

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 20, 2014 **REPORT NO. PC-14-023**

ATTENTION: Planning Commission, Agenda of March 27, 2014

SUBJECT: Verizon – 805 & University Generator
PROJECT NO. 332004. PROCESS 4.

**OWNER/
APPLICANT:** Bo & Go, LLC/
Verizon Wireless

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 3875 Swift Avenue, within the City Heights community plan area?

Staff Recommendation: APPROVE Neighborhood Use Permit (NUP) No. 1255596 and Planned Development Permit (PDP) No. 1255597 and RESCIND NUP No. 635404 and PDP No. 694706.

Community Planning Group Recommendation: The City Heights Area Planning Committee voted 15-0-0 to recommend approval of this project at their December 2, 2013 meeting. (Attachment 12)

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15301(b) (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 31, 2014, and the opportunity to appeal that determination ended February 20, 2014. (Attachment 7)

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 – 805 & University Generator is an application for a Neighborhood Use Permit (NUP) and a Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project is located at 3875 Swift Avenue in the City Heights community plan area, in the CC-5-4 zone (Attachments 1, 2, 3, and 4).

Verizon currently operates a WCF on this property which was most recently permitted under NUP No. 635404 and PDP No. 694706, which were approved by the Planning Commission on January 21, 2010.¹ The current application is to modify the existing WCF by adding an emergency generator and additional decorative screen panels to the tower. The new NUP and PDP will replace the previously approved NUP and PDP.

At the January 21, 2010 hearing, the Planning Commission approved this project with the condition that additional decorative screening panels be added to the tower. Attachment 8 shows the existing screening that was conditioned as part of the approval at the January 21, 2010 hearing and additional proposed screening, provided in response to the City Heights Area Planning Committee recommendation (Attachment 12). Attachment 16 shows the tower as it existed prior to the January 21, 2010 approval.

WCFs are permitted throughout the City as a separately regulated use by the WCF regulations, in accordance with Land Development Code (LDC) section 141.0420. WCF's located within a commercial zone are permitted as a Limited Use (Process 1). The height allowed in the CC-5-4 zone is 30 feet and the side yard setback is 10 feet. As the tower and antennas reach a height of 85 feet and the facility encroaches into the side yard setback by 2 feet, a PDP is required for these deviations. Since the facility is located in a commercial zone with a residential (mixed) use on site, a Neighborhood Use Permit is also required.

Council Policy 600-43, "Wireless Communication Facilities," assigns preference levels to the locations of WCF's. This policy encourages these facilities be located away from residential uses. Typically, WCF's proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located strictly in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower process level (such as a Limited Use or Neighborhood Use Permit).

The WCF Design Requirements, Land Development Code (LDC) section 141.0420, identify that the applicant "shall use all reasonable means to conceal or minimize the visual impacts of WCFs through integration." In this case, the antennas are concealed within a structure that functions as a community monument, inspired by the Euclid Tower (Attachment 17). The design allows the WCF to integrate with the neighborhood. Equipment associated with the WCF is located within the existing 2-story building on site, while the emergency generator is located at the base of the tower. The tower is set back toward the rear of the property, away from the Swift Avenue right-of-way.

¹ This WCF was originally permitted by Conditional Use Permit (CUP) No. 91-0302-74, which was issued on November 19, 1998 and expired on November 19, 2008.

Community Plan Analysis

While the Mid-City Communities Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A.15 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.

This project complies with the General Plan recommendations by locating the antennas within a structure, designed as a community monument. In this way, the WCF has been designed to blend the facility in with the surrounding neighborhood in a way that is respectful of the neighborhood context. Equipment associated with the antennas is located in the existing 2-story building. The emergency generator is located at the base of the tower, not visible from the Swift Avenue right-of-way.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NUP No. 1255596 and PDP No. 1255597.

ALTERNATIVES

1. **Approve NUP No. 1255596 and PDP No. 1255597, with modifications.**
2. **Deny NUP No. 1255596 and PDP No. 1255597, 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

VACCHI/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 (Environmental) Exemption
8. Photo Simulation (Current)
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing
16. Photo Simulation (January 2010)
17. Euclid Tower



ATTACHMENT 1

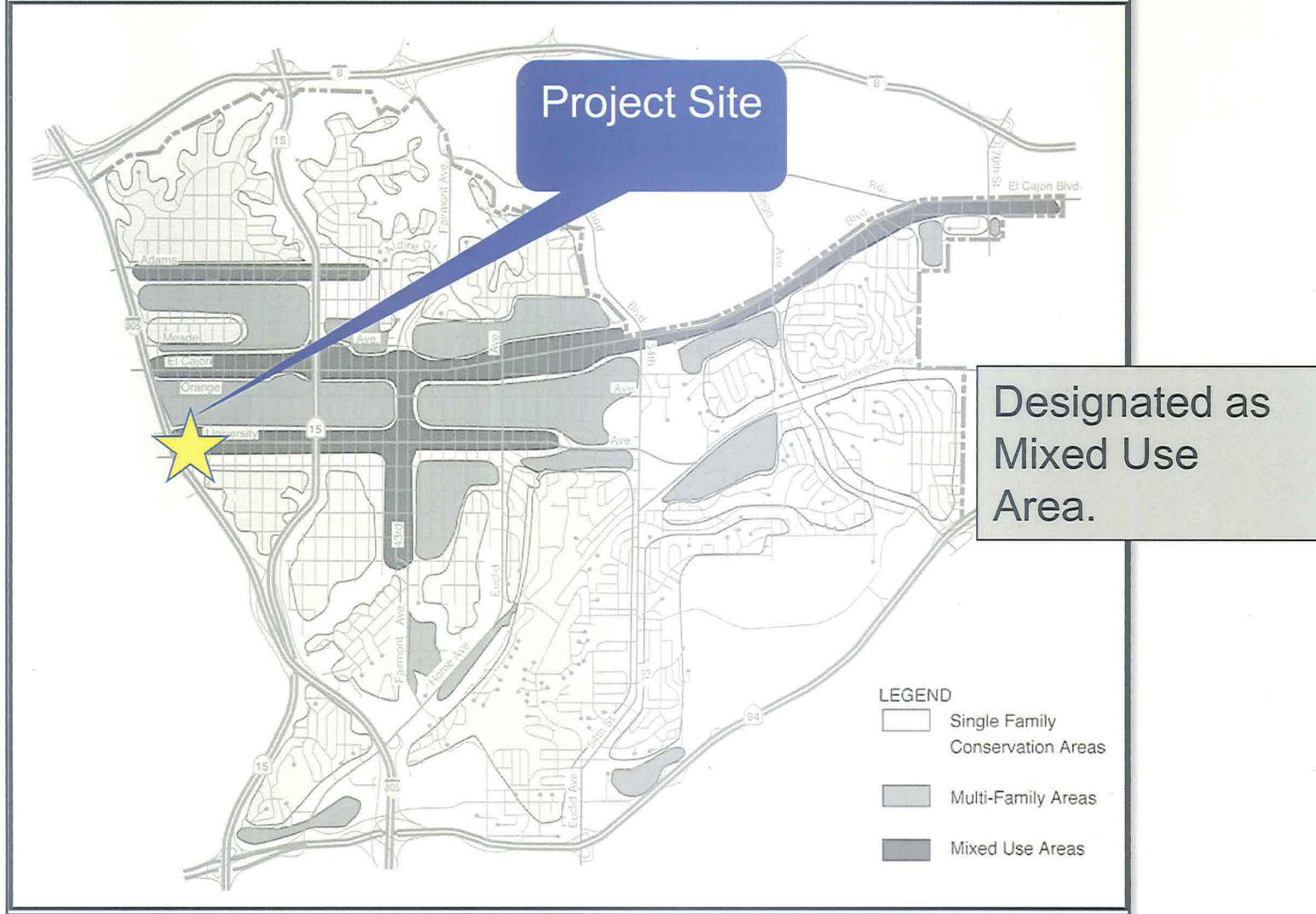


Aerial Photo

Verizon 805 & University – Project Number 332004

3875 Swift Avenue

Figure 2
Conceptual Land Use Plan



Community Plan Land Use Designation

Verizon 805 & University, Project Number 332004

3875 Swift Avenue





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ATTACHMENT 3



Project Location Map

Verizon 805 & University- Project Number 332004

3875 Swift Avenue



PROJECT DATA SHEET		
PROJECT NAME:	Verizon 805 & University Generator	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of a 75' tall tower with antennas reaching a height of 85', supporting 18 panel antennas and 4 omni antennas. Equipment associated with the facility is located in an existing building. Emergency generator proposed at the base of the tower.	
COMMUNITY PLAN AREA:	Mid City – City Heights	
DISCRETIONARY ACTIONS:	Planned Development Permit and Neighborhood Use Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Mixed Use Area	
<u>ZONING INFORMATION:</u>		
ZONE: CC-5-4		
HEIGHT LIMIT: 30'		
FRONT SETBACK: No minimum, 10' maximum		
SIDE SETBACK: 10'		
STREETSIDE SETBACK: n/a		
REAR SETBACK: 10'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Mixed Use, CC-5-4	Commercial
SOUTH:	Mixed Use/Residential, CUPD-CT-5-4	Residential
EAST:	Mixed Use, CC-5-4	Residential/Commercial
WEST:	Mixed Use, CC-5-4	Residential/Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Height: 85' tall where 30' is permitted. Setback: Encroachment into the 10' side setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 2, 2013, the City Heights Area Planning Committee voted 15-0-0 to approve the project, with the addition of additional screen material.	

**PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD USE PERMIT NO. 1255596
PLANNED DEVELOPMENT PERMIT NO. 1255597
VERIZON – 805 & UNIVERSITY GENERATOR
PROJECT NUMBER 332004**

WHEREAS, BO & GO, LLC, 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 Nos. 1255596 and 1255597);

WHEREAS, the site is located at 3875 Swift Avenue in the CC-5-4 zone of the Mid-City: City Heights community plan area;

WHEREAS, the project site is legally described as: Lots 5 & 6 in Block 191 of City Heights, in the City of San Diego, State of California, according to amended map thereof No. 1007, filed in the Office of the County Recorder of San Diego County, October 3, 1976;

WHEREAS, on January 31, 2014, 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 Sections 15301(b) (Existing Facilities) and 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 March 27, 2014, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 1255596 and Planned Development Permit No. 1255597 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 March 27, 2014:

FINDINGS:

Neighborhood Use Permit – Section 126.0204

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

While the Mid-City Communities Plan does not specifically address WCFs, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be

aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are concealed on a structure, designed to function as a community monument tower. The antennas are located behind radio-frequency (RF) transparent screens, painted with designs inspired by the Euclid Tower (also located in City Heights). Based on feedback from the City Heights Area Planning Committee, Verizon is adding additional decorative panels to the tower. Equipment associated with the antennas is located in the existing adjacent two-story building. An emergency generator is proposed at the base of the tower, and will be screened by a wall. This WCF has been designed to minimize the visibility of the antennas, by creating a structure that primarily functions as a decorative community monument. This design allows the WCF to be respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of 18 panel antennas and four omni antennas mounted to a 75' tall monument tower with omni antennas reaching 85' tall. Equipment associated with the antennas is located in an existing 2-story building. An emergency generator is located in a 137 sq. ft. enclosure at the base of the tower. The project is located at 3875 Swift Avenue, in the Mid-City: City Heights community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301(b) (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

WCFs are permitted in commercial zones with a residential use on site, with the processing of a Neighborhood Use Permit (NUP), Process 2. As the structure (at a total of 85' tall) exceeds the CC-5-4 zone 30' height limit, and encroaches into the side yard setback, a Planned Development Permit (PDP), Process 4, is also required to allow these deviations.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." The antennas associated with this WCF are concealed on a structure, designed to function as a community monument tower. The antennas are located behind radio-frequency (RF) transparent screens, painted with designs inspired by the Euclid Tower (also located in City Heights). Based on feedback from the City Heights Area Planning Committee, Verizon is adding additional decorative panels to the tower. Equipment associated with the antennas is located in the existing adjacent two-story building. An emergency generator is proposed at the base of the tower, and will be screened by a wall. This WCF has been designed to minimize the visibility of the antennas, by creating a structure that primarily functions as a decorative community monument. This design allows the WCF to be respectful of the neighborhood context.

The project requests two deviations to the CC-5-4 zone development regulations. First, the tower, at 75' tall (with omni antennas reaching 85' tall), exceeds the zone height limit by 55'. The additional height allows Verizon to meet their coverage objective and accommodates the design of the community monument tower. The encroachment into the side setback allows for the tower and emergency generator to be situated toward the rear of the property and does not disrupt other uses occurring on the property.

Based on the project's design and permits required, the proposed WCF complies with the applicable regulations of the Land Development Code, with the listed deviations.

Planned Development Permit - Section 126.0604

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

While the Mid-City Communities Plan does not specifically address WCFs, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The antennas associated with this WCF are concealed on a structure, designed to function as a community monument tower. The antennas are located behind radio-frequency (RF) transparent screens, painted with designs inspired by the Euclid Tower (also located in City Heights). Based on feedback from the City Heights Area Planning Committee, Verizon is adding additional decorative panels to the tower. Equipment associated with the antennas is located in the existing adjacent two-story building. An emergency generator is proposed at the base of the tower, and will be screened by a wall. This WCF has been designed to minimize the visibility of the antennas, by creating a structure that primarily functions as a decorative community monument. This design allows the WCF to be respectful of the neighborhood context.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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The project consists of 18 panel antennas and four omni antennas mounted to a 75' tall monument tower with omni antennas reaching 85' tall. Equipment associated with the antennas is located in an existing 2-story building. An emergency generator is located in a 137 sq. ft. enclosure at the base of the tower. The project is located at 3875 Swift Avenue, in the Mid-City: City Heights community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301(b) (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

3. **The proposed development will comply with the regulations of the Land Development Code including any 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.**

WCFs are permitted in commercial zones with a residential use on site, with the processing of a Neighborhood Use Permit (NUP), Process 2. As the structure (at a total of 85' tall) exceeds the CC-5-4 zone 30' height limit, and encroaches into the side yard setback, a Planned Development Permit (PDP), Process 4, is also required to allow these deviations.

The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." The antennas associated with this WCF are concealed on a structure, designed to function as a community monument tower. The antennas are located behind radio-frequency (RF) transparent screens, painted with designs inspired by the Euclid Tower (also located in City Heights). Based on feedback from the City Heights Area Planning Committee, Verizon is adding additional decorative panels to the tower. Equipment associated with the antennas is located in the existing adjacent two-story building. An emergency generator is proposed at the base of the tower, and will be screened by a wall. This WCF has been designed to minimize the visibility of the antennas, by creating a structure that primarily functions as a decorative community monument. This design allows the WCF to be respectful of the neighborhood context.

The project requests two deviations to the CC-5-4 zone development regulations. First, the tower, at 75' tall (with omni antennas reaching 85' tall), exceeds the zone height limit by 55'. The additional height allows Verizon to meet their coverage objective and accommodates the design of the community monument tower. The encroachment into the side setback allows for the tower and emergency generator to be situated toward the rear of the property and does not disrupt other uses occurring on the property.

Based on the project's design and permits required, the proposed WCF complies with the applicable regulations of the Land Development Code, with the listed deviations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 1255596 and PLANNED DEVELOPMENT PERMIT NO. 1255597 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1255596 and 1255597, a copy of which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that, NUP No. 635404 and PDP No. 694706 are hereby rescinded.

Alexander Hempton, AICP
Development Project Manager
Development Services

Adopted on: March 27, 2014

Internal Order No. 24002343

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003954

NEIGHBORHOOD USE PERMIT (NUP) NO. 1255596
PLANNED DEVELOPMENT PERMIT (PDP) NO. 1255597
RESCIND PDP NO. 694706 AND NUP NO. 635404
VERIZON – 805 & UNIVERSITY GENERATOR
PROJECT NO. 332004
PLANNING COMMISSION

This NEIGHBORHOOD USE PERMIT (NUP) NO. 1255596 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1255597 are granted by the Planning Commission of the City of San Diego to BO & GO, LLC, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0201, et seq., 126.0601, et seq., and 141.0420. The site is located at 3875 Swift Avenue in the CC-5-4 zone of the Mid-City: City Heights community plan area. The project site is legally described as: Lots 5 & 6 in Block 191 of City Heights, in the City of San Diego, State of California, according to amended map thereof No. 1007, filed in the Office of the County Recorder of San Diego County, October 3, 1976.

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 March 27, 2014, on file in the Development Services Department.

The project shall include:

- a. A 75' tall community monument tower structure (with omni antennas reaching a height of 85') supporting eighteen (18) panel antennas and four omni antennas. With the exception of the omni antennas, all other antennas are mounted behind radio-frequency (RF) transparent screening material. Equipment is located within the existing two-story building and an emergency generator is located at the base of the tower structure.

- b. The 85' tall WCF deviates from the 30' height limit and encroaches into the 10' side yard setback by two feet. These deviations are permitted with the processing of this Planned Development Permit.
- c. This structure is for the primary purpose of commercial and residential uses (the existing two-story building) and a community monument, but may have the secondary purpose of accommodating the Permittee's Operations on the Premises.
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 11, 2017.
- 2. This NUP and PDP and corresponding use of this site shall expire on **April 11, 2024**. 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 the Owner/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 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 Permittee of any claim, action, or proceeding and, if the City

should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 5 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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 for buildings, 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.

PLANNING/DESIGN REQUIREMENTS:

19. 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.

20. 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.
21. 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.
22. 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.
23. 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."
24. No overhead cabling is allowed for this project.
25. Antennas and associated mounting apparatus, with the exception of the omni antennas, shall not extend beyond the RF-transparent screening.
26. The Owner/Permittee shall not cause or allow the antennas located on the structure to be different sizes (length, width, or height) than as shown on the stamped approved plans.
27. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
28. 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.
29. 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.
30. 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 27, 2014 by Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: NUP/1255596
PDP/1255597
Date of Approval: 3/27/2014

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Development Project Manager

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

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

BO & GO, LLC
Owner

By _____

VERIZON WIRELESS
Permittee

By _____

HAL NAVARRE
MANAGER – REAL ESTATE
WEST AREA NETWORK
PLANNING

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



THE CITY OF SAN DIEGO

Date of Notice: February 5, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003954

PROJECT NAME/NUMBER: Verizon- University/805 Generator/332004

COMMUNITY PLAN AREA: City Heights

COUNCIL DISTRICT: 9

LOCATION: 3875 Swift Avenue #C, San Diego, CA 92104 (Lots 5 & 6 in block 191 of City Heights, in the City of San Diego, State of California, according to amended Map thereof #1007, filed in the office of the County Recorder of San Diego County, October 3, 1976) in the City Heights Community Planning Area.

PROJECT DESCRIPTION: A Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a Verizon Wireless Communication Facility (WCF) consisting of the installation of a new emergency generator on a concrete pad inside a split-face concrete block wall enclosure. A total of three antennas would be removed and replaced from the existing WCF and then located behind radio frequency screens on an existing 75' high steel framed tower. The project is located at 3875 Swift Avenue in the CC-5-4 Zone in the City Heights Planning area.

ENTITY CONSIDERING PROJECT APPROVAL: Planning Commission

ENVIRONMENTAL DETERMINATION: 15301 (b) - Existing facilities and 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 initial review of this project and it was determined that this WCF meets the categorical exemption criteria set forth in the CEQA State Guidelines, Section 15301 (b) (existing facilities) and 15303 (new construction or conversion of small structures). 15301(b) allows for the licensing and permitting of existing facilities, this WCF is proposing the modification to an existing facility by the replacement of three antennas. 15303, allows for the construction of small facilities; installation of small new equipment and facilities in small structures. This WCF proposes the installation of a new emergency generator on a concrete pad inside a split-face concrete block wall enclosure. Since the project site is currently developed and lacks sensitive resources the exemptions are appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 1st Avenue, MS 501, San Diego, CA
92101
PHONE NUMBER: (619) 446-5349

On January 31, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to 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. That appeal deadline date is February 20, 2014. 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.

EXISTING



ATTACHMENT 8

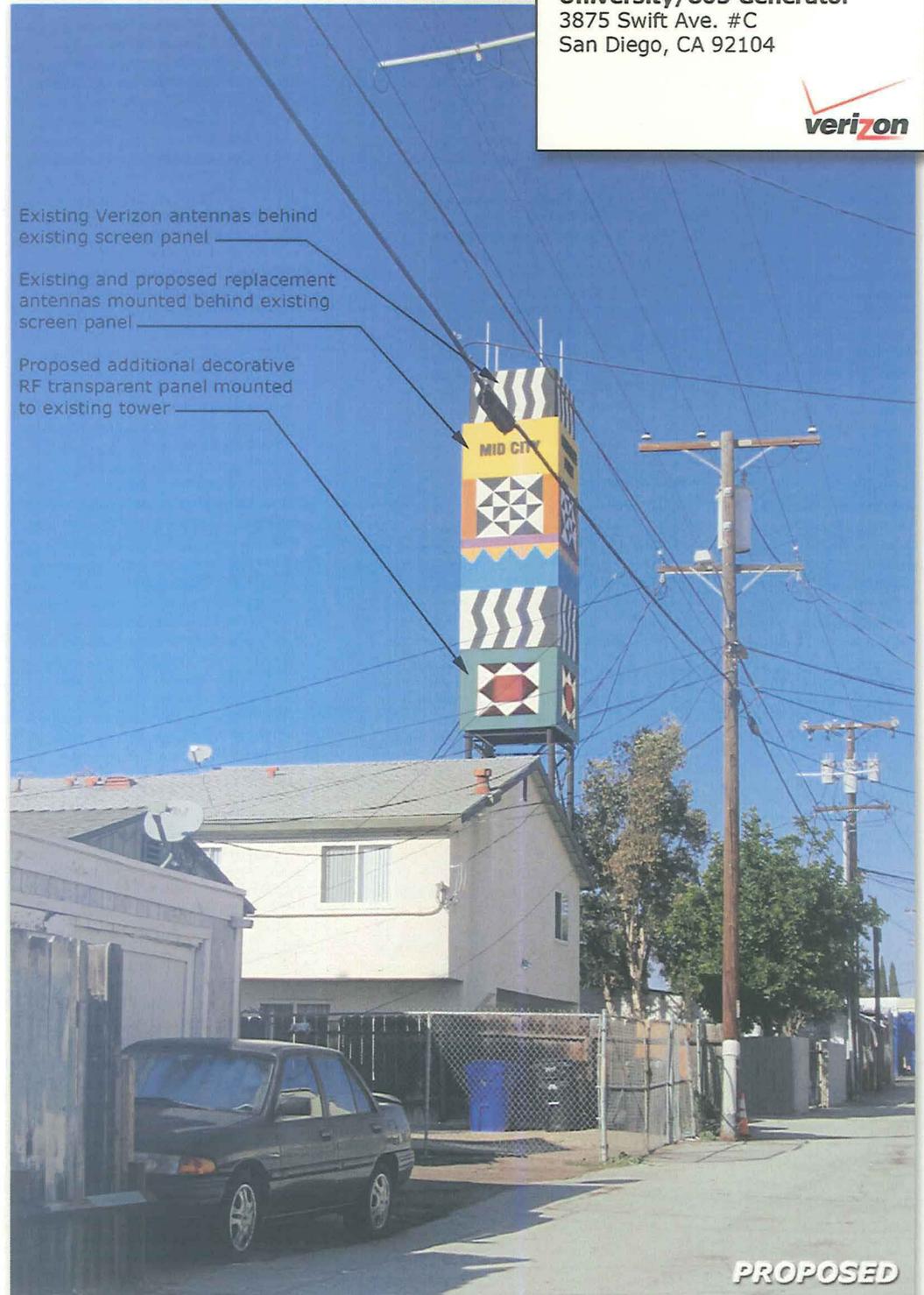
University/805 Generator
3875 Swift Ave. #C
San Diego, CA 92104



Existing Verizon antennas behind existing screen panel

Existing and proposed replacement antennas mounted behind existing screen panel

Proposed additional decorative RF transparent panel mounted to existing tower



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

University/805 Generator
3875 Swift Ave. #C
San Diego, CA 92104



EXISTING



Proposed generator enclosure

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

PROPOSED



PROJECT DESCRIPTION

PROPOSAL TO AMEND PERMIT FOR WIRELESS
COMMUNICATIONS FACILITY

"University 805"
3875 Swift Avenue
San Diego, CA 92104

Prepared for:

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

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029

Contact: Jill Cleveland, Planning Consultant
(760) 420-4833

September 19, 2013



PROJECT DESCRIPTION

Verizon Wireless (VZW) is proposing add a generator to its existing wireless telecommunication facility to provide emergency power to the site. The associated equipment is within the 2nd floor of the building and the antennas are located on a 75' architectural tower. A Photographic Survey and Photo simulations are provided with the application for the city's review, along with a Technical Analysis and Coverage Maps which visually represent Verizon's continued need for coverage in this area. The specific location and design of the existing facility is illustrated in further detail on the site plan and elevation drawings.

PROJECT JUSTIFICATION

Verizon Wireless is a public utility, licensed and regulated by the Federal Communications Commission (FCC) and informally by the California Public Utilities Commission (CPUC), and authorized to develop and operate wireless telecommunications networks throughout the United States. VZW engineers responsible for the overall design and operation of the network want to ensure that network coverage is available throughout the San Diego County. The existing facility addresses the need for capacity and coverage to the roadways, homes and public venues located in this portion of San Diego, and by design interfaces with neighboring sites to provide high quality, consistent network operations to VZW customers.

SITE CHARACTERISTICS

The land use designation of the existing site is CC-5-4, Commercial – located within the Mid-City Heights San Diego Planned District. The project site is currently developed with a commercial building.

The surrounding land uses are as follows:

North:	Commercial Building
South:	Residential
East:	Alley, Residential
West:	Residential, Freeway

SITE SELECTION/PREFERRED SITES

The existing site is designated CC-5-4 which is classified as a commercial use with an emphasis on pedestrian orientation. The existing antennas with corresponding architectural tower exceeded the height limit, which required a Process 4 Planned Development Permit. No changes are being proposed with the antennas/tower. Verizon's equipment is located within the existing building.

OPERATION & MAINTENANCE

The existing communications facility provides 24-hour service to its users seven (7) days a week. A VZW technician services the facility on an as-needed basis, generally, once per month during normal working hours, although a computer may handle much of the operational



adjustments remotely. A VZW technician in a service van or pickup truck-size vehicle will perform the routine maintenance operations. Beyond this routine maintenance service, VZW typically requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted during an emergency.

NOISE/ACOUSTICAL INFORMATION

The existing site complies with the City's established noise requirements.

LANDSCAPING

No landscaping is being proposed at this time.

HAZARDOUS MATERIALS

Sealed lead acid batteries are used for back-up power in the event of a power failure on most Verizon Wireless facilities. The batteries are often referred to as "gel cell" type batteries. A 150 gallon diesel generator is proposed with this application.

CO-LOCATION OF OTHER CARRIERS

Col-location is available for other carriers.

LEASE AREA

The lease area is shown on the plot plan drawings and is called out as approximately 137 square feet for the proposed generator.

OPERATIONAL FREQUENCY CRITERIA

The FCC has allocated a portion of the radio spectrum to VZW for the provision of cellular, broadband and paging technologies. The proposed communications facility will transmit and receive at a frequency range of 835-894 MHz and 1885-1970MHz. The power required to operate the facility typically does not exceed 200 watts per channel. By design, the VZW facility is a low-power system. Depending upon characteristics of the site, the actual power requirements may be reduced. When operational, the transmitted signals from the site will consist of non-ionizing waves generated at less than one (1) microwatt per square centimeter, which is significantly lower than the Federal Communications Commission (FCC) standard for continuous public exposure of 900 microwatts per square centimeter. The proposed PCS communications facility will operate in full compliance with the standards for radio frequency emissions as adopted by the FCC.

FCC GUIDELINES

Pursuant to the FCC's "shot-clock" rules (FCC Declaratory Ruling dated November 18, 2009), the review must be completed and a final decision rendered within 150 days of the application being filed.

University/805 Generator

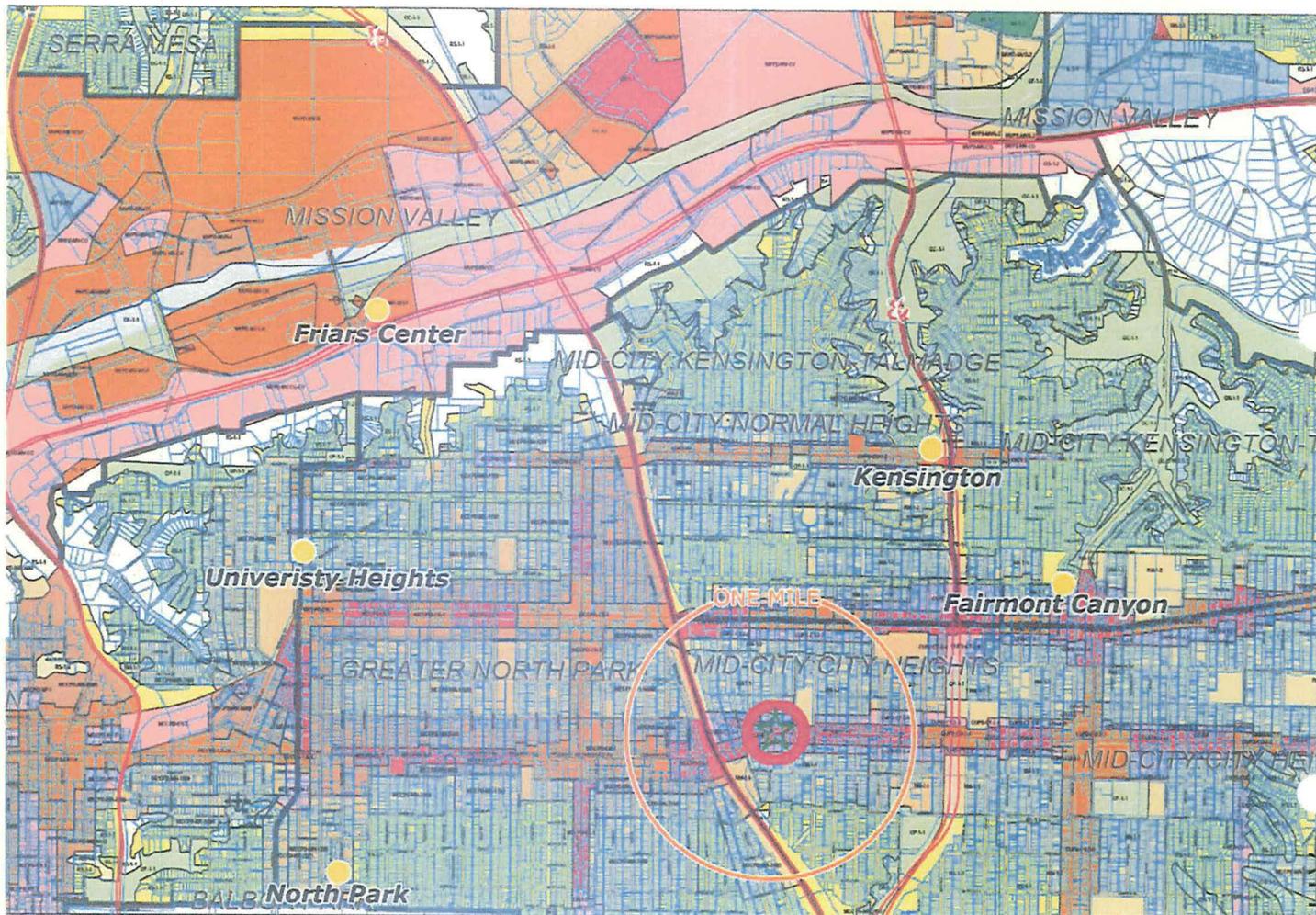
3875 Swift Ave. #C
San Diego, CA 92104



Legend

-  Search Ring
-  Selected Site
-  Existing sites within 1 mile radius:
- No sites within one mile
-  Alternative Sites:
- No alternative sites

Page 4 of 5



Legend	
	City of San Diego Boundary
	Community Plan Areas
	Parish
	Zone
	AS-1.1
	AS-1.2
	AS-1.3
	AS-2.1
	AS-2.2
	AS-2.3
	AS-2.4
	AS-2.5
	AS-2.6
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	AS-2.100

City of San Diego
Development Services Department

GRID TILE: 19 & 20

GRID SCALE: 800

DATE: 3/25/2008 1:41:39 PM

Map's Accuracy
The City of San Diego is not responsible for the accuracy of the information shown on this map. The City of San Diego is not responsible for the accuracy of the information shown on this map. The City of San Diego is not responsible for the accuracy of the information shown on this map.

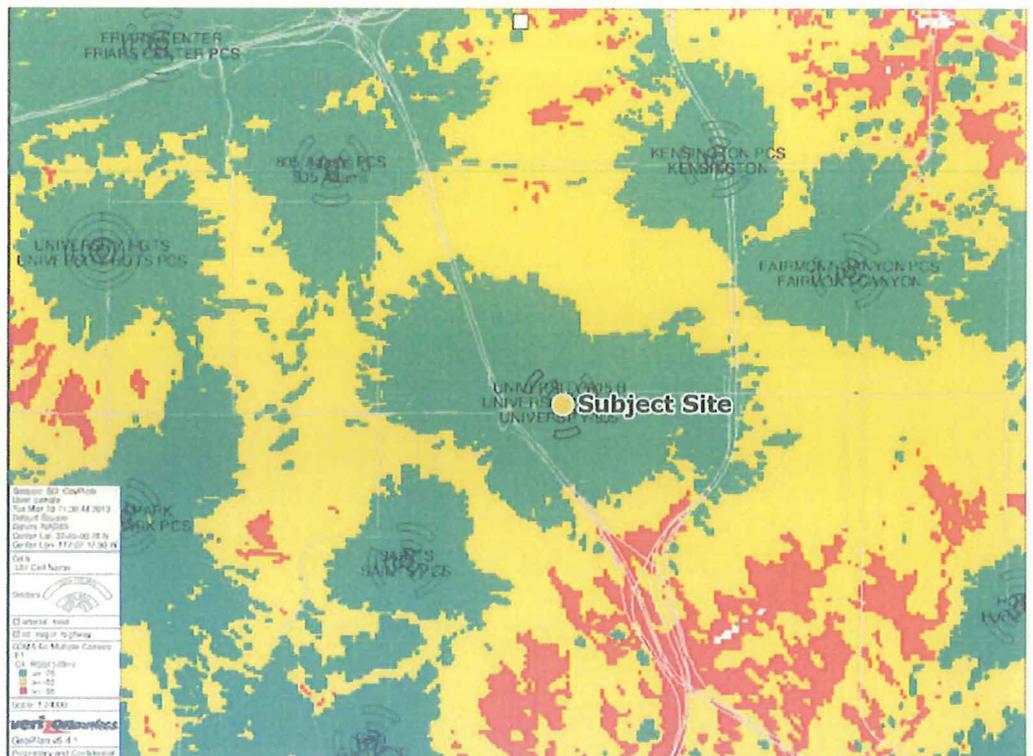
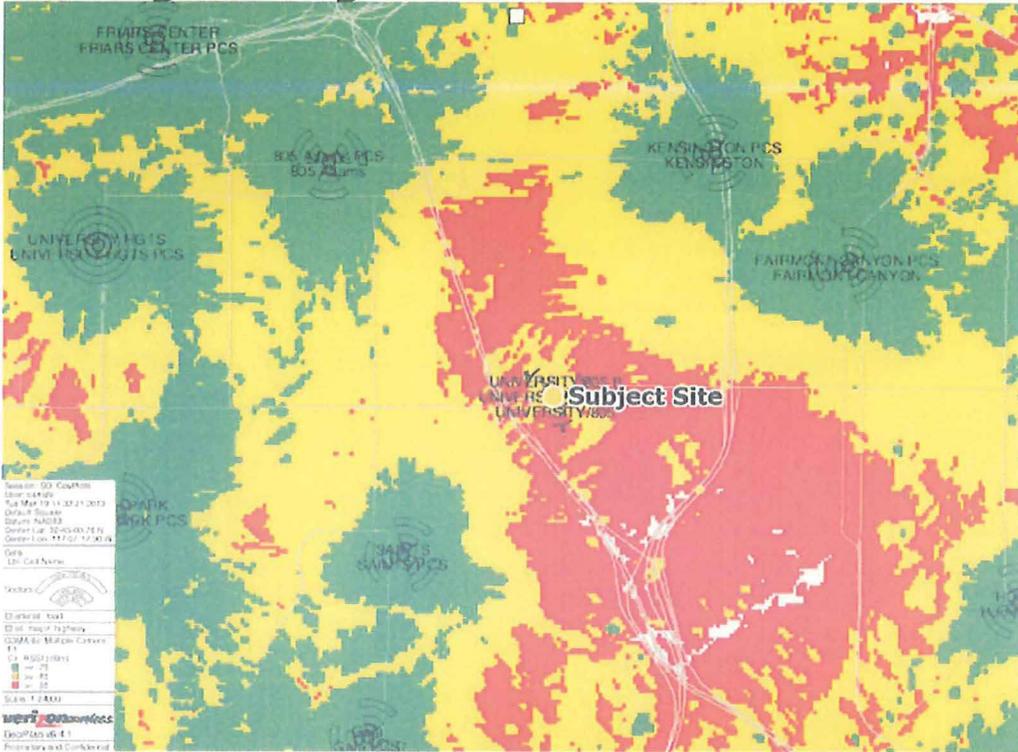
Map's Accuracy
The City of San Diego is not responsible for the accuracy of the information shown on this map. The City of San Diego is not responsible for the accuracy of the information shown on this map. The City of San Diego is not responsible for the accuracy of the information shown on this map.



ATTACHMENT 9



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor



PHOTOGRAPHIC SURVEY

PROPOSAL TO ADD A GENERATOR TO
AN EXISTING WIRELESS
COMMUNICATIONS FACILITY

Verizon Wireless
"University 805"
3875 Swift Avenue
San Diego, CA 92104

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

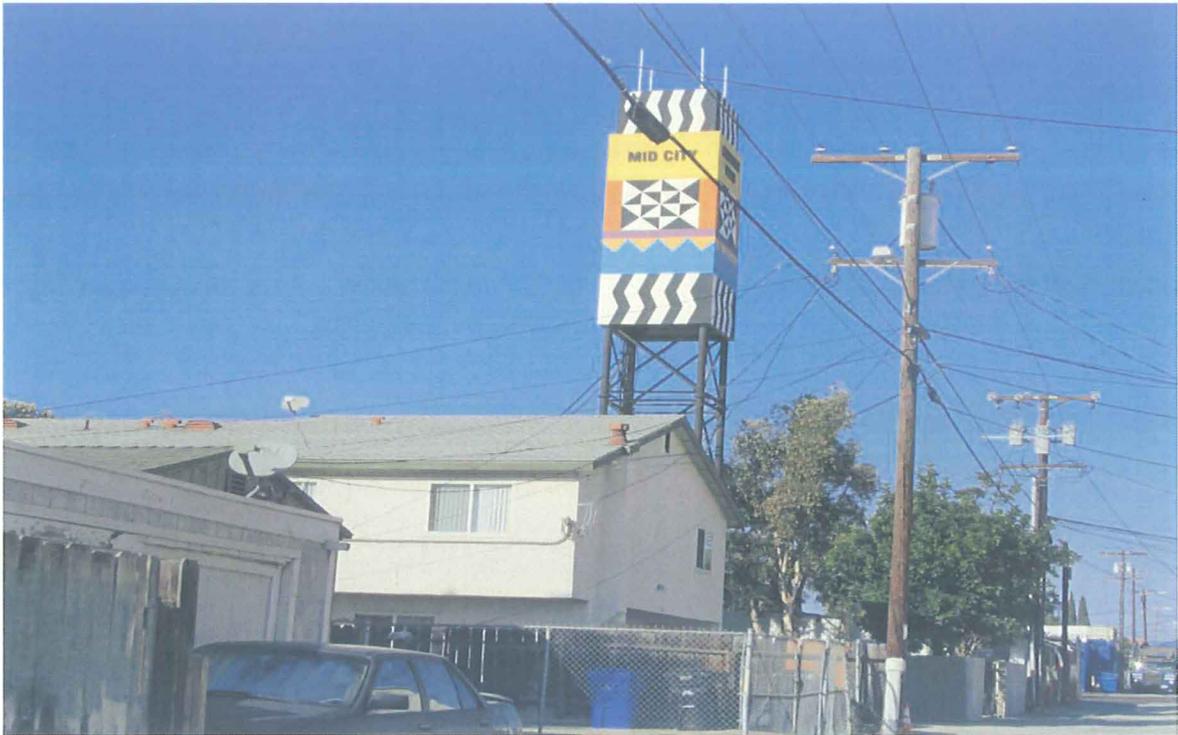
Prepared by:
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Jill Cleveland, Planning Consultant
(760) 420-4833

July 17, 2013



View West toward site



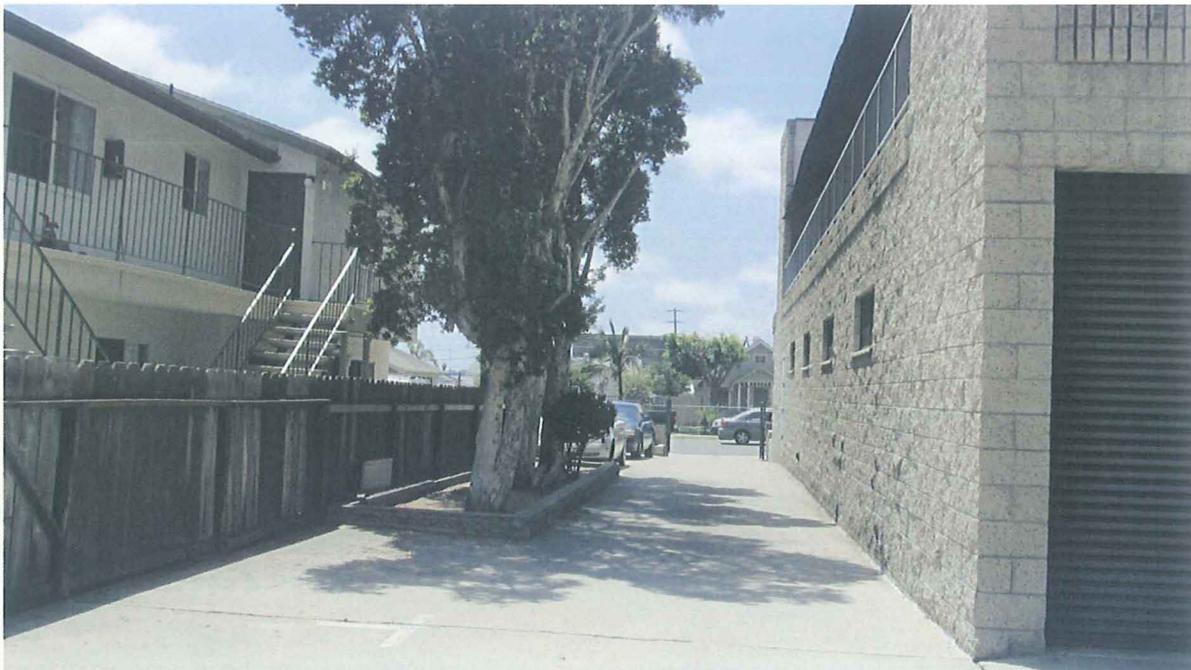
View Northwest toward site



Site prior to January 2010 Planning Commission approval



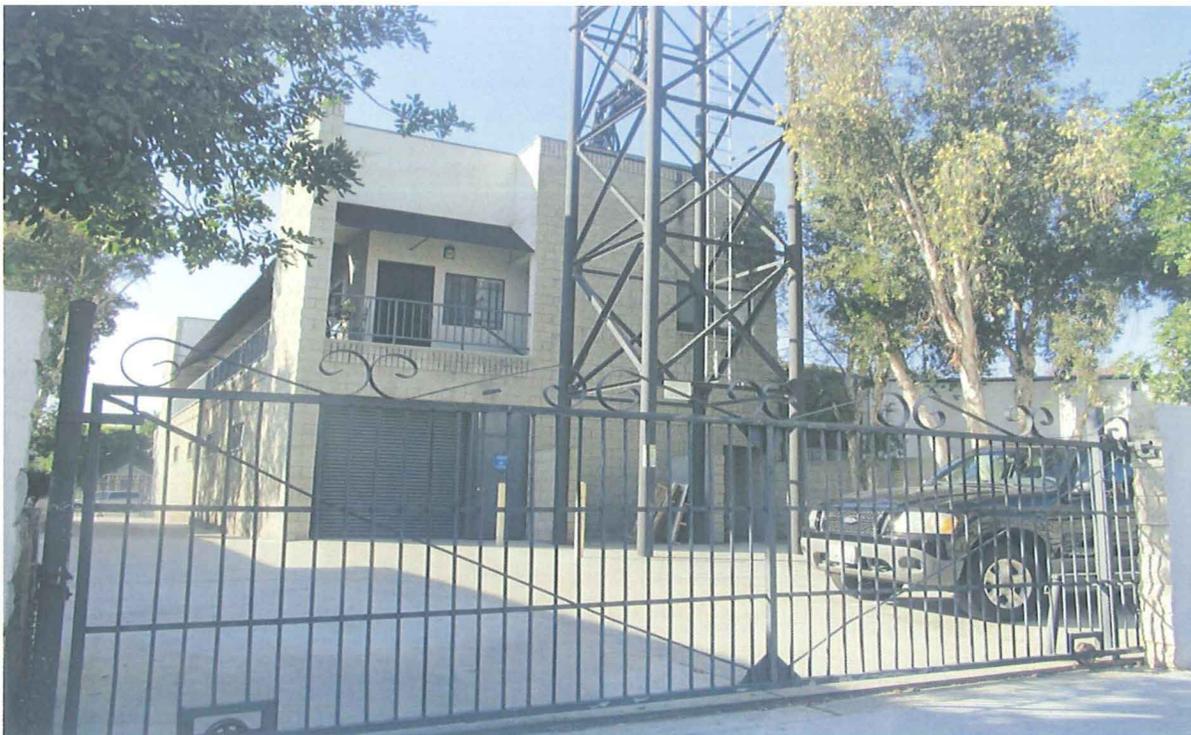
View East toward site



View West from site



View Northeast toward Site



View of proposed generator location from alley



View of proposed generator location



Aerial view of the site



UNIVERSITY / 805 GENERATOR
 3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE, SUITE D9
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

**UNIVERSITY / 805
 GENERATOR**

3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104
 SAN DIEGO

DRAWING DATES

05/14/13	PRELIM 2D REVIEW (cl)
07/01/13	FINAL 2D (cl)
09/18/13	REV ZD#1 CITY COMMENTS (raw)
10/09/13	REV ZD#2 (i)@
11/25/13	REV ZD#3 (i)@
12/06/13	REV ZD#4 (cl)@

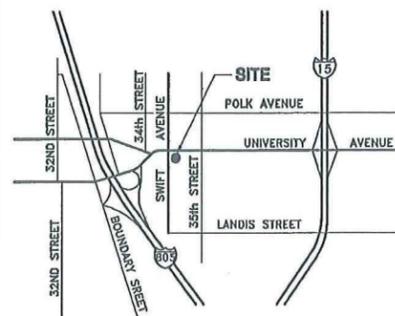
SHEET TITLE

**TITLE SHEET
 &
 PROJECT DATA**

PROJECTS\VERIZON\12261

T-1

VICINITY MAP



THOMAS GUIDE PAGE: 1269-F5

ADDRESS:
 3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104

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.

CONSULTANT TEAM

ARCHITECT:
 BOOTH & SUAREZ ARCHITECTURE INC.
 325 CARLSBAD VILLAGE, SUITE D2
 CARLSBAD, CA 92008
 (760) 434-8474
 (760) 434-8598 (FAX)

PLANNING/LEASING:
 PLANCON, INC.
 302 STATE PLACE
 ESCONDIDO, CA 92029
 JILL CLEVELAND
 (760) 420-4833

SURVEYOR:
 JRN CIVIL ENGINEERS
 232 AVENIDA FABRICANTE, SUITE 107
 SAN CLEMENTE, CA 92672
 (949) 248-4005

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92718
 CONTACT: JILL CLEVELAND
 PHONE: (760) 420-4833

OWNER: BOBBY & GENEVA OZIER
 1341 BURRIS DRIVE
 EL CAJON, CA 92109
 SITE CONTACT: BOBBY OZIER
 (619) 467-6280

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:

EXISTING VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT IN AN EQUIPMENT ROOM ON THE SECOND FLOOR OF AN EXISTING BUILDING. EXISTING ANTENNAS MOUNTED BEHIND R.F. SCREENS ON AN EXISTING 75'-0" HIGH STEEL FRAMED TOWER (TOTAL OF 18) ANTENNAS), THE FOLLOWING MODIFICATIONS ARE PROPOSED:

- INSTALLATION OF A VERIZON WIRELESS 30KW ENCLOSED EMERGENCY GENERATOR WITH A 140 GALLON DIESEL TANK MOUNTED ON PROPOSED CONCRETE PAD INSIDE A NEW SPLIT-FACE CONCRETE BLOCK ENCLOSURE
- INSTALL VERIZON WIRELESS AUTOMATIC TRANSFER SWITCH INSIDE EXISTING SECOND FLOOR EQUIPMENT ROOM
- INSTALLATION OF (2) 1" & (1) 2" CONDUITS RUNNING FROM PROPOSED GENERATOR TO VERIZON WIRELESS EQUIPMENT AREA
- INSTALL SPLIT-FACE CONCRETE BLOCK WALL ENCLOSURE FOR PROPOSED GENERATOR
- REMOVE (2) EXISTING SPLIT-FACE CONCRETE BLOCK WALLS
- REMOVE & REPLACE ONE (1) ANTENNA PER SECTOR (TOTAL OF 3)
- INSTALL TWO (2) RRUS PER SECTOR (TOTAL OF 6)
- INSTALL (2) ADDITIONAL 7/8" POWER/FIBER CABLES FROM EXISTING EQUIPMENT ROOM TO ANTENNAS
- INSTALL ONE (1) BATTERY CABINET INSIDE EXISTING VERIZON WIRELESS 2ND FLOOR EQUIPMENT ROOM
- INSTALL TWO (2) SURGE DEMARCATION JUNCTION BOXES, (1) INSIDE EXISTING VERIZON WIRELESS 2ND FLOOR EQUIPMENT ROOM & (1) ON EXISTING TOWER ANTENNA FRAME
- RELOCATE APPLETON EMERGENCY GENERATOR RECEPTACLE TO GENERATOR ENCLOSURE
- INSTALL ADDITIONAL DECORATIVE SCREENING TO TOWER
- MINOR LANDSCAPE & IRRIGATION IS PROPOSED

PROJECT ADDRESS: 3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104

ASSESSORS PARCEL NUMBER: 447-452-04

EXISTING ZONING: CC-5-4

ORIGINAL LAND USE APPROVAL: 91-0302-74

EXISTING VERIZON EQUIP. ROOM: 476 SQ. FT.
 (NO CHANGE)

PROPOSED GENERATOR: 137 SQ. FT.
 ENCLOSURE

TYPE OF CONSTRUCTION: TYPE V-B

EXISTING OCCUPANCY: B (OFFICE)
 R-2 (APARTMENT)

NOTE: THERE IS ONE EXISTING TELECOMMUNICATIONS FACILITY ON THIS SITE. (VERIZON)

SHEET SCHEDULE

- T-1 TITLE SHEET AND PROJECT DATA
- A-0 SITE PLAN
- ⊙ A-0.0 ENLARGED SITE PLAN
- A-1 EQUIPMENT FLOOR PLAN
- ⊙ A-2 ROOF & ANTENNA PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 GENERATOR ENCLOSURE ELEVATIONS & DETAILS
- L-1 LANDSCAPE DEVELOPMENT PLAN
- C-1 TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOTS 5 & 6 IN BLOCK 191 OF CITY HEIGHTS, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF #1007, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 3, 1976

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. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

APPLICABLE CODES

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

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

BOOTH & SUAREZ
 ARCHITECTURE ■ INCORPORATED
 355 CARLSBAD VILLAGE DRIVE, SUITE 02
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

**UNIVERSITY / 805
 GENERATOR**

3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104
 SAN DIEGO

DRAWING DATES

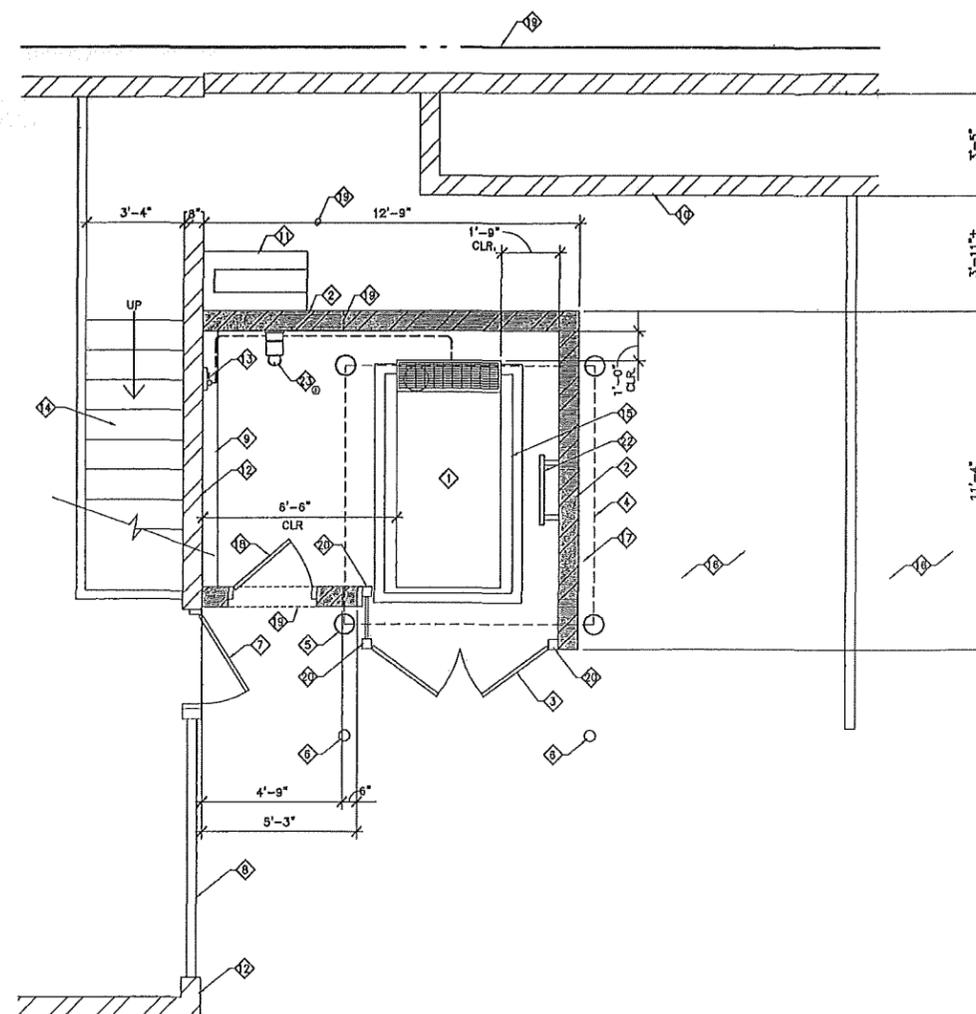
05/14/13	PRELIM ZD REVIEW (a)
07/01/13	FINAL ZD (a)
09/18/13	REV ZD#1 CITY COMMENTS (rev)
10/09/13	REV ZD#2 (r)Ⓟ
11/25/13	REV ZD#3 (r)Ⓟ
12/06/13	REV ZD#4 (a)Ⓟ

SHEET TITLE

**ENLARGED
 SITE PLAN**

PROJECTS\VERIZON\12261

A-0.0



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

KEYED NOTES:

- ◆ PROPOSED (1) VERIZON WIRELESS KOHLER J04W #J0RE0ZJC-VER GENERATOR WITH 149 GALLON DIESEL FUEL TANK ON A NEW PREFAB CONCRETE PAD
- ◆ PROPOSED SPLIT-FACE CONCRETE BLOCK WALL ENCLOSURE (SHOWN SHADED)
- ◆ PROPOSED 6'-0" WIDE METAL GATE & FENCE WITH VERIZON SIGNAGE
- ◆ EXISTING STEEL FRAMED TOWER ABOVE (SHOWN DASHED)
- ◆ EXISTING STEEL TOWER COLUMNS (TYP. OF 4)
- ◆ EXISTING CONCRETE FILLED STEEL BOLLARDS
- ◆ EXISTING 3'-0" WIDE STEEL DOOR AND FRAME
- ◆ EXISTING STEEL ROLL UP DOOR
- ◆ EXISTING 6" WIDE CONCRETE CURB
- ◆ EXISTING SPLIT-FACE CONCRETE BLOCK PLANTER
- ◆ EXISTING GAS METER TO REMAIN (SHOWN DASHED)
- ◆ EXISTING EXTERIOR WALL OF TWO STORY BUILDING
- ◆ PROPOSED POWER CONDUITS ((2) 1" & (1) 2") ROUTED ACROSS ROOF ON PVC SLEEPER & DOWN FACE OF WALL
- ◆ EXISTING STAIRS TO 2ND FLOOR
- ◆ PROPOSED CONCRETE SPILL CONTAINEMENT CURB
- ◆ EXISTING PARKING STALL
- ◆ PATCH & REPAIR CONCRETE PAVING AS REQUIRED
- ◆ PROPOSED 3'-0" WIDE METAL GATE WITH VERIZON SIGNAGE
- ◆ REMOVE EXISTING 6'-0" HIGH SPLIT-FACE BLOCK WALL (TYP. OF 2)
- ◆ PROPOSED 4x4 METAL GATE & FENCE POST (TYP. OF 3)
- ◆ PROPERTY LINE
- ◆ PROPOSED ACCESS LADDER TO TOWER
- ◆ RELOCATED EMERGENCY GENERATOR RECEPTACLEⓅ

PLANNING NOTE:

NO EXISTING TREES OR LANDSCAPE AREAS WILL BE REMOVED AS PART OF THIS PROJECT.

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE, SUITE D2
 CARLSBAD, CA 92008 (760) 434-3474



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

UNIVERSITY / 805 GENERATOR

3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104
 SAN DIEGO

DRAWING DATES

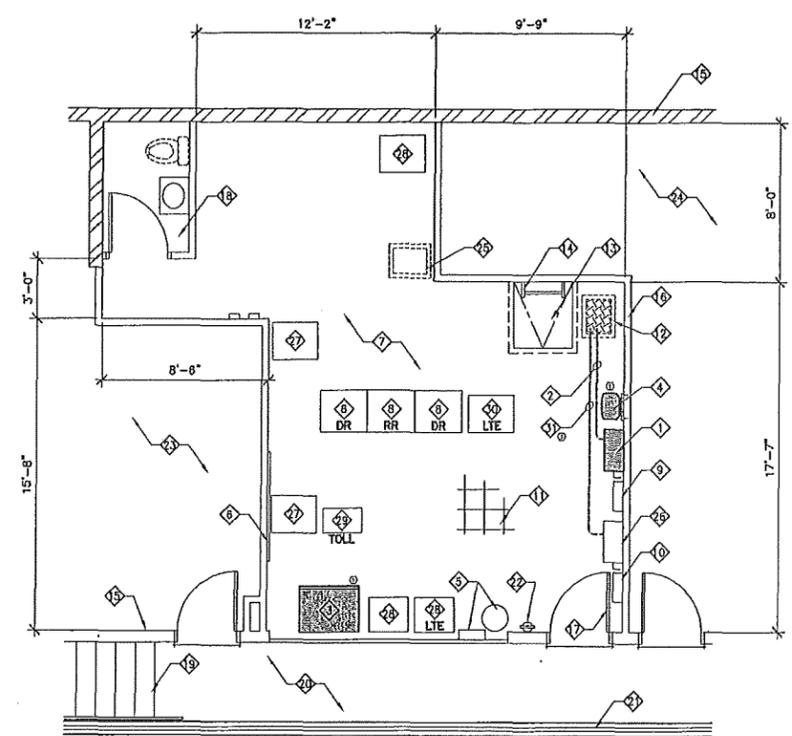
05/14/13	PRELIM 2D REVIEW (ol)
07/01/13	FINAL 2D (ol)
09/18/13	REV ZD#1 CITY COMMENTS (rew)
10/09/13	REV ZD#2 (r)
11/25/13	REV ZD#3 (r)
12/05/13	REV ZD#4 (ol)

SHEET TITLE

EQUIPMENT FLOOR PLAN

PROJECTS\VERIZON\12281

A-1



EQUIPMENT FLOOR PLAN

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



KEYED NOTES:

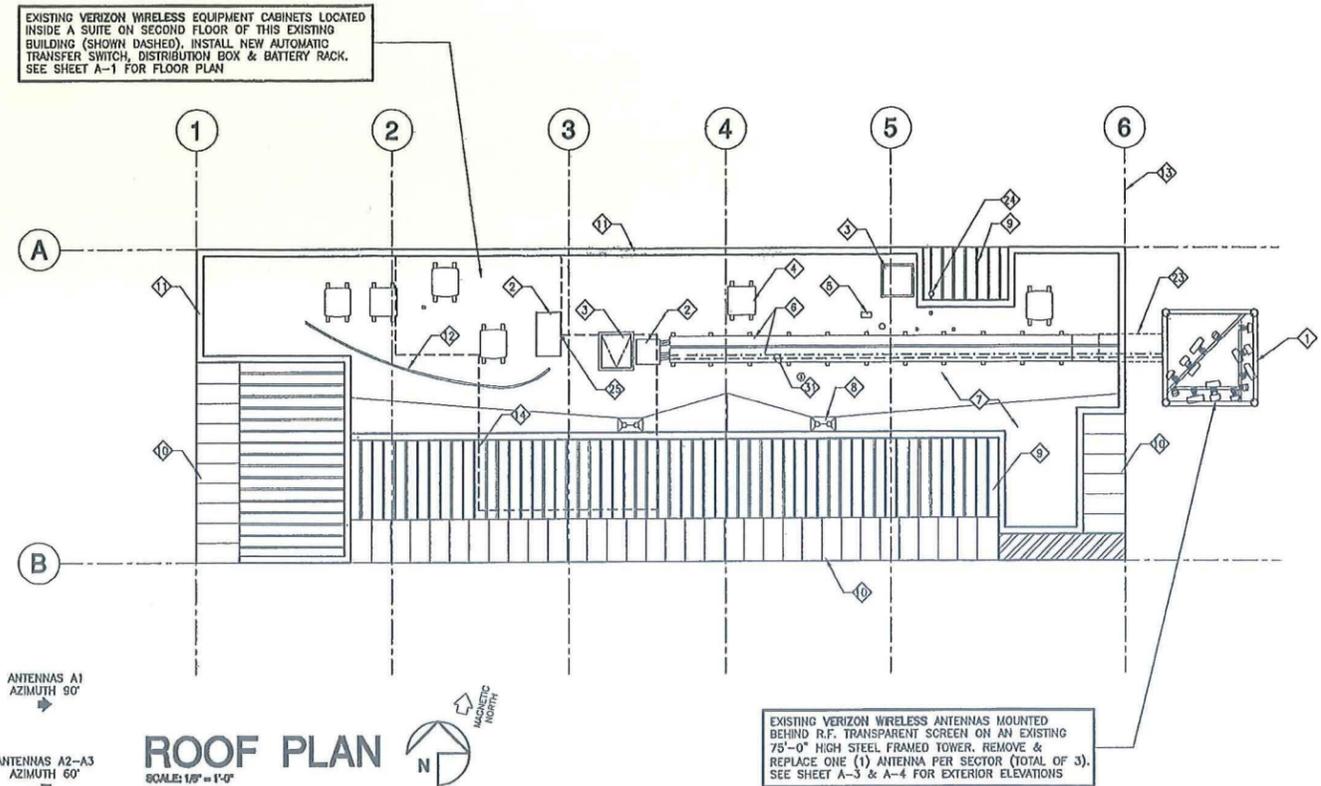
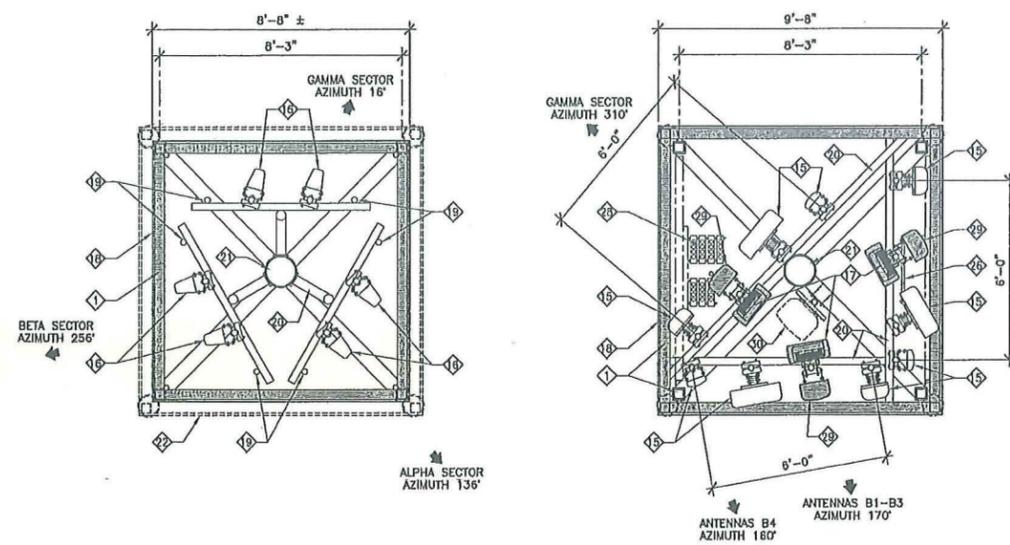
- ① PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL INSIDE OF EXISTING SECOND FLOOR VERIZON WIRELESS EQUIPMENT ROOM
- ② ROUTE PROPOSED (2) 1" & (1) 2" ELECTRICAL CONDUITS IN EXISTING COAX CABLE HATCH TO ROOF & TO PROPOSED VERIZON WIRELESS 30kw GENERATOR
- ③ PROPOSED VERIZON WIRELESS 6 TIER BATTERY RACK
- ④ PROPOSED ONE (1) SURGE DEMARCATION JUNCTION BOX MOUNTED ON EXISTING EQUIPMENT ROOM WALL (SHOWN SHADED). SEE DETAIL. S
AS
- ⑤ EXISTING HALON TANK & CONTROL BOX
- ⑥ EXISTING WALL MOUNTED TELCO BOARD
- ⑦ EXISTING VERIZON WIRELESS EQUIPMENT ROOM ON SECOND FLOOR OF BUILDING
- ⑧ EXISTING VERIZON WIRELESS EQUIPMENT RACK 29" WIDE x 84" HIGH x 25" DEEP.
- ⑨ EXISTING ELECTRICAL PANEL "A" MOUNTED TO WALL
- ⑩ EXISTING ELECTRICAL PANEL "A-1" MOUNTED TO WALL
- ⑪ EXISTING VINYL FLOOR TILES
- ⑫ EXISTING HATCH CABLE PORT AT CEILING
- ⑬ EXISTING ROOF ACCESS HATCH
- ⑭ EXISTING ROOF ACCESS LADDER
- ⑮ EXISTING EXTERIOR BUILDING WALL (TYPICAL)
- ⑯ EXISTING INTERIOR BUILDING WALL (TYPICAL)
- ⑰ EXISTING EXTERIOR STOREFRONT DOOR (TYPICAL)
- ⑱ EXISTING RESTROOM
- ⑲ EXISTING OUTSIDE STAIRS
- ⑳ EXISTING BALCONY
- ㉑ EXISTING GUARDRAIL
- ㉒ EXISTING WALL MOUNTED FIRE EXTINGUISHER
- ㉓ EXISTING RESIDENTIAL UNIT
- ㉔ EXISTING OFFICE ROOM
- ㉕ CEILING OPENING TO COAX CABLE ROOF HATCH ABOVE
- ㉖ EXISTING MANUAL TRANSFER SWITCH MOUNTED TO WALL
- ㉗ EXISTING VERIZON WIRELESS RACK. 26" WIDE x 84" HIGH x 15" DEEP.
- ㉘ EXISTING VERIZON WIRELESS BATTERY RACK. 36" WIDE x 72" HIGH x 30" DEEP. WEIGHT: 2500 LBS.
- ㉙ EXISTING TOLL RACK
- ㉚ EXISTING LTE EQUIPMENT CABINET
- ㉛ RE-ROUTE CONDUIT FEED TO APPLETON ACROSS ROOF TO GENERATOR ENCLOSURE ④

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

UPPER ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWN TILT	SKW ANGLE	SERIAL NUMBER	NO. OF COAXIAL CABLES	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA 1	SOUTHEAST	136°	EXISTING DECIBEL DB844H80N-XY	0°	-		2	EXISTING	6'	7/8"
ALPHA 2			EXISTING DECIBEL DB844H80N-XY							
BETA 1	SOUTHWEST	256°	EXISTING DECIBEL DB844H80N-XY	9.5°	-		2	EXISTING	6'	7/8"
BETA 2			EXISTING DECIBEL DB844H80N-XY							
GAMMA 1	NORTH	16°	EXISTING DECIBEL DB844H80N-XY	0°	-		2	EXISTING	6'	7/8"
GAMMA 2			EXISTING DECIBEL DB844H80N-XY							

LOWER ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWN TILT	SKW ANGLE	SERIAL NUMBER	NO. OF COAXIAL CABLES	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA 1	EAST	90°	EXISTING AMPHENOLA BVA-80083/4CF	0°	-		6	EXISTING	6'	7/8"
ALPHA 2			PROPOSED COMMSCOPE SBHH-1038177B							
ALPHA 3			EXISTING ANTEL HTXC033S17R0000							
ALPHA 4			EXISTING ANDREW RR65-18-020PL2							
BETA 1	SOUTHWEST	170°	EXISTING AMPHENOLA BVA-80083/4CF	0°	-		6	EXISTING	6'	7/8"
BETA 2			PROPOSED COMMSCOPE SBHH-1038177B							
BETA 3			EXISTING ANTEL HTXC033S17R0000							
BETA 4			EXISTING ANDREW RR65-18-020PL2							
GAMMA 1	NORTH	310°	EXISTING AMPHENOLA BVA-80083/4CF	0°	-		6	EXISTING	6'	7/8"
GAMMA 2			PROPOSED COMMSCOPE SBHH-1038177B							
GAMMA 2			EXISTING ANTEL HTXC033S17R0000							
GAMMA 2			EXISTING ANDREW RR65-18-020PL2							

NOTE:
 ① INSTALL (2) ADDITIONAL 7/8" POWER/FIBER CABLES PER SECTOR
 ② REMOVE & REPLACE ONE (1) ANTENNA PER SECTOR
 COMMSCOPE: SBHH-1038177B (54.72" LENGTH x 11.85" WIDE x 7.1" DEEP) SEE DETAILS 19/A5



- KEYED NOTES:**
- ① EXISTING 75'-0" HIGH STEEL FRAMED TOWER
 - ② EXISTING HATCH CABLE PORT
 - ③ EXISTING ROOF ACCESS HATCH
 - ④ EXISTING ROOFTOP MECHANICAL EQUIPMENT (TYPICAL)
 - ⑤ EXISTING ROOF VENT
 - ⑥ EXISTING COAXIAL CABLE TRAY MOUNTED ON PVC SLEEPERS ON ROOF OF EXISTING ROOF. INSTALL (2) 7/8" FIBER/POWER CABLE (SHOWN DASHED)
 - ⑦ EXISTING BUILT-UP ROOF MEMBRANE
 - ⑧ EXISTING ROOF DRAIN AND OVERFLOW
 - ⑨ EXISTING SLOPED METAL ROOF (TYPICAL)
 - ⑩ EXISTING CANVAS AWNING
 - ⑪ EXISTING PARAPET (TYPICAL)
 - ⑫ EXISTING CONDUIT PIPE
 - ⑬ STRUCTURAL GRID LINES AS SHOWN IN ORIGINAL CONSTRUCTION DOCUMENTS
 - ⑭ OUTLINE OF EQUIPMENT ROOM LOCATED ON SECOND FLOOR BELOW (SHOWN DASHED)
 - ⑮ EXISTING VERIZON WIRELESS LOWER ANTENNAS TO REMAIN (TOTAL OF 9)
 - ⑯ EXISTING VERIZON WIRELESS UPPER ANTENNAS TO REMAIN (NO CHANGE) (TYPICAL OF 6)
 - ⑰ PROPOSED RRUS UNIT TWO (2) PER SECTOR MOUNTED TO EXISTING ANTENNA MOUNTING PIPE BEHIND ANTENNA (10/A5)
 - ⑱ EXISTING R.F. TRANSPARENT SCREEN (SHOWN SHADED)
 - ⑲ EXISTING ANTENNA PIPE SUPPORT (TYPICAL OF 6) TO REMAIN
 - ⑳ EXISTING ANTENNA MOUNTING ARMS (TYPICAL)
 - ㉑ EXISTING ANTENNA MOUNTING COLUMN (TYPICAL)
 - ㉒ LOWER R.F. TRANSPARENT SCREEN LEVEL BELOW (SHOWN DASHED)
 - ㉓ EXISTING COAXIAL CABLE BRIDGE TO TOWER (SHOWN DASHED)
 - ㉔ EXISTING ROOF EXHAUST VENT
 - ㉕ EXISTING GPS ANTENNA MOUNTED TO COAXIAL CABLE ROOF HATCH
 - ㉖ EXISTING ACCESS LADDER BELOW
 - ㉗ EXISTING COAXIAL CABLE LADDER MOUNTED TO INSIDE FACE OF TOWER LEGS BELOW. INSTALL (2) 7/8" FIBER/POWER CABLE.
 - ㉘ REMOVE AND REPLACE VERIZON WIRELESS ANTENNA (SEE ANTENNA SCHEDULE ABOVE) REMOVE & REPLACE EXISTING MOUNTING PIPE IF NECESSARY (18/A5)
 - ㉙ PROPOSED ONE (1) SURGE DEMARCATION JUNCTION BOX MOUNTED ON EXISTING FRAME BELOW (SHOWN DASHED)
 - ㉚ RE-ROUTE CONDUIT FEED TO APPLETON ACROSS ROOF TO GENERATOR ENCLOSURE ⑥

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

APPROVALS

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

PROJECT NAME
UNIVERSITY / 805 GENERATOR
 3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104
 SAN DIEGO

DRAWING DATES

05/14/13	PRELIM ZD REVIEW (al)
07/01/13	FINAL ZD (al)
09/18/13	REV ZD#1 CITY COMMENTS (raw)
10/09/13	REV ZD#2 (rl) ⑥
11/25/13	REV ZD#3 (rl)
12/06/13	REV ZD#4 (al) ⑥

SHEET TITLE
ROOF & ANTENNA PLANS

PROJECTS\VERIZON\12251

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE, SUITE D2
 CARLSBAD, CA 92008 (760) 434-0474



PREPARED FOR



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

APPROVALS

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

PROJECT NAME

UNIVERSITY / 805 GENERATOR

3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104
 SAN DIEGO

DRAWING DATES

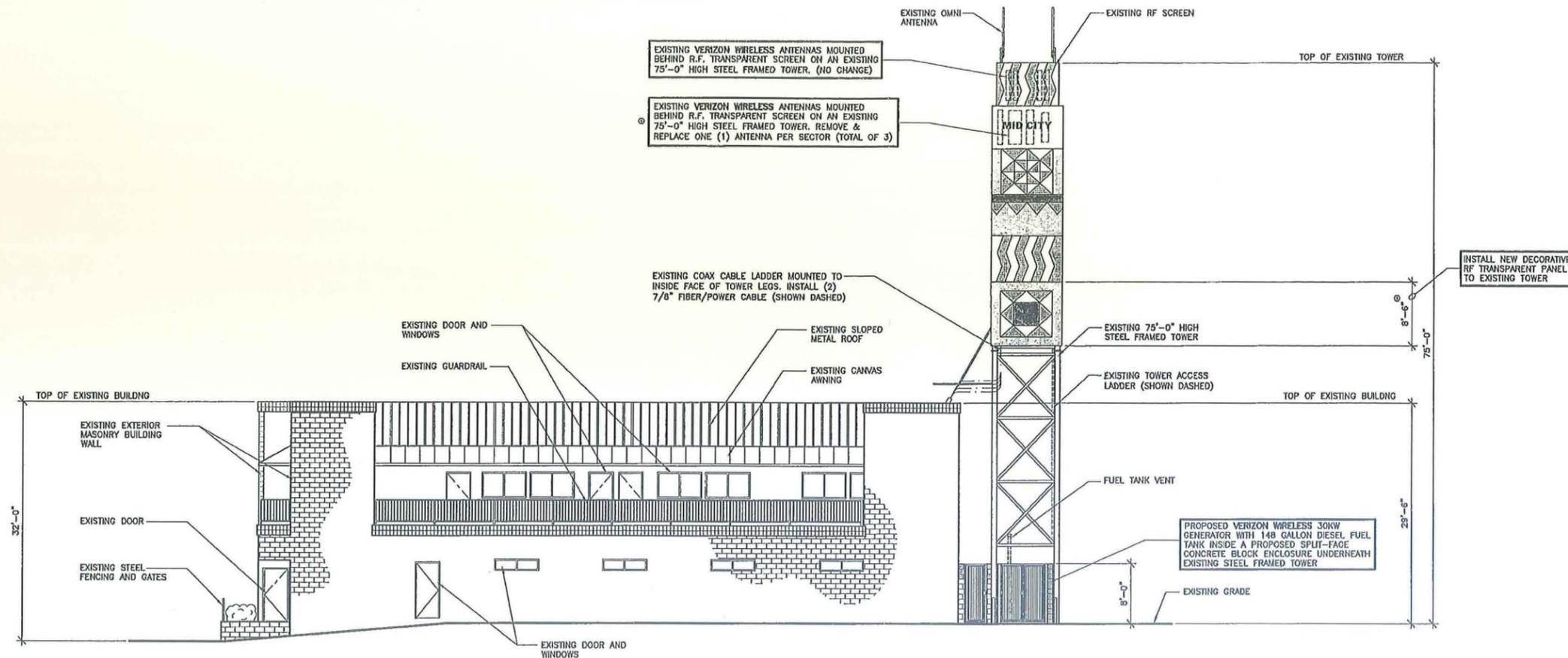
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07/01/13	FINAL 2D (el)
09/18/13	REV 2D#1 CITY COMMENTS (row)
10/09/13	REV 2D#2 (i)⊙
11/25/13	REV 2D#3 (i)
12/06/13	REV 2D#4 (el)⊙

SHEET TITLE

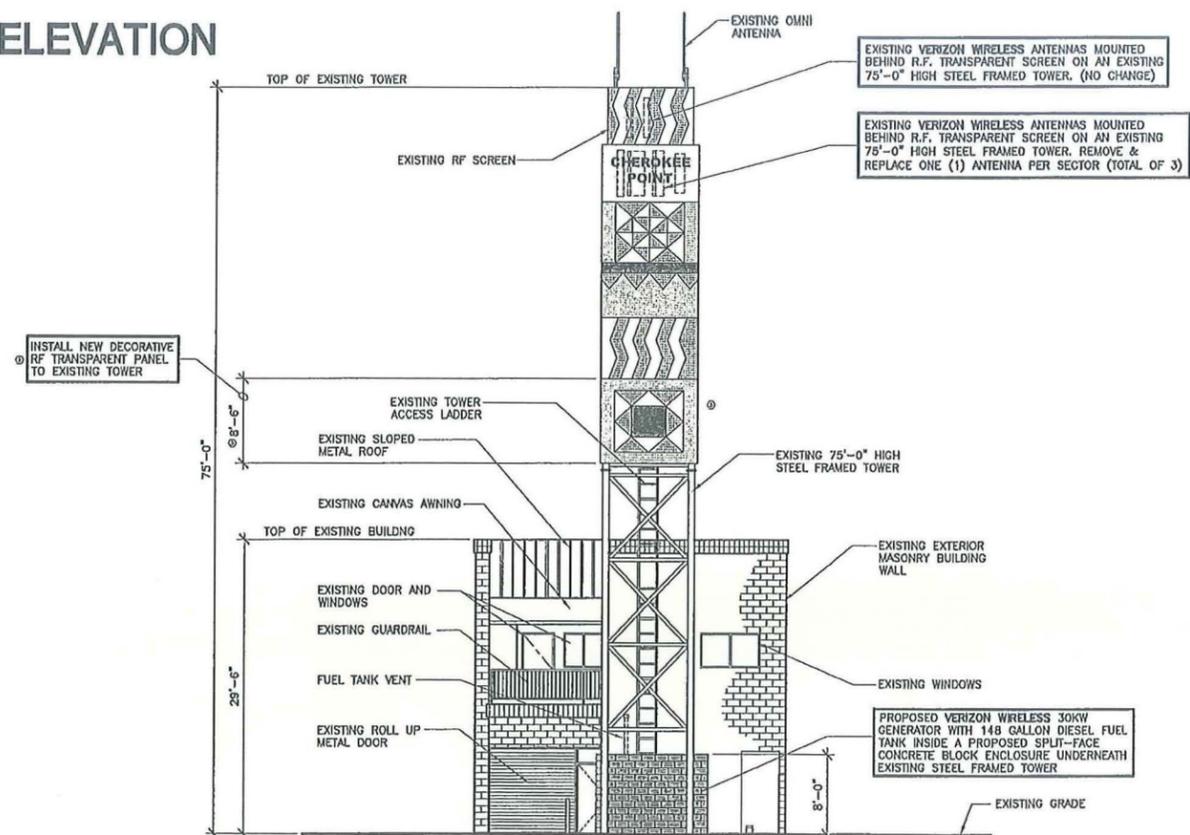
EXTERIOR ELEVATION

PROJECTS\VERIZON\12281

A-3



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



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

Booth & Suarez
 ARCHITECTURE INCORPORATED
 305 CARLSBAD VILLAGE DRIVE, SUITE 02
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

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

APPROVALS

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

PROJECT NAME
**UNIVERSITY / 805
 GENERATOR**
 3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104
 SAN DIEGO

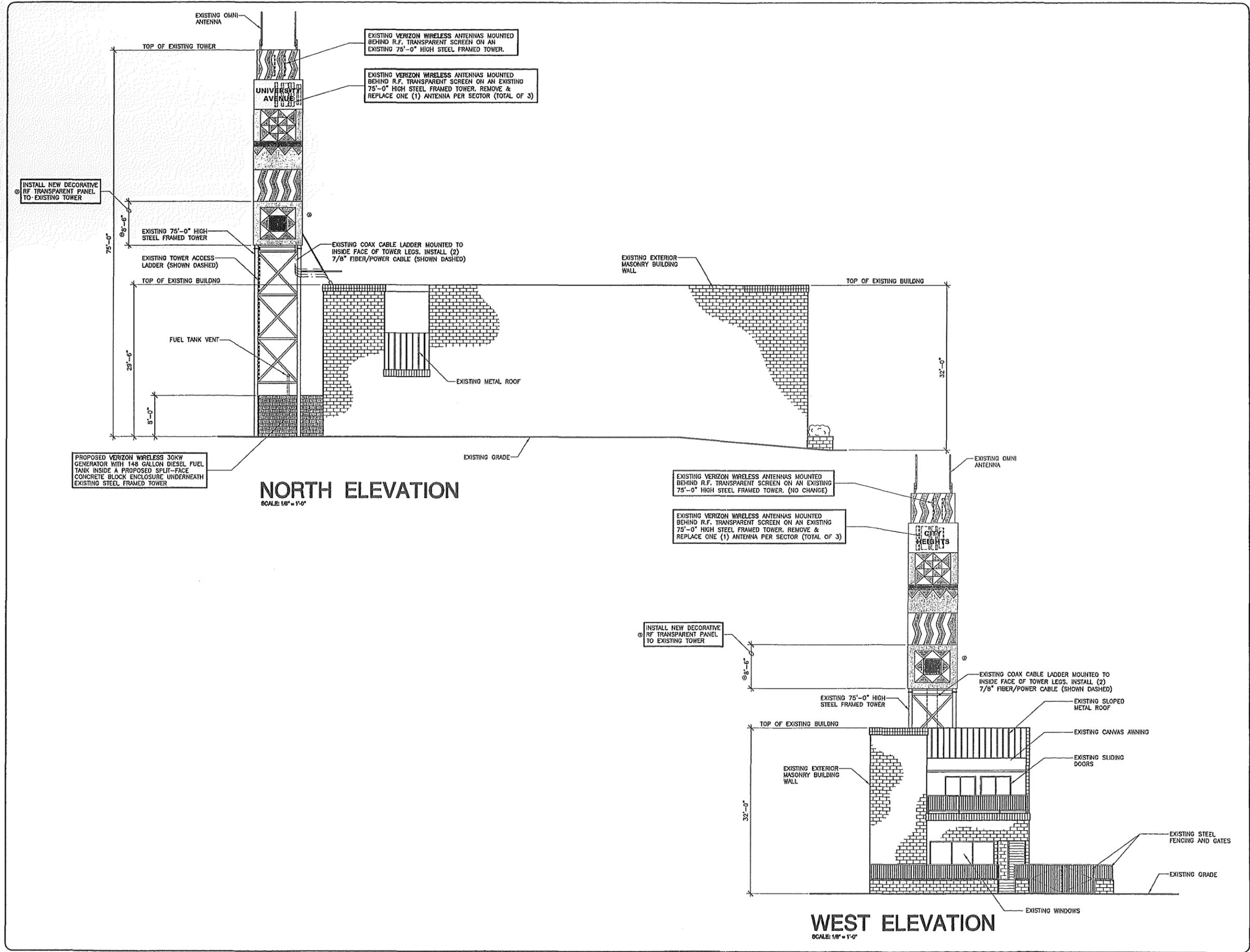
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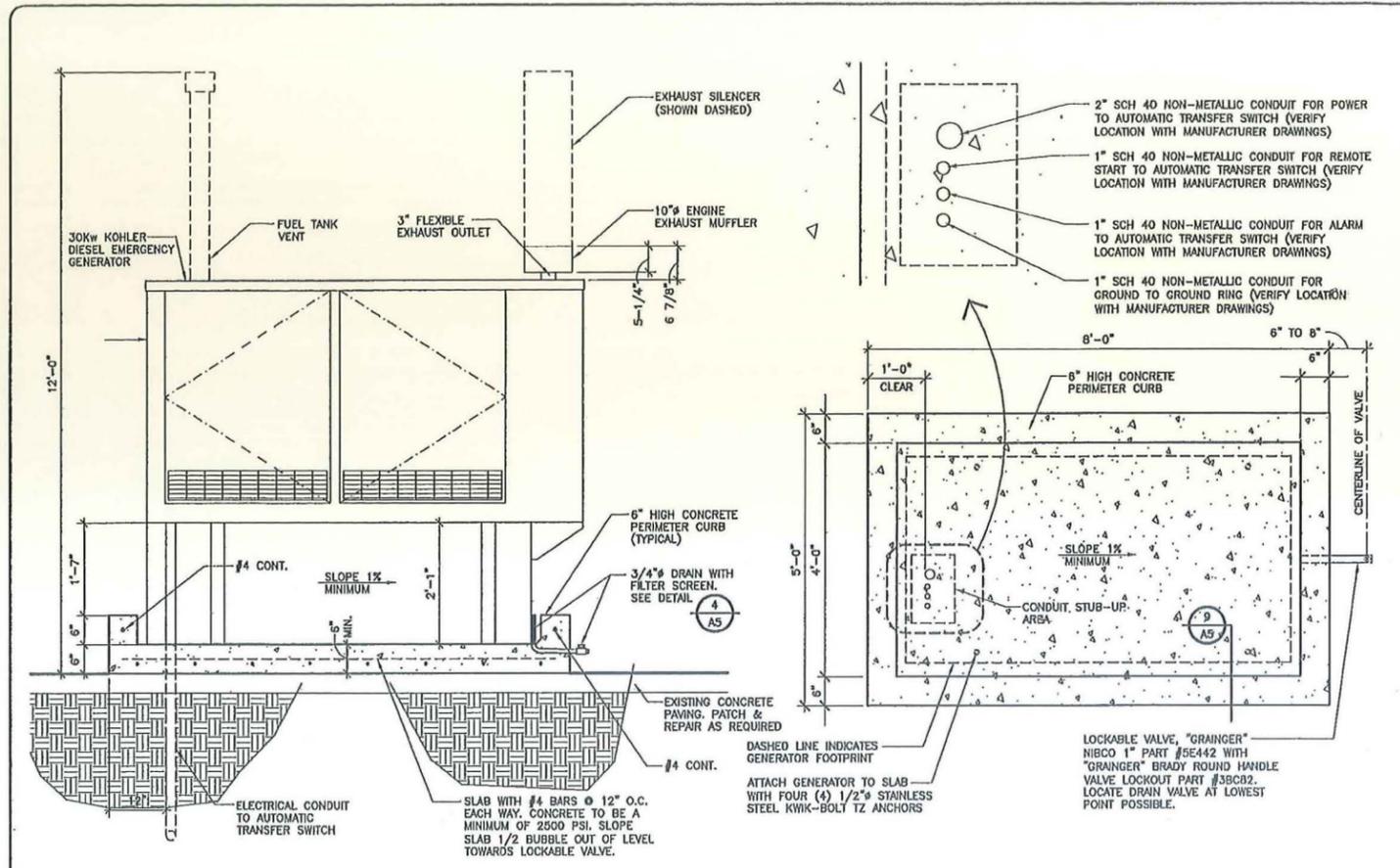
05/14/13	PRELIM ZD REVIEW (al)
07/01/13	FINAL ZD (al)
09/18/13	REV ZD#1 CITY COMMENTS (row)
10/09/13	REV ZD#2 (rj)Ⓞ
11/25/13	REV ZD#3 (rj)
12/06/13	REV ZD#4 (al)Ⓞ

SHEET TITLE
EXTERIOR ELEVATION

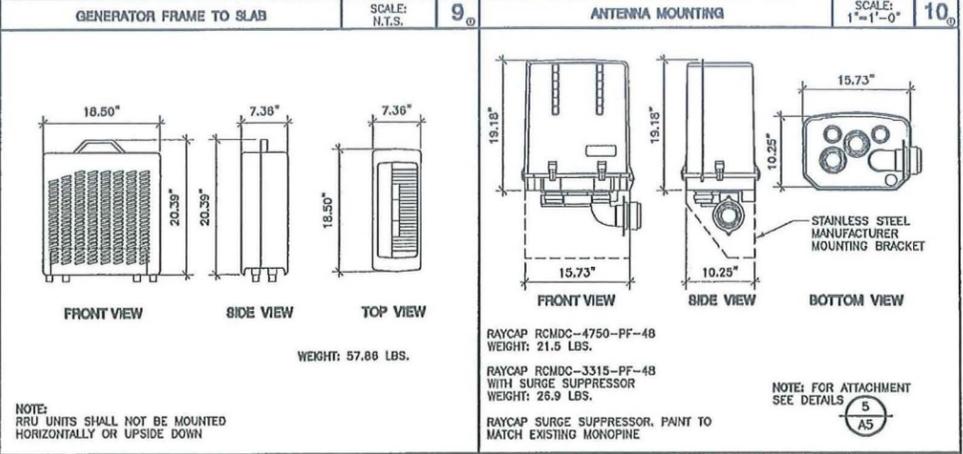
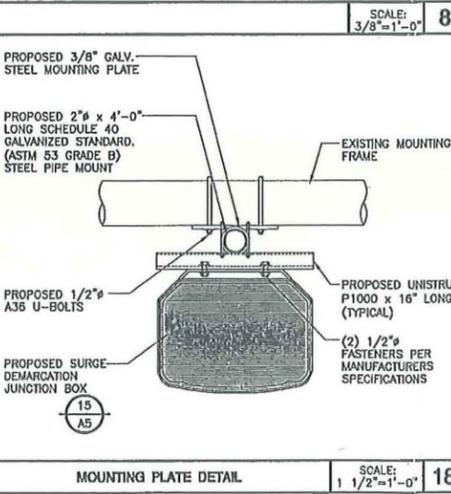
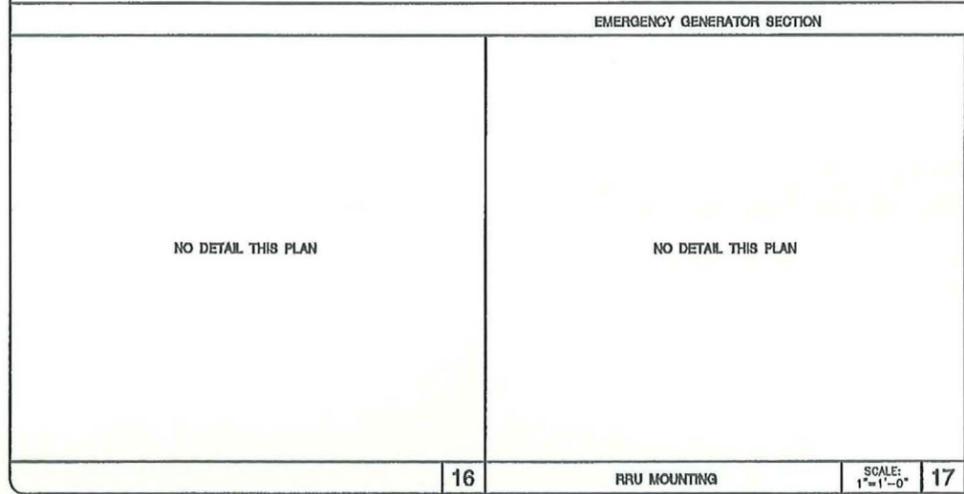
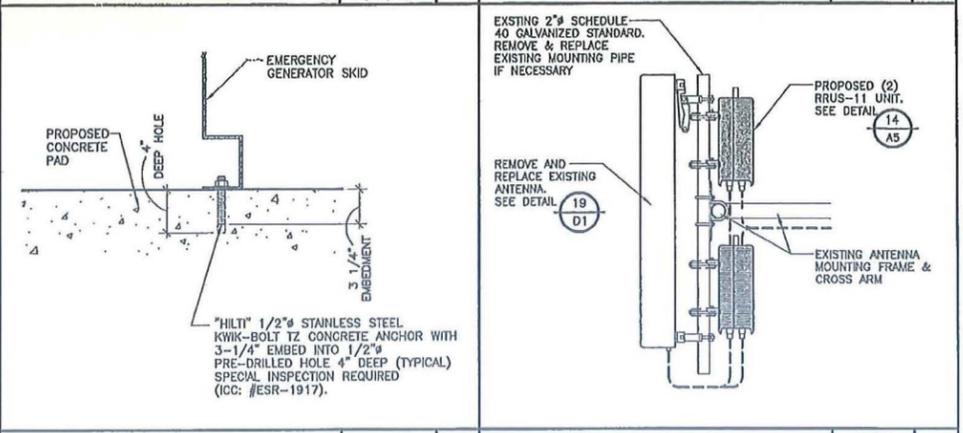
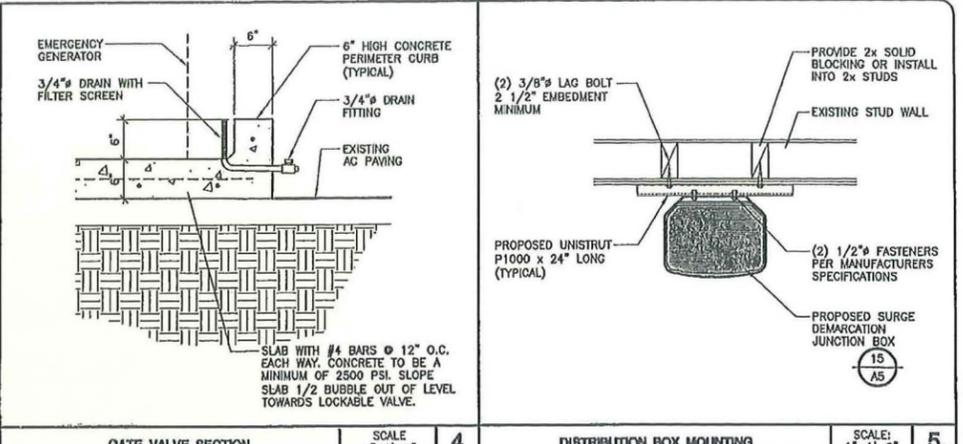
PROJECTS\VERIZON\12261

A-4





- NOTES:**
- GENERATOR TO BE "KOHLER" 30KVA MODEL #30RE02JC-VER, 1 PHASE OR 3 PHASE WATER COOLED, WITH 148 GALLON DIESEL DOUBLE WALL TANK BASE, 49 BHP.
 - PROVIDE MINIMUM 3'-0" CLEAR FROM BUILDING OR WALLS. PROVIDE MINIMUM 3" CLEAR AROUND GENERATOR.
 - ATTACH GENERATOR TO SLAB WITH FOUR (4) 1/2" STAINLESS STEEL KWIK-BOLT TZ ANCHORS. MINIMUM EMBED 3 1/4" INTO 1/2" HOLE DRILLED MINIMUM 4" DEEP. SPECIAL INSPECTION REQUIRED. I.C.C. #ESR-1917



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

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

APPROVALS

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

PROJECT NAME
UNIVERSITY / 805 GENERATOR
 3875 SWIFT AVENUE #C
 SAN DIEGO, CA 92104
 SAN DIEGO

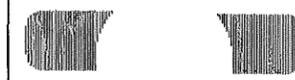
DRAWING DATES

05/14/13	PRELIM ZD REVIEW (cl)
07/01/13	FINAL ZD (cl)
09/18/13	REV ZD#1 CITY COMMENTS (rww)
10/09/13	REV ZD#2 (r)@
11/25/13	REV ZD#3 (r)
12/06/13	REV ZD#4 (cl)

SHEET TITLE
GENERATOR ENCLOSURE ELEVATIONS & DETAILS

PROJECTS\VERIZON\12261
A-5

Booth & Suarez
 ARCHITECTURE INCORPORATED
 395 CARLSBAD VILLAGE DRIVE, SUITE 02
 CARLSBAD, CA 92008 (760) 434-9474



PREPARED FOR



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

CONSULTANT

JRN CIVIL ENGINEERS
 232 AVENIDA FABRICANTE,
 SUITE 107
 SAN CLEMENTE, CA 92672
 (949) 248-4885

PROJECT NAME

UNIVERSITY / 805 GENERATOR

3875 SWIFT AVE #C
 SAN DIEGO, CA 92104

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

C1

LEGAL DESCRIPTION:

LOTS 5 AND 6, IN BLOCK 191 OF CITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1007, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 3, 1906.

ASSESSOR'S PARCEL NUMBER: 447-452-04

DATE OF SURVEY:

JUNE 28, 2013

DATUM STATEMENT:

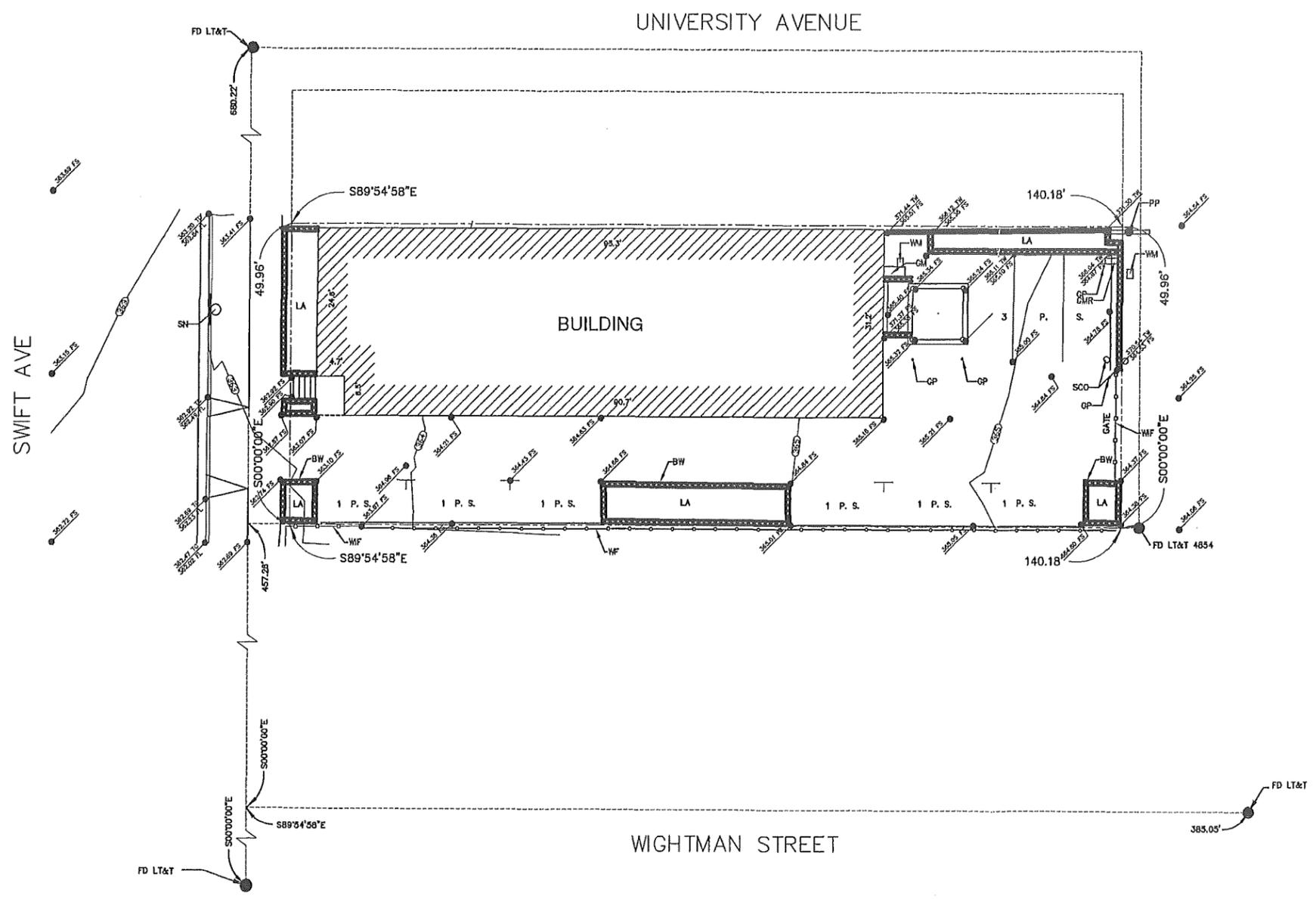
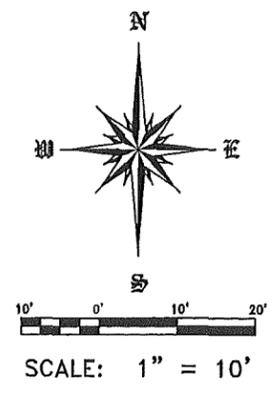
CITY OF SAN DIEGO BENCHMARK NO. 2145

LOCATION: AT INTERSECTION OF ORANGE AVENUE AND WALSON AVENUE

ELEV. 383.17

LEGEND:

- BW - BLOCK WALL
- FD - FOUND
- FL - FLOW LINE
- GM - GAS METER
- GMR - GATE MOTOR
- GP - GUARD POST
- FS - FINISH SURFACE
- LA - LANDSCAPE AREA
- LT&T - LEAD TACK AND TAG
- PP - POWER POLE
- PS - PARKING STALL
- SCC - SEWER CLEANOUT
- SN - SIGN
- TO - TOP OF CURB
- WF - WOOD FENCE
- WM - WROUGHT IRON FENCE
- WM - WATER METER



- ITEMS CORRESPONDING TO SCHEDULE "B":**
- BY: LAWYERS TITLE COMPANY COMMITMENT NO: 08308951
 4100 NEWPORT PLACE DRIVE, SUITE 120 TITLE OFFICER: CHRIS MAZAR
 NEWPORT BEACH, CA 92660 DATED: DECEMBER 12, 2012
 (949) 724-3170
- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS
- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
 - 3 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "NON-DISTURBANCE AND ATTORNMENT AGREEMENT" RECORDED AUGUST 23, 1991 AS INSTRUMENT NO. 91-0431816, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - 4 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE CITY HEIGHTS REDEVELOPMENT PROJECT AREA RECORDED MAY 22, 1992 AS INSTRUMENT NO. 92-0314187, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - 5 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CONDITIONAL USE PERMIT NO. 91-0302-74 AIRTOUCH-UNIVERSITY/805 SITE PLANNING COMMISSION" RECORDED MARCH 18, 1999 AS INSTRUMENT NO. 1999-0178496, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - 6 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE CITY HEIGHTS REDEVELOPMENT PROJECT AREA RECORDED JULY 16, 2007 AS INSTRUMENT NO. 2007-0474324, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
 - 7 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "PLANNED DEVELOPMENT PERMIT (PDP) NO. 094708 AND NEIGHBORHOOD USE PERMIT (NUP) NO. 735404" RECORDED JANUARY 25, 2011 AS INSTRUMENT NO. 2011-0048631, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT 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.

Jeffery L. Hays
 JEFFERY L. HAYS L.S. NO. 6379
 EXP: 12/31/14

CITY HEIGHTS AREA PLANNING COMMITTEE

Postoffice Box 5859
City Heights CA 92165
(619) 284-2184

January 20, 2014

MEMORANDUM FOR: Alexander Hempton,
Development Project Manager

From: Committee Chairwoman
Patty Vaccariello _____

Subj: PTN 332004 Verizon generator

At its December 2, 2013 meeting the City Heights Area Planning Committee heard a presentation from Jill Cleveland regarding the installation of an emergency generator at the base of an existing Verizon cell tower located at 3875 Swift Avenue, just south of University Avenue. After discussion, a motion was offered to approve the project and to request that the applicant add another level of screening to cover the existing tower. The Committee approved the motion by a vote of 15/0/0 (chair not voting).

The Chair is pleased to note that subsequent to the Committee's request in December, the applicant has revised the proposal to include another level of screening on the cell tower. We appreciate the prompt action.

Cc: Jill Cleveland



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: Verizon - University 805 Project No. For City Use Only

Project Address: 3875 Swift Avenue

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

<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature: Date:</p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature: Date:</p>
<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature: Date:</p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature: Date:</p>

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)

Project Title: Verizon - University 805	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability (or- <input type="checkbox"/> General) What State? <u>CA</u> Corporate Identification No. <u>800432010209</u> <input type="checkbox"/> Partnership	
<p>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 <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): <u>BO + GO, LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>9125 LAMAR ST</u> City/State/Zip: <u>SPRING VALLEY, CA 91977</u> Phone No: <u>619-954-8292</u> Fax No: <u>619-477-6863</u> Name of Corporate Officer/Partner (type or print): <u>BOBBY R. OZIER</u> Title (type or print): <u>PRESIDENT</u> Signature: <u>Bobby Ozier</u> Date: <u>4-25-13</u>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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:

Verizon Executives



Daniel S. Mead

President and CEO

[View Profile >](#)



Marni Walden

Executive Vice President and Chief Operating Officer

[View Profile >](#)



Holly Hess Groos

Senior Vice President and Chief Financial Officer

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Ken Dixon

Vice President and Chief Marketing Officer



Nicola Palmer

Vice President and Chief Technology Officer



Shankar Arumugavelu

Senior Vice President and Chief Information Officer

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M. Alan Gardner

Senior Vice President, Human Resources

[View Profile](#)



Steve Smith

Vice President, Business Development

[View Profile](#)



William B. Petersen

Vice President, General Counsel and Secretary

[View Profile](#)



Torod B. Neptune

Vice President, Corporate Communications

Project Chronology

Verizon – 805 & University Generator – Project No. 332004

Date	Action	Description	City Review Time	Applicant Response Time
10/14/2013	First Submittal	Project Deemed Complete		
11/14/2013	First Assessment Letter		31	
12/20/2013	Second Submittal			36
1/28/2014	All issues resolved		39	
3/27/2014	Public Hearing – Planning Commission		58	
TOTAL STAFF TIME			128	
TOTAL APPLICANT TIME				36
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	164 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 13, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 27, 2014
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: NEIGHBORHOOD USE PERMIT AND PLANNED
 DEVELOPMENT PERMIT, PROCESS FOUR
PROJECT NUMBER: 332004
PROJECT NAME: VERIZON – 805 & UNIVERSITY
APPLICANT: JILL CLEVELAND, PLANCOM, INC., AGENTS
 REPRESENTING VERIZON

COMMUNITY PLAN AREA: CITY HEIGHTS
COUNCIL DISTRICT: District 9

CITY PROJECT MANAGER: Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5349 / 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 Wireless Communication Facility (WCF) consisting of a 75' tall monument structure (with omni antennas reaching 85' tall) concealing antennas, an emergency generator at the base of the tower structure, and equipment located inside the existing adjacent two-story building. The project is located at 3875 Swift Avenue.

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 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 January 31, 2014 and the opportunity to appeal that determination ended February 20, 2014.

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.

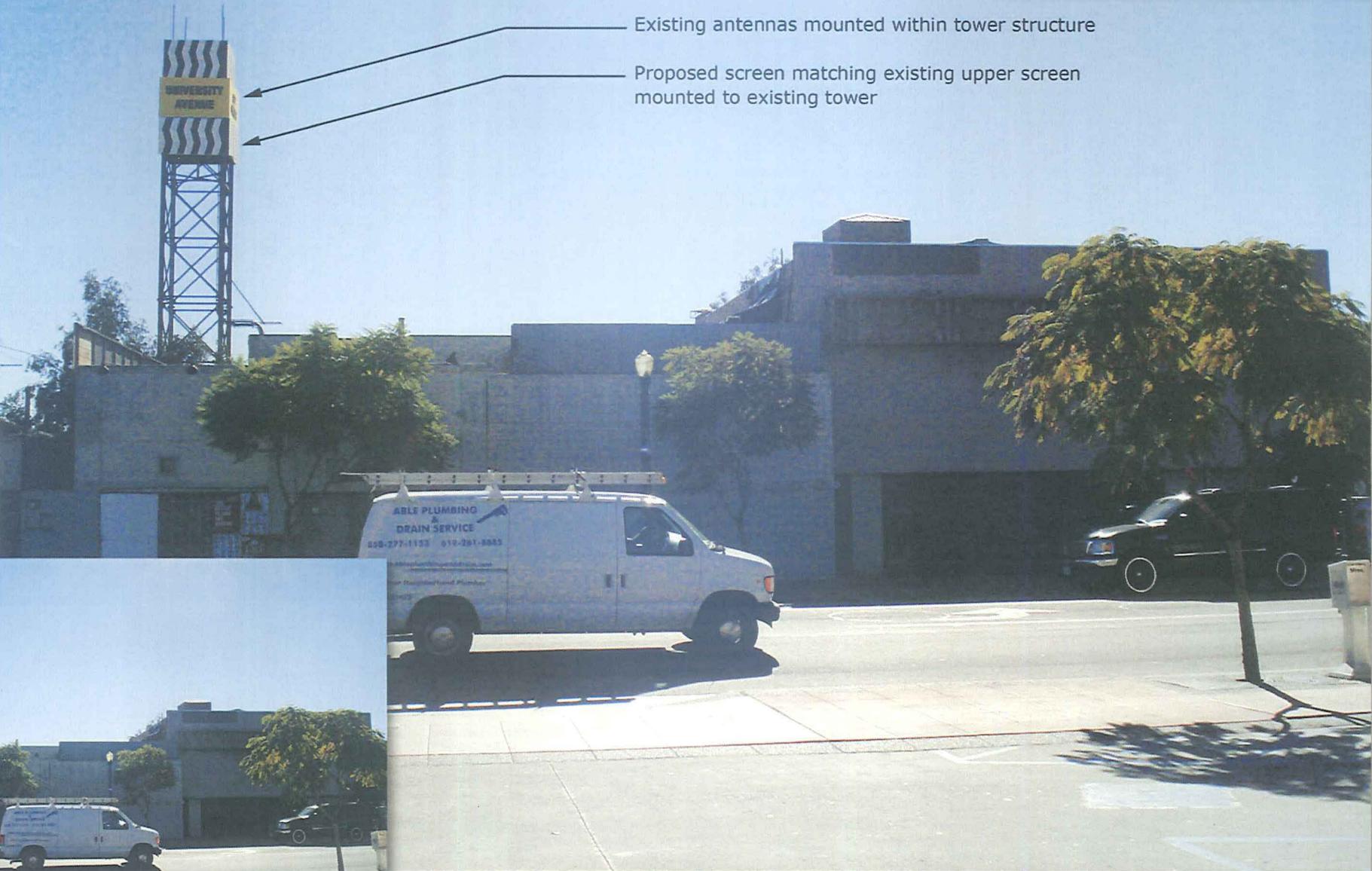
Internal Order Number: 24003954

Revised 10-4-12 HMD

University & 805
3875 Swift Avenue #C
San Diego, CA 92104



PROPOSED



Existing antennas mounted within tower structure

Proposed screen matching existing upper screen mounted to existing tower



EXISTING

Photosimulation of changes to existing telecommunications site

