



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 16, 2015 **REPORT NO.** PC-15-089

ATTENTION: Planning Commission, Agenda of July 23, 2015

SUBJECT: VERIZON WIRELESS CROWN POINT - PROJECT NO. 410377
PROCESS FOUR

**OWNER/
APPLICANT:** Avalon Bay Apartment Communities, Inc.
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Conditional Use Permit for a modification to an existing Wireless Communication Facility located at 3833 Ingraham Street in the Pacific Beach Community Planning area?

Staff Recommendation(s): APPROVE Conditional Use Permit No. 1504634.

Community Planning Group Recommendation: On June 24, 2015, the Pacific Beach Community Planning Group voted to approve this WCF on consent (Attachment 11).

Environmental Review: Negative Declaration (ND) No. 19166 was prepared for the Verizon Wireless Crown Point project, which was certified and adopted by the City of San Diego Development Services Department on September 15, 2004, by Resolution HO-4792. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) No substantial changes are proposed to the project which would require major revisions of the previous ND; (2) No substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous ND; and (3) There is no new information of substantial importance that was not known and could not have been known at the time the previous ND was certified. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified ND No. 19166. (Attachment 7).

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project site is located on an existing apartment building, and was originally approved for the installation of twelve (12) panel antennas mounted to the stairwell shaft, and the associated equipment located inside an existing storage room on the second floor. This approval was granted by the Hearing Officer on September 15, 2004 under Conditional Use Permit (CUP) No. 130671. Currently, this site has been selected as a candidate to be part of Verizon's LTE (Long Term Evolution) upgrade. The upgrade will allow Verizon to distribute improved data quality as well as voice reliability to the surrounding area (Attachment 12). The site is surrounded by multi-family housing to the west, and to the east, commercial buildings to the south and an elementary school to the north (Attachment 1). The existing approval expired on September 15, 2014 and a new CUP application is required.

DISCUSSION

Project Description: The Verizon Wireless modification includes a total of nine (9) replacement LTE antennas concealed inside three (3) screen boxes behind Fiberglass Reinforced Panel (FRP), painted and textured to match the existing apartment building (Attachment 9). Remote Radio Units (RRUs) and Raycaps associated with the project will also be installed inside the screen boxes. These are separate components that must be connected to the antennas within close proximity to enhance the stability of the LTE network. The FRP materials will be designed to replicate the building's appearance while allowing the antennas to operate without any potential interference. The existing panel antennas located on the stairwell will be removed and the area will be restored back to its original condition. The equipment associated with this WCF will continue to operate inside the existing equipment room.

Community Plan Analysis: The project location has been designated for multi-family use in the Pacific Beach Community Plan (Attachment 2). The Pacific Beach Community Plan does not contain policies on wireless communication facility development.

General Plan: The General Plan, Section UD-A.15, states that WCF should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The Verizon WCF design consists of nine (9) antennas fully concealed inside three (3) screen walls behind FRP, painted and textured to match the existing apartment building. As illustrated on the photosimulations, the design of the FRP screens will replicate the building material to avoid an unsightly transition (Attachment 9). The screens will be located on the corner of the apartment building and in between the vertical columns to ensure consistency with the existing architecture and to minimize the visual impact.

Council Policy 600-43: The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCFs. The project is proposed within a Preference 4 location according to Council Policy 600-43, which categorizes WCF's

according to land uses in which they are located (Attachment 14). Verizon's technical analysis identified the area of coverage as primarily residential uses. The only non-residential use within the search ring was the commercial uses to the south of Ingraham Street. These identified commercial properties did not, "provide a suitable opportunity to meet the wireless design guidelines for the equipment footprint..." and instead, Verizon focused on re-designing their existing facility to comply with the current regulations.

Conclusion: The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the RM-3-7 zone and the Wireless Communication Facilities regulations Section 141.0420. With the fully stealth design, neither the antennas, nor the equipment will be visible and, therefore, staff supports the Pacific Beach Planning Group's recommendation to support the proposed Verizon Wireless project. In conclusion, Staff recommends that the Planning Commission approve Conditional Use Permit No. 1504634

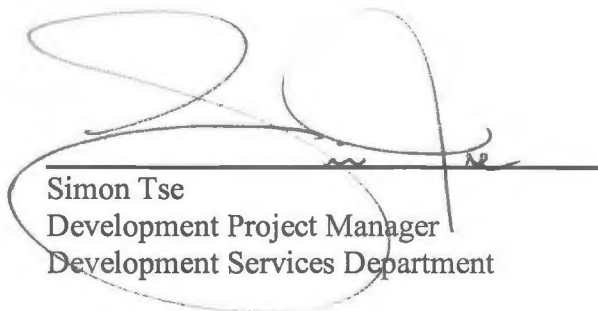
ALTERNATIVE

1. **Approve Conditional Use Permit No. 1504634, with modifications.**
2. **Deny Conditional Use Permit No. 1504634, if the Planning Commission makes written 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



Simon Tse
Development Project Manager
Development Services Department

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 Memo
8. Project Plans
9. Photosimulations
10. Photo Survey

11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Technical Analysis

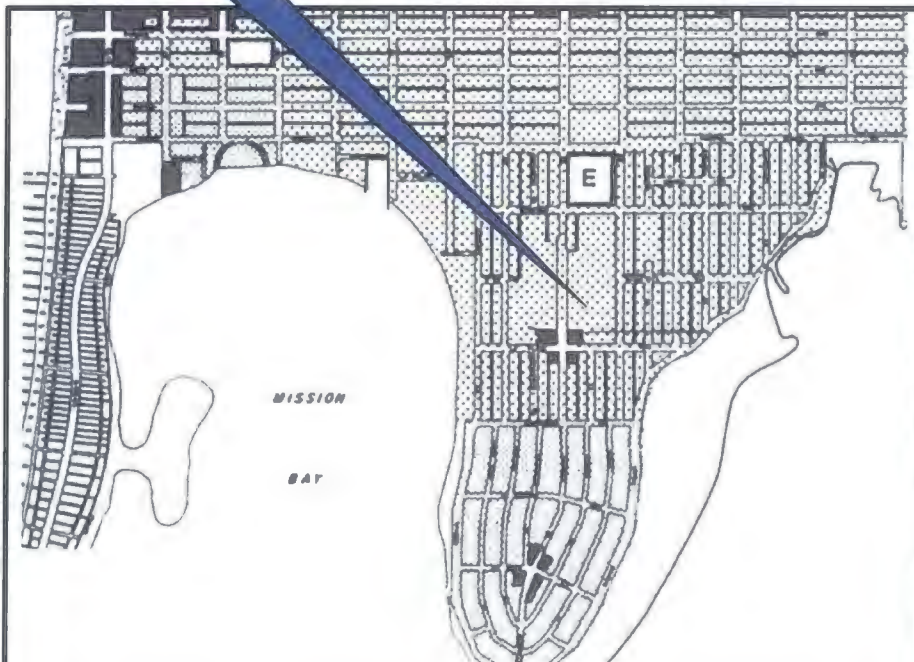


Aerial Photo

Verizon Wireless Crown Point
3833 Ingraham Street, San Diego, CA 92109



Project
Site



Single Family



Multi Family



Commercial



Industrial



Parks/Open Space



Schools - E - Elementary
J - Junior High
S - Senior High



Community Land Use Map (Pacific Beach)

Verizon Wireless Crown Point
3833 Ingraham Street, San Diego, CA 92109

North





Project Location Map

Verizon Wireless Crown Point
3833 Ingraham Street, San Diego, CA 92109



PROJECT DATA SHEET

PROJECT NAME:	Verizon Wireless Crown Point		
PROJECT DESCRIPTION:	Modification to an existing Wireless Communication Facility resulting in nine (9) antennas behind Fiberglass Reinforced Panel (FRP), painted and textured to match the existing apartment building. The equipment associated with this project is located inside an existing equipment room on the second floor.		
COMMUNITY PLAN AREA:	Pacific Beach		
DISCRETIONARY ACTIONS:	Conditional Use Permit		
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family		
<u>ZONING INFORMATION:</u>			
Zone:	<u>Required:</u>	<u>Current:</u>	<u>Proposed:</u>
Height Limit:	RM-3-7	(Coastal Height Limit)	
Front Setback:	30-feet	No proposed change	No proposed change
Side Setback:	10-feet	No proposed change	No proposed change
Rear Setback:	10-feet	No proposed change	No proposed change
Rear Setback:	5-feet	No proposed change	No proposed change
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE	
NORTH:	School;RM-1-1	School	
SOUTH:	Commercial;CN-1-2	Commercial	
EAST:	Residential;RM-1-1	Multi-Family Residential	
WEST:	Residential;RM-3-7	Multi-Family Residential	
DEVIATIONS OR VARIANCES REQUESTED:	None.		
COMMUNITY PLANNING GROUP RECOMMENDATION:	This project was presented to the Pacific Beach Community Planning Group on June 24, 2015 and was approved unanimously.		

**PLANNING COMMISSION
RESOLUTION NO. PC-15-089
CONDITIONAL USE PERMIT NO. 1504634
VERIZON WIRELESS CROWN POINT PTS NO. 410377
DRAFT**

WHEREAS, **AVALON BAY APARTMENT COMMUNITIES INC.**, Owner, and **VERIZON WIRELESS**, Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) to modify an existing Wireless Communication Facility (WCF). The WCF will result in nine (9) antennas, five (5) Raycaps, and thirteen (13) Remote Radio Units (RRUs) concealed inside three (3) screen boxes behind Fiberglass Reinforced Panels (FRP), painted and textured to match the existing apartment building. The equipment associated with this project will continue to operate inside the equipment room, on the second floor as described in and by reference to the approved Exhibits "A," on file in Development Services Department, and corresponding conditions of approval for the associated Conditional Use Permit No. 1504634;

WHEREAS, the project site is located at 3833 Ingraham Street in the RM-3-7 zone of the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as Lot 1 of Crown Point Country Club Condominiums, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 10664, filed in the Office of the County Recorder of San Diego County, June 22, 1983;

WHEREAS, on July 23, 2015, the PLANNING COMMISSION of the City of San Diego considered Conditional Use Permit No. 1504634 pursuant to the Land Development Code of the City of San Diego;

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 July 23, 2015.

FINDINGS:

Conditional Use Permit Approval – Section 126.0305

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

The City of San Diego General Plan recommends that all WCFs minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The proposed modification includes the removal of twelve (12) panel antennas from the rooftop stairwell and the installation of nine (9) new panel antennas concealed inside three (3) screen boxes on the side of the apartment building. Each screen box is designed using Fiberglass Reinforced Panels (FRP), painted and textured to match the existing apartment building. As part of the Long Term Evolution (LTE) upgrades, thirteen (13) Remote Radio Units (RRUs) will also be concealed inside the three FRP screen boxes. These are separate components that must be connected to the antennas within close proximity to enhance the stability of the LTE

network. The screen boxes will be vented with small openings to cool down these components. The FRP materials will also be designed to replicate the building's stucco appearance while allowing the antennas to operate without any potential interference. The associated equipment will continue to operate inside the existing equipment room on the second floor.

The visual impacts as a result of this modification would be improved by concealing the antennas behind three (3) new screen boxes on the side of the apartment building. As illustrated on the photosimulations, the design of the FRP screens will replicate the building material to avoid an unsightly transition. The FRP screens will be located on the corner of the apartment building and in between the vertical columns to ensure consistency with the existing architecture and to minimize the visual impact. To comply with the unobtrusive structure requirement, the equipment associated with this project will continue to operate inside the equipment room on the second floor. As designed, the proposed WCF modification is consistent with the General Plan's requirement, meeting both the purpose and intent for wireless facility designs.

The Pacific Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code (LDC), wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. Therefore, the proposed development would not adversely affect the Pacific Community Plan or the City of San Diego General Plan.

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

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 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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Verizon Wireless submitted an Electro Magnetic Emission (EME) Analysis, which concluded that the project complies with FCC RF Standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

The proposed facility has been sited and designed in accordance with the City of San Diego Wireless Communication Regulations (Section 141.0420) and the RM-3-7 zone. The modification would result in a project that complies with Section 141.0420 which requires all WCFs to be designed to utilize the smallest, least visually intrusive antennas, components and other necessary equipment. Also, the regulation requires the applicant to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration.

Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

This has been accomplished with the current design by concealing the nine new replacement antennas inside the FRP screen boxes. Each screen box contains Fiberglass Reinforced Panels (FRP), painted and textured to match the existing apartment building. As part of the Long Term Evolution (LTE) upgrades, thirteen (13) Remote Radio Units (RRUs) will also be concealed inside the three FRP screen boxes. These are separate components that must be connected to the antennas within close proximity to enhance the stability of the LTE network. The screen boxes will be vented with small openings to cool down these components. The FRP materials will also be designed to replicate the building's stucco appearance while allowing the antennas to operate without any potential interference. The associated equipment will continue to operate inside the existing equipment room on the second floor.

The proposed WCF integrates accordingly with the existing apartment building appearance by maintaining and continuing the existing texture, paint and trim. This will allow the FRP box to integrate into the apartment building design while reducing any visible transition between FRP and the existing building material. Furthermore, the siting solution to place the FRP screens in between the existing columns for the beta sector and on the corner of the building for the alpha and gamma sectors helps maintain and preserve the apartment appearance to avoid significant visual impacts. As a result, the proposed modification complies with the regulations of the Municipal Code.

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

Pursuant to Council Policy 600-43, the applicant is required to demonstrate that sites within Preference 1, 2 and 3 Locations were explored in good faith and found unacceptable. The technical analysis identified this location (3833 Ingraham Street) as the only acceptable candidate which is otherwise surrounded with multi-family residential uses. The only non-residential use identified within the search ring was the commercial uses to the south of Ingraham Street. These identified commercial properties did not, "provide a suitable opportunity to meet the wireless design guidelines for the equipment footprint..." and instead, Verizon focused on re-designing their existing facility to comply with the current regulations.

The modification would also improve the existing fourth generation of mobile technology (also known as 4G) to the surrounding area. The 4G network is necessary to accommodate the sharp rise in cell phone usage and this technology will result in a more efficient use of spectrum, better signal coverage and more capacity. The site will also continue to provide the surrounding community with 4G options and will meet the Federal Communication Commission's purpose and intent with maintaining and deploying broadband connections in a timely manner. Therefore, the proposed WCF use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1504634 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1504634, a copy of which is attached hereto and made a part hereof.

Simon Tse – Development Project Manager
Development Services

Adopted on: July 23, 2015
Internal Order No. 24005612

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

WHEN RECORDED MAIL TO

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005612

CONDITIONAL USE PERMIT NO. 1504634
VERIZON WIRELESS CROWN POINT PTS NO. 410377
PLANNING COMMISSION
DRAFT

This Conditional Use Permit No. 1504634 is granted by the Planning Commission of the City of San Diego to **AVALON BAY APARTMENT COMMUNITIES, INC.**, Owner and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 131.0401, and 141.0420. The site is located at 3833 Ingraham Street in the RM-3-7 zone of the Pacific Beach Community Plan. The project site is legally described as Lot 1 of Crown Point Country Club Condominiums, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 10664, filed in the Office of the County Recorder of San Diego County, June 22, 1983.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a modification to an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 23, 2015, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) for nine (9) antennas, five (5) Raycaps, and thirteen (13) Remote Radio Units (RRUs) concealed inside three (3) screen boxes behind Fiberglass Reinforced Panels (FRP), painted and textured to match the existing apartment building. The equipment associated with this project is located inside an equipment room on the second floor as illustrated in the approved 'Exhibit A' dated July 23, 2015; and
- b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and

private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

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 **August 6, 2018**.
2. This approval and corresponding use of this site shall **expire on August 6, 2025**. Upon expiration of this approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval 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.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to,

settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

13. The project includes a maximum of nine (9) antennas with the following dimensions: 72.6" by 11.9" by 7.1".
14. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
15. Photosimulations for the WCF shall be printed (not stapled) on the construction plans.
16. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
17. Antennas shall not exceed the height of any proposed screen walls.
18. 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/adjacent building surfaces.
19. 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, in which case, the removal and the restoration of this site to its original condition shall be required.
20. 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.
21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- 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.
- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the

approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- 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 July 23, 2015 and Resolution No. TBD.

Conditional Use Permit No. 1504634
July 23, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.

AVALON BAY APARTMENT COMMUNITIES, INC.
Owner

By _____
NAME
TITLE

VERIZON WIRELESS
Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: May 26, 2015

TO: City of San Diego Planning Commission

FROM: Jeffrey Szymanski, Senior Planner, Environmental Analysis Section,
Development Services Department

SUBJECT: Verizon Wireless Crown Point, Project No. 410377

JS.

The Development Services Department has completed an evaluation for the Verizon Wireless Crown Point project. It is the determination of the Development Services Department that the project is consistent with the previously certified Negative Declaration (ND) No. 19166.

Taking into consideration the analysis conducted by Development Services Department along with the review of the previously certified environmental document, it was concluded that Verizon Wireless Crown Point would not result in a substantially changed project and would not result in new impacts or changed circumstances that would require a new environmental document.

Section 15162 of the California Environmental Quality Act Guidelines states that when an EIR has been certified or a Negative Declaration adopted for a project, no subsequent or supplemental EIR or Negative Declaration shall be prepared for that project unless one or more of the following events occur:

1. Substantial changes are proposed to the project
2. Substantial changes occur with respect to circumstances under which the project is being undertaken
3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, becomes available.

Therefore, because none of the three above criteria have occurred, Development Services Department did not find the need to prepare a subsequent or supplemental environmental document for the Verizon Wireless Crown Point project. All project issues have been adequately addressed pursuant to the California Environmental Quality Act for the project.

Jeffrey Szymanski
Senior Planner

JS/js

Jeffrey Rome |
ASSOCIATES
architecture | telecommunications
131 Innovation Drive, Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR

verizon wireless
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____
ZONING _____
CONSTRUCTION _____
SITE ACQUISITION _____
OWNER APPROVAL _____

SITE NAME

CROWN POINT (AWS/PCS)

3833 INGRAHAM STREET
SAN DIEGO, CALIFORNIA 92109

DRAWING DATES

02/26/14 100% ZD'S (P2)
06/13/14 LANDLORD COMMENTS (P3)
10/14/14 CLIENT REVISION (P4)
10/23/14 RF COMMENTS (P5)
11/03/14 CLIENT COMMENTS (P6)
03/23/15 CITY COMMENTS (P7)
04/02/15 CLIENT COMMENTS (P8)

SHEET TITLE

TITLE SHEET

T-1

verizon wireless

CROWN POINT (AWS/PCS)

3833 INGRAHAM STREET

SAN DIEGO, CALIFORNIA 92109

SPECIAL INSPECTIONS

- | | |
|---|---|
| 1 CONCRETE | 13.1 VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT |
| 2 BOLTS INSTALLED IN CONCRETE | 13.2 VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA |
| 3 CONCRETE MOMENT-RESISTING SPACE FRAME | 13.3 PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES |
| 4 REINFORCING STEEL AND PRESTRESSING STEEL | 13.4 PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE |
| 5.1 ALL STRUCTURAL WELDING | 14 SMOKE CONTROL SYSTEM |
| 5.2 WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME | 15 SPECIAL CASES (DESCRIBE) |
| 5.3 WELDING REINFORCING STEEL | 16 OFF-SITE FABRICATION OF BUILDING COMPONENTS |
| 6 HIGH-STRENGTH BOLTING | 17 OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER |
| 7 STRUCTURAL MASONRY | |
| 8 REINFORCED GYPSUM CONCRETE | |
| 9 INSULATING CONCRETE FILL | |
| 10 SPRAY-APPLIED FIREPROOFING | |
| 11 DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS) | |
| 12 SHOTCRETE | |

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.

CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

PLANCOM, INC.
302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029
PHONE: (760) 420-4833
CONTACT: JILL CLEVELAND

ARCHITECT:

JEFFREY ROME & ASSOCIATES
131 INNOVATION DRIVE
SUITE: 100
IRVINE, CALIFORNIA 92617
PHONE: (949) 760-3929
FAX: (949) 760-3931
CONTACT: JEFFREY ROME

DEVELOPMENT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

LAND OWNER: AVALON BAY APARTMENT COMMUNITIES INC.
2900 EISENHOWER AVE #300
ALEXANDRIA, VIRGINIA 22314

EXISTING USE: COMMERCIAL UNMANNED WIRELESS FACILITY
PROPOSED USE: COMMERCIAL UNMANNED WIRELESS FACILITY

OTHER ON-SITE TELECOM FACILITIES: NO

ASSESSORS PARCEL NUMBER: 424-471-13-00

EXISTING ZONING: RM-3-7

PROPOSED PROJECT AREA: 339 SQ.FT. (EQUIPMENT ROOM)

EXISTING TYPE OF CONSTRUCTION: TYPE V-N

PROPOSED TYPE OF CONSTRUCTION: TYPE V-N

EXISTING OCCUPANCY: UNMANNED TELECOMMUNICATION FACILITY
PROPOSED OCCUPANCY: UNMANNED TELECOMMUNICATION FACILITY

JURISDICTION: CITY OF SAN DIEGO

SHEET INDEX

T-1 TITLE SHEET
A-1 SITE PLAN
A-2 ELEVATIONS
A-2.1 ELEVATIONS
A-3 ANTENNA PLAN
A-4 DETAILS

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA FIRE CODE, 2013 EDITION
CALIFORNIA BUILDING CODE, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA GREEN BUILDING 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, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

NOTES

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

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

LEGAL DESCRIPTION

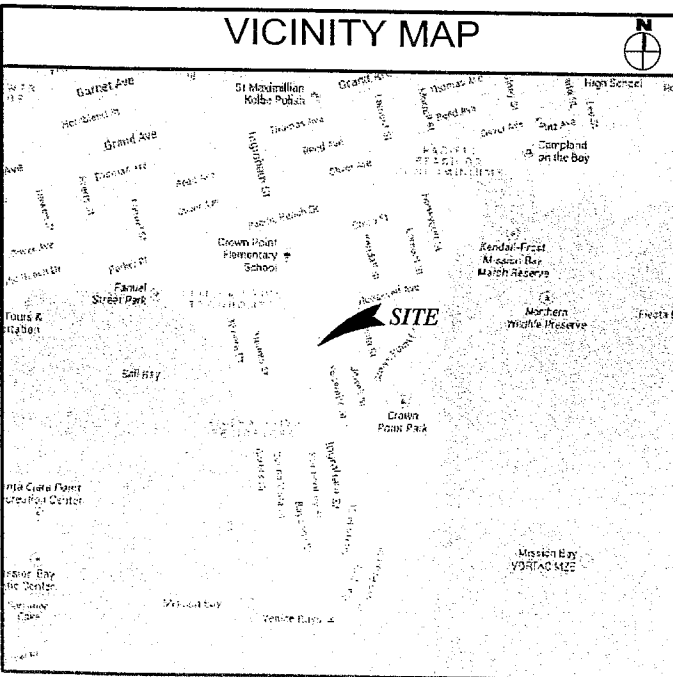
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBES AS FOLLOWS:
LOT 1 OF CROWN POINT COUNTRY CLUB CONDOMINIUMS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10664, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 22, 1983.

PROJECT DESCRIPTION

VERIZON WIRELESS PROPOSES TO MODIFY AN UNOCCUPIED TELECOMMUNICATIONS FACILITY. ZONING RENEWAL FOR VERIZON WIRELESS TELECOMMUNICATIONS FACILITY AT 3833 INGRAHAM STREET, SAN DIEGO CALIFORNIA 92109 TO CUP NO. 130671 THAT INCLUDES:

- REMOVE (E) (8) VZW ANTENNAS AND (E) FRP BOXES MOUNTED ON PENTHOUSE.
- INSTALL (N) (9) VZW ANTENNAS TO FACE OF BUILDING BEHIND (N) FRP BOXES.
- INSTALL (N) (3) RAYCAPS NEAR ANTENNAS.
- INSTALL (N) (2) RAYCAPS IN (E) EQUIPMENT ROOM.
- INSTALL (N) (13) RRU'S.
- REMOVE (E) COAX CABLE TRAY.
- INSTALL (N) COAX CABLE TRAY.
- INSTALL (N) (2) CABLE HOODS.

TOTAL'S AT THE END OF THIS MODIFICATION:
(9) VZW ANTENNAS
(5) VZW RAYCAPS
(13) VZW RRU'S



SITE PLAN KEYNOTES

- 1 (E) VZW ANTENNAS TO BE REMOVED FROM (E) PENTHOUSE; SEE SHEET A-3.
- 1A (N) LOCATION OF (N) VZW ANTENNAS INSIDE (N) FRP BOX MOUNTED ON (E) BUILDING; SEE SHEET A-3.
- 2 (E) PROPERTY LINE.
- 3 (E) SIDEWALK.
- 4 (E) VZW EQUIPMENT ROOM ON SECOND FLOOR.
- 5 (E) BUILDING.
- 6 (E) PARKING LOT.
- 7 (E) TREE, TYP.
- 8 (E) VZW CABLE HOOD.
- 8A (E) VZW CABLE TRAY TO BE REMOVED.
- 8B (N) VZW CABLE TRAY.
- 9 (E) LIVE TREE MAY BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC. TREES SHALL NOT BE TOPPED OR SUBSTANTIALLY ALTERED FROM THEIR CURRENT SHAPE AND SIZE.

STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS01D875 ([HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML](http://www.swrcb.ca.gov/rwqcb9/PROGRAMS/SD_STORMWATER.HTML)) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE ([HTTP://CLERKDDC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43](http://CLERKDDC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43))

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.

2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.

3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.

4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

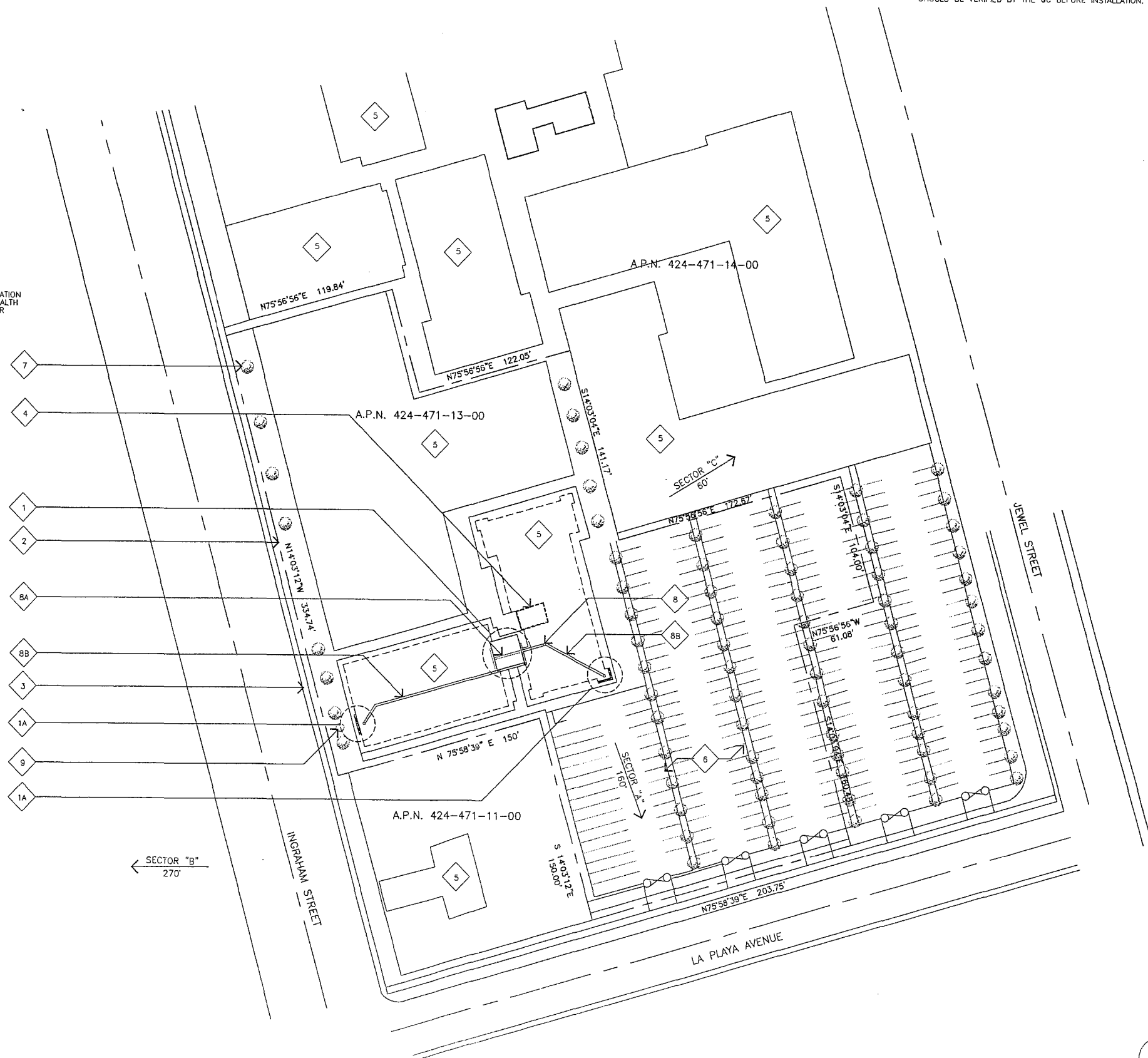
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

NOTE:

1. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
2. THIS IS A MODIFICATION OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTE:

1. INTEGRATE ALL (N) INSTALLATIONS WITH (E) EQUIPMENT.
2. THE LOCATION OF THE (E) EQUIPMENT AVAILABILITY AND SPACE SHOULD BE VERIFIED BY THE GC BEFORE INSTALLATION.



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PROPRIETARY INFORMATION

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PREPARED FOR



15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

CROWN POINT (AWS/PCS)

3833 INGRAM STREET
SAN DIEGO, CALIFORNIA 92109

DRAWING DATES

02/26/14	100% 20'S (P2)
06/13/14	LANDLORD COMMENTS (P3)
10/14/14	CLIENT REVISION (P4)
10/23/14	RF COMMENTS (P5)
11/03/14	CLIENT COMMENTS (P6)
03/23/15	CITY COMMENTS (P7)
04/02/15	CLIENT COMMENTS (P8)

SHEET TITLE

SITE PLAN

A-1

SITE PLAN

SCALE:

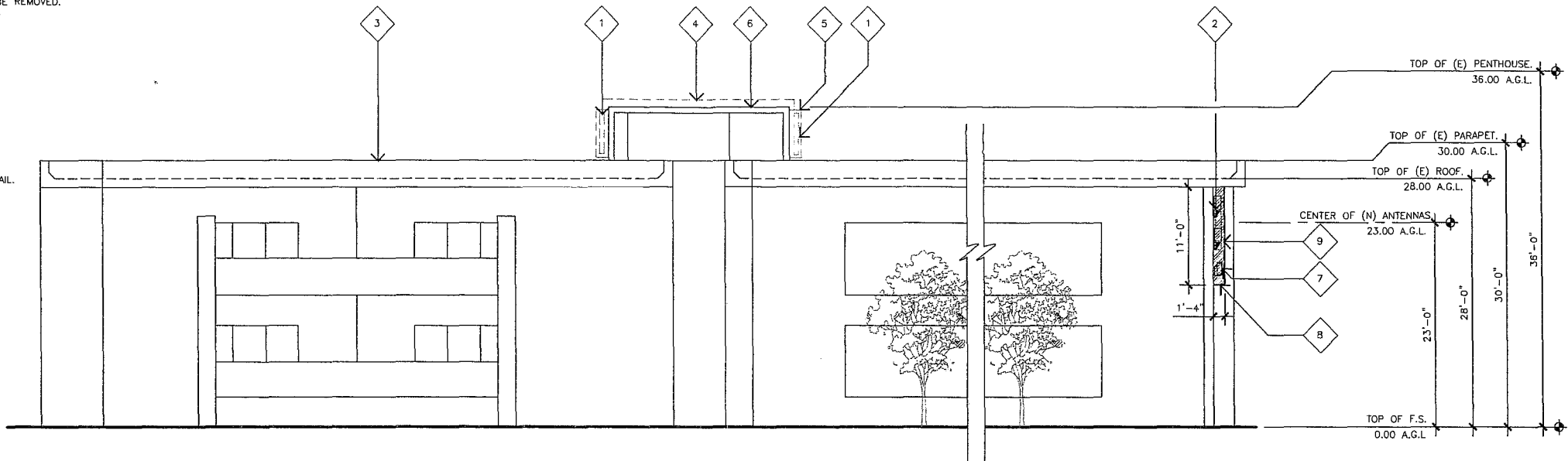
1"=500'

0 125' 250' 500'

1

ELEVATION KEYNOTES

- (E) VZW ANTENNAS MOUNTED ON (E) PENTHOUSE TO BE REMOVED.
- (N) VZW ANTENNAS MOUNTED INSIDE (N) FRP BOX ON (E) BUILDING, PROVIDE LOUVERS AT BOTTOM AND SIDES.
- (E) BUILDING.
- (E) VZW CABLE TRAY ON TOP OF (E) PENTHOUSE ROOF TO BE REMOVED. PATCH AND REPAIR WALLS AND ROOF TO ORIGINAL CONDITION.
- (E) VZW FRP SCREEN BOX TO BE REMOVED. PATCH AND REPAIR WALL TO ORIGINAL CONDITION.
- (E) PENTHOUSE ROOF.
- (N) VZW RRU'S MOUNTED ON (N) UNISTRUT.
- (N) VZW FRP BOX WITH LOUVERS AT BOTTOM AND SIDES, FOR VENTILATION PURPOSES.
- (N) VZW FRP SCREEN TO INCLUDE (E) BUILDING FACADE DETAIL.



NOTE:

- (N) ANTENNAS, (N) SURGE SUPPRESSOR, AND (N) RRU'S PAINTED TO MATCH (E) FRP BOX.

ATTACHMENT 8

Jeffrey Rome | ASSOCIATES

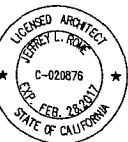
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APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

CROWN POINT (AWS/PCS)

3833 INGRAHAM STREET
SAN DIEGO, CALIFORNIA 92109

DRAWING DATES

02/26/14 100% 20'S (P2)
06/13/14 LANDLORD COMMENTS (P3)
10/14/14 CLIENT REVISION (P4)
10/23/14 RF COMMENTS (P5)
11/03/14 CLIENT COMMENTS (P6)
03/23/15 CITY COMMENTS (P7)
04/02/15 CLIENT COMMENTS (P8)

SHEET TITLE

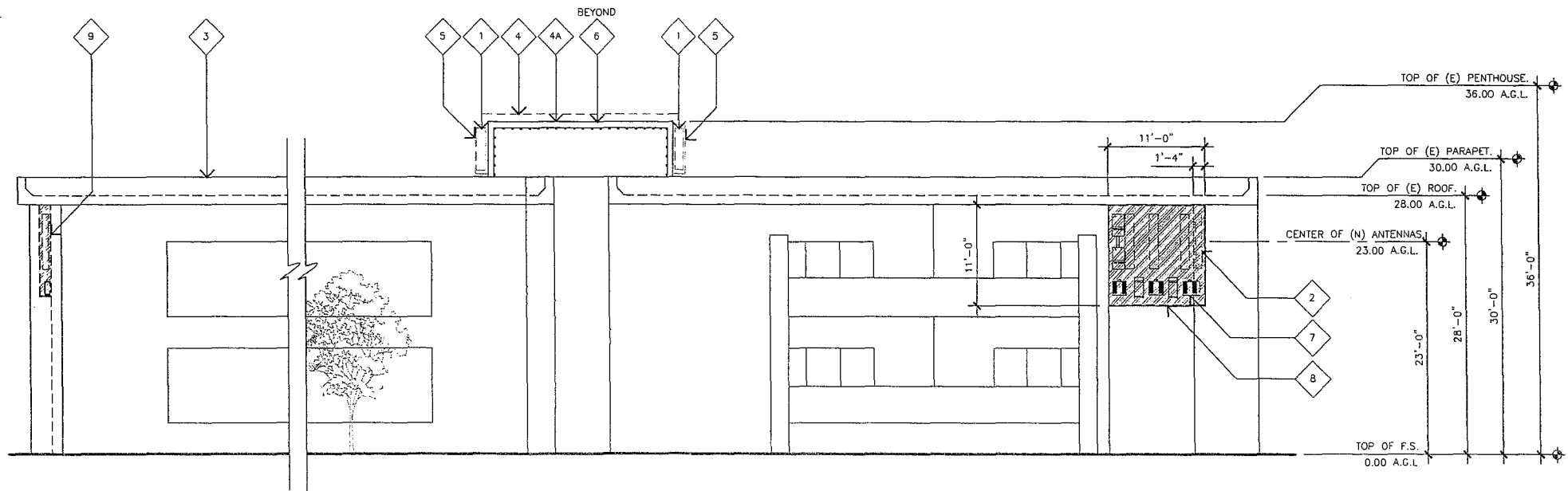
ELEVATIONS

A-2

NORTH ELEVATION

ELEVATION KEYNOTES

- (E) VZW ANTENNAS MOUNTED ON (E) PENTHOUSE TO BE REMOVED.
- (N) VZW ANTENNAS MOUNTED INSIDE (N) FRP BOX ON (E) BUILDING, PROVIDE LOUVERS AT BOTTOM AND SIDES.
- (E) BUILDING.
- (E) VZW CABLE TRAY ON TOP OF (E) PENTHOUSE ROOF TO BE REMOVED. PATCH AND REPAIR WALLS AND ROOF TO ORIGINAL CONDITION.
- (N) VZW CABLE TRAY MOUNTED TO THE SIDE OF THE (E) PENTHOUSE.
- (E) VZW FRP SCREEN BOX TO BE REMOVED. PATCH AND REPAIR WALL TO ORIGINAL CONDITION.
- (E) PENTHOUSE ROOF.
- (N) VZW RRU'S MOUNTED ON (N) UNISTRUT.
- (N) VZW FRP BOX WITH LOUVERS AT BOTTOM AND SIDES, FOR VENTILATION PURPOSES.
- (N) VZW FRP SCREEN TO INCLUDE (E) BUILDING FACADE DETAIL.



NOTE:

- (N) ANTENNAS, (N) SURGE SUPPRESSOR, AND (N) RRU'S PAINTED TO MATCH (E) FRP BOX.

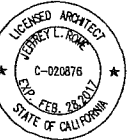
SOUTH ELEVATION



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15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618



APPROVALS
R.F. _____
ZONING _____
CONSTRUCTION _____
SITE ACQUISITION _____
OWNER APPROVAL _____

SITE NAME
CROWN POINT (AWS/PCS)
3833 INGRAHAM STREET
SAN DIEGO, CALIFORNIA 92109

DRAWING DATES
02/26/14 100% ZD'S (P2)
06/13/14 LANDLORD COMMENTS (P3)
10/14/14 CLIENT REVISION (P4)
10/23/14 RF COMMENTS (P5)
11/03/14 CLIENT COMMENTS (P6)
03/23/15 CITY COMMENTS (P7)
04/02/15 CLIENT COMMENTS (P8)

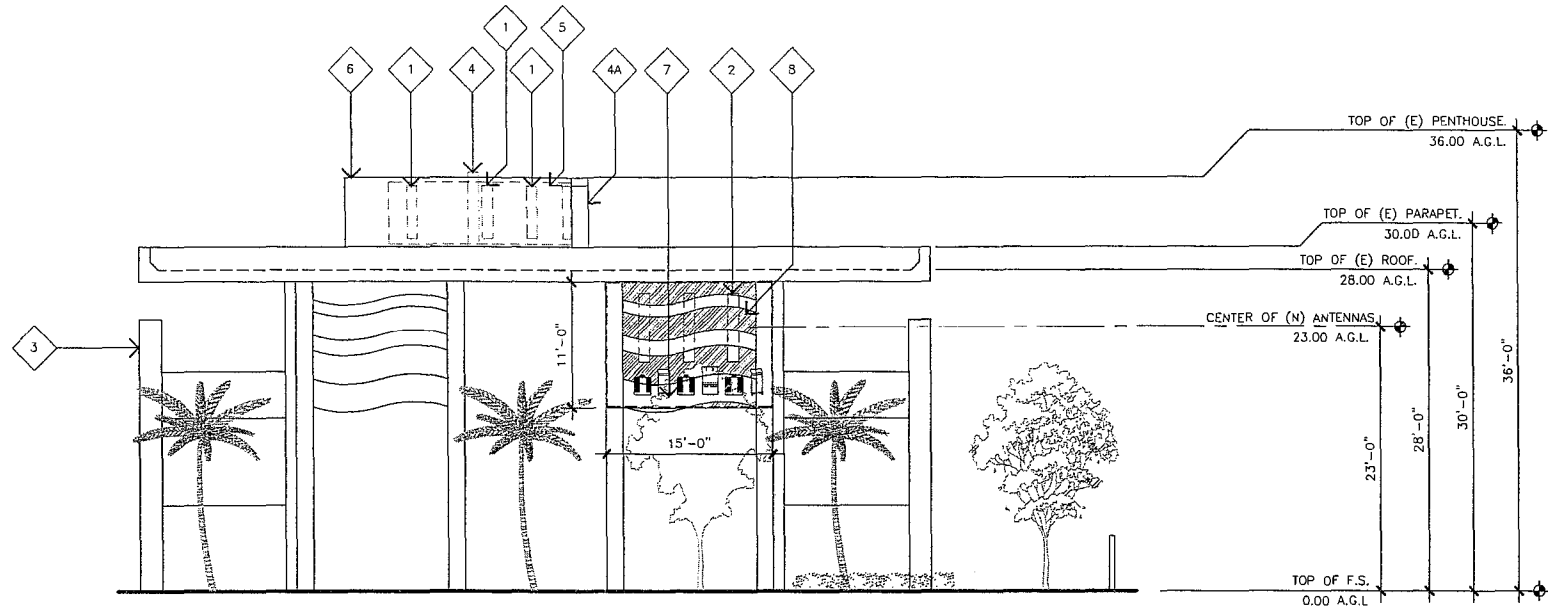
SHEET TITLE
ELEVATIONS

A-2.1

ELEVATION KEYNOTES

- 1 (E) VZW ANTENNAS MOUNTED ON (E) PENTHOUSE TO BE REMOVED.
- 2 (N) VZW ANTENNAS MOUNTED INSIDE (N) FRP BOX ON (E) BUILDING, PROVIDE LOUVERS AT BOTTOM AND SIDES.
- 3 (E) BUILDING.
- 4 (E) VZW CABLE TRAY ON TOP OF (E) PENTHOUSE ROOF TO BE REMOVED. PATCH AND REPAIR WALLS AND ROOF TO ORIGINAL CONDITION.
- 4A (N) VZW CABLE TRAY MOUNTED TO THE SIDE OF THE (E) PENTHOUSE.
- 5 (E) VZW FRP SCREEN BOX TO BE REMOVED. PATCH AND REPAIR WALL TO ORIGINAL CONDITION.
- 6 (E) PENTHOUSE ROOF.
- 7 (E) LIVE TREE MAY BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC. TREES SHALL NOT BE TOPPED OR SUBSTANTIALLY ALTERED FROM THEIR CURRENT SHAPE AND SIZE.
- 8 (N) VZW FRP SCREEN TO INCLUDE (E) BUILDING FACADE DETAIL.

NOTE:
1. (N) ANTENNAS, (N) SURGE SUPPRESSOR, AND (N) RRU'S PAINTED TO MATCH (E) FRP BOX.



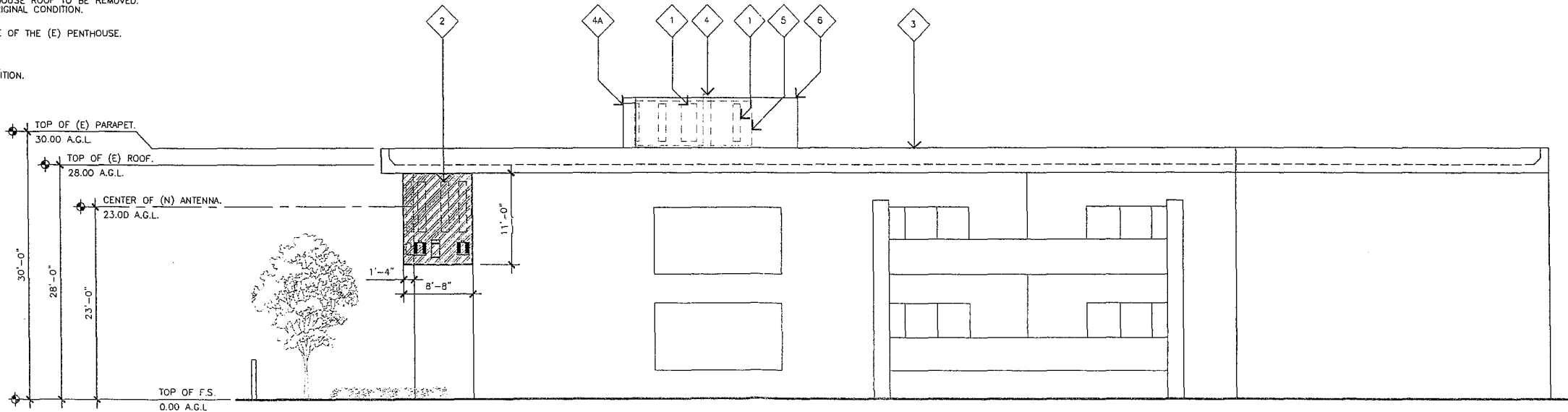
WEST ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' 2

ELEVATION KEYNOTES

- 1 (E) VZW ANTENNAS MOUNTED ON (E) PENTHOUSE TO BE REMOVED.
- 2 (N) VZW ANTENNAS MOUNTED INSIDE (N) FRP BOX ON (E) BUILDING, PROVIDE LOUVERS AT BOTTOM AND SIDES.
- 3 (E) BUILDING.
- 4 (E) VZW CABLE TRAY ON TOP OF (E) PENTHOUSE ROOF TO BE REMOVED. PATCH AND REPAIR WALLS AND ROOF TO ORIGINAL CONDITION.
- 4A (N) VZW CABLE TRAY MOUNTED TO THE SIDE OF THE (E) PENTHOUSE.
- 5 (E) VZW FRP SCREEN BOX TO BE REMOVED. PATCH AND REPAIR WALL TO ORIGINAL CONDITION.
- 6 (E) PENTHOUSE ROOF.

NOTE:
1. (N) ANTENNAS, (N) SURGE SUPPRESSOR, AND (N) RRU'S PAINTED TO MATCH (E) FRP BOX.



EAST ELEVATION

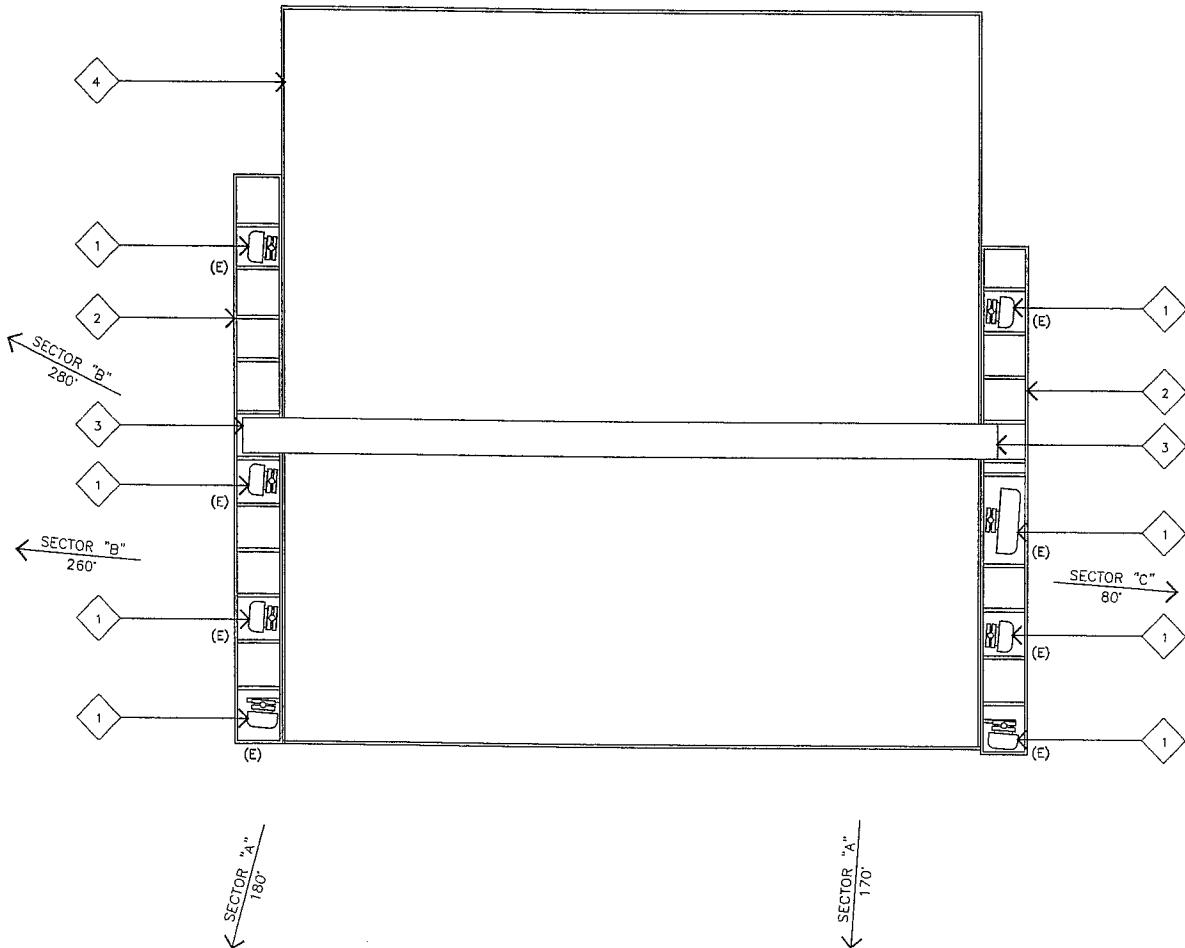
SCALE: 1/8"=1'-0" 0 4' 8' 1

ANTENNA PLAN KEYNOTES

- 1 (E) VZW ANTENNAS MOUNTED ON (E) PENTHOUSE ROOF TO BE REMOVED.
- 2 (E) VZW FRP SCREEN BOX TO BE REMOVED. PAINT AND REPAIR WALL TO ORIGINAL CONDITION.
- 3 (E) VZW CABLE TRAY ON (E) PENTHOUSE ROOF TO BE REMOVED. PAINT AND REPAIR WALL AND ROOF TO ORIGINAL CONDITION.
- 4 (E) PENTHOUSE ROOF.

LEGEND

(E) EXISTING



(E) ANTENNA PLAN ON (E) PENTHOUSE ROOF

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

0 1' 2' 3'

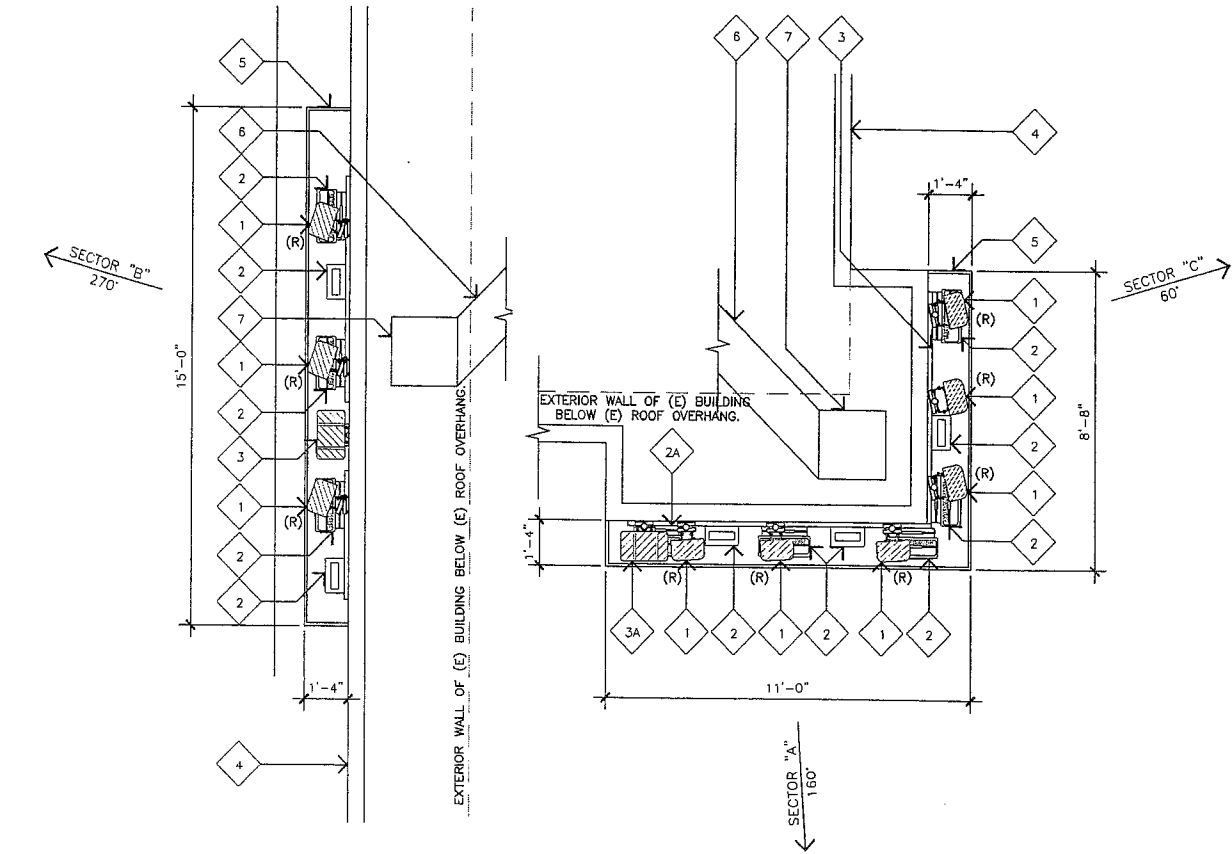
2

ANTENNA PLAN KEYNOTES

- 1 (N) VZW ANTENNAS MOUNTED INSIDE (N) FRP BOX ON (E) BUILDING (9 TOTAL).
- 2 (N) VZW RRU'S MOUNTED ON UNISTRUT (16" MIN. BELOW ANTENNA) INSIDE (N) FRP BOX (12 TOTAL).
- 2A (N) VZW RRU MOUNTED ON UNISTRUT (16" MIN. BELOW RAYCAP) INSIDE (N) FRP BOX (1 TOTAL).
- 3 (N) VZW RAYCAP MOUNTED ON (N) UNISTRUT INSIDE (N) FRP BOX (1 TOTAL).
- 3A (N) (2) STACKED VZW RAYCAPS (12" MIN. VERTICAL CLEARANCE) MOUNTED ON (N) UNISTRUT INSIDE (N) FRP BOX (2 TOTAL).
- 4 (E) BUILDING.
- 5 (N) VZW FRP SCREEN BOX. PROVIDE LOUVERS AT BOTTOM AND SIDES (2 TOTAL).
- 6 (N) VZW CABLE TRAY.
- 7 (N) VZW CABLE HOOD (2 TOTAL).

LEGEND

(R) REPLACE



(N) ANTENNA PLAN

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

0 1' 2' 3'

1

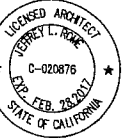
ATTACHMENT 8

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15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618



APPROVALS

R.F. _____
ZONING _____
CONSTRUCTION _____
SITE ACQUISITION _____
OWNER APPROVAL _____

SITE NAME

CROWN POINT (AWS/PCS)

3833 INGRAHAM STREET
SAN DIEGO, CALIFORNIA 92109

DRAWING DATES

02/26/14 100% 2D'S (P2)
06/13/14 LANDLORD COMMENTS (P3)
10/14/14 CLIENT REVISION (P4)
10/23/14 RF COMMENTS (P5)
11/03/14 CLIENT COMMENTS (P6)
03/23/15 CITY COMMENTS (P7)
04/02/15 CLIENT COMMENTS (P8)

SHEET TITLE

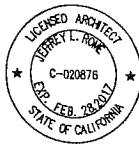
ANTENNA PLAN

A-3

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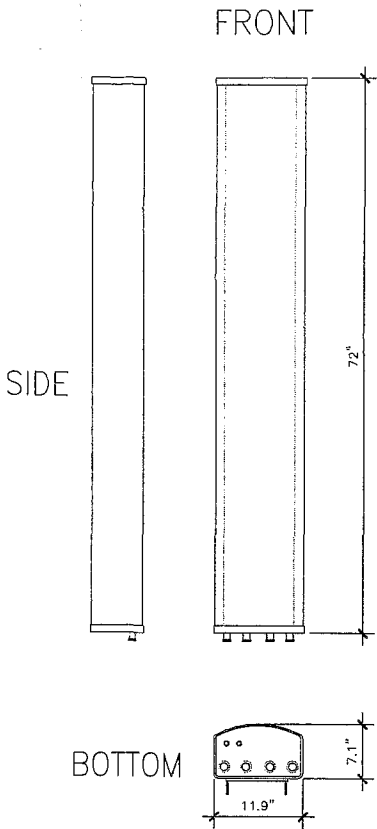
APPROVALS
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SAN DIEGO, CALIFORNIA 92109

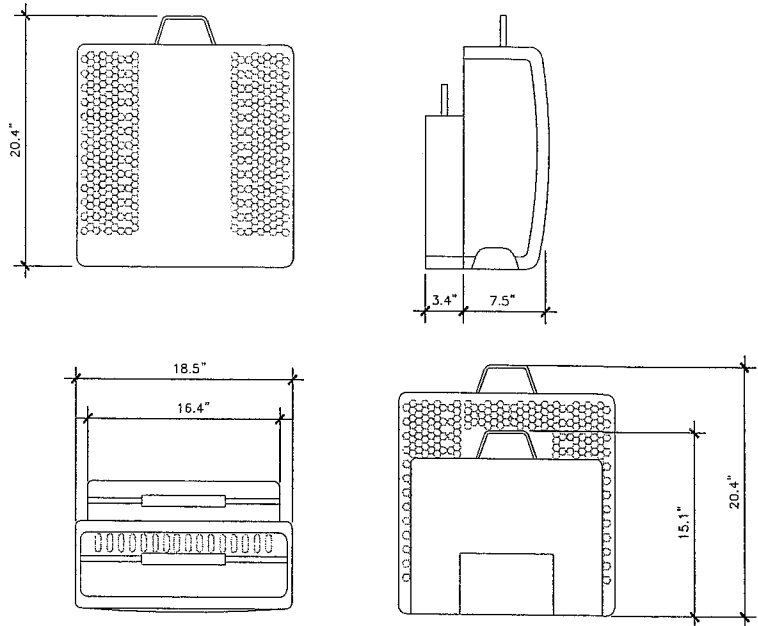
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11/03/14 CLIENT COMMENTS (P6)
03/23/15 CITY COMMENTS (P7)
04/02/15 CLIENT COMMENTS (P8)

SHEET TITLE
DETAILS

ANTENNA MATERIAL: GRP
ANTENNA COLOR: LIGHT GREY
DIMENSIONS, HxWxD: (72"x11.9"x7.1")
WEIGHT: 40.6 lbs
WIND LOAD: 617.7 N @ 150 km/h
138.9 lbf @ 150 km/h



COLOR: GRAY
DIMENSIONS, HxWxD: 20.4"x18.5"x7.5"
15.1"x16.4"x3.4"
WEIGHT: 58.0 LBS.
22.0 LBS.



NOT USED

SCALE:
NONE

6

(N) ANTENNA SPECIFICATIONS

SCALE:
NONE

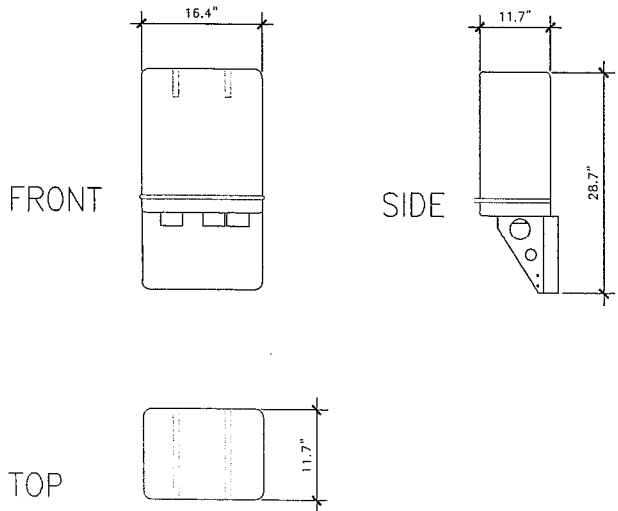
4

RRU SPECIFICATIONS

SCALE:
NONE

2

COLOR: GRAY
DIMENSIONS, HxWxD: 28.7"x16.4"x11.7"
WEIGHT: 32.0 lbs



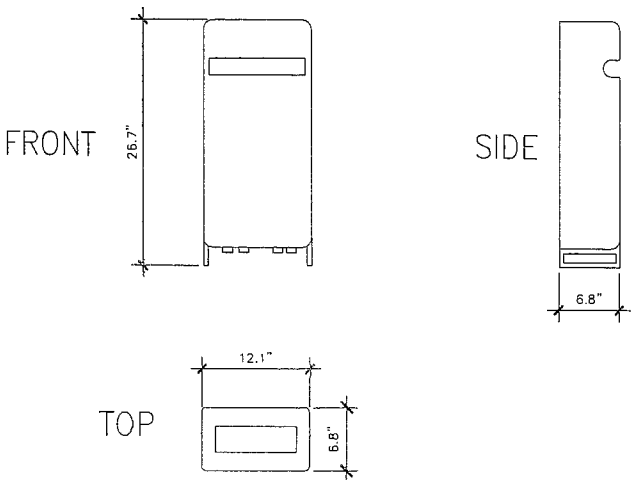
RAYCAP SPECIFICATIONS

SCALE:
NONE

5

RRU SPECIFICATIONS

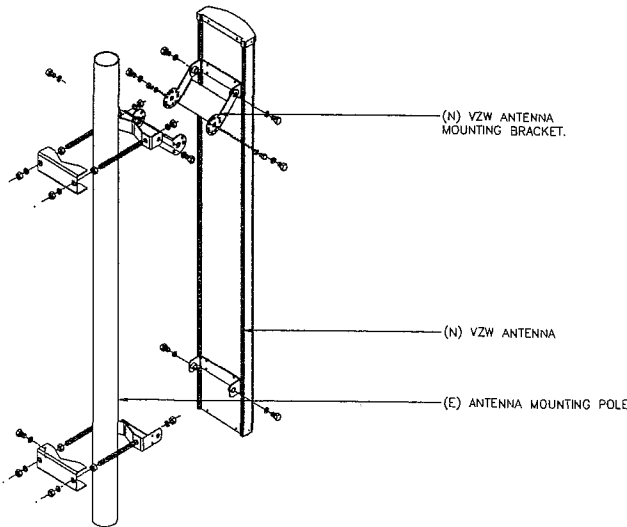
COLOR: GRAY
DIMENSIONS, HxWxD: 26.7"x12.1"x6.8"
WEIGHT: 50.8 LBS.



SCALE:
NONE

3

ANTENNA MOUNTING



NOTES:
1. SEE ANTENNA MANUFACTURER SPECS.
FOR COMPLETE ANTENNA AND BRACKET
SPECIFICATIONS.

SCALE:
NONE

1

EXISTING



Crown Point (LTE)
3833 Ingraham Street
San Diego, CA 92109

ATTACHMENT 9



Existing relocated and proposed new antennas,
RRUs and Raycaps mounted behind proposed FRP
screen 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

3/30/2015

PROPOSED
Photosimulation of proposed telecommunications site

EXISTING



Existing relocated and proposed new antennas, RRUs and Raycaps mounted behind proposed FRP screen matching existing building

Crown Point (LTE)
3833 Ingraham Street
San Diego, CA 92109

ATTACHMENT 9



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

11/7/2014

Photosimulation of proposed telecommunications site



Existing relocated and proposed new antennas, RRUs and Raycaps mounted behind proposed FRP screen 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



PHOTOGRAPHIC STUDY

PROPOSAL TO RELOCATE AND MODIFY AN EXISTING TELECOMMUNICATIONS FACILITY

Verizon Wireless
"Crown Point"
3833 Ingraham Street
San Diego, CA 92109

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: Candace Chu, Planning Consultant
(408) 667-2791

November 7, 2014



South Elevation



West Elevation (from Ingraham Street)



East Elevation (from Jewel Street)



View South (Adjacent Building)



View west



View south



View east



View north



Aerial of Site



Aerial of Site and Surroundings

Tse, Simon

From: Brian Curry [brian.curry77@gmail.com]
Sent: Friday, June 26, 2015 6:46 PM
To: Tse, Simon; oly7@att.net
Cc: 'Jill Cleveland'
Subject: RE: PTS 410377-Verizon Wireless Crown Point @ 3833 Ingraham Street

Approved by consent.


Brian J. Curry, Chair
 Pacific Beach Planning Group
 ph: 619-517-1520
brian.curry77@gmail.com
<http://www.pbplanning.org/>

From: Tse, Simon [mailto:STse@san Diego.gov]
Sent: Thursday, June 25, 2015 8:42 AM
To: 'oly7@att.net'; 'brian.curry77@gmail.com'
Cc: 'Jill Cleveland'
Subject: RE: PTS 410377-Verizon Wireless Crown Point @ 3833 Ingraham Street

Good morning Chris/Brian – At your earliest convenience, can you please email me back and confirm that this project (410377) was presented and approved by the Pacific Beach CPG last night? Can you also provide me the votes? This would allow me to begin processing my Planning Commission report while I wait for the CPG official minutes, thank you.

ST

Simon Tse | Development Project Manager | Office: 619.687.5984 | Fax: 619.446.5499 |
 Development Services Department |
 1222 First Avenue, 5th Floor San Diego, CA 92101-4155 |
 Email - Stse@SanDiego.gov

 Now: [Pay Invoices](#) and [Deposits Online](#)

From: Jill Cleveland [mailto:jill.cleveland@plancominc.com]
Sent: Thursday, June 25, 2015 7:36 AM
To: Tse, Simon
Subject: RE: PTS 410377-Verizon Wireless Crown Point @ 3833 Ingraham Street

Good morning Simon,

We were approved on the consent agenda for this project at the Pacific Beach CPG last night. Please let me know if you need anything further. Thank you,



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 WCF - Telecom

Project Title

Project No. For City Use Only

VZW "Crown Point"

Project Address:

3883 Ingraham Street, San Diego, CA 92109

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No:

Fax No:

Phone No:

Fax No:

Signature :

Date:

Signature :

Date:

Name of Individual (type or print):

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No:

Fax No:

Phone No:

Fax No:

Signature :

Date:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
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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

<p>Corporate/Partnership Name (type or print): Bay Apartment Communities, Inc.</p> <p><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address: Ballston Tower, 671 N. Glebe Road, Suite 800</p> <p>City/State/Zip: Arlington, VA 22203</p> <p>Phone No: (703) 317-4614 Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: <i>[Signature]</i> Date: 2/11/15</p> <p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p> <p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p> <p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p>	<p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p> <p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p> <p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p>
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Irrespective
 community
 bnc.
 successor
 to

Verizon Wireless Crown Point**PROJECT CHRONOLOGY**

PTS #410377 IO #24005612

Date	Action	Description	City Review	Applicant Response
02.13.2015	First Submittal	Project Deemed Complete		
03.02.2015	Completeness Letter		17 days	
04.22.2015	Second Submittal			51 days
05.26.2015	First Assessment Letter		34 days	
6.24.2015	Community Planning Group Presentation			29 days
6.24.2015	All issues resolved			
07.23.2015	Scheduled for Planning Commission		29 days	
Total Staff Time:		Does not include City Holidays and Furlough	80 days	
Total Applicant Time:		Does not include City Holidays and Furlough		90 days
Total Project Running Time:		From Deemed Complete to PC Hearing	150 days	

<p style="text-align: center;">SITE JUSTIFICATION Verizon Wireless Crown Point</p>

PROJECT DESCRIPTION

The project proposes to continue operation of an existing wireless communication facility located at 3883 Ingraham Street, San Diego 92109. The current design consists of completely screened antennas mounted to the existing penthouse roof and equipment. We are proposing modifications that include removing (8) antennas from rooftop penthouse, patching and repairing rooftop to its original conditions and installing (9) antennas behind new FRP screen boxes on the face of the existing building painted and textured to match. Additionally, installing (3) Raycaps near antennas, (2) Raycaps in equipment room, (13) RRUs and installing coax cable trays. All antennas will be mounted inside a RF transparent screen boxes on the building exterior painted and textured to match the existing building so they are well-integrated and not visible.

The property is owned by Avalon Bay Communities, Inc. and developed with apartment buildings to the west, single family residential to the north, multi-family to the east and south.

PREFERENCE 4 LOCATION

The proposed facility is located in an area that is primarily residential, multi-family residential and thus is a Preference 4 location. Verizon is applying for a Conditional Use Permit (Process 4) because the underlying zone and use is residential and the suitable commercial development is extremely low. At Ingraham Street and La Playa Avenue, the low-profile commercial development does not have adequate height needed for wireless design requirements. Initially, we evaluated commercial zones and there were no existing buildings with suitable ground space for equipment. The existing commercial properties did not provide a suitable opportunity to meet the wireless design guidelines for equipment footprint at the time; therefore, no new alternatives were considered for this application.

It's important to keep in mind that as an existing site, the continued operation of this facility is critical to the existing network. This site was initially built as a basis for other wireless sites to provide coverage to the surrounding areas. The project site is being re-designed to bring it back into development standards by lowering the height of the antennas to comply with the Coastal Height Limitation. The project includes removing and relocating the cable tray from above the 30' height limit and minimizing visual impacts by utilizing existing architectural features.

We believe that the facility as designed is consistent with all relevant regulations and is consistent with wireless development standards.

CO-LOCATION OF FACILITIES

There is currently 1 existing carriers on site, Verizon.

ATTACHMENT 14



Legend



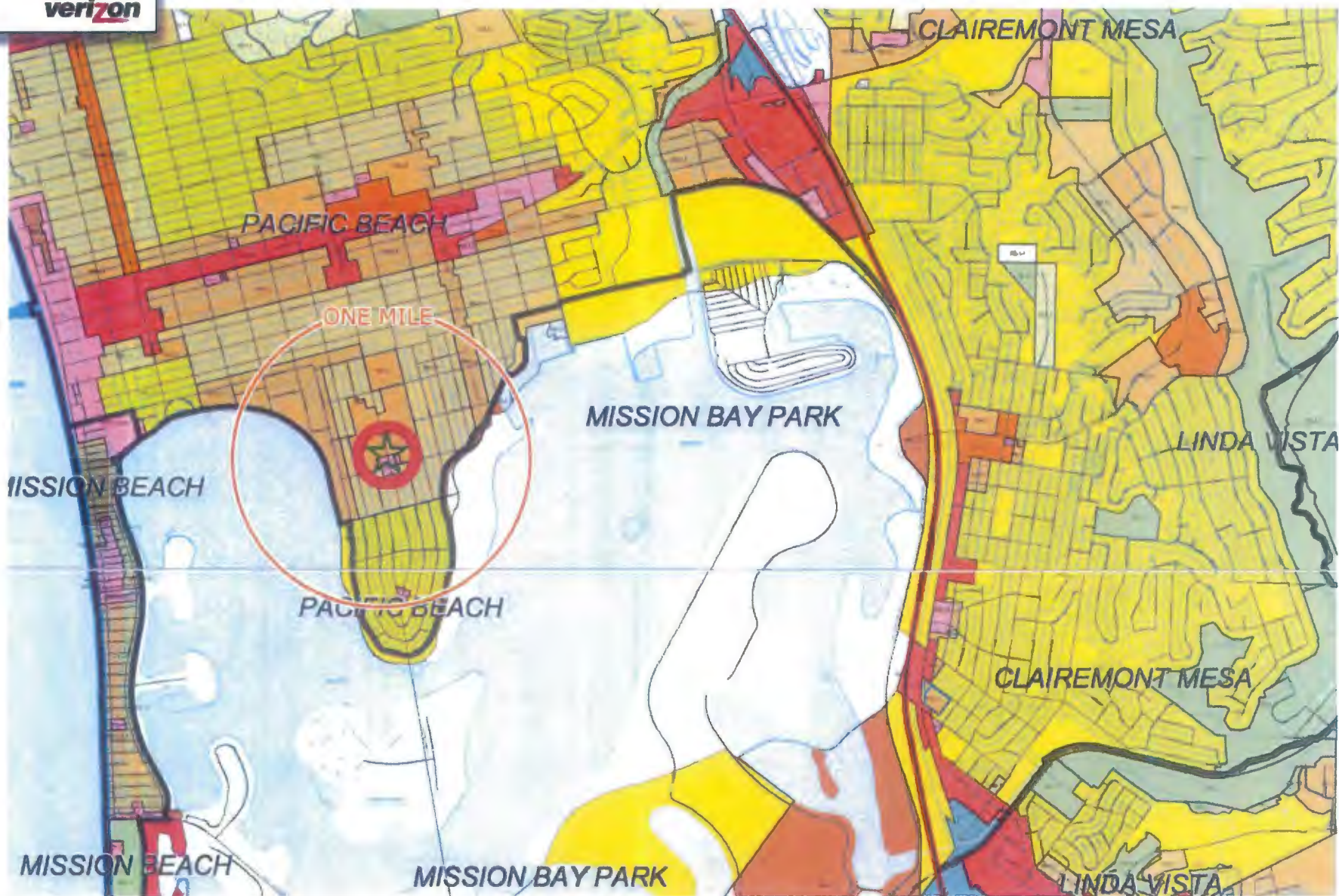
Selected Site



No existing sites
within 1 mile

Alternative Sites:

No alternative sites



Legend

San Diego Boundary
Utility Plan Areas

Perceps

Journal of

2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 26

CC-1-3

CC-4-2
CC-4-6

CC-40
CM-1-2

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CP-1-1

CSPD-C

CV-1.3

2.3.1

SP-2.1

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FD-9-1

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RG-1-7

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City of San Diego
Development Services Department

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11/18/2014

wn Point (CH) ENT 14
 3833 Ingraham St.
 San Diego, CA 92109



Coverage without site

