



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 7, 2016 REPORT NO. PC-16-039

HEARING DATE: April 14, 2016

SUBJECT: VERIZON WIRELESS DOYLE (AT COSTA VERDE EAST VILLAGE)
PROCESS FOUR DECISION

PROJECT NUMBER: [459015](#)

OWNER/APPLICANT: Costa Verde East Village LLC/Verizon Wireless

SUMMARY:

Issue: Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 8775 Costa Verde Boulevard in the RS-1-14 zone of the University Community planning area?

Staff Recommendation: **APPROVE** Conditional Use Permit No. 1643737.

Community Planning Group Recommendation: On February 9, 2016, the University Community Planning Group voted 15-0-0 to recommend approval of the Verizon Wireless Doyle project (Attachment 10).

Environmental Review: This project is not pending an appeal of the Environmental Determination. The [environmental exemption determination](#) for this project was made on February 22, 2016 and the opportunity to appeal that determination ended March 7, 2016 (Attachment 7).

Fiscal Impact Statement: All costs associated with processing this project are recovered from a deposit account maintained by the applicant.

BACKGROUND

Verizon Wireless is proposing to modify an existing WCF on a 185-foot-tall residential complex in the RS-1-14 zone of the University Community planning area by replacing 12 first generation design antennas with new state of the art equipment. The modification is located above the RS-1-14 zone height limit of 35-feet but will not exceed the permitted height allowed under the previously approved Planned Development Permit No. 10761 for the residential development. The site is surrounded by residential uses to the north, to the south and to the west and commercial uses to

the east (Attachment 8). This WCF was originally approved on August 25, 2004 under Conditional Use Permit No. 130679 for a total of twelve antennas and rooftop equipment. A standard condition to include a 10-year expiration date was also applied allowing the City to re-evaluate the project for any advancement in technology.

The antennas and the technology within this first generation design can no longer support the demand in this vicinity. The growing population within the area has impacted the capacity at this location resulting in dropped data and cellular services. The site is subsequently in need of an upgrade in response to the increase in customer demand centered on the intersection Regents Road and Nobel Drive. To resolve this issue, Verizon Wireless is proposing to update and replace the existing antennas and associated components (remote radio units, Raycaps, and hybriflex cables).

DISCUSSION

Project Description:

This WCF will consists of 12 replacement antennas concealed and integrated behind fiberglass reinforced panel screens, painted and textured to match the existing building surface (Attachment 12 and 13). The surfaces used to conceal each sector of antenna will appear as part of the original building design with seamless transition and decorative trim consistent with the architecture of the residential complex (Attachment 13). The equipment associated with this project will continue to operate on the roof on an existing equipment platform. The platform is set back away from the edge of the 185-foot-tall residential complex and behind the rooftop parapet, therefore minimizing visibility.

The project as a whole has been designed to comply with the General Plan's requirement for wireless facilities, [the Wireless Communication Facility Guidelines](#), and [Municipal Code Section 141.0420, Wireless Communication Facility Regulations](#). The regulations require the applicant to use all reasonable means to conceal or minimize the visual impacts through integration with existing structures or among other existing uses. Visual integration shall be accomplished through the use of architecture, landscape and siting solutions.

The site is located within the RS-1-14 zone and requires a Conditional Use Permit, pursuant to the Land Development Code (LDC) Section 141.0420(f)(2). Although this is an existing site, pursuant to [Council Policy 600-43](#), the applicant is still required to produce a Justification Analysis which includes an alternative site justification. [Council Policy 600-43](#) also establishes guidelines that identify the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCF. Verizon's representative investigated the following three alternative sites (Attachment 9):

1. The first site is the UTC Westfield Shopping Center located at 4505 La Jolla Village Drive in the CR-1-1 zone. This site presented a height limitation, and if pursued, Verizon's signal to the south would be negatively impacted. Additionally, the existing coverage on Regents Road would also be blocked. Verizon Wireless decided not to proceed with this site because it would not have been able to secure the antenna height necessary to meet the coverage objective.
2. The second site is the San Diego Marriot of La Jolla located at 4240 La Jolla Village Drive in the CN-1-2 zone. This candidate was too far north to cover the residences to the south

and was too close to an existing WCF nearby, which would cause signal interferences.

3. The last possibility was at Doyle Community Park located at 8175 Regents Road in the OP-1-1 zone. During Verizon's search, it was determined that the Doyle Park location is also necessary in addition to the current WCF site at 8775 Costa Verde. The Doyle Park site would help offset some of the coverage and capacity issues especially south of La Jolla Village Drive where it is primarily single and multi-family residential uses. The City is currently reviewing a separate application for the Doyle Park location.

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 of the RS-1-14 zone and the [LDC regulations Section 141.0420](#). The antennas associated with this design will be concealed behind fiberglass reinforced panel screens, painted and textured to match the building surface. As a result, each antenna sector will be integrated to appear as part of the building architecture reducing all visual impacts. Staff recommends approval of the proposed Verizon Wireless Doyle project and the Findings of approval are Attachment 5 of this report.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1643737, with modifications.
2. Deny Conditional Use Permit No. 1643737, 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,



Elyse Lowe
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 Exemption
8. Photosurvey
9. Justification Analysis
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Photosimulations
13. Project Site Plans

Rev 07/15/15 pzf



Aerial Photo

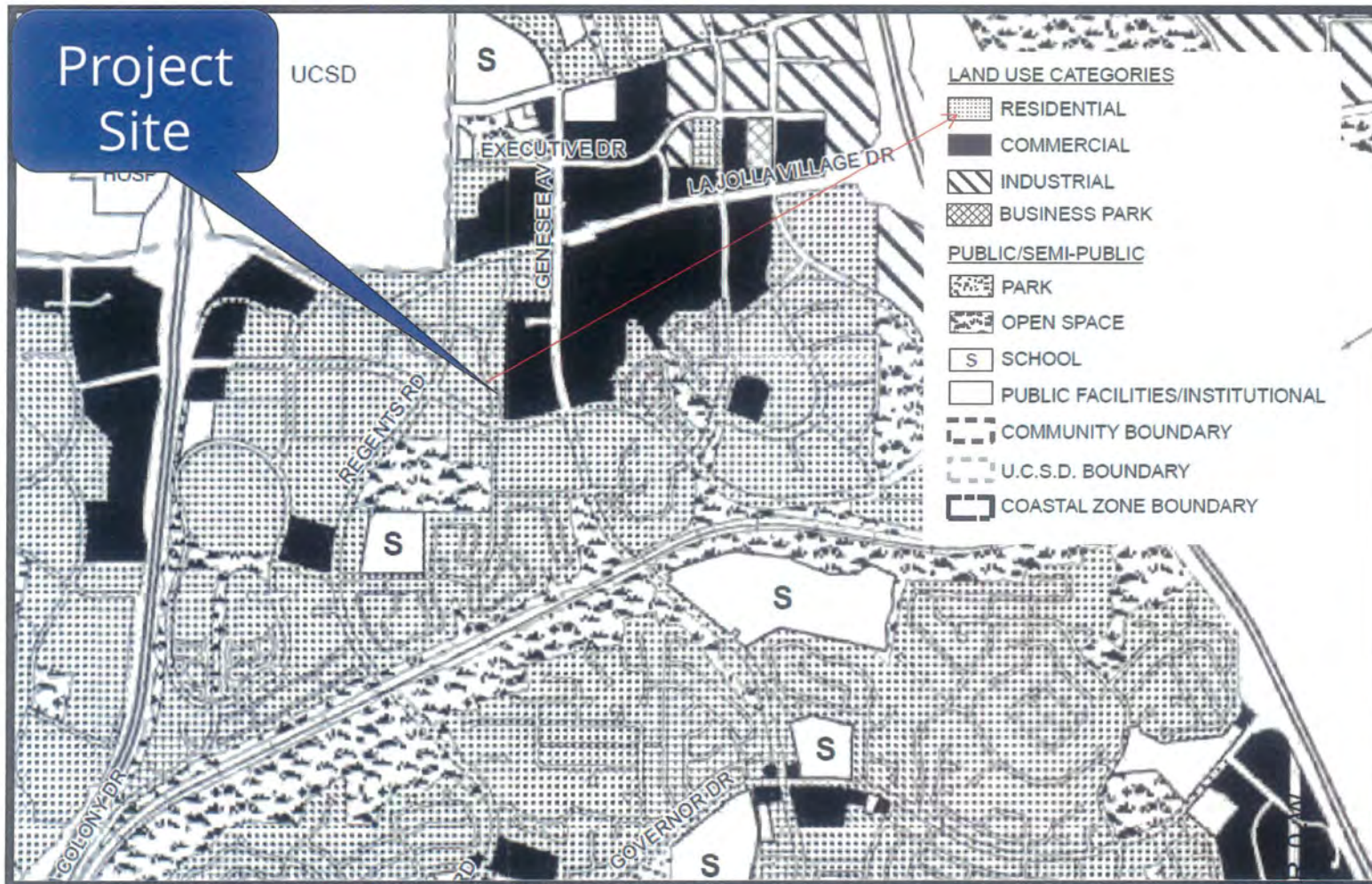


ATTACHMENT 1

Verizon Wireless Doyle at Costa Verde East Village (University)
8775 Costa Verde Boulevard, San Diego, CA 92122



Community Plan



Verizon Wireless Doyle at Costa Verde East Village (University)
8775 Costa Verde Boulevard, San Diego, CA 92122



Project Location Map



Verizon Wireless Doyle at Costa Verde East Village (University)
8775 Costa Verde Boulevard, San Diego, CA 92122

PROJECT DATA SHEET																				
PROJECT NAME:	Verizon Wireless Doyle (at Costa Verde East Village)																			
PROJECT DESCRIPTION:	Verizon Wireless is proposing to modify an existing Wireless Communication Facility (WCF) located at 8775 Costa Verde Boulevard in the RS-1-14 zone within the University planning area. The modification consists of twelve replacement antennas, five Raycaps, eleven remote radio units and the associated hybridflex cables. The equipment associated with this project will continue to operate on an existing equipment platform on the roof, set back from the edge of the parapet. The project requires a Conditional Use Permit, Process 4, Planning Commission decision.																			
COMMUNITY PLAN AREA:	University																			
DISCRETIONARY ACTIONS:	Conditional Use Permit																			
COMMUNITY PLAN LAND USE DESIGNATION:	Residential																			
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <table border="0"> <tr> <td style="text-align: right;">Zone:</td> <td><u>Required:</u></td> <td>Proposed</td> </tr> <tr> <td style="text-align: right;">Height Limit:</td> <td>RS-1-14</td> <td></td> </tr> <tr> <td style="text-align: right;">Front Setback:</td> <td>35-feet (E) Blg height 185-feet</td> <td>177-feet</td> </tr> <tr> <td style="text-align: right;">Side Setback:</td> <td>15-feet</td> <td>No change</td> </tr> <tr> <td style="text-align: right;">Rear Setback:</td> <td>4-feet</td> <td>No change</td> </tr> <tr> <td></td> <td>10-feet</td> <td>No change</td> </tr> </table>			Zone:	<u>Required:</u>	Proposed	Height Limit:	RS-1-14		Front Setback:	35-feet (E) Blg height 185-feet	177-feet	Side Setback:	15-feet	No change	Rear Setback:	4-feet	No change		10-feet	No change
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Rear Setback:	4-feet	No change																		
	10-feet	No change																		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE																		
NORTH:	Residential;RS-1-14	Residential																		
SOUTH:	Residential;RS-1-14	Residential																		
EAST:	Commercial;CR-1-1	Commercial																		
WEST:	Residential;RS-1-14	Residential																		
DEVIATIONS OR VARIANCES REQUESTED:	None																			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 9, 2016, the University Community Planning Group voted 15-0-0 to recommend approval of the Verizon Wireless Doyle project (Attachment 10).																			

PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1643737
VERIZON WIRELESS DOYLE (AT COSTA VERDE EAST VILLAGE)

WHEREAS, Costa Verde East Village LLC, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) that consists of twelve replacement antennas concealed inside fiberglass reinforced panel screens, painted and textured to match the existing building surface (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1643737) on portions of a 5.51 acre site;

WHEREAS, the project site is located at 8775 Costa Verde Boulevard in the RS-1-14 zone of the University Community Plan;

WHEREAS, the project site is legally described as all that portion of Parcel 1 of Parcel Map 19156 in the City of San Diego, County of San Diego, State of California, according to Map thereof file in the Office of the County Recorder of San Diego County February 11, 2003 as file No. 2003-0159201, Official Recorders, more particularly described as follows:

Commencing at the northerly terminus of that certain course on the south boundary of above mentioned parcel, shown as N 63°50'33" W on said parcel map; thence S 63°50'33" E on and along said course, a distance of 100.96 feet; thence N 26°09'27" E, a distance of 81.64 feet to the true point of beginning; thence N 18°16'01" E, a distance of 12.00 feet; thence S 71°43'52" W, a distance of 20.00 feet to the point of beginning;

WHEREAS, on April 14, 2016, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1643737 pursuant to the Land Development Code (LDC) of the City of San Diego;

WHEREAS, on February 22, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Sections 15310 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 April 14, 2016.

FINDINGS:§126.0305 Findings for Conditional Use Permit**1. The proposed development will not adversely affect the applicable land use plan;**

The University Community Plan does not specifically address wireless communication facilities; however, the City of San Diego General Plan under the Urban Design Element UD-A.15 requires all wireless facilities to minimize visual impacts. Consistent with the General Plan requirement, the proposed Verizon project conceals the antennas by using a camouflage and screening technique to hide and blend them onto the existing building surface. By using fiberglass reinforced panels, the exterior surface of the screening used to conceal the antennas will appear as part of a building feature. The equipment associated with this wireless facility will continue to operate on the roof on an equipment platform with minimal visibility. Conditions are also included to insure compatibility with LDC Section 141.0420 of the WCF regulations. Therefore, the proposed project will not adversely affect the applicable land use plan.

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

This wireless communication facility consists of twelve replacement antennas concealed and integrated behind fiberglass reinforced panel screens, painted and textured to match the existing building surface. The equipment associated with this project will continue to operate on the roof on an existing equipment platform with minimal visibility.

The project will not have a significant effect on the environment, as was concluded in the Initial study and then determined to be categorically exempt from the California Environmental Quality Act pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on February 22, 2016 and the opportunity to appeal that determination ended March 7, 2016.

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, including the requirement to obtain building permits which require compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

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 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 wireless communication facility has been designed to comply with LDC Section 141.0420, WCF regulations. This section of the regulations 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. The proposed antenna design is appropriately integrated by concealing them behind fiberglass reinforced panel screens, painted and textured to match the building surfaces. The fiberglass reinforced panels will be designed to appear as building features consistent with the recommendations contained within the WCF Design Guidelines. The equipment associated with this project will continue to operate on the roof on an existing equipment platform with minimal visibility. No deviations are proposed as part of this application. Therefore, the proposed development will comply with the regulations of the LDC.

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

The proposed Verizon Wireless WCF project is located in a Preference 4 location as outlined in the Council Policy 600-43. Council Policy 600-43 includes guidelines for placement of WCF. The guidelines set forth four locational categories that correspond to the process levels contained within the WCF regulations, LDC Section 141.0420. These categories establish a hierarchy from the most preferred location to the least preferred location. This location corresponds to uses allowed with a Conditional Use Permit, Process 4, under the Wireless Communication Facilities regulations. The applicant should demonstrate that sites within the Preference 1, 2, and 3 Locations were explored in good faith and found unacceptable.

According to the applicant's Site Justification Analysis, the proposed search ring targeted the section of Regents Road (between La Jolla Village Drive and Nobel Drive) consisting primarily of residential development. Additionally, this site also provides coverage toward the two main highways (Interstates 805 and 5).

Although this is an existing site, Verizon Wireless was still required to provide alternative sites in their analysis. Two of the three alternative candidates (Westfield UTC Shopping Center and the San Diego Marriot La Jolla) would be too far east from Interstate 5. These two sites would also interfere with existing Verizon sites nearby and may require additional sites within the Right-Of-Way to cover any coverage areas blocked by the taller surrounding nearby buildings. The third alternative is Doyle Park located at 8175 Regents Road. Due to the rapidly growing population within the surrounding University community, Verizon is also pursuing this location as a separate search ring to help with the capacity demand in this high density area.

Verizon's current location is a Preference 4 location but is well designed and integrated with the existing residential uses. The antennas are completely concealed behind building features minimizing the visual impacts. The equipment is located on the center of the roof on an equipment platform and set back from the edge of the building to minimize all visibility. Furthermore, this facility was originally built to correct a hole in the network coverage created by high local demand on the existing network. The site is subsequently in need of an upgrade in response to the increase in customer demand centered on the intersection of Regents Road and Nobel Drive. The design of the project is integrated into the building and will not pose any visual impacts to the surrounding community and therefore, the proposed wireless facility use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1643737 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. 1643737, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: April 14, 2016

IO#: 24006356

3-3-16

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: 24006356

CONDITIONAL USE PERMIT NO. 1643737

VERIZON WIRELESS DOYLE (AT COSTA VERDE EAST VILLAGE) PROJECT NO. 459015
PLANNING COMMISSION

This Conditional Use Permit No. 1643737 is granted by the Planning Commission of the City of San Diego to Costa Verde East Village LLC, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 131.0431, and 141.0420. The 5.51 acre site is located at 8775 Costa Verde Boulevard in the RS-1-14 zone of the University Community Plan. The project site is legally described as all that portion of Parcel 1 of Parcel Map 19156 in the City of San Diego, County of San Diego, State of California, according to Map thereof file in the Office of the County Recorder of San Diego County February 11, 2003 as file No. 2003-0159201, Official Recorders, more particularly described as follows:

Commencing at the northerly terminus of that certain course on the south boundary of above mentioned parcel, shown as N 63°50'33" W on said parcel map; thence S 63°50'33" E on and along said course, a distance of 100.96 feet; thence N 26°09'27" E, a distance of 81.64 feet to the true point of beginning; thence N 18°16'01" E, a distance of 12.00 feet; thence S 71°43'52" W, a distance of 20.00 feet to the point of beginning.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to modify an existing Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 14, 2016, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) that consists of twelve (12) replacement antennas concealed behind replacement Fiberglass Reinforced Panel (FRP) screens, painted and textured to match the building surface.

- b. Installation of a total of twelve (12) Remote Radio Units (RRUs), six (6) Raycaps, and associated hybridflex and coax cables.
- c. Installation of an FRP screen box (72" by 18.9" by 8.3") with decorative trim, painted and textured to match the building surface.
- d. An existing equipment platform with associated equipment cabinets located on the roof of the building.
- 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 **April 28, 2016**.
2. This approval and corresponding use of this site shall **expire on April 28, 2026**. 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.
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.

AIRPORT REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

15. 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 G of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

16. 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.

17. Every aspect of the FRP screen is considered an element of concealment, including (but not limited to) the dimensions, bulk and scale, color, materials, and texture. Any future modifications to this FRP (including increases to the bulk and scale) must not defeat concealment.

18. This approval permits the following as illustrated on the approved Exhibit "A":

- a. Twelve (12) antennas with the following dimensions: 72" by 18.9" by 8.3".

19. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating

compliance with Federal standards for Radio Frequency (RF) emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments

20. No overhead cabling is permitted.
21. The WCF shall conform to the approved construction plans.
22. Photosimulations in color shall be printed on the construction plans.
23. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
24. Antennas and associated components, such as, but not limited to, RRUs, Raycaps, surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
25. 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 material shall be painted and textured to match the original building and adjacent building surfaces.
26. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
27. 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.
28. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
29. 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 is required.
30. 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:

- A Telecom Inspection is required prior to construction permit completion.
- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on April 14, 2016 by [Approved Resolution Number].

Conditional Use Permit No. 1643737

April 14, 2016

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.

Costa Verde East Village LLC

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

ATTACHMENT 7

(Check one or both)

TO: ☒ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

☐ 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.: 459015

Project Title: **Verizon Wireless - Doyle**

Project Location-Specific: 8775 Costa Verde Blvd., San Diego, CA 92122, University Community Planning Area

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: CONDITIONAL USE PERMIT for modifications to an existing Wireless Communication Facility consisting of the removal and replacement of nine (9) previously approved panel antennas located within Fiberglass Reinforced Panel (FRP) screen boxes at the existing elevator equipment room and existing mechanical room. The screen boxes will be replaced as part of this modification to extend 12-inches in height. A new sector of antenna consisting of three antennas is proposed to be located inside a new 8' by 8' wide, by 6'-9" tall cupola feature by the southeastern portion of the roof. Eleven (11) new Remote Radio Units (RRU'S) are proposed to be wall mounted and screened through-out the project, as well as a new Racap Box enclosure. The project is located at 8775 Costa Verde Blvd. within the RS-1-7 zone within the University Community Plan Area, Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Monica Swing
22471 Aspan Street, Suite #290
Lake Forest, CA 92630
(714) 931-6011

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))
- (X) Categorical Exemption: Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures)
- () Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures). The project meets the criteria set forth in CEQA Section 15301 which allows for the alteration of an existing facility, which involves negligible expansion of the existing use, and meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures. Furthermore, the exceptions listed in 15300.2 would not apply.

Revised 010410mjh

COPY

Lead Agency Contact Person: Anna McPherson

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? () Yes () No

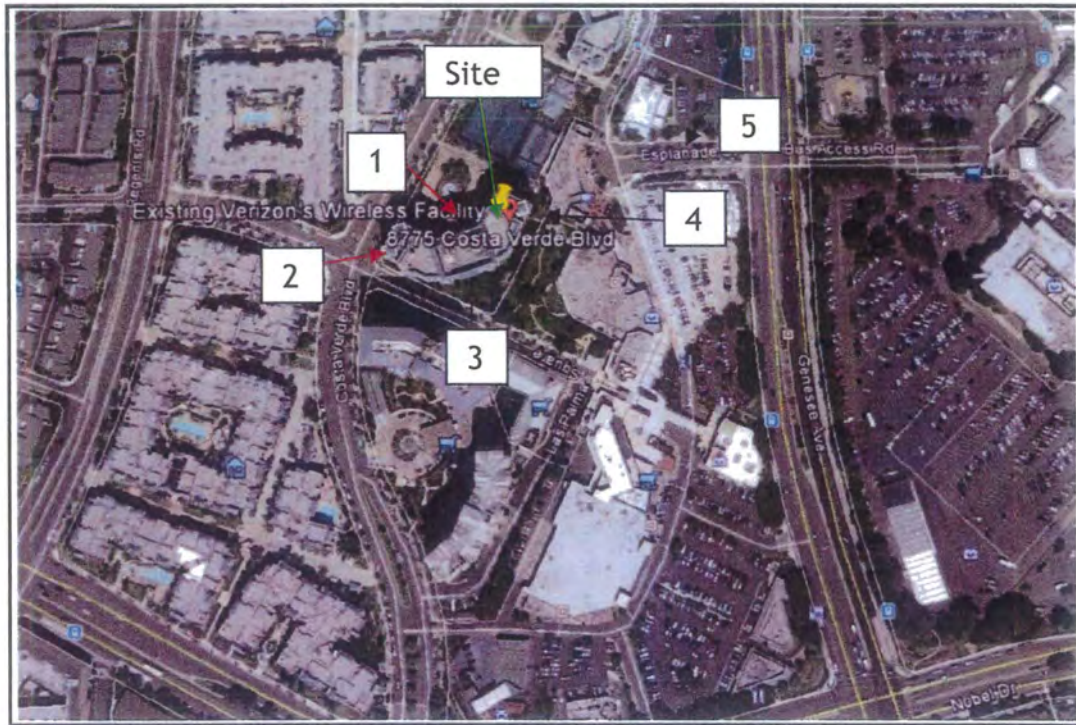
It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Anna H. McPherson / Senior Planner February 22, 2016
Signature/Title Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



PHOTOGRAPHIC SURVEY KEY MAP



VIEW #1 LOOKING SE TOWARD THE PROJECT SITE FROM COSTA VERDE BLVD.



VIEW #2 LOOKING NE TOWARD THE PROJECT SITE FROM COSTA VERDE BLVD & LAS PALMAS SQUARE



VIEW # 3 LOOKING NW TOWARD THE SITE FROM LAS PALMAS SQUARE



VIEW #5 LOOKING EAST TOWARD THE SITE FROM THE PARKING LOT



City of San Diego
Development Services

Wireless Telecommunication Facility

Applicant: Verizon Wireless
15505 Sand Canyon Avenue, Building D
Irvine, CA 92618

Owner: Costa Verde East Village LLC
8530 Costa Verde Village Blvd
San Diego, CA 92112

Rep.: Sequoia Deployment Services, Inc.
22471 Aspan Street, Suite 290
Lake Forest, CA 92630

Monica Moretta Swing
714-931-6011

Site No.: Verizon Site Doyle
Location: 8775 Costa Verde Blvd.
San Diego, CA 92122

Project Description and Site Justification

Project Description

Verizon Wireless is requesting the review and approval of a Neighborhood Use Permit/Conditional Use Permit to re-permit and upgrade the existing wireless telecommunications facility located at 8775 Costa Verde Blvd. The modification will consist of the removal and replacement of nine (9), relocate three (3) three existing antennas, install two (2) new roof mounted ballast frames, install twelve (12) Remote Radio Units (RRUs); install seven (7) Raycaps, install hybrid and fiber cables. In order to accommodate the new antennas, Verizon is extending the existing Fiberglass Reinforced Plastic (FRP) boxes at the Alpha, Beta, and Gama Sectors. Additionally, Verizon is installing a new raised FRP screened structure mounted on the roof (painted and textures to match the existing building).

The facility will consist of panel antennas screened behind FRP screens that completely hide the antennas from view and are designed to be compatible with the architecture of the existing 185 ft. building. The existing equipment cabinets will

remain on a platform on the roof of the building and hidden from public views. Verizon is not proposing a generator at this time.

The City of San Diego Land development Code Section (LDC) Section 141.0420 (g) Design Requirements requires that Wireless Communication Facilities utilize the smallest and least visually intrusive antennas and all reasonable means to conceal the antennas; in this case the antennas are hidden behind screening that appears as part of the building architecture features. Verizon's existing FRP and new Delta Sector raised FRP screen structure material and color will match the material and color of the building and are symmetrical in the exterior placement of the building. The antenna screen boxes (i.e. faced mounted to the elevator shaft of the roof) are placed in an areas of the building that does not interrupt the architecture lines of the building. No exposed cabling is proposed and the existing and new screening is symmetrical and balanced design in all sectors. Given these findings, the proposed site complies with both LDC and Federal regulations as an eligible stealth wireless facility and can be considered as such.

The facility is compliant with all Federal Communications Commission ("FCC") regulations both on its own and cumulatively with the other existing carriers. The maximum power output for the facility is described in detail in the Electro Magnetic Emissions study included with the current application. The facility is and will continue to display appropriate FCC compliance signage. However, with the addition of the Delta Sector and relocation of the antennas new signage is added as recommended in the Emissions Report dated November 11, 2015.

Based on its ten years of performance without any issue, complaint or conflict, the proposed project will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

The Property and Permit Background

The property is zoned RS-1-14 and the project site is fully developed with a multistory residential used building and parking lot. No other carriers are operating at this location. The existing has been in operation without issue or incident for over ten years and the submitted land use application seeks to extend the operation and modified the facility for an additional ten years. Verizon's facility will continue operating, and continue complying with Federal Communications Commission standards of the Radio Frequency Emissions. An Emission report is submitted with this application. The information in the report is confidential and proprietary.

In 2004, the City of San Diego permitted the use of the existing wireless facility under a Conditional Use Permit No. 130679. Please refer to the attached Hearing Officer Resolution.

Objective

Verizon is actively pursuing upgrades to existing wireless facilities in an effort to continue providing reliable wireless services to users of the network. With the proposed modification Verizon will gain capacity and improve performance and customer experience.

This facility is needed to augment the coverage but most importantly capacity of Verizon's wireless telecommunications network in the surrounding area. With the increase in demand for Verizon services in the area, the existing network of sites cannot provide satisfactory and reliable service to users of the network. The lack of signal strength and network capacity in the area constitutes a gap in coverage and capacity (LTE) that will be minimized by the proposed project. The facility is needed to meet the high demand for Verizon's services in the immediate area surrounding the site and is proposed as a direct result of the local demand for these services. The main objective of the proposed facility is to provide reliable wireless services (indoor and outdoor) along Regents Road (between Nobel Dr. and La Jolla Village Drive).

This demand is generated by the increasing number of people that use wireless telecommunications services not only for phone calls but for other types of communication such as texting and video conferencing as well as to receive all sorts of information and entertainment. In many cases wireless phones and devices have replaced "traditional" landline phones and have become the primary device and service used for communication including contacting emergency services in the form of 911 calls. Verizon is committed to providing quality and reliable service to meet this user demand.

This installation will continue to adhere to and comply with the City's code Section 141.0420, while minimizing the number of installation(s) needed to achieve coverage and service objectives for this area of the City of San Diego. The installation of the Remote Radio Units will allow Verizon to minimize signal loss and improve performance. Increasing the size of the antennas will improve signal and performance for the network.

The existing wireless facility Delta sector and antenna modification change of coverage is not very noticeable, but the capacity and performance improvement is substantial. The enclosed propagation maps demonstrate the amount of coverage this site provides along Costa Verde Boulevard and surrounding neighborhoods within the network layout. Without this site, there would be a large gap in coverage and capacity within the surrounding area. This area of San Diego is highly dense and the height of the building allows covering the intended area with one facility rather than multiple small sites.

Site Justification

Verizon Wireless determines the need for a new wireless telecommunications facility through the collection of network test data, customer comments, projected growth in customer network usage, and the effects of the deployment of new technologies that both improve service and capability of the network. Once it is determined a new site is needed in a specific geographic area, Verizon Wireless conducts a site search process to identify the least intrusive means to fill the gap in coverage and capacity based on the criteria mentioned earlier.

For the Verizon Site “Doyle ”, the search area target is the section of Regents Road (between La Jolla Village Drive and Nobel Drive) and around the area of UTC and residential developments around the above mentioned area of Regents Road. Additionally, the area between Regents Road towards two main freeways (805 and 5 freeway).



Purpose of the Existing/Modified Wireless Facility:

1. Provide wireless facility will provide coverage to the western half of Westfield UTC and improve/provide reliable wireless services in the eastbound area along La Jolla Village Drive towards the I-805.
2. Provide coverage to the residential areas and improve/provide reliable wireless services on the westbound area along La Jolla Village Drive towards the Interstate 5 Freeway.
3. Provide coverage to the residential areas and improve/provide reliable wireless services on the southbound area along Genesee Avenue towards University City Heights.
4. Provide coverage to the residential areas and improve/provide reliable wireless services on the southbound area along Regents Road.

The ring coverage area is predominantly developed with commercial and residential land uses. The height and location of where the existing wireless facility is located is an optimal location that provides the needed wireless services by using one roof mounted facility that is integrated in the architecture of the building and it is concealed from view.

Verizon considered other properties in the area, but this location was selected based on a variety of technical, practical, and scientific criteria and to improve the coverage and capacity of service in nearby areas and dense residential communities.

When the site search was conducted for the original project back in 2004, the multistory residential building was a primary candidate due to the following factors:

- The existing zone of the property RS-1-14, a residentially zoned property located in the center of ring and coverage objective with a height of 185 ft.
- The space is available for the equipment and the antennas without reducing any parking space or usable space.
- The property owner was willing to enter into a lease.
- Limitations imposed by surrounding topography and built environment.
- Intended service area for the site.
- The ability of the proposed new site to “see” other sites in the network.

Alternative locations Limitations:

The proposed project is not a new site and is a modification to an existing wireless telecommunications facility. However, the following is a list of candidates researched in the area:



- Preference Level 1- (2)Westfield UTC Shopping Center (4505 La Jolla Village Drive) this candidate has a height limitation. Additionally it is also located in close proximity (.3 miles) away from an existing Verizon WCF. If a single facility is proposed at Westfield UTC, the coverage to the southern residential area (located south of Noble Drive) will be blocked, and tall structures will also block the signal that will cover Regents Road. Please refer to coverage maps provide with this application. Small cell sites or public right of way are not feasible at this time due to the number of tall building in the area and it will require multiple sites in the ROW to cover the same area that the existing facility. Collocation opportunities are were not found during the recon review of this area.

- Preference Level 2- (1)The San Diego Marriot La Jolla (4240 La Jolla Village Drive) is too far north to cover the southern residences and will not provide sufficient coverage along Genesee Avenue and Regents Road. Additionally, this candidate is too close from an existing facility. This location does not meet the coverage objective.
- Preference Level 3- (3)Doyle Park Community Park (8175 Regents Rd) is located too far south of the coverage objective. Verizon is currently working on a new wireless facility at this park. Due to the dense land uses and the proximity to major San Diego freeways, this area will need to proposed modification with along with the new wireless facility at Doyle Community Park to successfully cover this area of San Diego. If Verizon would only propose the Doyle Community Park facility, then residential area located northern of Plaza de Palmas and south of La Jolla Village Drive and western of Westfield UTC will not have coverage. Essentially, Doyle Community Park is part of another coverage ring area and outside of the coverage objective for the proposed project.

The existing wireless facility at Doyle is very well screened and it is not readily visible from any public views and it provides the necessary improvements to the network coverage needed to provide reliable wireless services.

Proposed Verizon antennas are façade mounted completely hidden from view and will not compromise the visual integrity of any surrounding vistas or views. The project site location has been and will continue to be an eligible and compliant location for Verizon's facility.

In summary, Verizon Wireless selected the proposed location for a needed wireless facility as it was the best location available for the facility when considering the needs of the network, land use patterns in the area, the built environment, willingness of the landlord to enter into a lease for the facility, and the zoning code requirements.

Furthermore, this facility was built to correct a hole in network coverage created by local demand on the existing network and now is needing to be modified in response to customer demand (LTE capability and capacity). As the number of users of the network increases the coverage area of existing sites decreases creating areas where it is difficult to make a call or keep a call connected. The area surrounding the existing site and centered on the intersection of Regents Road and Nobel Drive suffered from this situation. The facility increases signal strength and the network capacity in in the area and better serves the communications needs of the residents and visitors to this area of San Diego.

Under current code standards no other locations in this area will provide the height needed to cover this area. The current location is best suited for the facility as it offers the highest antenna height available for the facility when considering zoning restrictions and architectural compatibility. Verizon has been and will continue to use existing tall structure opposed to proposing a new ground build structures, when possible.

Justification Map and Coverage Maps

See attached exhibits.

About Verizon Wireless

As a licensee authorized by the Federal Communications Commission to provide wireless services in this region, Verizon must establish a network of wireless telecommunications facilities in the metropolitan area and beyond. Each wireless telecommunications facility, or base station, consists of transmitting and receiving antennas mounted on a communication tower or other suitable structure and electronic equipment cabinets. It will also consist of radios for receiving and transmitting wireless communications and complex electronic equipment to operate the radios, interface with other cellular sites, provide connections to the landline telephone network, and link the facility with the main switching center.

Verizon will operate this facility in full compliance with the regulations and licensing requirements of the FCC, FAA, and CPUC as governed by the Telecommunications Act of 1996 and other applicable laws.

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the area and routinely maintains and modifies the facilities to ensure they use the most up to date equipment and technology to provide the most reliable and high quality service possible. Due to increases in demand for wireless telecommunications services modifying the existing facilities does not always fix network coverage and capacity issues resulting in the need for the development of new wireless telecommunications facilities.

The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include: limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. Where the necessary design criteria can be met, collocation with existing telecommunication facilities is a preferred option. The antennas and equipment are screened or integrated with the building whenever possible. Only after careful analysis of many

candidates and successful lease negotiations have been completed is a land use application such as this one submitted.

The cellular site is a passive use and will have no impact on other properties in the surrounding area. The facility is unstaffed. After an initial construction period of 30 to 45 days, the only traffic generated will be for routine maintenance visits, typically once or twice a month. There are no activities that will produce airborne emissions, odor, vibration, heat, glare, or noxious and toxic materials. All equipment and materials needed to operate the site are located in the equipment cabinets. The cellular site does not require water or sanitary facilities and therefore will generate no wastewater.

Verizon is requesting the approval of this application to continue operating the existing wireless facility. Please contact me at 714-931-6011 or if there are any questions regarding this application.

Thank you,



Monica Moretta Swing

Sequoia Deployment Services, Inc.

Agent Representative for Verizon Wireless

Verizon's Doyle Facility Coverage Maps

Alternative Site Analysis

Coverage without Verizon's Doyle Facility



Coverage with Verizon's Doyle Facility



- 1) 8677 Villa La Jolla Dr
- 2) 8910 University Center Ln
- 3) 4352 La Jolla Village Dr
- 4) 9191 Towne Ctr Dr #L106

LTE: RSRP - Coverage

- Excellent Coverage
- Good Coverage
- Fair Coverage
- Poor Coverage

Verizon's Doyle Facility Individual Coverage



LTE: RSRP - Coverage

- Excellent Coverage
- Good Coverage
- Fair Coverage
- Poor Coverage



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Verizon Wireless Doyle		Project Number: 459015	Distribution Date: 1/14/2016
Project Scope/Location: Process 4, Conditional Use Permit to modify an existing Wireless Communication Facility located at 8775 Costa Verde Boulevard in the RS-1-14 zone of the University Community Planning area in Council District 1. The modification consists of the removal and replacement of nine existing antennas and the installation of three additional antennas, all concealed behind screen boxes on the roof. The equipment associated with this project is located on the roof with no proposed changes.			
Applicant Name: MARCIA SWING		Applicant Phone Number: 714.931-6011	
Project Manager: Simon Tse	Phone Number: (619) 687-5984	Fax Number: (619) 321-3200	E-mail Address: STse@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 15	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Janax Krueger		TITLE: Chair	
SIGNATURE: Janax Krueger		DATE: 2/9/16	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



City of San Diego
Development Services
1222 First Ave MS-302
San Diego CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☒ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☒ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title

Verizon Wireless Doyle

Project No. For City Use Only

Project Address:

8775 Costa Verde Blvd. San Diego CA 92122

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 **PART II**

Name of Individual (type or print):

COSTA VERDE EAST VILLAGE LLC

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

9110 JUDICIAL DRIVE - OFC

City/State/Zip:

SAN DIEGO CA 92122

Phone No:

858 558 9573

Fax No:

N/A

Signature:

Date:

11 24 2015

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Project Title:	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) <u>COSTA VERDE EAST VILLAGE LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>9110 JUDICIAL DRIVE - OFC</u> City/State/Zip: <u>SAN DIEGO CA 92122</u> Phone No. <u>858 558 9573</u> Fax No. <u>N/A</u> Name of Corporate Officer/Partner (type or print): <u>STUART POSNOCK</u> Title (type or print): <u>MANAGER / MEMBER</u> Signature _____ Date <u>11 24 2015</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No. _____ Fax No. _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature _____ Date _____
Corporate/Partnership Name (type or print) _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No. _____ Fax No. _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature _____ Date _____	Corporate/Partnership Name (type or print) _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No. _____ Fax No. _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature _____ Date _____
Corporate/Partnership Name (type or print) _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No. _____ Fax No. _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature _____ Date _____	Corporate/Partnership Name (type or print) _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No. _____ Fax No. _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature _____ Date _____



DOYLE

8775 COSTA VERDE BOULEVARD LA JOLLA CA 92122

VIEW 1



LOCATION

©2015 Google Maps



EXISTING



PROPOSED REPLACEMENT ANTENNAS
BEHIND NEW REPLACEMENT SCREEN

PROPOSED

LOOKING SOUTHEAST FROM REGENTS ROAD



DOYLE

8775 COSTA VERDE BOULEVARD LA JOLLA CA 92122





DOYLE

8775 COSTA VERDE BOULEVARD LA JOLLA CA 92122



ABBREVIATIONS

ABV.	ABBREVIATION	EQ.	EQUAL	MECH.	MECHANICAL
AC.	ACOUSTIC(AL)	EQUIP.	EQUIPMENT	MET.	METAL
A/C	AIR CONDITIONING	EXIST.	EXISTING	MIN.	MINIMUM
ALT.	ALTERNATE	EX.	EXTERIOR	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	F.S.	FACE OF STUD	NAT.	NATURAL
A.B.	ANCHOR BOLT	FIN.	FINISH	N.	NORTH
APPROX.	APPROXIMATE	FIX.	FIXURE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT(URAL)	FL.	FLOOR	N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE	F.L.	FLOW LINE	O.C.	ON CENTER
BM.	BEAM	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
BLK(G)	BLOCKING	FLOUR.	FLOURESCENT	OPNG.	OPENING
BD.	BOARD	FT./	FOOT PER	OPP.	OPPOSITE
BOT.	BOTTOM	FTG.	FOOTING	PL.	PLATE
BLDG.	BUILDING	FDN.	FOUNDATION	PLYWD.	PLYWOOD
CAB.	CABINET	GAL.	GALLON	REINF.	REINFORCE(ING)
C.I.	CAST IRON	GALV.	GALVANIZED	RM.	ROOM
C.B.	CATCH BASIN	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
CLG.	CEILING	G.	GAS	SEC.	SECTION
CEM.	CEMENT	GA.	GAUGE	SHT.	SHEET
CER.	CERAMIC	GL.	GLASS	SIM.	SIMILAR
C.O.	CLEAN OUT	G.L.	GLUED LAMINATE	S.	SOUTH
CLR.	CLEAR	GYP.	GYP SUM	SPECS.	SPECIFICATIONS
COL.	COLUMN	HT.	HEIGHT	SQ.	SQUARE
CONC.	CONCRETE	H.M.	HOLLOW METAL	STD.	STANDARD
CONN.	CONNECTION	HORIZ.	HORIZONTAL	STL.	STEEL
CONT.	CONTINUE(OUS)	H.B.	HOSE BIBB	STRUCT.	STRUCTURAL
DET.	DETAIL	I.D.	INSIDE DIAMETER	SUSP.	SUSPENDED
DAM.	DIAMETER	INSUL.	INSULATE(ION)	T & P	TELEPHONE & POWER
DIM.	DIMENSION	INT.	INTERIOR	THK.	THICK
DR.	DOOR	JT.	JOINT	T & B	TOP & BOTTOM
DBL.	DOUBLE	KIT.	KITCHEN	TYP.	TYPICAL
DN.	DOWN	LAB.	LABORATORY	U.N.O.	UNLESS NOTED OTHERWISE
DS.	DOWN SPOUT	LT.	LIGHT	VENT.	VENTILATION
DWG.	DRAWING	LIN.	LINEAL	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	MFR.	MANUFACTUR(ER'S)	W.	WATER
EA.	EACH	M.O.	MASONRY OPENING	WT.	WEIGHT
E.	EAST	MAT.	MATERIAL	W.W.M.	WELDED WIRE MESH
ELEC.	ELECTRIC(AL)	MAX.	MAXIMUM	W.	WEST
EL.	ELEVATION			W/	WITH
ENCL.	ENCLOSURE			WD.	WOOD

PROJECT DESCRIPTION

MODIFICATION TO AN EXISTING VERIZON WIRELESS COMMUNICATIONS UNMANNED SUBSTATION TO CONSIST OF THE FOLLOWING:

- REMOVAL AND REPLACEMENT OF NINE (9) EXISTING PREVIOUSLY APPROVED PANEL ANTENNAS
- REMOVAL, REPLACEMENT AND RELOCATION OF THREE (3) EXISTING PREVIOUSLY APPROVED PANEL ANTENNAS AT NEW (DELTA SECTOR)
- INSTALLATION OF TWELVE (12) NEW WALL MOUNTED RRUS W/ MODULES
- INSTALLATION OF SIX (6) NEW RAYCAP BOXES (ONE (1) FOR ALPHA & BETA SECTOR ONE (1) FOR GAMMA SECTOR ONE (1) FOR DELTA SECTOR AND THREE (3) AT EQUIPMENT LEASE AREA)
- EXTENSION OF EXISTING FRP SCREEN BOXES AT ALPHA, BETA AND GAMMA SECTOR
- INSTALLATION OF NEW HYBRIFLEX AND COAX CABLES
- INSTALLATION OF NEW RAISED FRP SCREEN STRUCTURE MOUNTED AT ROOF DECK FOR (N) DELTA SECTOR (FRP SCREEN DESIGN TO MATCH (E) BUILDING TRIM)

THE SIZE OF THE EXISTING EQUIPMENT LEASE AREA AND FACILITY HEIGHT IS TO BE INCREASED

- THERE IS CURRENTLY ONE (1) EXISTING TELECOMMUNICATION FACILITY (VERIZON) ON SITE

CONSTRUCTION DATA:

JURISDICTION:	CITY OF SAN DIEGO
TYPE OF CONSTRUCTION:	TYPE I SPRINKLED
OCCUPANCY:	RESIDENTIAL R-1
ZONING:	RS 1-11
APN:	315 210 17
ORIGINAL LAND USE APPROVAL:	RESIDENTIAL USE
(N) VERIZON WIRELESS ANTENNA LEASE AREA (DELTA SECTOR):	96 SQ. FT.

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

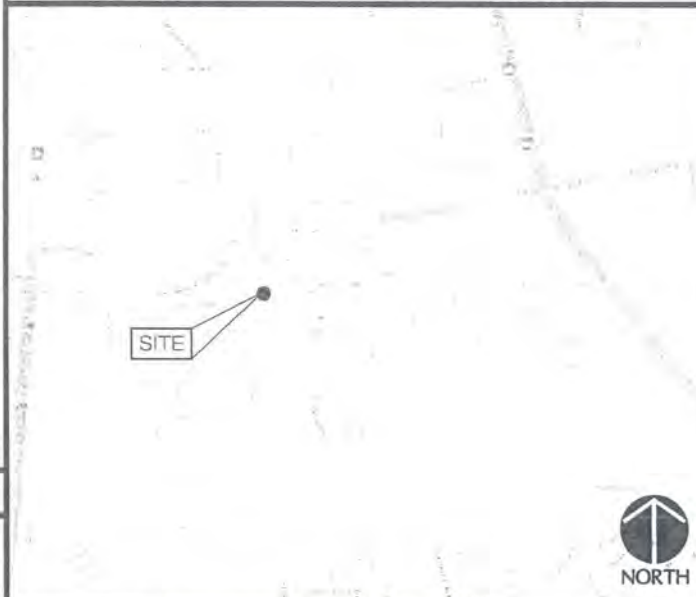
verizon

"DOYLE (PCS-LTE)

MTX: 54
8775 COSTA VERDE BLVD.
LA JOLLA, CA 92122

VICINITY MAP

REFERENCE GOOGLE MAPS
THIS VICINITY MAP NOT TO SCALE



PROJECT INFORMATION

AS OF JANUARY 1, 2014 ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2013 BUILDING STANDARDS ADMINISTRATIVE CODE
PART 1, TITLE 24, C.C.R.

2013 CALIFORNIA BUILDING CODE (C.B.C.)
PART 2, TITLE 24, C.C.R.
(BASED ON THE 2012 INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)

2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
PART 3, TITLE 24, C.C.R.
(BASED ON THE 2011 NATIONAL ELECTRICAL CODE)

2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
PART 4, TITLE 24, C.C.R.
(BASED ON THE 2012 UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)

2013 CALIFORNIA PLUMBING CODE (C.P.C.)
PART 5, TITLE 24, C.C.R.
(BASED ON THE 2012 UNIFORM PLUMBING CODE)

2013 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)

2013 CALIFORNIA FIRE CODE (C.F.C.)
PART 9, TITLE 24, C.C.R.
(BASED ON THE 2012 INTERNATIONAL FIRE CODE WITH 2013 CALIFORNIA AMENDMENTS)

2013 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, 1-24 ENERGY CONSERVATION, LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED

PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVE
BUILDING D, FIRST FLOOR
IRVINE, CA 92618

APPLICANT'S AGENT:
SEQUOIA DEPLOYMENT SERVICES
22471 ASPEN ST., STE. 290
LAKE FOREST, CA 92630
PH: (714) 931-6011
CONTACT: MURICA SWING

ARCHITECT:
DERRA DESIGN, INC.
495 E. RINCON STREET, #204
CORONA, CA 92879
PH: (951) 268-1650
CONTACT: JEFF ROEBUCK

OWNER:
COSTA VERDE EAST VILLAGE LLC
8895 TOWN & CENTRE DR. #105-2
SAN DIEGO, CA 92122
PH: (658) 200-2235
CONTACT: DA'IA SEE

STRUCTURAL ENGINEER:
TECTONIC
2081 BUSINESS CENTER DRIVE, SUITE 219
IRVINE, CA 92612
PH: (949) 502-8555
CONTACT: GARY FERRARA

APPROVALS

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACQ.			
PM			

COMMENTS:

LEGAL DESCRIPTION

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP 19156 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 11, 2003 AS FILE NO. 2003 0159201 OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE ON THE SOUTH BOUNDARY OF ABOVE-MENTIONED PARCEL, SHOWN AS N 63° 50' 33" W ON SAND PARCEL MAP, THENCE S 63° 50' 33" E ON AND ALONG SAN COURSE, A DISTANCE OF 100.96 FEET, THENCE N 26° 09' 27" E, A DISTANCE OF 81.64 FEET TO THE TRUE POINT OF BEGINNING, THENCE N 18° 16' 08" W, A DISTANCE OF 12.00 FEET, THENCE N 71° 43' 52" E, A DISTANCE OF 20.00 FEET, THENCE S 18° 16' 08" E, A DISTANCE OF 12.00 FEET, THENCE S 71° 43' 52" W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

FCC COMPLIANCE STATEMENT:

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

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T 1	TITLE SHEET
T 2	GENERAL NOTES AND SYMBOLS
A 1	SITE PLAN
A 2	ROOF PLAN
A 3	EXISTING EQUIPMENT LEASE AREA PLAN
A 4	EXISTING AND PROPOSED ALPHA AND BETA ANTENNA PLAN
A 5	EXISTING AND PROPOSED GAMMA ANTENNA PLAN
A 6	PROPOSED DELTA ANTENNA PLAN / LEASE AREA
A 7	EXISTING AND PROPOSED NORTHWEST ELEVATION
A 8	EXISTING AND PROPOSED SOUTHEAST ELEVATION
A 9	EXISTING AND PROPOSED NORTHEAST & NORTHWEST ELEVATION
A 10	ANTENNA AND EQUIPMENT SPECIFICATIONS
A 11	EQUIPMENT SPECIFICATIONS
A 12	ARCHITECTURAL DETAILS
A 13	ARCHITECTURAL DETAILS
A 14	SIGNAGE DETAILS
S 1	DELTA SECTOR STRUCTURAL PLAN AND ELEVATIONS
S 2	DELTA SECTOR STRUCTURAL DETAILS AND NOTES
S 3	ALPHA AND BETA SCREENWALL FRAMING PLAN AND SECTIONS
S 4	GAMMA SCREENWALL FRAMING PLAN AND SECTIONS

NOTES

- THE MAXIMUM NUMBER OF PREVIOUSLY APPROVED DIRECTIONAL CELLULAR ANTENNAS TO REMAIN IS TWELVE (12)
- THE MAXIMUM NUMBER OF DIRECTIONAL PANEL ANTENNAS TO BE REPLACED IS TWELVE (12)
- THE MAXIMUM NUMBER OF GPS ANTENNAS TO REMAIN IS ONE (1)
- THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED

SPECIAL INSPECTIONS

SEE STRUCTURAL SHEET S-2

Date	Dept.	Approved
	A&C	
	RE	
	RF	
	INT	
	EE	
	OPS	
	EE/OUT	

verizon

15505 Sand Canyon Ave
Building "D", First Floor
Irvine, CA 92618
(949) 286-7000

"DOYLE (PCS-LTE)
8775 COSTA VERDE BLVD.
SAN DIEGO, CA 92122

TITLE SHEET
CONSTRUCTION DRAWINGS

derra

495 E. RINCON STREET, SUITE 204
CORONA, CA 92879
PH: 951-268-1650 FAX: 951-268-1651

Revisions	10/29/15	10/29/15	10/29/15	10/29/15	10/29/15	10/29/15	10/29/15	10/29/15	10/29/15
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T-1

Job No. 1502Q

NOTE:

- THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

ATTACHMENT 13

Dept.	Approval	Date
A&C	RE	
RF	RF	
INT	INT	
OPS	OPS	
EE/OUT	EE/OUT	

verizon

15505 Sand Canyon Ave
Building "D", First Floor
Irvine, CA 92618
(949) 286-7000

"DOYLE (PCS-LTE)

8775 COSTA VERDE BLVD.
SAN DIEGO, CA 92122

SITE PLAN
CONSTRUCTION DRAWINGS

derra

405 E. Rincon Street, Suite 204
Corona, CA 92709
PH: 951-268-0501 FAX: 951-268-1651

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A-1

Job No. 1502Q

REGENTS RD

LA JOLLA VILLAGE DR

(E) VERIZON WIRELESS 12'-0" WIDE NON-EXCLUSIVE VEHICULAR PATH OF ACCESS

COSTA VERDE BLVD

(E) PROPERTY LINE 459.94'

APN 340-023-10

PLAZA DE PALMAS

(E) SOUTH TOWER

PROPOSED VERIZON WIRELESS AREA OF IMPROVEMENT
SEE ROOF PLAN ON SHEET A-2 FOR MORE INFORMATION

SITE PLAN

0 30' 60' 120'
GRAPHIC SCALE

NORTH
SCALE: 1"=60'-0"

GENESEE AVE

ESPLANADE CT

(E) NORTH TOWER

(E) PROPERTY LINE 288.15'

(E) PROPERTY LINE 115.77'

31.15' 28'

26.30'

(E) PROPERTY LINE 110.18'

40.95'

120.52'

12.58'

92.49'

(E) PROPERTY LINE 149'

(E) VERIZON WIRELESS NON-EXCLUSIVE VEHICULAR PARKING STALL

(E) PROPERTY LINE 45.55'

(E) PROPERTY LINE 233.13'

(E) PROPERTY LINE 227.09'

(E) PROPERTY LINE 18.17'

(E) PROPERTY LINE 29.89'

(E) PROPERTY LINE 54.08'

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

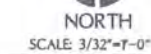
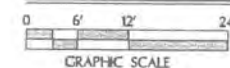
Dept	Approved	Date
A&C		
RE		
RF		
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OPS		

ROOF PLAN
CONSTRUCTION DRAWINGS

495 E. Rincon Street, Suite 204
Corona, Ca. 92879

Revisions		
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0	10/29/15 AC	100% CD REVIEW
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Job No. 1502Q



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

Dept.	Approved	Date
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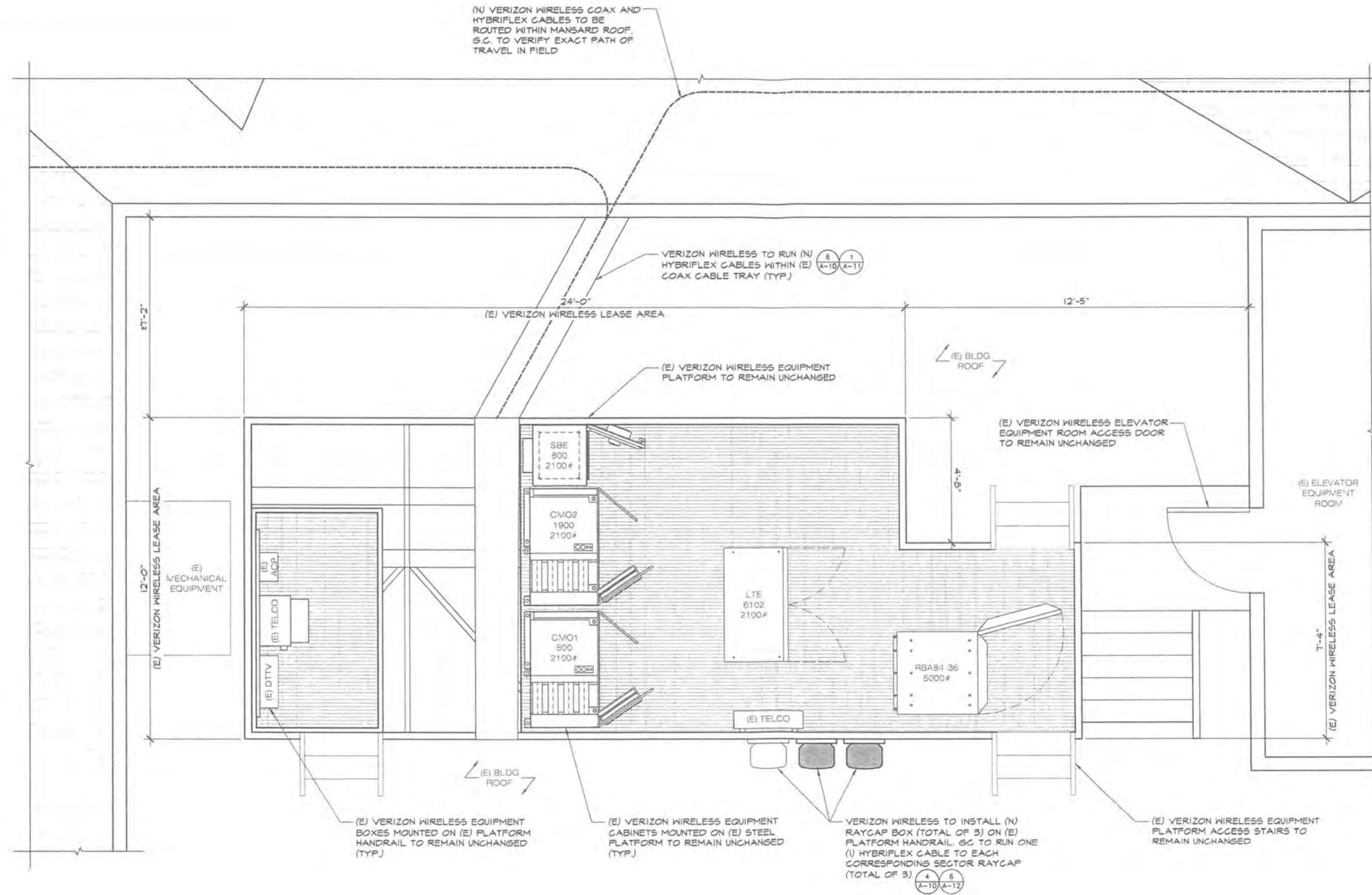
Building 'D', First Floor
Irvine, CA, 92618
(949) 286-7000

derra
495 E. Rincon Street, Suite 204
Corona, Ca. 92879

PH: 951.266.1650 FAX: 951.266.1651

[illegible]

No. 1502Q



0 1 2 4

GRAPHIC SCALE



NORTH
SCALE 1/2"=1'-0"

Z. A. CASE NO.

Dept.	Approval	Date
A&C	RE	
RF	INT	
EE	OPS	
EE/OUT		

verizon

(949) 286-7000

15505 Sand Canyon Ave
Building "D", First Floor
Irvine, CA 92618

"DOYLE (PCS-LTE)

8775 COSTA VERDE BLVD.
SAN DIEGO, CA 92122
EXISTING AND PROPOSED
ALPHA AND BETA ANTENNA PLAN
CONSTRUCTION DRAWINGS

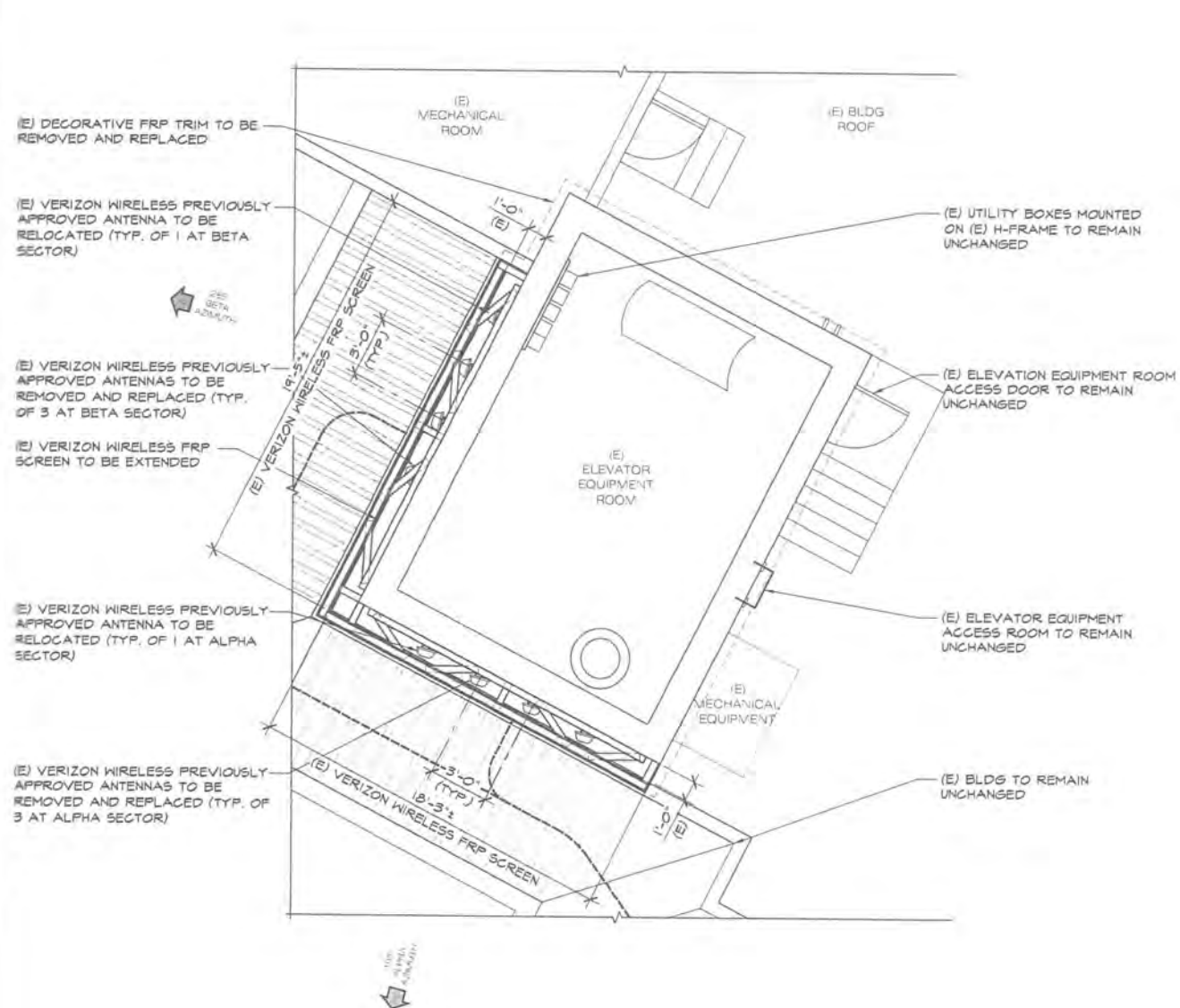
derra

4355 E. Rincón Street, Suite 200
Corona, CA 92709
Ph: 951-261-1550 Fax: 951-261-1551

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A-4

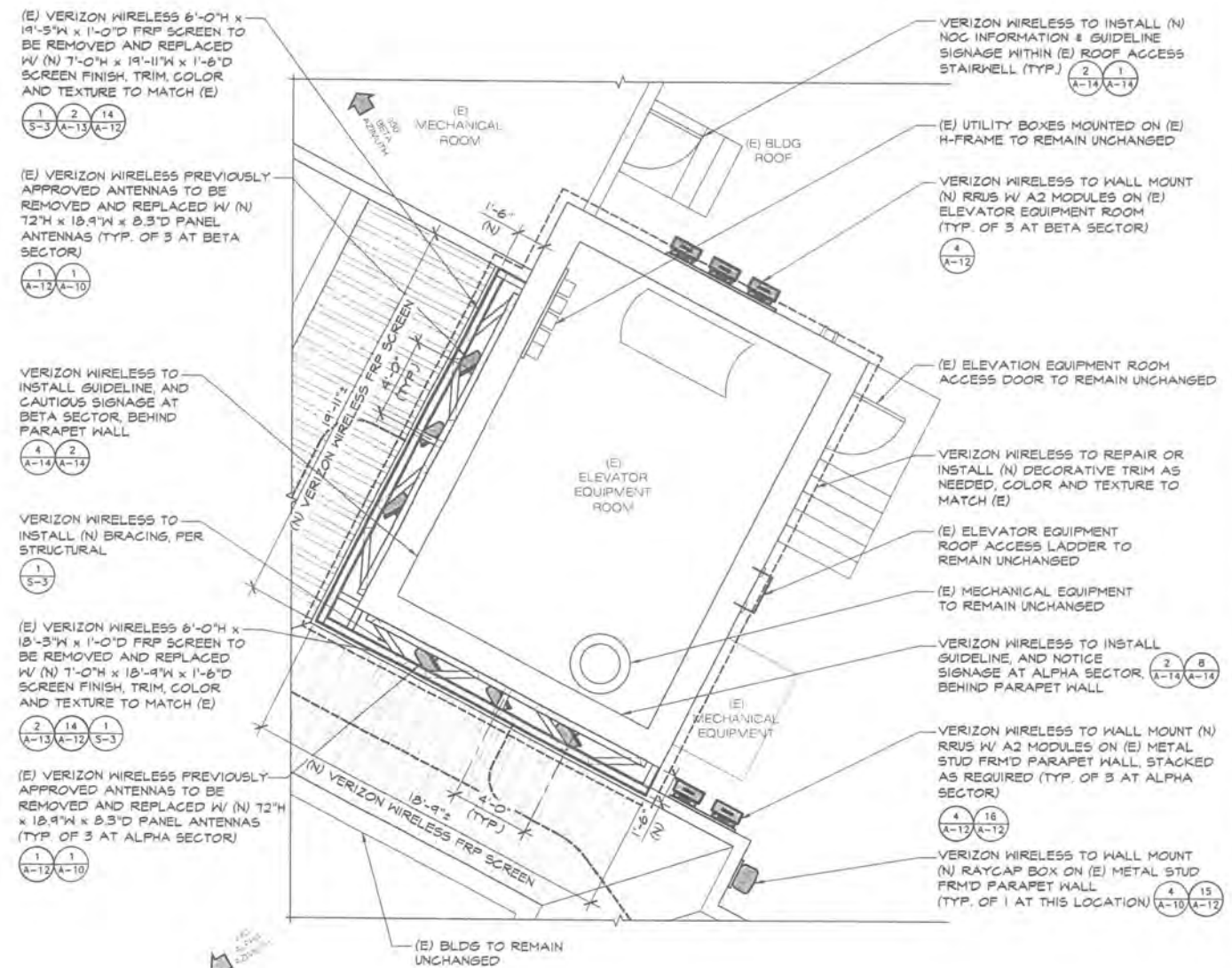
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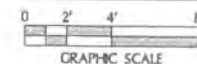
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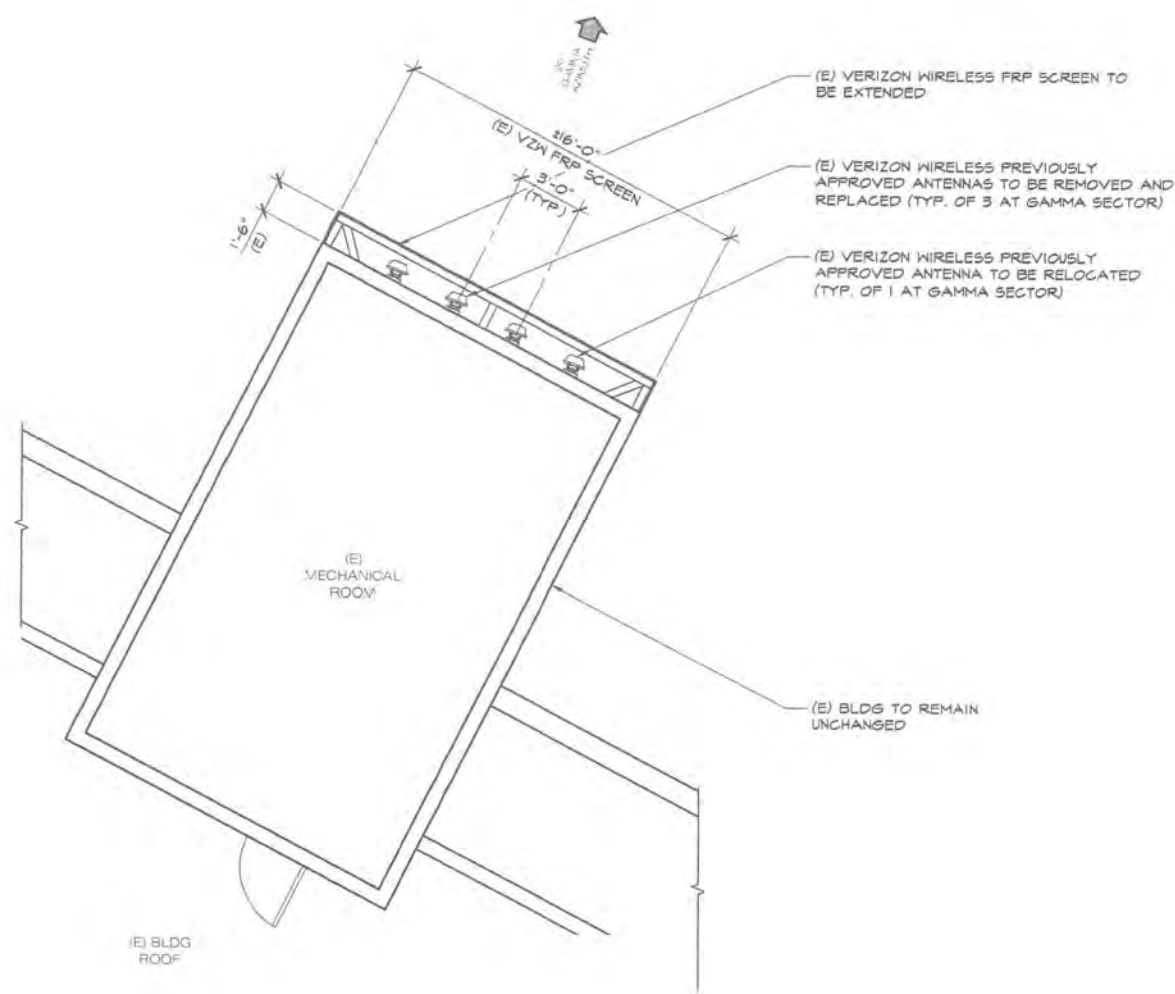
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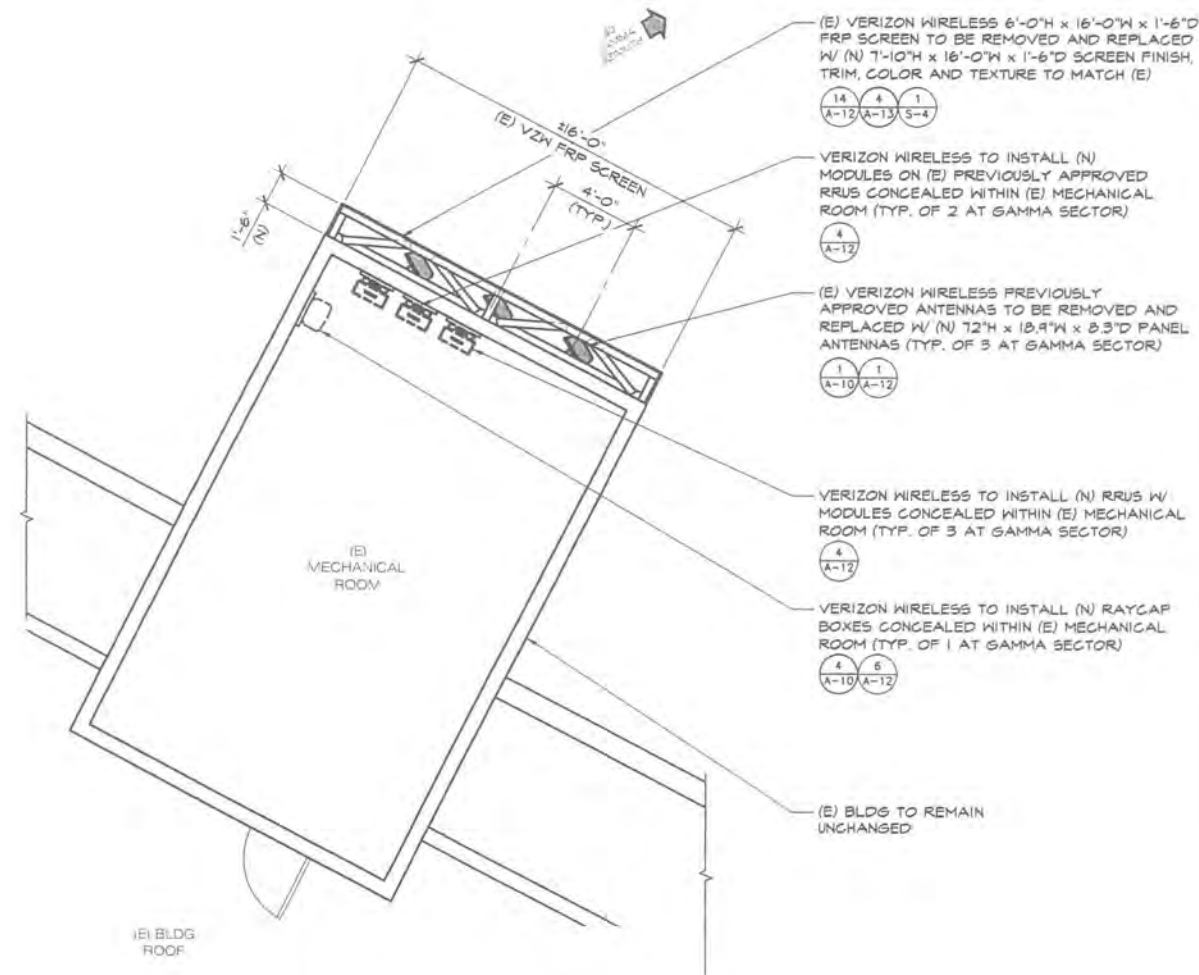
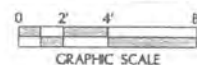
PROPOSED ALPHA & BETA ANTENNA PLAN



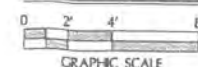
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SCALE 1/4"=1'-0"



EXISTING GAMMA ANTENNA PLAN



PROPOSED GAMMA ANTENNA PLAN



Dept.	Approval	Date
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RE		
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INT		
EE		
OPS		
EE/OUT		

verizon

15505 Sand Canyon Ave.
Building 'D', First Floor
Irvine, CA 92618
(949) 286-7000

"DOYLE (PCS-LTE)

8775 COSTA VERDE BLVD.
SAN DIEGO, CA 92122
EXISTING AND PROPOSED
GAMMA ANTENNA PLAN
CONSTRUCTION DRAWINGS

derra

495 E. Lincoln Street, Suite 204
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Ph: 949.260.1650 Fax: 949.260.1651

Revisions	100% CD REVIEW	100% CD REVIEW	100% CD REVIEW	100% CD REVIEW	100% CD REVIEW	100% CD REVIEW	100% CD REVIEW	100% CD REVIEW	100% CD REVIEW
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A-5

Job No. 1502Q

Z.A. GASENO



15505 Sand Canyon Ave
Building "D", First Floor
Irvine, CA 92618
(949) 286-7000

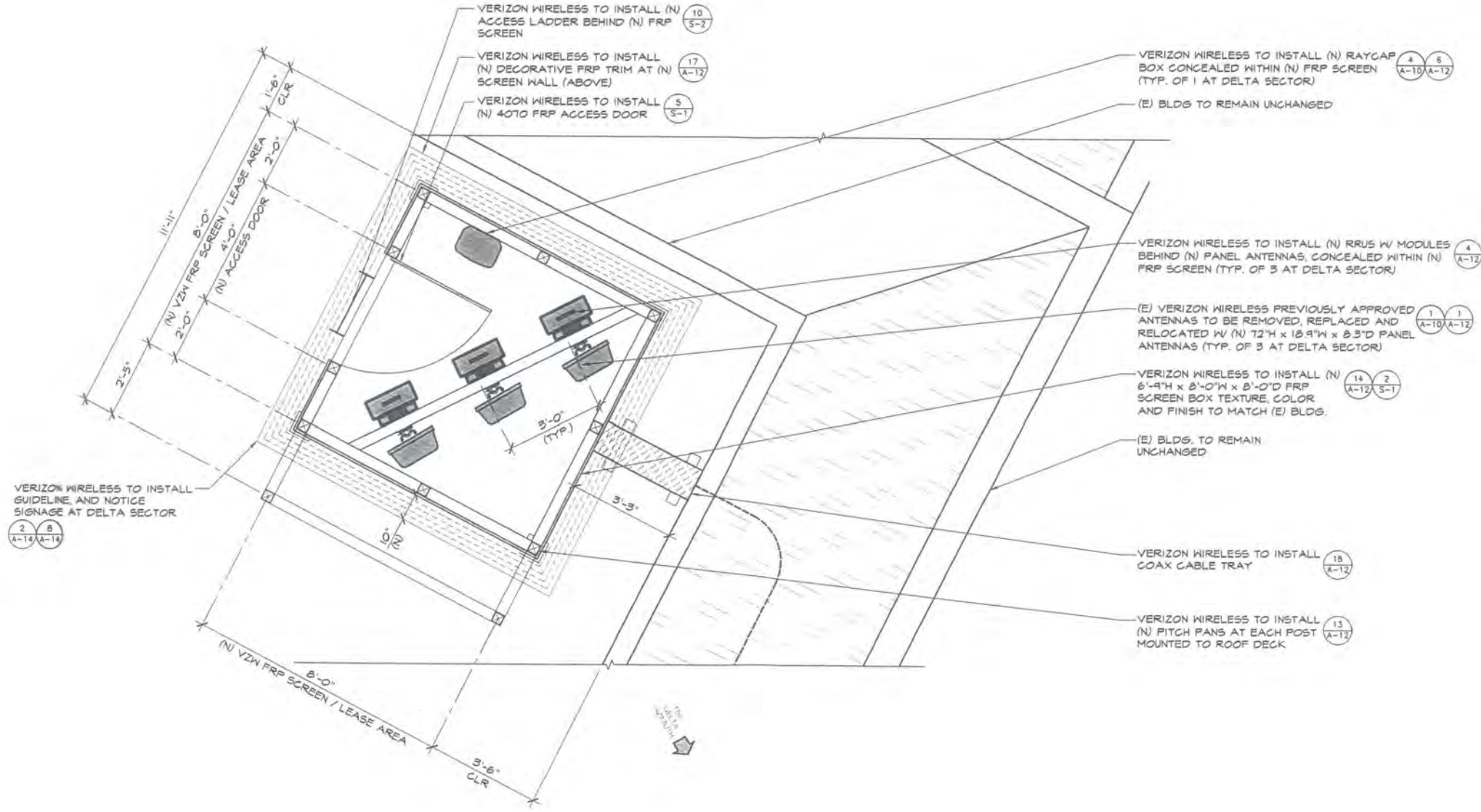
"DOYLE" (PCS-LTE)
8775 COSTA VERDE BLVD.
SAN DIEGO, CA 92122
PROPOSED DELTA
ANTENNA PLAN / LEASE AREA
CONSTRUCTION DRAWINGS

derra
495 E. Rincon Street, Suite 200
Corona, CA 92705
PH: 951.261.1550 FAX: 951.261.1551

Revisions	10/26/15	10/26/15	10/26/15	10/26/15	10/26/15	10/26/15	10/26/15	10/26/15	10/26/15
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A-6

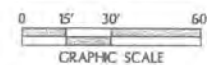
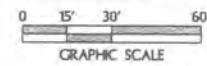
Job No. 1502Q



NOTE
CONTRACTOR TO X-RAY PIT SLAB PRIOR TO ANY DRILLING TO VERIFY CLEARANCE OF CONC. REINFORCEMENT

PROPOSED DELTA ANTENNA PLAN / LEASE AREA





15505 Sand Canyon Ave.
Building 'D', First Floor
Irvine, CA 92618
(949) 286-7000

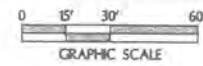
"DOYLE (PCS-LTE)
8775 COSTA VERDE BLVD.
SAN DIEGO, CA 92122
EXISTING AND PROPOSED
NORTHWEST ELEVATIONS
CONSTRUCTION DRAWINGS

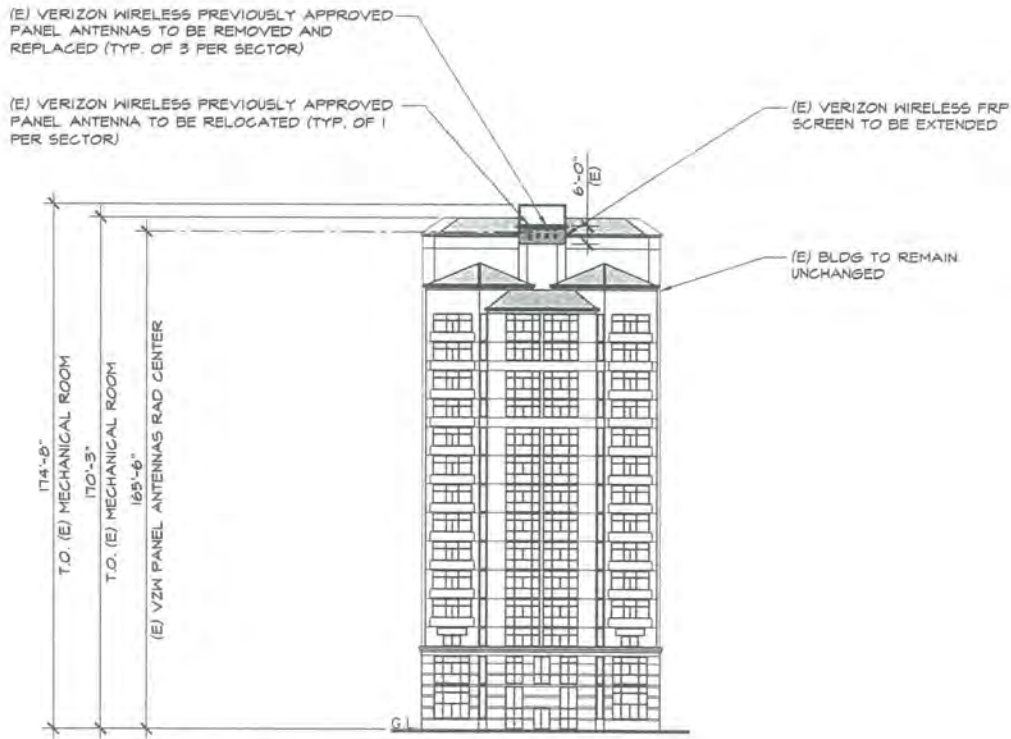
derra
495 E. Rincon Street, Suite 204
Corona, Ca. 92609
Ph: 951.266.1550 Fax: 951.268.1650

Revisions	10/26/15	100% CD REVIEW
0	CRC	100% CD REVIEW
0	AC	100% CD REVIEW DRM REVISIONS
0	11/17/15	100% CD
0	CRC	ENG REVISIONS
0	12/23/15	100% CD REVIEW
0	AC	RF MOD
0	12/23/15	100% CD REVIEW
0	AC	RF MOD - RAYCAP REVISION

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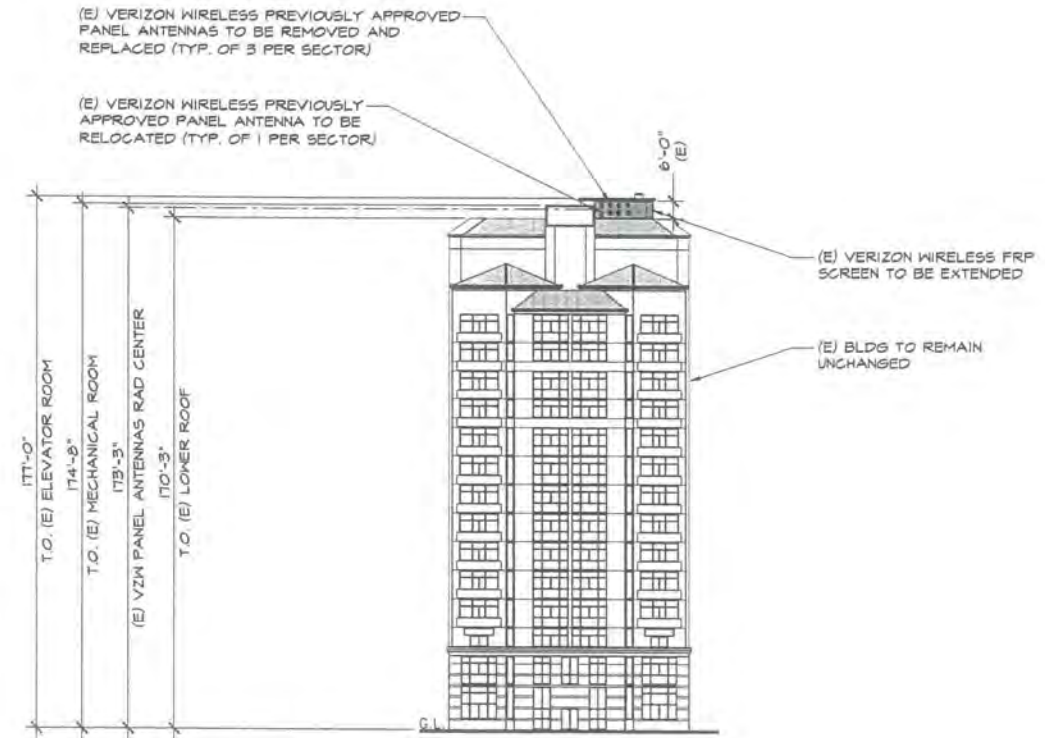
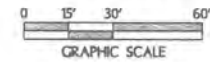
Job No. 1502Q





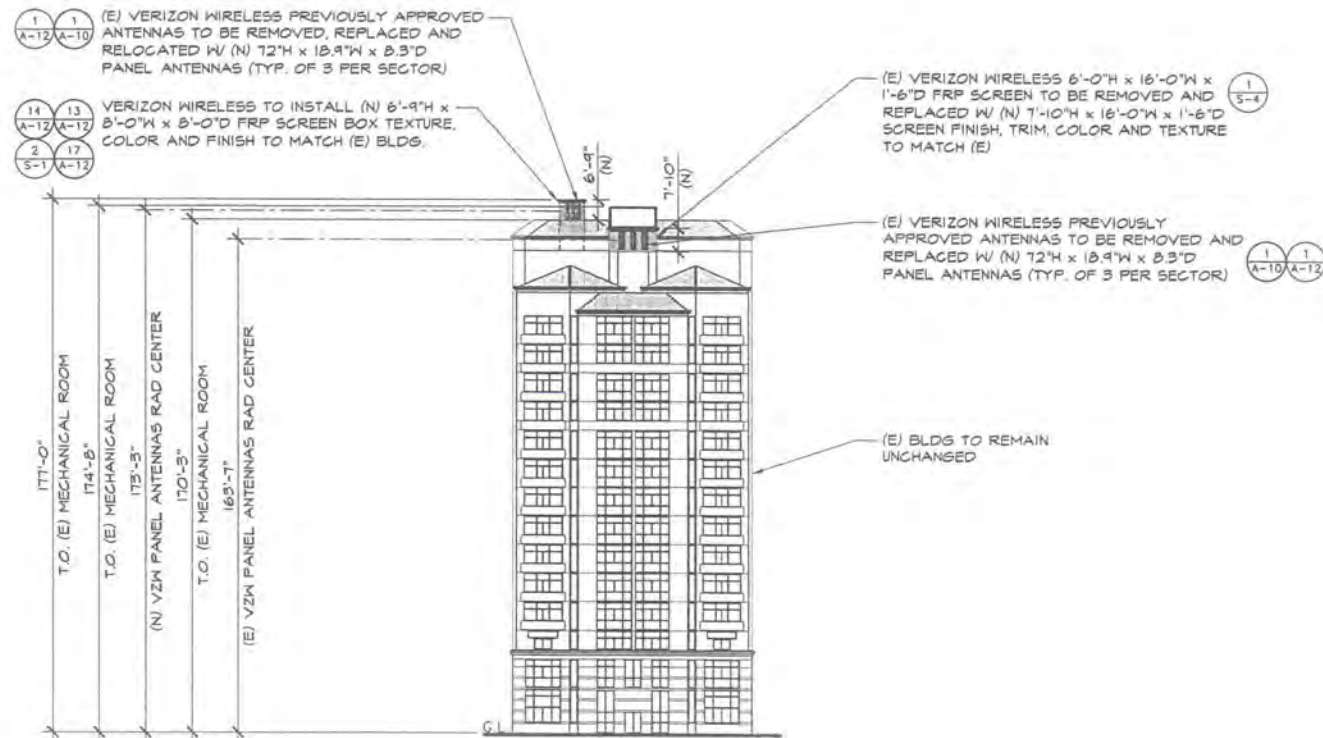
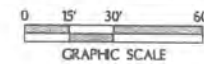
EXISTING NORTHEAST ELEVATION

SCALE 1"=30'-0"



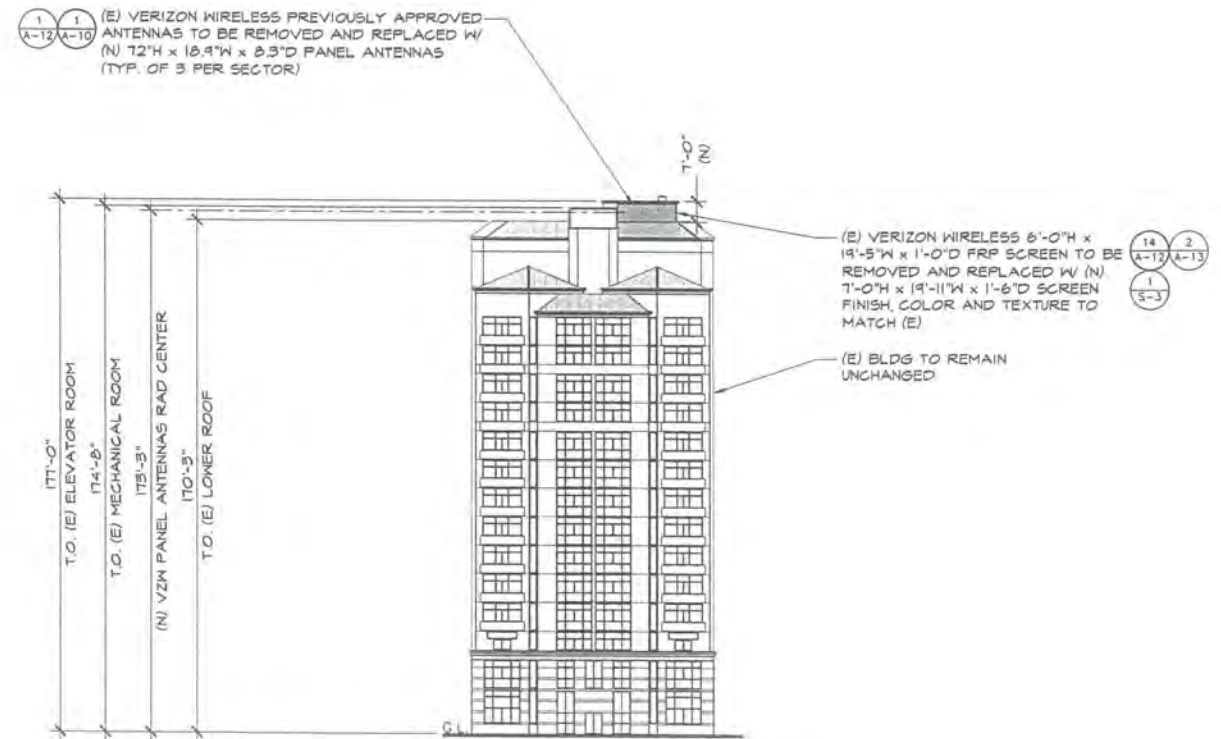
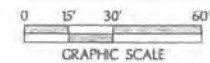
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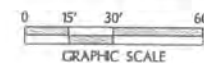
PROPOSED NORTHEAST ELEVATION

SCALE 1"=30'-0"



PROPOSED SOUTHWEST ELEVATION

SCALE 1"=30'-0"



verizon

15505 Sand Canyon Ave
Building 1D - First Floor
Irvine, CA 92618
(949) 286-7000

"DOYLE" (PCS-LTE)
8775 COSTA VERDE BLVD
SAN DIEGO, CA 92122
EXISTING AND PROPOSED
ELEVATIONS
CONSTRUCTION DRAWINGS

derra

405 E. Rincon Street, Suite 205
Corona, CA 92604
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Revisions	DATE	BY	REVISION
0	10/26/15	ARC	100% CD REVIEW
0	10/29/15	ARC	100% CD REVIEW
0	11/17/15	ARC	100% CD REVIEW
0	12/23/15	ARC	100% CD REVIEW
0	12/23/15	ARC	100% CD REVIEW
0	12/23/15	ARC	100% CD REVIEW

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Job No. 15120