



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 7, 2015 **REPORT NO.** PC-15-045

ATTENTION: Planning Commission, Agenda of May 14, 2015

SUBJECT: VERIZON – PALM & 16TH - PROJECT NO. 354376. PROCESS FOUR

**OWNER/
APPLICANT:** Lorah Family Trust
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 1515 Palm Avenue in the Otay Mesa Nestor Community Plan area?

Staff Recommendation(s): Approve Planned Development Permit (PDP) No. 1431758.

Community Planning Group Recommendation: On March 11, 2015, the Otay Mesa Nestor Community Planning Group voted to recommend approval of the Verizon 16th & Palm project. The exact vote and written confirmation have not been provided by the planning group.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 (Existing Facilities) and is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 17, 2015, and the opportunity to appeal that determination ended March 3, 2015 (Attachment 7).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid for by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: Not Applicable.

BACKGROUND

Verizon- Palm & 16th is an application for a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF), Process Four. The project consists of three sectors of four panel antennas each located behind Radio Frequency transparent roof top screens and a microwave dish within an existing rooftop cupola element on a one-story commercial building within a retail center. Associated equipment is proposed within an equipment room inside the building and an emergency generator is proposed within a 143-square foot block wall enclosure in the parking area (Attachments 10 and 14). The project site is designated Community Commercial in the Otay Mesa Nestor Community Plan and it is located at 1515 Palm Avenue in the CC-4-2 zone and Coastal Overlay Zone Non-Appealable Area 2. Adjacent uses include commercial to the west and north and single-unit residential uses to the east and south (Attachments 1, 2, and 3).

WCFs are permitted in commercial zones as a Limited Use, Process One decision. Pursuant to LDC Section 126.0704, Exemptions From a Coastal Development Permit, the location of the project and the minor nature of the improvements do not require a Coastal Development Permit (CDP). However, a PDP is required to permit a deviation to allow the emergency generator enclosure to encroach into the side yard setback.

DISCUSSION

Project Description:

This WCF proposes to install 12 panel antennas and a microwave dish, behind radio-frequency (RF) transparent screening, on the roof of an existing commercial establishment (Attachment 10). Equipment associated with the antennas will be located in a room, approximately 279-square-feet in size, inside a building in the commercial center. A 143-square foot block wall enclosure will house an emergency generator located in the parking area (Attachment 14).

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process One (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process Four (Planning Commission) approval. As this particular project is located in a commercial zone, a Process One Limited Use approval would be required, however because the enclosure for the emergency generator encroaches into the rear yard setback, a PDP is required. The proposed location is one of the most preferred locations for locating a WCF.

Pursuant to the Telecommunications Act of 1996, local government agencies are not permitted to deny applications for WCF due to health-related concerns. Wireless carriers are under license from the Federal Communications Commission (FCC) to provide wireless coverage in a manner that is consistent with FCC regulations. The City does require a report, prepared by a licensed radio-frequency (RF) engineer, to demonstrate compliance with the FCC regulations. This project is consistent with the FCC regulations.

WCFs are required to “use all reasonable means to conceal or minimize the visual impact of the

WCF through integration...”. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. With this project, the antennas are concealed on the roof of an existing building, behind RF-transparent material, designed to integrate with the existing building design (Attachment 10). Equipment associated with the antennas will be located in a room within the commercial building and an emergency generator will be located within an enclosure in the parking area (Attachment 14). No parking will be displaced as a result of the enclosure.

A deviation to the CC-4-2 zone setback is requested as the emergency generator enclosure is located within the side yard setback. The enclosure encroaches into the 10-foot required setback by 4’-6”. It has been situated on the property to line up with the rear of the commercial building and tucked back toward the rear of the property (Attachment 14). The enclosure is designed to have a roll up door to ensure there is no interference with the parking area at the rear of the commercial center and to minimize visibility.

Community Plan Analysis:

While the Otay Mesa Nestor Community 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.

The antennas associated with this WCF are proposed to be concealed on the roof of an existing commercial building, behind RF-transparent screening, designed to integrate with the design of the existing building. Equipment associated with the antennas will be located inside the commercial building in an equipment room and the generator will be within a 143-square foot enclosure at the rear of the property within the parking area. The design of this facility enables the provision of wireless service to the surrounding community in a way that is aesthetically pleasing and respectful of the neighborhood context. Therefore, the WCF will not adversely affect the General Plan.

Conclusion:

With the exception of the side yard setback deviation, 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 PDP No. 1431758.

ALTERNATIVES

1. Approve PDP No. 1431758, with modifications.
2. Deny PDP No. 1431758, 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



Karen Lynch
Project Manager
Development Services Department

VACCHI/KAL

Attachments:

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

Rev 01-06/11 hmd

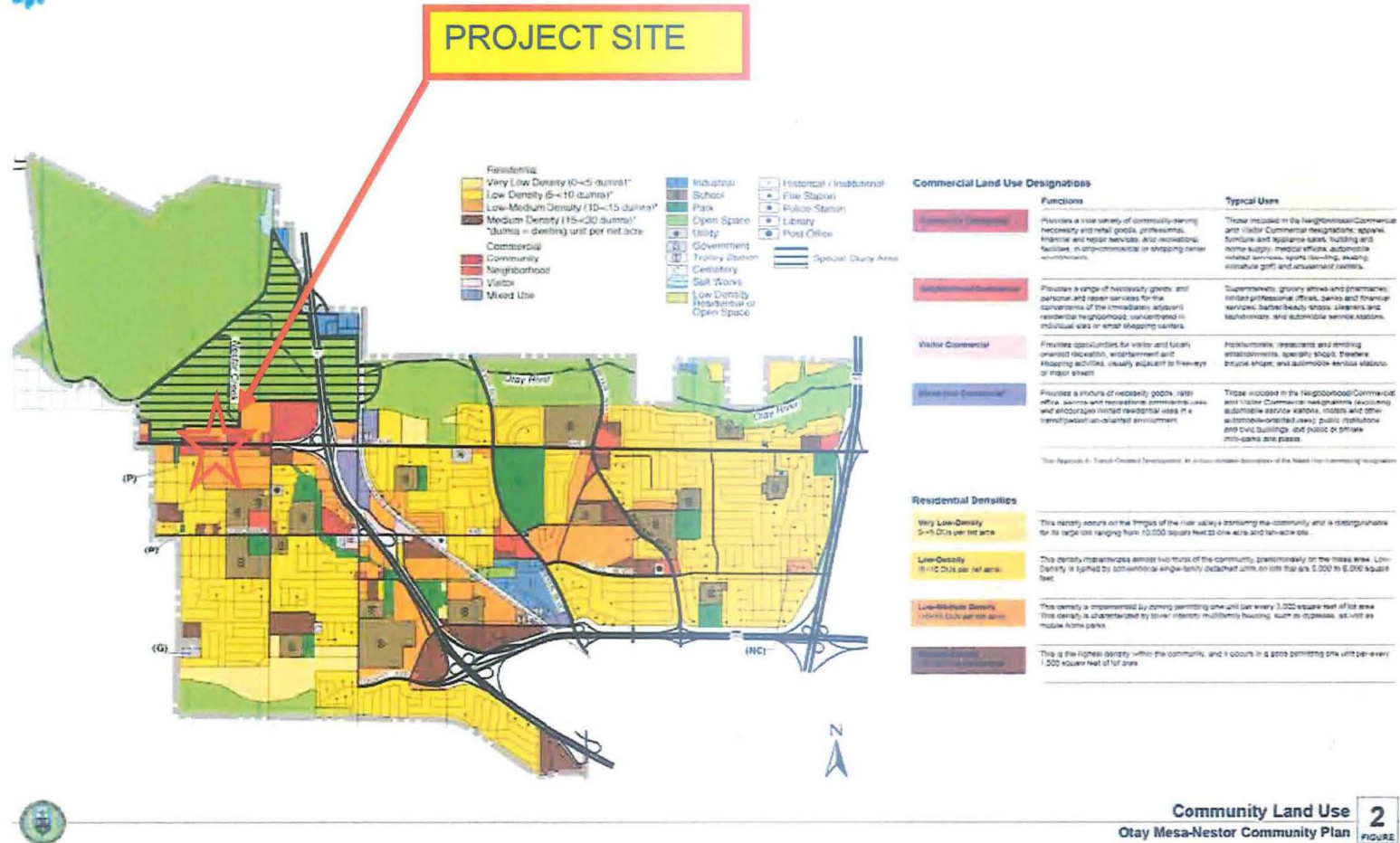


Aerial Photo

VERIZON-PALM & 16TH PROJECT NUMBER 354376

1515 PALM AVENUE





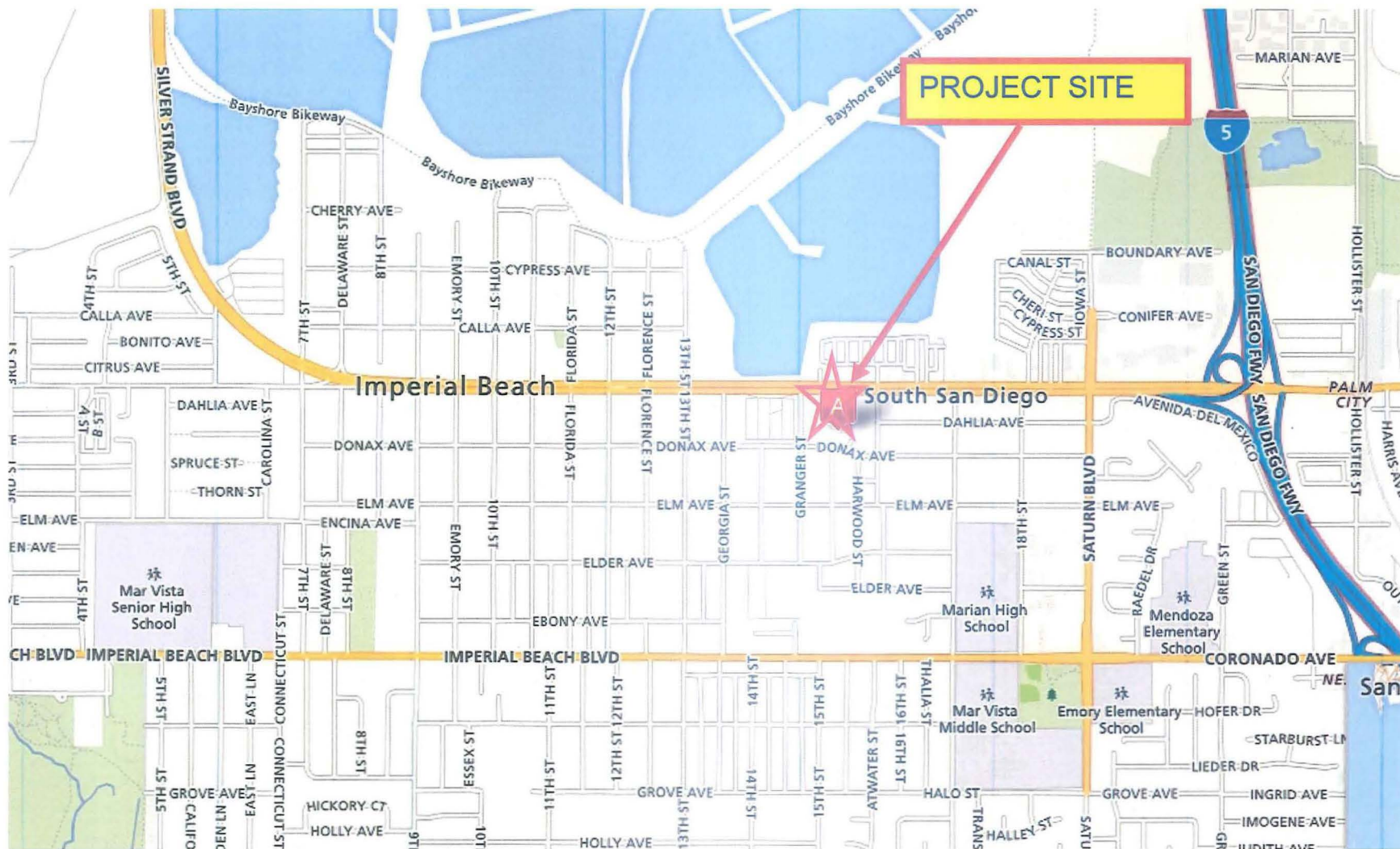
OTAY MESA NESTOR COMMUNITY PLAN MAP

Community Land Use **2**
Otay Mesa-Nestor Community Plan **FIGURE**



VERIZON- PALM & 16TH PROJECT NUMBER 354376
1515 PALM AVENUE





Project Location Map

VERIZON- PALM & 16TH PROJECT NUMBER 354376

1515 PALM AVENUE



PROJECT DATA SHEET

PROJECT NAME:	Verizon – Palm & 16th											
PROJECT DESCRIPTION:	A wireless communication facility consisting of 12 panel antennas and a microwave dish on the roof top behind RF-transparent screening designed to integrate with the design of the building. Associated equipment will be inside an equipment room in the commercial building and an emergency generator will be located in a 143- sq. ft. block wall enclosure.											
COMMUNITY PLAN AREA:	Otay Mesa Nestor											
DISCRETIONARY ACTIONS:	Planned Development Permit											
COMMUNITY PLAN LAND USE DESIGNATION:	Community Commercial											
<u>ZONING INFORMATION:</u> ZONE: CC-4-2/Coastal Overlay <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;"><u>REQUIRED:</u></td> <td style="width: 50%; text-align: center;"><u>PROPOSED:</u></td> </tr> <tr> <td style="text-align: center;">HEIGHT LIMIT: 60-feet</td> <td style="text-align: center;">30 feet</td> </tr> <tr> <td style="text-align: center;">FRONT SETBACK: --</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td style="text-align: center;">SIDE SETBACK: 0/10 feet.</td> <td style="text-align: center;">5'-6"</td> </tr> <tr> <td style="text-align: center;">REAR SETBACK: 0/10 feet</td> <td style="text-align: center;">Greater than 10'</td> </tr> </table>			<u>REQUIRED:</u>	<u>PROPOSED:</u>	HEIGHT LIMIT: 60-feet	30 feet	FRONT SETBACK: --	N/A	SIDE SETBACK: 0/10 feet.	5'-6"	REAR SETBACK: 0/10 feet	Greater than 10'
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HEIGHT LIMIT: 60-feet	30 feet											
FRONT SETBACK: --	N/A											
SIDE SETBACK: 0/10 feet.	5'-6"											
REAR SETBACK: 0/10 feet	Greater than 10'											
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE										
NORTH:	Commercial Community; CC-4-2.	Commercial										
SOUTH:	Residential; RS-1-7.	Residential										
EAST:	Low Medium Density Residential; RM-1-1.	Commercial										
WEST:	Commercial Community; CC-4-2.	Commercial										
DEVIATIONS OR VARIANCES REQUESTED:	The shopping center established a 5'-6" setback where the required side yard setback is either 10' or 0. The generator enclosure will also have a 5'-6" setback.											
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 11, 2015, the Otay Mesa Nestor Community Planning Group voted to recommend approval of the Verizon – Palm & 16th project.											

**PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 1431758
VERIZON – PALM & 16TH
PROJECT NO. 354376**

WHEREAS, LORAH FAMILY TRUST, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1431758), on portions of a 2.43-acre site;

WHEREAS, the project site is located at 1515 Palm Avenue in the CC-4-2 zone of the Otay Mesa Nestor Community Plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 15280, 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, June 30, 1988, as corrected by Certificate of Correction, recorded July 29, 1988 as File No. 372546 of Official Records;

WHEREAS, on May 14, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1431758, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 17, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated May 14, 2015.

FINDINGS:

Planned Development Permit - Section 126.0604

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

The Otay Mesa Nestor Community Plan does not specifically address WCFs, however, 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 proposed to be located on the roof of an existing commercial building, concealed behind radio-frequency (RF) transparent material, painted and

textured to be compatible with adjacent building surfaces. The equipment associated with the antennas will be located in an equipment room within the commercial center and not visible to the general public. An associated emergency generator will be located in a 143-square foot block enclosure tucked into the back of the center in the parking area. The design of the antenna screening will minimize the visual impact of the WCF, by blending the WCF in with the existing building. The generator enclosure is designed to be compatible with the center architecture and will incorporate a roll up door in order to minimize any potential conflicts with cars in the parking area. The proposed design will result in a WCF that is aesthetically pleasing and respectful of the neighborhood context.

With the exception of the side yard setback encroachment, 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 plans.

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

This project consists of three sectors of four roof-mounted panel antennas (12 total) and a microwave dish, screened behind RF-transparent material, painted and textured to be compatible with the existing building. Equipment associated with the antennas will be located in an equipment room inside the commercial building. An associated emergency generator will be located in a 143-square foot enclosure at the back of the commercial center adjacent to the parking area. The project includes one deviation, in that the equipment enclosure encroaches into the required side yard setback. The project is located at 1515 Palm Avenue, and is located in the Otay Mesa Nestor community plan area.

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

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Site Compliance Report was prepared by SiteSafe, dated November 5, 2014, which concluded that the Verizon 16th & palm project will be compliant with FCC rules and 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 as a Limited Use, Process One decision. In this case, a Planned Development Permit (PDP) is also required to permit a deviation to allow the equipment enclosure to encroach into the side yard setback.

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.” Three sectors of four panel antennas each (12 total) and a microwave dish will be located on the roof of an existing commercial building, behind RF-transparent material, painted and textured to be compatible with the existing building. Equipment associated with the antennas will be located in an equipment room within a commercial building and an emergency generator will be located within a block enclosure at the back of the commercial center in a parking area. The antennas will be concealed within building elements that appear to be integral parts of the building design, which will result in a WCF that is compatible with the neighborhood context. The emergency generator is set back toward the rear of the center, lined up with the rear of the commercial building, not readily visible from the public right-of-way.

The generator enclosure encroaches into the setback, which is permitted with the processing of this PDP. This deviation can be supported, as the equipment enclosure does not displace any parking nor will it interfere with cars parking in the adjacent spaces. The project is more desirable than if the project complied with the strict application of the zone’s development regulations, as the deviation allows Verizon to more effectively integrate the generator enclosure into the rear parking area, adjacent to the existing trash enclosure. A roll up door will minimize any potential interference issues with the parking area. If the deviation request was not granted, the equipment could potentially be located elsewhere on the property, such as the rooftop or a landscaped area, which could make the equipment more visible and interfere with the commercial uses on the premises. The current design results in a project that is respectful of the neighborhood context and minimally visible.

Based on this analysis, the project design, and permits required for the requested deviation, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1431758 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. 1431758 a copy of which is attached hereto and made a part hereof.

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004333

PLANNED DEVELOPMENT PERMIT NO. 1431758
VERIZON – PALM & 16TH
PROJECT NO. 354376
PLANNING COMMISSION

This Planned Development Permit No. 1431758 is granted by the Planning Commission of the City of San Diego to Lorah Family Trust, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and 126.0602. The 2.43-acre site is located at 1515 Palm Avenue in the CC-4-2 zone of the Otay Mesa Nestor community planning area. The project site is legally described as: Parcel 1 of Parcel Map No. 15280, 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, June 30, 1988, as corrected by Certificate of Correction, recorded July 29, 1988 as File No. 372546 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility on the roof of an existing commercial building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 14, 2015, on file in the Development Services Department.

The project shall include:

- a. Three sectors of four panel antennas and four Remote Radio Units (RRU) per sector for a total of twelve each. Antenna size: 72" x 11.9" x 7.1." The antennas and RRUs will be located behind RF transparent architectural roof screens;
- b. A six-foot diameter microwave dish located within an existing cupola;
- c. Associated equipment located within an approximate 279-square foot equipment room within the commercial center;

- d. A 143-square foot block enclosure for a 30kw emergency generator with a 210—gallon diesel tank, which will encroach into the required 10-foot side yard setback by 4’-6”;
- 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 28, 2018.
2. This Planned Development Permit (PDP) and corresponding use of this site **shall expire on May 28, 2025**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

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

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

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

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

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export 22 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

16. Prior to the issuance of any construction permit, the Permittee shall 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.

18. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

PLANNING/DESIGN REQUIREMENTS:

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. The approved antenna dimensions are referenced in the project description at the beginning of this permit and illustrated on the Exhibit "A" dated May 14, 2015. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.
25. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
26. 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.
27. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
28. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May 14, 2015 by
Resolution No. _____.

Permit Type/PTS Approval No.: Planned Development Permit No. 1431758
Date of Approval: May 14, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
Development Project Manager

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

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

Lorah Family Trust
Owner

By _____
NAME:
TITLE:

Verizon Wireless
Permittee

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
 P.O. Box 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

☐ OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

PROJECT NO.: 354376 PROJECT TITLE: Verizon Palm and 16th

PROJECT LOCATION-SPECIFIC: 1515 Palm Avenue, San Diego, CA 92154

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project proposes a Planned Development Permit (PDP) for wireless communication facility (WCF) consisting of 12 panel antennas and a 6' diameter microwave dish located behind screens on an existing building roof top located at 1515 Palm Ave. It will also include associated equipment in an equipment room within an existing tenant space in the building and the construction of a separate 143-square-foot concrete block wall enclosure immediately adjacent to the building to house a standby generator.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kerrigan Diehl (Agent)
 PlanCom, Inc.
 302 State Place, 2nd Floor
 Escondido, Ca 92029
 (760) 587-3003

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
☒ CATEGORICAL EXEMPTION: CEQA EXEMPTION 15301 (EXISTING FACILITIES)
☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: 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 meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The installation of a WCF consisting of: 12 panel antennas and a 6' diameter microwave dish located behind screens on an existing building roof top, an equipment room within an existing tenant space in the building, and the construction of a separate 143-square-foot concrete block wall enclosure immediately adjacent to the building to house a standby generator, is a negligible expansion of use. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Anna L. McPherson AICP

TELEPHONE: (619) 446-5276

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?

Revised 010410mjh

ATTACHMENT 7

☐ YES ☐ NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Amel L. McPherson

/SENIOR PLANNER

FEBRUARY 17, 2015

SIGNATURE/TITLE

DATE

CHECK ONE:

☒ SIGNED BY LEAD AGENCY

☐ SIGNED BY APPLICANT

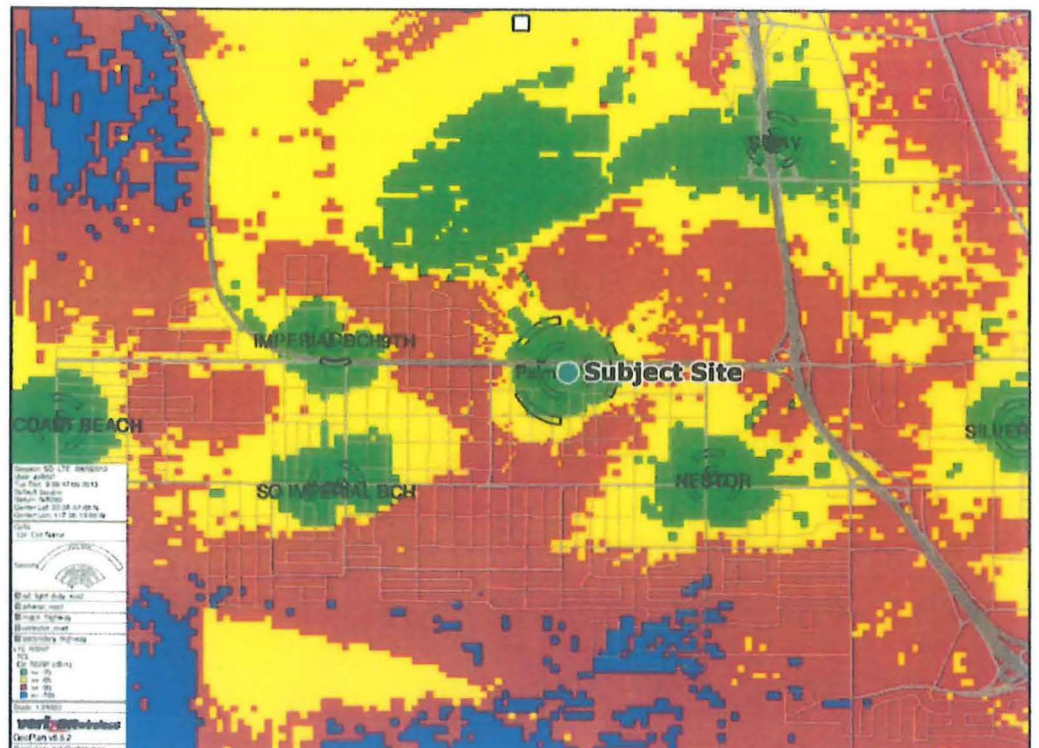
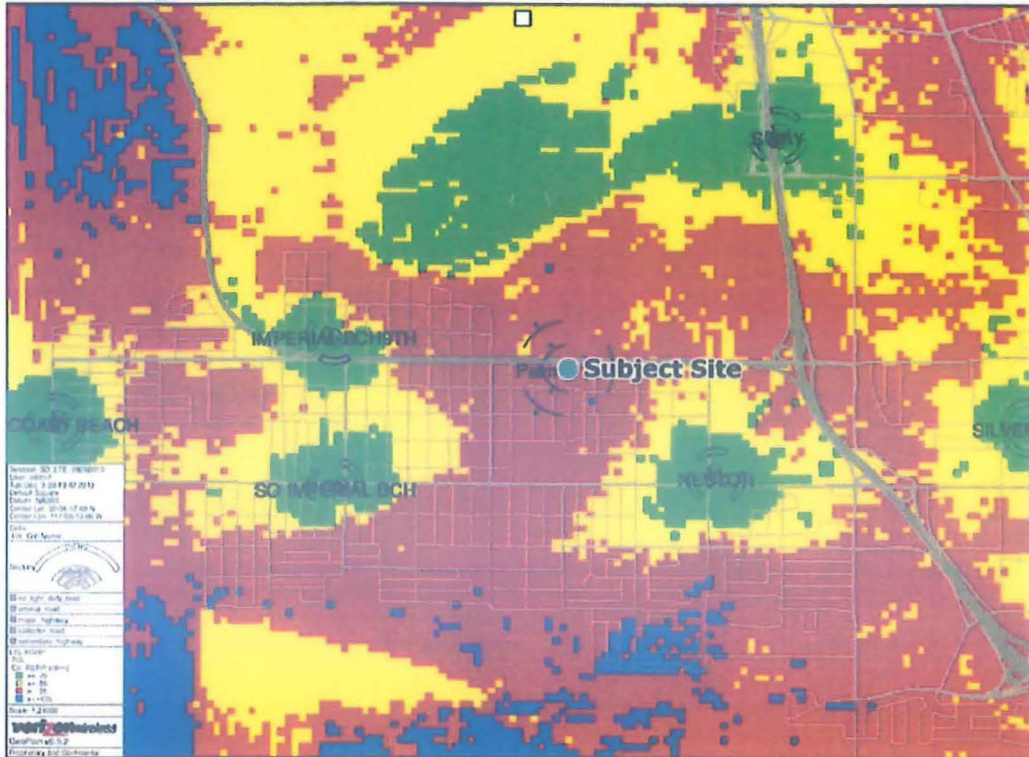
DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

ATTACHMENT 8

Palm & 16th
1515 Palm Ave.
San Diego, CA 92154



Existing coverage



Proposed coverage

12/5/2013



Looking North



Looking South



Looking East



Looking West



West Elevation



East Elevation



Southwest Elevation



Aerial View of 1515 Palm Avenue



Aerial View of Subject Site & Surroundings

EXISTING

Palm & 16th
1515 Palm Ave.
San Diego, CA 92154



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

10/3/2014

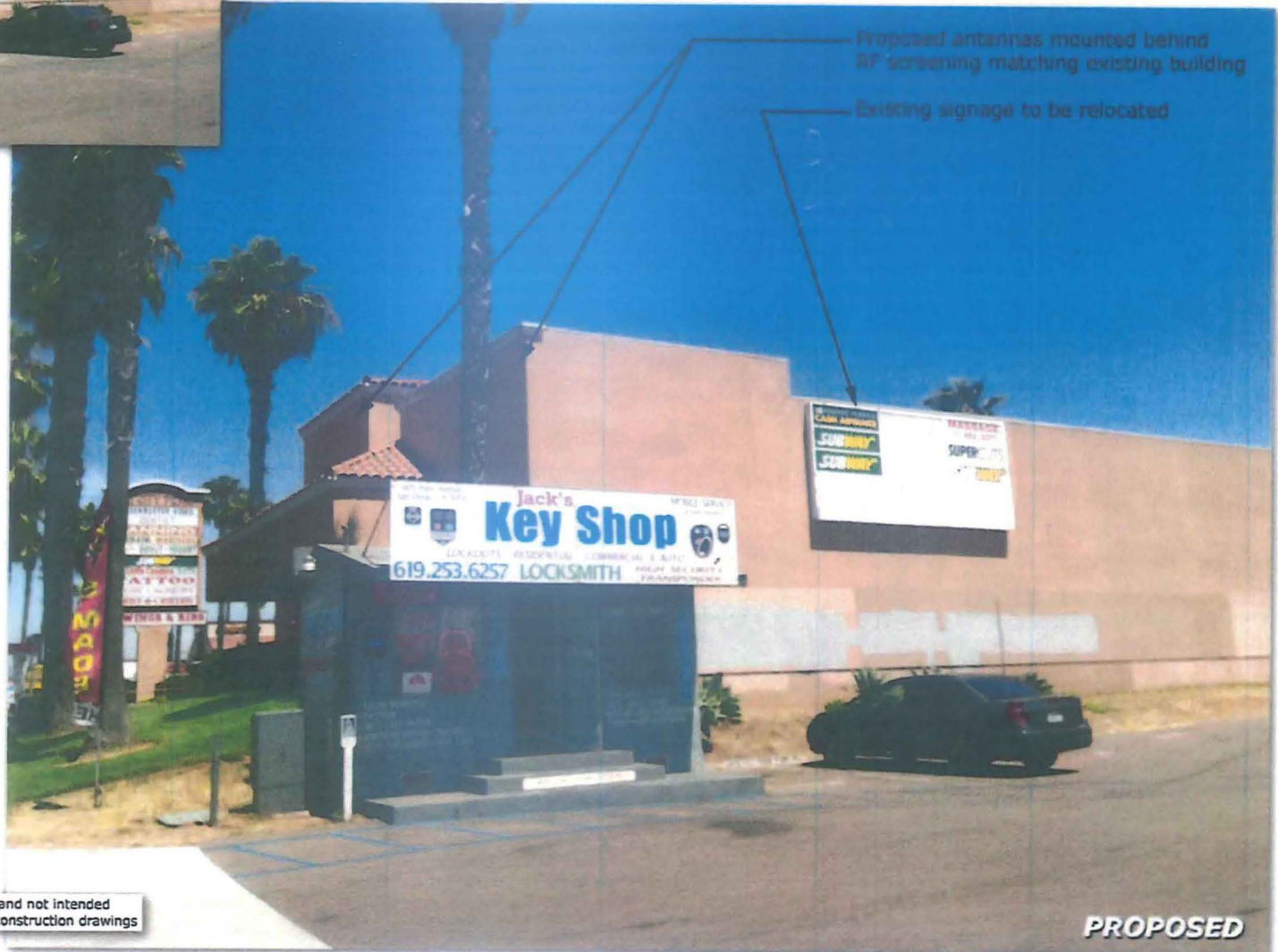
Photosimulation of proposed telecommunications site

ATTACHMENT 10

EXISTING



Palm & 16th
1515 Palm Ave.
San Diego, CA 92154



PROPOSED

Photosimulation of proposed telecommunications site

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

10/3/2014

ATTACHMENT 10

EXISTING

Palm & 16th
1515 Palm Ave.
San Diego, CA 92154



Proposed equipment and generator enclosures
finished to match existing building

Proposed antennas mounted behind
RF screening matching existing building


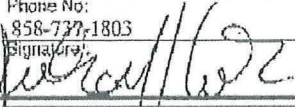
These simulations are intended for graphical purposes only and not intended
to be part of or to replace the information provided on the construction drawings

PROPOSED

10/3/2014

Photosimulation of proposed telecommunications site

ATTACHMENT 10

 City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000	<h2 style="margin: 0;">Ownership Disclosure Statement</h2>
Approval Type: Check appropriate box for type of approval (s) requested: <input type="checkbox"/> Neighborhood Use Permit <input type="checkbox"/> Coastal Development Permit <input checked="" type="checkbox"/> Neighborhood Development Permit <input type="checkbox"/> Site Development Permit <input type="checkbox"/> Planned Development Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Tentative Map <input type="checkbox"/> Vesting Tentative Map <input type="checkbox"/> Map Waiver <input type="checkbox"/> Land Use Plan Amendment <input checked="" type="checkbox"/> Other WCP - Telecom	
Project Title VZ: "Palm & 16th"	Project No. For City Use Only 354376
Project Address: 1515 Palm Avenue, San Diego, CA 92154	
Part I - To be completed when property is held by Individual(s)	
<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 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.</p>	
Additional pages attached <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Name of Individual (type or print): Lorah Family Trust <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address: 1515 Palm Avenue	Street Address:
City/State/Zip: San Diego, CA 92154	City/State/Zip:
Phone No: 858-737-1803	Phone No:
Fax No:	Fax No:
Signature: 	Signature:
Date: 13 NOV 2013	Date:
Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No:	Phone No:
Fax No:	Fax No:
Signature:	Signature:
Date:	Date:

Project Title: YZ: Palm & 16th	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): _____ <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: _____	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: _____

DEVELOPMENT SERVICES
Project Chronology
VERIZON – PALM & 16TH
PROJECT NO. 354376

Date	Action	Description	City Review Time	Applicant Response Time
1/8/2014	First Submittal for Completeness Check			
1/28/2014	First Completeness Review		20 days	
3/19/2014	Second Submittal for Completeness Review			1 month, 19 days
5/13/2014	Second Completeness Review		1 month, 24 days	
11/7/2014	Third Submittal Completeness Review			5 months, 25 days
12/29/2014	Third Review		1 month, 22 days	
1/9/2015	Fourth Submittal	Project Deemed Complete		11 days
2/13/2015	First Assessment Letter	Issues Resolved	1 month, 4 days	
2/17/2015	NORA Posted		4 days	
3/11/2015	CPG vote to approve			
5/14/2015	Planning Commission Hearing		3 months, 1 day	
TOTAL STAFF TIME**			5 months, 14 days	
TOTAL APPLICANT TIME**				7 months, 25 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to Planning Commission Hearing	1 year, 4 months, 6 days	

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 1, 2015

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: May 14, 2015
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, Exempt from the California
Environmental Quality Act (CEQA), PROCESS 4
PROJECT NUMBER: 354376
PROJECT NAME: VERIZON – PALM & 16TH
APPLICANT: Kerrigan Diehl, PlanCom, Inc.

COMMUNITY PLAN AREA: Otay Mesa Nestor
COUNCIL DISTRICT: 8

CITY PROJECT MANAGER: Karen Lynch, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5351 / klynchash@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 consisting of 12 panel antennas and a microwave dish located on the roof top behind Radio Frequency transparent screening designed to integrate with the existing commercial building located at 1515 Palm Avenue. Associated equipment is proposed to be located within an equipment room inside of the building. An associated emergency generator is proposed to be located at the rear of the center in the parking area, within a 143-square foot block enclosure.

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 business 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 February 17, 2015 and the opportunity to appeal that determination ended March 3, 2015.

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 business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004333

Revised 11-17-14



PALM & 16TH
1515 PALM AVENUE
SAN DIEGO, CA 92154

VICINITY MAP

THOMAS GUIDE PAGE: 1329-J7

ADDRESS
1515 PALM AVENUE
SAN DIEGO, CA 92154

DIRECTIONS:
(FROM VZW'S OFFICES IN IRVINE): I-5 SOUTH TO THE PALM AVENUE EXIT IN SOUTHERN SAN DIEGO. HEAD WEST ON PALM AVENUE, THEN TURN LEFT ON 16TH STREET. TURN RIGHT INTO THE FIRST PARKING LOT WHICH IS THE BAY CITY PLAZA SHOPPING CENTER. HEAD TO THE SOUTHWEST CORNER OF THE SHOPPING CENTER.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8586 (FAX)

LEASING/PLANNING:
PLANCON, INC.
JODY BITTERLIM
302 STATE PLACE
ESCONDIDO, CA 92029
(858) 348-8055

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

PERMITS REQUIRED
* LIMITED USE PERMIT

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

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: JODY BITTERLIM
PHONE: (858) 348-8055

OWNER: LORAN FAMILY TRUST
8799 BALBOA AVENUE, SUITE 280
SAN DIEGO, CA 92123
SITE CONTACT: KARI ROSENTRATER
PHONE: (858) 737-1803

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW EQUIPMENT ROOM INSIDE EXISTING BUILDING.
- INSTALLATION OF NEW 11'-0" x 13'-0" CONCRETE BLOCK WALL ENCLOSURE AT GRADE LEVEL.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED ON ROOF OF EXISTING BUILDING BEHIND NEW RF TRANSPARENT SCREENS.
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S MOUNTED BEHIND ANTENNAS).
- INSTALLATION OF ONE (1) VERIZON WIRELESS 8'-0" MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED INSIDE EXISTING CUPOLA BEHIND NEW RF TRANSPARENT SCREEN.
- INSTALLATION OF TWO (2) VERIZON WIRELESS E/911 OPS ANTENNAS
- INSTALLATION OF A 30KW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD INSIDE NEW CONCRETE BLOCK WALL ENCLOSURE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 1515 PALM AVENUE
SAN DIEGO, CA 92154

ASSESSORS PARCEL NUMBER: APN 827-030-09

EXISTING ZONING: CC-4-2
COMMUNITY COMMERCIAL

TOTAL SITE AREA: 105,769 S.F.
= 2.437 ACRES

PROPOSED PROJECT AREA:
EQUIPMENT ROOM: 291 SF
CONCRETE BLOCK ENCLOSURE: 143 SF

PROPOSED TYPE OF CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: B

NOTE: THERE IS AN EXISTING TELECOMMUNICATIONS FACILITY FOR SPRINT ON THIS SITE

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	EQUIPMENT FLOOR PLAN
A-2	CHAIN LINK LID PLAN
A-3	ROOF PLAN
A-4	ANTENNA PLAN
A-5	EXTERIOR ELEVATIONS
C-1	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

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

PARCEL 1 OF PARCEL MAP NO. 15280, 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, JUNE 30, 1988, AS CORRECTED BY CERTIFICATE OF CORRECTION, RECORDED JULY 29, 1988 AS INSTRUMENT NO. 372348 OF OFFICIAL RECORDS

FOR LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION
- CALIFORNIA PLUMBING CODE, 2013 EDITION
- CALIFORNIA MECHANICAL CODE, 2013 EDITION
- CALIFORNIA ELECTRICAL CODE, 2013 EDITION
- CALIFORNIA FIRE CODE, 2013 EDITION
- CALIFORNIA ENERGY CODE, 2013 EDITION

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

ACCESSIBILITY DISCLAIMER

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

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

PREPARED FOR
Verizon Wireless

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

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
PALM & 16TH
1515 PALM AVENUE
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

DRAWING DATES

10/21/13	90% ZD (rd)
10/22/13	100% ZD (rd)
10/23/13	100% ZD Revision 1 (lc)
11/20/13	100% ZD Revision 2 (lc)
11/22/13	100% ZD Revision 3 (rd)
02/11/14	100% ZD Revision 4 (lc)
03/04/14	100% ZD Revision 5 (lc)
03/13/14	100% ZD Revision 6 (ha)
04/02/14	100% ZD Revision 7 (lc)
05/19/14	100% ZD Revision 8 (lc)
10/30/14	100% ZD Revision 9 (lc)
01/07/15	100% ZD Revision 10 (sa)
02/04/15	100% ZD Revision 11 (sa)

SHEET TITLE
TITLE SHEET
&
PROJECT DATA

PROJECTS\VERIZON\13289

T-1

Booth & Suarez
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE 92
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 266-7000

APPROVALS

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

PROJECT NAME

PALM & 16TH

1515 PALM AVENUE
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

DRAWING DATES

10/21/13	50% ZD (rd)
10/22/13	100% ZD (rd)
10/23/13	100% ZD Revision 1 (lc)
11/20/13	100% ZD Revision 2 (lc)
11/22/13	100% ZD Revision 3 (rd)
02/11/14	100% ZD Revision 4 (lc)
03/04/14	100% ZD Revision 5 (lc)
03/13/14	100% ZD Revision 6 (lc)
04/02/14	100% ZD Revision 7 (lc)
08/19/14	100% ZD Revision 8 (lc)
10/30/14	100% ZD Revision 9 (lc)
01/07/15	100% ZD Revision 10 (lc)
02/04/15	100% ZD Revision 11 (lc)

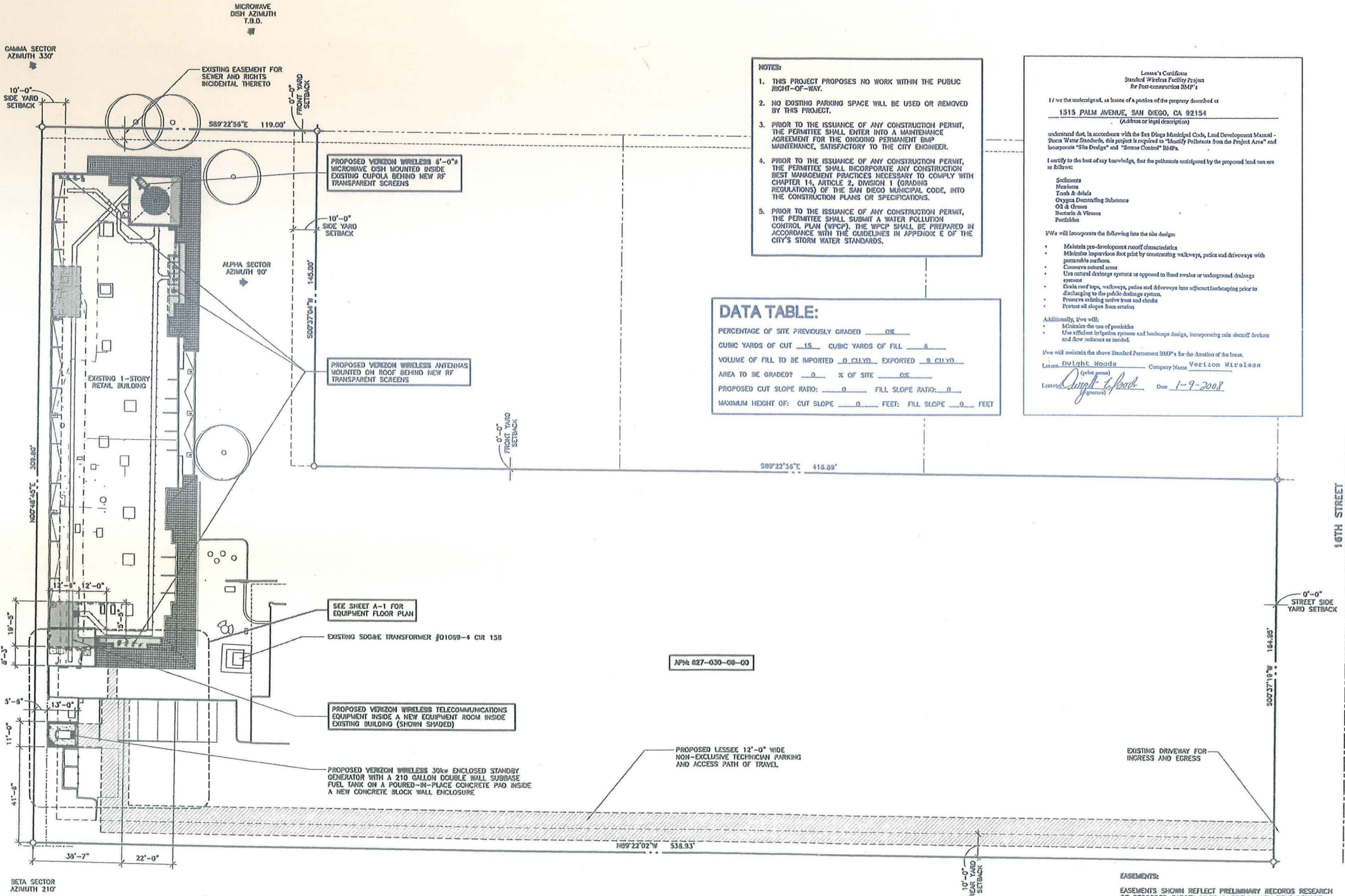
SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\13289

A-0

PALM AVENUE



- NOTES:**
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

DATA TABLE:

PERCENTAGE OF SITE PREVIOUSLY GRADED	ONE
CUBIC YARDS OF CUT	15
CUBIC YARDS OF FILL	6
VOLUME OF FILL TO BE IMPORTED	0 CUYD
EXPORTED	6 CUYD
AREA TO BE GRADED	0 % OF SITE
PROPOSED CUT SLOPE RATIO	0
FILL SLOPE RATIO	0
MAXIMUM HEIGHT OF: CUT SLOPE	0 FEET
FILL SLOPE	0 FEET

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

I/we the undersigned, as lessee of a portion of the property described as
1515 PALM AVENUE, SAN DIEGO, CA 92154
(Address or legal description)

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

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

Soil erosion
Nuisance
Trash & debris
Organic Decomposing Substances
Oil & Grease
Bacteria & Viruses
Pesticides

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

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

Additionally, I/we will:

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

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

Lessee: **Booth & Suarez** (print name) Company Name: **Verizon Wireless**
Signed: *[Signature]* Date: **1-9-2008**
(signature)

SITE PLAN
SCALE: 1" = 30'-0"

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

PREPARED FOR
verizonwireless
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
PALM & 16TH
1515 PALM AVENUE
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

DRAWING DATES	
10/21/13	30% ZD (rd)
10/22/13	100% ZD (rd)
10/23/13	100% ZD Revision 1 (lc)
11/20/13	100% ZD Revision 2 (lc)
11/22/13	100% ZD Revision 3 (rd)
02/11/14	100% ZD Revision 4 (lc)
03/04/14	100% ZD Revision 5 (lc)
03/13/14	100% ZD Revision 6 (hc)
04/02/14	100% ZD Revision 7 (lc)
05/19/14	100% ZD Revision 8 (lc)
10/30/14	100% ZD Revision 9 (lc)
01/07/15	100% ZD Revision 10 (se)
02/04/15	100% ZD Revision 11 (se)

SHEET TITLE
EQUIPMENT FLOOR PLAN

PROJECTS\VERIZON\13289

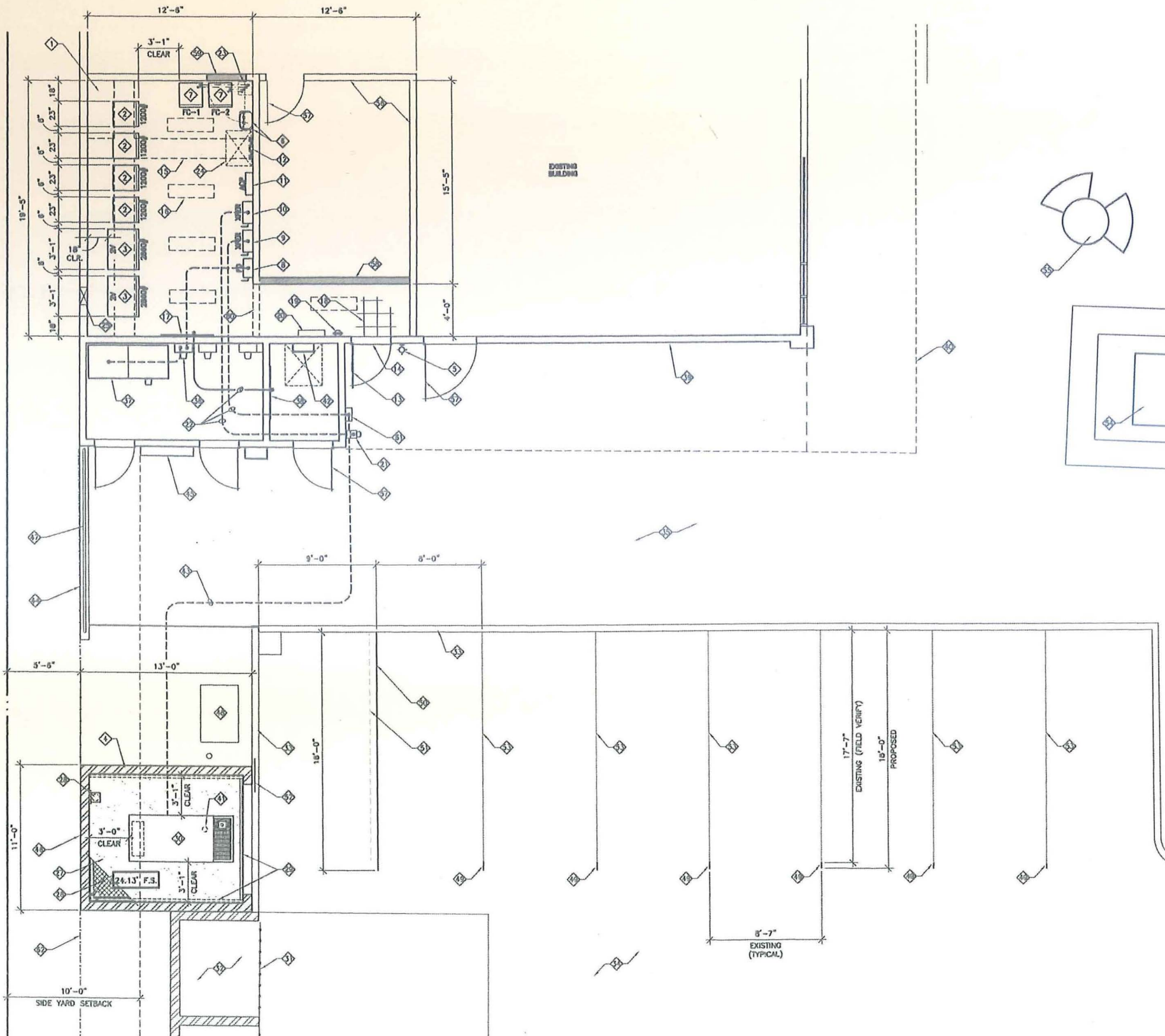
A-1

EQUIPMENT FLOOR PLAN NOTES:

- 1. PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW EQUIPMENT ROOM INSIDE EXISTING BUILDING.
- 2. PROPOSED VERIZON WIRELESS EQUIPMENT RACK 23" WIDE x 84" HIGH x 23" DEEP. WEIGHT: 1200 LBS.
- 3. PROPOSED VERIZON WIRELESS 2V BATTERY RACK 37" WIDE x 37.68" HIGH x 27.68" DEEP. WEIGHT: 2860 LBS.
- 4. PROPOSED CONCRETE BLOCK WALL ENCLOSURE. PAINT TO MATCH EXISTING TRASH ENCLOSURE (SHOWN SHADED).
- 5. PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING.
- 6. PROPOSED STACKED PAIR RAYCAP DC SURGE PROTECTION UNITS MOUNTED ON WALL (TYPICAL OF 2).
- 7. PROPOSED AIR HANDLERS.
- 8. PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL.
- 9. PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL.
- 10. PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL.
- 11. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL.
- 12. PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL.
- 13. PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE.
- 14. PROPOSED ALUMINUM THRESHOLD.
- 15. PROPOSED OVERHEAD 18" CABLE LADDER @ +8'-0" (SHOWN DASHED).
- 16. PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 3).
- 17. PROPOSED WALL MOUNTED TELCO BOARD.
- 18. PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES EXCELON #51973 MONO WHITE WITH 4" COVER BASE.
- 19. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER.
- 20. PROVIDE AND INSTALL (1) BATTERY ACID SPILL KIT.
- 21. PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL.
- 22. PROPOSED ELECTRICAL & TELCO CONDUITS ROUTING, PRELIMINARY UTILITY ROUTE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY DURING CONSTRUCTION.
- 23. PROPOSED REFRIGERANT LINES ROUTED UP TO ROOF.
- 24. PROPOSED VERIZON WIRELESS COAXIAL CABLE HATCH ABOVE (SHOWN DASHED).
- 25. PROPOSED 16" x 16" MOTORIZED EXHAUST FAN.
- 26. PROPOSED CHAIN LINK LID.
- 27. INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND.
- 28. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS 4A-40B:C FIRE EXTINGUISHER INSIDE A NEMA 3R CABINET.
- 29. PROPOSED 8'-0" WIDE ROLL-UP DOOR WITH ROLLING TRACK ABOVE.
- 30. PROPOSED VERIZON WIRELESS 30KW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD IN A SOUND ATTENUATION ENCLOSURE WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 dBA OR LESS AT A REFERENCE DISTANCE OF 25 FEET, OR EQUIVALENT SIZED UNIT.
- 31. EXISTING GATES.
- 32. EXISTING CONCRETE BLOCK WALL TRASH ENCLOSURE.
- 33. EXISTING CONCRETE CURB.
- 34. EXISTING ASPHALT PAVING.
- 35. EXISTING CONCRETE SIDEWALK.
- 36. PROPOSED VERIZON WIRELESS 200AMP ELECTRICAL METER.
- 37. EXISTING SWITCH GEAR, 1600AMP, 120/208 VOLT, 3-PHASE, 4-WIRE (ELECTRICAL P.O.C. VIA BUSS TAP).
- 38. EXISTING TELCO BOARD (TELCO P.O.C.).
- 39. EXISTING BUILDING WALL WITH STUCCO.
- 40. EXISTING ROOF OVERHANG (SHOWN DASHED).
- 41. REMOVE EXISTING BOLLARD (SHOWN DASHED).
- 42. EXISTING ROOF ACCESS LADDER.
- 43. PROPOSED ELECTRICAL CONDUIT ROUTING FOR STANDBY GENERATOR IN AN UNDERGROUND UTILITY TRENCH, PRELIMINARY UTILITY ROUTE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY DURING CONSTRUCTION.
- 44. EXISTING RETAINING WALL.
- 45. EXISTING GAS METER.
- 46. REMOVE PORTION OF EXISTING CHAIN LINK FENCE.
- 47. EXISTING GUARDRAIL.
- 48. EXISTING TELCO VAULT.
- 49. PAINT PARKING STRIPE EXTENSION AS REQUIRED TO MEET 18'-0" MINIMUM LENGTH (TYPICAL).
- 50. PROPOSED PARKING STRIPE FOR 9'-0" WIDE PARKING SPACE.
- 51. BLACK OUT EXISTING PARKING STRIPE.
- 52. PROPOSED VERIZON WIRELESS SIGNAGE.
- 53. EXISTING PARKING STRIPE.
- 54. EXISTING TRANSFORMER.
- 55. EXISTING TABLE.
- 56. EXISTING WALL.
- 57. EXISTING DOOR (TYP.).
- 58. PROPOSED WALL (SHOW SHADED).
- 59. REMOVE EXISTING DOOR AND IN-FILL (SHOWN SHADED).
- 60. PORTION OF EXISTING WALL TO BE REMOVED (SHOWN DASHED).
- 61. PROPOSED UTILITY PULL BOX.
- 62. EXISTING CHAIN LINK FENCE TO REMAIN.

EQUIPMENT FLOOR PLAN

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



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

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

APPROVALS

A/R	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

PALM & 16TH
1515 PALM AVENUE
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

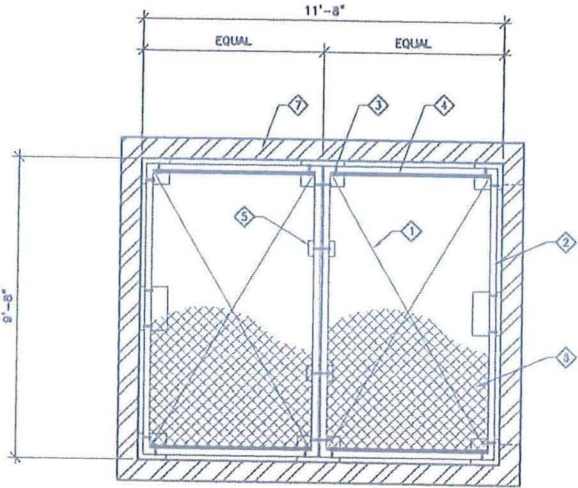
DRAWING DATES

10/21/13	30% ZD (rd)
10/22/13	100% ZD (rd)
10/23/13	100% ZD Revision 1 (lc)
11/20/13	100% ZD Revision 2 (lc)
11/22/13	100% ZD Revision 3 (rd)
02/11/14	100% ZD Revision 4 (lc)
03/04/14	100% ZD Revision 5 (lc)
03/13/14	100% ZD Revision 6 (hq)
04/02/14	100% ZD Revision 7 (lc)
08/18/14	100% ZD Revision 8 (lc)
10/30/14	100% ZD Revision 9 (lc)
01/07/15	100% ZD Revision 10 (se)
02/04/15	100% ZD Revision 11 (se)

SHEET TITLE

CHAIN LINK LID PLAN

PROJECTS\VERIZON\13289



CHAIN LINK LID PLAN

CHAIN LINK LID PLAN NOTES:

- 1 "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
- 2 PROPOSED 3" SCHEDULE 40 GALVANIZED STANDARD PIPE FRAME (TYPICAL)
- 3 PROPOSED GALVANIZED STEEL PIPE CLAMPS FOR CHAINLINK TENSIONER STRIP
- 4 PROPOSED GALVANIZED TENSIONER STRIP (TYPICAL)
- 5 PROPOSED BRACKET SUPPORT CLAMP FOR CHAINLINK LID AT 4'-0" O.C.
- 6 PROPOSED GALVANIZED CHAINLINK MESH PARTIALLY REMOVED FOR CLARITY. PROVIDE STANDARD WIRE TIES TO FRAME @ 12" O.C. WITH DOUBLE KNOTS ON BOTTOM SIDE OF FRAME, SEE SPECIFICATION THIS SHEET
- 7 PROPOSED CONCRETE BLOCK WALL

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APPROVALS

AAC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
PALM & 16TH
1515 PALM AVENUE
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

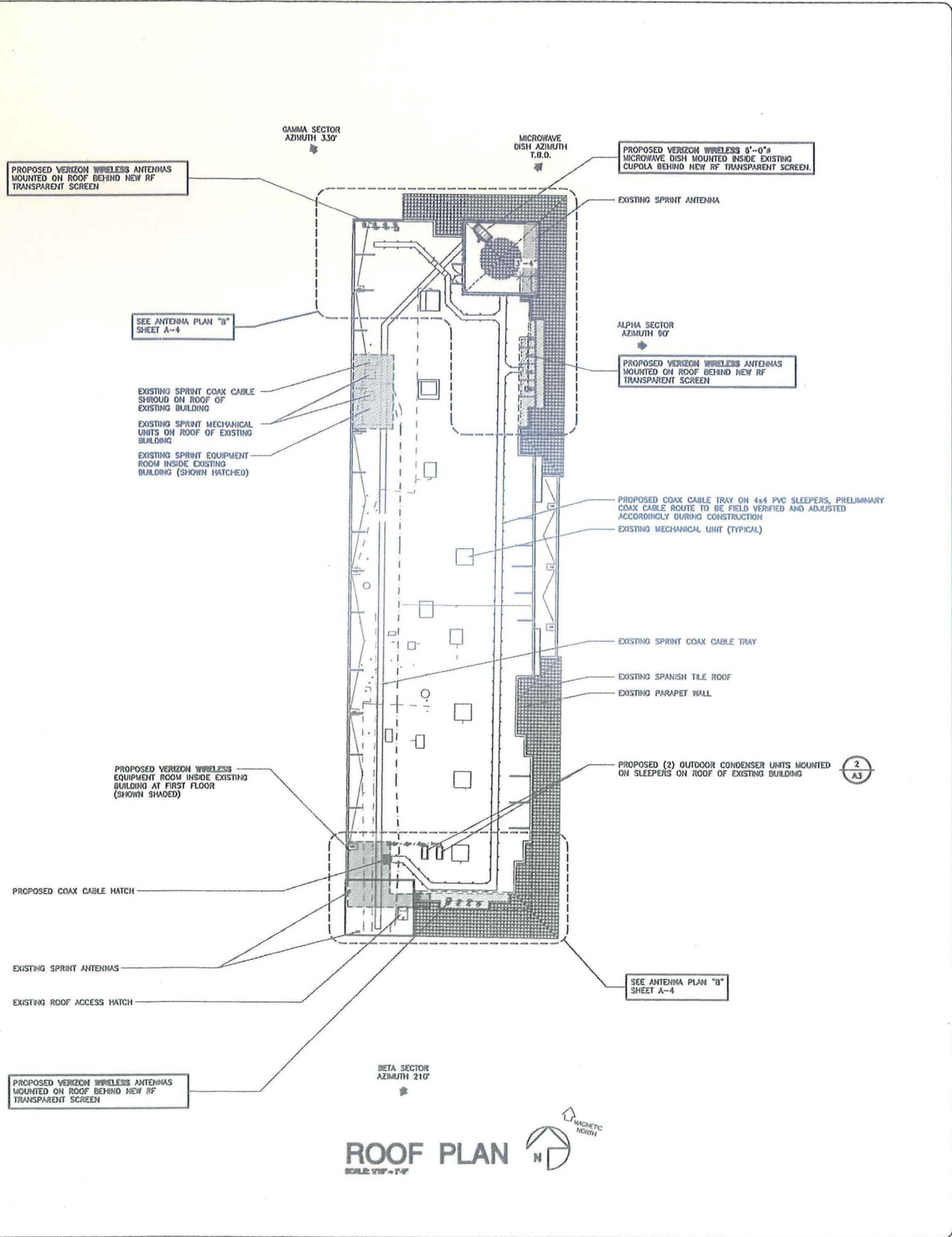
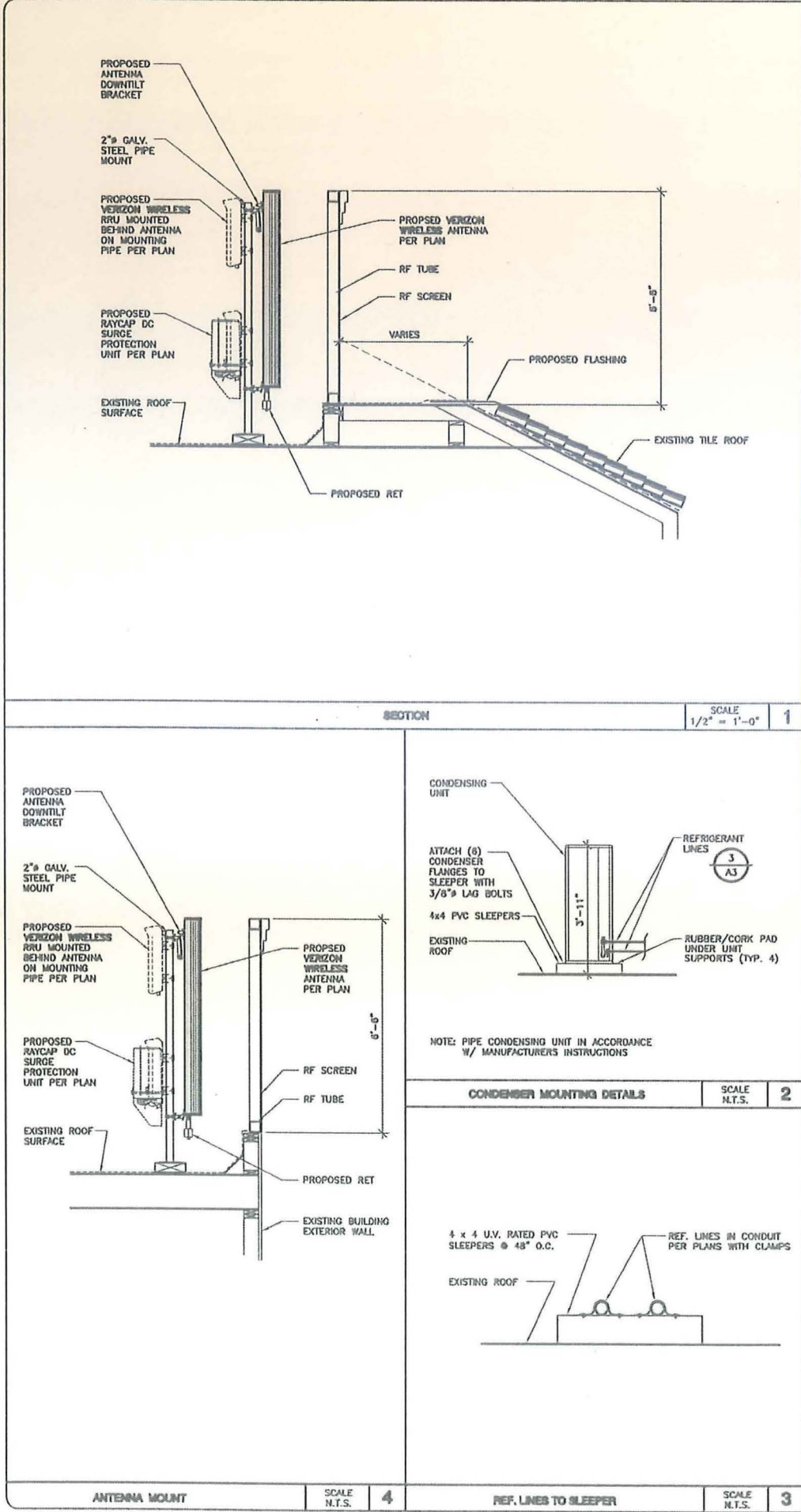
DRAWING DATES

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10/23/13	100% ZD Revision 1 (ic)
11/20/13	100% ZD Revision 2 (ic)
11/22/13	100% ZD Revision 3 (rd)
02/11/14	100% ZD Revision 4 (ic)
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02/04/15	100% ZD Revision 11 (ic)

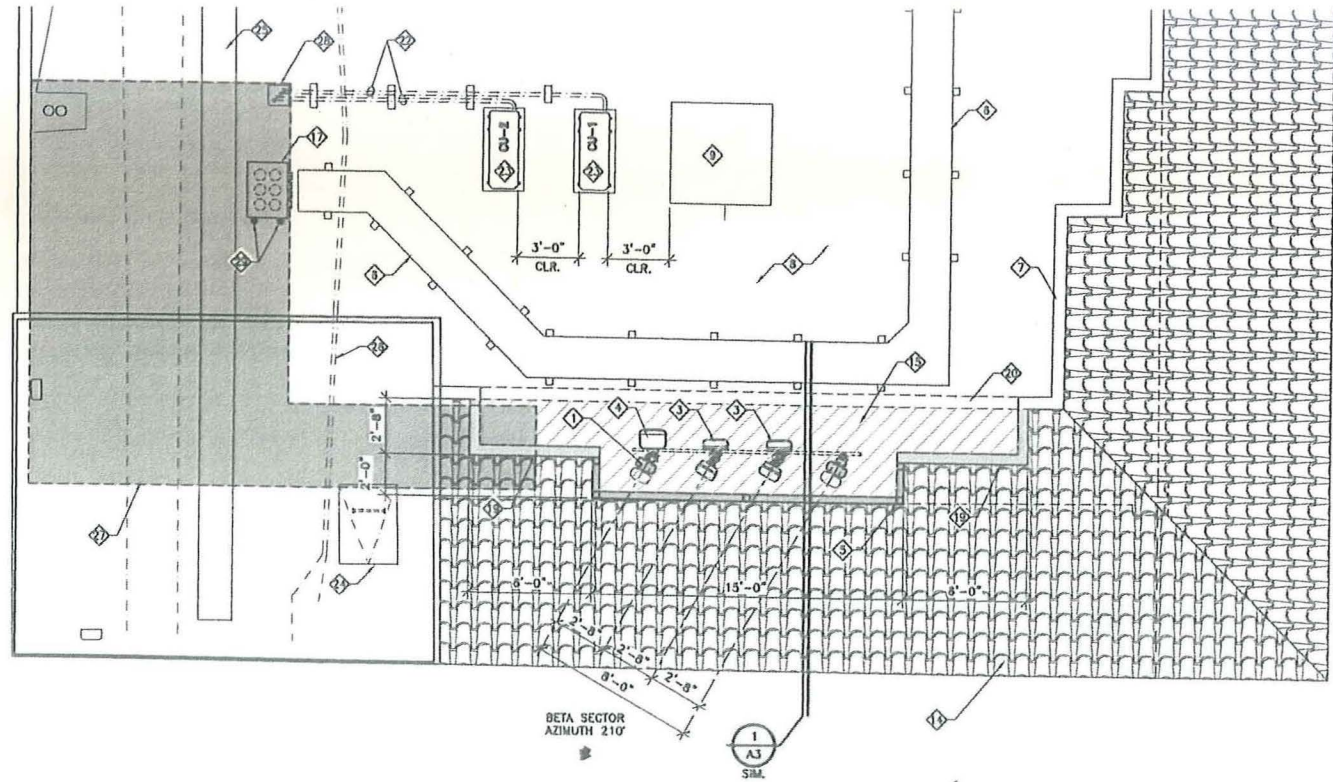
SHEET TITLE
ROOF PLAN

PROJECTS\VERIZON\13289

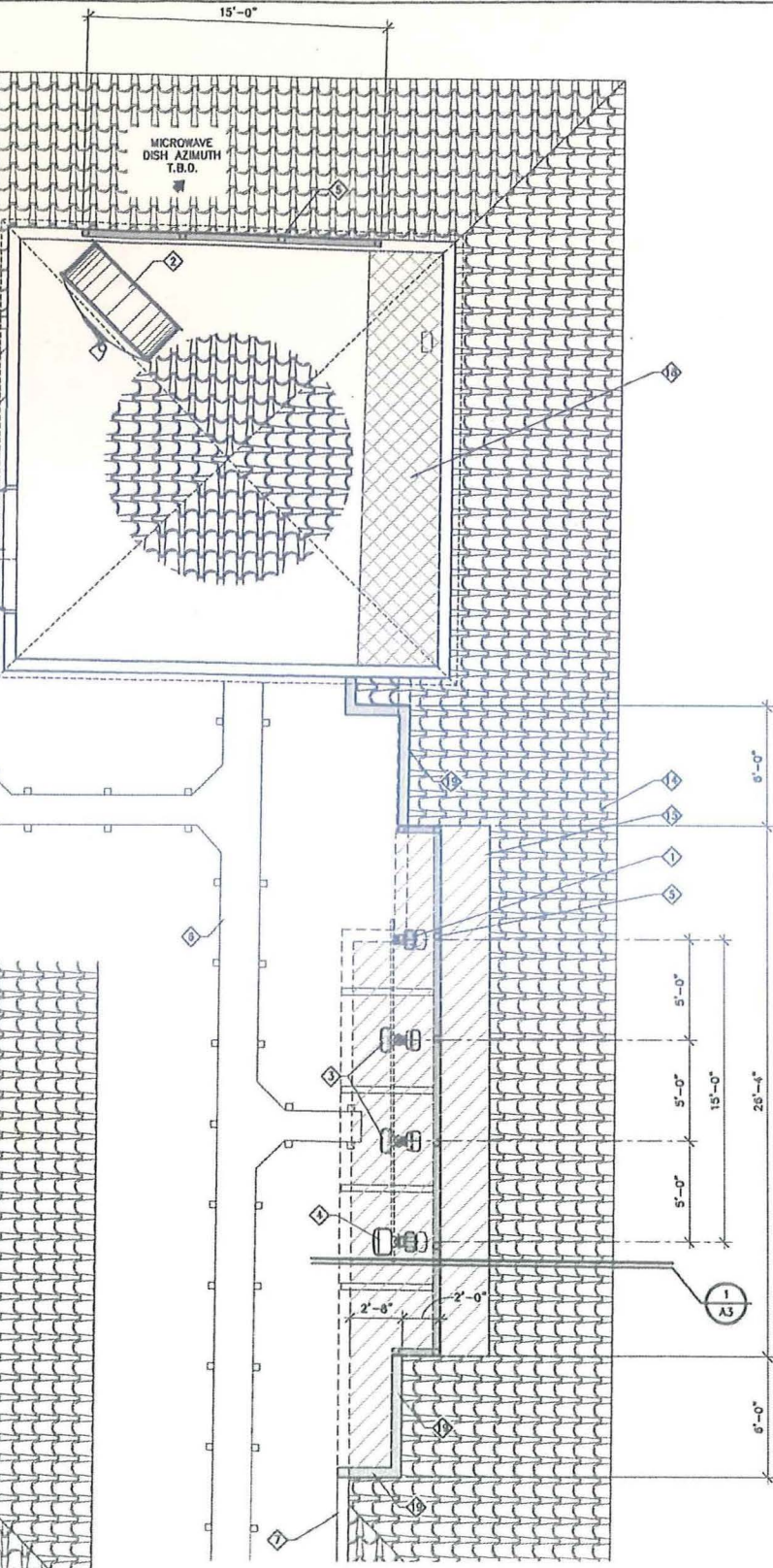
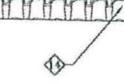
A-3



ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	ORIENTITY	SKEN ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+/- 3')	JUMPER LENGTH (+/- 3')	COAX SIZE
ALPHA1	EAST	90°	0°	N/A	72" L x 11.9" W x 7.1" D	6 COAX + 3 HYBRID	250'-0"	6'-0"	1-5/8"
ALPHA2					72" L x 11.9" W x 7.1" D				
ALPHA3					72" L x 11.9" W x 7.1" D				
ALPHA4					72" L x 11.9" W x 7.1" D				
BETA1	SOUTHWEST	210°	0°	N/A	72" L x 11.9" W x 7.1" D	6 COAX + 3 HYBRID	75'-0"	6'-0"	7/8"
BETA2					72" L x 11.9" W x 7.1" D				
BETA3					72" L x 11.9" W x 7.1" D				
BETA4					72" L x 11.9" W x 7.1" D				
GAMMA1	NORTHWEST	330°	0°	N/A	72" L x 11.9" W x 7.1" D	6 COAX + 3 HYBRID	305'-0"	6'-0"	1-5/8"
GAMMA2					72" L x 11.9" W x 7.1" D				
GAMMA3					72" L x 11.9" W x 7.1" D				
GAMMA4					72" L x 11.9" W x 7.1" D				
MICROWAVE DISH	T.B.D.	-	-	-	9'-0" DIAMETER	1	275'-0"	-	1 1/4"



ANTENNA PLAN A



ANTENNA PLAN B



- ANTENNA PLAN NOTES:**
- 1 PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED ON ROOF BEHIND NEW RF TRANSPARENT SCREENS
 - 2 PROPOSED VERIZON WIRELESS 8'-0" MICROWAVE DISH MOUNTED INSIDE EXISTING CUPOLA BEHIND NEW RF TRANSPARENT SCREEN.
 - 3 PROPOSED VERIZON WIRELESS STACKED PAIR RRU MOUNTED BEHIND ANTENNA (TYPICAL OF 4 PER SECTOR)
 - 4 PROPOSED RAYCAP DC SURGE PROTECTION UNIT MOUNTED BEHIND ANTENNA
 - 5 PROPOSED FRAMING FOR RF TRANSPARENT SCREEN (TYP.)
 - 6 PROPOSED COAX CABLE TRAY ON 4 x 4 PVC SLEEPERS
 - 7 EXISTING PARAPET WALL
 - 8 EXISTING BUILT-UP ROOF
 - 9 EXISTING ROOF TOP MECHANICAL EQUIPMENT TO REMAIN
 - 10 EXISTING ROOF DRAIN
 - 11 EXISTING ROOF CRICKET
 - 12 REPLACE EXISTING ACCESS HATCH WITH NEW PAIR DOORS
 - 13 EXISTING SPRINT ANTENNA
 - 14 EXISTING SPANISH TILE ROOF
 - 15 REMOVE PORTION OF EXISTING SPANISH TILE ROOF AND INSTALL BUILT UP ROOFING
 - 16 PROPOSED 4X12 SLEEPER
 - 17 PROPOSED COAX CABLE HATCH
 - 18 EXISTING SPRINT LEASED AREA
 - 19 PROPOSED WOOD STUD WALL
 - 20 REMOVE PORTION OF EXISTING PARAPET WALL
 - 21 PROPOSED REFRIGERANT LINE ROUTING INSIDE COAX CABLE TRAY
 - 22 PROPOSED REFRIGERANT LINE ROUTING ON PVC SLEEPERS
 - 23 PROPOSED MECHANICAL UNIT ON PVC SLEEPERS
 - 24 EXISTING ROOF ACCESS HATCH
 - 25 EXISTING SPRINT COAX CABLE TRAY
 - 26 EXISTING CONDUIT (TYP.)
 - 27 PROPOSED VERIZON WIRELESS EQUIPMENT ROOM INSIDE EXISTING BUILDING AT FIRST FLOOR (SHOWN SHADED)
 - 28 PROPOSED PITCH POCKET
 - 29 PROPOSED (2) E911/CPS ANTENNAS MOUNTED TO CABLE HATCH

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(949) 286-7000

APPROVALS	
AAC	DATE
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RF	DATE
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PROJECT NAME
PALM & 16TH
1515 PALM AVENUE
SAN DIEGO, CA 92154
SAN DIEGO COUNTY

DRAWING DATES	
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04/02/14	100% ZD Revision 7 (lc)
08/19/14	100% ZD Revision 8 (lc)
10/30/14	100% ZD Revision 9 (lc)
01/07/15	100% ZD Revision 10 (sc)
02/04/15	100% ZD Revision 11 (sc)

SHEET TITLE
ANTENNA PLANS A & B

PROJECTS\VERIZON\13289



APPROVALS

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

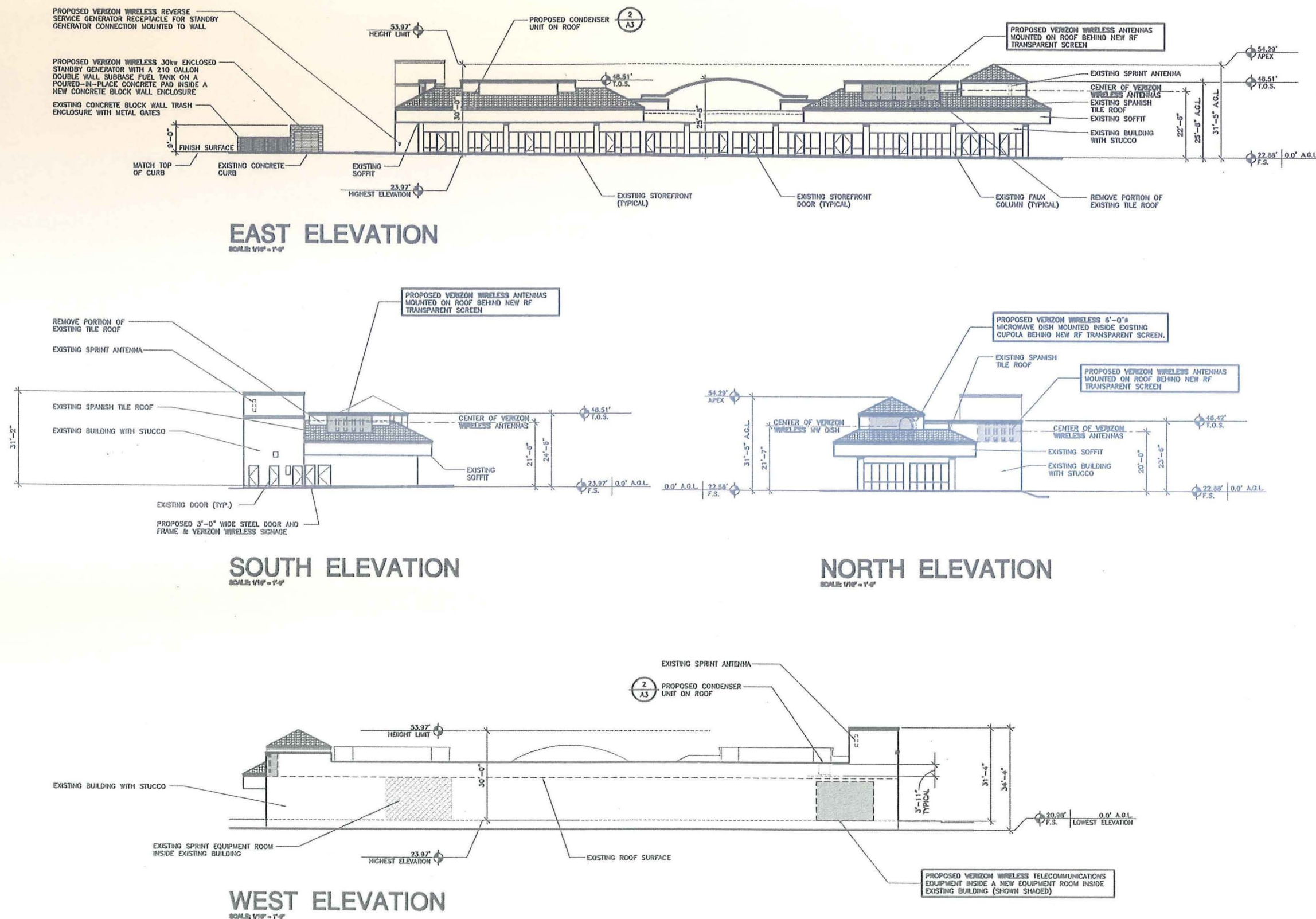
PALM & 16TH

DRAWING DATES		
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10/22/13	100% ZD (rd)	
10/23/13	100% ZD	Revision 1 (lc)
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10/30/14	100% ZD	Revision 9 (lc)
01/07/15	100% ZD	Revision 10 (su)
02/04/15	100% ZD	Revision 11 (su)

EXTERIOR ELEVATIONS

PROJECTS\VERIZON\13289

A-5



30'-0" HEIGHT LIMIT CALC.

$\frac{23.97'}{-20.98'}$ HIGHEST ELEVATION
 LOWEST ELEVATION
 $2.99' < 10'$
 USE HIGHEST ELEVATION

LEGEND:

AC - ASPHALT CONCRETE
A/C - AIR CONDITIONER
AG - ANCHOR GUY
BT - BASE OF TREE
CATV - CABLE BOX
COND - CONDUIT
DP - DRAIN PIPE
EB - ELECTRIC BOX
EC - EDGE OF CONCRETE
EU - ELECTRIC UTILITY
FG - FINISH GRADE
FL - FLOW LINE
FS - FINISH SURFACE
FS - FINISH SURFACE
ICV - IRRIGATION CONTROL VALVE
LP - LIGHT POLE
OH - OVERHANG
PP - POWER POLE
RS - ROOF SURFACE
SDMH - STORM DRAIN MANHOLE
SLPB - STREET LIGHT PULLBOX
TB - TOP OF CONCRETE BASE
TC - TOP OF CURB
TOE - TOE OF NATURAL GROUND
TOP - TOP OF NATURAL GROUND
TP - TOP OF PARAPET
TT - TOP OF TREE
UB - UTILITY BOX
UR - UTILITY RISER
VP - VENT PIPE

COORDINATES:

LATITUDE: 32°34'59.959" N
LONGITUDE: 117°06'04.390" W
DATUM: NAD83

ASSESSOR'S PARCEL NUMBER

627-030-09

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35, ADJUSTED GRID BEARING BETWEEN SECOND ORDER STATIONS '1371' AND '3372' AS SHOWN ON RECORD OF SURVEY 14492, I.E. N 17°18'04" W

DATUM STATEMENT:

BENCHMARK FOR THIS SURVEY IS THE NGVD 29 ELEVATION AT STATION '1371' AS SHOWN ON RECORD OF SURVEY 14492, NGVD 29 ELEV=22.55

DATE OF SURVEY:

09/11/13

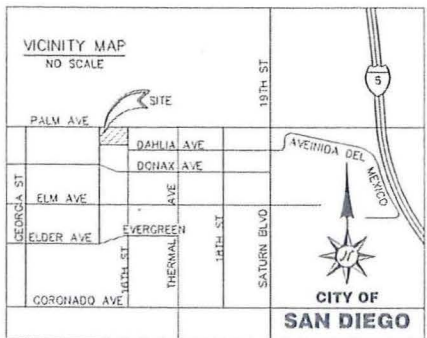
ITEMS CORRESPONDING TO SCHEDULE "B":

BY: COMMONWEALTH LAND TITLE COMPANY COMMITMENT NO.: 09020427
4100 NEWPORT PLACE DR., SUITE 120 TITLE OFFICER: CHRIS MAZAR
NEWPORT BEACH, CA 92660 DATED: SEPTEMBER 11, 2013
PHONE: (949) 724-0706

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

- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED FEBRUARY 10, 1988 AS FILE NO. 88-062105 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED HEREON.
- AN EASEMENT FOR SEWER AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 15280. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS. RECORDED ON DECEMBER 12, 1999 AS INSTRUMENT NO. 89-673493 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "STIPULATION FOR ENTRY OF FINAL JUDGMENT IN ITS ENTIRETY AND PERMANENT INJUNCTION; JUDGMENT THEREON (CCP § 664.6)", RECORDED ON SEPTEMBER 18, 2012 AS INSTRUMENT NO. 2012-0563336 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

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

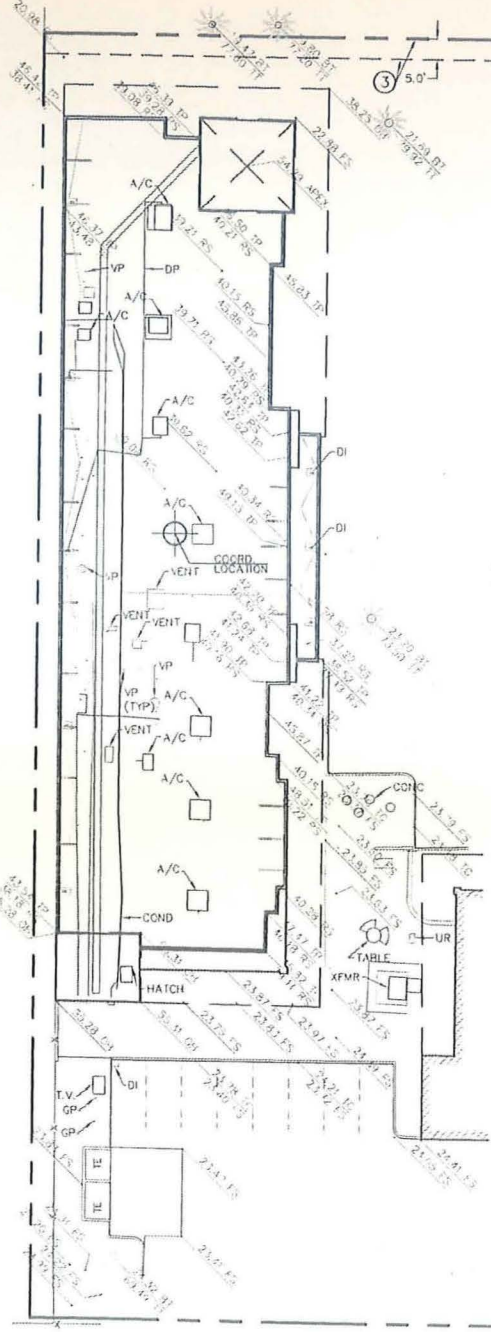


LEGAL DESCRIPTION:

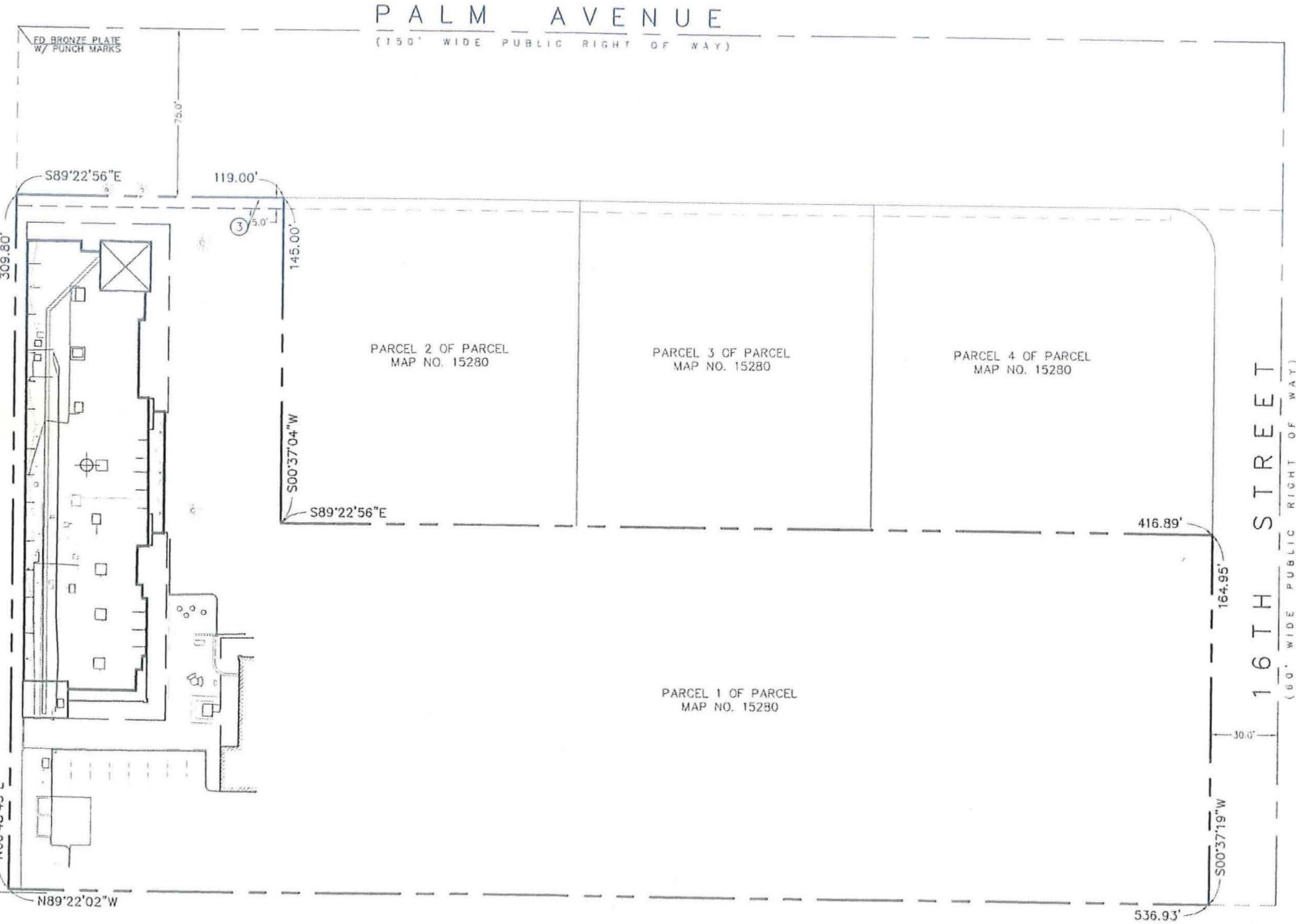
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 15280, 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, JUNE 30, 1988, AS CORRECTED BY CERTIFICATE OF CORRECTION, RECORDED JULY 29, 1988 AS INSTRUMENT NO. 372546 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 627-030-09



PROJECT AREA
SCALE: 1" = 20'



BOUNDARY DETAIL
SCALE: 1" = 30'

BOOTH & SUAREZ

PREPARED FOR
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(949) 333-7000

CONSULTANT
JRN
CIVIL ENGINEERS
132 AVENIDA FABRICANTE,
SUITE 107
SAN CLEMENTE, CA 92672
(949) 418-4825

PROJECT NAME
PALM & 16TH
1515 PALM AVE.
SAN DIEGO, CA 92154

DRAWING DATES
09/30/13

SHEET TITLE
TOPOGRAPHIC SURVEY



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE
SAN DIEGO, CA 92101-4155
619-446-5000

CONSTRUCTION PLAN

SITE ADDRESS: 308 W WASHINGTON ST
SAN DIEGO, CA. 92103

DISCRETIONARY
PROJECT NO: _____
BUILDING
PROJECT NO: _____
INTERNAL ORDER NO: _____
PROJECT TRACKING NO: 420846

NOTES

374 1/3 W. Washington St.

1. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (11"x17") FOR APPROVAL, PRIOR TO STARTING WORK. THE PLANS SHALL BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER AT THE ADDRESS IN THE ABOVE HEADING, ON THE 3RD FLOOR, BOOTH 22. FOR QUESTIONS, CALL (619) 446-5150. THE CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK, AND A MINIMUM OF FIVE (5) DAYS IF WORK WILL EFFECT A BUS STOP OR AN EXISTING TRAFFIC SIGNAL, OR WILL REQUIRE A ROAD OR ALLEY CLOSURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMPs THAT COMPROMISES STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ON TO THE STREET.
3. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS THE ENVIRONMENT.
4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS THAT PROPOSE THE CONSTRUCTION OF CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.
5. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (800) 422-4133
6. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS WHICH ARE DAMAGED OR DESTROYED BY CONSTRUCTION. PRIOR TO CONSTRUCTION, SURVEY MONUMENTS THAT ARE LOCATED IN THE CONSTRUCTION WORK AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
8. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
9. ALL APPROVALS GRANTED HEREON ARE BASED ON INFORMATION PROVIDED BY THE APPLICANT. APPROVAL OF THIS PERMIT DOES NOT AUTHORIZE VIOLATION OF ANY CODES OR REGULATIONS. THE CITY'S RESIDENT ENGINEER RESERVES THE RIGHT TO MODIFY THE WORK TO BE DONE, AS ACTUAL FIELD CONDITIONS MAY DICTATE.
10. THE CONTRACTOR SHALL RESTORE THE ROADWAY BACK TO ITS ORIGINAL CONDITION SATISFACTORY TO THE CITY ENGINEER INCLUDING, BUT NOT LIMITED TO PAVING, STRIPING, BIKE LANES, PAVEMENT LEGENDS, SIGNS, AND TRAFFIC LOOP DETECTORS.

SPECIFICATIONS/STANDARD DRAWINGS

AT&T PROJECT NO.: M1(56) A003WRX

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THIS PLAN, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND THE CITY OF SAN DIEGO STANDARD DRAWINGS, AS LAST AMENDED.

LEGEND

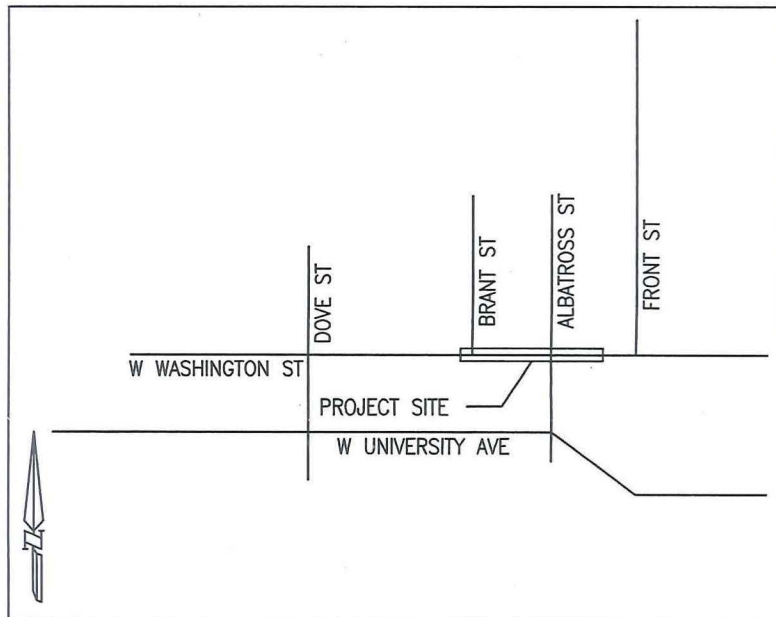
DESCRIPTION	STANDARD DRAWING	SYMBOL
NEW CONSTRUCTION		
TRENCH/ BORE PIT RESURFACING	SDG-156 SDG-107, SDG-108, SDG-117, SDG-118	
CONC. SDWK REMOV. & REPL.	SDG-155, SDG-109 SDG-156, G-10	
BACK OF WALK	BW	
CATV	TV	
CENTERLINE ROADWAY	CL	
CONCRETE SIDEWALK	CF	
CURB LINE	CF	
ELECTRIC	E	
GAS LINE	G	
RIGHT-OF-WAY	R/W	
SEWER LINE	S	
STORM DRAIN	SD	
TELEPHONE	T	
WATERLINE	W	

MANHOLE		ST SURVEY MONUMENT	
PEDESTAL		CABINET	
HAND HOLE		TREE	

EXCAVATION DATA

ASPHALT	563TR FT
CONCRETE	000 TR FT
DIRT	000 TR FT
TOTAL	563TR FT

THIS INFORMATION FOR PERMIT PURPOSES
ONLY. DO NOT USE FOR BIDDING PURPOSES



T.G.:1269-A5

VICINITY MAP
NTS

DEVELOPMENT SERVICES DEPARTMENT
APPROVED CONSTRUCTION PLAN

ENGINEERING PERMIT NUMBER

SIGNATURE

DATE

TWO DAYS BEFORE YOU DIG
CALL U. S. A. TOLL FREE
1-800-422-4133

PLANSET INDEX

SHEET 1 - COVERSHEET
SHEET 2 - CONST NOTES & PLAN

NOTE: FOR INSPECTION PLEASE CALL (858) 627-3200

NOTES

MAINTAIN MINIMUM 24" DEPTH OF COVER. ALL CONSTRUCTION
AND RESTORATION TO BE PER CITY OF SAN DIEGO STANDARDS
AND SPECIFICATIONS.

THE FOLLOWING INFORMATION IS TO BE PROVIDED BY THE WATER REVIEW SECTION PLAN REVIEWER
DIVISION OF INFORMATION AND APPLICATION SERVICES: ENTER THIS INFORMATION INTO I.O.S.

FIRE SERVICE BILLING CODE: _____
FIRE SERVICE BILLING CODE: SP: _____ ST: _____ FH# _____
WATER SECTION REVIEWER NAME: _____ DATE: _____
SEWER SECTION REVIEWER NAME: _____ DATE: _____

PREPARED FOR:
NAME: _____
ADDRESS/PHONE: _____

PREPARED BY:
NAME: M. TRUJILLO 760-489-3907
ADDRESS/PHONE: 950 W WASHINGTON AVE ESCONDIDO, CA. 92025

PERMIT NUMBER:
14 72549



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE
SAN DIEGO, CA 92101-4155
(619) 446-5000

CONSTRUCTION PLAN

SITE ADDRESS: 308 W WASHINGTON ST
SAN DIEGO, CA. 92103

DISCRETIONARY
PROJECT NO: _____
BUILDING
PROJECT NO: _____
INTERNAL ORDER NO: _____
PROJECT TRACKING NO: 420846

CAUTION

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE ENGINEER OF WORK. THE PERMIT AGENCY'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF THESE NOTES AND THAT AGENCY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

AT&T PROJECT NO.: M1(56) A003WRX



- THE LOCATIONS OF EXISTING UTILITIES, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THESE PLANS ARE BASED ON AVAILABLE RECORDS AND ARE APPROXIMATE IN NATURE. WHERE CONFLICTS EXIST WITHIN THE RECORDS OR BETWEEN THE RECORDS AND FIELD OBSERVATIONS, THOSE DISCREPANCIES ARE NOTED ON THE PLANS AND THE ENGINEER OF WORK ASSUMES NO RESPONSIBILITY FOR THE CORRECTIONS OF THE INFORMATION AS DEPICTED.
- PRIOR TO COMMENCING IMPROVEMENT OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION BOTH HORIZONTALLY AND VERTICALLY OF ALL EXISTING FACILITIES AFFECTED BY THE PROPOSED WORK WHETHER OR NOT THOSE FACILITIES ARE DEPECTED CORRECTLY ON THESE PLANS.
- IF EXISTING FACILITIES VARY SIGNIFICANTLY IN LOCATION OR DEPTH FROM THESE PLANS, THE ENGINEER OF WORK SHOULD BE NOTIFIED TO MAKE ANY DESIGN CHANGES REQUIRED.
- THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE STATE OF CALIFORNIA SAFETY ORDERS.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER OF WORK HARMLESS.

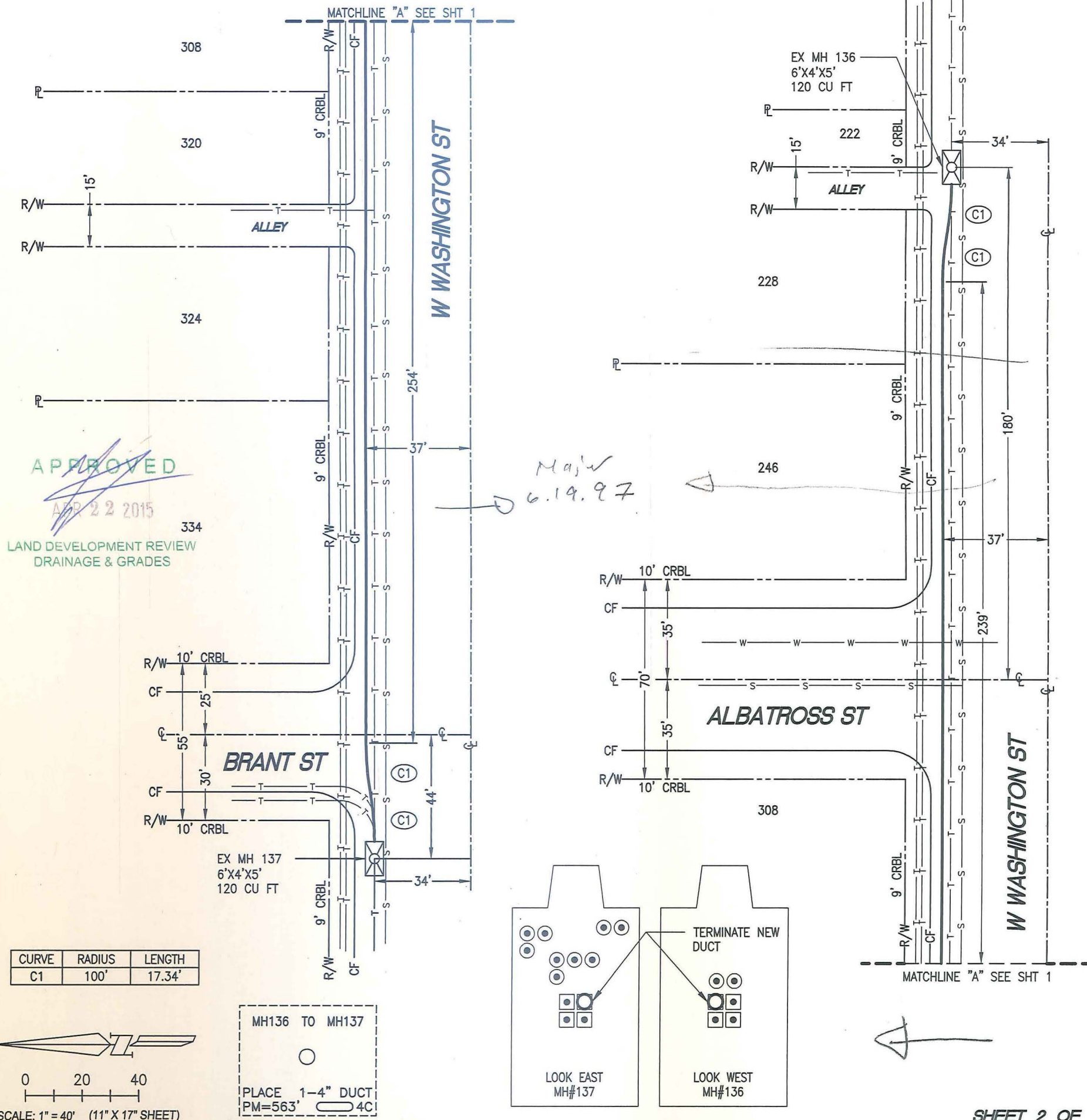
SCOPE OF WORK:

TRENCH IN STREET TO PLACE 563 FT OF 1-4" CONDUIT FROM MH136 TO MH137.

STREET EXCAVATION TABLE							
STREET NAME	STREET CLASSIFICATION (Arterial, Major Collector, Residential)	UTILITY TYPE (Wet or Dry)	LATERAL OR MAIN	STREET SURFACE AGE (YRS)	INFLUENCE AREA WIDTH (in)	TRENCH WIDTH (ft)	TRENCH LENGTH (ft)
W WASHINGTON ST	MAJOR	DRY	LATERAL	19	55 "	1'	563'

STANDARD CONSTRUCTION NOTES:

- TRENCHING AND BACKFILLING MUST CONFORM TO ALL LOCAL MUNICIPAL STANDARDS.
- MIN. CONDUIT DEPTH IN THOROUGHFARES IS 24".
- MAINTAIN 12" MINIMUM RADIAL CLEARANCE FROM PARALLEL UTILITIES AND 6" WHEN CROSSING.
- 4" CONDUIT SHALL BE TYPE 'C' RIGID PLASTIC.
- ENCASE ALL CONDUIT CURVES OF RADIUS LESS THAN 85' IN SIX SACK CONCRETE.
- PLACE MEASURED MULE TAPE IN ALL CONDUITS.
- MARK OR RECORD ALL CONDUIT STUB LOCATIONS.
- TELCO CLOSURES SHALL MAINTAIN 3' MINIMUM SEPARATION FROM POWER.
- ALL ASPECTS OF CONSTRUCTION SHALL BE INSPECTED AND ACCEPTED BY AT&T INSPECTOR PRIOR TO WORK COMPLETION.
- UNDERGROUND/AERIAL DESIGN IS BASED ON AVAILABLE RECORDS. UTILITY MARKOUT PRIOR TO CONSTRUCTION MAY REQUIRE DESIGN CHANGES. PLAN ALTERATIONS MUST BE PREAPPROVED BY AT&T.
- REPAIR DISTURBED CONCRETE AND ASPHALT PER MUNICIPAL STANDARDS.
- REPLACE DISTURBED LANDSCAPING & IRRIGATION AS REQUIRED.
- BORE/MOLE UNDER CONCRETE CURBS, GUTTERS, SIDEWALKS AND CROSS GUTTERS IF POSSIBLE.
- AFTER JOB COMPLETION, 'BLACKOUT' USA MARKINGS



SHEET 2 OF 2

PREPARED FOR:
NAME: _____
ADDRESS/PHONE: _____

PREPARED BY:
NAME: M. TRUJILLO 760-489-3907
ADDRESS/PHONE: 950 W WASHINGTON AVE ESCONDIDO, CA. 92925

PERMIT NUMBER:
1472549