



## AGENDA

Thursday, July 23, 2015

6:30 P.M.

### REGULAR MEETING PLANNING COMMISSION

Council Chambers  
211 Hillcrest Avenue  
Marina, California

### VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

### MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

1. CALL TO ORDER 
2. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)  
David Burnett, Margaret Davis, Tim Ledesma, Virgil Piper, Ken Turgen
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:  
*Announcements of special events or meeting of interest as information to Board and Public. At this time any person may comment on any item, which is not on the agenda. Please state your name and address for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on the next agenda. Planning Commission members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of Four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the Planning Commission.*

5. CONSENT AGENDA: *Background information has been provided to the Planning Commission on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. If discussion is requested by anyone on any item, that item will be removed from the Consent Agenda and placed at the end of Other Action Items if separate action is requested.*

a. Corrected Minutes for the November 13, 2014 Planning Commission meeting

6. PUBLIC HEARINGS: *Time will be set aside during the Public Hearing to receive oral comments on all items listed as Public Hearings. Staff will present the project brought forth for Planning Commission consideration and possible action and answer questions from the Planning Commissioners. The applicant will then have the opportunity to raise any issues. The public will then be invited to approach the podium to provide up to four (4) minutes of public testimony.*

It is requested that the Planning Commission:

a. Open a public hearing, take any testimony from the public, and consider:

1. Consider adopting Resolution No. 2015- , approving Conditional Use Permit UP 2015-01, for installation of a fifty (50) foot tall wireless facility located within the “General Commercial (C-2)” Zoning District at Unit # 74, 224 Reindollar Avenue (APN 032-421-015), subject to conditions, and;

2. Approving Site and Architectural Design Review DR 2015-06, for installation of a fifty (50) foot tall wireless facility, that is concealed by branches of a simulated pine tree, and conversion of a ±600-square-foot portion of an existing storage unit to be used as the equipment area, located at Unit #74, 224 Reindollar Avenue (APN 032-421-015), subject to conditions.

7. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is brought forth for Planning Commission consideration and possible action. The Planning Commission may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

a. None

8. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

- a. City Council, Design Review Board, Tree Committee and other meetings of note.
- b. Upcoming items scheduled for future meetings.
- c. Ad Hoc Committee

9. CORRESPONDENCE:

a. None

10. ADJOURNMENT

## CERTIFICATION

I, Judy Paterson, Administrative Assistant for the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at Marina City Council Chambers bulletin board, 211 Hillcrest Avenue; City Kiosk at the corner of Del Monte Boulevard and Reservation Road; and Monterey County Free Library Marina Branch at 190 Seaside Circle on or before 6:30 p.m. Monday, July 20, 2015.

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Judy Paterson, Administrative Assistant II  
Planning Services Division  
Community Development Department

### PLANNING COMMISSION NOTES:

1. The Marina Planning Commission regularly meets at 6:30 P.M. on the second and fourth Thursdays of each month.
2. The Planning Commission follows procedures intended to allow for project applicants and members of the public the fullest possible opportunity to be heard, while enabling the Commission to complete its meetings within a reasonable time.
3. Copies of staff reports are available to the public on the Friday afternoon, prior to the Thursday meetings at the Community Development Department office located at 209 Cypress Avenue.
4. Planning Commission subcommittees include the Marina Design Review Board (DRB) and Tree Committee. The DRB regularly meets at 6:30 P.M. on the third Wednesday of each month and the Tree Committee meets quarterly on the 2<sup>nd</sup> Wednesday of January, April, July and October... All meetings take place in the Council Chambers unless otherwise noticed... Public notices and agendas are posted at the following locations: Monterey County Library Marina Branch, Kiosk at the corner of Del Monte Blvd. and Reservation Rd., and Marina City Council Chambers Bulletin Board.
5. The public is invited and encouraged to participate in all meetings of the Planning Commission and its subcommittees.
6. **ALL MEETINGS ARE OPEN TO THE PUBLIC. THE CITY OF MARINA DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES.** Council Chambers are wheelchair accessible. Meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1278 or e-mail: [marina@ci.marina.ca.us](mailto:marina@ci.marina.ca.us). Requests must be made at least **48 hours** in advance of the meeting.

**CORRECTED**

(Additions in underline and deletions in strikeout text)

**MINUTES**

**Thursday, November 13, 2014**

**6:30 P.M.**

**REGULAR MEETING  
PLANNING COMMISSION**

**Council Chambers  
211 Hillcrest Avenue  
Marina, California**

1. CALL TO ORDER

Chair Burnett called the meeting to order at 6:35 p.m.

2. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)

David Burnett, Margaret Davis, Eugene Doherty, Greg Furey, Tim Ledesma, Virgil Piper

Members Absent: Ken Turgen (Excused)

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:

Margaret Davis thanked the City of Marina for their support of the recent Friends of the Fort Ord Warhorse (5th Annual Veterans Day Celebration on Nov. 8th) event that honored military veterans and focused on the Viet Nam era.

Gene Dougherty invited the public to the "Santa Paws" event on the upcoming weekend at the Del Monte Shopping Center in Monterey where a photo CD with Santa will be provided to attendees.

Chair Burnett congratulated those who ran for office, whether winners or losers.

Tim Ledesma thanked everyone for removing campaign signs but noted there were a few large signs still in place.

Resident Tom Bolea announced he would be conducting a tour of a property at 225 Carmel Ave. on Tuesday, Nov. 18, 2014 at 3pm. In attendance would be FORA

representatives and anyone interested from the public. Emphasis will be on the historical use of the property.

5. CONSENT AGENDA:

- a. Minutes for the August 28 and October 23, 2014 Planning Commission meetings

Commissioner Piper made a motion to approve the minutes of August 28. The motion was seconded by Commissioner Davis and passed by a 6-0-1(Turgen)-0 vote.

Commissioner Doherty made a motion to approve the minutes of October 23. The motion was seconded by Commissioner Piper and passed by a 6-0-1(Turgen)-0 vote.

6. PUBLIC HEARINGS:

It is requested that the Planning Commission:

- a. Open a public hearing, take any testimony from the public, and consider:
  - 1. Resolution No. 2014- , approving Site and Architectural Design Review DR 2014-03 for the Site Plan, Landscape Plan and Exterior Elevation Modifications, including a 188 square-foot expansion to the existing 1,448 square-foot building, for the site and a convenience store located at 3044 Del Monte Boulevard (APN 032-312-043), and;
  - 2. Resolution No. 2014- , approving Conditional Use Permit UP 2014-06 to allow for the off-sale of beer, wine and liquor in the modified convenience store, for the above-noted project site, subject to conditions.

This item was withdrawn by the applicant for the Conditional Use Permit. The design approval will go back the Design Review Board. No action was taken.

- b. (Continued from October 23, 2014)
  - 1. Adopting Resolution No. 2014- , approving Conditional Use Permit UP 2014-10 for a Type 48 (On-Sale General for Public Premises) Alcoholic Beverage Control Liquor License, for a four story, ±69,578 square foot hotel with 106 hotel units, including a ±1,750 square foot meeting room and a bar, on a ±2.62 acre project site (APN's 031-251-046 & 031-251-047), located within the Dunes on Monterey Bay Specific Plan area, subject to conditions, and;
  - 2. Adopting Resolution No. 2014- , making a determination that the above-noted project is consistent with the Fort Ord Base Reuse Plan.

Ms. Szymanis gave a staff report.

She noted that the review of the proposed hotel bar by the Police Chief had resulted in a draft resolution conditioned to reduce the requested hours of operation from 11 A.M. to 2:00 A.M., to 11:00 A.M. to Midnight daily. In addition, a condition to both prevent incidents and provide high technology surveillance cameras to aid the Police Department was added.

Ms. Szymanis further noted a correction to the resolution for the Conditional Use Permit and Consistency Determination contained an additional assessor parcel number that did not pertain to the request and that she would strike APN 032-251-047 from the documents. She also noted a typographical error in the numbering of the conditions of approval needed to be corrected. The second set of numbers beginning with '6' should actually be '9' through '13.'

The public hearing was opened.

Tom Bolea, Marina resident, expressed a concern about alcohol sales at the Marriott Hotel.

Mary Ann Leffel, Monterey Business Council, spoke in support of the project.

Harbhajan Dadwal, applicant, addressed the commission. He expressed concerns with certain conditions of approval after meeting with Chief Rodriguez including hours of operation, the requirement for all employees to take the ABC 3 hour training for alcohol service rather than just managers or supervisors, and the 30 day requirement for video recording retention.

The public hearing was closed.

Commissioner Piper commented on the following:

Resolution Condition Number 9: "This Conditional Use Permit is not transferable."

Resolution Condition Number 10: "This Conditional Use Permit shall expire ten years from date of issuance and subject to renewal." Commissioner Piper then read into the record the following from the California Planner's Training Series:

Conditional use permits run with the land not the applicant (*Cohn v. County Board of Supervisors (1955) Cal.App.2d 180*). That is, where conditional use permits are concerned, all related property and personal rights are freely transferable, unless expressly prohibited by law (*Anza Parking Corporation v. City of Burlingame (1988) 195 Cal. App.3d 855*). Inversely, a conditional use permit may not lawfully limit the permittee from transferring it with the land since such a condition is beyond the power of the zoning authority (*Anza, supra*).

Staff stated the city attorney advised there was not sufficient legal information to warrant these conditions and they should be deleted from the resolution.

Commissioner Piper further commented that he felt that the ABC rules already addressed issues in the conditions and that the city should not dictate how a business operates under a permitted license. He further commented that only supervisors should be required to take the 3 hour alcohol training class. He also expressed a concern about restricting operating hours.

Commissioner Ledesma made a motion to adopt the resolutions with the modifications listed above. The motion was seconded by Chair Burnett and passed by a 3-2(Piper, Davis)-1(Furey)-1(Turgen) vote.

- c. (Continued from October 23, 2014)
  - 1. Consider adopting Resolution No. 2014 - , approving Conditional Use Permit (UP 2014-08) to allow application for a Type 20 (Off-sale Beer and Wine) Alcohol Beverage Control Liquor License for the ±1,200 square-foot convenience store located at 416 Reservation Road (APN 032-152-046) in the Retail Business (C-1) Zoning District, subject to conditions.

Mr. Meek gave a staff report.

Sarah Wong, General Manager, addressed the Commission and expressed her agreement with the conditions of approval for the Use Permit.

The public hearing was opened for comment. Hearing none, the public hearing was closed.

Chair Burnet and Commissioner Davis expressed their concerns for the overconcentration of businesses selling alcohol in Marina.

Commissioner Ledesma made a motion to adopt the resolution approving a Conditional Use Permit for the sale of beer and wine. The motion was seconded by Commissioner Piper and passed by a 4-2(Burnett, Davis)-0-1(Turgen) vote.

7. OTHER ACTION ITEMS:

- a. None

8. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

- a. City Council, Design Review Board, Tree Committee and other meetings of note.
- b. Upcoming items scheduled for future meetings.
- c. Ad Hoc Committee

9. CORRESPONDENCE:

- a. None

10. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

ATTEST:

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David Burnett, Chair

\_\_\_\_\_  
Judy Paterson, Admin. Assistant II

\_\_\_\_\_  
DATE

July 16, 2015

Item No:

Honorable Chair and Members  
Of the Marina Planning Commission

Planning Commission Meeting  
of July 23, 2015

**REQUEST TO OPEN A PUBLIC HEARING, TAKE ANY TESTIMONY FROM THE PUBLIC AND CONSIDER ADOPTING RESOLUTION NO. 2015 - .; (1) APPROVING CONDITIONAL USE PERMIT UP 2015-01, FOR INSTALLATION OF A FIFTY (50) FOOT TALL WIRELESS FACILITY LOCATED WITHIN THE “GENERAL COMMERCIAL (C-2)” ZONING DISTRICT AT 224 REINDOLLAR AVENUE #74 (APN 032-421-015), SUBJECT TO CONDITIONS; AND (2) APPROVING SITE AND ARCHITECTURAL DESIGN REVIEW DR 2015-06, FOR INSTALLATION OF A FIFTY (50) FOOT TALL WIRELESS FACILITY, THAT IS CONCEALED BY BRANCHES OF A SIMULATED PINE TREE, AND CONVERSION OF A ±600-SQUARE-FOOT PORTION OF AN EXISTING STORAGE UNIT TO BE USED AS THE EQUIPMENT AREA, LOCATED AT 224 REINDOLLAR AVENUE #74 (APN 032-421-015), SUBJECT TO CONDITIONS**

**REQUEST:**

It is requested that the Planning Commission:

1. Open a public hearing, take any testimony from the public, and:
2. Consider adopting Resolution No. 2015- , approving Conditional Use Permit UP 2015-01, for installation of a fifty (50) foot tall wireless facility located within the “General Commercial (C-2)” Zoning District at Unit # 74, 224 Reindollar Avenue (APN 032-421-015), subject to conditions, and;
3. Approving Site and Architectural Design Review DR 2015-06, for installation of a fifty (50) foot tall wireless facility, that is concealed by branches of a simulated pine tree, and conversion of a ±600-square-foot portion of an existing storage unit to be used as the equipment area, located at Unit #74, 224 Reindollar Avenue (APN 032-421-015), subject to conditions.

**BACKGROUND:**

The project site is located on a ±4.27-acre parcel at 224 Reindollar Avenue. The site is developed as a self storage and service center.

On February 27, 2015, Ms. Tricia Knight, on behalf of Verizon, submitted a application for Site and Architectural Design Review (DR 2015-06) for installation of a fifty (50) foot tall wireless facility located within the “General Commercial (C-2)” Zoning District at Unit # 74, 224 Reindollar Avenue (APN 032-421-015), and conversion of a ±600-square-foot portion of an existing storage unit to be used as the equipment area, located at Unit #74, 224 Reindollar Avenue (APN 032-421-015). The proposed 50-foot-high simulated tree pole includes twelve (12) wireless 6-foot tall panel antennas and nine (9) pipe-mounted remote radio units (RRUs). The proposed equipment area includes wireless outdoor cabinets on a ±56-square-foot concrete pad and a diesel standby generator on a ±50-square-foot concrete pad (“**EXHIBIT A**”).

At the regular meeting of June 17, 2015, the Site and Architectural Design Review Board (DRB) adopted Resolution No. 2015-02, recommending Planning Commission consideration of DR 2015-06, subject to

conditions. These conditions are spelled out in the Draft Resolution and further discussed in the analysis section.

Also, on June 29, 2015, Ms. Tricia Knight, on behalf of Verizon, submitted an application for a Conditional Use Permit (UP 2015-01) to allow installation of the subject wireless facility at a height greater than the maximum building height limit in the “General Commercial (C-2)” Zoning District at 224 Reindollar Avenue (APN 032-421-015).

### **ANALYSIS:**

The project site is designated “Light Industrial/Service Commercial” on the General Plan Land Use Map and is within the “General Commercial (C-2)” Zoning District. The maximum building height limit in the C-2 district is 35 feet (Section 17.24.050 of the Marina Municipal Code [MMC]). Towers, poles and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to securing a Conditional Use Permit (MMC Section 17.060.060.B).

The attached Photo Simulations (“**EXHIBIT B**”) show existing and proposed views of the wireless facility. The monopine would be visible from Reindollar Avenue and the Highway 1 off-ramp, but its disguise as a pine tree blends in with the trees adjacent to the site.

The project application has been reviewed by the Marina Police Department, Fire Department, Building Division and Engineering Division. The Fire Chief requires the installation of a Knox Box, which has been added to the draft Resolution as a Condition of Approval. The Interim Building Official indicated that as part of Building Permit application, the applicant would be required to submit a complete set of drawings, including a geotechnical (soils) report and foundation/engineering design for support of the proposed pole. There were no further comments or recommended conditions of approval.

At the June 17, 2015 DRB meeting, the DRB members discussed making the proposed wireless facility look more like a yard and less like a simulated pine tree sprouting out of a building. To accomplish this, two Conditions of Approval were added to DRB Resolution 2015-02 and have been incorporated into the draft Resolution as follows:

- Exterior Wall Removal and Fence Installation – Prior to issuance of a building permit for the facility, the applicant shall revise the Site Plan and Elevations to remove the two (2) exterior walls (i.e., metal siding and structural support) and install wood fencing in their place.
- Overhang Modification – Prior to issuance of a building permit for the facility, the applicant shall revise the Site Plan and Elevations to shorten and redesign the remaining portion of the roof overhand (aka building rake) to match the eve on the other (unaltered) side of the building, in terms of length and design.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The proposed project is categorically exempt from environmental review pursuant to Sections 15303 of the California Environmental Quality Act (CEQA) Statutes and Guidelines (Class 3 – new construction or conversion of small structures).

### **SUMMARY**

Staff has determined that the findings for approval of a Site and Architectural Design Review can be made, in that the proposed project as conditioned will not: be unsightly, undesirable or obnoxious in appearance; impair the desirability of tenancy or investment or occupation in the City; limit the opportunity to obtain the optimum use and value of the land and improvements; impair the desirability of tenancy or consumer conditions on or adjacent to the subject site; or otherwise adversely affect the general welfare of the community.

Staff has determined that the findings for approval of a Conditional Use Permit can be made, in that the establishment, maintenance or operation of the use applied for will not be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

**CONCLUSION:**

The request is submitted for Planning Commission consideration and possible action.

Respectfully submitted,

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Justin Meek, AICP  
Senior Planner  
City of Marina

**REVIEWED/CONCUR:**

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Theresa Szymanis, AICP CTP  
Acting Director, Community Development Department  
City of Marina

RESOLUTION NO. 2015-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARINA APPROVING: (1) CONDITIONAL USE PERMIT UP 2015-01, FOR INSTALLATION OF A FIFTY (50) FOOT TALL WIRELESS FACILITY LOCATED WITHIN THE “GENERAL COMMERCIAL (C-2)” ZONING DISTRICT AT UNIT # 74, 224 REINDOLLAR AVENUE (APN 032-421-015), SUBJECT TO CONDITIONS, AND; (2) SITE AND ARCHITECTURAL DESIGN REVIEW DR 2015-06, FOR INSTALLATION OF A FIFTY (50) FOOT TALL WIRELESS FACILITY, THAT IS CONCEALED BY BRANCHES OF A SIMULATED PINE TREE, AND CONVERSION OF A ±600-SQUARE FOOT PORTION OF AN EXISTING STORAGE UNIT TO BE USED AS THE EQUIPMENT AREA, LOCATED AT UNIT #74, 224 REINDOLLAR AVENUE (APN 032-421-015), SUBJECT TO CONDITIONS

WHEREAS, On February 27, 2015, Ms. Tricia Knight, on behalf of Verizon, submitted a application for Site and Architectural Design Review (DR 2015-06) for installation of a fifty (50) foot tall wireless facility located within the “General Commercial (C-2)” Zoning District at Unit # 74, 224 Reindollar Avenue (APN 032-421-015), and conversion of a ±600-square-foot portion of an existing storage unit to be used as the equipment area, located at Unit #74, 224 Reindollar Avenue (APN 032-421-015). The proposed 50-foot-high simulated tree pole includes twelve (12) wireless 6-foot tall panel antennas and nine (9) pipe-mounted remote radio units (RRUs). The proposed equipment area includes wireless outdoor cabinets on a ±56-square-foot concrete pad and a diesel standby generator on a ±50-square-foot concrete pad (“**EXHIBIT A**”), and;

WHEREAS, at the regular meeting of June 17, 2015, the Site and Architectural Design Review Board (DRB) adopted Resolution No. 2015-02, recommending Planning Commission consideration of DR 2015-06, subject to conditions, and;

WHEREAS, Site and Architectural Design Review Board comments were addressed by adding Conditions of Approval Nos. 6 and 7 this Resolution, and;

WHEREAS, On June 29, 2015, Ms. Tricia Knight, on behalf of Verizon, also submitted an application for a Conditional Use Permit (UP 2015-01) to allow installation of the subject wireless facility at a height greater than the maximum building height limit in the “General Commercial (C-2)” Zoning District at 224 Reindollar Avenue (APN 032-421-015), and;

WHEREAS, the project site is designated “Light Industrial/Service Commercial” on the General Plan Land Use Map and is within the “General Commercial (C-2)” Zoning District. The maximum building height limit in the C-2 district is 35 feet (Section 17.24.050 of the Marina Municipal Code [MMC]), and towers, poles and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to securing a Conditional Use Permit (MMC Section 17.060.060.B), and;

WHEREAS, the proposed project is categorically exempt from environmental review pursuant to Sections 15303 of the California Environmental Quality Act (CEQA) Statutes and Guidelines (Class 3 – new construction or conversion of small structures).

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby approves Conditional Use Permit UP 2015-01, for installation of a fifty (50) foot tall wireless facility located within the “General Commercial (C-2)” Zoning District at Unit # 74, 224 Reindollar Avenue (APN 032-421-015), and Site and Architectural Design Review DR 2015-06, for installation of a fifty (50) foot tall wireless facility, that is concealed by branches of a simulated pine tree, and conversion of a ±600-square-foot portion

of an existing storage unit to be used as the equipment area, located at Unit #74, 224 Reindollar Avenue (APN 032-421-015), making the following findings and subject to the following conditions of approval:

Conditional Use Permit

FINDINGS

1. That, as conditioned, the establishment, maintenance and operation of the use applied for will not be detrimental to health, safety, peace, morals comfort and general welfare of persons residing or working in the neighborhood of the proposed use, in that, the proposed use is compatible with surrounding land uses.
2. That the establishment, maintenance and operation of the use applied for will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City, in that, the proposed use is compatible with surrounding land uses.

CONDITIONS OF APPROVAL

1. Substantial Compliance – Development shall be accomplished in substantial accordance with the approved Site and Architectural Design Review DR 2015-06 plan set and conditions of approval.

Site and Architectural Design Review

FINDINGS

1. Site and Architectural Design Review – That Site and Architectural Design Review DR 2015-06 has been designed and will be constructed, and so located, that the project, as conditioned, will not:
  - a. Be unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city.
  - b. Impair the desirability of residence or investment or occupation in the City, in that the new wireless facility at this location will augment wireless connections for use by Marina residents and businesses.
  - c. Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the project is an appropriate addition to this industrially designated site.
  - d. Impair the desirability of tenancy or consumer conditions on or adjacent to the subject site, in that the design and placement of the structures will be compatible with surrounding uses and there are few residential land uses in the vicinity of the site.
  - e. Otherwise adversely affect the general welfare of the community, in that the project will have an overall positive effect on the general welfare of the community.

CONDITIONS OF APPROVAL

1. Substantial Compliance – The project shall be accomplished in substantial accordance with the plans as shown on attached “**EXHIBIT A**” to this resolution.

2. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Division prior to project construction.
3. Indemnification – The applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of the project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition.
4. Knox Box – Prior to issuance of a building permit for the facility, the applicant shall revise the plans to provide a Knox Box to provide access to the gated facility to the satisfaction of the Fire Chief.
5. Conditional Use Permit – Prior to issuance of a building permit for the facility, the applicant shall apply and receive approval from the Marina Planning Commission of a Conditional Use Permit for the proposed 50-foot cell tower camouflaged as a pine tree (aka “monopine”).
6. Exterior Wall Removal and Fence Installation – Prior to issuance of a building permit for the facility, the applicant shall revise the Site Plan and Elevations to remove the two (2) exterior walls (i.e., metal siding and structural support) and install wood fencing in their place (see Attachment A for an illustration of proposed revisions).
7. Overhang Modification – Prior to issuance of a building permit for the facility, the applicant shall revise the Site Plan and Elevations to shorten and redesign the remaining portion of the roof overhand (aka building rake) to match the eave on the other (unaltered) side of the building, in terms of length and design.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 23<sup>rd</sup> day of July 2015, by the following vote:

AYES, PLANNING COMMISSION MEMBERS:

NOES, PLANNING COMMISSION MEMBERS:

ABSENT, PLANNING COMMISSION MEMBERS:

ABSTAIN, PLANNING COMMISSION MEMBERS:

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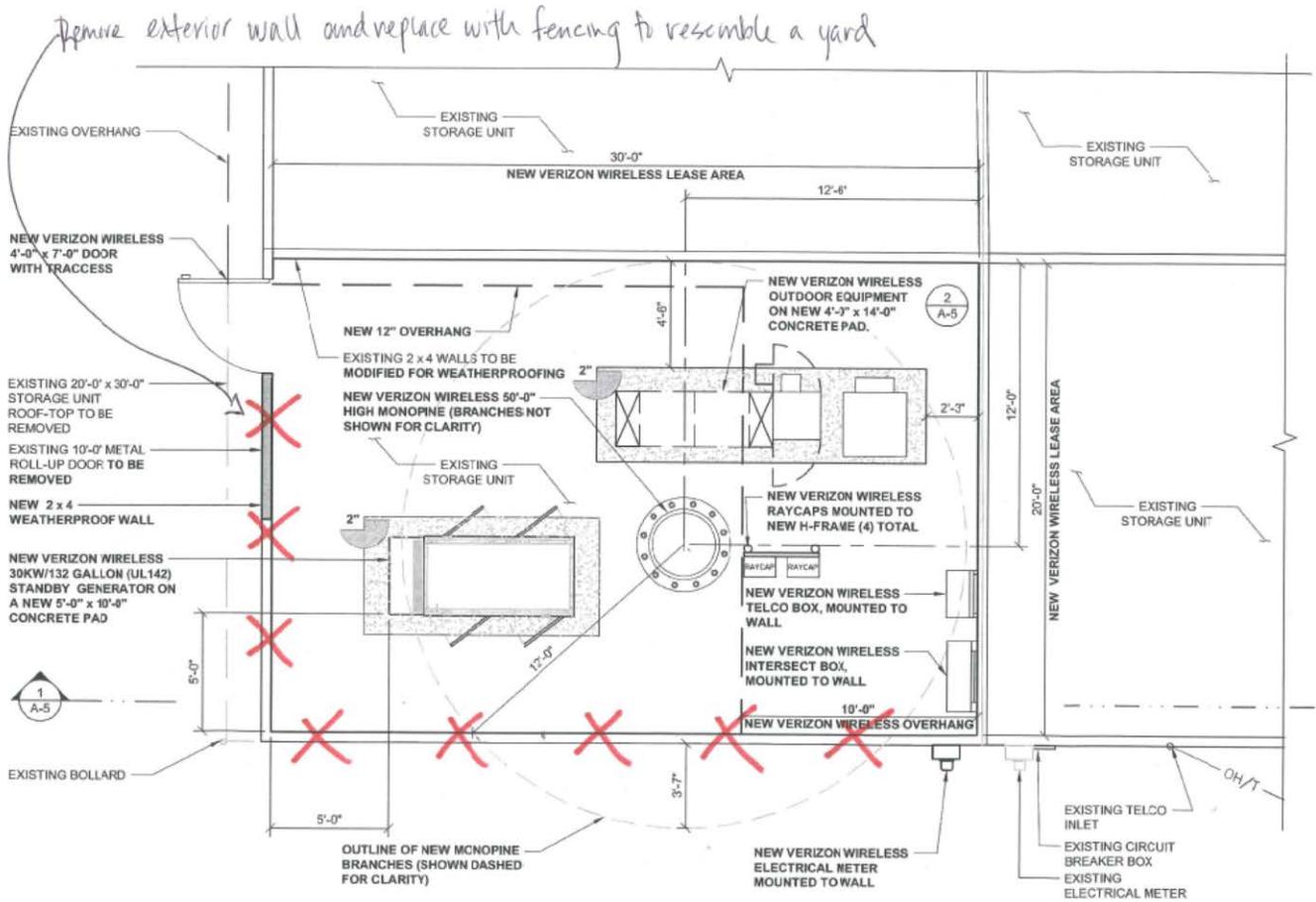
David Burnett, Chairperson

ATTEST:

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Theresa Szymanis, AICP CTP  
Acting Community Development Director

Attachment A





# REINDOLLAR MARINA PSL # 288203

224 REINDOLLAR AVE  
MARINA, CA 93933

CALL 811  
WWW.CALL811.COM

CONTRACTOR TO CALL TO VERIFY UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO DIGGING

Know what's below.  
Call before you dig.

### ISSUE STATUS

| REV. | DATE     | DESCRIPTION     | BY |
|------|----------|-----------------|----|
| 0    | 10/07/14 | 90% ZONING      | AP |
| 1    | 10/08/14 | 95% ZONING      | AP |
| 2    | 11/13/14 | 100% ZONING     | JL |
| 3    | 11/25/14 | 100% ZONING     | AP |
| 4    | 12/02/14 | REVISED 100% ZD | JD |



**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon wireless

2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

REINDOLLAR  
MARINA  
PSL # 288203  
224 REINDOLLAR AVE  
MARINA, CA 93933

SHEET TITLE:  
TITLE SHEET

T-1

### PROJECT TEAM

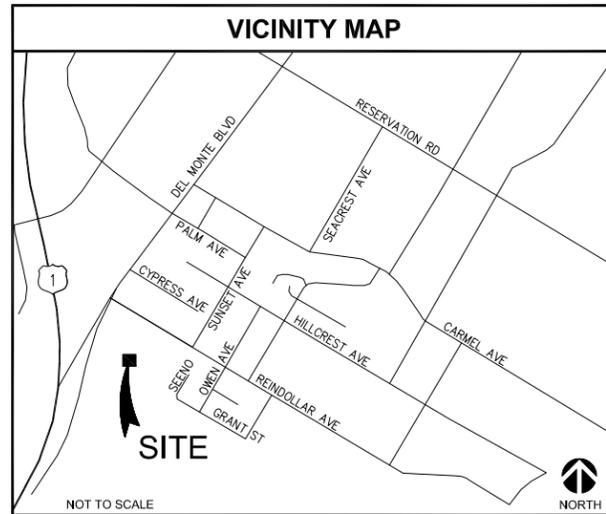
**SITE ACQUISITION**  
SAC WIRELESS, LLC.  
211 EAST CARILLO STREET SUITE 201  
SANTA BARBARA, CA 93101  
CONTACT: JAY HIGGINS  
TELEPHONE: (805) 637-6670  
JAY.HIGGINS@SACW.COM

**PLANNING**  
TEK CONSULTING INC.  
PERMIT PROCESSING SERVICES  
123 SEACLIFF DR  
PISMO BEACH, CA 93449  
CONTACT: TRICIA KNIGHT  
TELEPHONE: (805) 448-4221  
FAX: (805) 888-2807  
TEK-CONSULTING.NET

**ARCHITECT:**  
SAC WIRELESS, LLC.  
NESTOR POPOWYCH, AIA  
5865 AVENIDA ENCINAS SUITE 142-B  
CARLSBAD, CA 92008  
CONTACT: CARLOS CASTELLANOS  
TELEPHONE: (760) 795-5211  
FAX: (760) 931-0908

**UTILITY COORDINATOR:**  
SAC WIRELESS, LLC.  
450 DEER CANYON ROAD  
BUELLTON, CA 93427  
CONTACT: KELLY MCCURMIN  
TELEPHONE: (805) 686-4039

**SURVEYOR:**  
SMITHCO SURVEYING ENGINEERING  
P.O. BOX 81626  
BAKERSFIELD, CA 93380  
CONTACT: GREG SMITH  
TELEPHONE: (661) 393-1217



### DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

TO: 224 REINDOLLAR AVE  
MARINA, CA 93933

- DEPART MITCHELL DR TOWARD N WIGET LN
- TURN LEFT ONTO N WIGET LN
- TURN RIGHT ONTO YGNACIO VALLEY RD
- TAKE RAMP LEFT FOR I-680 SOUTH TOWARD SAN JOSE
- TAKE RAMP RIGHT FOR US-101 TOWARD LOS ANGELES
- AT EXIT 146, TAKE RAMP RIGHT FOR CA-154 TOWARD LOS OLIVOS / LAKE CACHUMA
- MERGE ONTO CA-156
- FOLLOW CA-1 S
- TAKE RESERVATION RD, EXIT
- TURN LEFT ON RESERVATION RD
- TURN RIGHT TO STAY ON RESERVATION RD
- TURN RIGHT ONTO DEL MONTE BLVD
- TURN LEFT ONTO REINDOLLAR AVE
- ARRIVE AT 224 REINDOLLAR AVE, MARINA, CA 93933

### PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- EXISTING STORAGE UNIT TO BE USED AS EQUIPMENT AREA
- (1) NEW VERIZON WIRELESS 50'-0" HIGH MONOPINE
- (1) NEW VERIZON WIRELESS 30KW / 132 GALLON (UL 142) DIESEL STANDBY GENERATOR ON A NEW 5'-0" x 10'-0" CONCRETE PAD
- (12) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS
- (9) NEW VERIZON WIRELESS RRH'S
- (4) NEW VERIZON WIRELESS RAYCAP'S TO BE INSTALLED ON A NEW H-FRAME MOUNTED TO WALL
- (1) NEW VERIZON WIRELESS ELECTRICAL METER MOUNTED TO WALL
- NEW VERIZON WIRELESS OUTDOOR CABINETS

### PROJECT SUMMARY

**APPLICANT/LESSEE**  
verizon wireless  
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598  
OFFICE: (925) 279-6000

**ASSESSOR'S PARCEL NUMBER**  
APN: 032-421-015

**APPLICANT'S REPRESENTATIVE**  
SAC WIRELESS, LLC.  
450 DEER CANYON ROAD  
BUELLTON, CA 93427  
CONTACT: KELLY MCCURMIN  
TELEPHONE: (805) 686-4039

**PROPERTY OWNER:**  
OWNER: RUSSELL REALTY ENTERPRISES  
ADDRESS: 2032 SUNSET DRIVE,  
PACIFIC GROVE, CA 93950  
CONTACT: DAN RUDOLPH  
TELEPHONE: (415) 606-1521

**PROPERTY INFORMATION:**  
SITE NAME: REINDOLLAR MARINA  
SITE NUMBER: 288203  
SITE ADDRESS: 224 REINDOLLAR AVE  
MARINA, CA 93933  
JURISDICTION: CITY OF MARINA

**CONSTRUCTION INFORMATION**  
AREA OF CONSTRUCTION: 30'-0" x 20'-0" = 600 SQ FT  
OCCUPANCY: U  
TYPE OF CONSTRUCTION: V-B  
CURRENT ZONING: GENERAL COMMERCIAL  
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

### GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

### CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE

| SHEET | DESCRIPTION                                    | REV |
|-------|--|-----|
| T-1   | TITLE SHEET                                    | 4   |
| C-1   | SITE SURVEY                                    | 4   |
| C-2   | SITE SURVEY                                    | 4   |
| A-1   | SITE PLAN                                      | 4   |
| A-2   | ENLARGED SITE PLAN, EQUIPMENT & ANTENNA LAYOUT | 4   |
| A-3   | NORTHWEST & SOUTHWEST ELEVATIONS               | 4   |
| A-4   | NORTHEAST & SOUTHEAST ELEVATIONS               | 4   |
| A-5   | SECTION & OUTDOOR EQUIPMENT LAYOUT             | 4   |

### SAC WIRELESS SIGNATURE BLOCK

| DISCIPLINE:       | SIGNATURE: | DATE:   |
|-------------------|------------|---------|
| SITE ACQUISITION: |            |         |
| PLANNER:          |            |         |
| CONSTRUCTION:     |            | 12/2/14 |
| LANDLORD:         |            |         |

### VERIZON WIRELESS SIGNATURE BLOCK

| DISCIPLINE:            | SIGNATURE:     | DATE:  |
|------------------------|----------------|--------|
| SITE ACQUISITION:      |                |        |
| CONSTRUCTION:          |                |        |
| RADIO:                 | Dewayne Bonham | 1/8/15 |
| MICROWAVE:             |                |        |
| TELCO:                 |                |        |
| EQUIPMENT:             |                |        |
| PROJECT ADMINISTRATOR: |                |        |
| WO ADMINISTRATOR:      |                |        |

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE AND DO NOT SCALE AND DO NOT SCALE FOR REDUCED OR ENLARGED SHEET SIZES.

**NOTES:**

OWNER(S): RUSSELL REALTY ENTERPRISES

APN: 032-421-015

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: SOME TITLE COMPANY, ORDER NO. XXXXXX, DATED XXXX XX, 2014. WITHIN SAID TITLE REPORT THERE ARE XXXXXX (XX) EXCEPTIONS LISTED, XXXXX (XX) OF WHICH ARE EASEMENTS, AND XXX (XX) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06053C, PANEL NO. 1095G, DATED APRIL 2, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

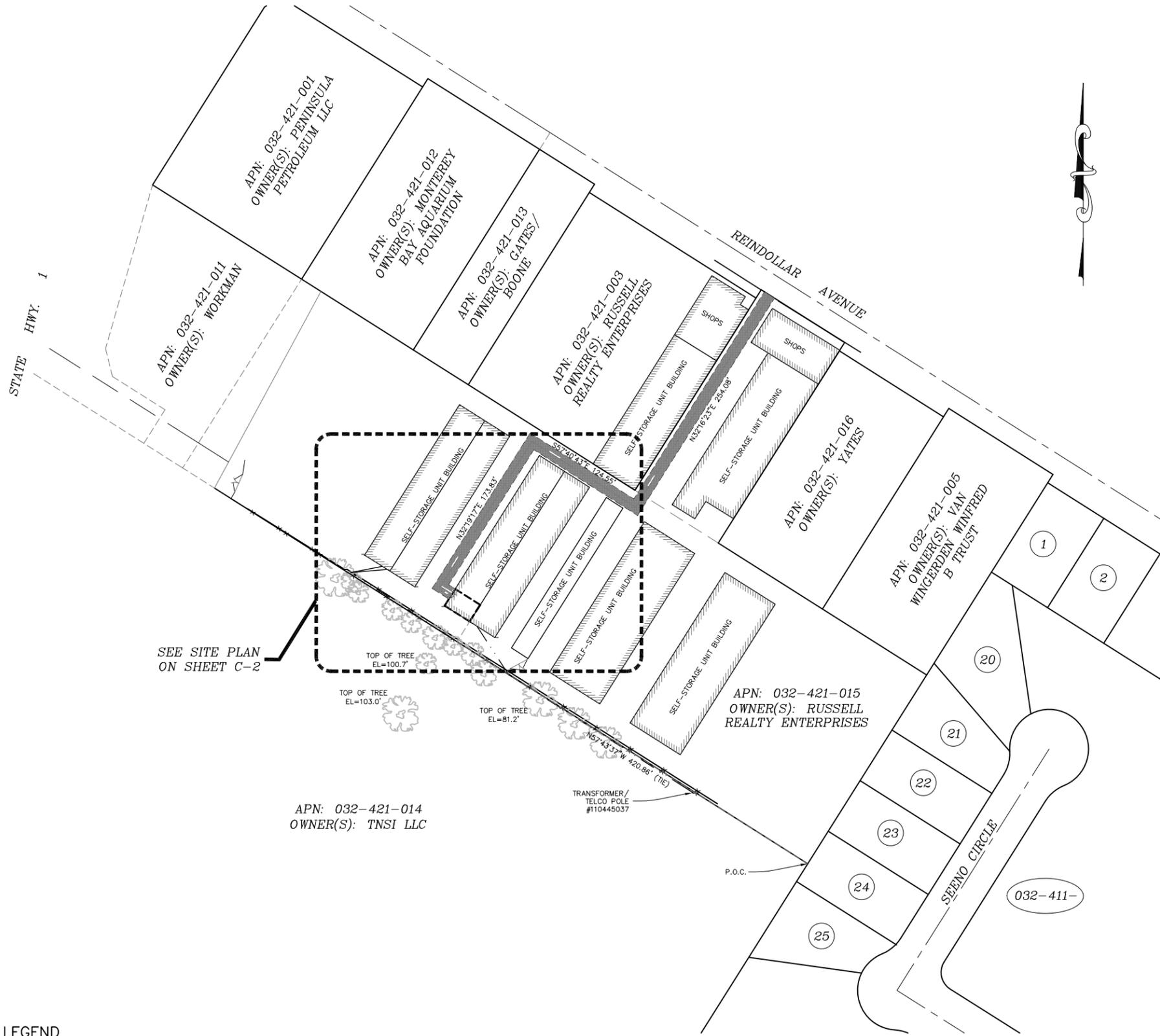
THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36°40'44.63" N. NAD 83  
 LONG. 121°48'17.98" W. NAD 83  
 ELEV. 57.2' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-accuracy ( ± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

**LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:**

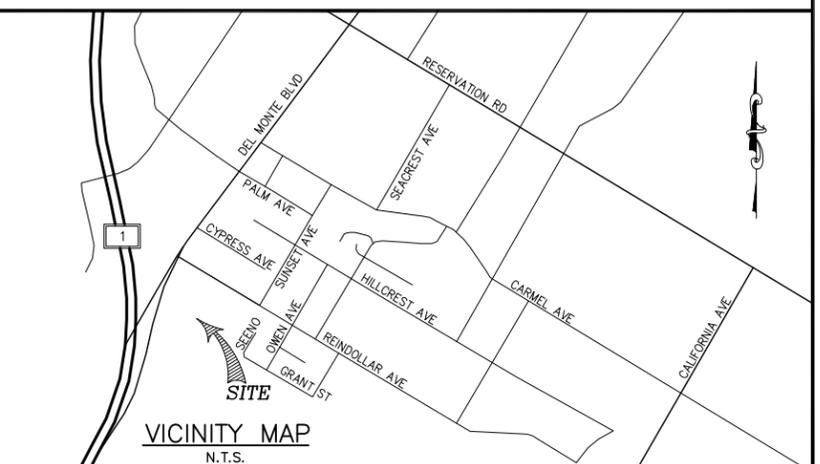
T.B.D.



**LEGEND**

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

**OVERALL SITE MAP**  
 1" = 60'



**ISSUE STATUS**

| REV | DATE     | DESCRIPTION  | BY |
|-----|----------|--------------|----|
| 0   | 08/13/14 | PRELIMINARY  | DL |
| 1   | 11/11/14 | LEASE/ACCESS | SL |
|     |          |              |    |
|     |          |              |    |
|     |          |              |    |
|     |          |              |    |
|     |          |              |    |
|     |          |              |    |

SMITHCO JOB NO.: 82-285



**WIRELESS**  
 5865 AVENIDA ENCHINAS, SUITE 142B,  
 CARLSBAD, CA 92008  
 Office (760) 795-5000  
 Fax (760) 931-0908

**PROPRIETARY INFORMATION**

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

**verizon**wireless  
 2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

**PRELIMINARY**

**REINDOLLAR MARINA**

224 REINDOLLAR RD.  
 MARINA, CA 93933  
 MONTEREY COUNTY



P.O. BOX 81626 BAKERSFIELD, CA 93380  
 PHONE: (661) 393-1217 FAX: (661) 393-1218

SHEET TITLE:  
**SITE SURVEY**  
 FOR EXAMINATION ONLY

**C-1**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

**PROPOSED VERIZON DEMISED PREMISE DESCRIPTION:**

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 57°43'37" W, A DISTANCE OF 420.86 FEET; THENCE N 32°16'23" E, A DISTANCE OF 24.07 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE N 57°40'43" W, A DISTANCE OF 30.00 FEET;
  - COURSE 2) THENCE N 32°19'17" E, A DISTANCE OF 14.00 FEET TO POINT 'A';
  - COURSE 3) THENCE CONTINUING N 32°19'17" E, A DISTANCE OF 6.00 FEET;
  - COURSE 4) THENCE S 57°40'43" E, A DISTANCE OF 30.00 FEET;
  - COURSE 5) THENCE S 32°19'17" W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
- CONTAINING 600 SQUARE FEET, MORE OR LESS.

**PROPOSED VERIZON WIRELESS ACCESS & UTILITY EASEMENT DESCRIPTION:**

A 12.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

- COURSE 1) THENCE N 57°40'43" W, A DISTANCE OF 14.00 FEET;
- COURSE 2) THENCE N 32°19'17" E, A DISTANCE OF 173.83 FEET;
- COURSE 3) THENCE S 57°40'43" E, A DISTANCE OF 124.55 FEET;
- COURSE 4) THENCE N 32°16'23" E, A DISTANCE OF 254.08 FEET TO THE SOUTHWEST LINE OF REINDOLLAR AVENUE AND THE TERMINUS OF THIS DESCRIPTION.

**SMITHCO**  
SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380  
PHONE: (661) 393-1217 FAX: (661) 393-1218

| ISSUE STATUS |          |              |    |
|--------------|----------|--------------|----|
| REV          | DATE     | DESCRIPTION  | BY |
| 0            | 08/13/14 | PRELIMINARY  | DL |
| 1            | 11/11/14 | LEASE/ACCESS | SL |
|              |          |              |    |
|              |          |              |    |
|              |          |              |    |
|              |          |              |    |
|              |          |              |    |
|              |          |              |    |

SMITHCO JOB NO.: 82-285

**WIRELESS**

5865 AVENIDA ENCINAS, SUITE 142B,  
CARLSBAD, CA 92008  
Office (760) 795-5000  
Fax (760) 931-0908

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**verizon wireless**

2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

PRELIMINARY

**REINDOLLAR MARINA**

224 REINDOLLAR RD.  
MARINA, CA 93933

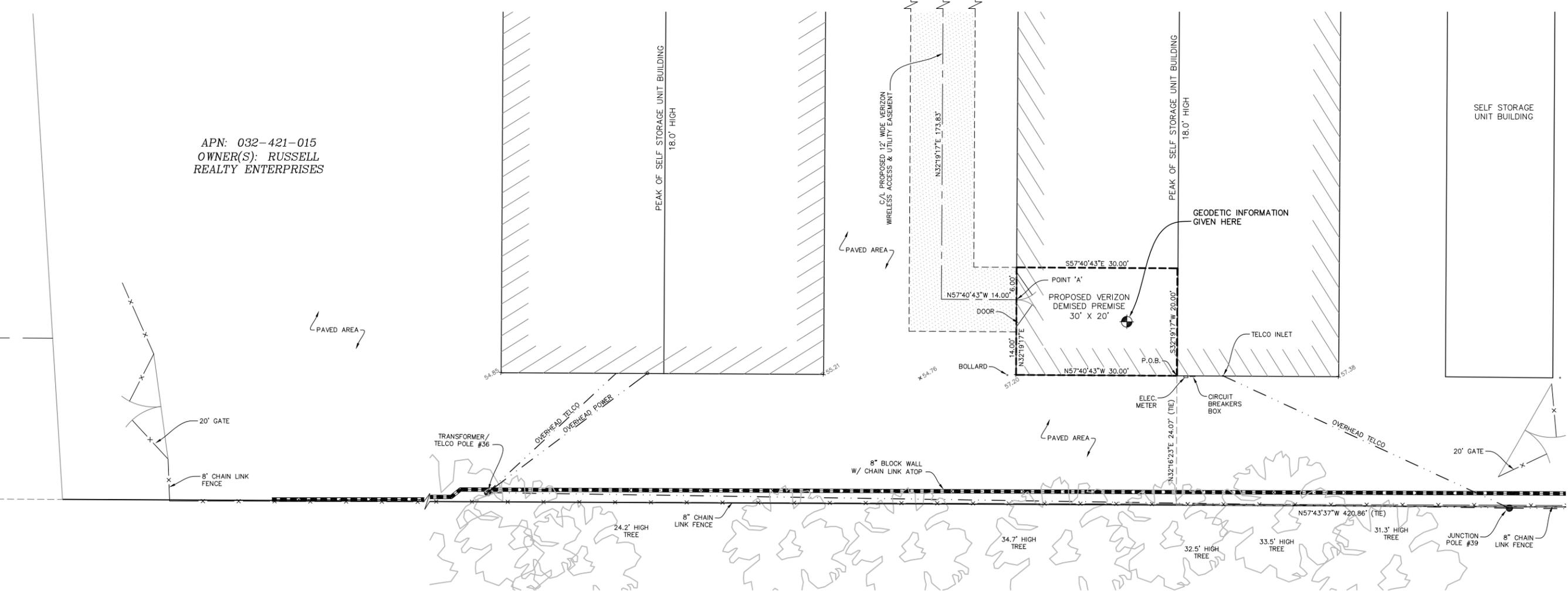
MONTEREY COUNTY

SHEET TITLE:  
**SITE SURVEY**  
FOR EXAMINATION ONLY

**C-2**

**LEGEND**

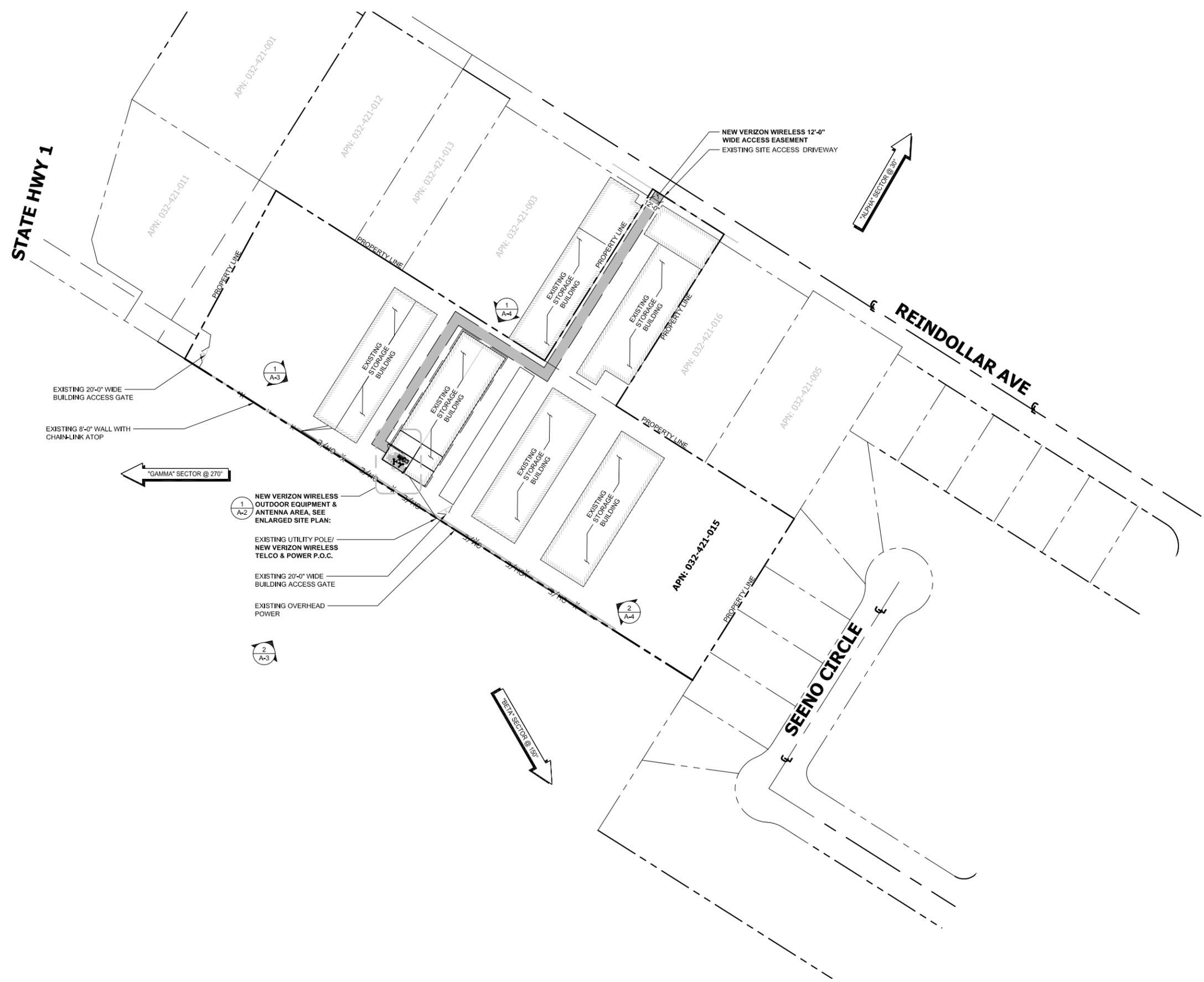
- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB
- POC
- POINT OF BEGINNING
- POINT OF COMMENCEMENT



**SITE PLAN**  
1" = 10'

APN: 032-421-015  
OWNER(S): RUSSELL  
REALTY ENTERPRISES

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



STATE HWY 1

REINDOLLAR AVE

SEENO CIRCLE

EXISTING 20'-0" WIDE BUILDING ACCESS GATE

EXISTING 8'-0" WALL WITH CHAIN-LINK ATOP

1  
A-2  
NEW VERIZON WIRELESS OUTDOOR EQUIPMENT & ANTENNA AREA, SEE ENLARGED SITE PLAN:

EXISTING UTILITY POLE/ NEW VERIZON WIRELESS TELCO & POWER P.O.C.

EXISTING 20'-0" WIDE BUILDING ACCESS GATE

EXISTING OVERHEAD POWER

NEW VERIZON WIRELESS 12'-0" WIDE ACCESS EASEMENT  
EXISTING SITE ACCESS DRIVEWAY

"GAMMA" SECTOR @ 270°

"ALPHA" SECTOR @ 30°

"BETA" SECTOR @ 150°



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOULD NOT BE USED FOR REDUCED OR ENLARGED SHEET SIZES.

**SITE PLAN**



SCALE: 1" = 60'-0" (24x36)  
(OR) 1/2" = 60'-0" (11x17)

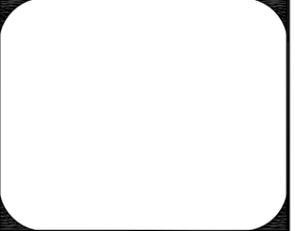
**1**

| ISSUE STATUS |          |                 |    |
|--------------|----------|-----------------|----|
| REV.         | DATE     | DESCRIPTION     | BY |
| 0            | 10/07/14 | 90% ZONING      | AP |
| 1            | 10/08/14 | 95% ZONING      | AP |
| 2            | 11/13/14 | 100% ZONING     | JL |
| 3            | 11/25/14 | 100% ZONING     | AP |
| 4            | 12/02/14 | REVISED 100% ZD | JD |

5865 AVENIDA ENCINAS  
CARLSBAD, CA 92008  
WWW.SSCW.COM  
760.795.5200

**PROPRIETARY INFORMATION**  
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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598



**REINDOLLAR MARINA**  
**PSL # 288203**  
224 REINDOLLAR AVE  
MARINA, CA 93933

SHEET TITLE:  
**SITE PLAN**

**A-1**



**ISSUE STATUS**

| REV. | DATE     | DESCRIPTION     | BY |
|------|----------|-----------------|----|
| 0    | 10/07/14 | 90% ZONING      | AP |
| 1    | 10/08/14 | 95% ZONING      | AP |
| 2    | 11/13/14 | 100% ZONING     | JL |
| 3    | 11/25/14 | 100% ZONING     | AP |
| 4    | 12/02/14 | REVISED 100% ZD | JD |



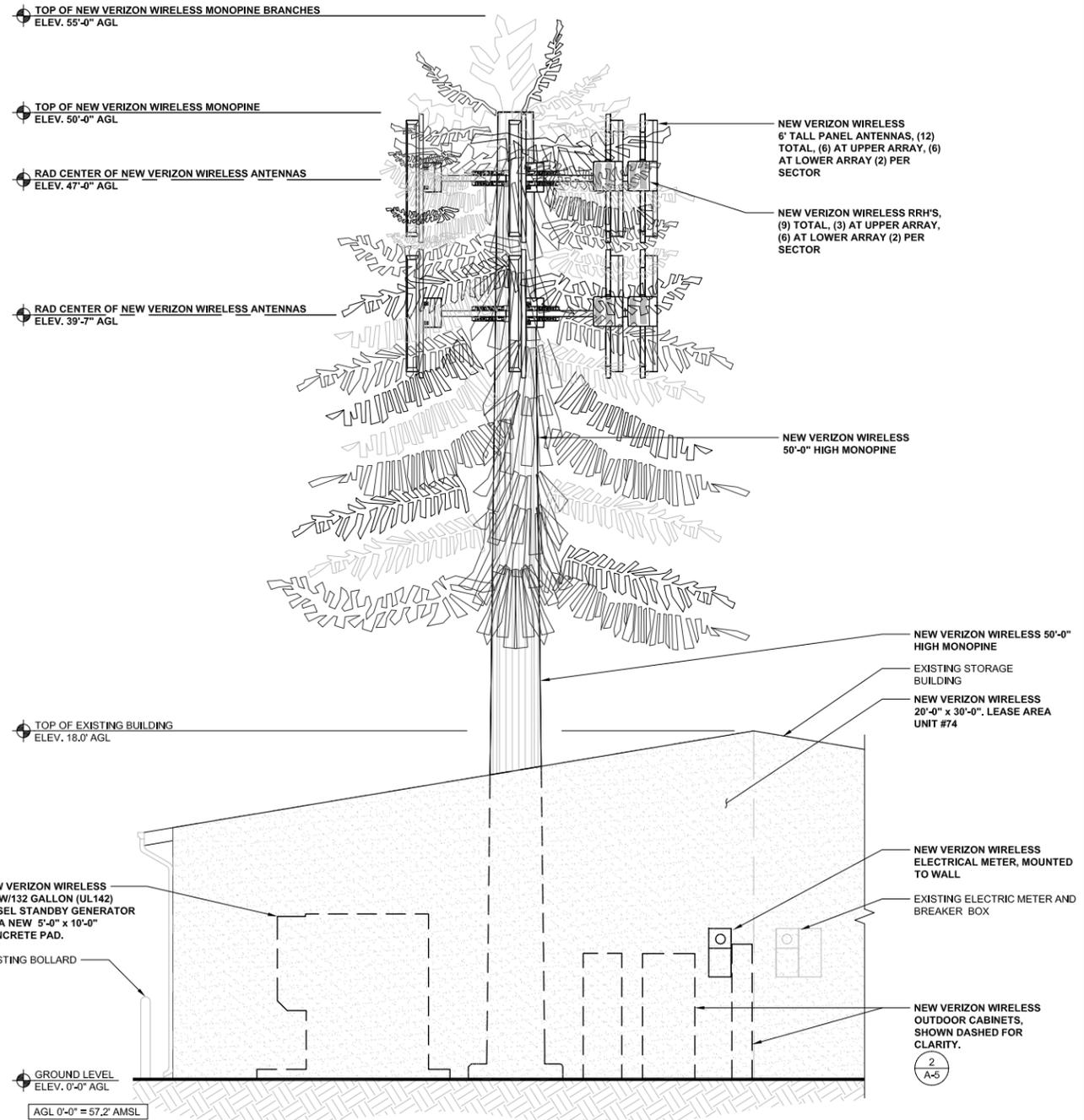
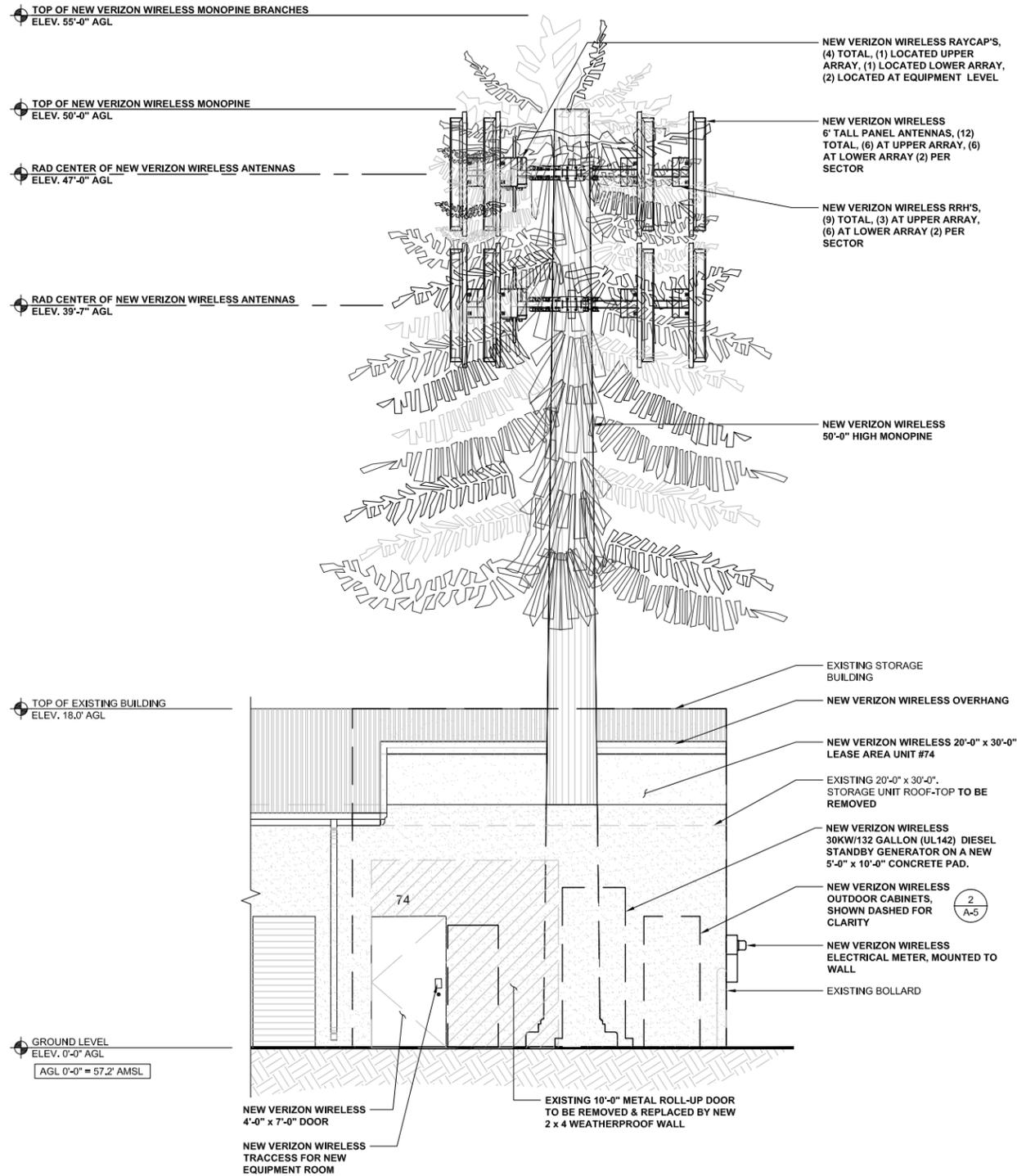
**PROPRIETARY INFORMATION**  
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**REINDOLLAR MARINA**  
**PSL # 288203**  
 224 REINDOLLAR AVE  
 MARINA, CA 93933

SHEET TITLE:  
**NORTHWEST & SOUTHWEST ELEVATIONS**

**A-3**



**NORTHWEST ELEVATION**

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)  
 (OR) 1/8" = 1'-0" (11x17) **1**

**SOUTHWEST ELEVATION**

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)  
 (OR) 1/8" = 1'-0" (11x17) **2**

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 36". SCALE SHOULD BE NOTED FOR REDUCED OR ENLARGED SHEET SIZES.

**ISSUE STATUS**

| REV. | DATE     | DESCRIPTION     | BY |
|------|----------|-----------------|----|
| 0    | 10/07/14 | 90% ZONING      | AP |
| 1    | 10/08/14 | 95% ZONING      | AP |
| 2    | 11/13/14 | 100% ZONING     | JL |
| 3    | 11/25/14 | 100% ZONING     | AP |
| 4    | 12/02/14 | REVISED 100% ZD | JD |



**SDC WIRELESS**  
ENGINEERING GROUP  
5865 AVENIDA ENCINAS  
CARLSBAD, CA 92008  
WWW.SDCW.COM  
760.795.5200

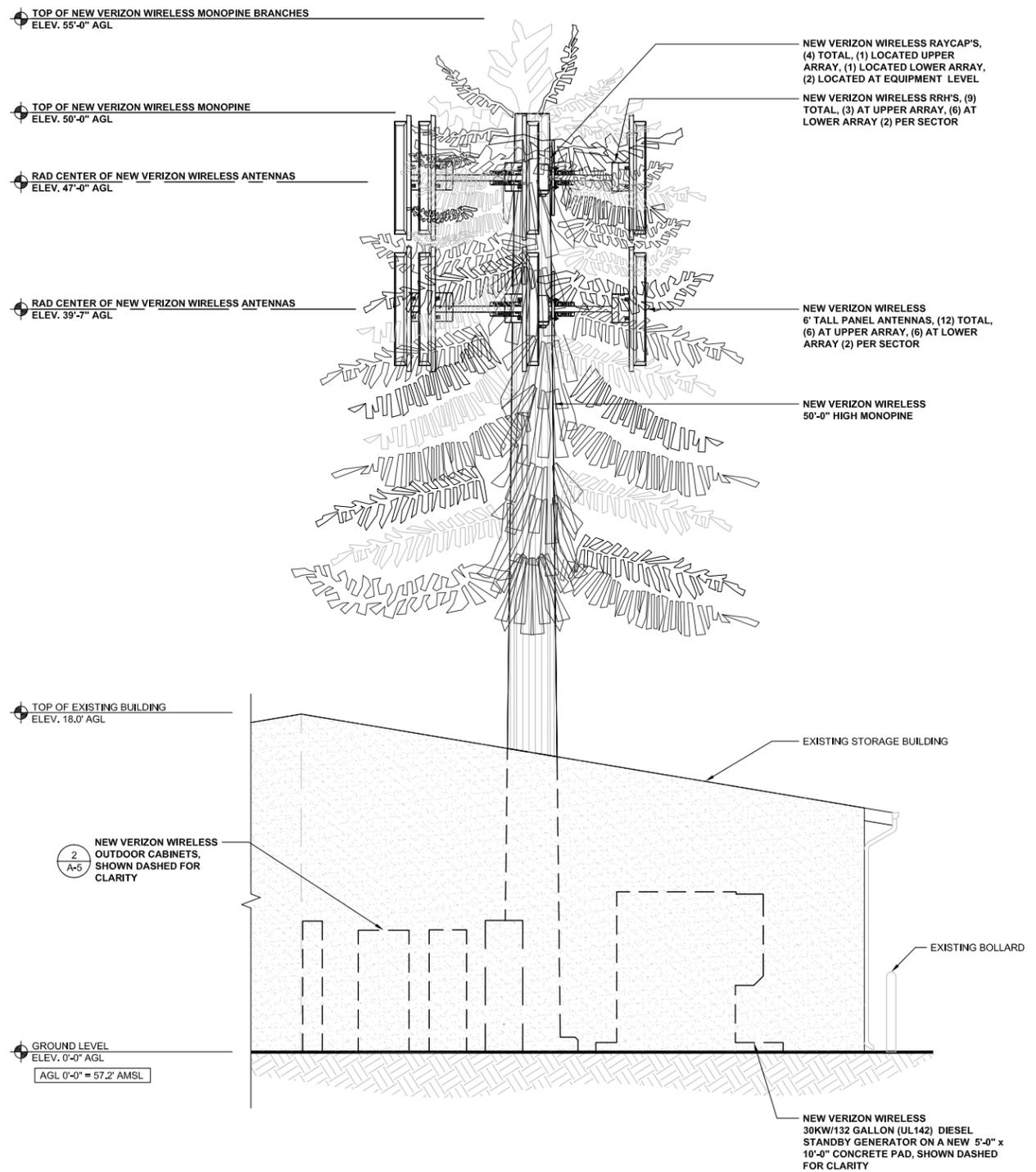
**PROPRIETARY INFORMATION**  
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**REINDOLLAR MARINA**  
PSL # 288203  
224 REINDOLLAR AVE  
MARINA, CA 93933

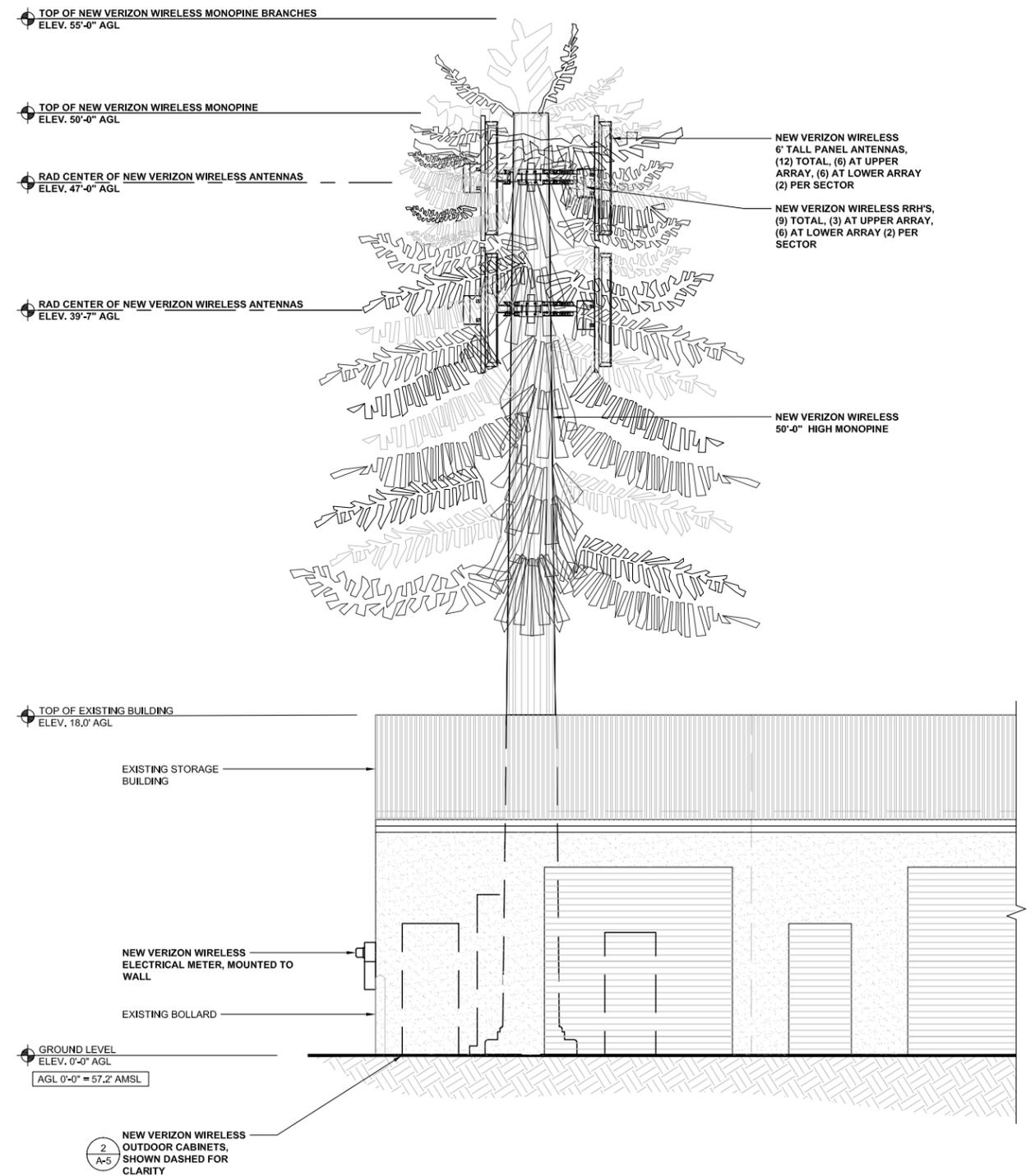
SHEET TITLE:  
**NORTHEAST & SOUTHEAST ELEVATIONS**

**A-4**



**NORTHEAST ELEVATION**

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)  
(OR) 1/8" = 1'-0" (11x17) **1**



**SOUTHEAST ELEVATION**

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)  
(OR) 1/8" = 1'-0" (11x17) **2**

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE SHOULD BE NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

- LEGEND:**
1. WAVE GUIDE ENTRY PORT
  2. MASTER GROUND BAR
  3. TELCO ENTRANCE PANEL (4' X 8' X 3/4")
  4. QGNB 3-75A27 BATTERY MODULES (6V - 1015 AH)
  5. QGNB 3-90A27 BATTERY MODULES (6V - 1140 AH)
  6. QGNB 3-85A29 BATTERY MODULES (6V-1210 AH) MUST BE STACKED
  7. QGNB 3-85A29 BATTERY MODULES (6V-1210 AH) MUST BE STACKED
  8. QGNB 3-85A29 BATTERY MODULES (6V-1210 AH) MUST BE STACKED
  9. QGNB 3-85A29 BATTERY MODULES (6V-1210 AH) MUST BE STACKED
  10. QGNB 3-85A29 BATTERY MODULES (6V-1210 AH) MUST BE STACKED
  11. QGNB 3-85A29 BATTERY MODULES (6V-1210 AH) MUST BE STACKED
  12. QGNB 3-85A29 BATTERY MODULES (6V-1210 AH) MUST BE STACKED
  13. HALON GAS STORAGE TANK/FM200 TANK
  14. +24V POWER BUSBAR
  15. -48V POWER BUSBAR
  16. LIGHTNING ARRESTOR
  17. ELECTROSTATIC DISCHARGE MAT (ESD MAT)
  18. SNAP CONNECTOR FOR ESD MAT
  19. TIME CLOCK PANEL
  20. AIR CONDITIONING CONTROL PANEL
  21. THERMOSTAT
  22. EXHAUST FAN CONTROL PANEL
  23. SURGE ARRESTOR
  24. DEHYDRATOR
  25. TRANSFORMER
  26. FIRE EXTINGUISHER
  27. EXHAUST FAN
  28. AIR INTAKE
  29. APPLETON PLUG

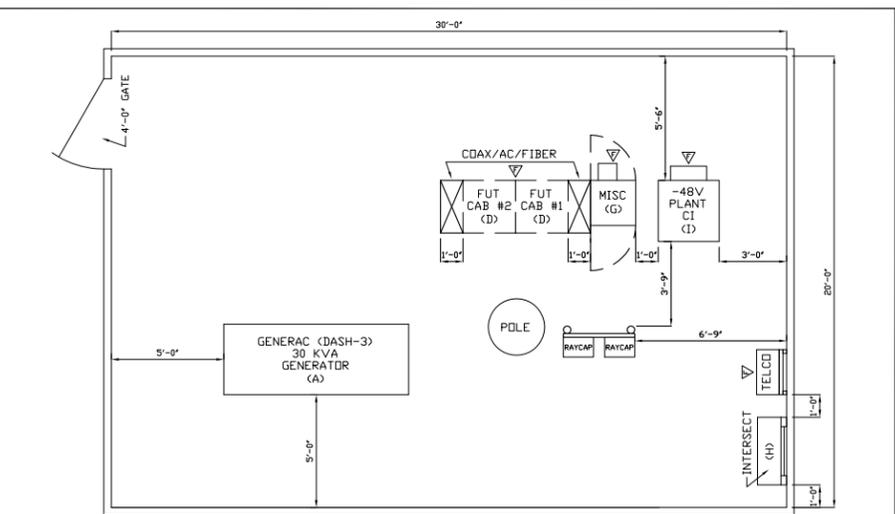
- NOTES:**
- EFP = EQUIPMENT FLOOR PLAN
  - PPD = POWER PLANT DETAILS
  - EGR = EQUIPMENT RACK PROFILES
  - SID = SITE INTERCONNECT DETAILS
  - = FUTURE
  - = EQUIPPED

| REV. | DATE     | DESCRIPTION     | BY |
|------|----------|-----------------|----|
| 0    | 10/07/14 | 90% ZONING      | AP |
| 1    | 10/08/14 | 95% ZONING      | AP |
| 2    | 11/13/14 | 100% ZONING     | JL |
| 3    | 11/25/14 | 100% ZONING     | AP |
| 4    | 12/02/14 | REVISED 100% ZD | JD |

- PBM +24V MODULAR POWER BAY  
 PB +24V STANDARD POWER DISTRIBUTION BAYS (E/W LORAIN RL200F25 RECTIFIERS)  
 PBR LORAIN RL200F25 RECTIFIER BAY  
 MISC MISCELLANEOUS BAY  
 AIF AT&T ANTENNA INTERFACE FRAME  
 RCF AT&T RADIO CHANNEL FRAME  
 LAF AT&T LINEAR AMPLIFIER FRAME  
 MW MICROWAVE BAY  
 CDDP CELLULAR DIGITAL PACKET DATA  
 Δ DENOTES FRONT OF BAY LINEUP

|                  |                   |
|------------------|-------------------|
| verizon wireless |                   |
| ECP:             | PLEASANTON II     |
| DCS:             | X                 |
| REGION:          | X AREA: MARINA    |
| LOCATION CODE:   | 288203            |
| SWITCH SITE NO.: | X                 |
| SITE NAME:       | REINDOLLAR MARINA |

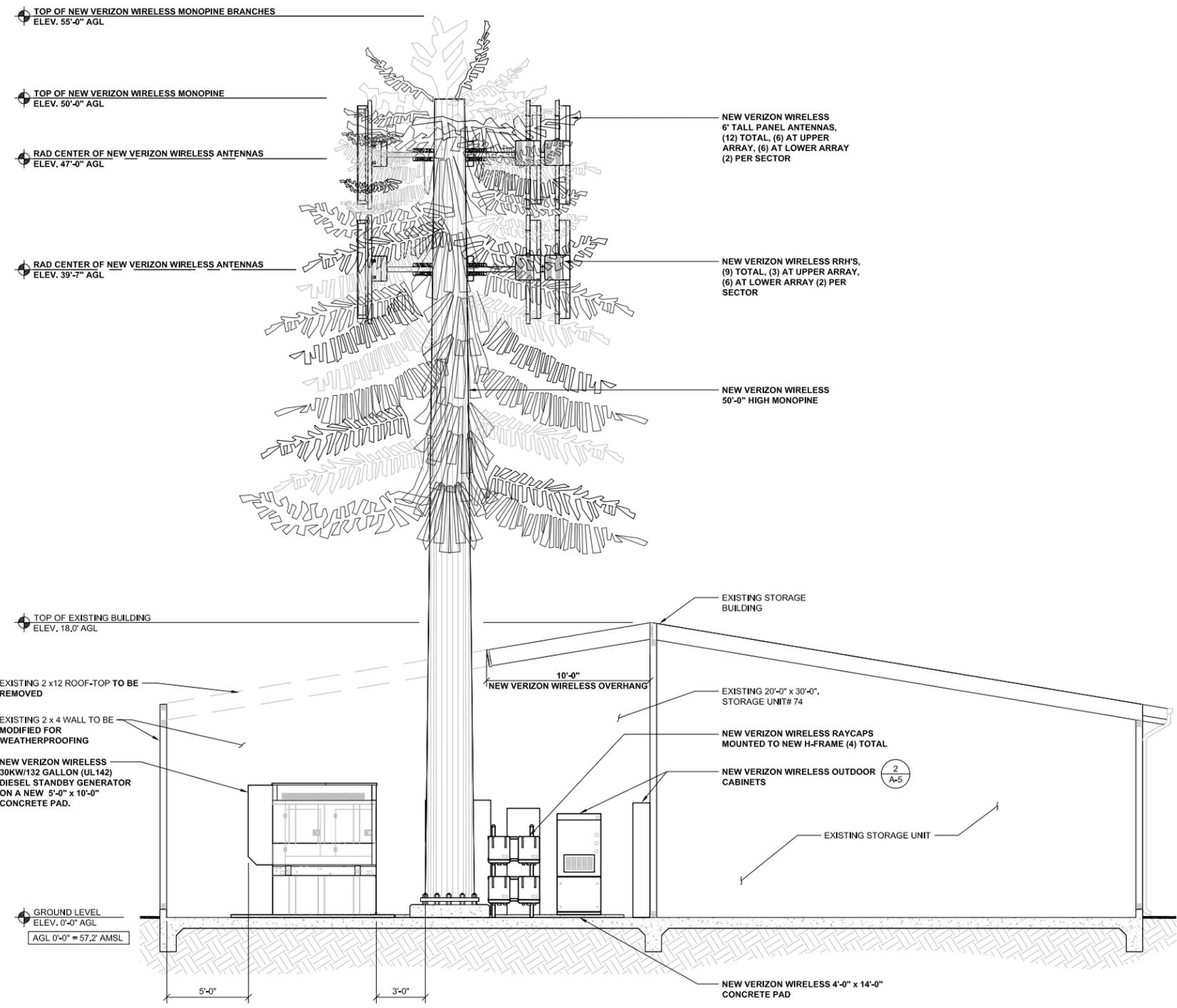
|               |   |   |   |   |
|---------------|---|---|---|---|
| SHEET NO.     | 1 | 2 | 3 | 4 |
| EFP ISSUE NO. | 1 |   |   |   |
| PPD ISSUE NO. |   |   |   |   |
| EGR ISSUE NO. |   |   |   |   |
| SID ISSUE NO. |   |   |   |   |



**PROPOSED OUTDOOR EQUIPMENT LAYOUT**  
 SCALE: 1/4"=1'-0"  
 NOTES: BATT CAB = CHARLES INDUSTRIES W/ 3 STRINGS OF 170AH BATTERIES (S10AH)  
 LTE/AWS/PCS RHH'S

| SYM | WIDTH      | DEPTH     | HEIGHT |
|-----|------------|-----------|--------|
| A   | 3'-1 1/2"  | 8'-2 1/2" | 7'-0"  |
| B   | 2'-11 1/2" | 3'-4"     | 7'-0"  |
| C   | 2'-3"      | 2'-0"     | 3'-0"  |
| D   | 2'-4"      | 2'-4"     | 7'-0"  |
| E   | 2'-8"      | 3'-4"     | 7'-0"  |
| F   | 2'-6"      | 1'-1"     | 3'-8"  |
| G   | 2'-0"      | 2'-0"     | 6'-0"  |
| H   | 3'-0"      | 1'-0 1/2" | 7'-0"  |
| I   | 2'-8 1/2"  | 3'-4"     | 7'-0"  |

SHEET 1  
 REINDOLLAR MARINA (288203)



**ISSUE STATUS**

| REV. | DATE     | DESCRIPTION     | BY |
|------|----------|-----------------|----|
| 0    | 10/07/14 | 90% ZONING      | AP |
| 1    | 10/08/14 | 95% ZONING      | AP |
| 2    | 11/13/14 | 100% ZONING     | JL |
| 3    | 11/25/14 | 100% ZONING     | AP |
| 4    | 12/02/14 | REVISED 100% ZD | JD |



**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



**REINDOLLAR MARINA**  
**PSL # 288203**  
 224 REINDOLLAR AVE  
 MARINA, CA 93933

SHEET TITLE:  
**SECTION & OUTDOOR EQUIPMENT LAYOUT**

**A-5**

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE SHOULD BE NOTIFIED FOR REDUCED OR ENLARGED SHEET SIZES.

# VICINITY MAP

## PHOTOSIMULATION VIEWPOINTS



REINDOLLAR MARINA  
PSL # 288203  
224 REINDOLLAR AVE  
MARINA, CA 93933

  
WIRELESS  
ENGINEERING GROUP  
5865 AVENIDA ENCINAS, SUITE 142B  
CARLSBAD, CA 92008  
OFFICE: (760) 795-5200



**DISCLAIMER:**  
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



REINDOLLAR MARINA  
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# PHOTOSIMULATION VIEW 1

NEW

NOTE:  
NEW VERIZON WIRELESS OUTDOOR EQUIPMENT,  
GENERATOR, ELECTRICAL METER / DISCONNECT ON  
EXISTING WALL, AND MONOEUCALYPTUS WITHIN NEW  
20'-0" x 30'-0" LEASE AREA

NEW VERIZON WIRELESS ANTENNAS  
(12) TOTAL, (6) AT UPPER ARRAY  
AND (6) AT LOWER ARRAY ON NEW  
50'-0" HIGH MONOPINE

EXISTING



# PHOTOSIMULATION VIEW 2

NEW

NOTE:  
NEW VERIZON WIRELESS OUTDOOR EQUIPMENT,  
GENERATOR, ELECTRICAL METER / DISCONNECT ON  
EXISTING WALL, AND MONOEUCALYPTUS WITHIN NEW  
20'-0" x 30'-0" LEASE AREA

NEW VERIZON WIRELESS ANTENNAS  
(12) TOTAL, (6) AT UPPER ARRAY  
AND (6) AT LOWER ARRAY ON NEW  
50'-0" HIGH MONOPINE

EXISTING





REINDOLLAR MARINA  
PSL # 288203  
224 REINDOLLAR AVE  
MARINA, CA 93933



# PHOTOSIMULATION VIEW 3

NEW

NOTE:  
NEW VERIZON WIRELESS OUTDOOR EQUIPMENT,  
GENERATOR, ELECTRICAL METER / DISCONNECT ON  
EXISTING WALL, AND MONOEUCALYPTUS WITHIN NEW  
20'-0" x 30'-0" LEASE AREA

NEW VERIZON WIRELESS ANTENNAS  
(12) TOTAL, (6) AT UPPER ARRAY  
AND (6) AT LOWER ARRAY ON NEW  
50'-0" HIGH MONOPINE

EXISTING

