



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: June 17, 2015 REPORT NO. HO 15-065

ATTENTION: Hearing Officer

SUBJECT: VERIZON – TORREY PINES RIDGE
PTS PROJECT NUMBER: 383611

LOCATION: 10950 North Torrey Pines Road

APPLICANT: Kerrigan Diehl, PlanCom, Inc.

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit for a wireless communication facility located at 10950 North Torrey Pines Road in the University Community Planning area?

Staff Recommendation(s) – Approve Coastal Development Permit No. 1480571.

Community Planning Group Recommendation – On March 10, 2015, the University Community Planning Group voted 15-0-1 to recommend approval of the Verizon Torrey Pines Ridge project with no conditions (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 6, 2015 and the opportunity to appeal that determination ended April 20, 2015 (Attachment 7).

BACKGROUND

This project is an application for a Coastal Development Permit (CDP) for a Wireless Communication Facility (WCF) located on the parking garage of the Hilton Torrey Pines at 10950 North Torrey Pines Road (Attachment 10). The project site is in the Coastal Overlay Zone (appealable area), between the sea and the first public roadway, which requires a CDP, Process Three. It is zoned CV-1-1 and is designated as Commercial in the University Community Plan (Attachment 2).

Verizon has an existing project at this location, which was permitted in 2001 and expired in 2011. This project is the second application submitted by Verizon to obtain a new permit to allow an upgraded facility at this location. The first application was closed due to inactivity.

The WCF consists of 12 panel antennas and associated components behind new radio frequency compliant screens located above the existing 219-square foot equipment room, which is situated next to a stairwell penthouse serving the upper deck of the two-level parking garage (Attachments 10 and 14). An emergency generator is proposed to be located within the equipment room. WCF located in commercial zones are permitted as a Limited Use pursuant to compliance with Land development Code Section 141.0420 and the development regulations for the applicable zone, which in this case is, CV-1-1.

Surrounding uses include Scripps Clinic to the south, Torrey Pines Golf Course to the west, commercial to the north and scientific research to the east (Attachments 1, 2 and 3).

DISCUSSION

This project proposes to upgrade and redesign an existing project, which consists of eight façade mounted antennas on the existing stairwell/Verizon equipment building (southwest corner of the parking garage) and four façade mounted antennas on another equipment building (southeast corner of the parking garage). The redesigned project will relocate all of the antennas behind radio frequency compliant screens placed above the stairwell penthouse/Verizon equipment building. The screen walls will be 13-feet tall and will be designed to replicate the existing style of the penthouse/equipment building including the architectural reveals and decorative tiles (Attachment 10). The new height of the structure will be 25-feet; however there is a 10-foot elevation differential on the property so the top of the screen will measure approximately 35-feet from the lowest adjacent ground elevation (Attachment 14). Based on the topographical height references provided on the elevations, the project complies with the Coastal Height Limitation Overlay maximum height of 30-feet.

Community Plan Analysis:

The University Community Plan does not include any policies for WCF as a specific land use, however, the City's General Plan addresses them in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The project complies with the General Plan recommendations by utilizing techniques, in this case, an addition to the stairwell/equipment enclosure, which is architecturally integrated into the two-level parking garage setting and completely conceals all components of the WCF (Attachment10). The addition is aesthetically pleasing and respectful to the design and layout of the hotel property.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CDP No. 1480571.

ALTERNATIVES

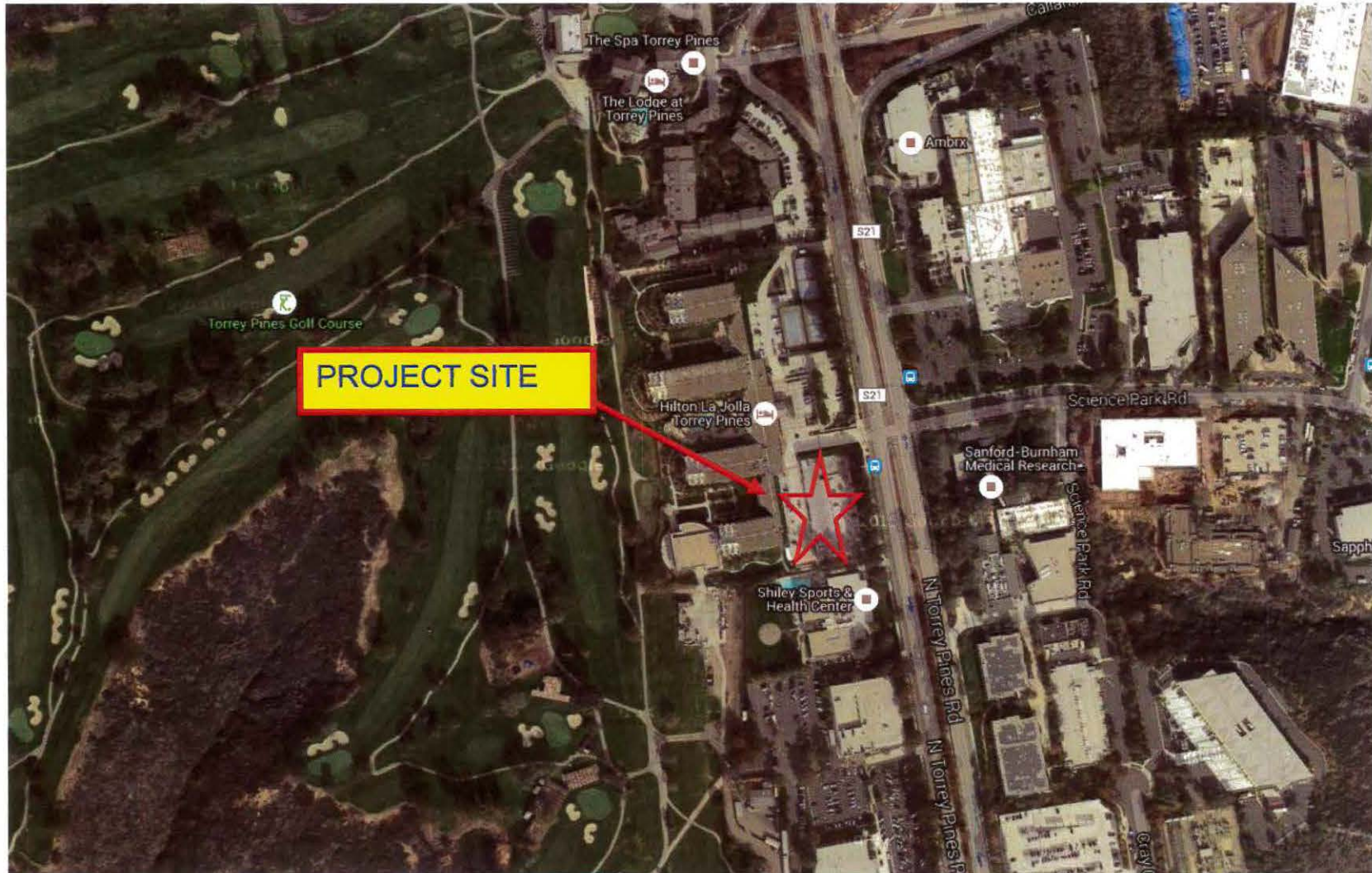
1. Approve CDP No. 1480571, with modifications.
2. Deny CDP No. 1480571, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

Karen Lynch, Development Project Manager

Attachments:

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



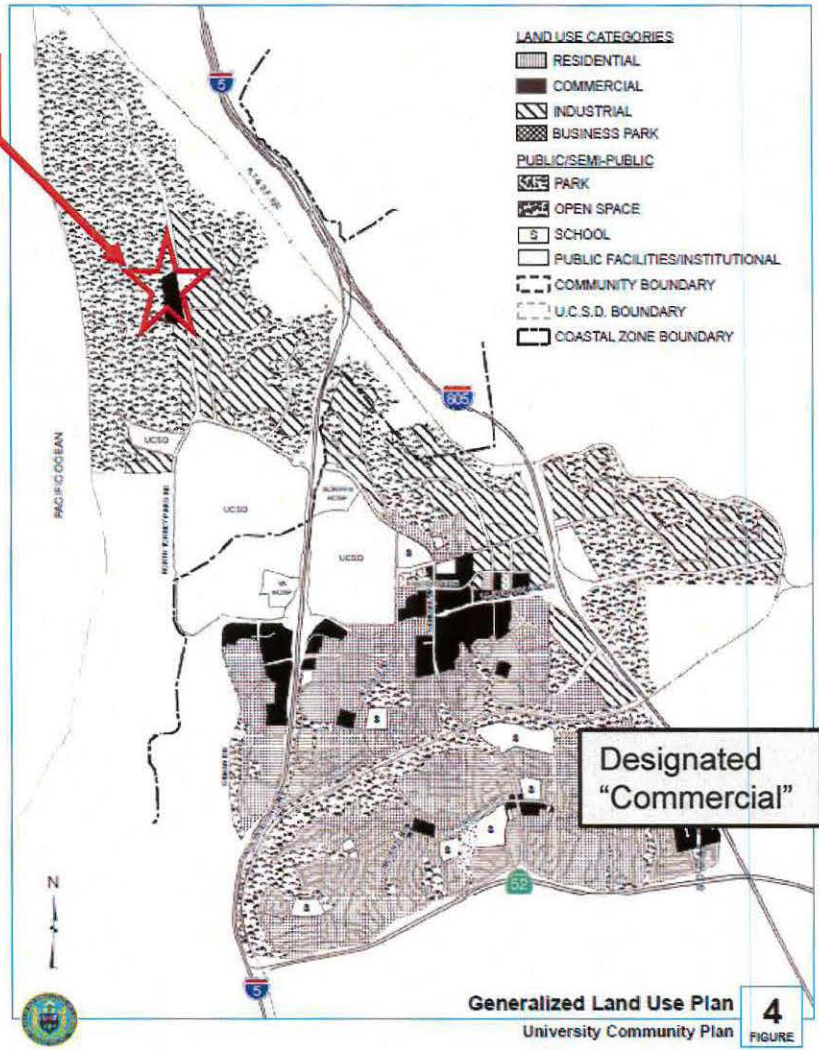
Aerial Photo

VERIZON- TORREY PINES RIDGE PROJECT NO. 383611

10950 North Torrey Pines Road



PROJECT SITE



UNIVERSITY COMMUNITY PLAN MAP



VERIZON- TORREY PINES RIDGE PROJECT NO. 383611

10950 North Torrey Pines Road





Project Location Map

VERIZON- TORREY PINES RIDGE PROJECT NO. 383611

10950 North Torrey Pines Road



PROJECT DATA SHEET

PROJECT NAME:	Verizon – Torrey Pines Ridge	
PROJECT DESCRIPTION:	New Radio Frequency screens added to the roof top of an existing equipment room/stairwell penthouse, which will conceal 12 panel antennas. The equipment room is 234-square feet and an emergency generator will be added to the room.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Coastal Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: CV-1-1 HEIGHT LIMIT: 30-feet FRONT SETBACK: 10-feet SIDE SETBACK: 10-feet REAR SETBACK: 10-feet		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial; CV-1-2.	Commercial
SOUTH:	Commercial; RS-1-14.	Institutional
EAST:	Industrial; IP-1-1.	Scientific Research
WEST:	Open Space; OP-1-1.	Golf Course
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 10, 2015, the University Community Planning Group voted 15-0-1 to recommend approval of the Verizon – Torrey Pines Ridge project.	

**HEARING OFFICER
RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 1480571
VERIZON – TORREY PINES RIDGE
PROJECT NO. 383611**

WHEREAS, CITY OF SAN DIEGO, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1480571), on portions of a 11.38-acre site;

WHEREAS, the project site is located at 10950 North Torrey Pines Road in the CV-1-1 zone of the University Community Planning area;

WHEREAS, the project site is legally described as: Parcel A, B and C: All improvements constituting real property, as set forth and granted in that certain assignment and assumption of percentage lease and deed to improvements, recorded December 29, 1998 as Instrument No. 1998-0853813, Official Records, located on the following described property: Lot 1 of Sheraton Hotel at Torrey Pines Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12164, filed in the Office of the County Recorder of San Diego County, August 12, 1988. Parcel B and C: Excepting therefrom, all improvements constituting real property, as set forth and granted in that certain assignment and assumption of percentage Lease and Deed to improvements, recorded December 29, 1998 as Instrument No. 1998-0853813, Official Records.

WHEREAS, on June 17, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1480571 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 6, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Sections 15301 (Existing Facilities) and 15303 (New Construction) 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 Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated June 17, 2015.

FINDINGS:

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The Verizon – Torrey Pines Ridge project is located at 10950 North Torrey Pines Road which is located between the sea and the First Public Roadway. The project is a wireless communication facility consisting of 12 panel antennas and associated components concealed within a roof top addition above the existing Verizon 234-square foot equipment enclosure, which is situated next to the existing stairwell penthouse on the parking garage for the Hilton Torrey Pines. An emergency generator is proposed within the equipment enclosure. The parking garage is set back off of North Torrey Pines Road and the existing equipment and antennas are located on a two-story equipment room situated at the back of the garage in the southwest corner. The project will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan.

The project has been designed as a “stealth” facility by concealing the antennas and associated equipment and components from view. It will not obstruct views along the ocean or scenic coastal areas as the addition to conceal the antennas is proposed over an existing equipment enclosure designed as part of the parking garage for the Hilton Torrey Pines. The hotel and parking garage sit back from North Torrey Pines Road and the golf course and ocean bluffs are further west dropping in elevation more than 300-feet to the ocean. Views of the horizon are intermittent and distant and interrupted by the mature trees and existing buildings on the property. Because it is set back and screened by existing mature Eucalyptus trees along North Torrey Pines Road, the project will not impact views and therefore will maintain and protect views along the ocean.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project is not located within environmentally sensitive lands. It is located on the top deck of an existing two-level parking garage on the property of the Hilton Torrey Pines, thus this development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

This coastal development is located within the North City Local Coastal Program and Land Use Plan, which includes several communities, including parts of the University Community. The plan recommends providing public access to Torrey Pines City Beach without adversely impacting environmentally sensitive areas and protection of the resources associated with the environmentally sensitive area. This project is located on a developed property located east of the Torrey Pines Beach and Golf Course and therefore, it will not affect access to the beach. The plan also recommends protection of the scenic qualities of North Torrey Pines Road by retaining the mature trees along the road. This project does not propose removal of trees. It is in conformity with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

This project is located between the sea and first public roadway, approximately .6-miles from the ocean. The project site is located adjacent to North Torrey Pines Road, which runs along the east and is bordered by Torrey Pines Golf Course to the west. It is proposed to be sited on the existing two-level parking garage that serves the Hilton Torrey Pines and will not interfere with public access or views along the coast. The design replicates the existing equipment enclosures on the top deck of the garage and complies with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1480571 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1480571, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: June 17, 2015

SAP or WBS Number: 24004983

Modified HMD 1-26-15

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004983

COASTAL DEVELOPMENT PERMIT NO. 1480571
VERIZON – TORREY PINES RIDGE
PROJECT NO. 383611
HEARING OFFICER
DRAFT

This Coastal Development Permit No. 1480571 is granted by the **Hearing Officer** of the City of San Diego to City of San Diego, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0704(a)(2). The 11.38-acre site is located at 10950 North Torrey Pines Road in the CV-1-1 zone of the University Community Planning area. The project site is legally described as: Parcel A, B and C: All improvements constituting real property, as set forth and granted in that certain assignment and assumption of percentage lease and deed to improvements, recorded December 29, 1998 as Instrument No. 1998-0853813, Official Records, located on the following described property: Lot 1 of Sheraton Hotel at Torrey Pines Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12164, filed in the Office of the County Recorder of San Diego County, August 12, 1988. Parcel B and C: Excepting therefrom, all improvements constituting real property, as set forth and granted in that certain assignment and assumption of percentage Lease and Deed to improvements, recorded December 29, 1998 as Instrument No. 1998-0853813, Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 17, 2015, on file in the Development Services Department.

The project shall include:

- a. Radio Frequency compliant screen walls added to an existing equipment room/stairwell to conceal a wireless communication facility consisting of twelve panel antennas and

twelve Remote Radio Units with associated equipment and an emergency generator located below, on the ground floor, within a 219-square foot equipment room;

- b. 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 July 2, 2018.
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. As approved, the addition to the equipment room/stairwell is in scale and proportional to the parking structure and based on the height of the proposed screening structure, will have minimal views from the public right-of-way due to the existing mature landscaping. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to conditions set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
3. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
4. 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.
5. 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.

6. 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.

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

8. 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.).

9. 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.

10. 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.

11. 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.

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

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

PLANNING/DESIGN REQUIREMENTS:

13. 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.

14. 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.

15. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

16. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

17. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.

18. 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.

19. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

20. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

21. The photosimulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with the approved Exhibit "A."

22. Any future modifications to the antennas must be approved by Development Services. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

23. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

24. 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Once project is ready for a Telecom Inspection, e-mail photos of the completed project to klynchash@sandiego.gov. The purpose of the Telecom Inspection is to ensure that the WCF complies with the approved photo simulations and plans.
- 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 Hearing Officer of the City of San Diego on June 17, 2015 by Resolution No. HO-___.

Permit Type/PTS Approval No.: Coastal Development Permit No. 1480571
Date of Approval: June 17, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
Development Project Manager

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

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

City Of San Diego
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

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

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

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

PROJECT NO.: 383611 PROJECT TITLE: VERIZON TORREY PINES RIDGE

PROJECT LOCATION-SPECIFIC: 10950 N. TORREY PINES ROAD, LA JOLLA, CA 92037
PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: COASTAL DEVELOPMENT PERMIT (CDP) for modifications to an existing Wireless Communication Facility (WCF). The project would replace twelve (12) existing antennas with twelve (12) new panel antennas; install twelve (12) new RRUs; add a new standby/emergency generator inside an existing equipment room; and add new RF screens. The project site is zoned CV-1-1 and is within the University Community Plan area of Council District 1.

NAME OF PUBLIC AGENCY APPROVING PROJECT: CITY OF SAN DIEGO

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: KERRIGAN DIEHL, PLANCOM, INC., 302 STATE PLACE, ESCONDIDO, 2ND FLOOR, CA 92029; 760-587-3003.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION : SECTIONS 15301 (EXISTING FACILITIES) AND 15303 (NEW CONSTRUCTION)

REASONS WHY PROJECT IS EXEMPT: Section 15301 allows for minor modifications of existing private facilities involving negligible or no expansion of use. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M.BLAKE

TELEPHONE: (619) 446-5375

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?
(X) YES () NO

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



M. BLAKE/SENIOR PLANNER

APRIL 6, 2015

DATE

CHECK ONE:

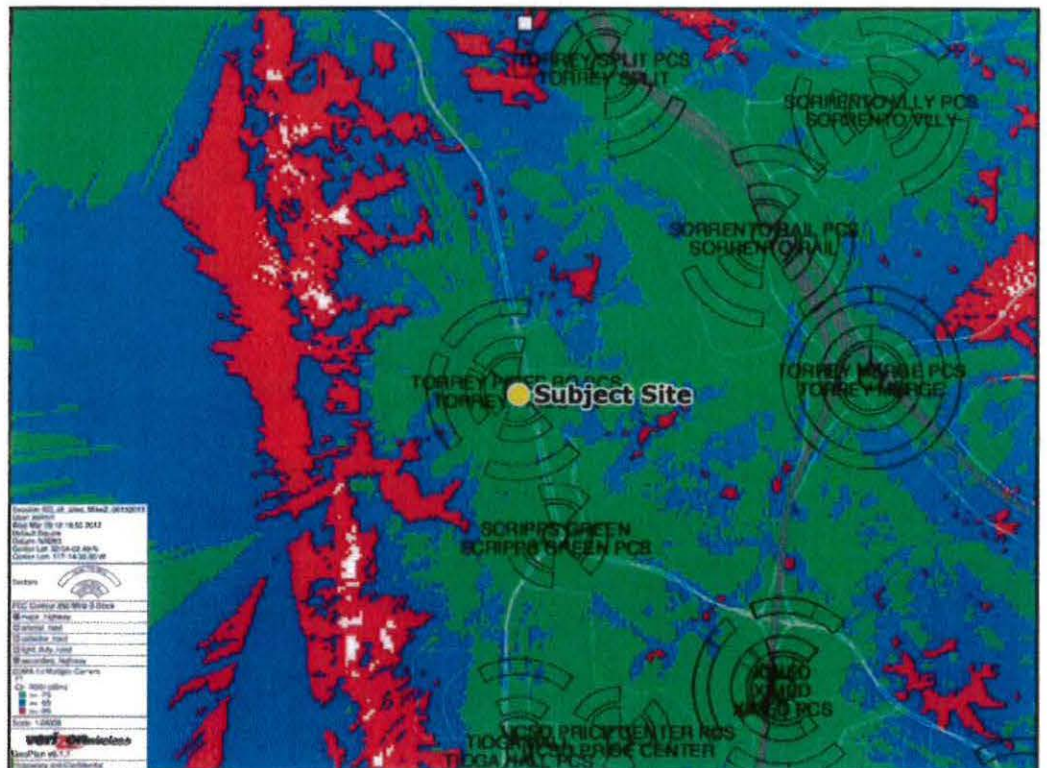
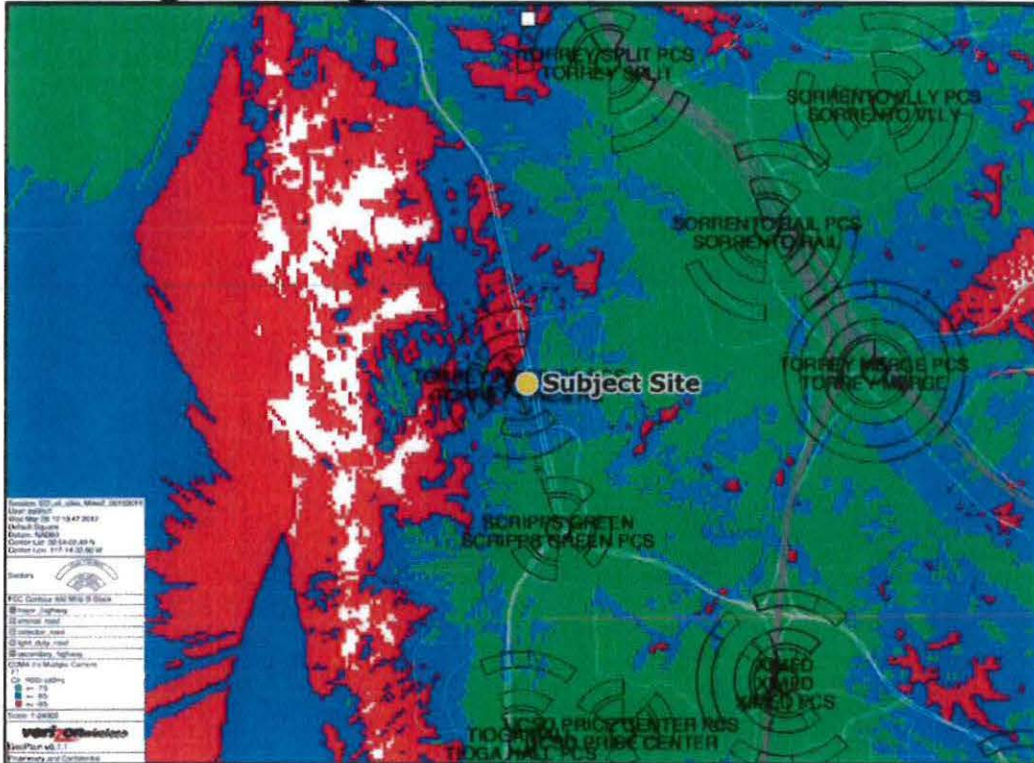
- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Torrey Pines Ridge
 10950 N. Torrey Pines Rd.
 La Jolla, CA 92037



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

Proposed coverage



Northwest Elevation



East Elevation



South Elevation



West Elevation



Looking North



Looking East

EXISTING



Torrey Pines Ridge
10950 N. Torrey Pines Rd.
La Jolla, CA 92037



Proposed new and replacement Verizon antennas
concealed within new screen matching existing building

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

PROPOSED

Photosimulation of proposed telecommunications site

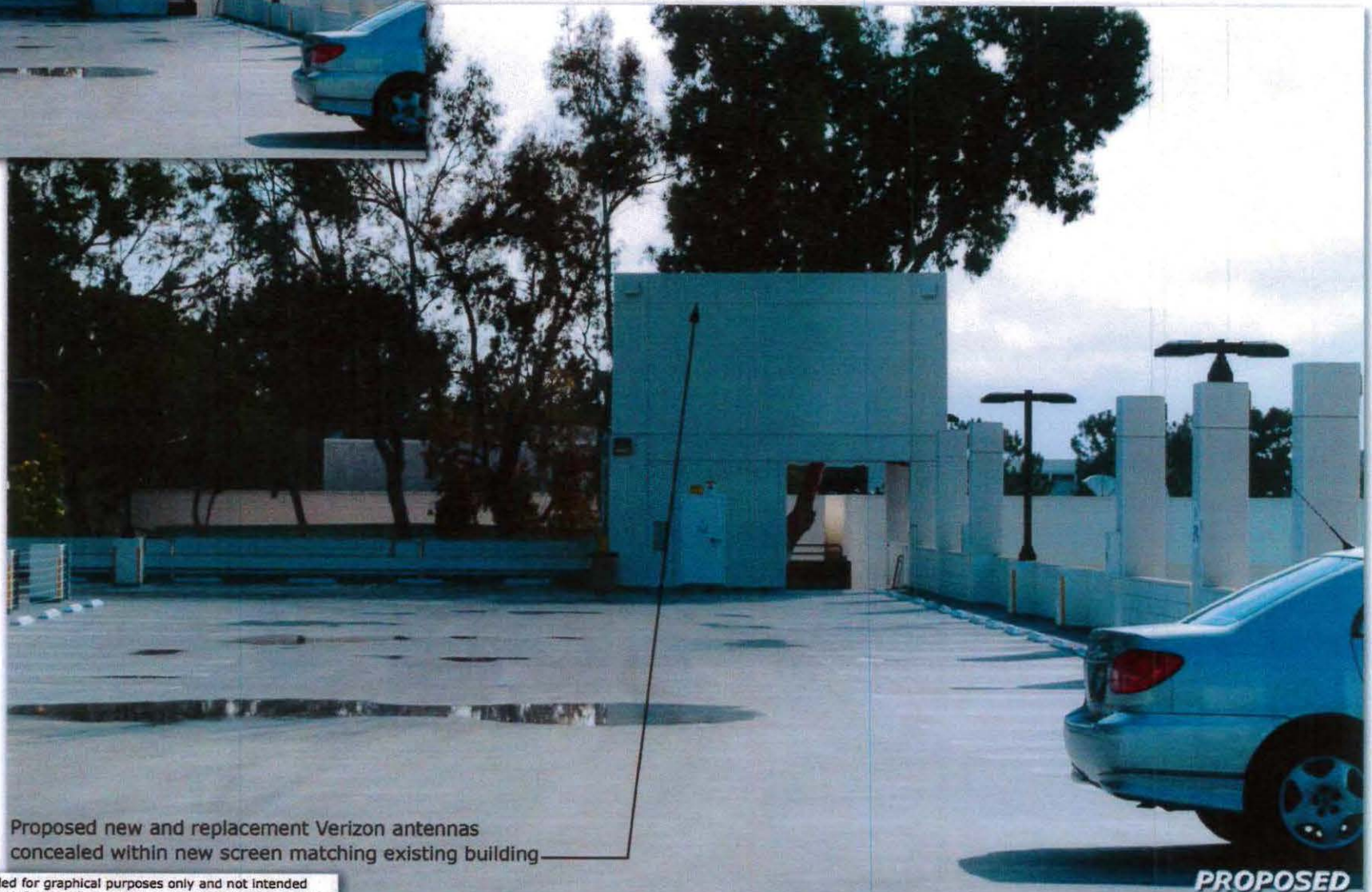
6/20/2014

ATTACHMENT 10

EXISTING



Torrey Pines Ridge
10950 N. Torrey Pines Rd.
La Jolla, CA 92037



Proposed new and replacement Verizon antennas
concealed within new screen matching existing building

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

PROPOSED

Photosimulation of proposed telecommunications site

6/20/2014

ATTACHMENT 10



THE CITY OF SAN DIEGO

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 - Torrey Pines Ridge		Project Number: 383611	Distribution Date:
Project Scope/Location: UNIVERSITY - CDP Process 3 for a new wireless communication facility consisting of 12 panel antennas concealed behind FRP located above Verizon's 234-square foot equipment enclosure which is situated next to the existing stairwell penthouse. Verizon is proposing to add a generator within the enclosure. The project is proposed on the parking garage for the Hilton Torrey Pines at 10950 North Torrey Pines Road in the CV-1-1 zone. CD:1			
Applicant Name: Kerrigan Diehl, PlanCom, Inc.		Applicant Phone Number: (760) 587-3003	
Project Manager: Karen Lynch	Phone Number: (619) 446-5351	Fax Number: (619) 321-3200	E-mail Address: klynchash@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 Chair abstains
<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: Janay KRUGER		TITLE: Chair	
SIGNATURE: <i>Janay Kruger</i>		DATE: 4/30/15	
<i>Attach Additional Pages If Necessary.</i>		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.			

Project Chronology
Verizon – Torrey Pines Ridge
PTS No. 383611

Date	Action	Description	City Review Time	Applicant Response
8/8/14	Submittal for Completeness Check			
9/2/14	Completeness Review Assessment		25 days	
2/17/15	First Full Submittal	Deemed Complete		5 months, 15 day
3/25/15	First Assessment		1 month, 8 days	
4/6/15	Second Submittal			1 month, 11 days
4/30/15	Second Assessment		14 days	
4/6/15	NORA Posted			
6/17/15	Hearing Officer Hearing		1 month, 18 days	
TOTAL STAFF TIME**			4 months 5 days	
TOTAL APPLICANT TIME**				6 months, 26 days
TOTAL PROJECT RUNNING TIME**			10 months, 9 days	

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 3, 2015

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	June 17, 2015
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND PROCESS THREE
PROJECT NO:	<u>383611</u>
PROJECT NAME:	<u>VERIZON – TORREY PINES RIDGE</u>
APPLICANT:	KERRIGAN DIEHL, PLANCOM, INC.
COMMUNITY PLAN AREA:	UNIVERSITY
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Karen Lynch, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5351 / klynchash@sanidiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a wireless communication facility consisting of 12 panel antennas concealed behind mechanical screens located above Verizon's existing 234-square foot equipment enclosure which is situated next to the existing stairwell penthouse on the parking garage for the Hilton Torrey Pines at 10950 North Torrey Pines Road. Verizon is proposing to add an emergency generator within the enclosure. The site is zoned CV-1-1 and is located within the Coastal Overlay zone. The application was filed on August 8, 2014.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

ATTACHMENT 13

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on April 6, 2015 and the opportunity to appeal that determination ended April 20, 2015.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 business days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

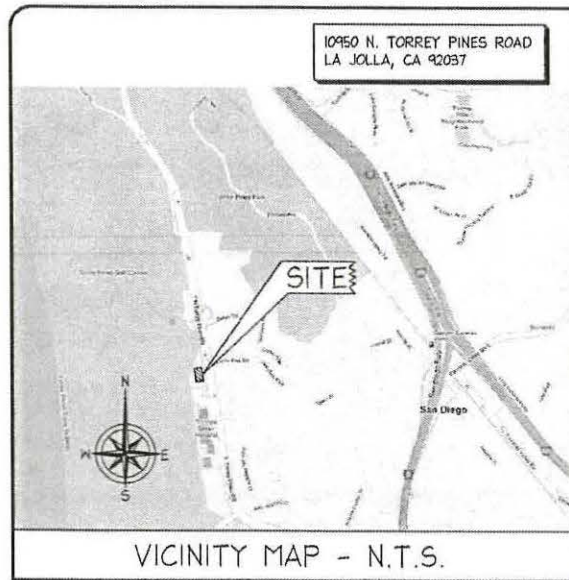
If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at

(619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004983

Revised 11-17-14 wjz



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.



TORREY PINES RIDGE

10950 N. TORREY PINES ROAD
LA JOLLA, CA 92037

REV.	DATE/BY:	REVISION DESCRIPTION:
13	02-25-14 CT	CITY COMMENTS
14	05-28-14 DC	CLIENT REVISIONS
15	06-13-14 DC	CLIENT REVISIONS
16	02-06-15 RA	CLIENT REVISIONS
17	02-10-15 RA	CLIENT REVISIONS

CONSULTANT:

PLANCOM INC.

302 STATE PLACE, 2ND FLOOR
ESCONDIDO, CA 92029
(949) 290-9678 OFFICE

SITE BUILDER:

verizon wireless

15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

A/E DEVELOPMENT:

ACO ARCHITECTS - INC.

26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
TEL: 949-716-9940
FAX: 949-297-4788

ENGINEER:

SITE INFO:

SITE NAME:
TORREY PINES RIDGE

SITE ADDRESS:
10950 N. TORREY PINES ROAD
LA JOLLA, CA 92037

SHEET TITLE:

TITLE SHEET

DRAWING INFO:

DWG. NAME: DRAWN BY: DATE:

SHEET NUMBER:

DIRECTIONS TO SITE

TAKE RAMP ONTO I-405 S TOWARD SAN DIEGO FWY/SAN DIEGO GO 5.8 MI. MERGE ONTO I-5 S GO 63.9 MI. TAKE EXIT #29/GENESEE AVENUE ONTO GENESEE AVE TOWARD GENESEE AVE WEST GO 1.0 MI. CONTINUE ON N TORREY PINES RD GO 0.9 MI. TAKE RAMP ONTO CALLAN RD GO 0.2 MI. TURN LEFT TO TAKE RAMP ONTO N TORREY PINES RD GO 0.2 MI. ARRIVE AT 10950 N TORREY PINES RD, LA JOLLA, ON THE RIGHT.

DRIVING DIRECTIONS

SYMBOLS, LINETYPES AND HATCH PATTERNS

NEW ANTENNA	LIGHT POLE	ELEVATION REF.	ELECT. CONDUIT	PLASTER (E) MASONRY
EXISTING ANTENNA	FOUNDATION	SECTION REF.	COAXIAL CABLE	CONCRETE
GROUND ROD	SPOT ELEV.	PROP./LEASE LINE	OVERHEAD SERV. CONDUCTORS	EARTH
GROUND BUS BAR	SET POINT	MATCH LINE	CHAIN LINK FENCE	GRAVEL
MECH. GRND. CONN.	REVISION	WORK POINT	CENTERLINE	PLYWOOD
CADWELD	GRID REF.	GRND. CONDUCTOR	WOOD CONT.	SAND
GROUND ACC. WELL	DETAIL REF.	TELE. CONDUIT	WOOD BLOCKING	STEEL
ELECTRIC BOX				
TELEPHONE BOX				

PLAN VERIFICATION

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 SAME.

GENERAL CONTRACTOR NOTES

PROJECT DESCRIPTION

THIS IS A REQUEST FOR REINSTATEMENT OF LAND USE ENTITLEMENTS UNDER CUP NO. 99-0960-31 FOR THE CONTINUED OPERATION OF EXISTING VERIZON WIRELESS TELECOMMUNICATION ANTENNAS AND RELATED EQUIPMENT IN AN EQUIPMENT ROOM AT THIS EXISTING PARKING STRUCTURE. IN ADDITION, (12) NEW PANEL ANTENNAS TO REPLACE (12) EXISTING PANEL ANTENNAS, TO BE SCREENED BEHIND NEW RF TRANSPARENT SCREENS, (12) NEW RRU'S AND NEW STANDBY GENERATOR INSIDE EXISTING VERIZON WIRELESS EQUIPMENT ROOM.

SHEET INDEX

T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT LAYOUT PLAN
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL ELEVATIONS AND DETAILS
A-6	ANTENNA SPECS
A-7	RRU SPECS

ABBREVIATIONS

AC. ASPHALT CONCRETE	GVL. GRAVEL
ANT. ANTENNA(S)	HC. HANDICAPPED
BEL. BELOW	HORIZ. HORIZONTAL
B.G. BELOW GRADE	HT. HEIGHT
BLD'G. BUILDING	HVAC. HTG./ VENT./ A/C
B.M. BENCH MARK	INCL. INCLUDE
BRK. BRICK	LBS. POUNDS
CAB. CABINET	LFT. LOW POINT
C.B. CATCH BASIN	MAS. MASONRY
CEM. CEMENT	MAX. MAXIMUM
CFT. CUBIC FOOT	MET. METAL
C.I.P.C. CAST-IN-PLACE CONC.	MFR. MANUFACTURER
C.L.L. CONTRACT LIMIT LINE	MIN. MINIMUM
CLS. CLOSURE	(N) NEW
C.M.U. CONC. MASONRY UNIT	N NORTH
CONC. CONCRETE	N.I.C. NOT IN CONTRACT
CONN. CONNECTION	N.T.S. NOT TO SCALE
CONST. CONSTRUCTION	P.P. POWER POLE
CTR. CENTER	P.L. PROPERTY LINE
CTD. CUBIC YARD	P.O.C. POINT OF CONN.
DBL. DOUBLE	PROP. PROPERTY
DEMO. DEMOLITION	PT. POINT
DIM. DIMENSION	PVMT. PAVEMENT
DRWG. DRAWING	REQD. REQUIRED
DTL. DETAIL	RFH. ROOF HATCH
(E) EXISTING	RFG. ROOFING
E. EAST	R.O.H. RIGHT-OF-WAY
E.L. ELEVATION	S SOUTH
ELEC. ELECTRIC (AL)	TEL. TELEPHONE
ENCL. ENCLOSURE	T.O.P. TOP OF PARAPET
E.P. ELECT. PANELBOARD	T.O.S. TOP OF SLAB (SURFACE)
EQUIP. EQUIPMENT	T.O.W. TOP OF WALL
EX. EXISTING	TYP. TYPICAL
EXT. EXTERIOR	UNF. UNFINISHED
FS. FINISH SURFACE	U.N.O. UNLESS NOTED OTHERWISE
FT. FOOT OR FEET	VERT. VERTICAL
FUT. FUTURE	W. WEST
G.C. GENERAL CONTR.	W/ WITH
G.F. GROUND FACE	WP. WATERPROOF
GND. GROUND	WT. WEIGHT
GR. GRADE OR GRADING	
GV. GAS VENT	

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ACCEPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

1. 2013 CALIFORNIA BUILDING CODE, VOLS. 1 & 2	6. 2013 ENERGY CODE
2. 2013 CALIFORNIA RESIDENTIAL CODE	7. 2013 GREEN BUILDING CODE
3. 2013 CALIFORNIA PLUMBING CODE	8. 2013 CALIFORNIA FIRE CODE
4. 2013 CALIFORNIA MECHANICAL CODE	9. 2013 CALIFORNIA REFERENCE STANDARDS CODE
5. 2013 CALIFORNIA ELECTRICAL CODE	

CODE COMPLIANCE

PROJECT DATA

SITE PARCEL NO.: 760-103-60-00

JURISDICTION: CITY OF SAN DIEGO

ZONE: CV-1-1; COMMERCIAL-VISITOR

OCCUPANCY: UNMANNED TELECOMMUNICATIONS FACILITY

LATITUDE: 32° 54' 2.87" N

LONGITUDE: 117° 14' 35.63" W

ELEVATION: 424'

LEGAL DESCRIPTION: SEE SHEET C-1 FOR LEGAL DESCRIPTION

PROJECT DIRECTORY

SITE ADDRESS: 10950 N. TORREY PINES ROAD
LA JOLLA, CA 92037

OWNER: CITY OF SAN DIEGO
REAL ESTATE ASSETS
1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CA 92101

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING "D" 1ST FLOOR
IRVINE, CA 92618
PHONE: (949) 286-7000

CONTACTS: PLANCOM
PROJECT MANAGER: KERRIGAN DIEHL
302 STATE PLACE, 2ND FLOOR
ESCONDIDO, CA 92029
(760) 587-3003

ARCHITECT: ACO ARCHITECTS, INC.
26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 297-4788

CONTACT: ANTHONY ORTALE (949) 716-9940

REV:	DATE/BY:	REVISION DESCRIPTION:
1	02/07/14 DR	ISSUED FOR REVIEW
2	02/07/14 JA	ADDED TITLE INFO.
3	02/04/15 JA	UPDATE ELEV. TO CITY BM

SITE ACQUISITION / PLANNER

BERT HASE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JL 909.025

SITE BUILDER:

verizonwireless

15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

A/E DEVELOPMENT

ACO
ARCHITECTS - INC.

26170 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 297-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE ACQ.:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR.:		
VZM CONST MGR.:		
VZM PROJECT MGR.:		

SITE INFO:

SITE NAME:
TORREY PINES RIDGE

SITE ADDRESS:
10950 N. TORREY PINES RD.
LA JOLLA, CA 92037

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
TORREY PINES RIDGE	DR	02/07/14

SHEET NUMBER:

1 OF 2	C-1
--------	-----

BASIS OF BEARINGS:
THE CENTERLINE OF NORTH TORREY PINES RD. BEING NORTH 09°29'56"
WEST PER MAP NO. 12164, RECORDS OF SAN DIEGO COUNTY.

ASSESSOR'S IDENTIFICATION:
SAN DIEGO COUNTY A.P.N. 340-011-08

AREA:
11.38± ACRES PER SAN DIEGO COUNTY ASSESSOR

BENCH MARK REFERENCE:
CITY OF SAN DIEGO BENCHMARK (E16-010) PAGE 684
INDEX: 2677 16957
DESCRIPTION: NWBP AT NLY ENTRANCE

ELEVATION: 427.102 FEET A.M.S.L.
DATUM IS MEAN SEAL LEVEL
UPDATED PER U.S.G.S. ADJUSTMENT OF 1970

TITLE REPORT IDENTIFICATION:
LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT (V2)
NO. 12338937-10, DATED AS OF MARCH 30, 2011.

EASEMENT NOTES:
EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE COMPANY, PRELIMINARY
TITLE REPORT (V2) NO. 12338937-10, DATED AS OF MARCH 30, 2011.

3 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR
PUBLIC UTILITIES, INGRESS, EGRESS, RECORDED APRIL 23, 1969 AS
INSTRUMENT NO. 70461 OF OFFICIAL RECORDS. (THE EXACT LOCATION AND
EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD; SEE
DOCUMENT EXHIBIT FOR APPROXIMATE LOCATION)

6 AN EASEMENT FOR A PRIVATE STORM DRAIN, GRANTED TO TORREY PINES
HOTEL ASSOCIATES BY THE CITY OF SAN DIEGO, RECORDED JULY 21, 1988
AS INSTRUMENT NO. 88-354542 OF OFFICIAL RECORDS. (CAN NOT LOCATE
FROM DOCUMENT, EXHIBIT AMBIGUOUS)

7 AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, DEDICATED BY
MAP NO. 12164.

8 AN EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES,
DEDICATED BY MAP NO. 12164.

10 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR
PUBLIC UTILITIES, INGRESS, EGRESS, RECORDED AUGUST 15, 1988 AS
INSTRUMENT NO. 89-435844 OF OFFICIAL RECORDS.

14 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR
PUBLIC UTILITIES, INGRESS, EGRESS, RECORDED JUNE 3, 2002 AS
INSTRUMENT NO. 2002-0468553 OF OFFICIAL RECORDS. (THE EXACT
LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF
RECORD)

○ DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:
PARCEL A:
ALL IMPROVEMENTS CONSTITUTING REAL PROPERTY, AS SET FORTH AND
GRANTED IN THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF PERCENTAGE
LEASE AND DEED TO IMPROVEMENTS, RECORDED DECEMBER 29, 1998 AS
INSTRUMENT NO. 1998-0853813, OFFICIAL RECORDS, LOCATED ON THE
FOLLOWING DESCRIBED PROPERTY:

LOT 1 OF SHERATON HOTEL AT TORREY PINES UNIT NO. 2, IN THE CITY OF
SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
MAP THEREOF NO. 12164, FILED IN THE OFFICE OF THE COUNTY RECORDER
OF SAN DIEGO COUNTY, AUGUST 12, 1988.

PARCEL B:
LOT 1 OF SHERATON HOTEL AT TORREY PINES UNIT NO. 2, IN THE CITY OF
SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
MAP THEREOF NO. 12164, FILED IN THE OFFICE OF THE COUNTY RECORDER
OF SAN DIEGO COUNTY, AUGUST 12, 1988.

EXCEPTING THEREFROM, ALL IMPROVEMENTS CONSTITUTING REAL PROPERTY,
AS SET FORTH AND GRANTED IN THAT CERTAIN ASSIGNMENT AND ASSUMPTION
OF PERCENTAGE LEASE AND DEED TO IMPROVEMENTS, RECORDED DECEMBER
29, 1998 AS INSTRUMENT NO. 1998-0853813, OFFICIAL RECORDS.

PARCEL C:
LOT 1 OF SHERATON HOTEL AT TORREY PINES UNIT NO. 2, IN THE CITY OF
SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
MAP THEREOF NO. 12164, FILED IN THE OFFICE OF THE COUNTY RECORDER
OF SAN DIEGO COUNTY, AUGUST 12, 1988.

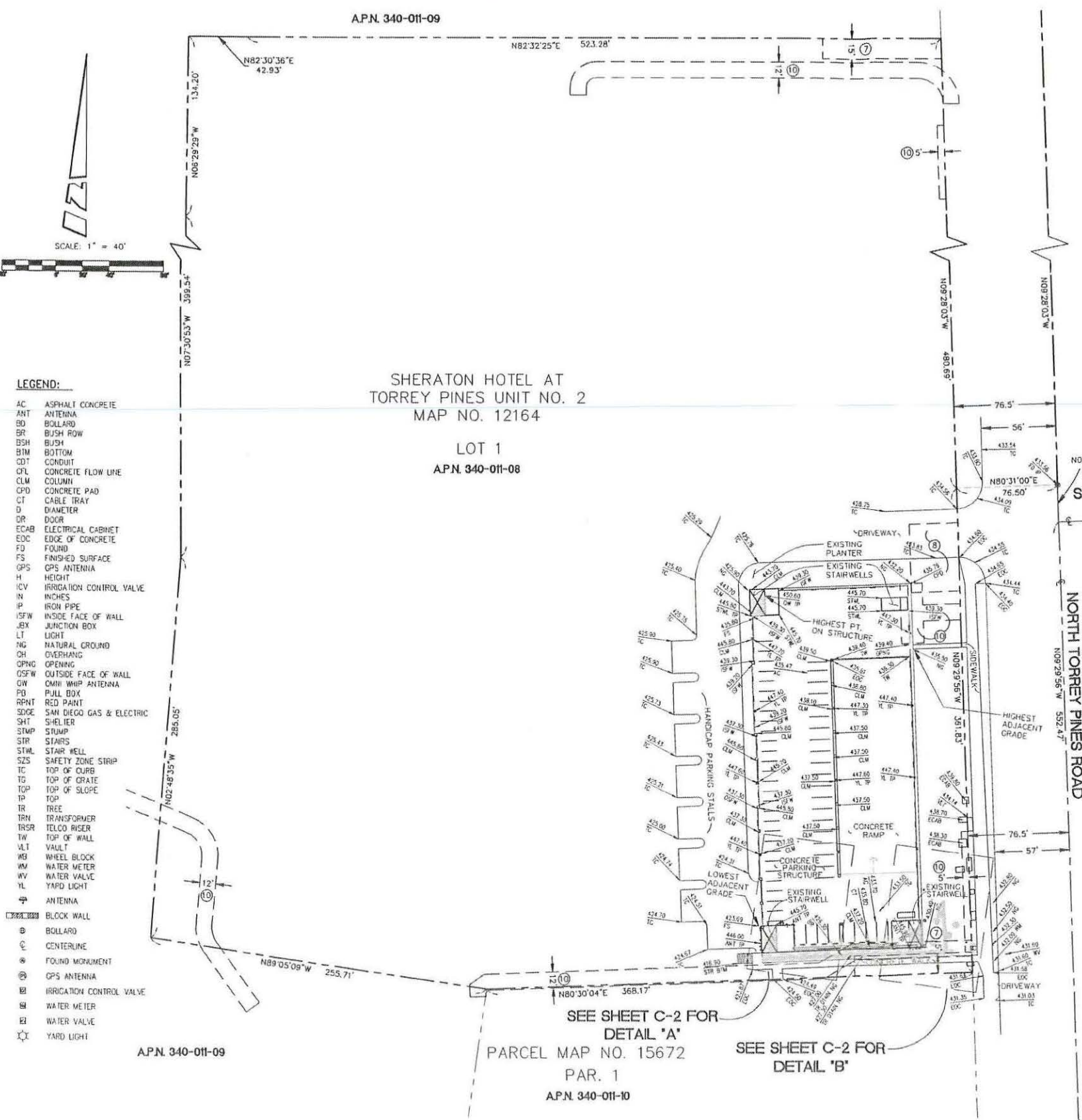
EXCEPTING THEREFROM, ALL IMPROVEMENTS CONSTITUTING REAL PROPERTY,
AS SET FORTH AND GRANTED IN THAT CERTAIN ASSIGNMENT AND ASSUMPTION
OF PERCENTAGE LEASE AND DEED TO IMPROVEMENTS, RECORDED DECEMBER
29, 1998 AS INSTRUMENT NO. 1998-0853813, OFFICIAL RECORDS.

DATE OF SURVEY:
FEBRUARY 3, 2014

LIVING PLANTS STATEMENT:
THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES
AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE
CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR
THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A
GENERAL REFERENCE AND SHOULD NOT BE USED FOR
DESIGN PURPOSES.



SEE SHEET C-2 FOR SITE DETAILS



- LEGEND:
- AC ASPHALT CONCRETE
 - ANT ANTENNA
 - BO BOLLARD
 - BR BUSH ROW
 - BSH BUSH
 - BTM BOTTOM
 - CDT CONDUIT
 - CL CONCRETE FLOW LINE
 - CLM COLUMN
 - CPD CONCRETE PAD
 - CT CABLE TRAY
 - D DIAMETER
 - DR DOOR
 - ECAB ELECTRICAL CABINET
 - EDC EDGE OF CONCRETE
 - FD FOUND
 - FS FINISHED SURFACE
 - GPS GPS ANTENNA
 - H HEIGHT
 - ICV IRRIGATION CONTROL VALVE
 - IN INCHES
 - IP IRON PIPE
 - ISFW INSIDE FACE OF WALL
 - JBX JUNCTION BOX
 - LT LIGHT
 - NG NATURAL GROUND
 - OH OVERHANG
 - OPNG OPENING
 - OSFW OUTSIDE FACE OF WALL
 - OW CMH WHIP ANTENNA
 - PD PULL BOX
 - RPNT RED PAINT
 - SDGE SAN DIEGO GAS & ELECTRIC
 - SHT SHELTER
 - STMP STUMP
 - SIR STAIRS
 - STWL STAIR WELL
 - SZS SAFETY ZONE STRIP
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TOP TOP OF SLOPE
 - TP TOP
 - TR TREE
 - TRN TRANSFORMER
 - TRSR TELCO RISER
 - TW TOP OF WALL
 - VLT VAULT
 - WB WHEEL BLOCK
 - WM WATER METER
 - WV WATER VALVE
 - YL YARD LIGHT
 - ANTENNA
 - BLOCK WALL
 - BOLLARD
 - CENTERLINE
 - FOUND MONUMENT
 - GPS ANTENNA
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - WATER VALVE
 - YARD LIGHT

SHERATON HOTEL AT
TORREY PINES UNIT NO. 2
MAP NO. 12164

LOT 1
APN 340-011-08

SEE SHEET C-2 FOR
DETAIL 'A'
PARCEL MAP NO. 15672
PAR. 1
APN 340-011-10

SEE SHEET C-2 FOR
DETAIL 'B'

APN 340-011-09

REV.	DATE/BY:	REVISION DESCRIPTION:
1	02/07/14 DR	ISSUED FOR REVIEW
2	02/07/14 JA	ADDED TITLE INFO.
3	02/04/15 JA	UPDATE ELEV. TO CITY BM

SITE ACQUISITION / PLANNER

BERT HASE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3185 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1587 OFFICE
714 557-1568 FAX
N. 909.025

SITE BUILDER:

verizonwireless

15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

A/E DEVELOPMENT

ACO
ARCHITECTS - INC.

26170 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 297-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE ACQ:		
ZONING:		
VZM RF:		
VZM INTERCONNECT:		
VZM UTILITY COOR:		
VZM CONST MGR:		
VZM PROJECT MGR:		

SITE INFO:

SITE NAME:
TORREY PINES RIDGE

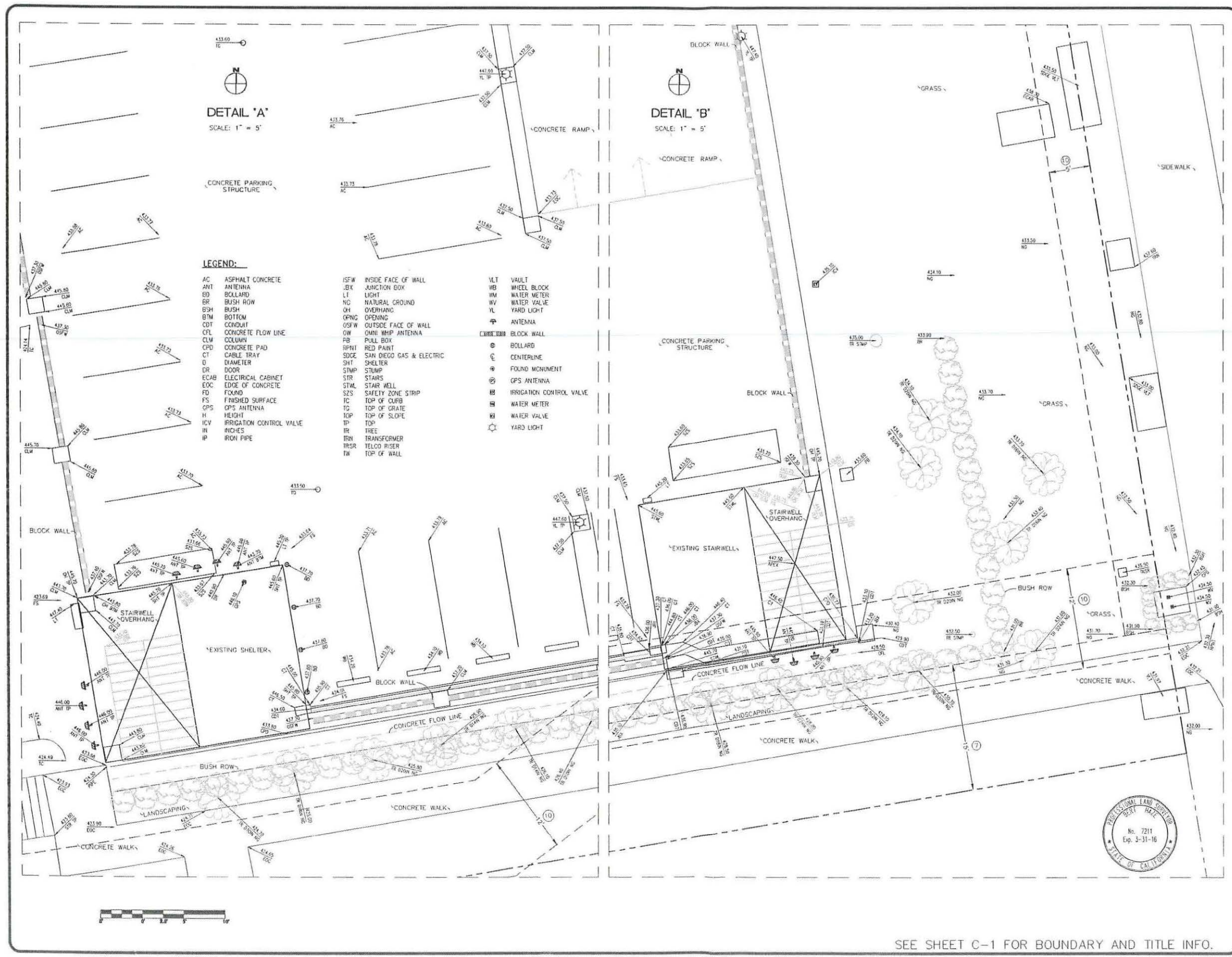
SITE ADDRESS:
10950 N. TORREY PINES RD.
LA JOLLA, CA 92037

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
TORREY PINES RIDGE	DR	02/07/14

SHEET NUMBER:
2 OF 2 | C-2

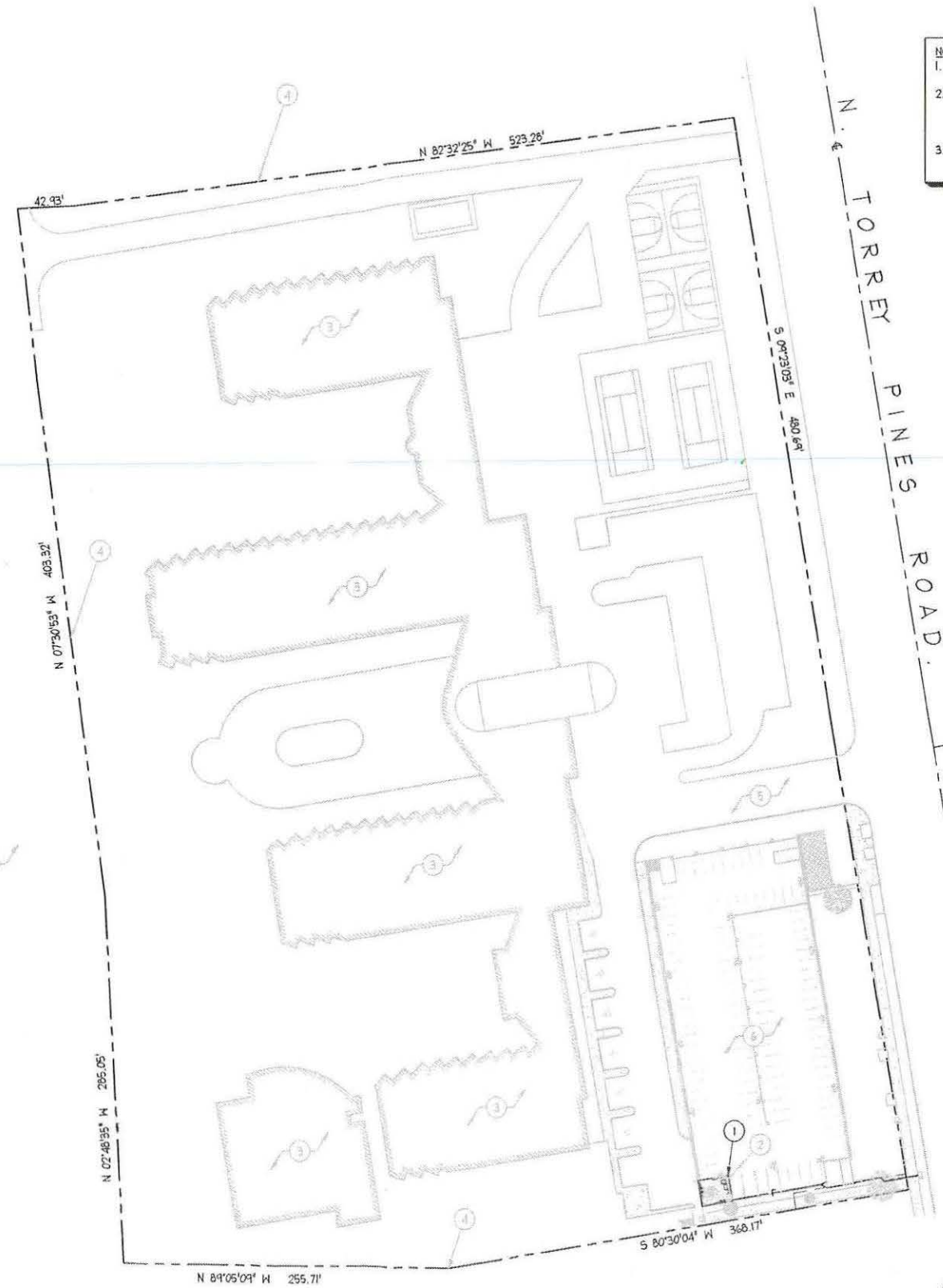


SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO.

NOTES:

- ① NEW VERIZON WIRELESS RF TRANSPARENT ANTENNA SCREENS MOUNTED ON TOP OF EXISTING VERIZON WIRELESS EQUIPMENT ENCLOSURE LOCATED ON EXISTING 4TH LEVEL UPPER PARKING GARAGE.
- ② EXISTING VERIZON WIRELESS 12'-0" X 10'-3" EQUIPMENT LEASE AREA LOCATED ON EXISTING 4TH LEVEL UPPER PARKING GARAGE. SEE SHEET A-3 FOR EQUIPMENT LAYOUT PLAN.
- ③ EXISTING BUILDING.
- ④ EXISTING PROPERTY LINE.
- ⑤ EXISTING CONCRETE ACCESS ROAD.
- ⑥ EXISTING PARKING STRUCTURE.
- ⑦ EXISTING GOLF COURSE.

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



Lessee's Certificate
 Standard Wireless Facility Project
 for Post Construction BMPs
 If we the undersigned as Lessee(s) of the property described as
10950 N. TORREY PINES RD. LA JOLLA, CA 92037
 (Address or legal description)

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

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

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design -

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

Additionally I/we will:
 - Minimize the use of pesticides
 - Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee Andrei Matzkin Company Name Verizon Wireless
 Date 7/25/14

SITE PLAN

REV.	DATE/BY:	REVISION DESCRIPTION:
13	02-25-14 CT	CITY COMMENTS
14	05-28-14 DC	CLIENT REVISIONS
15	06-13-14 DC	CLIENT REVISIONS
16	02-06-15 RA	CLIENT REVISIONS
17	02-10-15 RA	CLIENT REVISIONS

CONSULTANT:

PLAN CON INC.

302 STATE PLACE, 2ND FLOOR
 ESCONDIDO, CA 92029
 (949) 290-9678 OFFICE

SITE BUILDER:

verizon wireless

15505 SAND CANYON AVE.
 BUILDING 'D' 1st. FLOOR
 IRVINE, CA 92618
 PHONE (949) 286-7000

A/E DEVELOPMENT:

ACO
 ARCHITECTS - INC.

26170 ENTERPRISE WAY #600
 LAKE FOREST, CA 92630
 TEL: 949-716-9940
 FAX: 949-297-4788

ENGINEER:

SITE INFO:

SITE NAME:
**TORREY PINES
 RIDGE**

SITE ADDRESS:
 10950 N. TORREY PINES ROAD
 LA JOLLA, CA 92037

SHEET TITLE:

SITE PLAN

DRAWING INFO:

DWG. NAME: DRAWN BY: DATE:

SHEET NUMBER:

A-1

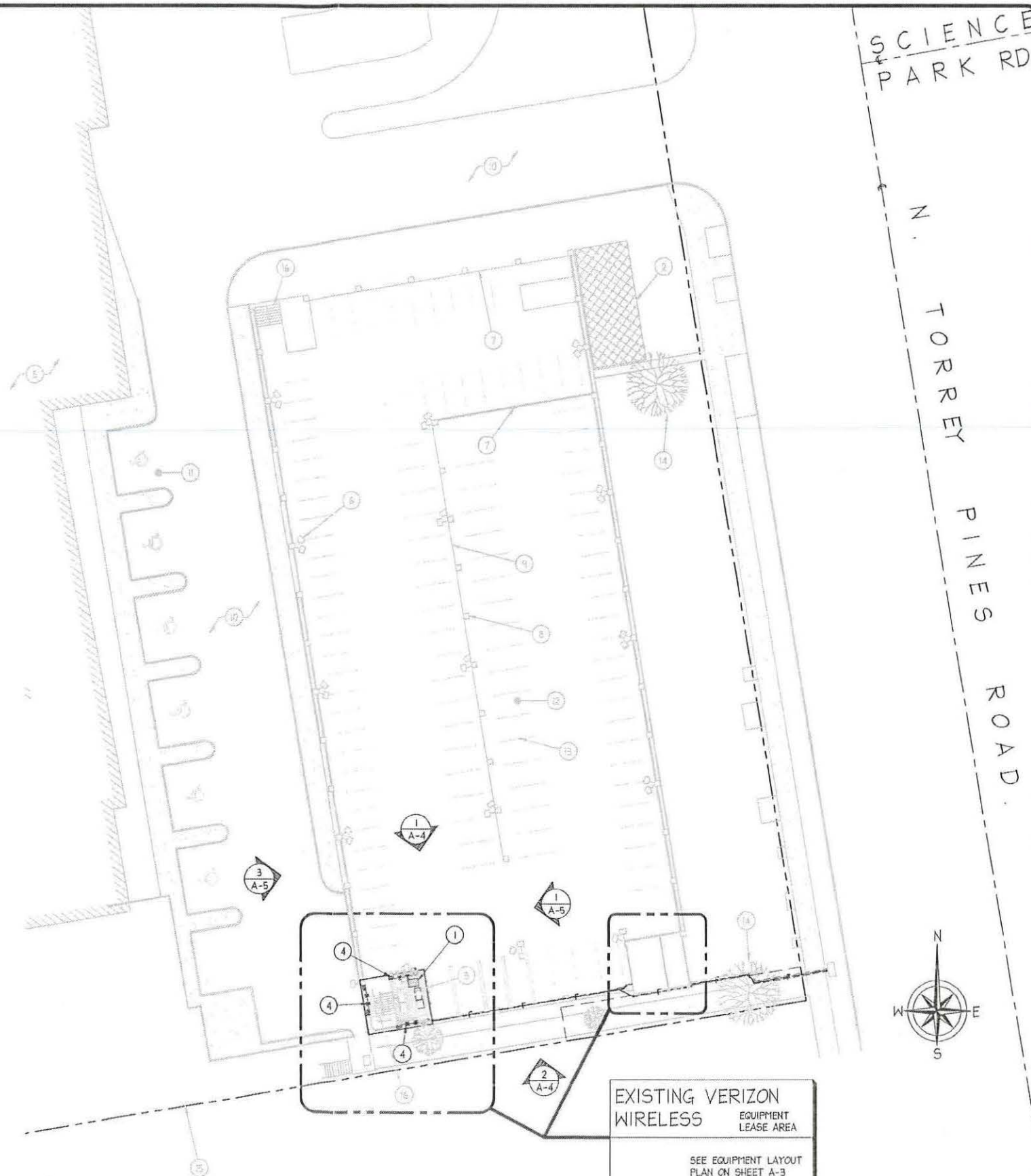


NOTES:

- 1 NEW VERIZON WIRELESS POLAR POWER 10KW DC STANDBY GENERATOR WITH A 55 GALLON DIESEL FUEL TANK. LOCATE INSIDE EXISTING VERIZON WIRELESS EQUIPMENT LEASE AREA.
- 2 EXISTING GRATE.
- 3 EXISTING VERIZON WIRELESS 12'-0" X 18'-3" EQUIPMENT LEASE AREA LOCATED ON EXISTING 4TH LEVEL UPPER PARKING GARAGE. SEE SHEET A-3 FOR EQUIPMENT LAYOUT PLAN.
- 4 NEW VERIZON WIRELESS (2) 51.4' LONG AND (2) 83.0' LONG PANEL ANTENNAS TO REPLACE (4) EXISTING VERIZON WIRELESS PANEL ANTENNAS AT EACH SECTOR. ANTENNAS WILL REQUIRE NEW MOUNTS TO FIT BEHIND NEW VERIZON WIRELESS RF TRANSPARENT ANTENNA SCREENS.
- 5 EXISTING BUILDING.
- 6 EXISTING LIGHT TYPICAL.
- 7 EXISTING BLOCK WALL.
- 8 EXISTING COLUMN TYPICAL.
- 9 EXISTING RAILING.
- 10 EXISTING CONCRETE ACCESS ROAD.
- 11 EXISTING HANDICAP PARKING SPACE.
- 12 EXISTING PARKING SPACE.
- 13 EXISTING PARKING STRIPE.
- 14 EXISTING TREE TYPICAL.
- 15 EXISTING PROPERTY LINE.
- 16 EXISTING STAIRS.

ANTENNA MODEL	ANTENNA SIZE
AMPHENOL HTXCH451720x000	83.0'L X 20.5'W X 7.0'D
AMPHENOL WBX045T19x000	51.4'L X 16.0'W X 3.7'D

NOTE:
THE BUILDING FACADE WILL BE RESTORED AND PAINTED TO THE ORIGINAL CONDITION UPON REMOVAL OF THE ANTENNAS ON THE SOUTH, WEST AND NORTH ELEVATIONS.



EXISTING VERIZON WIRELESS EQUIPMENT LEASE AREA
SEE EQUIPMENT LAYOUT PLAN ON SHEET A-3

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ACO ARCHITECTS - INC.
26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
TEL: 949-716-9940
FAX: 949-297-4788

ENGINEER:

SITE INFO:
SITE NAME:
TORREY PINES RIDGE
SITE ADDRESS:
10950 N. TORREY PINES ROAD
LA JOLLA, CA 92037

SHEET TITLE:
ENLARGED SITE PLAN

DRAWING INFO:
DWG. NAME: DRAWN BY: DATE:

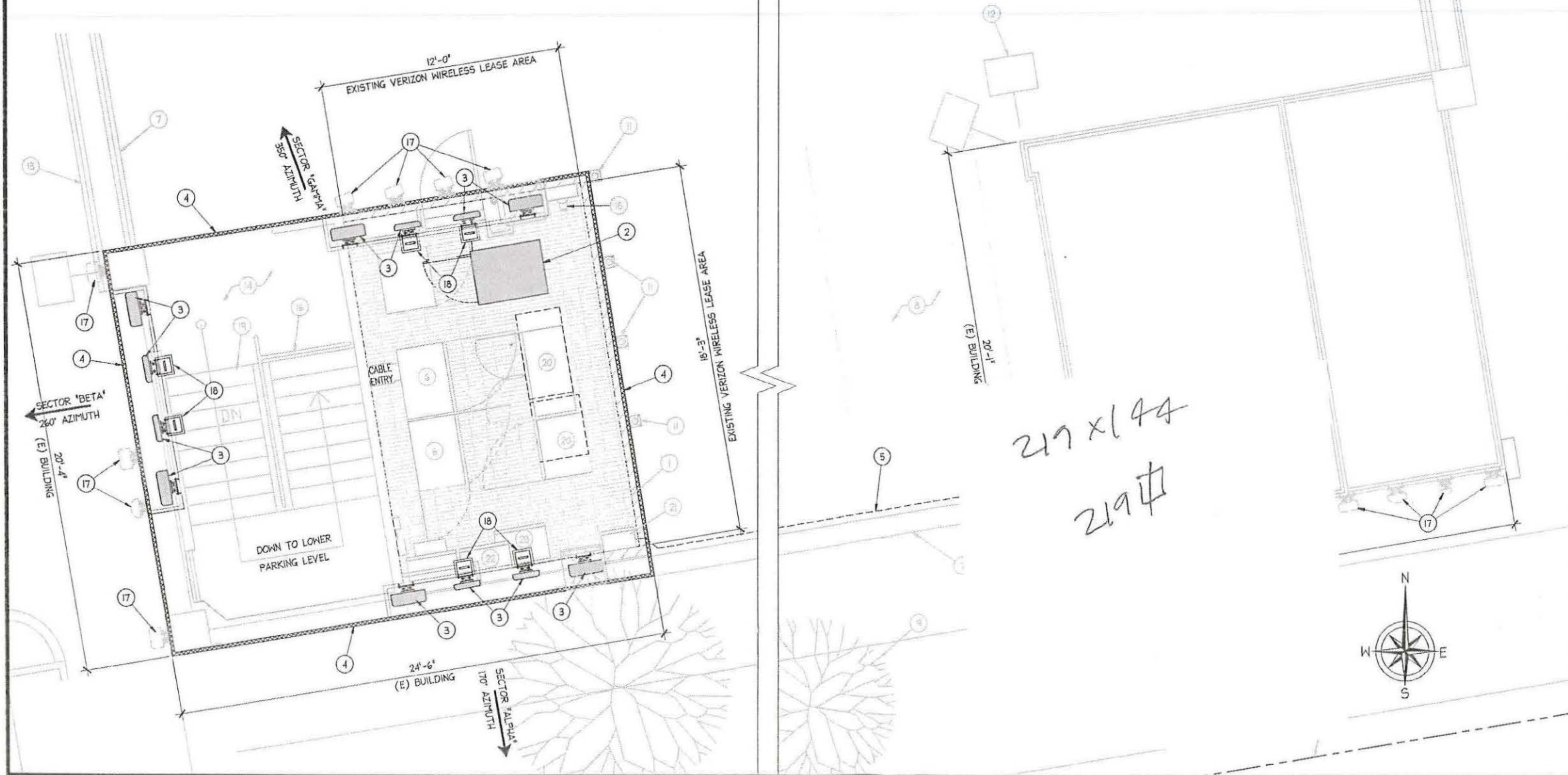
SHEET NUMBER:
A-2

ENLARGED SITE PLAN

SCALE: 1" = 20'

NOTES:

- 1 EXISTING VERIZON WIRELESS 12'-0" X 18'-3" EQUIPMENT LEASE AREA LOCATED ON EXISTING 4TH LEVEL UPPER PARKING GARAGE.
- 2 NEW VERIZON WIRELESS POLAR POWER 10KW DC STANDBY GENERATOR WITH A 55 GALLON DIESEL FUEL TANK, LOCATE INSIDE EXISTING VERIZON WIRELESS EQUIPMENT LEASE AREA.
- 3 NEW VERIZON WIRELESS (2) 51.4' LONG AND (2) 83.0' LONG PANEL ANTENNAS TO REPLACE (4) EXISTING VERIZON WIRELESS PANEL ANTENNAS AT ALL SECTORS. ANTENNAS WILL REQUIRE NEW MOUNTS TO FIT BEHIND NEW VERIZON WIRELESS RF TRANSPARENT ANTENNA SCREENS.
- 4 NEW VERIZON WIRELESS RF TRANSPARENT ANTENNA SCREEN MOUNTED ON TOP OF EXISTING WALLS. 4
A-5
- 5 EXISTING VERIZON WIRELESS WALL MOUNTED COAX CABLE TRAY TO BE REMOVED.
- 6 EXISTING VERIZON WIRELESS EQUIPMENT CABINETS, TYPICAL.
- 7 EXISTING 3'-6" HIGH PARAPET WALL.
- 8 EXISTING PARKING SPACE.
- 9 EXISTING TREE.
- 10 EXISTING PROPERTY LINE.
- 11 EXISTING SURFACE MOUNTED BOLLARDS, TYPICAL OF (4).
- 12 EXISTING OVERHEAD PARKING LOT LIGHTS, TYPICAL.
- 13 EXISTING LOWER HALL.
- 14 EXISTING UPPER LANDING AT EXISTING EXTERIOR STAIRWELL.
- 15 EXISTING VERIZON WIRELESS EMERGENCY GENERATOR RECEPTACLE WITH MANUAL TRANSFER SWITCH ABOVE.
- 16 EXISTING HANDRAIL AT UPPER LEVEL LANDING.
- 17 EXISTING LOCATION OF VERIZON WIRELESS PANEL ANTENNAS AT ALL SECTORS TO BE REMOVED (SHOWN DASHED).
- 18 NEW VERIZON WIRELESS RRU'S STACK MOUNTED (2) EACH AT ANTENNA POSITIONS 2 & 3 ON A NEW PIPE BEHIND NEW ANTENNA, BEHIND SCREEN WALL. (4) PER SECTOR, TOTAL OF (12). 4
A-5
- 19 EXISTING STAIRS.
- 20 (2) EXISTING VERIZON WIRELESS EQUIPMENT CABINETS TO BE RELOCATED. (CURRENT LOCATION DASHED).
- 21 EXISTING VERIZON WIRELESS HALL MOUNTED ELECTRIC DISTRIBUTION PANEL.
- 22 EXISTING VERIZON WIRELESS WALL MOUNTED TELCO CABINET.
- 23 EXISTING VERIZON WIRELESS TRANSFORMER.



EQUIPMENT LAYOUT PLAN

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ENGINEER:

SITE INFO:

SITE NAME:
TORREY PINES RIDGE

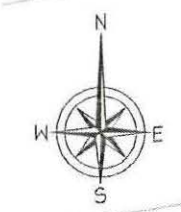
SITE ADDRESS:
10950 N. TORREY PINES ROAD
LA JOLLA, CA 92037

SHEET TITLE:
EQUIPMENT LAYOUT PLAN

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
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SHEET NUMBER:
A-3



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

REV.	DATE/BY:	REVISION DESCRIPTION:
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SITE INFO:

SITE NAME:
**TORREY PINES
RIDGE**

SITE ADDRESS:
10950 N. TORREY PINES ROAD
LA JOLLA, CA 92037

SHEET TITLE:

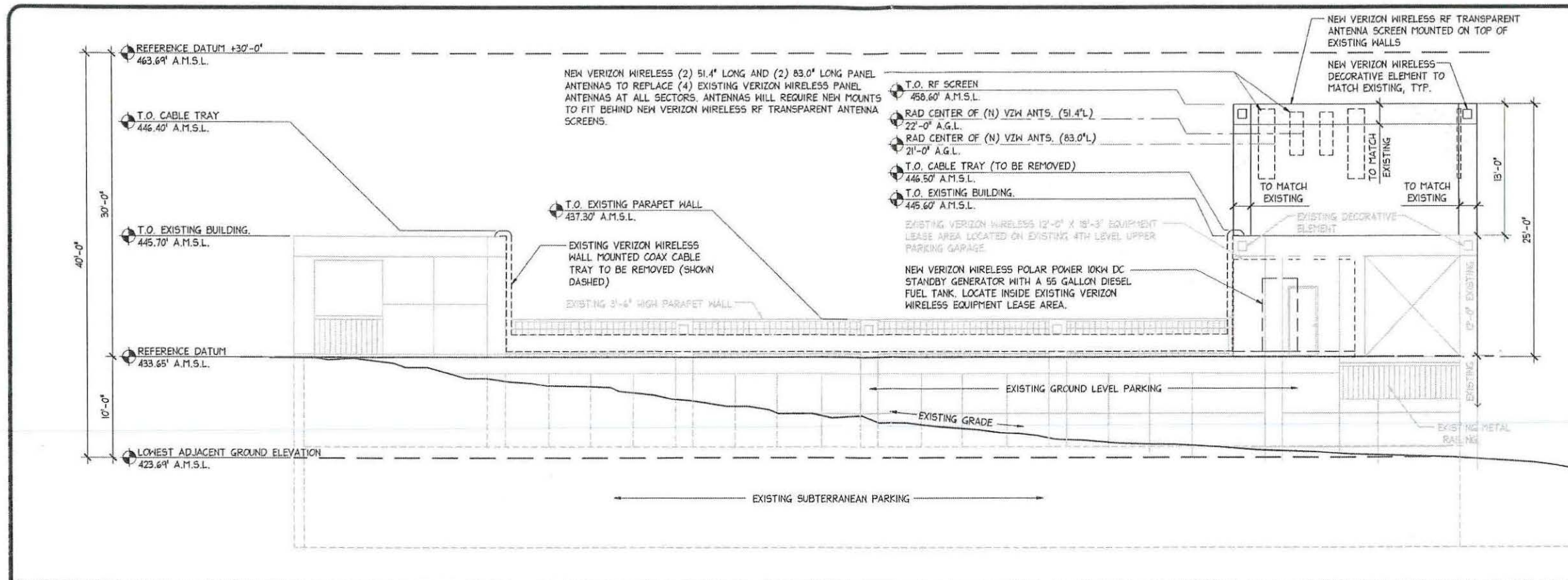
**ARCHITECTURAL
ELEVATIONS**

DRAWING INFO:

DWG. NAME: DRAWN BY: DATE:

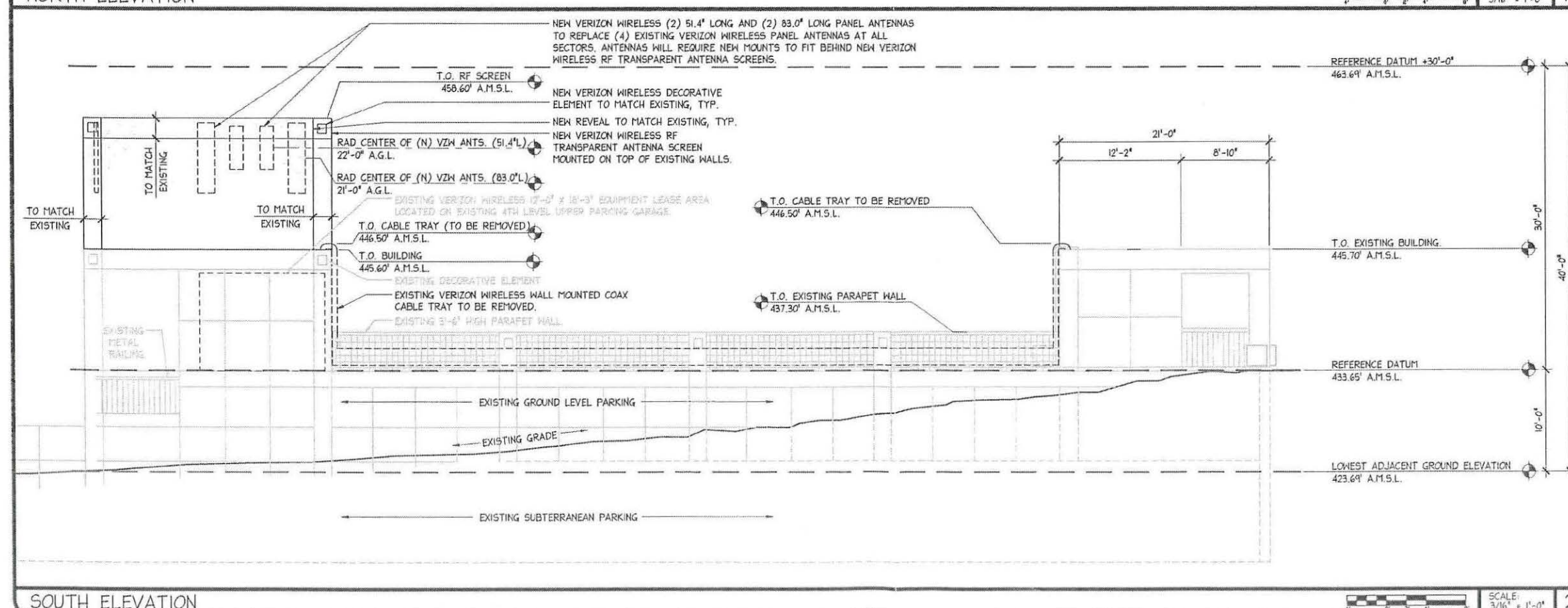
SHEET NUMBER:

A-4



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

REV.	DATE/BY:	REVISION DESCRIPTION:
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ENGINEER:

SITE INFO:

SITE NAME:
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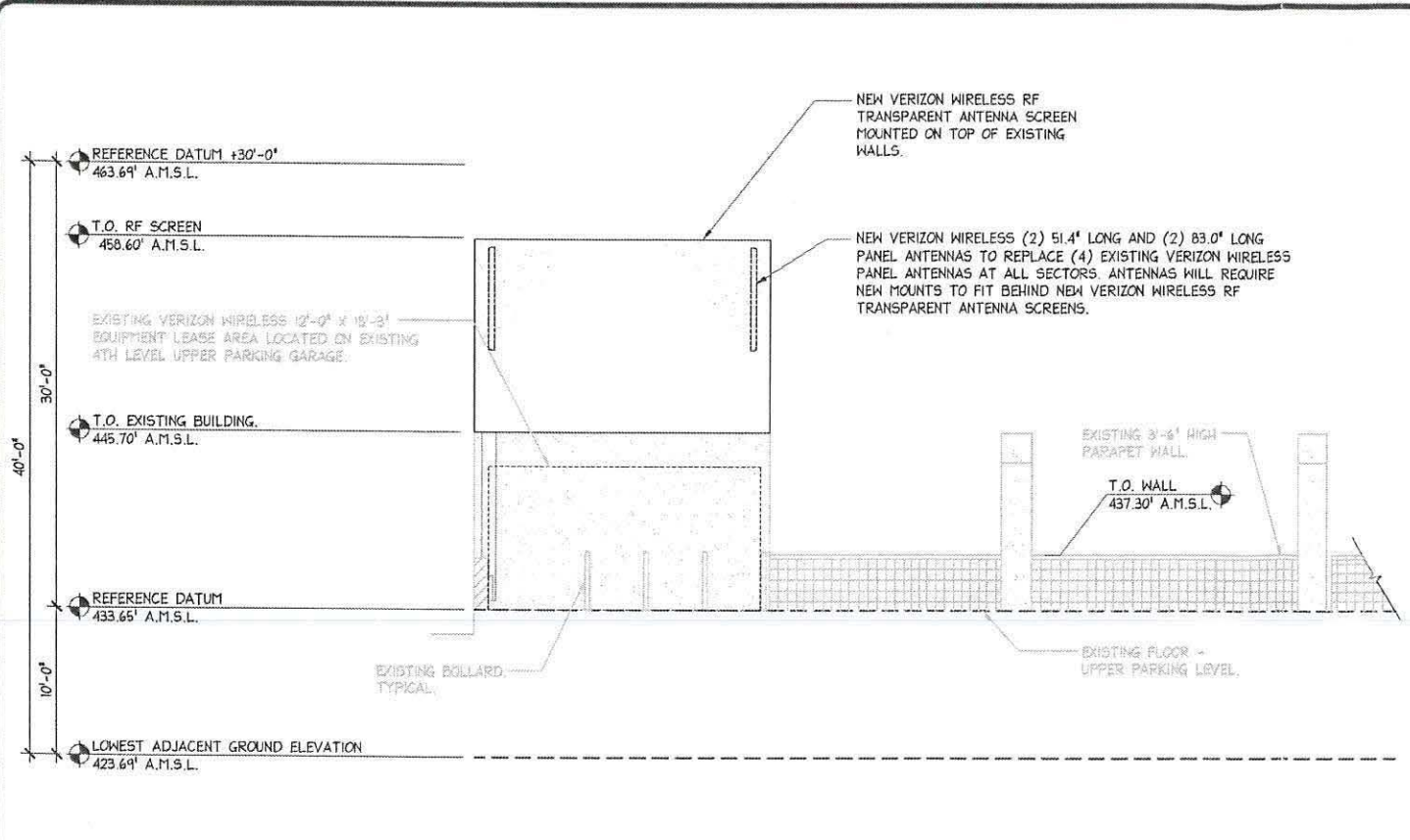
SITE ADDRESS:
10950 N. TORREY PINES ROAD
LA JOLLA, CA 92037

SHEET TITLE:
ARCHITECTURAL ELEVATIONS & DETAILS

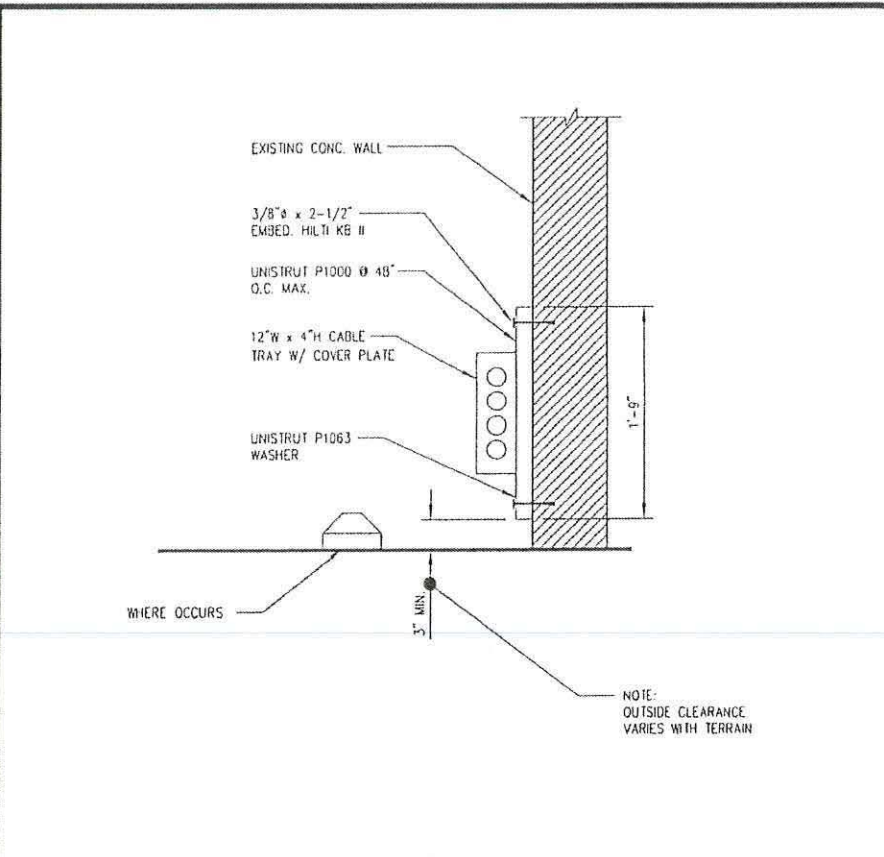
DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
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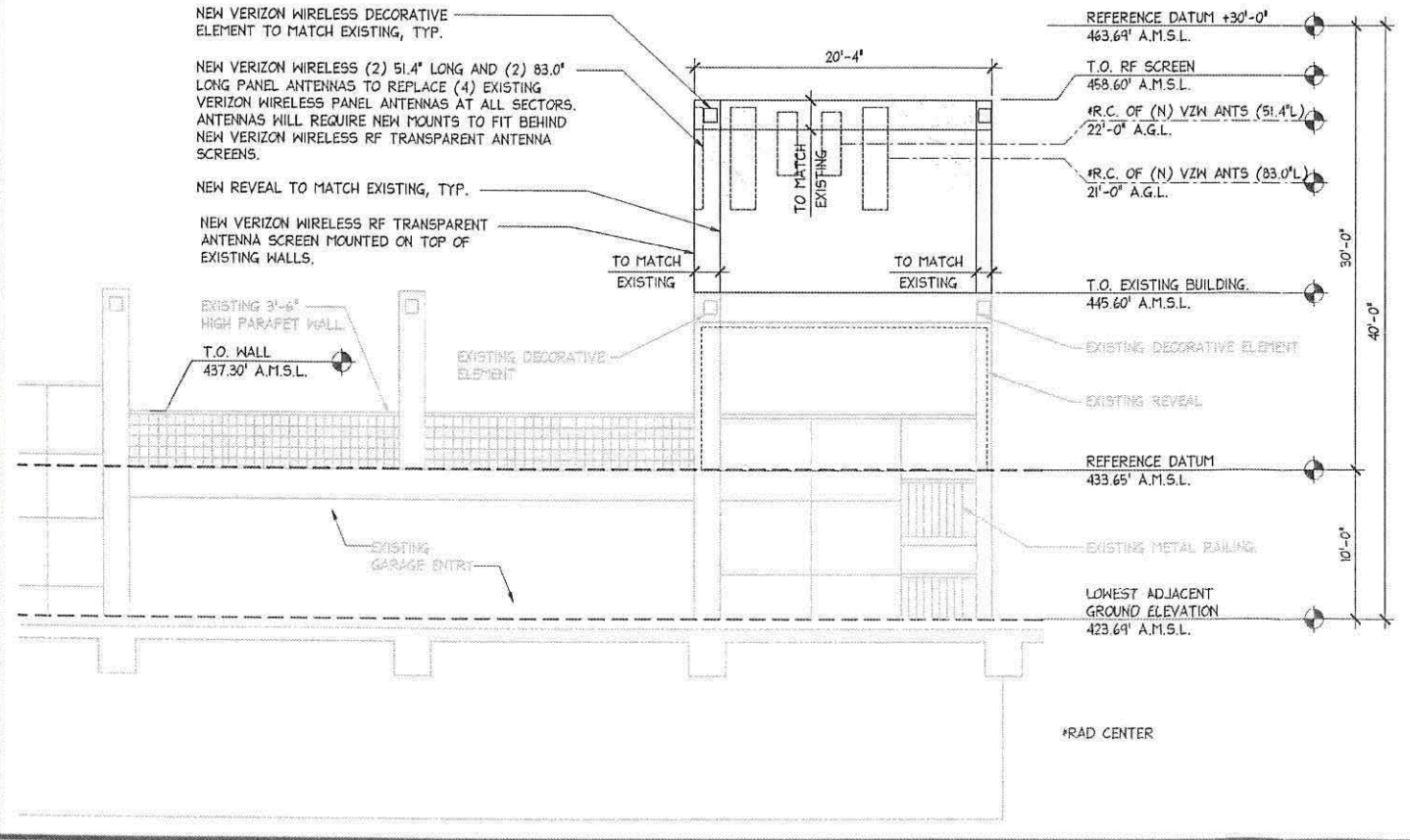
SHEET NUMBER:
A-5



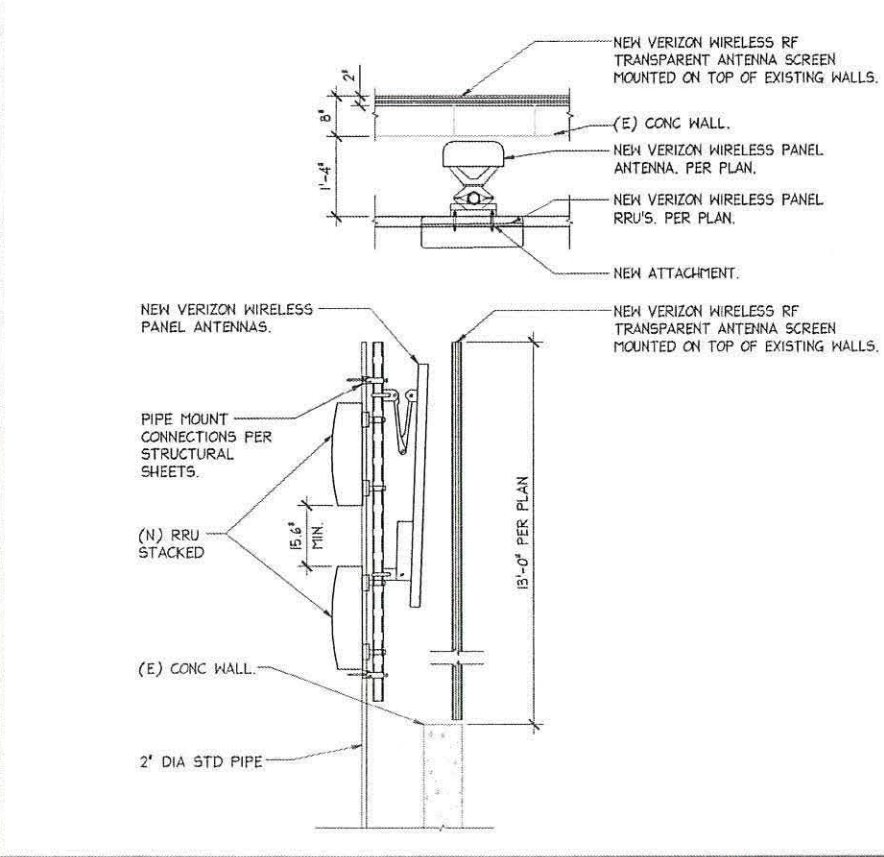
EAST ELEVATION SCALE: 3/16" = 1'-0" 1



EXISTING CABLE TRAY DETAIL (FOR REFERENCE ONLY) SCALE: N.T.S. 2



WEST ELEVATION SCALE: 3/16" = 1'-0" 3



ANTENNA MOUNT & SCREEN DETAIL SCALE: 3/4" = 1'-0" 4



696-896 / 1710-2170 MHz

1710-2170 MHz



HTXCW451720x000

Dual Band | VET Panel | XX-Pol | 45° / 45° | 17.0 / 19.5 dBi | Variable Tilt

- Dual band, variable tilt, panel antenna
- Independent tilt on each band, 0°-12° / 0°-8°
- MET and RET versions, AISG1.1 or 3GPP/AISG2.0
- Single RET module to control tilt on all bands, fully inserted inside the antenna (field replaceable)

Ordering Options	Model Number				
When ordering...	Replace "x" in the model number with one of the options listed below.				
Manual Electrical Tilt	HTXCW451720M000				
Remote Electrical Tilt AISG v1.1	HTXCW451720R000				
Remote Electrical Tilt AISG v2.0 / 3GPP	HTXCW451720R000G				
Electrical Characteristics	Low Band		High Band		
Frequency Bands (MHz)	696-806	806-896	1710-1880	1850-1990	1920-2170
Polarization	±45°		±45°		
Horizontal Beamwidth	47°	45°	48°	48°	46°
Vertical Beamwidth	10.5°	9°	6°	5.5°	5.0°
Gain	16.0 dBi	17.0 dBi	18.5 dBi	18.8 dBi	19.5 dBi
Electrical Downtilt (°)	0-12		0-8		
Impedance	50Ω		50Ω		
VSWR	< 1.5:1		< 1.5:1		
Upper Sidelobe Suppression	15 dB typical		16 dB		
Front-to-Back Ratio	> 30 dB		> 30 dB		
Isolation Between Ports (intra-band)	> 25 dB		> 25 dB		
Isolation Between Bands (inter-band)	> 30 dB		> 30 dB		
IM3 (2x20W carrier)	< -153 dBc		< -153 dBc		
Input Power	500 W		250 W		
Lightning Protection	Direct Ground				
Operating Temperature	-40° to +60° C (-40° to +140° F)				
Connector(s)	4 ports / 7/16 -DIN (Extended) / Female / Bottom				
Mechanical Characteristics					
Dimensions (Height x Width x Diameter)	2107 x 520 x 177 mm		83.0 x 20.5 x 7.0 in		
Weight without Mounting Brackets: MET	27.2 kg		60.0 lbs		
Weight without Mounting Brackets: RET	27.5 kg		60.7 lbs		
Survival Wind Speed	> 241 km/hr		> 150 mph		
Wind Loads (160 km/hr or 100 mph)	Front: 1333 N Side: 455 N		Front: 300 lbf Side: 102 lbf		
Mounting Options	Model Number	Fits Pipe Diameter		Weight	
3-Point Mounting Bracket Kit	MKS09P03	50-115 mm	2.0-4.5 in	2.7 kg	6.0 lbs
3-Point Mounting & Downtilt Bracket Kit	MKS09T03	50-115 mm	2.0-4.5 in	4.1 kg	9.0 lbs



Quoted performance parameters are provided to offer typical or range values only and may vary as a result of normal manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to product may be made without notice.

WBX045T19x000

Twin Band | 2x X-Pol | VET Panel | 45° | 19.0 dBi

Ordering Options	
When ordering...	Replace "x" with "M" for Manual Electrical Tilt or "R" for Remote Electrical Tilt
Manual Electrical Tilt	WBX045T19M000
Remote Electrical Tilt AISG v1.1	WBX045T19R000
Remote Electrical Tilt AISG v2.0 / 3GPP	WBX045T19R000G
Electrical Characteristics	
1710-2170 MHz	
Frequency bands	1710-1880 MHz 1850-1990 MHz 1900-2170 MHz
Polarization	2x ±45°
Horizontal beamwidth	48° 44° 40°
Vertical beamwidth	8° 7.5° 7°
Gain	15.9 dBi (18.0 dBi) 16.4 dBi (18.5 dBi) 16.9 dBi (19.0 dBi)
Electrical downtilt	0-10° Variable Electrical Tilt
Impedance	50Ω
VSWR	< 1.4:1
Upper side lobe suppression (all tilts)	18 dB
Front-to-back ratio (±15° from 180°)	> 30 dB
Isolation between ports	> 25 dB at 0°; > 28 dB at all other tilts
Input power	2 x 300W
IM3 (2x20W carrier)	< -153 dBc
Connector(s)	4 Ports / 7-16 DIN / Female / Bottom
Operating temperature	-40° to +60° C / -40° to +140° F
Mechanical Characteristics	
Dimensions Length x Width x Depth	1305 x 407 x 93 mm 51.4 x 16.0 x 3.7 in
Weight without mounting brackets	17 kg 37 lbs
Survival wind speed	201 km/hr 125 mph
Wind load @ 161 km/hr (100 mph)	Front: 649 N Side: 148 N Front: 146 lbf Side: 33 lbf
Remote Electrical Downtilt Control	
Remote Electrical Tilt (RET) Control	The remote control of the electrical tilt is managed by a module (MDCU) totally inserted at the bottom of the antenna. One single module controls individually the tilt of each band (no need of daisy chain cables between the bands). This module does not add any additional length at the bottom of the antenna. For RET control, the transparent cap must be in place and locked. The tilt angle indicator always remains visible and the antenna still has manual tilt control (manual override).
RET Module Part Number (one per antenna)	MDCU-A0001 for AISG v1.1 protocol (one unit included in WBX045T19R000) MDCU-G0001 for AISG v2.0 / 3GPP protocol (one unit included in WBX045T19R000G)
Mounting Options	
	Part Number Fits Pipe Diameter Weight
Pole mounting bracket kit	MKS04P01 40-115 mm 1.6-4.5 in 2.6 kg 5.8 lbs
Pole mounting and downtilt bracket kit	MKS04T02 40-115 mm 1.6-4.5 in 3.9 kg 8.5 lbs



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SHEET TITLE:

ANTENNA SPECS

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
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SHEET NUMBER:

A-6

REV.	DATE/BY:	REVISION DESCRIPTION:
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ENGINEER:

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SHEET TITLE:

RRU SPECS

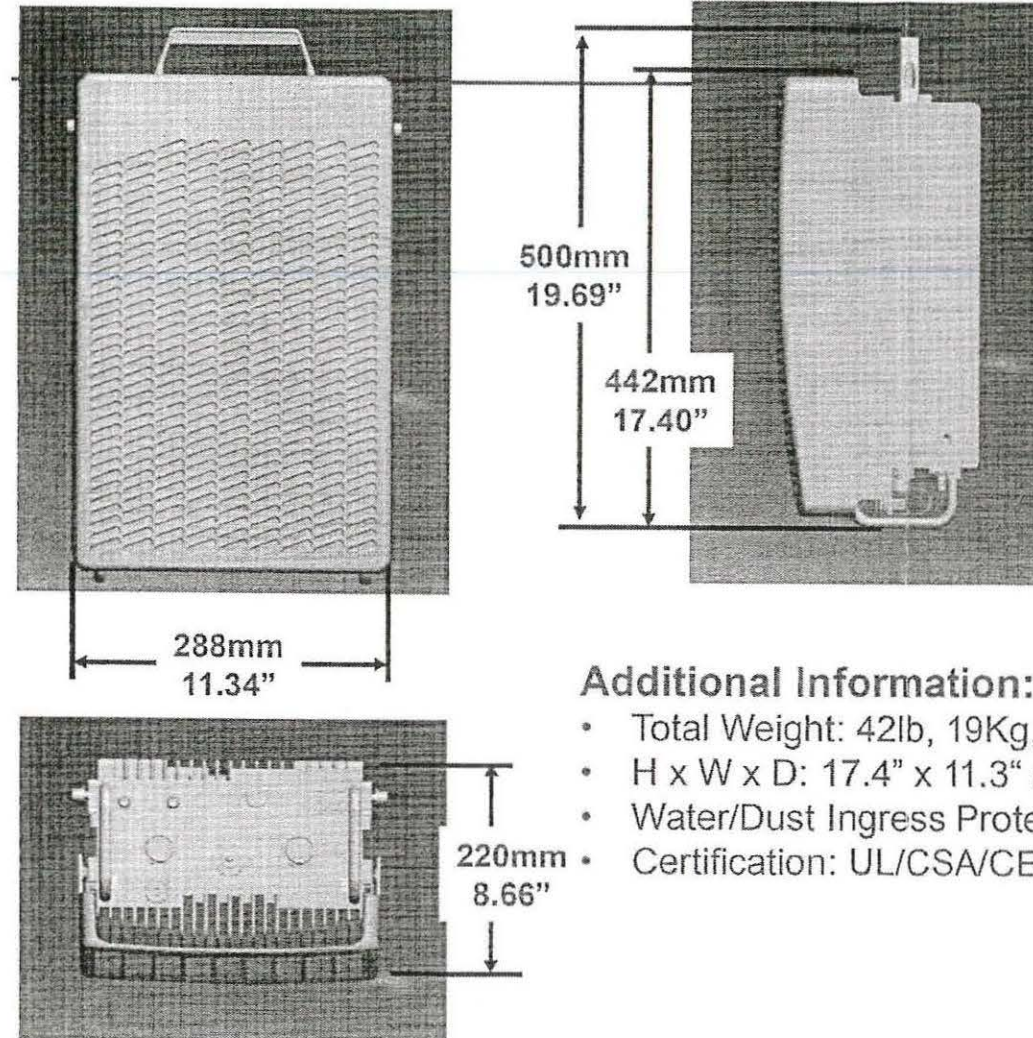
DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
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SHEET NUMBER:

A-7

Dimensions, Weights & Mechanicals



Mounting Clearances

- Top: 1.5'-3'
- Sides: 4"-12"
- Bottom: 1'
- Front: 2'-4'

Additional Information:

- Total Weight: 42lb, 19Kg, including sunshield
- H x W x D: 17.4" x 11.3" x 8.7" with sunshield
- Water/Dust Ingress Protection: IP55
- Certification: UL/CSA/CE, FCC/CISPR, TS36.113, RoHS5/6

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Commercial in confidence 6 (6)

2010-02-20