WITH CORRUGATED METAL SIDING AND BARBED WIRE
- 9 EXISTING ASPHALT PAVING
- 10 EXISTING BACKBOARD WITH ELECTRICAL METER & ELECTRICAL PANELS
- 11 EXISTING UTILITY POLE (PROPOSED ELECTRICAL P.D.C.)
- 12 EXISTING PALM TREE

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 395 CALLESDA VILLAGE DRIVE SUITE 08  
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR  


P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

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

PROJECT NAME

**32ND & COMMERCIAL**  
 3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113  
 SAN DIEGO COUNTY

DRAWING DATES

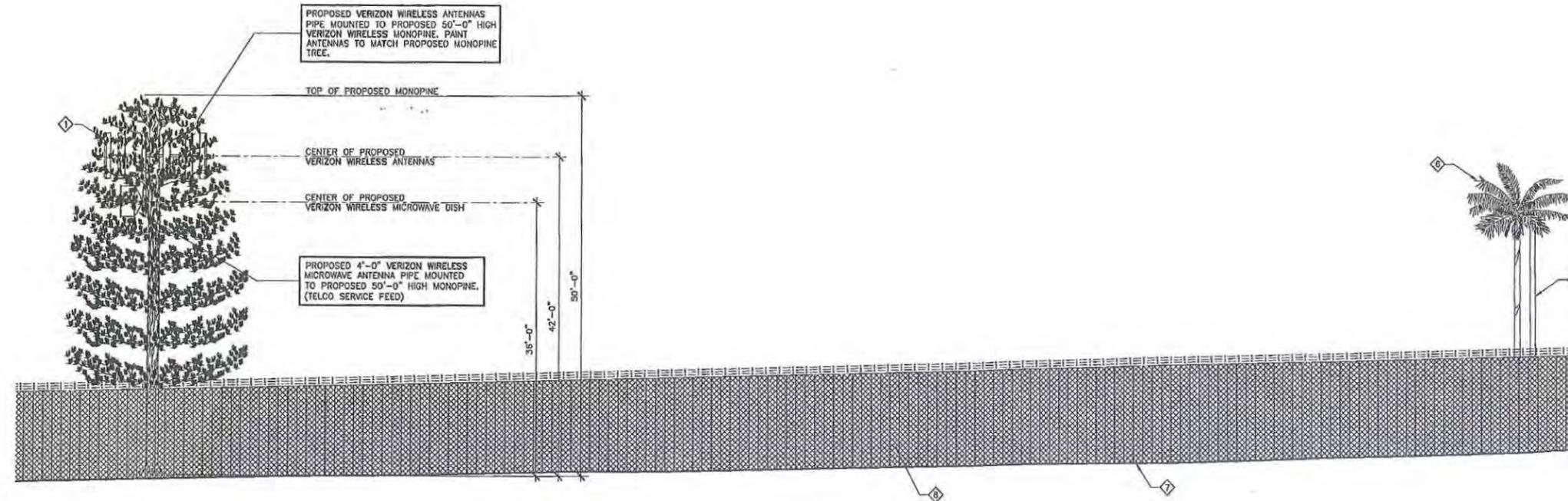
04/22/11	90% ZD (rol)
04/22/11	1-A CERT. 90% ZD (rol)
06/10/11	REVISED 90% ZD (rol)
06/14/11	REVISED 90% ZD (so)
06/21/11	100% ZD (rd)
06/21/11	1A-CERT. 100% ZD (rol)
01/24/12	REVISED 100% ZD (rol)
02/21/12	DESIGN SKETCH (rol)
02/23/12	DESIGN SKETCH (rol)
03/23/12	REVISED 100% ZD (so)
04/03/12	REVISED 100% ZD (so)
04/03/12	REVISED 100% ZD (so)
04/05/12	REVISED 100% ZD (ri)
08/21/12	PLANNING REV. 100% ZD (so)
11/28/12	REVISED 100% ZD (so)
11/30/12	REVISED 100% ZD (so)
12/04/12	REVISED 100% ZD (so)

SHEET TITLE

**EXTERIOR ELEVATIONS**

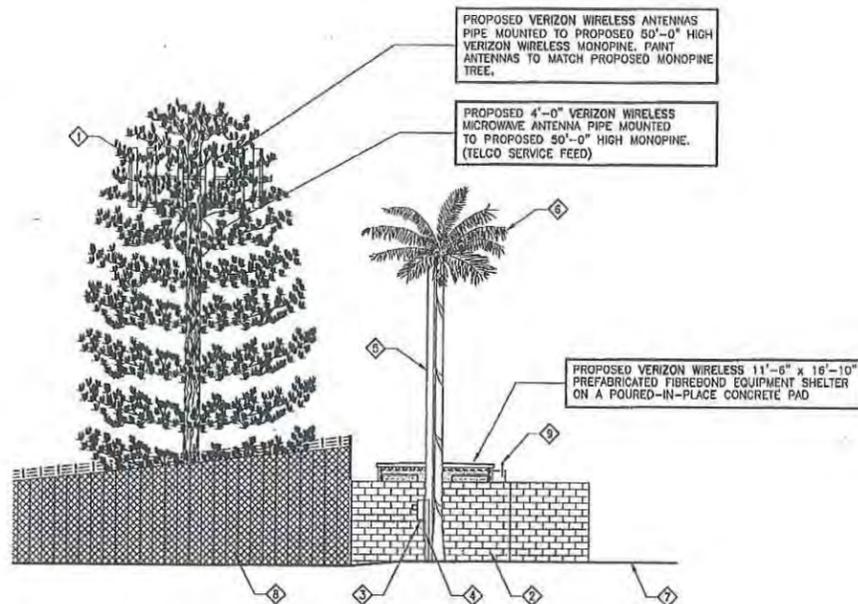
PROJECTS\Verizon\11079zd

**A-4**



**EAST ELEVATION**

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



**SOUTH ELEVATION**

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

**ELEVATION NOTES:**

- 1 PROPOSED VERIZON WIRELESS ANTENNAS
- 2 PROPOSED 8'-0" HIGH CONCRETE BLOCK WALL
- 3 PROPOSED VERIZON WIRELESS ELECTRICAL METER
- 4 EXISTING BACKBOARD WITH ELECTRICAL METER & ELECTRICAL PANELS
- 5 EXISTING UTILITY POLE (PROPOSED ELECTRICAL P.O.C.)
- 6 EXISTING PALM TREE
- 7 EXISTING ASPHALT PAVING
- 8 EXISTING 12'-0" HIGH CHAINLINK FENCE WITH CORRUGATED METAL SIDING AND BARBED WIRE
- 9 PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO COAX CABLE SHROUD

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 365 CARLSBAD VILLAGE DRIVE SUITE 03  
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR  
**Verizon Wireless**  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

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

PROJECT NAME  
**32ND & COMMERCIAL**  
 3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113  
 SAN DIEGO COUNTY

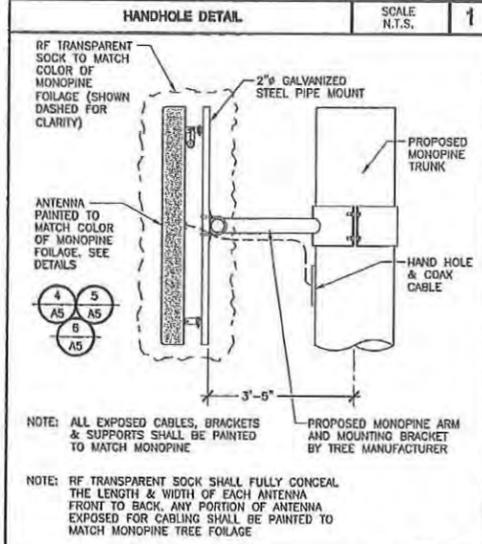
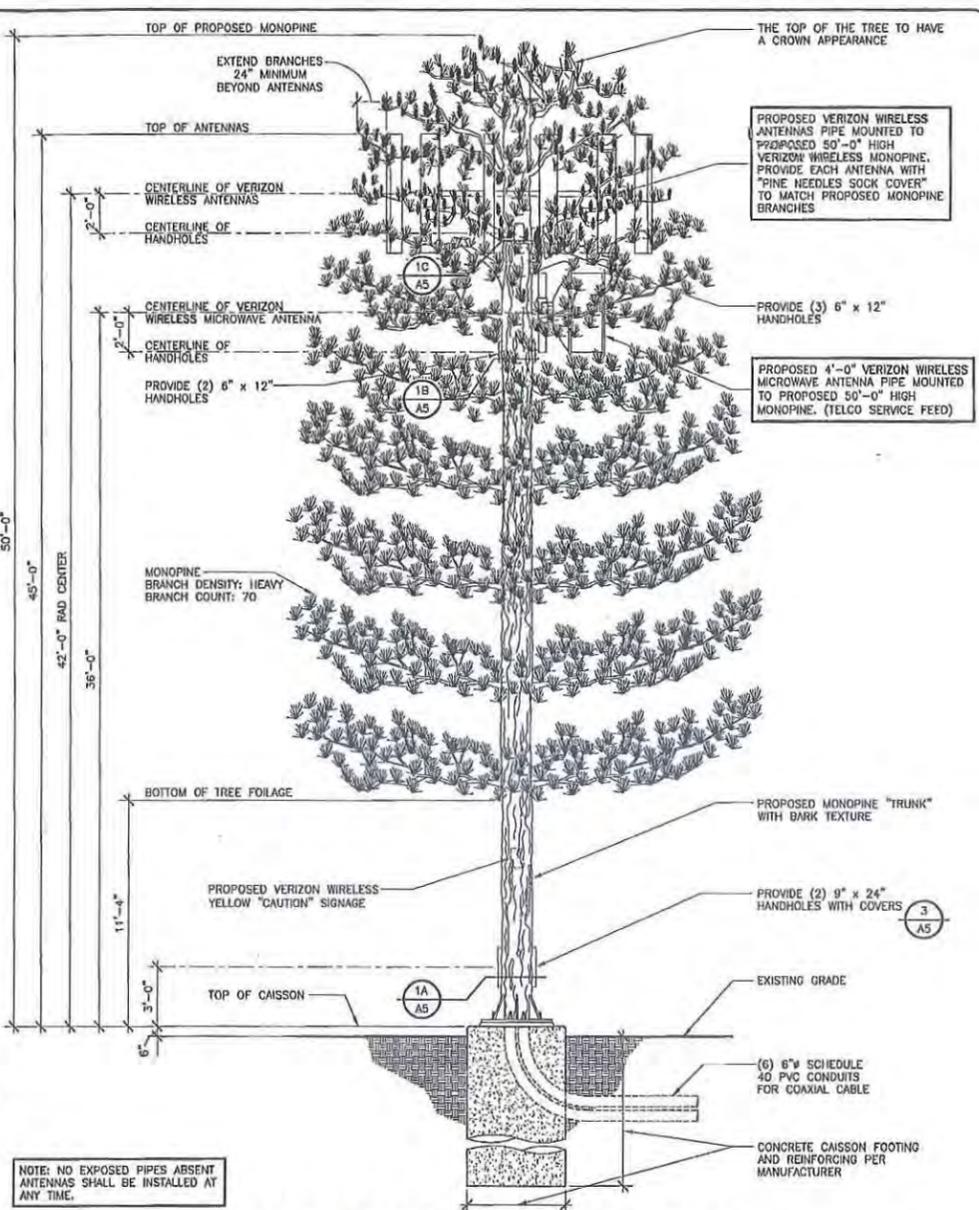
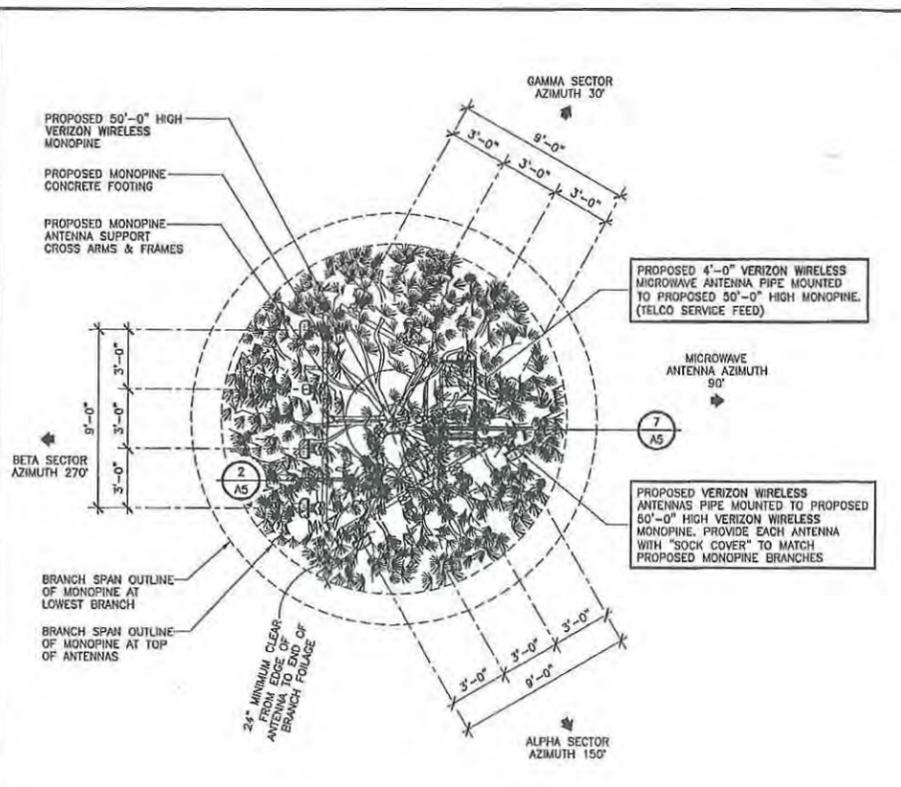
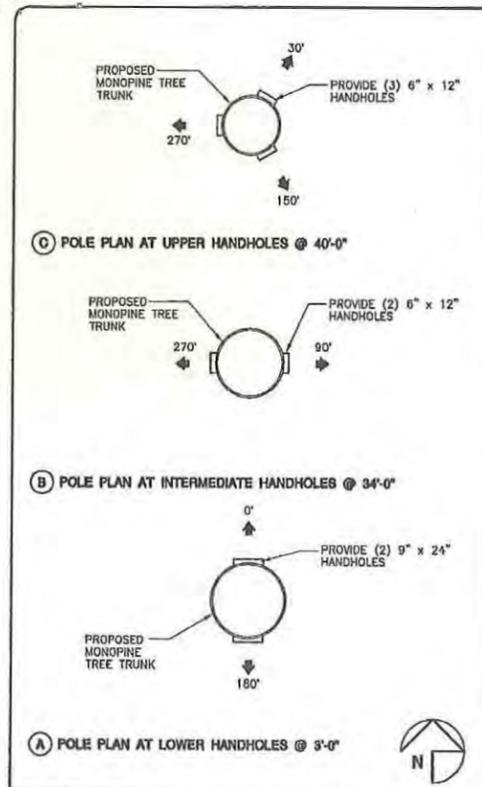
DRAWING DATES

04/22/11	90% ZD (rol)
04/22/11	1-A CERT. 90% ZD (rol)
06/10/11	REVISED 90% ZD (rol)
06/14/11	REVISED 90% ZD (so)
08/21/11	100% ZD (rol)
08/21/11	1A-CERT. 100% ZD (rol)
01/24/12	REVISED 100% ZD (rol)
02/21/12	DESIGN SKETCH (rol)
02/23/12	DESIGN SKETCH (rol)
03/23/12	REVISED 100% ZD (so)
04/03/12	REVISED 100% ZD (so)
04/05/12	REVISED 100% ZD (rl)
08/21/12	PLANNING REV. 100% ZD (so)
11/28/12	REVISED 100% ZD (so)
11/30/12	REVISED 100% ZD (so)
12/04/12	REVISED 100% ZD (so)

SHEET TITLE  
**MONOPINE ELEVATION, ANTENNA PLAN & DETAILS**

PROJECTS\Verizon\110792d

**A-5**

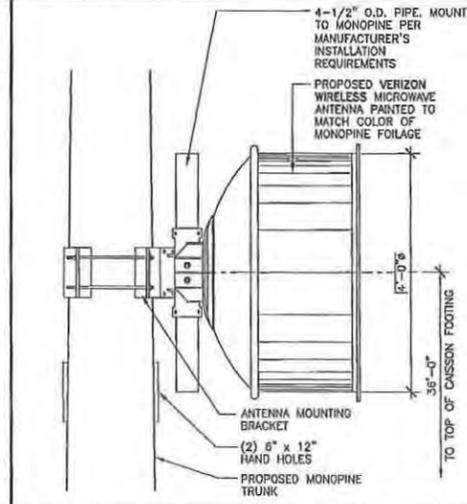
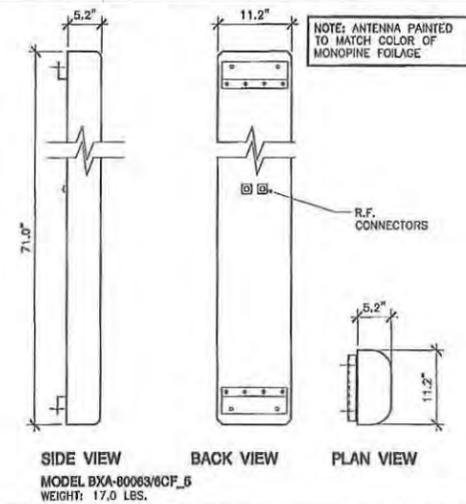
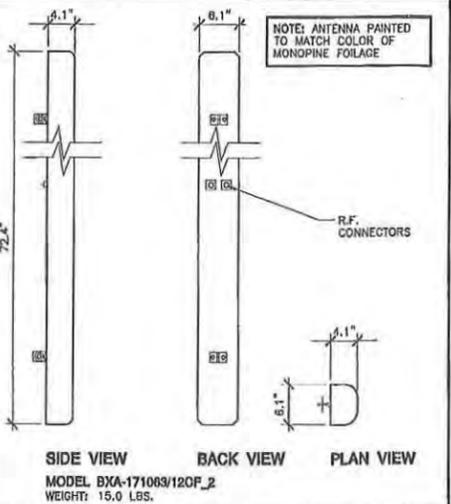
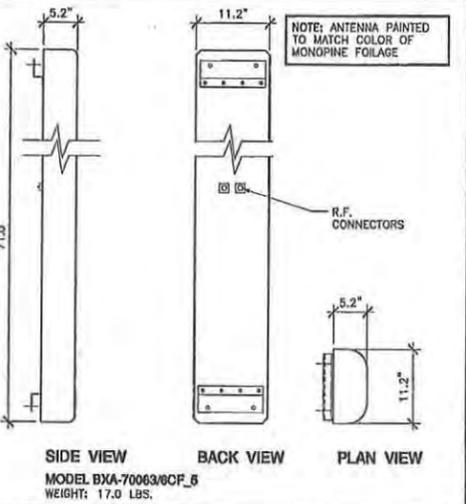
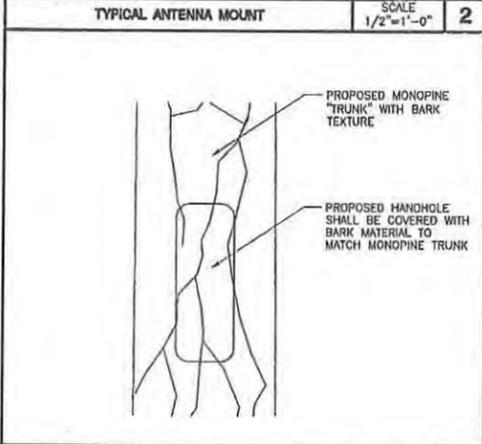


**VERIZON ANTENNA AND COAXIAL CABLE SCHEDULE**

SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKW ANGLE	SERIAL NUMBER	NO. OF COAXIAL CABLES	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA			AMPHENOL ANTEL: BXA-70063/6CF_5							
ALPHA	SOUTHEAST	150°	AMPHENOL ANTEL: BXA-80063/6CF_5	0°	-		8	235'-0"	6'	1-5/8"
ALPHA			AMPHENOL ANTEL: BXA-171063/12CF_2							
ALPHA			AMPHENOL ANTEL: BXA-70063/6CF_5							
BETA			AMPHENOL ANTEL: BXA-70063/6CF_5							
BETA	WEST	270°	AMPHENOL ANTEL: BXA-80063/6CF_5	0°	-		8	235'-0"	6'	1-5/8"
BETA			AMPHENOL ANTEL: BXA-171063/12CF_2							
BETA			AMPHENOL ANTEL: BXA-70063/6CF_5							
GAMMA			AMPHENOL ANTEL: BXA-70063/6CF_5							
GAMMA	NORTHEAST	30°	AMPHENOL ANTEL: BXA-80063/6CF_5	0°	-		8	235'-0"	6'	1-5/8"
GAMMA			AMPHENOL ANTEL: BXA-171063/12CF_2							
GAMMA			AMPHENOL ANTEL: BXA-70063/6CF_5							
MICROWAVE DISH		90°	4'-0" 9"-T80				1	230'-0"	-	1 1/4"

NOTE: NO EXPOSED PIPES ABSENT ANTENNAS SHALL BE INSTALLED AT ANY TIME.

MONOPINE MANUFACTURE: CELL TREES CONTACT: DAVID WEEKLEY



**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) 286-7000

APPROVALS

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

PROJECT NAME

**32ND & COMMERCIAL**  
 3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113  
 SAN DIEGO COUNTY

DRAWING DATES

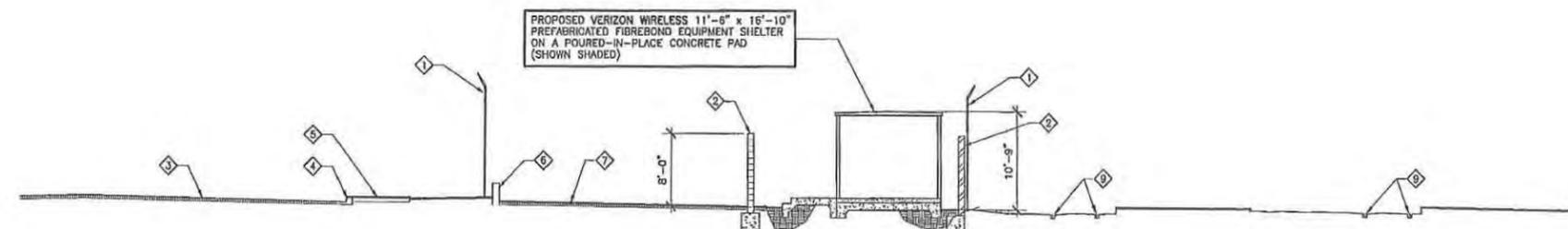
04/22/11	90% ZD (rd)
04/22/11	1-A CERT. 90% ZD (rd)
06/10/11	REVISED 90% ZD (rd)
06/14/11	REVISED 90% ZD (sa)
06/21/11	100% ZD (rd)
06/21/11	1A-CERT. 100% ZD (rd)
01/24/12	REVISED 100% ZD (rd)
02/21/12	DESIGN SKETCH (rd)
02/23/12	DESIGN SKETCH (rd)
03/23/12	REVISED 100% ZD (sa)
04/03/12	REVISED 100% ZD (sa)
04/03/12	REVISED 100% ZD (sa)
04/05/12	REVISED 100% ZD (rd)
08/21/12	PLANNING REV. 100% ZD (sa)
11/28/12	REVISED 100% ZD (sa)
11/30/12	REVISED 100% ZD (sa)
12/04/12	REVISED 100% ZD (sa)

SHEET TITLE

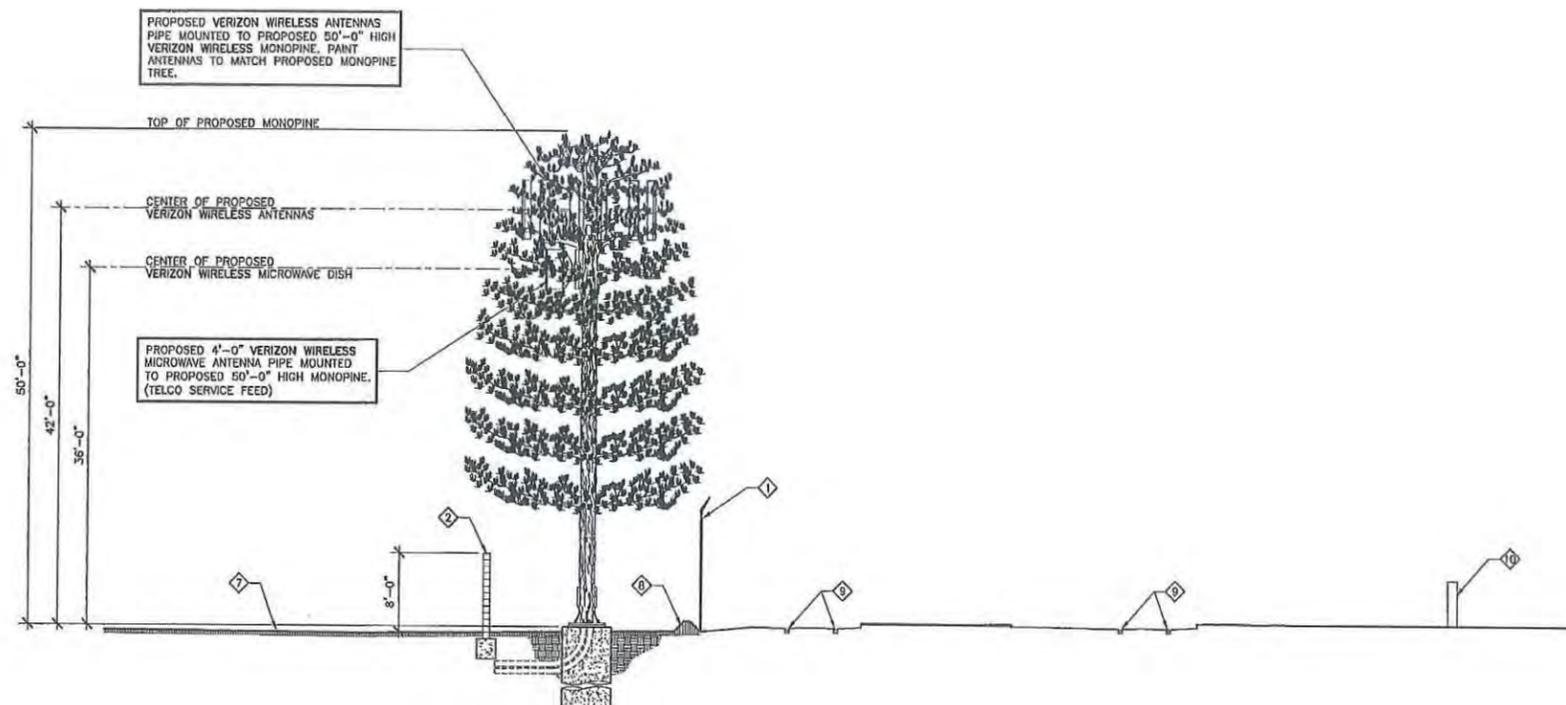
**SECTION A & B**

PROJECTS\Verizon\11079zd

**A-6**



**SECTION A**  
 SCALE: 1/8" = 1'-0"



**SECTION B**  
 SCALE: 1/8" = 1'-0"

SECTION NOTES:

- 1 EXISTING 12'-0" HIGH CHAINLINK FENCE WITH CORRUGATED METAL SIDING AND BARBED WIRE
- 2 PROPOSED 6'-0" HIGH CONCRETE BLOCK WALL
- 3 EXISTING ASPHALT PAVED STREET
- 4 EXISTING CONCRETE CURB & GUTTER
- 5 EXISTING CONCRETE SIDEWALK
- 6 EXISTING CONCRETE RETAINING WALL
- 7 EXISTING ASPHALT PAVING
- 8 EXISTING ASPHALT BERM
- 9 EXISTING TROLLEY TRACKS
- 10 EXISTING WALL

**Booth & Suarez**  
 ARCHITECTURE ■ INCORPORATED  
 325 CARLSBAD VILLAGE DRIVE SUITE D7  
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR  
  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

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

PROJECT NAME  
**32ND & COMMERCIAL**  
 3220 COMMERCIAL STREET  
 SAN DIEGO, CA 92113  
 SAN DIEGO COUNTY

DRAWING DATES

04/22/11	90% ZD (ral)
04/22/11	1-A CERT. 90% ZD (ral)
05/10/11	REVISED 90% ZD (ral)
06/14/11	REVISED 90% ZD (sa)
06/21/11	100% ZD (rd)
06/21/11	1A-CERT. 100% ZD (rd)
01/24/12	REVISED 100% ZD (ral)
02/21/12	DESIGN SKETCH (ral)
02/23/12	DESIGN SKETCH (ral)
03/23/12	REVISED 100% ZD (sa)
04/03/12	REVISED 100% ZD (sa)
04/05/12	REVISED 100% ZD (sa)
04/05/12	REVISED 100% ZD (ri)
05/21/12	PLANNING REV. 100% ZD (sa)
11/28/12	REVISED 100% ZD (sa)
11/30/12	REVISED 100% ZD (sa)
12/04/12	REVISED 100% ZD (sa)

SHEET TITLE  
**LANDSCAPE DEVELOPMENT PLAN**

PROJECTS\Verizon\11079zd

**L-1**

**PLANTING NOTES**

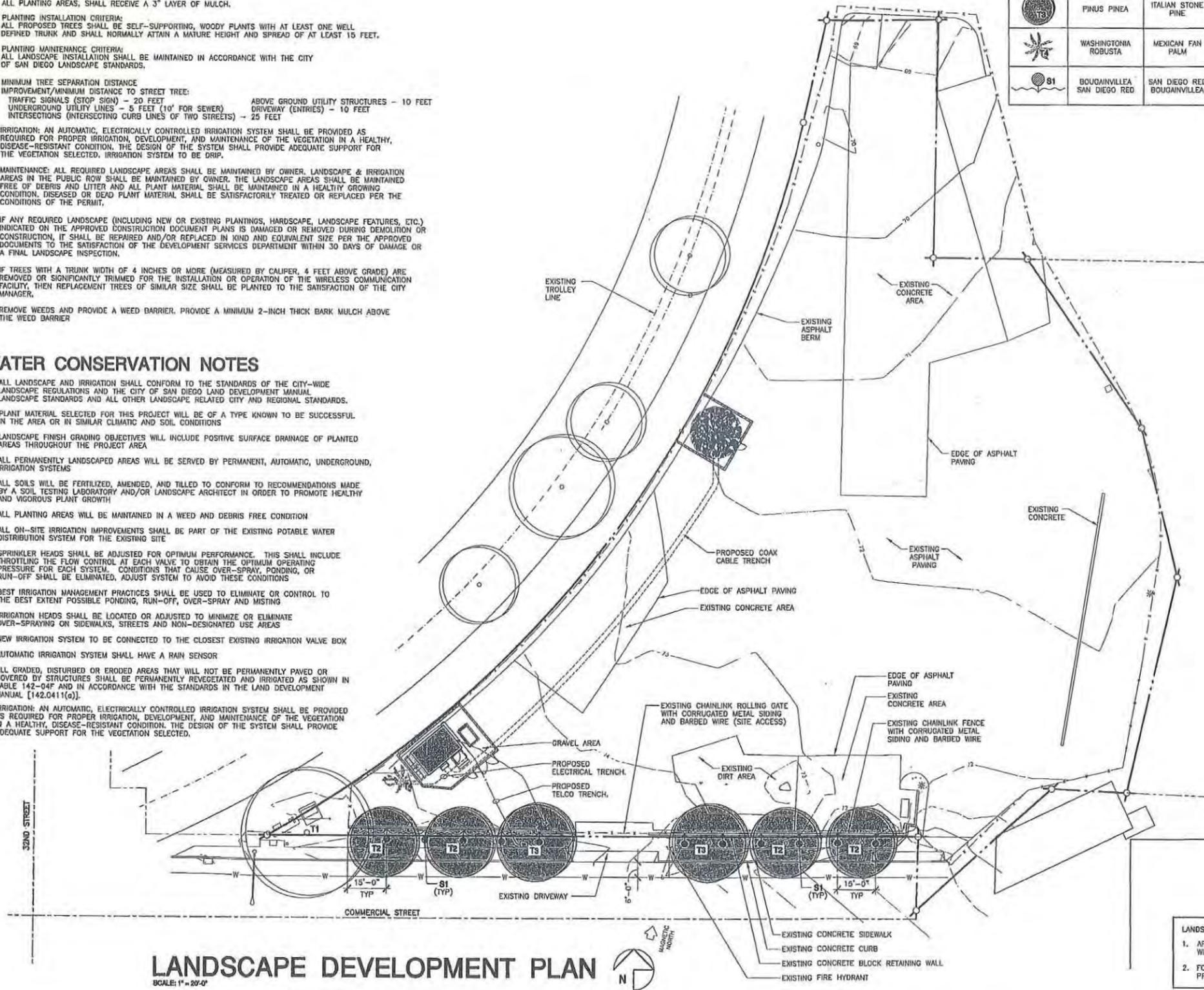
1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:  
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:  
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE  
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:  
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET
9. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. IRRIGATION SYSTEM TO BE DRIP.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
12. IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
13. REMOVE WEEDS AND PROVIDE A WEED BARRIER. PROVIDE A MINIMUM 2-INCH THICK BARK MULCH ABOVE THE WEED BARRIER.

**WATER CONSERVATION NOTES**

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED, ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.
13. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.041(f)].
14. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	TREE	EXISTING	1	40'-0" HEIGHT 25'-0" SPREAD
	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	TREE	24" BOX	4	30'-0" HEIGHT 20'-0" SPREAD
	PINUS PINEA	ITALIAN STONE PINE	TREE	24" BOX	2	40'-0" HEIGHT 30'-0" SPREAD
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	TREE	EXISTING	1	75'-0" HEIGHT 12'-0" SPREAD
	BOUQUINVILLEA SAN DIEGO RED	SAN DIEGO RED BOUQUINVILLEA	VINE	5 GAL.	11	30'-0" HEIGHT 30'-0" SPREAD



**LANDSCAPE DEVELOPMENT PLAN**  
 SCALE: 1" = 20'-0"

- LANDSCAPE NOTES:
1. AREAS DISTURBED DURING CONSTRUCTION FROM EQUIPMENT, TRENCHING WILL BE REVEGETATED TO EXISTING CONDITION.
  2. FOR AREAS OF BARE SOIL, NOT REVEGETATED WITH GROUND COVER, PROVIDE A 3 INCH LAYER OF BARK MULCH.

**TITLE REPORT:**

A TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF SURVEY. ADDITIONAL EASEMENTS AND ENCUMBRANCES MAY EXIST AFFECTING THE PARENT PARCEL WHICH ARE NOT SHOWN HEREON.

**BOUNDARY NOTE:**

THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSOR'S PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY, AND HAS BEEN PROVIDED FOR INFORMATION PURPOSES.

**DATUM STATEMENT:**

THE BASIS OF COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 9, EPOCH 1991.35 ADJUSTED, GRID BEARING BETWEEN FIRST ORDER STATION '1149' AND '3149' AS SHOWN ON RECORD OF SURVEY 14492.

I.E. NORTH 54°57'50" WEST

BENCHMARK:

CITY OF SAN DIEGO BENCHMARK NUMBER 770

DESCRIPTION: BRASS PLUG IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF 32ND STREET AND IMPERIAL HIGHWAY.

ELEVATION: 69.91

DATUM: MEAN SEA LEVEL

**COORDINATES:**

LATITUDE: 32°42'21.203" N  
LONGITUDE: 117°07'27.701" W  
DATUM: NAD83

**ASSESSOR'S PARCEL NUMBER:**

545-391-22

**DATE OF SURVEY:**

APRIL 14, 2011

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°08'47"W	37.51'
L2	N87°06'58"W	29.77'
L3	N01°20'04"E	28.70'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	48°00'18"	428.70'	359.18'

**LEGEND:**

- AC - ASPHALT CONCRETE
- CONC - CONCRETE
- DI - DRAIN INLET
- D/W - DRIVEWAY
- EC - ELECTRIC CABINET
- EP - ELECTRIC PANEL
- ET - ELECTRIC TRANSFORMER
- FD - FOUND
- FH - FIRE HYDRANT
- FS - FINISHED SURFACE
- GA - GUY ANCHOR
- LP - LIGHT POST
- L.S. - LICENSED SURVEYOR
- ND - NATURAL GROUND
- PP - POWER POLE
- R.C.E. - REGISTERED CIVIL ENGINEER
- SN - SIGN
- TB - TOP OF BERM
- TP - TROLLEY POLE
- TS - TRAFFIC SIGNAL
- TR - TOP RAILWAY TRACK
- TW - TOP OF WALL
- WM - WATER METER
- WV - WATER VALVE
- W.V.T. - WATER VAULT



**ITEMS CORRESPONDING TO SCHEDULE "B":**

BY: LAWYERS TITLE COMPANY  
3480 VINE STREET, SUITE 100  
RIVERSIDE, CA 92507  
(951) 774-0825

TITLE NO.: 611671872  
TITLE OFFICER: PEGGY JONES  
DATED: MARCH 30, 2011

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

- 3 AN EASEMENT FOR PUBLIC UTILITIES RECORDED MAY 12, 1983 AS INSTRUMENT NO. 83-156762 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

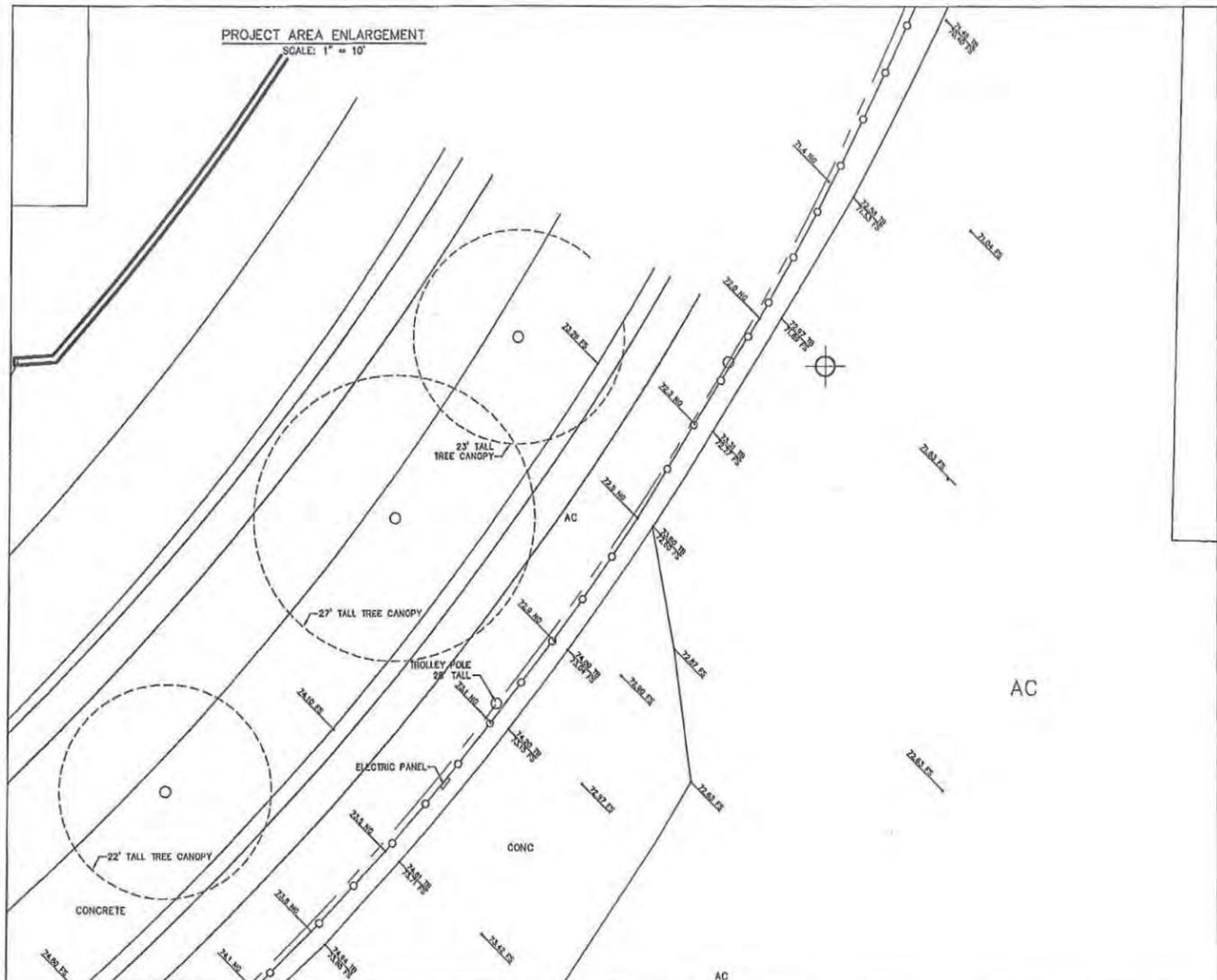
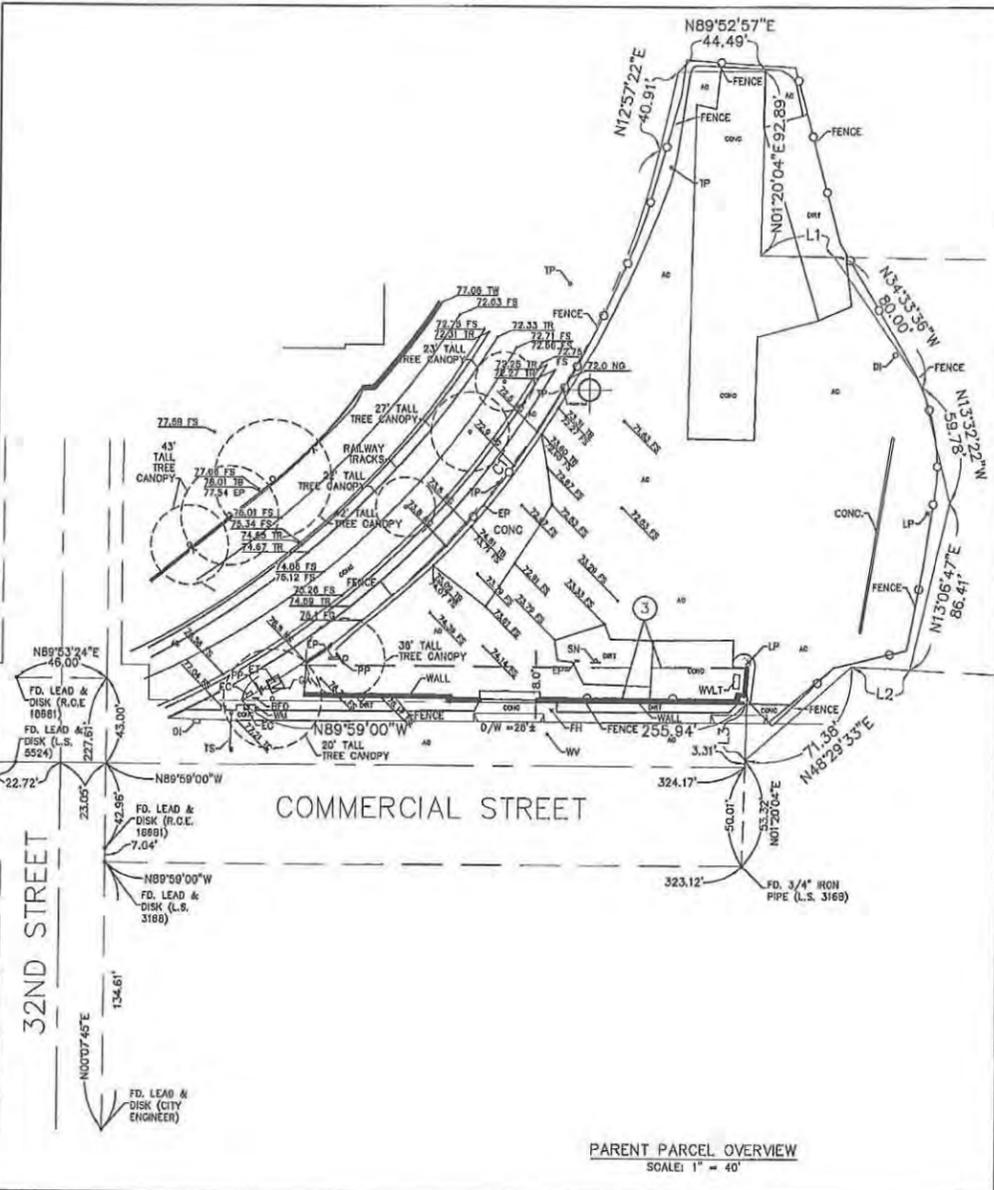
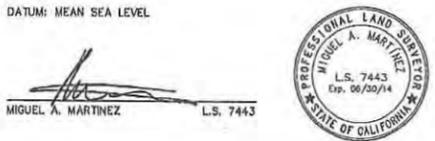
ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

**LEGAL DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 13532, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 30, 1984.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD, BY DEED RECORDED NOVEMBER 1, 1984 AS INSTRUMENT NO. 84-413251 OF OFFICIAL RECORDS.



**Booth & Suarez**  
ARCHITECTURE INCORPORATED  
395 CARLSBAD VILLAGE DRIVE, SUITE 09  
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR  
**verizon wireless**  
P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

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

PROJECT NAME  
**32ND & COMMERCIAL**  
3220 COMMERCIAL STREET  
SAN DIEGO, CA 92113  
SAN DIEGO COUNTY  
DRAWING DATES  
04/19/2011: TITLE REPORT  
05/12/2011: REVISED ITEM 3  
11/27/12: RAILWAY CROSS SECTION

SHEET TITLE  
**TOPOGRAPHIC SURVEY**

**C-1**

**SOUTHEASTERN SAN DIEGO PLANNING GROUP (SSDPG)**  
**SPECIAL MEETING Minutes**  
**March 25, 2013, 6:00 PM to 7:45PM**

1. **CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS (6:07PM):** Paul Sweeney, Andrea Carter (6:38PM), Robert Leif , Vincent Noto, Reynaldo PISAÑO, Maria Riveroll, James Lawrence, Xavier Aguirre, and Georgette Gomez (7:22PM). Members Absent: Jerry Guzman.
2. **Approval of the Agenda: Motion to approve as presented.**  
**Leif/Pisaño** **MSC 7-0-0**
3. **PUBLIC COMMENTS:** Mr. Rivers commented on the Mosque on Imperial Avenue. He wishes to become a Board Member so that he can participate for his community. Mr. Rivers is concerned about the traffic signal at 17<sup>th</sup> and Imperial. There is a difficulty in making a left turn. He asked us to pursue the mitigation of that hazard (Martha Zapata gave him her contact info. Erik Anderson spoke up for Ocean View Blvd. I advised him of the clean-up the 9<sup>th</sup> District is planning for May.
4. **STAFF REPORTS:**  
Eighth District Council Office, (Martha Zapata): Distributed Newsletter. Councilmember Alvarez authored and was able to have a Resolution regarding the support of a total and fair Immigration Reform passed at Rules Committee.  
  
Ninth District Council Office, (Drew Ector), not present.  
Congresswoman Susan Davis Office: (Representative has not been appointed).

**ACTION ITEMS:**

- A. **Approval of the Minutes of March 11, 2013. Motion to approve the Minutes as presented.**  
**Leif/Lawrence** **MSC 6-0-1 (Womack not present last meeting).**
- B. **Crown Castle –Sherman Heights sector for Sprint, located in the Logan Heights Neighborhood, Project #2990553, located at 1948 Kearney Ave., Renewal of existing permit no changes proposed.**  
Yumi Kim from CORE Development for Crown Castle, presented.

**Presentation:**

- Seeking renewal, not proposing any changes.
- From the bottom point of the antenna is 23' – *Committee responded that FCC requires 35' height. The City wants lower heights but it is not biologically safe. Studies have proven effects to the DNA. The prudent thing to do is to move the antenna up. We were emphatic on our concerns over the effects of the radiation on those spending 8 hours or more under the antenna area. The City has no one trained to measure the output of the microwaves. In the future will have a form advising Applicants what we will be looking for on these wireless projects.*
- This is a renewal of an existing project. *There are 3 antennae on the site...what is before us right now is the one in the parking lot. One of our members spoke to the two families "under" the towers. Their father died of cancer. The towers interfere with the telephone and internet connections.*
- Current Permit expired in 2010.
- Applicant has been working for renewal for two years to meet all the requirements for the City Review.

**Committee Concerns:**

1. On radiation report submitted they used a generic model, but did not physically visit the site.
2. Page 7 of 9, item 5 – consider radio frequencies. We are concerned about biological effects.

3. Increase the height to 40'.
4. A Certified Copy of the Consultant's compliance report (in English and Spanish) should be made available to adjacent property owners.
5. Post safety warning signs in English and Spanish.
6. Chain link fencing should be replaced by wrought iron (child-proof spaced bars).
7. Landscaping should meet City Standards.
8. Applicant-owner should
9. Beam should lose to 1% of its original energy before hitting the tallest adjacent pinnacle.
10. Implement all SDPD Recommendations.

**Motion: Recommend denial with permission to continue operating for one year- (With the above concerns and recommendations).**

**Leif/Lawrence**

**MSC 9-0-0**

In addition to the above state recommendations:

**Recommend constant metering of health and welfare of any persons in close proximity. Approve the Project provided that the City considers the vertical dimension and set all antennae no lower than FCC requirements.**

**Motion: Regarding the parking lot - the full perimeter, Current City standards should be met on fences, walls, lighting and landscaping.**

**Pisaño/Leif**

**MSC 9-0-0**

**C. Verizon Wireless at 3220 Commercial, Stockton Neighborhood, Project #259348, Installation of 8 items to accommodate wireless antennae at the SEC of 32<sup>nd</sup> and Commercial. Mark Linman, Project Manager, presented.**

**Presentation:**

- Bottom of the antennae is 39'.
- Cell tower, equipment shelter.
- Landscaping street frontage.
- The closest residence is 250'.
- 2 Variances. Over-height, and over amount of square feet for the equipment shed.
- He represents the Lessor.
- Everyone within 300' was notified by mail – property owners and tenants, both.

**Committee Concerns and Recommendation:**

1. Too many antennae coming into our area. (*Response: Demands for increased and more advanced data requirements require more antennae. We work on filling in the gaps for transmission*).
2. Obelisk design was recommended instead of the faux palm.
3. Access should be more securely blocked.
4. Replace the chain link fence and barbed wire.
5. Require that Verizon surrender the property without compensation upon an act of eminent domain. This surrender clause should be part of the part of the property's grand deed.
6. San Diego Police Department must be implemented.

**Motion: Place obelisk-type antennae. Must be metered frequently for microwave exposure.**

**Leif/Sweeney**

**MSC 8-0-2**

**D. Annual Elections for Planning Group Board Members.**

**NEW BOARD MEMBERS:**

Paul Sweeney, Stockton  
Andrea Carter, Grant Hill  
Robert Leif, Grant Hill  
James Brown, Logan Heights  
Vincent Noto, Sherman Heights  
Maria Riveroll, Mount Hope

James M. Lawrence, Logan Heights  
Jerry Guzman, Sherman Heights  
Xavier Aguirre, Sherman Heights  
Georgette Gomez, Various  
Reginald Womack, Logan Heights

We have 3 vacancies.

**E. Election of Officers. Chair, Vice-Chair, Secretary, and Treasurer**

**New Officers**

Maria Riveroll, Mount Hope, Chair  
Andrea Carter, Grant Hill, Vice Chair  
Georgette Gomez, Various, Secretary  
Reginald Womack, Stockton, Treasurer

**F. Adjournment 7:58PM**

*Maria Riveroll, Chair (619) 264-5373*



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**  
 Verizon 32nd & Commercial

**Project Address:**  
 3220 Commercial Street, San Diego, CA 92113

**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):  
 Ronald W. Little, Trustee of the Little 1995 Separate Property Trust  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 180 Logan Drive  
 City/State/Zip:  
 Ashland, OR 97520  
 Phone No: (858) 459-0522 Fax No:  
 Signature : *See attached* 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: Verizon 32nd & Commercial	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):  
Verizon Wireless

Owner  Tenant/Lessee

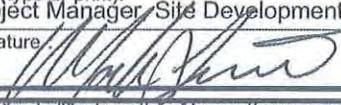
Street Address:  
15505 Sand Canyon Avenue

City/State/Zip:  
Irvine, CA 92618

Phone No: (714) 925-6487 Fax No:

Name of Corporate Officer/Partner (type or print):  
Cathy Beagle

Title (type or print):  
Project Manager, Site Development, Southern CA

Signature:  Date: 6/22/11

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:



About Verizon Wireless

We're the people who keep you connected, take your life mobile and deliver the level of convenience you depend on. All thanks to our powerful technology and the nation's largest 4G LTE network and most reliable 3G network.

Executive Leaders



Daniel S. Mead  
President and CEO

[View Profile >](#)



Marni Walden  
Executive Vice President and Chief Operating Officer

[View Profile >](#)



Margaret Feldman  
Vice President - Business Development

[View Profile >](#)



Andrew Davies  
Vice President and Chief Financial Officer

[View Profile >](#)



M. Alan Gardner  
Vice President - Human Resources

[View Profile >](#)

ATTACHMENT 13



**William B. Petersen**  
Vice President - General Counsel and Secretary

[View Profile >](#)



**Nicola Palmer**  
Vice President and Chief Technical Officer

[View Profile >](#)



**Tami Erwin**  
Vice President and Chief Marketing Officer

[View Profile >](#)



**Shankar Arumugavelu**  
Chief Information Officer

[View Profile >](#)



**Torod B. Neptune**  
Vice President - Corporate Communications

[View Profile >](#)

---

**Area Presidents**



**Nancy Clark**  
President - Northeast Area

[View Profile >](#)



**Ken Dixon**  
President - Midwest Area

[View Profile >](#)



**Roger Tang**  
President - South Area

[View Profile >](#)



**Greg Haller**  
President - West Area

[View Profile >](#)

---

**Sales**



**Mark Bartolomeo**  
Vice President -Global Enterprise  
Sales

[View Profile >](#)



**Marquett Smith**  
Vice President – Federal Government  
Sales

[View Profile >](#)

---

**Customer Service**



**John Bianchi**  
Vice President - National Customer  
Service

[View Profile >](#)



**Eileen M. Creeden**  
Vice President - Customer Service  
Strategy

[View Profile >](#)



**Victoria L. Boston**  
Vice President – Northeast Area  
Customer Service

[View Profile >](#)



**Joan T. Bowyer**  
Vice President - Midwest Area  
Customer Service

[View Profile >](#)



**Melanie Braidich**  
Vice President – West Area Customer  
Service

[View Profile >](#)



**Charlie Falco**  
Vice President - South Area Customer  
Service

[View Profile >](#)



**Brian Stacy**  
Vice President - Business Service  
Centers & Government Support

[View Profile >](#)

## Project Chronology

Verizon – 32<sup>nd</sup> & Commercial – Project No. 259348

Date	Action	Description	City Review Time	Applicant Response Time
4/12/2012	First Submittal	Project Deemed Complete		
5/3/2012	First Assessment Letter		21	
8/29/2012	Second Submittal			118
10/11/2012	Second Assessment Letter		43	
1/31/2013	Third Submittal			112
3/19/2013	All issues resolved		47	
5/16/2013	Public Hearing – Planning Commission		58	
TOTAL STAFF TIME			169	
TOTAL APPLICANT TIME				230
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	399 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 2, 2013

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

---

**DATE OF HEARING:** May 16, 2013  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
 202 C Street, San Diego, California 92101

**PROJECT TYPE:** PLANNED DEVELOPMENT PERMIT (PDP),  
 PROCESS FOUR  
**PROJECT NUMBER:** 259348  
**PROJECT NAME:** VERIZON – 32<sup>ND</sup> & COMMERCIAL  
**APPLICANT:** Mark Linman, Land Use & Development Consulting, agent  
 representing Verizon Wireless

**COMMUNITY PLAN AREA:** Southeastern San Diego  
**COUNCIL DISTRICT:** District 8

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

---

As a property owner, tenant, or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of a new 50-foot tall monopine (faux pine tree) supporting twelve (12) panel antennas and one (1) microwave dish antenna. An equipment building with an emergency generator would also be located on the property. The project is located at 3220 Commercial Street, to the south-east of the 32<sup>nd</sup> & Commercial Trolley Station, and to the east of 32<sup>nd</sup> Street and north of Commercial Street.

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

[www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on March 19, 2013 and the opportunity to appeal that determination ended April 5, 2013.

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

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

Internal Order Number: 24002220

Revised 10-4-12 HMD-



**Verizon Wireless**  
**32<sup>nd</sup> & Commercial**  
Photo Location Map

Photo 1. View from Northeast



Photo 2. View from South

Photo 3. View from Southwest



Photo 4. View from West



Photo 5. View from North



Photo 6. View from East

