



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: August 26, 2010 **REPORT NO. PC-10-075**

ATTENTION: Planning Commission, Agenda of September 2, 2010

SUBJECT: CLEARWIRE – PARK CENTRAL: PROJECT NO. 198251.
PROCESS 4.

**OWNER/
APPLICANT:** PARK CENTRAL TOWERS HOMEOWNERS ASSOCIATION/
CLEARWIRE

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility located at 2620 2nd Avenue within the Uptown community planning area?

Staff Recommendation: Approve Conditional Use Permit No. 772769 and Site Development Permit (Mid-City Communities Development Permit) No. 772770.

Community Planning Group Recommendation: The Uptown Planners approved this project on consent at their April, 2010 meeting (Attachment 14).

Other Recommendations: None.

Environmental Review: This project has been reviewed per the California Environmental Quality Act (CEQA) and has been determined to be exempt per the Categorical Exemption: 15303 New Construction. The environmental exemption determination for this project was made on February 19, 2010, and the opportunity to appeal that determination ended March 12, 2010 (Attachment 7).

Fiscal Impact Statement: Clearwire is the Financially Responsible Party associated with this project and is responsible for costs associated with the processing of this permit application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

Clearwire proposes to install a Wireless Communication Facility (WCF) on the existing Park Central Towers building at 2620 2nd Avenue. This project is located in the Uptown community plan area in the Mid-City Communities Planned District, MR-800B (multi-unit residential) zone (Attachments 1, 2, and 3).

WCF's located in a residential zone with a residential use are permitted with the processing of a Conditional Use Permit, Process 4. A Mid-City Communities Development Permit (referred to as a Site Development Permit) is required because the antennas, screening, and other equipment exceed the 60' height limit for this zone. Though not increasing the total height of the existing structure, the WCF is located above the height limit (on the existing building, around 140') and expands the building envelope. (It should be noted that this project is not located in the interim Structure Height Limits area, described and identified in Land Development Code section 1512.0205.)

DISCUSSION

Project Description:

This WCF will consist of six (6) panel antennas and four (4) directional/microwave antennas mounted to the existing building's penthouse behind radio-frequency (RF) transparent box screens. Equipment associated with the antennas will be located in two cabinets mounted to the penthouse wall behind a new screen wall.

Community Plan Analysis:

The City of San Diego's General Plan addresses Wireless Facilities 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.

This WCF will be mounted to an existing building's penthouse structure. The antennas and equipment will be located on the penthouse structure behind screening material designed to improve the appearance of the facility. The screen boxes will be painted and textured to match the existing building. Therefore, this will camouflage and screen the WCF and will blend the facility in with the surrounding area.

Conclusion:

This proposed Wireless Communication Facility complies with the Wireless Communication Facility Regulations, Land Development Code 141.0420, the City's General Plan, and the findings (Attachment 5) for a Conditional Use Permit and Site Development Permit (Attachment 6) can be made in the affirmative. Therefore, Staff recommends approval of Conditional Use Permit No. 772769 and Site Development Permit No. 772770.

ALTERNATIVES

1. **Approve** Conditional Use Permit No. 772769 and Site Development Permit No. 772770, with modifications.
2. **Deny** Conditional Use Permit No. 772769 and Site Development Permit No. 772770, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

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. Photo Simulation
9. Photo Survey
10. Site Justification
11. Ownership Disclosure Statement
12. Additional Ownership Disclosure
13. Project Chronology
14. Community Planning Group Recommendation
15. Planning Commission Notice of Public Hearing

16. Project Plans
17. FAA - Notification of No Hazard

Satellite Photo



Clearwire – Park Central, Project No. 198251
2620 2nd Avenue

Community Plan Land Use Map



DENSITY	DU/AC	DENSITY	DU/AC
LOW	5 - 10	MED HIGH	29 - 44
LOW MED	10 - 15	HIGH	*44 - 73
MED	15 - 29	VERY HIGH	*73 - 110

Clearwire Park Central, Project No. 198251
 2620 2nd Avenue

Location Map



Clearwire – Park Central, Project No. 198251
2620 2nd Avenue

PROJECT DATA SHEET

PROJECT NAME:	Clearwire – Park Central	
PROJECT DESCRIPTION:	Wireless Communication Facility consisting of panel and directional antennas mounted on an existing building penthouse behind RF-transparent screens.	
COMMUNITY PLAN:	Uptown	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Site Development Permit (Mid-City Communities Development Permit), Process 4	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential (High Density)	
<u>ZONING INFORMATION:</u>		
ZONE: Mid-City Communities Planned District, MR-800B HEIGHT LIMIT: 60' (where a building is above enclosed parking) LOT SIZE: n/a FLOOR AREA RATIO: n/a FRONT SETBACK: 10' SIDE SETBACK: 6' STREETSIDE SETBACK: 6' REAR SETBACK: 1' if alley; 15' if no alley PARKING: n/a		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Unit Residential; MCCPD-MR-800B	Residential/Mixed Use
SOUTH:	Multi-Unit Residential; MCCPD-MR-800B	Residential/Mixed Use
EAST:	Multi-Unit Residential; MCCPD-MR-800B	Residential/Mixed Use
WEST:	Neighborhood Professional; MCCPD-NP-3	Residential/Mixed Use
DEVIATIONS OR VARIANCES REQUESTED:	Antennas, equipment, and radio-frequency transparent screens expand the building envelope and are over-height.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Uptown Planners approved this project on consent at their April, 2010 meeting.	

PLANNING COMMISSION RESOLUTION NO. PC-XXX
CONDITIONAL USE PERMIT NO. 772769
SITE DEVELOPMENT PERMIT NO. 772770
CLEARWIRE – PARK CENTRAL, PROJECT NO. 198251

WHEREAS, PARK CENTRAL HOMEOWNERS ASSOCIATION, Owner, and CLEARWIRE, Permittee, filed an application with the City of San Diego for a permit to construct and operate a Wireless Communication Facility (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 772769 and 772770);

WHEREAS, the project site is located at 2620 2nd Avenue in the Mid-City Communities Planned District MR-800B zone of the Uptown community planning area;

WHEREAS, the project site is legally described as Lots G, H, and I of Block 301 of Map 1846 Crescent Knoll, Part of Horton’s Addition Lockling, DB-13, in the Office of the County Recorder;

WHEREAS, on September 2, 2010, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 772769 and Site Development Permit No. 772770 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 19, 2010 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 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; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated September 2, 2010.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This facility consists of antennas and equipment mounted to an existing building behind radio-frequency (RF) transparent screening. At the height the equipment is located, the antennas and associated equipment appear as part of the building’s existing elevator penthouse. Based on the design of this

facility and its siting, this Wireless Communication Facility will not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Clearwire perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

3. The proposed *development* will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCF’s utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the existing building provides a height that allows Clearwire to meet its coverage objective. In addition, the addition of RF-transparent boxes, painted and textured to match the existing building, allow the antennas and equipment to appear as part of the existing building’s design. A Mid-City Communities Development Permit (Site Development Permit) is being processed in conjunction with this Conditional Use Permit in order to allow for deviations to the height limit (which allows a maximum height of 60’). While the overall height of the building is not being increased, the addition of the antennas and box screens is exceeding the existing building envelope and is over the height limit. These deviations are described in more detail in the SDP findings.

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

WCF’s are permitted in residential zones with a residential use with the processing of a Conditional Use Permit, Process 4. (In this case, since deviations to the height and certain Design Requirements are proposed, a Mid-City Communities Development Permit [Site Development Permit] is also required.) According to Council Policy 600-43, the most preferred location for WCF’s is in an industrial or commercial zone. If those are not available, a mixed use area or area with a non-residential use is preferred. Residentially zoned property with a residential use is the least preferred location for WCF’s. In this case, Clearwire is attempting to fill a gap in coverage and is able to utilize this existing residential building’s height to help achieve its coverage objective. Therefore, this WCF is appropriate at this location.

Site Development Permit [Mid-City Communities Development Permit]**Process Three Mid-City Communities Development Permit Findings [Section 1512.0204(a)]:**

1. Conformance With Community Plan and Design Manuals. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), the Uptown Community Plan, and will not adversely affect the Uptown Community Plan or the General Plan of the City of San Diego;

The Uptown Community Plan and the Mid-City Communities Planned District do not specifically address Wireless Communication Facilities. However, the City of San Diego's General Plan does address WCF's and in UD-15 requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This facility consists of antennas and equipment mounted to an existing building behind radio-frequency (RF) transparent screening. At the height the equipment is located, the antennas and associated equipment appear as part of the building's existing elevator penthouse. Based on the design of this facility and its siting, this Wireless Communication Facility will not adversely affect the applicable land use plan and meets the purpose and intent of the Mid-City Communities Planned District.

2. Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable;

The proposed Wireless Communication Facility will be compatible with the surrounding development. The proposed antennas and equipment are proposed to be mounted to an existing elevator penthouse structure. Though the overall height of the building will not increase, the relative bulk of the penthouse structure will increase. Architectural harmony with the existing building and surrounding community is achieved by locating the antennas within radio-frequency (RF) transparent box structures that allow for a streamlined appearance that allows the antennas to appear as a more integral part of the building than they otherwise might. Therefore, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.

3. No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity;

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Clearwire perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

4. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities;

This finding is not applicable to this project. This project proposes a Wireless Community Facility – a separately regulated use – on an existing residential building. Therefore, it is not a residential or a mixed residential/commercial project and this finding is not applicable.

5. Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site; and

A street light is located within 150 feet of the property. Therefore, this finding is not applicable to this project.

6. The proposed use will comply with the relevant regulations in the San Diego Municipal Code.

This project complies with the relevant regulations of the San Diego Municipal Code, Land Development Code – in particular the Wireless Communication Facility regulations, Section 141.0420.

Site Development Permit Findings [Section 126.0504(a)]:

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

The City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using

screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This facility consists of antennas and equipment mounted to an existing building behind radio-frequency (RF) transparent screening. At the height the equipment is located, the antennas and associated equipment appear as part of the building's existing elevator penthouse. Based on the design of this facility and its siting, this Wireless Communication Facility will not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that Clearwire perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCF's utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the existing building provides a height that allows Clearwire to meet its coverage objective. In addition, the addition of RF-transparent boxes, painted and textured to match the existing building, allow the antennas and equipment to appear as part of the existing building's design. This Mid-City Communities Development Permit (Site Development Permit) is being processed in conjunction with the Conditional Use Permit in order to allow for deviations to the height limit (which allows a maximum height of 60'). While the overall height of the building is not being increased, the addition of the antennas and box screens is exceeding the existing building envelope and is over the height limit. The processing of this Mid-City Communities Development Permit (Site Development Permit) allows for the deviation to the height limit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 772769 and Site Development Permit No. 772770 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms

and conditions as set forth in Permit No. 772769 and 772770, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Associate Planner
Development Services

Adopted on: September 2, 2010

Internal Order No. 24000456

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: 24000456

CONDITIONAL USE PERMIT NO. 772769
SITE DEVELOPMENT PERMIT NO. 772770
CLEARWIRE – PARK CENTRAL, PROJECT NO. 198251
PLANNING COMMISSION
DRAFT

This CONDITIONAL USE PERMIT (CUP) NO. 772769 and SITE DEVELOPMENT PERMIT (SDP) NO. 772770 are granted by the PLANNING COMMISSION of the City of San Diego to PARK CENTRAL HOMEOWNERS ASSOCIATION, Owner, and CLEARWIRE, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0305, 126.0504 and 1512.0204. The site is located at 2620 2nd Avenue in the Mid-City Communities Planned District MR-800B zone of the Uptown community planning area. The project site is legally described as: Lots G, H, and I of Block 301 of Map 1846 Crescent Knoll, Part of Horton's Addition Lockling, DB-13, in the Office of the County Recorder.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to continue the maintenance and operation of a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 2, 2010, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of six (6) panel and four (4) directional antennas mounted to an existing penthouse screened behind radio-frequency (RF) transparent material and two (2) equipment cabinets also mounted to the penthouse behind screening. The processing of this SDP allows the WCF to locate on the existing building above the 60' height limit identified in the MR-800B zone as shown on Exhibit "A";
- 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.
2. This Conditional Use Permit [CUP] and Site Development Permit [SDP] and corresponding use of this site shall expire on September 2, 2020. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

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

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

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

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

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

16. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

18. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

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

PLANNING/DESIGN REQUIREMENTS:

20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

21. Prior to construction permit issuance, the Permittee shall provide a cumulative model radio-frequency electromagnetic energy report to demonstrate compliance with FCC regulations.

22. Prior to the replacement or modification of antennas with antennas of a different size than those shown on Exhibit "A", a Substantial Conformance Review (SCR) shall be processed and approved through the Development Services Department. If not found to be in substantial conformance, a permit amendment shall be required.

23. 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.

24. The Owner/Permittee is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

25. This WCF shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

26. Screening boxes shall be painted and textured to match the existing building, to the satisfaction of the Development Services Department. Visible seams shall not be permitted.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on September 2, 2010 and [Approved Resolution Number].

Permit Type/PTS Approval No.: CUP 772769 & SDP 772770
Date of Approval: 9/2/2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Associate Planner

**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.**

**PARK CENTRAL HOMEOWNERS
ASSOCIATION**
Owner

By _____
David Chadwick-Brown
President

CLEARWIRE
Permittee

By _____
Anne Ford
Market Manager

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

NOTICE OF EXEMPTION

TO: 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.: 198251 PROJECT TITLE: Clearwire Park Central

PROJECT LOCATION-SPECIFIC: 2620 2nd Avenue, San Diego, CA 92103

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit for a new wireless communication facility on the roof of an existing multi-dwelling unit residential building. The facility would consist of a three-sector antenna array with two (2) panel antennas per sector (totaling 6 antennas), three microwave antennas mounted to the penthouse of the building, and two equipment cabinets mounted on the building roof. The building is located at 2620 2nd Avenue in the MR-800B Zone of the Mid City Communities Planned District within the Uptown Community Plan area, Airport Approach, Airport Influence Area, and FAA Part 77 overlays.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mike McNelly, Clearwire
 4400 Carillon Point
 Kirkland, WA 98033
 619-454-1839

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: 15303: NEW CONSTRUCTION

REASONS WHY PROJECT IS EXEMPT: The proposed activity is exempt from CEQA pursuant to Section 15303 (New Construction) of the State CEQA Guidelines. None of the exceptions described in CEQA Guidelines Section 15300.2 apply, and the project has no potential to result in significant effect on the environment.


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?
 YES NO

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


 SIGNATURE/TITLE


 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

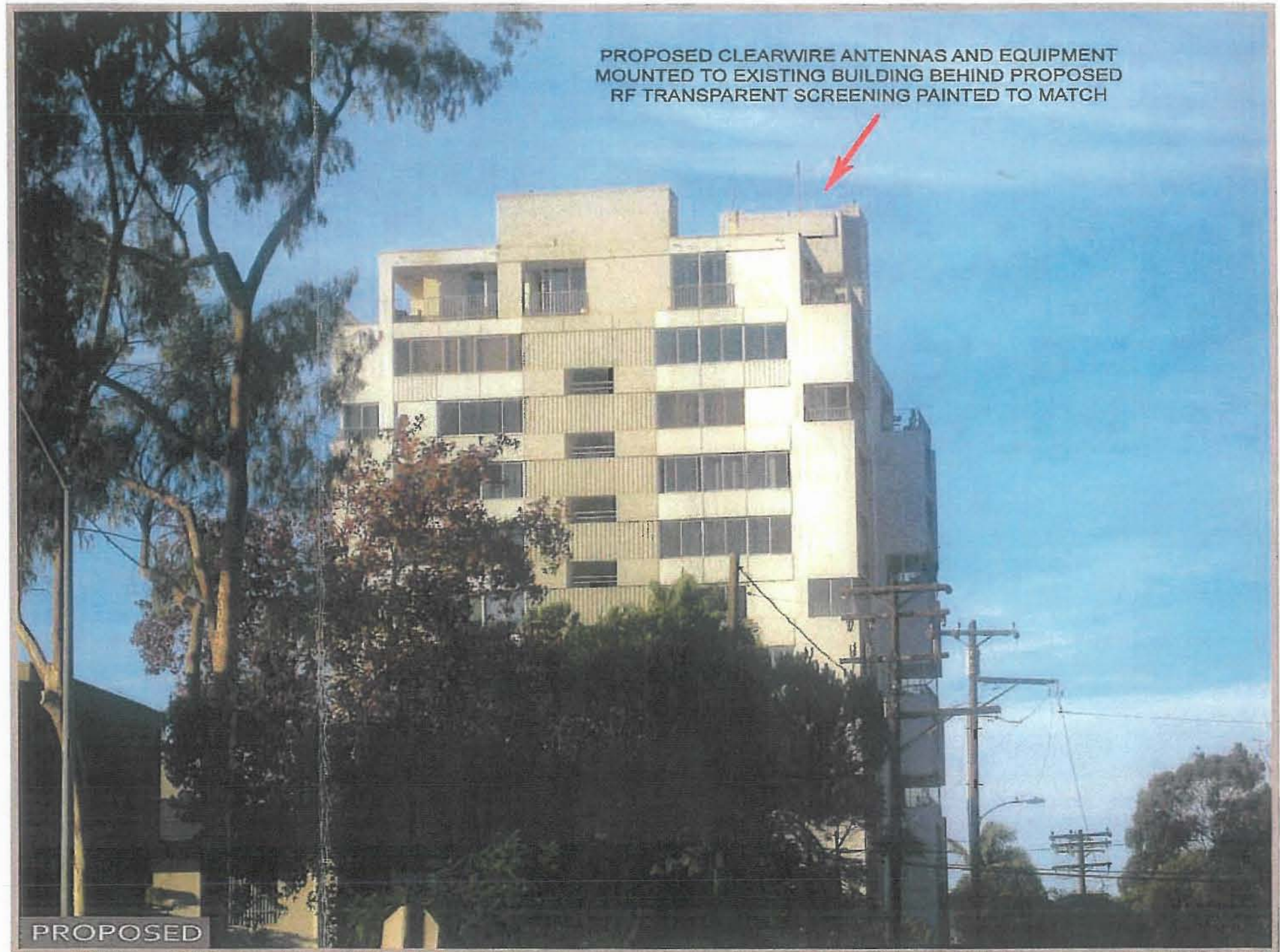
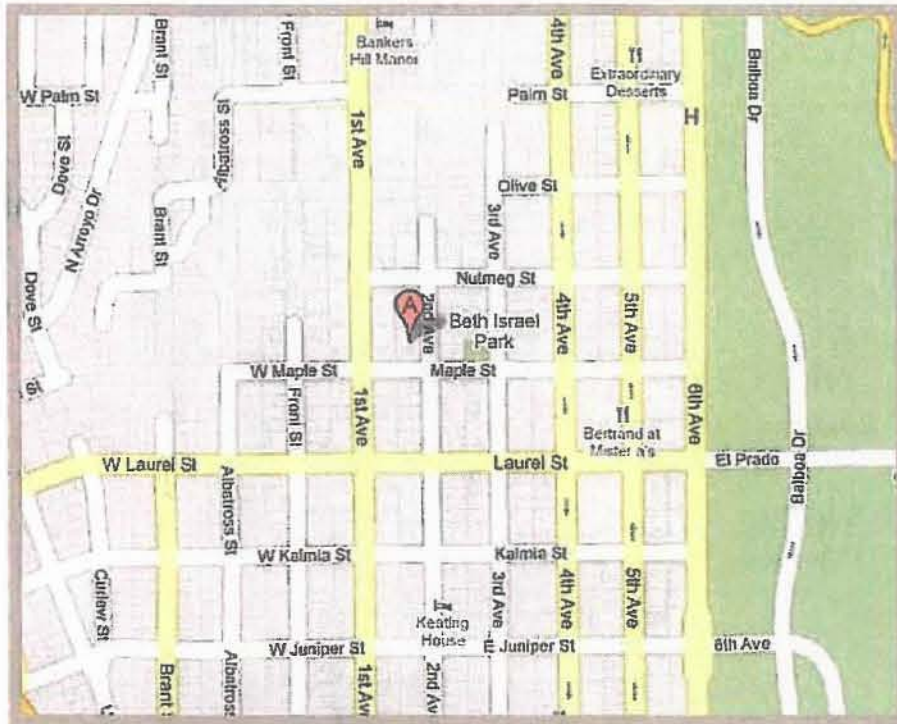
DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



CA-SDG5359B - PARK CENTRAL TOWERS
2620 2nd AVE SAN DIEGO, CA 92103



SOUTH ELEVATION

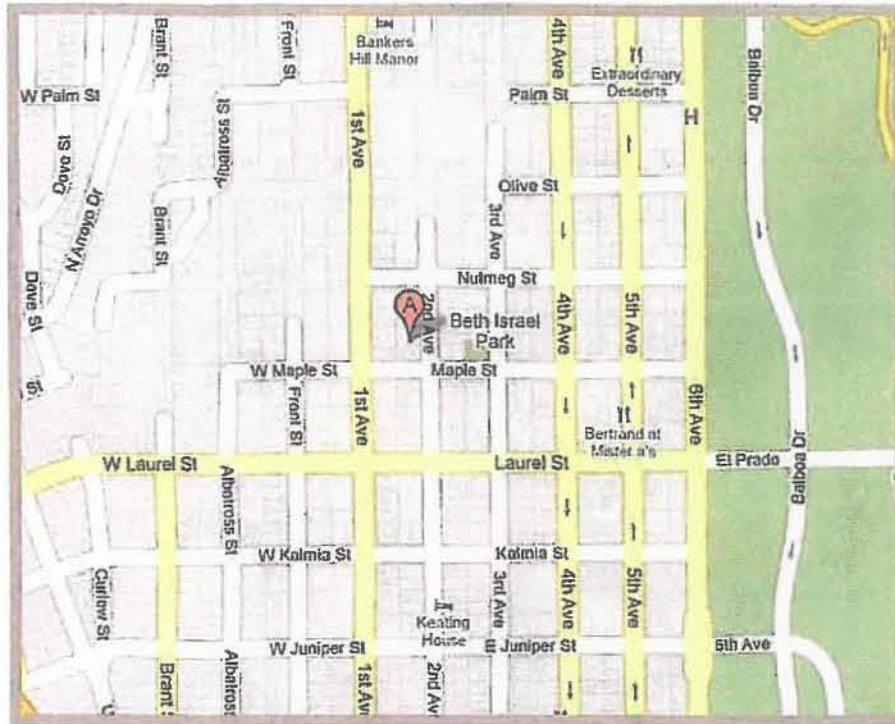




CA-SDG5359B - PARK CENTRAL TOWERS
2620 2nd AVE SAN DIEGO, CA 92103



SOUTH ELEVATION

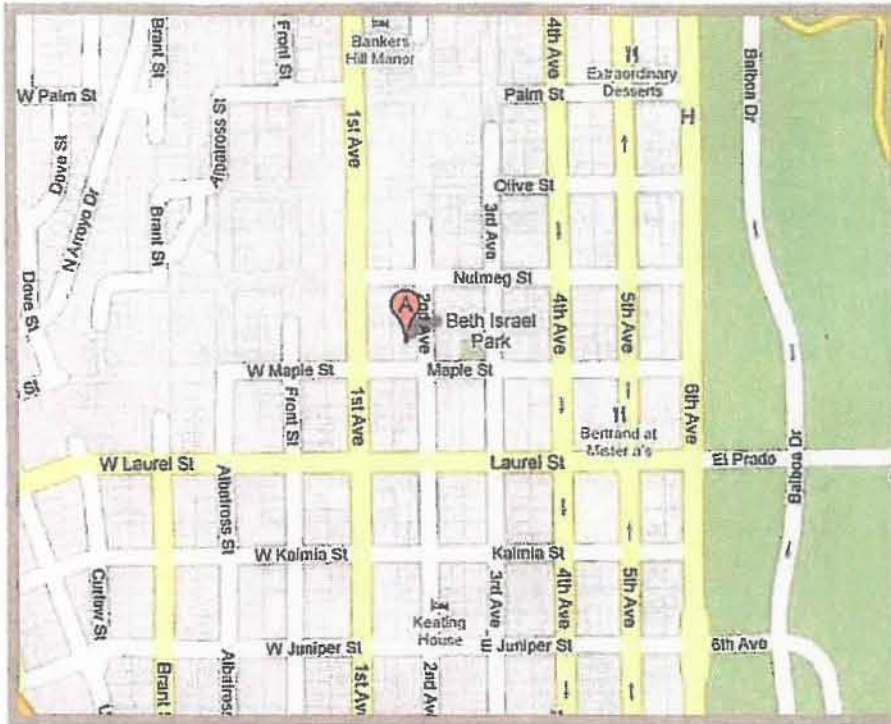




CA-SDG5359B - PARK CENTRAL TOWERS
2620 2nd AVE SAN DIEGO, CA 92103



NORTH ELEVATION

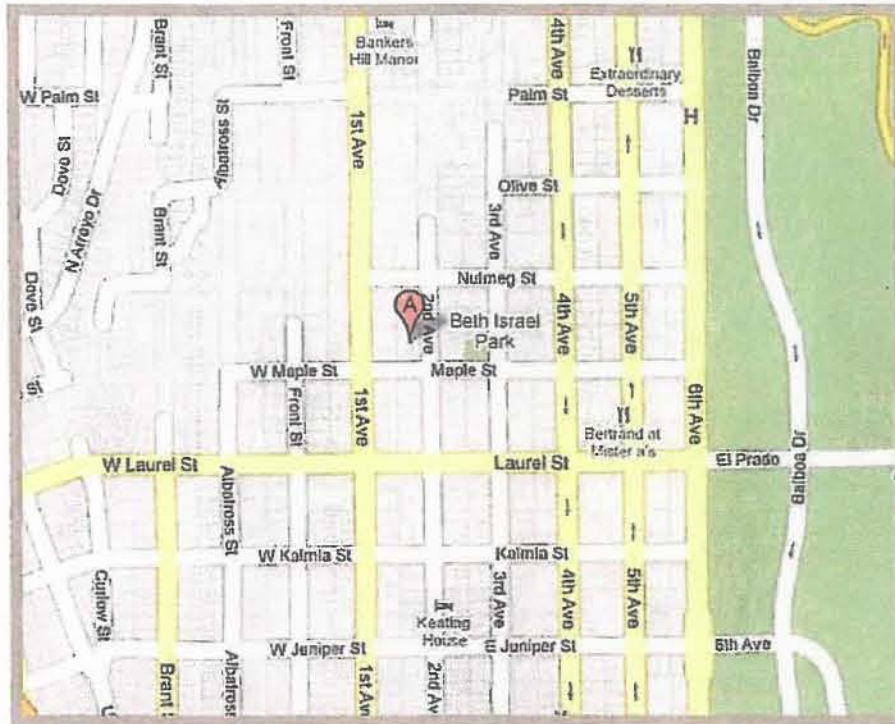




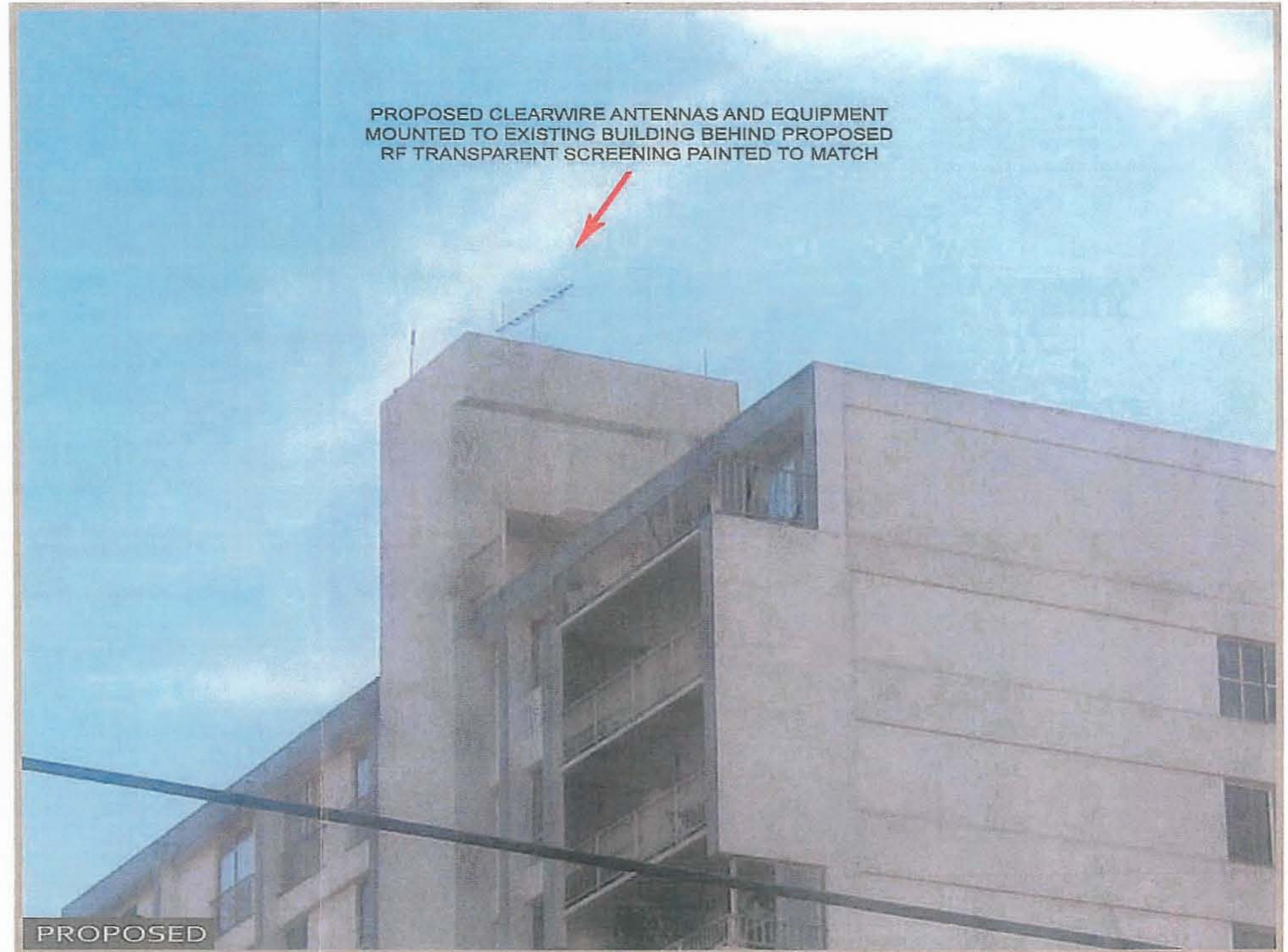
CA-SDG5359B - PARK CENTRAL TOWERS
2620 2nd AVE SAN DIEGO, CA 92103



NORTH ELEVATION



EXISTING



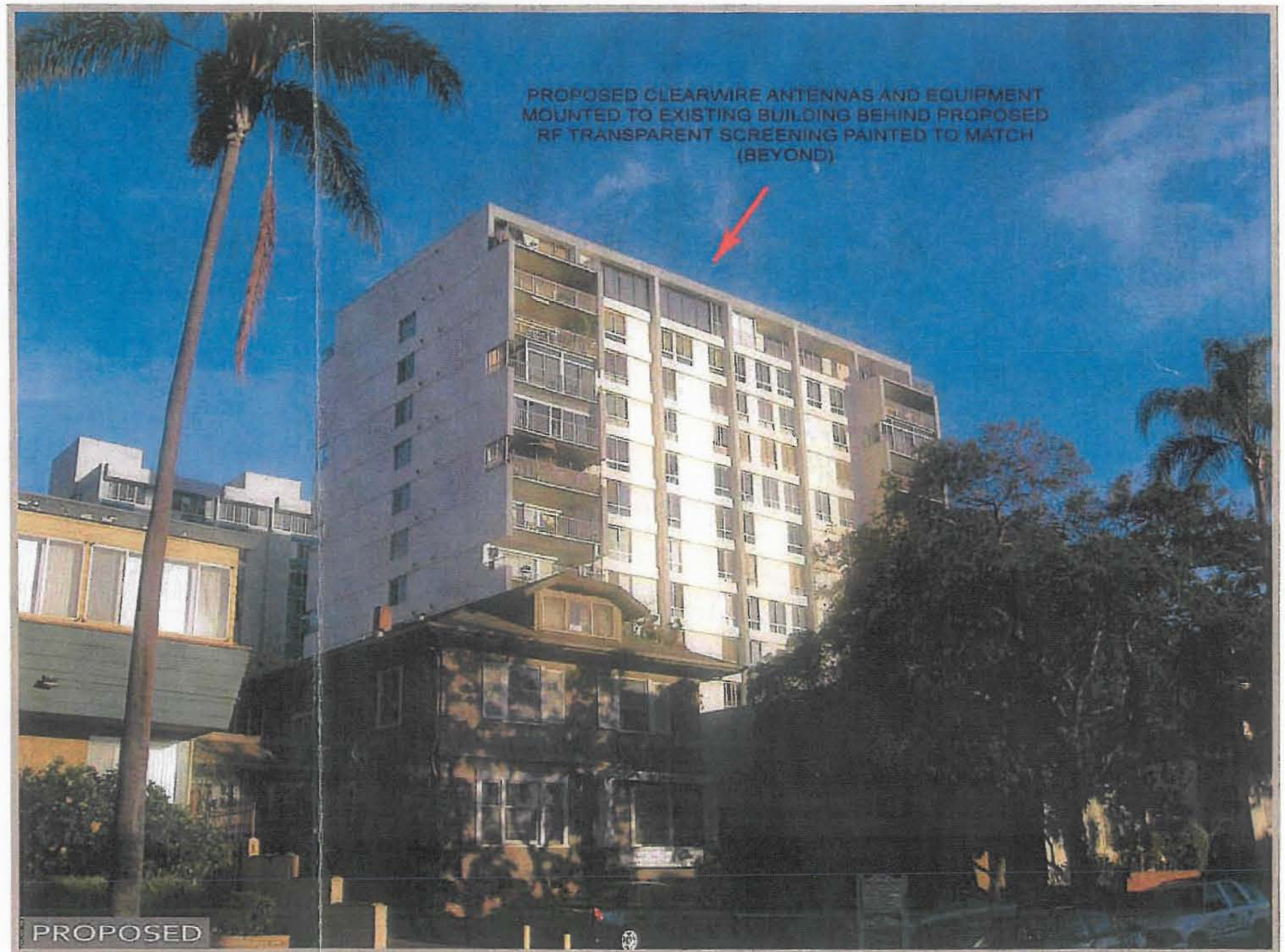
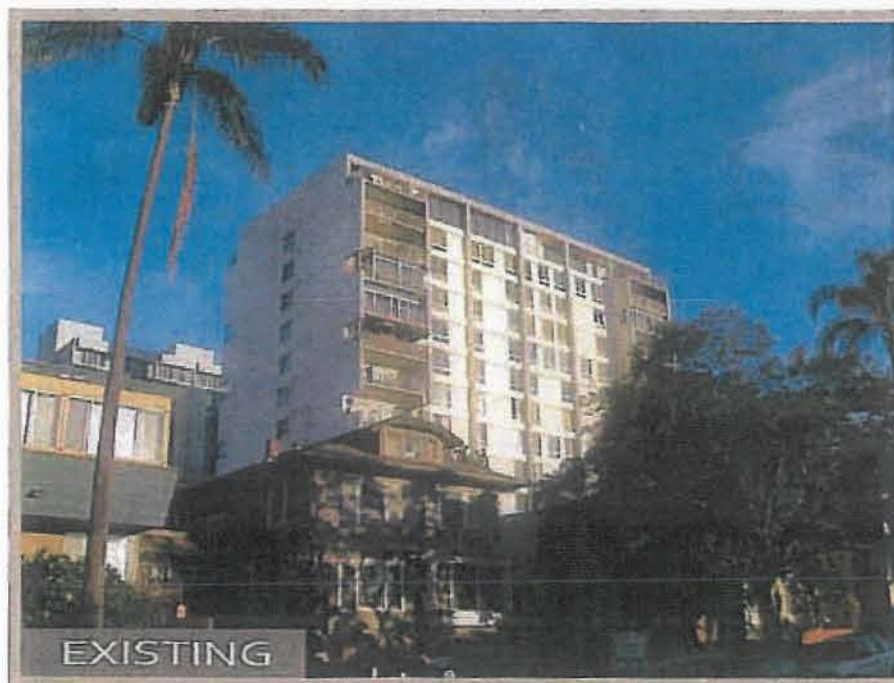
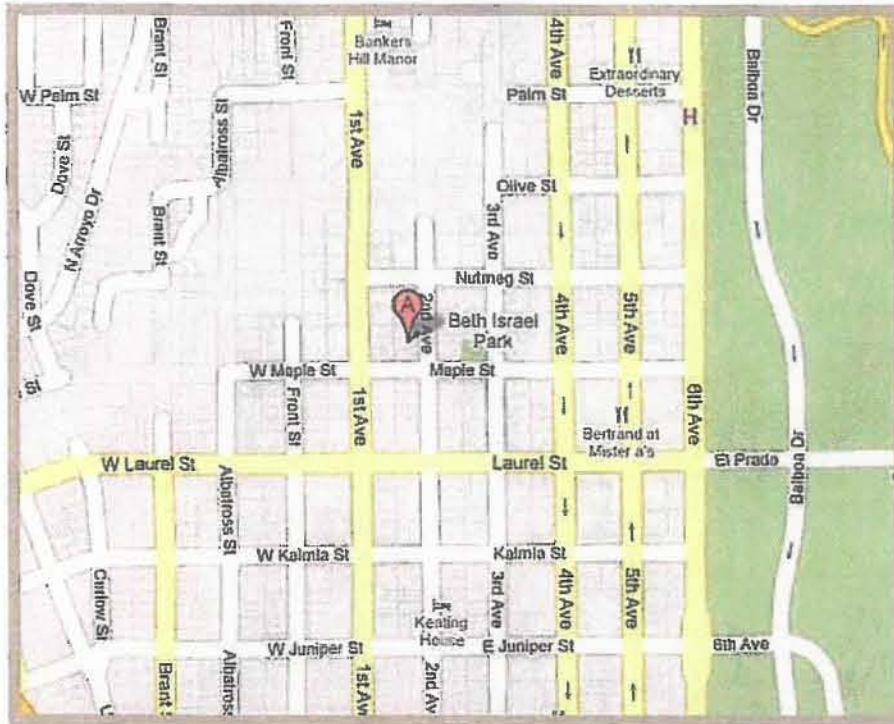
PROPOSED



CA-SDG5359B - PARK CENTRAL TOWERS
2620 2nd AVE SAN DIEGO, CA 92103



WEST ELEVATION

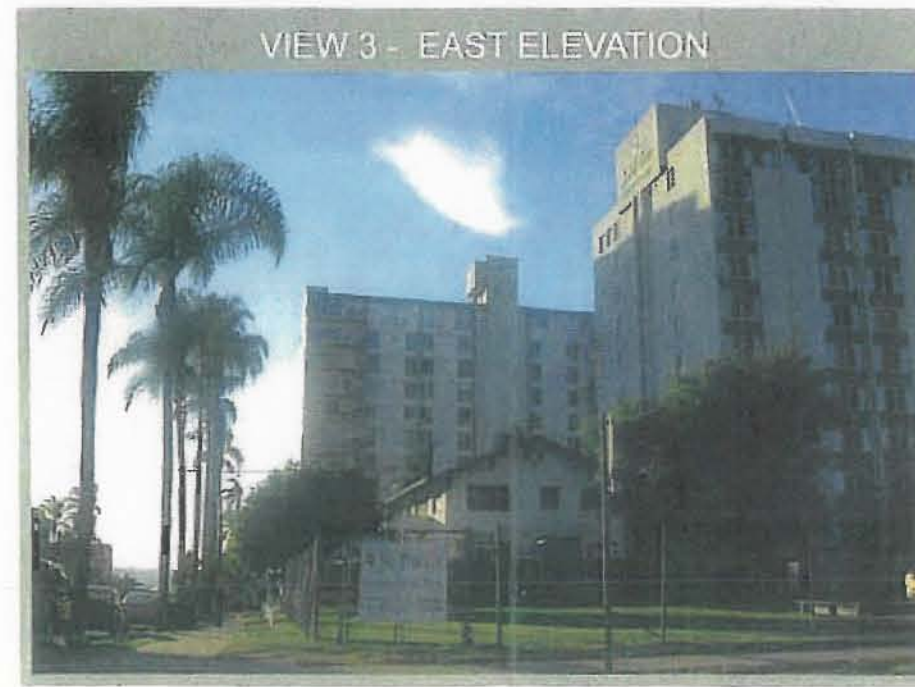
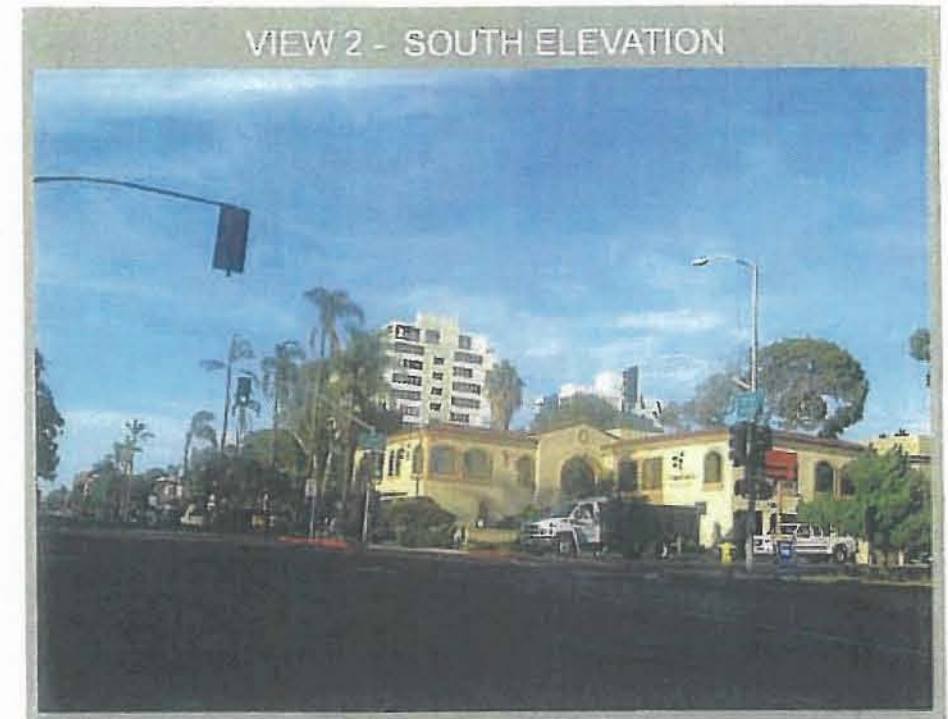
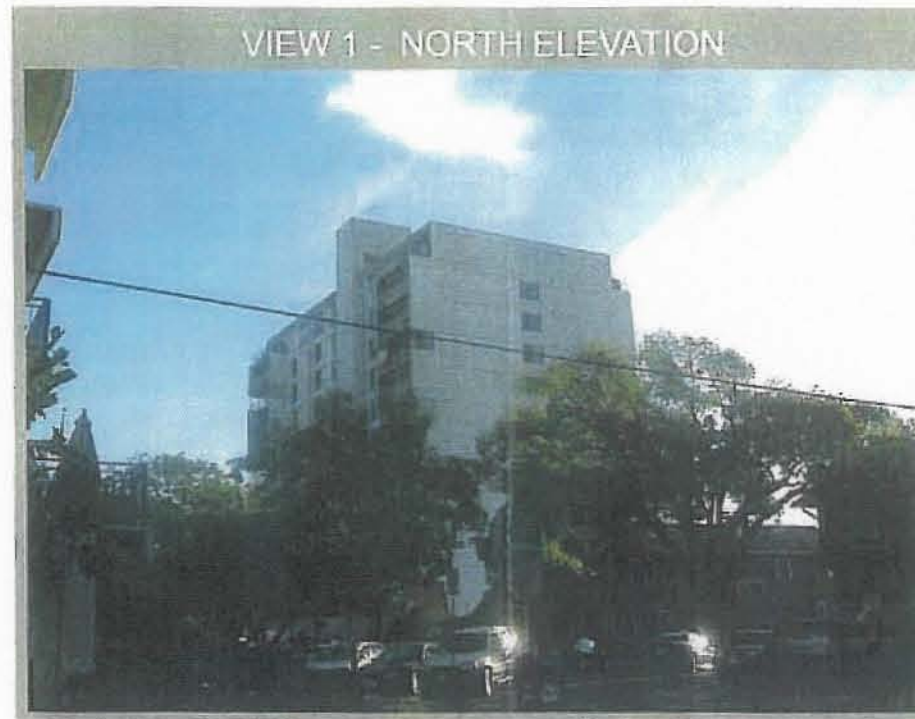




CA-SDG5359B - PARK CENTRAL TOWERS
2620 2nd AVE SAN DIEGO, CA 92103



PHOTO SURVEY



Prepared for:
City of San Diego
Department of Planning
1222 First Ave MS301
San Diego, CA 92101

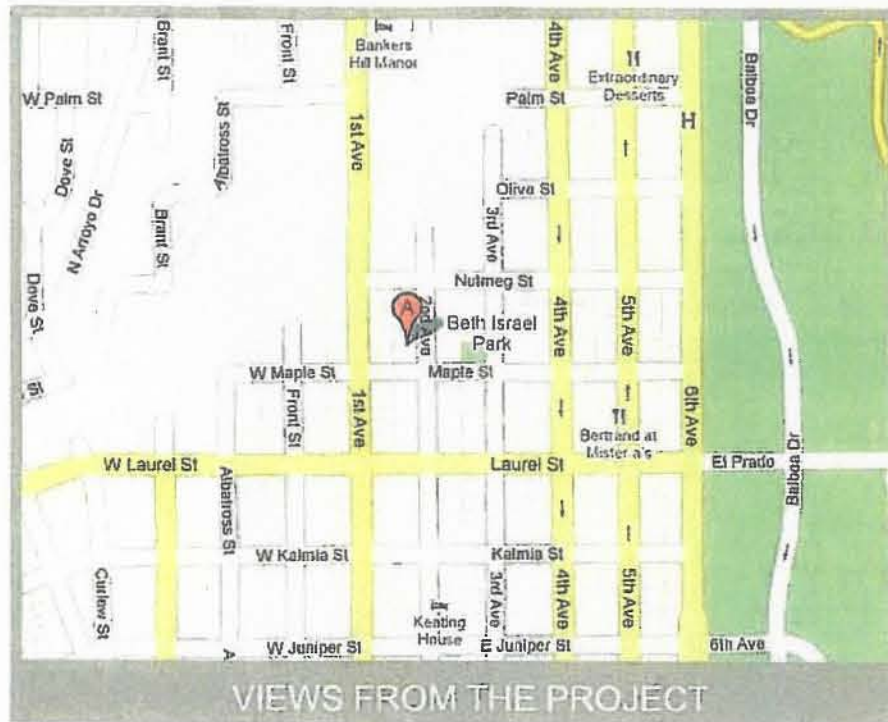
Prepared by:
Westower Communications Inc
Contract Representative for
Clearwire



CA-SDG5359B - PARK CENTRAL TOWERS
2620 2nd AVE SAN DIEGO, CA 92103



PHOTO SURVEY



VIEW 1 - TO THE NORTH FROM PROJECT



VIEW 2 - TO THE SOUTH FROM PROJECT



VIEW 3 - TO THE EAST FROM PROJECT



VIEW 4 - TO THE WEST FROM PROJECT



Prepared for:
City of San Diego
Department of Planning
1222 First Ave MS301
San Diego, CA 92101

Prepared by:
WesTower Communications Inc
Contract Representative for
Clearwire

SITE JUSTIFICATION REPORT

Park Central Towers: 2620 2nd Ave, San Diego, CA 92103

Project Description:

Clearwire is proposing to construct a new wireless communication facility located at 2620 2nd Ave Street in the Mid City Communities Planned District-MCCPD-MR-800B. There are currently no telecommunications facilities on the existing building. The HOA is also working with the FAA to locate rooftop antennas.

The existing use on subject property is residential condos. The property is surrounded by commercial and multifamily residential development.

Site design:

Clearwire proposes to construct a three sector antenna array with (2) panel antennas per sector and (3) directional antennas facade mounted with side and bottom skirts to the penthouse on the existing building with two new equipment cabinets mounted on the roof of the existing building.

Backup Candidates:

The project is located on Park Central Towers, a residential condo building. The property is a new telecom location necessary to meet Clearwire coverage objectives to provide service to the residents in the Downtown San Diego area. This building provides the best possible height and line of sight for the network coverage. There are no preferred locations in the vicinity that could achieve the cover objectives that the proposed site provides.

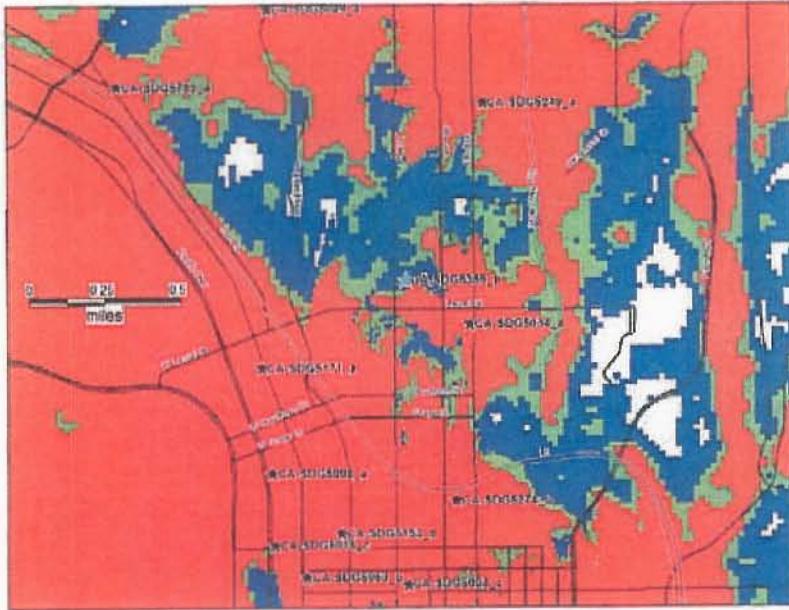
CA-SDG5359 Park Central Towers
2620 Second Ave.

Proposed Site:

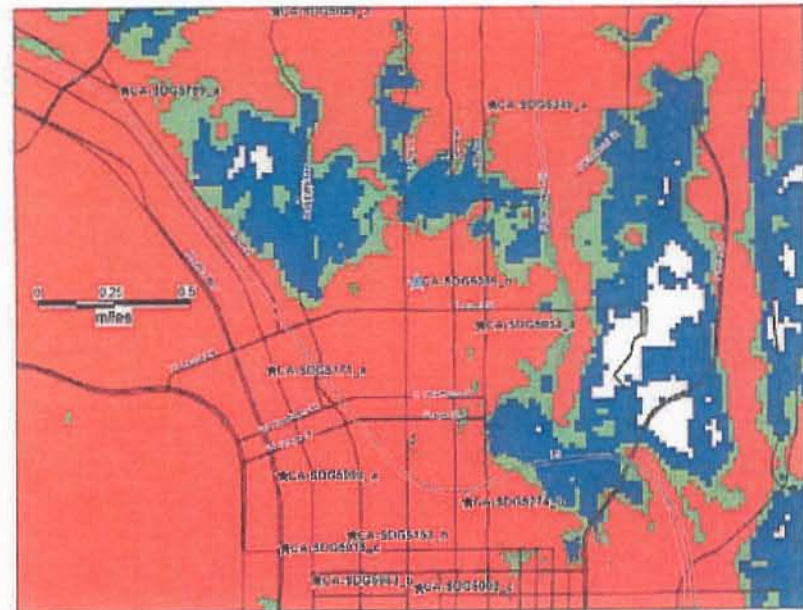
Site ID	Site Name	Address
CA-SDG5359	Park Central Towers	2620 Second Avenue

Nearby Sites:

Site ID	Site Name	Address
CA-SDG5034	Bellefontaine Condos	2400 6th Avenue
CA-SDG5171	San Diego Harley	2400 Kellner Blvd
CA-SDG5249	Upas Condos	666 Upas Street
CA-SDG5274	Robert F Driver Building	1620 5th Avenue
CA-SDG5789	House of BBQ	3217 Columbia Street
CA-SDG5998	Marriott Residence Inn	1747 Pacific Highway



Coverage without SDG5359

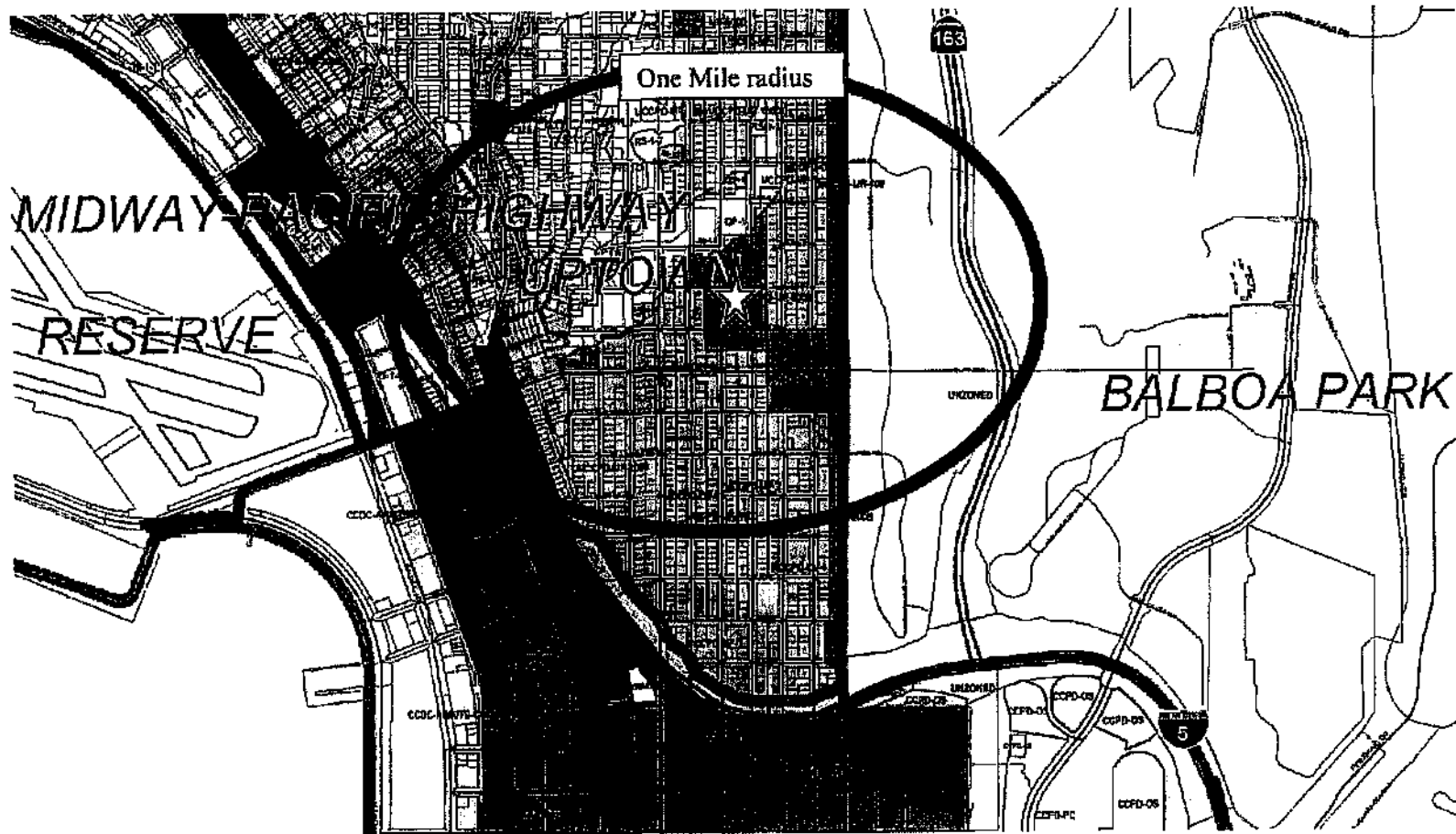


Coverage with SDG5359

Legend for Coverage:

- Red = In-Building
- Green = In-Car
- Blue = On-Street

SDG5359
Park Central Towers
2620 2nd Ave
San Diego, CA 92103



Page 3 of 4

Legend



Search Ring (one mile radius)



Alternate Site (None)



Selected Site



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

Ownership Disclosure Statement

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

Project Title: Park Central Towers
 Project No. For City Use Only: 198251

Project Address:
 2620 2nd Ave, San Diego, CA 92103

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

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

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
 Park Central Homeowners Association

Owner Tenant/Lessee


Street Address:
 2620 2nd Ave

City/State/Zip:
 San Diego, CA 92103

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):
 David Chadwick-Brown

Title (type or print):
 BOARD PRESIDENT

Signature:  Date: 7 January 2010

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

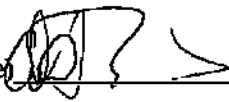
Date: 1/7/2010

Site Name: Park Central Towers-CA-SDG5359

Subject: Letter of Authorization to pursue a Wireless Communication Facility

As owner/agent of the below described property, I do hereby appoint "Clearwire" my agent for the purpose of consummating any application necessary including filing with the FAA to ensure their ability to use the property for which "Clearwire" is negotiating a lease for the purpose of constructing a wireless telecommunication facility. I understand that this application may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of building permits.

Property Address: 2620 2nd Ave, San Diego, CA 92103

By (Signature)  Date 7 January 2010

Print Name DAVIN CHADWICK-BROWN

Title Board president

clearwire™

wireless broadband

Description

Clearwire Corporation (Clearwire) builds and operates mobile broadband networks that provide high-speed residential and mobile Internet access services and residential voice services in communities. Its 4G mobile broadband networks creates a communications channel into the home or office, and also provides a broadband connection anywhere within its coverage area. As of December 31, 2009, it operated in 61 markets in the United States and Europe. It had approximately 642,000 retail and 46,000 wholesale subscribers. Clearwire's service WiMAX, referred as 4G mobile broadband services, offer the services both on a retail basis and through the wholesale partners, including Sprint, Comcast, Time Warner Cable and Bright House. During 2009, Clearwire operated 4G mobile broadband networks in 27 of the markets in the United States. These markets include, among others, Atlanta, Baltimore, Charlotte, Chicago, Dallas, Honolulu, Las Vegas, Philadelphia, Portland, Oregon, San Antonio and Seattle.

Officers and directors

Craig O. McCaw	Chairman of the Board, Co-Chairman
Benjamin G. Wolff	Co-Chairman
William T. Morrow	Chief Executive Officer, Director
Erik E. Prusch	Chief Financial Officer
Barry J. West	President - International
Teresa L. Elder	President - Strategic Partnerships and Wholesale
R. Gerard Salemme	Executive Vice President - Strategy, Policy, and External Affairs
Hope F. Cochran	Senior Vice President - Finance, Treasurer
John Saw Ph.D.	Senior Vice President, Chief Technology Officer
Broady R. Hodder	Senior Vice President, General Counsel, Secretary



Together with NEXTEL

Description

Sprint Nextel Corporation (Sprint) is a holding company that offers a range of wireless and wireline communications products and services for individual consumers, businesses, government subscribers and resellers. The Company operates in two business segments: Wireless and Wireline. The Company offers wireless and wireline voice and data transmission services to subscribers in all 50 states, Puerto Rico and the United States Virgin Islands under the Sprint corporate brand which includes its retail brands consisting of Sprint, Nextel, Boost Mobile, Virgin Mobile and Assurance Wireless on networks that utilize code division multiple access (CDMA), integrated Digital Enhanced Network (iDEN), or Internet protocol (IP) technologies. On November 24, 2009, the Company completed the acquisition of Virgin Mobile USA, Inc. On December 4, 2009, the Company completed the acquisition of iPCS, Inc.

[More from Reuters »](#)

Officers and directors

James H. Hance Jr.	Chairman of the Board
Daniel R. Hesse	President, Chief Executive Officer, Director
Robert H. Brust	Chief Financial Officer
Keith O. Cowan	President of Strategic Planning and Corporate Initiatives
Steven L. Elfman	President - Network Operations and Wholesale
Paget A. Alves	President - Business Markets
Robert H. Johnson	President - Consumer
Daniel H. Schulman	President - Prepaid
Danny L. Bowman	President - Integrated Solutions Group
Matthew Carter Jr.	President - 4G

Memo

To: City of San Diego, Development Services
From: Park Central Towers Owners Association
Date: 5/25/2010
Re: Park Central Towers Owners Association Member Roster

The names below are officially recognized as directors for the Park Central Towers Owners Association:

- David Chadwick-Brown, President
- David Scofield, Treasurer and House Chairman
- Hirsch Gottschalk, Vice President
- Jean Talbot, Secretary
- E. Craig Thompson, Board Member

CLEARWIRE – PARK CENTRAL TOWERS

Project Chronology

Project No. 198251

<u>Date</u>	<u>Action/Description</u>	<u>City Review</u>	<u>Applicant Response</u>
1/14/2010	Deemed Complete		
2/17/2010	First Assessment Letter	34 days	
4/8/2010	Second Submittal		50 days
5/11/2010	Second Assessment Letter	33 days	
7/7/2010	Third Submittal		57 days
8/3/2010	All Issues Resolved	27 days	
9/2/2010	Planning Commission Hearing	30 days	
<hr/>			
TOTAL		124 days	107 days

Summary (averaged at 30 days per month)

Total Staff Time: 4.1 months

Total Applicant Time: 3.6 months

Total Project Running Time: 7.7 months

Alex Tsaturov

From: Leo Wilson [leo.wikstrom@sbcglobal.net] **Sent:** Wed 5/12/2010 4:23 PM
To: Alex Tsaturov; Alexander Hempton
Cc:
Subject: Re: 198251 Clearwire Park Central
Attachments:

Hi Alexander:

The Clearwire Park Central project was approved on the consent agenda of Uptown Planners at its April 2010 meeting.

Leo Wilson
Uptown Planners

— On Tue, 5/11/10, Hempton, Alexander <AHempton@sandiego.gov> wrote:

From: Hempton, Alexander <AHempton@sandiego.gov>
Subject: 198251 Clearwire Park Central
To: "Alex Tsaturov" <atsaturov@westower.com>
Cc: "leo.wikstrom@sbcglobal.net" <leo.wikstrom@sbcglobal.net>
Date: Tuesday, May 11, 2010, 12:53 PM

Please see attached.

Alex Hempton, AICP, Associate Planner

City of San Diego | Development Services Department

1222 First Avenue, 501 | San Diego, CA 92101-4155

(619) 446-5349 | FAX: (619) 446-5499

Development Services: <http://www.sandiego.gov/development-services/>

Landscape Plan Review: <http://www.sandiego.gov/development-services/Industry/landscape.shtml>

Telecom Plan Review: <http://www.sandiego.gov/development-services/Industry/telecom.shtml>



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 18, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: September 2, 2010
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: CONDITIONAL USE PERMIT and SITE DEVELOPMENT
PERMIT, PROCESS 4
PROJECT NUMBER: 198251
PROJECT NAME: CLEARWIRE – PARK CENTRAL
APPLICANT: Alex Tsaturov, Westtower, agents representing Clearwire

COMMUNITY PLAN AREA: Uptown
COUNCIL DISTRICT: District 2

CITY PROJECT MANAGER: Alex Hempton, Associate Planner
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit and a Site Development Permit for a Wireless Communication Facility (WCF) consisting of six (6) panel antennas and four (4) directional antennas, mounted behind radio-frequency (RF) transparent boxes on an existing building. Equipment associated with the antennas will be mounted adjacent to the antennas behind a screen wall. The project is located on Park Central Towers at 2620 2nd Avenue between Nutmeg and Maple Streets.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street,

Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on February 19, 2010 and the opportunity to appeal that determination ended March 12, 2010.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24000456

Revised 12/5/08 RH



PARK CENTRAL TOWERS

CA-SDG5359B

2620 2ND AVENUE
SAN DIEGO, CA 92103

clearwire®

5761 COPLEY DRIVE, SUITE 100
SAN DIEGO, CA 92111

WESTOWER COMMUNICATIONS INC

WESTOWER COMMUNICATIONS, INC.
4445 EASTGATE MALL, SUITE 200
SAN DIEGO, CA 92121

BOOTH & SUAREZ

ARCHITECTURE & PLANNING
1000 W. 10TH AVENUE, SUITE 1000 • SAN DIEGO, CA 92103
1000 W. 10TH AVENUE, SUITE 1000 • SAN DIEGO, CA 92103



PROJECT INFORMATION

PROJECT DESCRIPTION:

CLEARWIRE PROPOSES TO CONSTRUCT AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF (6) PANEL ANTENNAS AND (4) DIRECTIONAL ANTENNAS BEHIND NEW RF TRANSPARENT BOX SCREENS TO THE PENTHOUSE ON THE EXISTING BUILDING WITH TWO NEW EQUIPMENT CABINETS MOUNTED TO THE PENTHOUSE WALL BEHIND A NEW SCREEN WALL.

APPLICANT:

CLEARWIRE
5761 COPLEY DRIVE, SUITE 100
SAN DIEGO, CA 92111
CONTACT: ANNE FORD
PHONE: (619) 454-1839

PROPERTY OWNER:

PARK CENTRAL TOWERS HOMEOWNERS ASSOCIATION
2620 2ND AVENUE
SAN DIEGO, CA 92103
CONTACT: DAVID SCOFIELD
PHONE: (619) 234-1199

CODE INFORMATION:

ZONING CLASSIFICATION: MDCPD-UR-8008
AIRPORT APPROACH
AIRPORT INFLUENCE
FAA PART 77

OVERLAYS:

NONE

PROCESS:

CUP (4)

JURISDICTION:

CITY OF SAN DIEGO

BUILDING CODE:

2007 CBC

EXISTING CONSTRUCTION TYPE:

I-A

PROPOSED CONSTRUCTION TYPE:

I-A

EXISTING OCCUPANCY:

B

PROPOSED OCCUPANCY:

NONE (OUTDOOR EQUIPMENT ONLY)

EXISTING USE:

CONDOMINIUMS

PROPOSED USE:

TELECOMMUNICATIONS FACILITY

POWER COMPANY:

SDG&E

PHONE: 1-800-336-7343

SITE LOCATION: (BASED ON NAD 83):

LATITUDE: 32.7327° N

LONGITUDE: -117.1632° W

TOP OF STRUCTURE AGL: 109'-5"

BASE OF STRUCTURE AMSL: 243'-0"

PARCEL NUMBER(S):

452-705-05

AREA OF PARCEL:

0.34 ACRES

PROJECT AREA:

100 S.F. LEASE AREA

PROJECT LEAD:

CONTACT: KENT BECKER, WESTOWER
PHONE: (858) 692-5973

SITE ACQUISITION:

CONTACT: ALEX TSATUROV, WESTOWER
PHONE: (858) 472-4048

PERMITTING:

CONTACT: ALEX TSATUROV, WESTOWER
PHONE: (858) 472-4048

CONSTRUCTION:

CONTACT: KEVIN HALE, WESTOWER
PHONE: (818) 335-9434

RF ENGINEER:

CONTACT: MICHAEL ZELLER, CLEARWIRE
PHONE: (760) 272-0023

BH ENGINEER:

CONTACT: VALENTINE ARHILAM
PHONE: (248) 212-4233

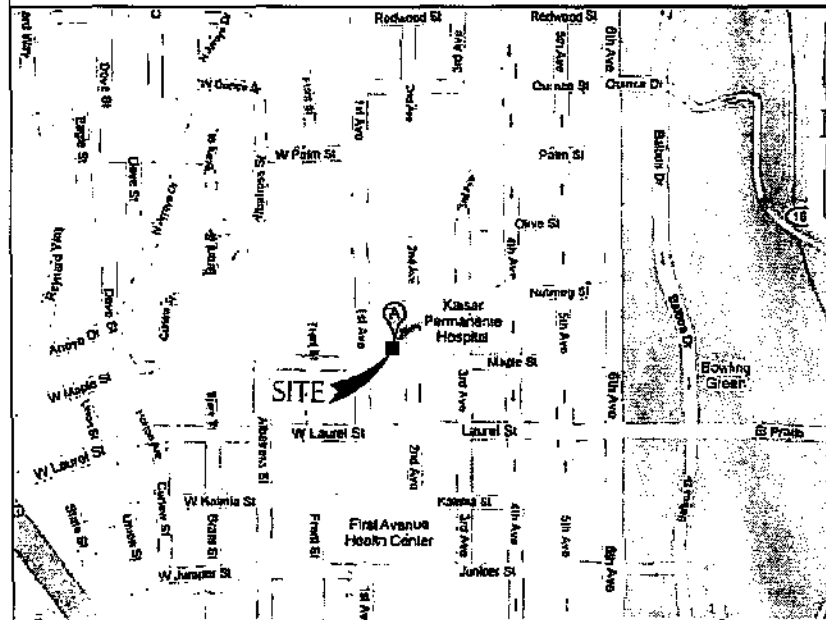
EXISTING CARRIERS:

NONE

GENERAL INFORMATION:

1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNIMPAIRED.
3. NO COMMERCIAL SIGNAGE IS PROPOSED.
4. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.

VICINITY MAP



DRAWING INDEX

- T-1 TITLE SHEET
- T-2 NOTES & SPECIFICATIONS
- T-3 LESSEE CERTIFICATE
- A-0 SITE PLAN
- A-1 EQUIPMENT PLAN
- A-2 ROOF & ANTENNA PLANS
- A-3 EXTERIOR ELEVATIONS
- A-3.1 EXTERIOR ELEVATIONS
- A-4 EQUIPMENT DETAILS
- A-5 ANTENNA DETAILS

LEGAL DESCRIPTION

THE LAND SHOWN HEREON IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS: LOTS G, H & I OF BLOCK 301 OF MAP 1846 CRESCENT KNOLL, PART OF HORTON'S ADDITION LOCKLING, 08-13, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA BUILDING CODE, TITLE 24, 2007 EDITION
- CALIFORNIA PLUMBING CODE, 2007 EDITION
- CALIFORNIA MECHANICAL CODE, 2007 EDITION
- CALIFORNIA ELECTRICAL CODE, 2007 EDITION
- CALIFORNIA FIRE CODE, 2007 EDITION
- CALIFORNIA ENERGY CODE, 2007 EDITION

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

PROPRIETARY INFORMATION

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

DRIVING DIRECTIONS

FROM THE CLEARWIRE OFFICE AT 5761 COPLEY DRIVE, SUITE 100, SAN DIEGO, CA 92111:

- START OUT GOING EAST ON COPLEY DR TOWARD HICKMAN FIELD DRIVE (0.0 MILES)
- TURN RIGHT ONTO HICKMAN FIELD DRIVE (0.4 MILES)
- TURN LEFT ONTO CONROY COURT (0.3 MILES)
- TURN RIGHT ONTO SHAWLINE STREET (0.1 MILES)
- TURN RIGHT ONTO CLAREMONT MESA BOULEVARD (0.4 MILES)
- MERGE ONTO I-805 S (1.8 MILES)
- MERGE ONTO CA-163 TOWARD UNIVERSITY AVENUE (4.1 MILES)
- TAKE EXIT 2C TOWARD UNIVERSITY AVENUE (0.3 MILES)
- TURN SLIGHT RIGHT ONTO 8TH AVENUE (1.3 MILES)
- TURN RIGHT ONTO NUTMEG STREET (0.2 MILES)
- TURN LEFT ONTO 2ND AVENUE (0.1 MILES)
- END AT 2620 2ND AVENUE

ABBREVIATIONS

A/C	AIR CONDITIONING	HORZ	HORIZONTAL	PLYWD	PLYWOOD
AGL	ABOVE FINISH GRADE	HR	HOUR	PROJ	PROJECT
APPROX	APPROXIMATELY	HT	HEIGHT	PROP	PROPERTY
BLDG	BUILDING	HVAC	HEATING	PT	PRESSURE TREATED
BLK	BLOCKING	ID	INSIDE DIAMETER	REQ	REQUIRED
CLG	CEILING	IN	INCH	RM	ROOM
CLR	CLEAR	INFO	INFORMATION	RO	ROUGH OPENING
CONC	CONCRETE	INSUL	INSULATION	SHT	SHEET
CONSTR	CONSTRUCTION	INT	INTERIOR	SIM	SIMILAR
CONT	CONTINUOUS	ISC	INTERNATIONAL BUILDING CODE	SPEC	SPECIFICATION
DBL	DOUBLE	ISC	INTERNATIONAL BUILDING CODE	SF	SQUARE FOOT
DMR	DIAMETER	ISC	INTERNATIONAL BUILDING CODE	SS	STAINLESS STEEL
DIAG	DIAGONAL	LBS	POUNDS	STL	STEEL
DN	DOWN	MAX	MAXIMUM	STRUC	STRUCTURAL
DET	DETAIL	MCH	MECHANICAL	STD	STUD
DWG	DRAWING	METL	METAL	SUSP	SUSPENDED
EA	EACH	MFR	MANUFACTURER	THRU	THROUGH
ELEV	ELEVATION	MGR	MANAGER	TINNED	TINNED
ELEC	ELECTRICAL	MIN	MINIMUM	TYP	TYPICAL
EQ	EQUAL	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
EQUIP	EQUIPMENT	NA	NOT APPLICABLE	VERT	VERTICAL
EXT	EXTERIOR	NC	NOT IN CONTRACT	VF	VERIFY IN FIELD
S/A	SUPPLEMENTAL	NTS	NOT TO SCALE	W/	WITH
R.F.	REFERENCED	OC	ON CENTER	W/O	WITHOUT
ZONING:		OD	OUTSIDE DIAMETER	WP	WATERPROOF
A&E:		CA	GAUGE		
R.F.:		GALV	GALVANIZED		
		GC	GENERAL CONTRACTOR		
		GRND	GROUND		
		GYP BD	GYP-SUM WALL BOARD		

APPROVAL	DATE	SIGNATURE
CLEARWIRE:		
LANDLORD:		
CONSTR:		
S/A:		
R.F.:		
ZONING:		
A&E:		
R.F.:		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

PROJECT TEAM

PROJECT ARCHITECT:

WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
325 CARLSBAD VILLAGE DRIVE, SUITE 02
CARLSBAD, CA 92008
PHONE: (760) 434-8474
FAX: (760) 434-8598
CONTACT: RANDAL WILLIAMS

PROJECT MANAGER:

WESTOWER COMMUNICATIONS, INC.
4445 EASTGATE MALL, SUITE 200
SAN DIEGO, CA 92121
CONTACT: KENT BECKER
PHONE: (858) 692-5973

PARK CENTRAL TOWERS

CA-SDG5359B
2620 2ND AVENUE
SAN DIEGO, CA 92103

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	06/29/07	DESIGN REVIEW	FW
2	06/11/07	100% 2D	FW
3	12/27/07	REVISED 100% 2D	FW
4	12/18/07	RELOCATE ANTENNA	FW
5	01/13/08	SUBMITTAL SET	FW
6	01/19/08	PLANNING COMMENTS 1	FW
7	02/15/08	PLANNING COMMENTS 2	FW

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1

GENERAL SPECIFICATIONS

- THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS' DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.
- THIS FACILITY IS AN UNOCCUPIED PCS TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL, AND STRUCTURAL INSTALLATIONS AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD ANY ERRORS, OMISSIONS, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY CLEARWIRE CONSTRUCTION MANAGER AND THE ARCHITECT IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. IF A DISCREPANCY EXISTS AND THE PROJECT MANAGER AND ARCHITECT ARE NOT NOTIFIED, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR OR CORRECT ALL PROBLEMS THAT RESULT.
- DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS ARE INTENDED TO BE DIMENSIONAL ONLY. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD, UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS, OR BEGIN ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAS BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
- THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE CLEARWIRE CONSTRUCTION MANAGER, THE PROPERTY OWNER AND THE ARCHITECT IF ANY DETAILS ARE CONSIDERED IMPRACTICAL, UNSUITABLE, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO ANY DETAIL. WORK IS INTENDED TO BE THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE CLEARWIRE CONSTRUCTION MANAGER AND THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL TELEPHONE & RADIO EQUIPMENT LAYOUTS, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND FINAL LOCATIONS WITH CLEARWIRE CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ERICSSON RADIO SYSTEMS.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR MEANING, THE CLEARWIRE CONSTRUCTION MANAGER AND THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO CLEARWIRE.
- THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:
 - NRCA NATIONAL ROOFING CONTRACTORS ASSOCIATION
D'HARE INTERNATIONAL CENTER
10255 W. HIGGINS ROAD, SUITE 600
ROSEMONT, IL 60018
 - SNACMA SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
4201 LAFAYETTE CENTER DRIVE
CHANTILLY, VA 20151-1209
 - I.L.P. INTERNATIONAL INSTITUTE FOR LATH AND PLASTER
820 TRANSFER ROAD ST. PAUL, MN
55114-1408
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING THE SAME.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBEY ALL NOTICES AND SHALL COMPLY WITH APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (DISA) REQUIREMENTS.
- THE CONTRACTOR SHALL PROTECT THE PROPERTY OWNERS, AND CLEARWIRE PROPERTY FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING FINISHES, CONSTRUCTION, STRUCTURE, LANDSCAPING, CURBS, STAIRS, OR EQUIPMENT, ETC. SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF CLEARWIRE, AND THE PROPERTY OWNER, OR THE OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REMEDY, ANY FAULTY, IMPROPER, OR DEFECTIVE MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK BY CLEARWIRE UNDER THIS CONTRACT.

- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, OR CONTACT AN OUTSIDE AGENCY TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY CLEARWIRE AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY CLEARWIRE AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY CLEARWIRE AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY CLEARWIRE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER, CLEARWIRE, AND THE CITY OR GOVERNING AGENCY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION DOCUMENTS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS SHALL BE DONE AFTER THE SITE HAS BEEN HANDLED FINAL INSPECTION BY THE RESPONSIBLE BUILDING AGENCY. ONE SET OF REDLINED DRAWINGS SHALL BE PROVIDED TO THE CLEARWIRE CONSTRUCTION MANAGER.
- THE LATEST EDITION OF ALL PERMITTED AND APPROVED PLANS PERTAINING TO THIS PROJECT SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS, EXCEPT FOR THAT SPECIFIED AS REMAINING ON THE PROPERTY OF THE BUILDING OR PROPERTY OWNER AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEAN-UP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BROOM CLEAN CONDITION AT THE END OF EACH DAY AND VACUUM CLEAN CONDITION, FREE FROM SPILLS, DUST OR SAUCES OF ANY NATURE AT COMPLETION OF WORK.
- THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.
- ALL EXPOSED METAL SHALL BE HOT-DIPPED GALVANIZED.
- SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHAL APPROVED MATERIALS IF AND WHERE APPLICABLE TO THIS FACILITY AND PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.
- ELECTRICAL POWER SYSTEM SHALL BE GROUNDED PER NEC ARTICLES 250 AND 810.
- ALL NEW OPENINGS IN THE EXTERIOR ENVELOPE OF CONDITIONED SPACES SUCH AS AT WALL AND ROOF PENETRATIONS SHALL BE CALKED OR SEALED TO LIMIT INFILTRATION OF AIR AND MOISTURE.
- UPON COMPLETION OF CONSTRUCTION, CLEARWIRE CONSTRUCTION MANAGER SHALL CONDUCT A WALK-THRU WITH PROPERTY OWNER OR REPRESENTATIVE OF PROPERTY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEM EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY CLEARWIRE.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

ROOFING & WATERPROOFING NOTES:

- CONTRACTOR SHALL CONTACT BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT MADE INVALID AS A RESULT OF THIS WORK. IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCREPANCY IS FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CLEARWIRE PROJECT MANAGER AND THE ARCHITECT IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL USE METHODS & MATERIALS SIMILAR AND COMPATIBLE WITH EXISTING MATERIALS & CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.
- THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF & BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.
- IF IT IS DEEMED NECESSARY TO REMOVE EXISTING FINISHES AND / OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHES AND MATERIALS TO LIKE-NEW CONDITION. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS, TEXTURES & FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED BY THE CLEARWIRE CONSTRUCTION MANAGER IN ADVANCE.
- AT THE CLEARWIRE CONSTRUCTION MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROMOTE ROOFTOP WALKPADS TO ALL NEW EQUIPMENT INCLUDING ANTENNAS AND ITS UNITS AND ALONG COAX CABLE ROUTING ON CONVENTIONAL ROOFING, THE WALK PADS SHALL BE "DURIX BOARDS" AS MANUFACTURED BY APC OR EQUAL. ON SPECIAL ROOFING SYSTEMS SUCH AS SINGLE MEMBRANE ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR AS REQUIRED BY NOTES 1 & 2 ABOVE.

PENETRATION AT FIRE-RATED ASSEMBLIES

- AT THE CLEARWIRE PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HIT" HIGH PERFORMANCE FIRESTOP SYSTEM #5981 AT ALL FIRE-RATED PENETRATIONS INSTALLED PER MANUFACTURER'S LATEST INSTALLATION SPECIFICATIONS
- ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING

PAINTING NOTES & SPECIFICATIONS

- A. GENERAL**
- ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED TO THE CONTRARY.
 - CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
 - COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
 - FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
 - ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE CLEARWIRE CONSTRUCTION MANAGER.
 - PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP-1.
 - FURNISH DROP CLOTHES, SHIELDS, MASKING, AND PROTECTIVE METHODS TO PREVENT SPRAY OR OVERRUNS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
 - APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
 - APPLY BLOCK FILLER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
 - CONTRACTOR SHALL CORRECT RUNS, SACS, MESSIES, AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE CLEARWIRE CONSTRUCTION MANAGER. REPAIR AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.
- B. PAINTING SCOPE**
- PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.
- | PAINTING SCOPE | | | | | |
|--|----------------|--------|--------------|--------------|--------------|
| SURFACE TO BE PAINTED | COATING SYSTEM | PRIMER | NO. OF COATS | NO. OF COATS | NO. OF COATS |
| STEEL | CI | CI | 2 | 2 | 2 |
| ALL CONCRETE & CONCRETE BLOCK SURFACES | CI | CI | 2 | 2 | 2 |
| WOOD | CI | CI | 2 | 2 | 2 |
| GLASS | CI | CI | 2 | 2 | 2 |
| PLASTER | CI | CI | 2 | 2 | 2 |
| CONCRETE BLOCK | CI | CI | 2 | 2 | 2 |
| ALUMINUM | CI | CI | 2 | 2 | 2 |
| COPPER | CI | CI | 2 | 2 | 2 |
| METAL PIPES AND METAL PIPE STAND-OFF | CI | CI | 2 | 2 | 2 |
- C. COATING SYSTEM SPECIFICATIONS**
- DIAMETER ACRYLIC COATING (SERIES 866) BY SHERWIN WILLIAMS CO. 1ML DFT PER COAT APPLIED IN TWO COATS OVER DFM BONDING PRIMER (880A50).
 - 100% ACRYLIC LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 ML DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER
- D. PAINT & PRIMER**
- ANTENNAS
PRIMER - KEM AQUA E81-W525
TOPCOAT - CORTHANE II 865W200/860V22
- ITS CABINET
PRIMER - KEM AQUA E81-W525
TOPCOAT - CORTHANE II 865W200/860V22
- COAXIAL JUMPER CABLES
PRIMER - 1ST REQUIRED FOR ADHESION. APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE PRIMER E81W25 REDUCED 25%
TOPCOAT - 2 COATS CORTHANE II POLYURETHANE 865W200/860V2
- RAW STEEL
PRIMER - KEM BOND HS 820W24, DFM ACRYLIC PRIMER
TOPCOAT - 2 COATS CORTHANE II POLYURETHANE 865W200/860V2
- CALVANIZED METAL
PRIMER - COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (CALKITE HIGH SOLIDS OR DFM PRIMER/865W)
- STAINLESS STEEL
PRIMER - DFM WASH PRIMER, 87111
TOPCOAT - 2 COATS CORTHANE II POLYURETHANE 865W200/860V2
- PRE-PAINTED STEEL
TOUCH UP ANY RUST OR UN-PAINTED STEEL WITH KEM BOND HS, S50W24
- ALUMINUM & COPPER
PRIMER - DFM WASH PRIMER, 87111
TOPCOAT - 2 COATS CORTHANE II POLYURETHANE 865W200/860V2
- CONCRETE MASONRY (NEW)
PRIMER - PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
- CONCRETE STUCCO (EXISTING)
3 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
- STUCCO
PRIMER - PRO MAR MASONRY CONDITIONER B-48-W21900
TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS
- WOOD
PRIMER - A-100 EXTERIOR ALKID WOOD PRIMER T-24W20
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH ADJACENT SURFACES
- GLU-LAM BEAMS
PRIMER - A-100 EXTERIOR ALKID WOOD PRIMER T-24W20 TWO COAT SHOP APPLIED PER GLU-LAM MANUFACTURER'S SPECIFICATIONS
TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS, TWO COATS SHOP OR FIELD APPLIED AT CONTRACTOR'S OPTION
- FIELD CUTS / DAMAGE (PRIOR TO PRIME & PAINT)
PRIME & SMOOTH COAT - CUPRINOL CLEAR WOOD PRESERVATIVE F158-0354
ALL PENETRATIONS INTO FINISHED GLU-LAM SHALL BE CALKED WITH "SHAPLEX" SEALANT
- STEEL TOUCH UP
STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT

STRUCTURAL SPECIFICATIONS

- A. GENERAL**
- PRECEDENCE: UNLESS OTHERWISE NOTED OR SPECIFIED IN THESE DRAWINGS, THE FOLLOWING GENERAL NOTES SHALL APPLY. INFORMATION ON THESE DRAWINGS SHALL HAVE THE FOLLOWING PRECEDENCE:
 - A. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
 - B. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
 - C. MATERIAL NOTES AND SPECIFICATIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS.
 - OTHER TRADES: SEE OTHER SHEETS IN THESE DRAWINGS FOR INFORMATION AND DIMENSIONS NOT SHOWN THAT MAY BE NEEDED TO PROPERLY COMPLETE THIS FOUNDATION WORK.
 - SIMILAR DETAILS: CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
 - SHORING: IF SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK. LIMIT IT IS IN ITS COMPLETED FORM. THIS INCLUDES UNDERPINNING EXISTING FOOTINGS WHERE APPLICABLE.
 - MEANS & METHODS: THESE DRAWINGS AND ASSOCIATED DETAILS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.
 - WATERPROOFING: WATERPROOFING AND DRAINAGE, DETAILS AND SPECIFICATIONS, ALTHOUGH SOMETIMES SHOWN ON STRUCTURAL DRAWINGS ARE FOR GENERAL INFORMATION PURPOSES ONLY. ARCHITECTURAL WATERPROOFING DETAILS, WHERE APPLICABLE APPEAR ELSEWHERE IN THESE DRAWINGS.
- B. STEEL**
- ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL CONFORM TO ASTM A-36 AND BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AISC.
 - ALL BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED ON PLANS. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325.
 - STEEL PIPE COLUMNS SHALL BE GRADE "B" CONFORMING TO ASTM A53.
 - STEEL TUBING SHALL BE GRADE "B" CONFORMING TO ASTM A500.
 - ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD. ALL WELDERS SHALL BE PROPERLY QUALIFIED AND BE PRE-APPROVED. SURPLUS METAL SHALL BE DRESSED OFF TO SMOOTH, EVEN SURFACES WHERE WELDS ARE NOT EXPOSED TO VIEW. ALL WELDING SHALL COMPLY WITH THE LATEST A.W.S. SPECIFICATIONS.
 - THE FOLLOWING WELDING EQUIPMENT MUST BE USED:
 - A. 250 AMP FUSES
 - B. ROD Ovens
 - C. GRINDERS
 - NO BUZZ BOXES SHALL BE USED.
 - ALL STRUCTURAL STEEL SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE DESIGN ENGINEER AND THE CITY INSPECTOR.
 - ALL HIGH STRENGTH BOLTS SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE CITY INSPECTOR.
 - STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT.
 - WELDING INDICATED IN THESE DRAWINGS IS DESIGNED FOR ONE HALF OF ALLOWABLE CODE STRESSES UNLESS SPECIFICALLY NOTED "FULL STRESS" AT END OF WELD SYMBOL.
- C. CONCRETE**
- STRENGTH OF CONCRETE FOR THIS PROJECT SHALL HAVE THE FOLLOWING MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAYS:

LOCATION	STRENGTH	WEIGHT	SLUMP	ADDMTURE
A. MONOPILE FOUNDATION	4000psi	150pcf	4"	NONE
B. SLAB AND FOOTING	2500psi	150pcf	4"	NONE
 - INSPECTION: CONCRETE WITH SPECIFIED STRENGTH GREATER THAN 2500psi SHALL BE CONTINUOUSLY INSPECTED DURING PLACEMENT BY A DEPUTY INSPECTOR EMPLOYED BY A TESTING LABORATORY APPROVED BY THE BUILDING DEPARTMENT.
 - REBAR GRADES: REINFORCING STEEL SHALL BE CLEAN PREFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:
 - #4 & SMALLER BARS.....GRADE 40
 - #5 & LARGER BARS.....GRADE 80
 - ALL BARS AT CAISSON FOOTING.....GRADE 80
 - CEMENT:
 - FOOTINGS & SLABS: TYPE II, LOW ALKALI, CONFORMING TO ASTM C-150
 - PIER & CAISSON FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150
 - SEE CONCRETE AN SOIL SULFATE CONTENT NOTES ELSEWHERE ON THIS SHEET
 - AGGREGATE: AGGREGATE USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING:
 - FOOTINGS, PAD & SLABS 9" THICK OR LESS: 3/4" GRAVEL
 - PIER CAISSON FOOTINGS: 1" GRAVEL
 - WATER SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.

clear
5761 COPLEY DRIVE, SUITE 100
SAN DIEGO, CA 92111

Booth Suarez &
ARCHITECTURAL PLANNING
175 10th St, San Diego, CA 92101

PARK CENTRAL TOWERS
C.A.-SDG5359B
2620 2ND AVENUE
SAN DIEGO, CA 92103

REVISIONS

No.	DATE	DESCRIPTION	INITIAL
1	05/10/06	DESIGN REVIEW	rev
2	05/11/06	100% CD	rev
3	03/09/07	REVISED 100% CD	rev
4	02/14/08	RELOCATE ANTENNA	rev
5	01/13/08	SUBMITTAL SET	rev
6	01/07/08	PLANNING COMMENTS	rev
7	02/19/08	PLANNING COMMENTS 2	rev

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
NOTES & SPECIFICATIONS

SHEET NUMBER
T-2

clearwire®

3781 COPLEY DRIVE, SUITE 100
SAN DIEGO, CA 92111

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

WE HAVE 10 YEARS OF EXPERIENCE IN ARCHITECTURE AND PLANNING FOR THE COMMERCIAL AND RESIDENTIAL SECTORS.



**Lessee's Certificate
Standard Wireless Facility Project
for Post Construction BMPs**

I, we the undersigned as Lessee(s) of the property described as
;
2620 2ND AVENUE, SAN DIEGO, CA 92013
(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 shut off devices and flow reducers

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

Lessee DAVE PUTNAM Company Name CLEARWIRE
(print name)

Lessee [Signature] Date 3/5/2010
(signature)

PARK CENTRAL TOWERS
CA-SDG5359B
2620 2ND AVENUE
SAN DIEGO, CA 92013

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
1	02/05/06	DESIGN REVIEW	rev
2	05/11/06	100% CD	rev
3	07/20/06	REVISED 100% CD	rev
4	07/20/06	RELOCATE ANTENNA	rev
5	07/20/06	SUBMITTAL SET	rev
6	08/10/06	PLANNING COMMENTS 1	rev
7	08/10/06	PLANNING COMMENTS 2	rev

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

SHEET TITLE
LESSEE CERTIFICATE

SHEET NUMBER

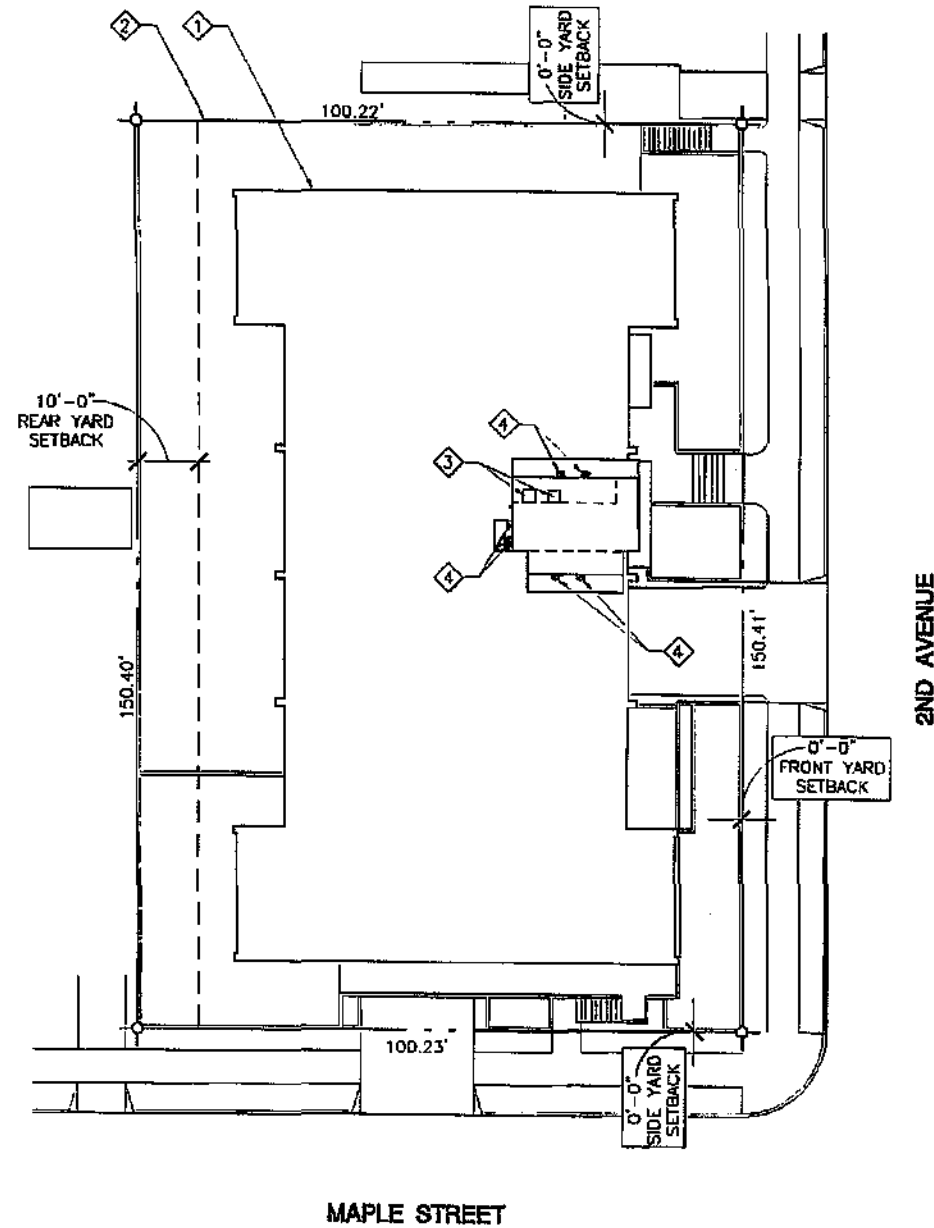
T-3

clearwire[®]
 5781 COPLEY DRIVE, SUITE 100
 SAN DIEGO, CA 92111

BOOTH & SUAREZ
 ARCHITECTURE & PLANNING
1000 W. 120th STREET, SUITE 100 • SAN DIEGO, CA 92130
 TEL: 619.441.1234 FAX: 619.441.1235

KEYED NOTES:

- ① EXISTING CONDOMINIUM BUILDING
- ② PROPERTY LINE (TYPICAL)
- ③ PROPOSED CLEARWIRE EQUIPMENT CABINETS WALL MOUNTED TO EXISTING PENTHOUSE WALL BEHIND NEW SCREEN WALL. SEE ROOF PLAN SHEET A-1
- ④ PROPOSED CLEARWIRE ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREENS MOUNTED TO EXISTING ROOFTOP PENTHOUSE WALLS. SEE ROOF PLAN SHEET A-1



ENGINEERING NOTES:

THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

NO EXISTING PARKING SPACE WILL BE USED OR REMOVED FOR THIS PROJECT.

THIS IS A ROOFTOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

THIS PROJECT PROPOSES NO WORK WITHIN THE RIGHT-OF-WAY.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO AN MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

NOTE:

FIELD VERIFY ALL AS-BUILT CONDITIONS & DIMENSIONS

CLEARWIRE TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

PANEL: 2500-2686 MHz BAND WIDTH
 450 WATTS PER SECTOR

DIRECTIONAL: 18 & 80 MHz BAND WIDTH
 100 WATTS PER TRANSMITTER

EXISTING EASEMENTS:

NO EXISTING EASEMENTS ARE SHOWN WHICH REFLECTS PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS. EASEMENTS ARE SUBJECT TO REVIEW OF TITLE REPORT.

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



PARK CENTRAL TOWERS
 CA-SDG5359B
 2620 2ND AVENUE
 SAN DIEGO, CA 92013

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	06/13/09	DESIGN REVIEW	FEW
2	06/14/09	100% CD	FEW
3	12/07/09	REVISED 100% CD	FEW
4	12/16/09	RELOCATE ANTENNA	FEW
5	01/13/10	SUBMITAL SET	FEW
6	01/19/10	PLANNING COMMENTS	FEW
7	02/19/10	PLANNING COMMENTS 2	mtl

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
 SITE PLAN

SHEET NUMBER
A-0

clearwire®

5781 COPLEY DRIVE, SUITE 100
SAN DIEGO, CA 92111

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

1000 N. BOOTH AVENUE, SUITE 200, SAN DIEGO, CA 92108
TEL: 619.594.1234 FAX: 619.594.1235



PARK CENTRAL TOWERS
CA-SDG5359B

2820 2ND AVENUE
SAN DIEGO, CA 92013

REVISIONS

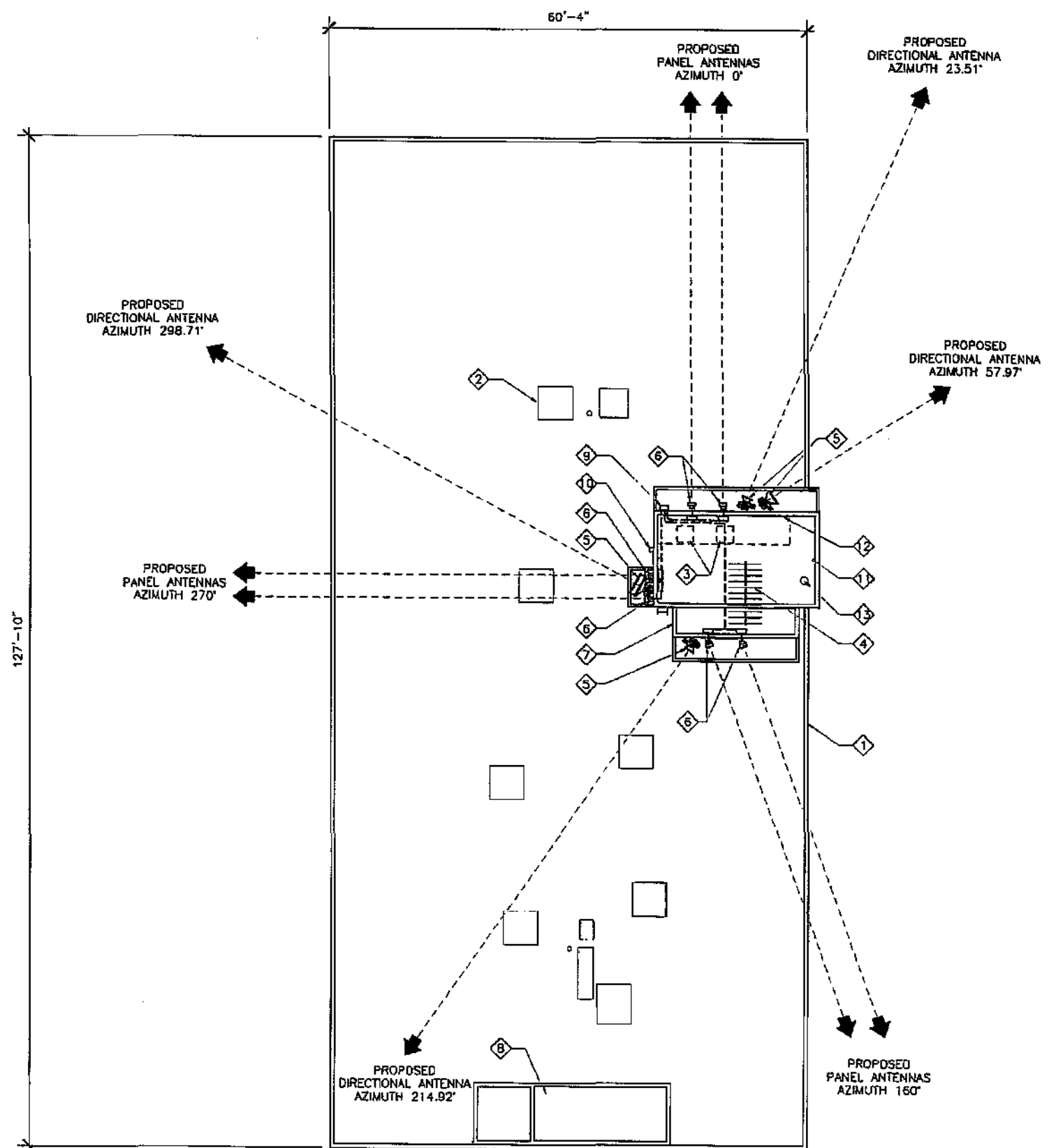
NO.	DATE	DESCRIPTION	INITIAL
1	02/05/08	DESIGN REVIEW	rwj
2	02/14/08	ISSUE 2D	rwj
3	12/02/08	REVISION 100% 2D	rwj
4	12/16/08	RELOCATE ANTENNA	rwj
5	01/13/09	SUBMITAL SET	rwj
6	03/02/09	PLANNING COMMENTS	rwj
7	03/09/09	PLANNING COMMENTS 2	rwj

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

SHEET TITLE
ROOF PLAN

SHEET NUMBER

A-1



KEYED NOTES:

- 1 EXISTING CONDOMINIUM BUILDING
- 2 EXISTING ROOFTOP MECHANICAL EQUIPMENT (TYPICAL)
- 3 PROPOSED CLEARWIRE EQUIPMENT CABINETS WALL MOUNTED TO THE EXISTING ROOFTOP PENTHOUSE BEHIND A NEW SCREEN WALL
- 4 EXISTING TV ANTENNA
- 5 PROPOSED CLEARWIRE DIRECTIONAL ANTENNA MOUNTED BEHIND A NEW RF TRANSPARENT ANTENNA SCREEN MOUNTED TO EXISTING ROOFTOP PENTHOUSE WALL. SCREEN SHALL BE PAINTED TO MATCH ADJACENT WALL
- 6 PROPOSED CLEARWIRE PANEL ANTENNA MOUNTED BEHIND A NEW RF TRANSPARENT ANTENNA SCREEN MOUNTED TO EXISTING PENTHOUSE WALL. SCREEN SHALL BE PAINTED TO MATCH ADJACENT WALL
- 7 EXISTING ROOFTOP MECHANICAL ROOM
- 8 EXISTING STAIR TOWER
- 9 PROPOSED 12" WIDE CABLE TRAY MOUNTED TO WALL
- 10 EXISTING FAA ANTENNA
- 11 EXISTING FAA LIGHT (TYPICAL OF 2)
- 12 EXISTING ABANDONED PIPE MOUNT TO BE REMOVED
- 13 EXISTING VENT

ROOF PLAN

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



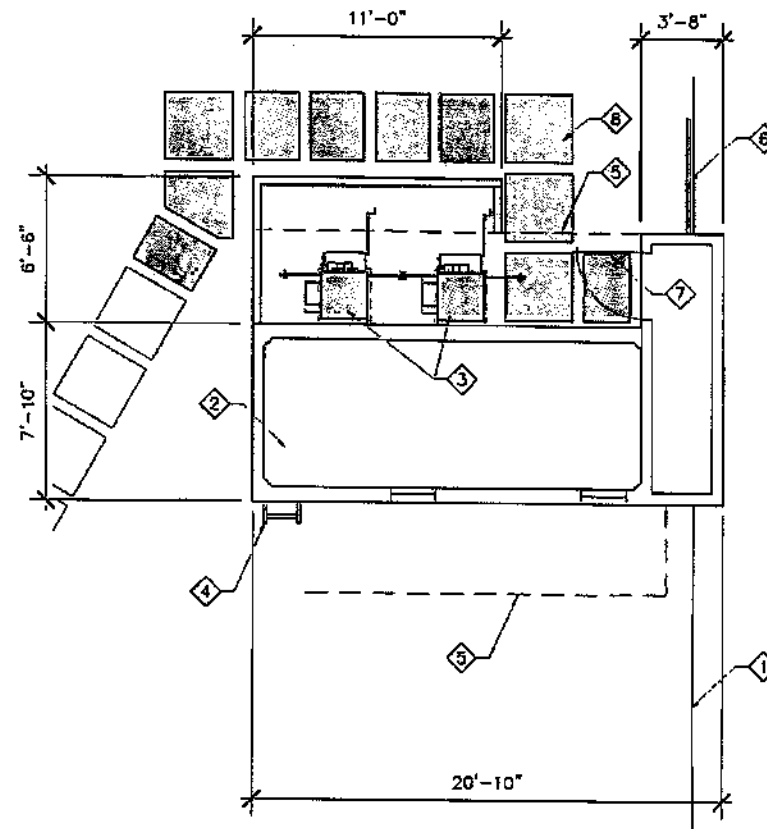
clearwire®
 5781 COPLEY DRIVE, SUITE 100
 SAN DIEGO, CA 92111

BOOTH & SUAREZ
 ARCHITECTURE & PLANNING
REGISTERED ARCHITECTS & PLANNERS
 13400 SAN DIEGO AVENUE, SUITE 100, SAN DIEGO, CA 92126 (619) 594-1474



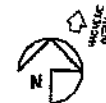
KEYED NOTES:

- ① EXISTING CONDOMINIUM BUILDING
- ② EXISTING ELEVATOR SHAFT
- ③ PROPOSED CLEARWIRE EQUIPMENT CABINETS WALL MOUNTED TO THE EXISTING ROOFTOP PENTHOUSE BEHIND A NEW SCREEN WALL. SCREEN WALL SHALL BE PAINTED TO MATCH THE ADJACENT PENTHOUSE WALLS
- ④ EXISTING ROOF ACCESS LADDER
- ⑤ EXISTING PENTHOUSE OVERHANG ABOVE (SHOWN DASHED)
- ⑥ EXISTING METAL GUARDRAIL
- ⑦ EXISTING ELEVATOR MACHINE ROOM DOOR
- ⑧ ADD NEW ROOF PROTECTION PADS AS REQUIRED TO RE-ROUTE ACCESS PATH TO ELEVATOR MACHINE ROOM DOOR AROUND NEW EQUIPMENT SCREEN



EQUIPMENT PLAN

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



PARK CENTRAL TOWERS

CA-SDG5359B
 2620 2ND AVENUE
 SAN DIEGO, CA 92013

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	06/06/08	DESIGN REVIEW	rew
2	06/11/08	100% CD	rew
3	12/07/08	REVISED 100% CD	rew
4	02/18/09	RELOCATE ANTENNA	rew
5	01/13/10	SUBMITTAL SET	rew
6	03/12/10	PLANNING COMMENTS	rew
7	08/19/10	PLANNING COMMENTS 2	mlf

NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET

SHEET TITLE
 EQUIPMENT PLAN

SHEET NUMBER
A-2

clearwire[®]
 5761 COPLEY DRIVE, SUITE 100
 SAN DIEGO, CA 92111

Booth Suarez &
 ARCHITECTURAL PLANNING
MEMBER OF SOUTH WESTPOINT DESIGN & BUILDING GROUPS
 17000 PINE HILL CIRCLE, SAN DIEGO, CA 92127 (619) 594-1400

PARK CENTRAL TOWERS
 CA-SDG5359B
 2620 2ND AVENUE
 SAN DIEGO, CA 92013

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
1	05/02/08	DESIGN REVIEW	rev
2	05/14/08	100% 2D	rev
3	12/07/08	REVISED 100% 2D	rev
4	12/18/08	RELOCATE ANTENNA	rev
5	01/13/09	SUBMITTAL SET	rev
6	01/13/09	PLANNING COMMENTS	rev
7	02/19/09	PLANNING COMMENTS 2	rev

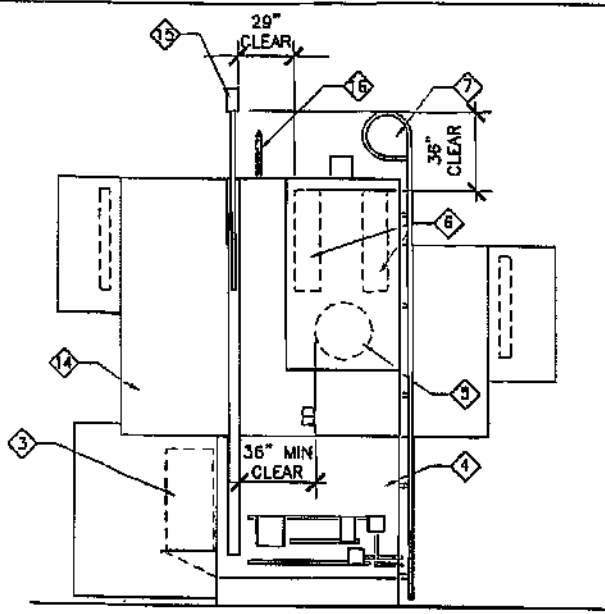
NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET

SHEET TITLE
 EXTERIOR ELEVATIONS

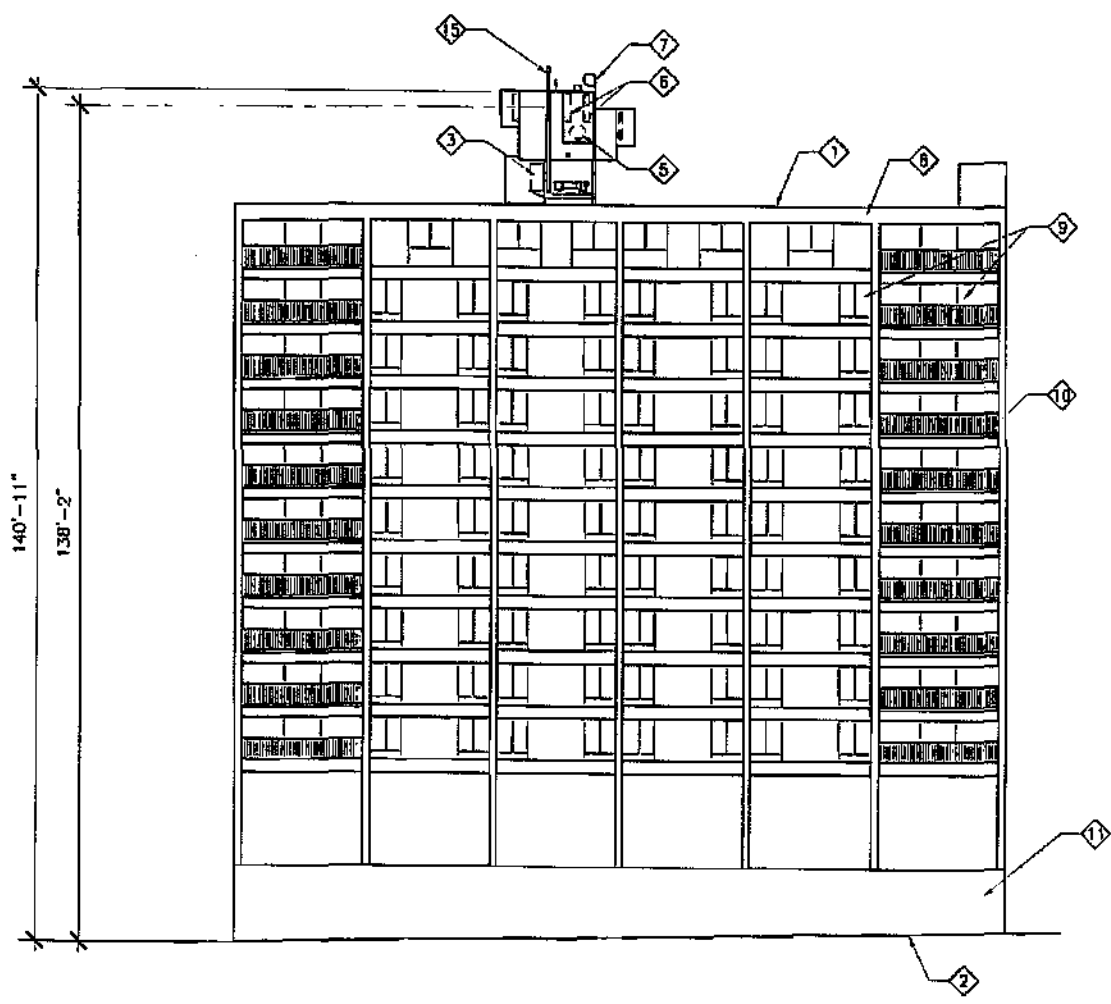
SHEET NUMBER
A-3

KEYED NOTES:

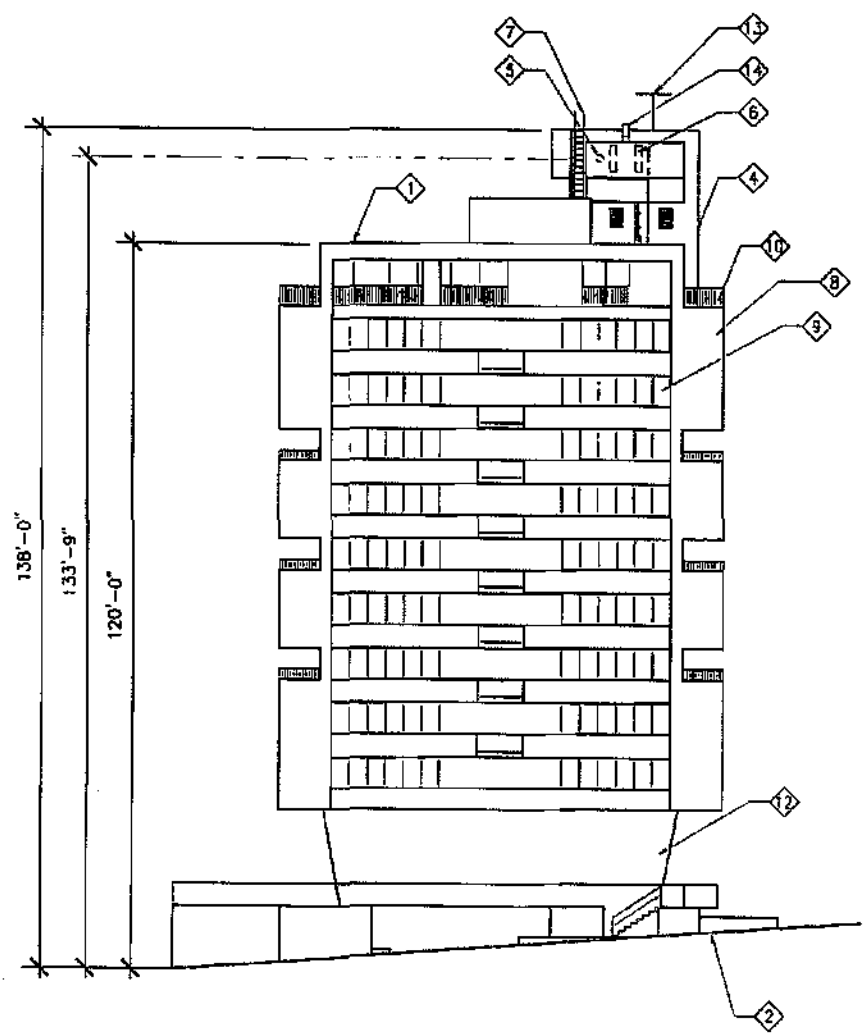
- 1 EXISTING CONDOMINIUM BUILDING
- 2 EXISTING GRADE
- 3 PROPOSED CLEARWIRE EQUIPMENT CABINETS WALL MOUNTED TO THE EXISTING ROOFTOP PENTHOUSE BEHIND A NEW SCREEN WALL
- 4 EXISTING ROOFTOP PENTHOUSE
- 5 PROPOSED CLEARWIRE DIRECTIONAL ANTENNA MOUNTED BEHIND A NEW RF TRANSPARENT ANTENNA SCREEN MOUNTED TO EXISTING ROOFTOP PENTHOUSE WALL. SCREEN SHALL BE PAINTED TO MATCH ADJACENT WALL
- 6 PROPOSED CLEARWIRE PANEL ANTENNA MOUNTED BEHIND A NEW RF TRANSPARENT ANTENNA SCREEN MOUNTED TO EXISTING PENTHOUSE WALL. SCREEN SHALL BE PAINTED TO MATCH ADJACENT WALL
- 7 EXISTING ROOF ACCESS LADDER
- 8 EXISTING STUCCO FINISH
- 9 EXISTING WINDOW (TYPICAL)
- 10 EXISTING METAL RAIL (TYPICAL)
- 11 EXISTING PAINTED CONCRETE
- 12 EXISTING EXPOSED CONCRETE
- 13 EXISTING TV ANTENNA
- 14 PROPOSED 12" WIDE COAXIAL CABLE TRAY MOUNTED TO PENTHOUSE WALL
- 15 EXISTING FAA ANTENNA
- 16 EXISTING FAA LIGHT



WEST PENTHOUSE ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1" = 30'-0"



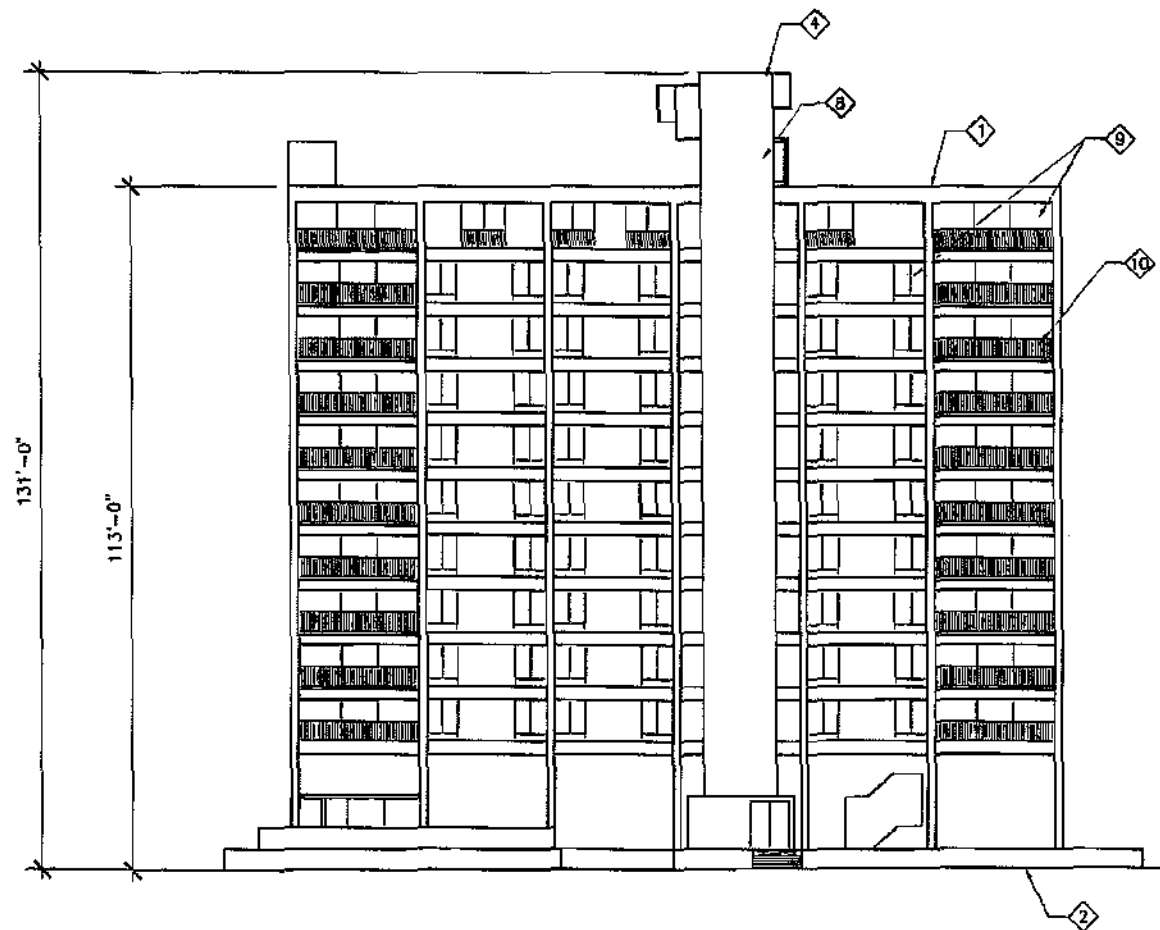
SOUTH ELEVATION
 SCALE: 1" = 30'-0"

clearwire
 5781 COPLEY DRIVE, SUITE 100
 SAN DIEGO, CA 92111

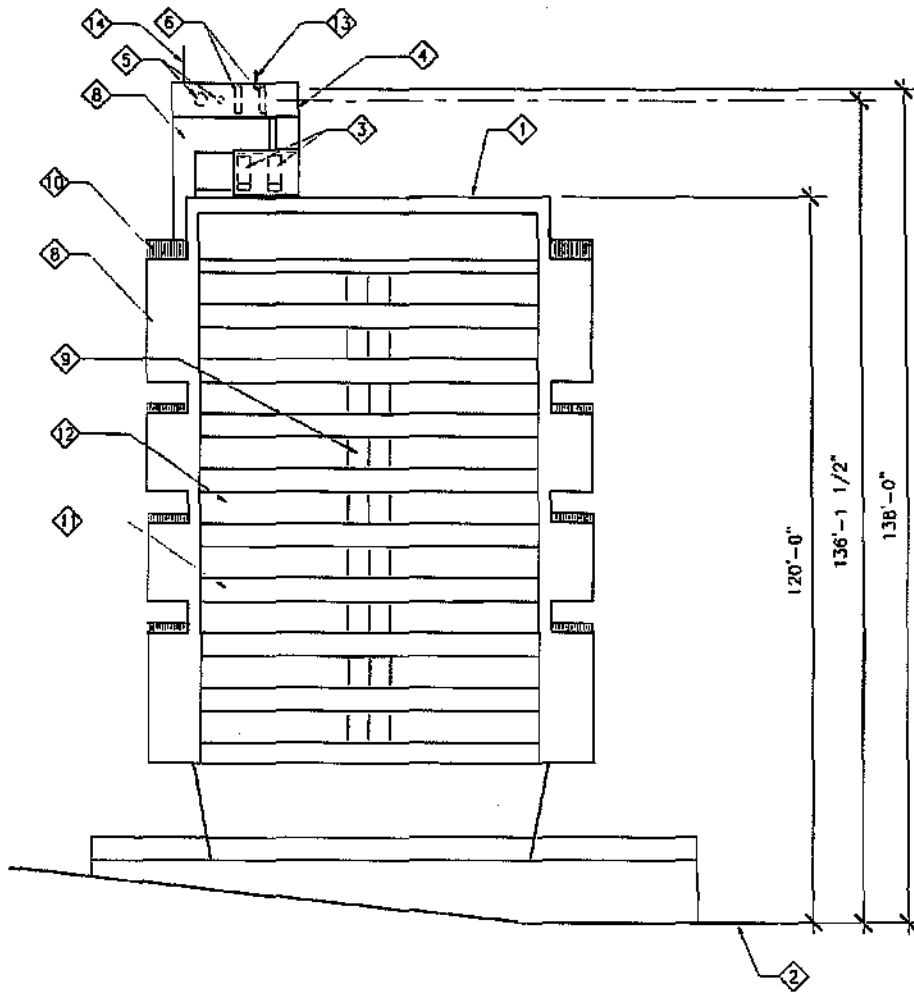
Booth & Suarez
 ARCHITECTURE & PLANNING
 1800 WEST GARDNER CA 92114 (760) 444-1000

KEYED NOTES:

- ① EXISTING CONDOMINIUM BUILDING
- ② EXISTING GRADE
- ③ PROPOSED CLEARWIRE EQUIPMENT CABINETS WALL MOUNTED TO THE EXISTING ROOFTOP PENTHOUSE BEHIND A NEW SCREEN WALL
- ④ EXISTING ROOFTOP PENTHOUSE
- ⑤ PROPOSED CLEARWIRE DIRECTIONAL ANTENNA MOUNTED BEHIND A NEW RF TRANSPARENT ANTENNA SCREEN MOUNTED TO EXISTING ROOFTOP PENTHOUSE WALL. SCREEN SHALL BE PAINTED TO MATCH ADJACENT WALL.
- ⑥ PROPOSED CLEARWIRE PANEL ANTENNA MOUNTED BEHIND A NEW RF TRANSPARENT ANTENNA SCREEN MOUNTED TO EXISTING PENTHOUSE WALL. SCREEN SHALL BE PAINTED TO MATCH ADJACENT WALL.
- ⑦ EXISTING METAL ACCESS LADDER
- ⑧ EXISTING STUCCO FINISH
- ⑨ EXISTING WINDOW (TYPICAL)
- ⑩ EXISTING METAL RAIL (TYPICAL)
- ⑪ EXISTING PAINTED CONCRETE
- ⑫ EXISTING EXPOSED CONCRETE
- ⑬ PROPOSED GPS ANTENNA
- ⑭ EXISTING ABANDONED PIPE MOUNT TO BE REMOVED



EAST ELEVATION
 SCALE: 1" = 30'-0"



NORTH ELEVATION
 SCALE: 1" = 30'-0"

PARK CENTRAL TOWERS
 CA-SDG5359B
 2620 2ND AVENUE
 SAN DIEGO, CA 92013

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
1	05/01/09	DESIGN REVIEW	rcw
2	08/14/09	100% 2D	rcw
3	12/07/09	REVISED 100% 2D	rcw
4	02/18/10	RELOCATE ANTENNA	rcw
5	10/13/10	REVISIONAL SET	rcw
6	04/12/12	PLANNING COMMENTS	rcw
7	05/15/12	PLANNING COMMENTS 2	rcw

NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
A-3.1

clear
 5781 COPLEY DRIVE, SUITE 100
 SAN DIEGO, CA 92111

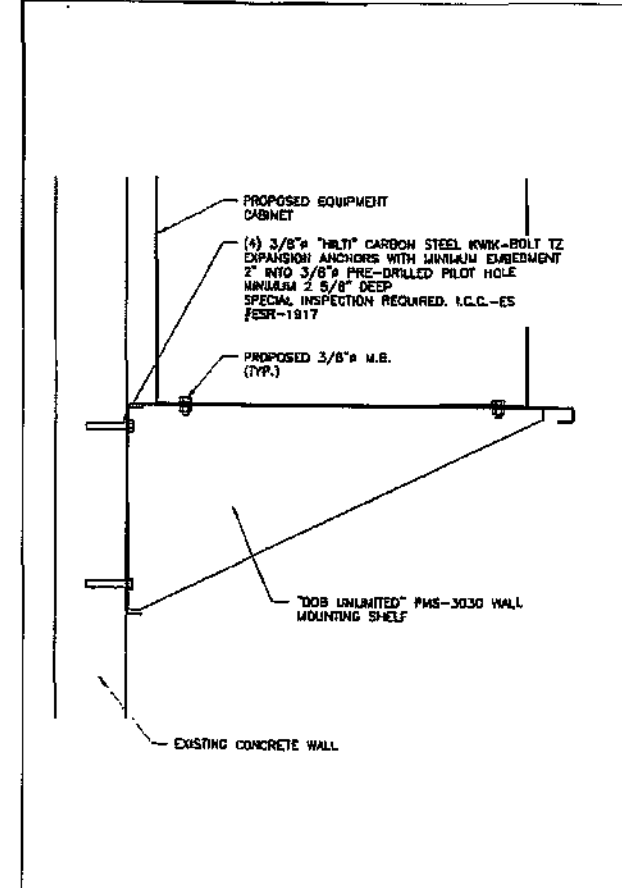
Booth & Suarez
 ARCHITECTURE & PLANNING
 1800 B ST. SAN DIEGO, CA 92101
 TEL: 619-594-1000

PARK CENTRAL TOWERS
 CA-SDG5359B
 2620 2ND AVENUE
 SAN DIEGO, CA 92103

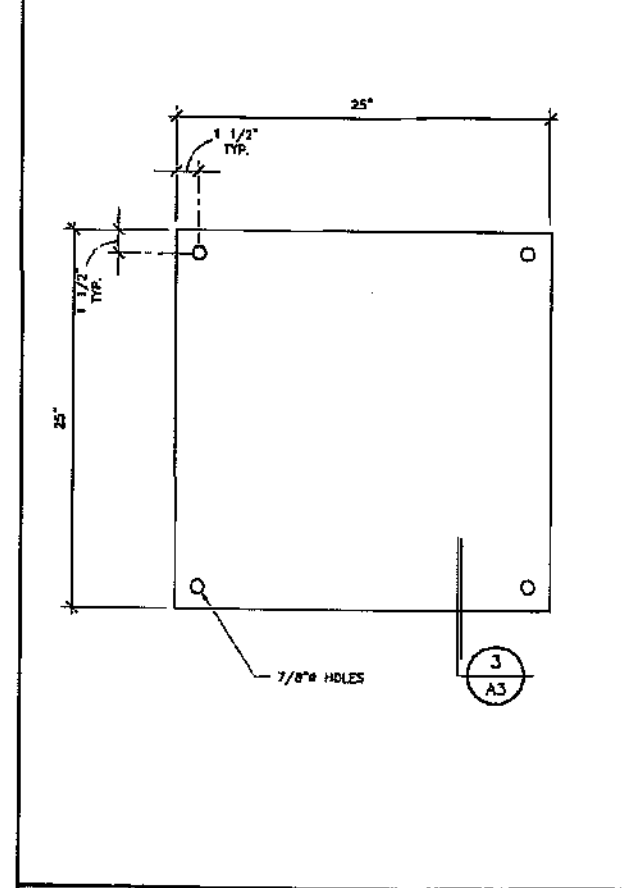
REVISIONS		
NO.	DATE	DESCRIPTION
1	05/03/09	DESIGN REVIEW
2	05/11/09	LOGIC 2D
3	11/23/09	REVISED LOGIC 2D
4	01/16/10	RELOCATE ANTENNA
5	01/15/10	SUBMITTAL SET
6	03/02/10	PLANNING COMMENTS
7	05/29/10	PLANNING COMMENTS 2

SHEET TITLE
 DETAILS

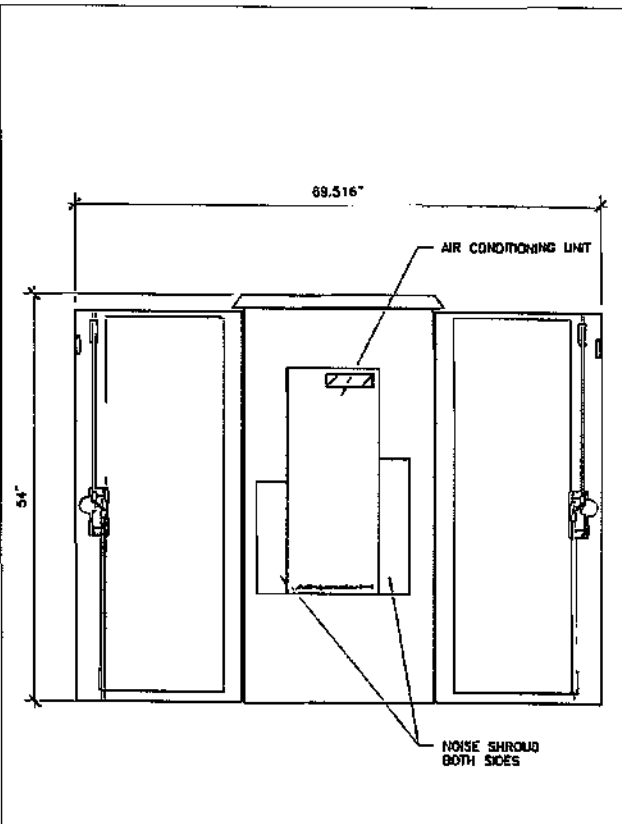
SHEET NUMBER
A-4



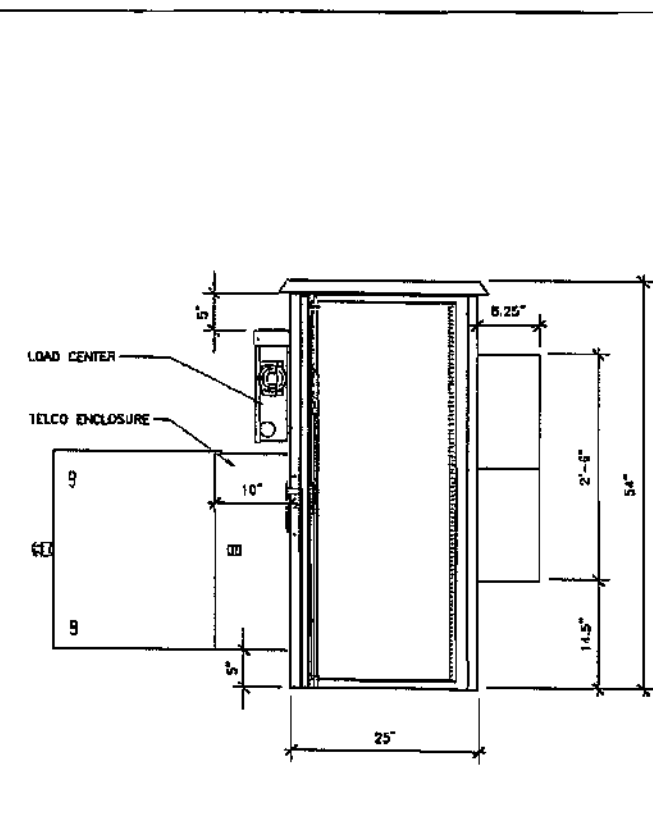
MOUNTING SHELF SCALE: 1"=1'-0" **3**



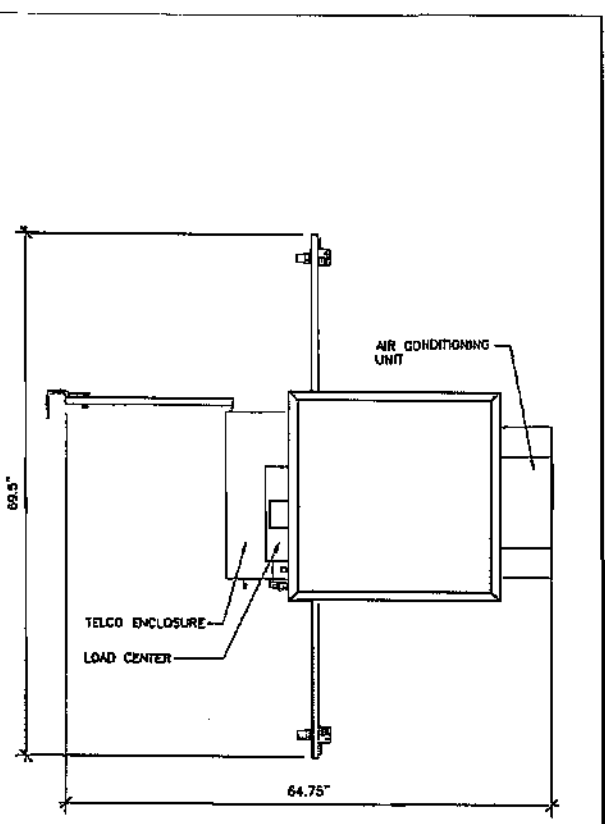
BOLTING PATTERN SCALE: 1"=1'-0" **2**



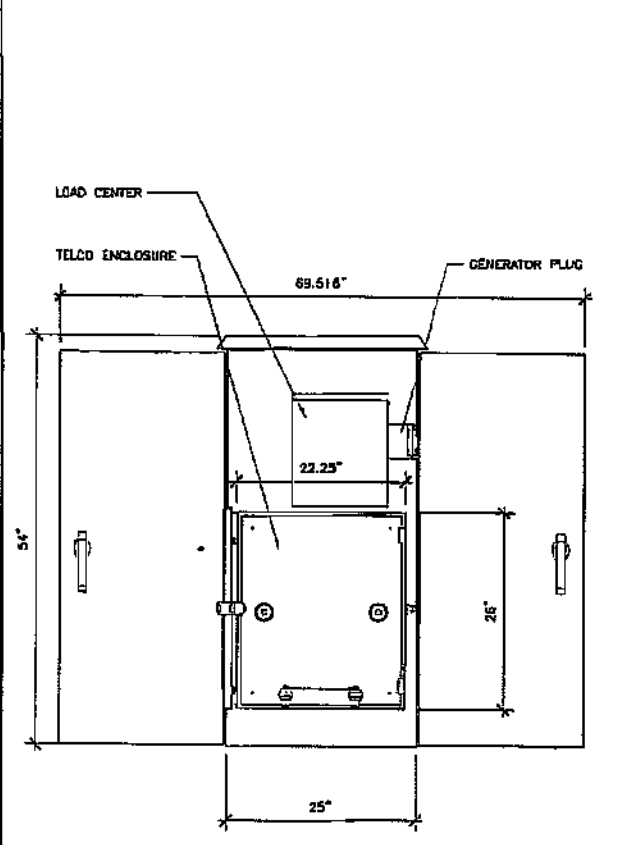
LEFT SIDE VIEW



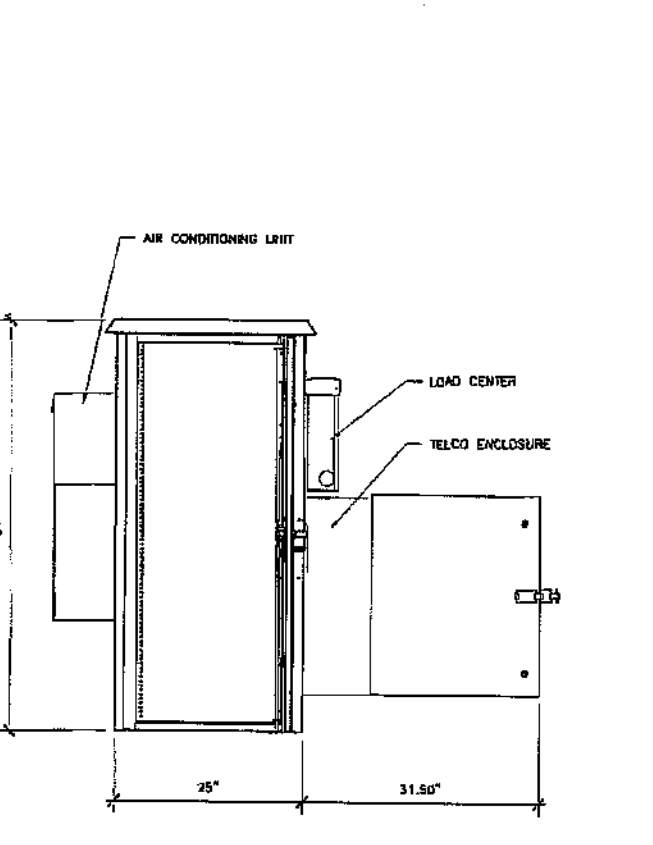
FRONT VIEW



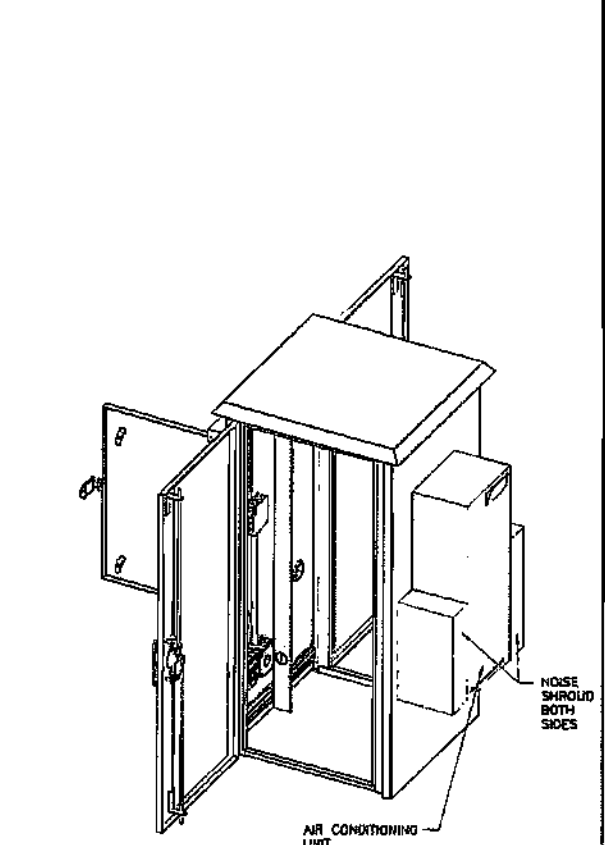
PLAN VIEW



RIGHT SIDE VIEW



REAR VIEW



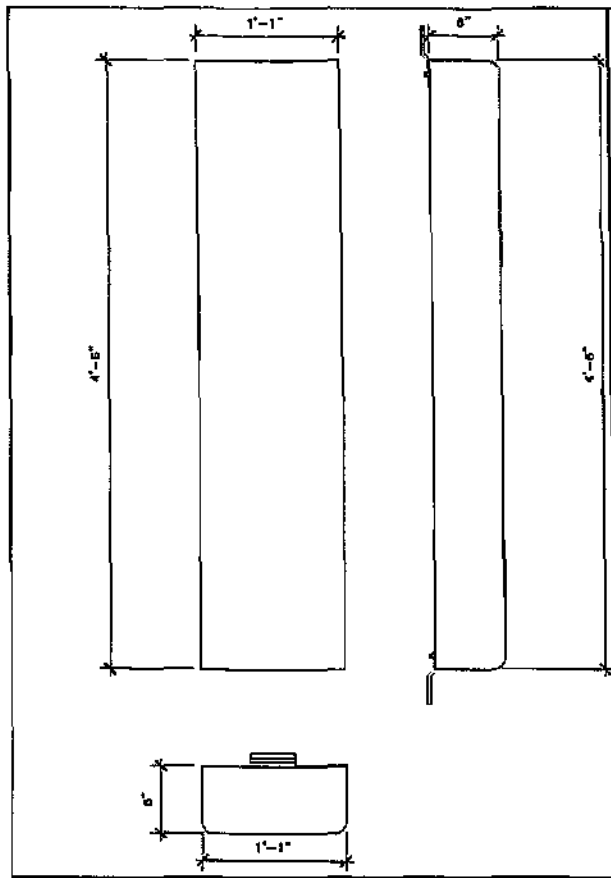
ISOMETRIC VIEW

EQUIPMENT CABINET SCALE: NONE **1**

clearwire[®]
 5781 COPLEY DRIVE, SUITE 100
 SAN DIEGO, CA 92117

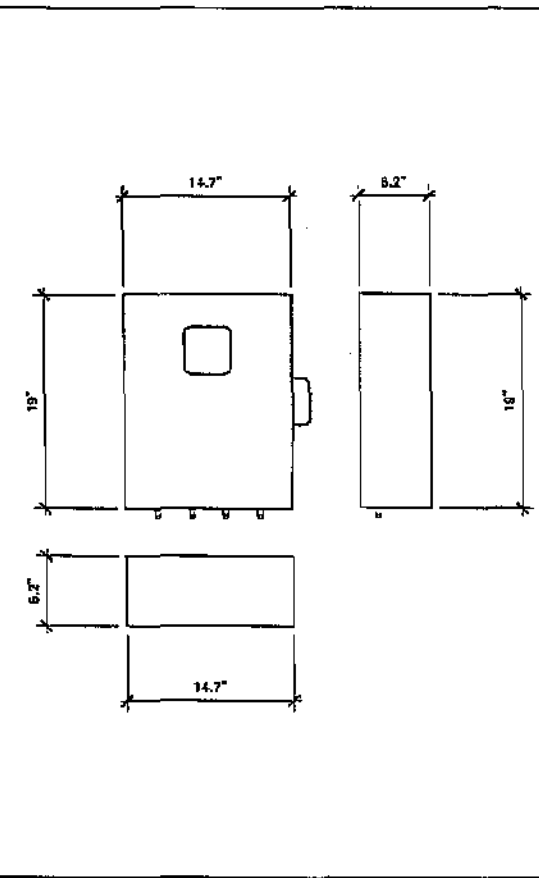
Booth Suarez &
 ARCHITECTURE & PLANNING
 1800 WEST BROADWAY, SUITE 1700
 SAN DIEGO, CA 92101

PARK CENTRAL TOWERS
 CA-SDG5359B
 2020 2ND AVENUE
 SAN DIEGO, CA 92013



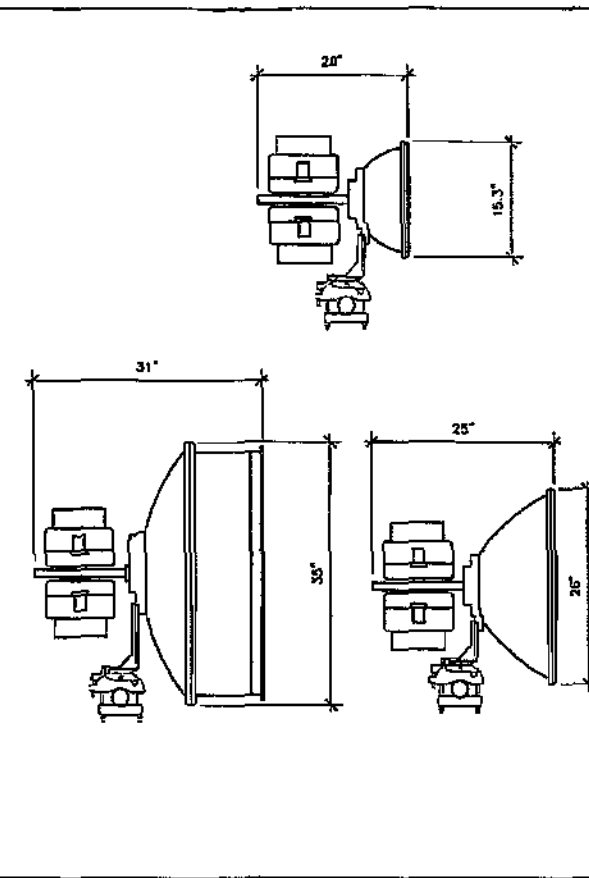
PANEL ANTENNA

SCALE: NONE 7



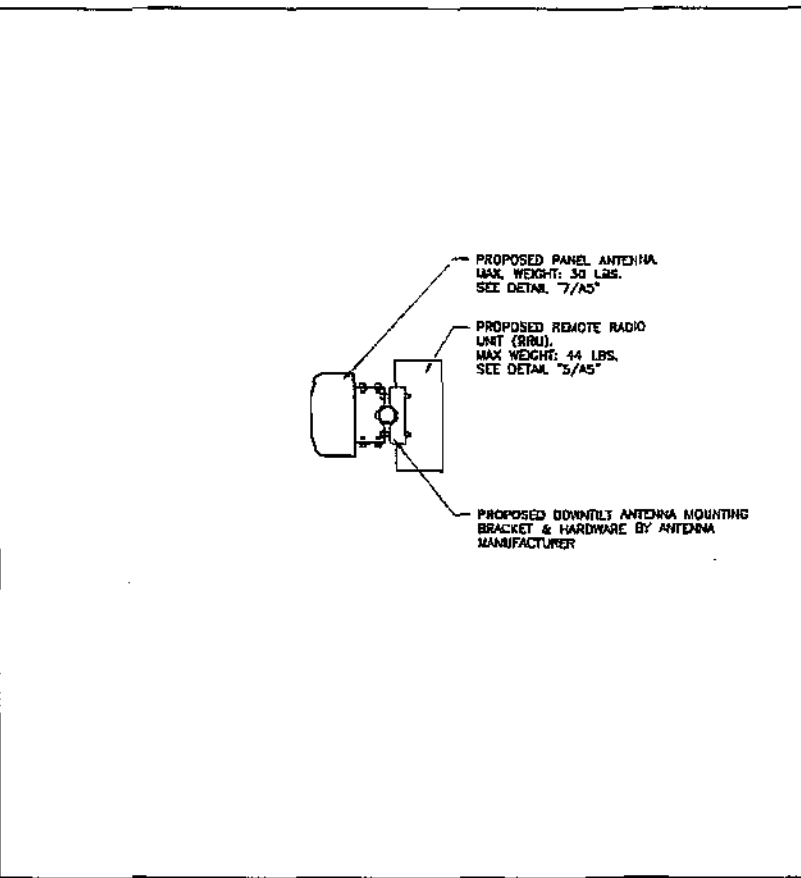
REMOTE RADIO UNIT (RRU)

SCALE: NONE 5



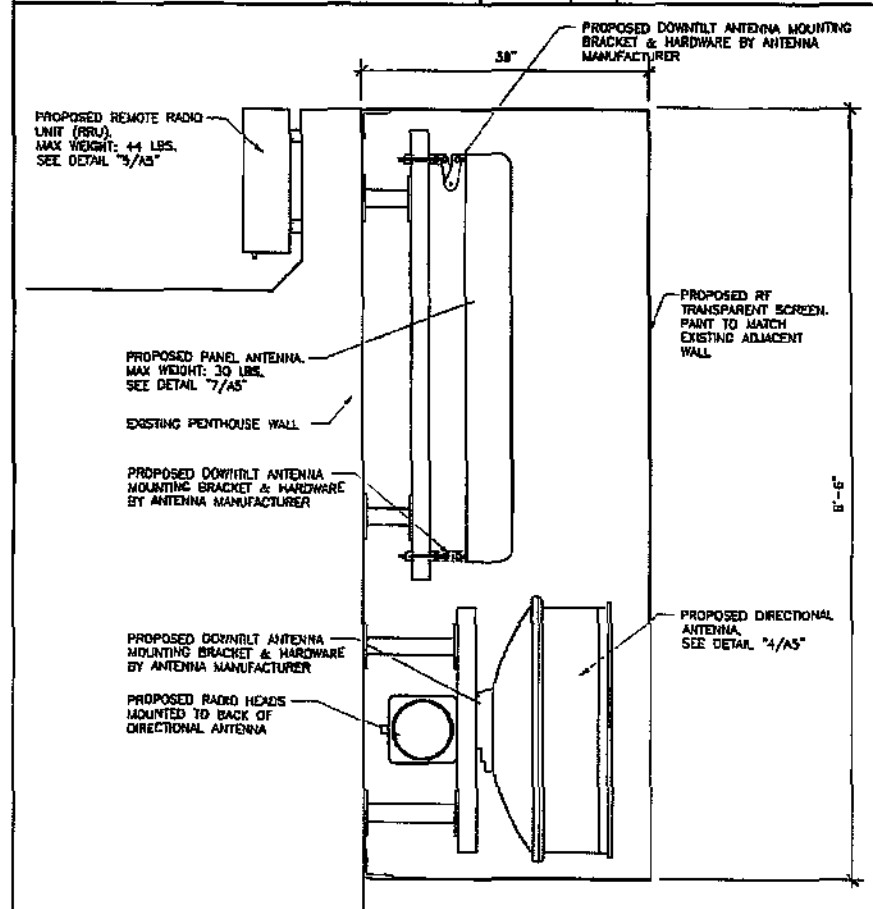
DIRECTIONAL ANTENNA

SCALE: NONE 4



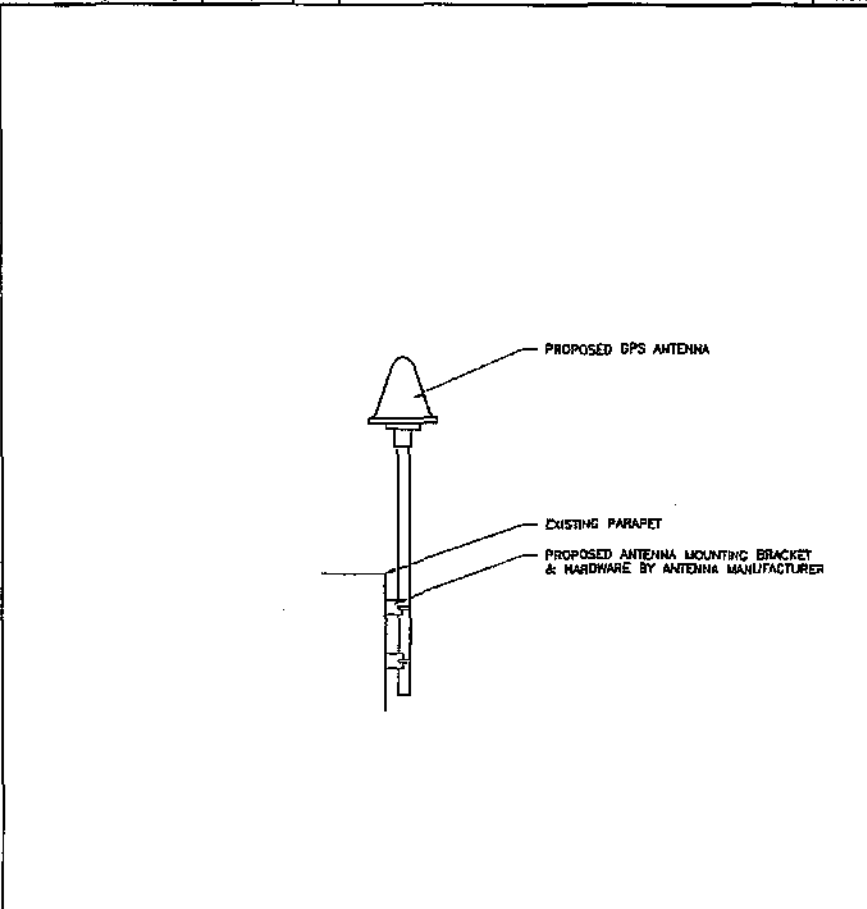
PANEL ANTENNA

SCALE: NONE 2



ANTENNA & RRU MOUNTING DETAIL

SCALE: NONE 6



GPS ANTENNA

SCALE: NONE 3

COAX COLOR CODES:

SECTOR	MARKING METHOD COLORED BANDS	MARKING METHOD NUMBER OF BANDS
NORTH	TBD	1
EAST	TBD	2
SOUTH	TBD	3
WEST	TBD	4

CONSTRUCTION GENERAL NOTES:

- LABEL MARKINGS SHALL BE PLACED WITHIN 12" OF THE CABLE AT BOTH ENDS, AT OR NEAR THE TOWER UGB AND EITHER PRIOR TO THE ENTRY INTO THE CONDUIT OR PRIOR TO ENTRY INTO THE CABINET. LABEL MARKING SHALL BE AT LEAST 1" WIDE BUT NOT MORE THAN 2" WIDE. FOR MULTIPLE BAND MARKING, BANDS SHALL BE SEPARATED BY AT LEAST 1" BUT NOT MORE THAN 2".
- ETHERNET CABLES SHALL BE ATTACHED TO TOWER WAVEGUIDE LADDER USING UV-RESISTANT BLACK CABLE TIES WITH 40 LB. MINIMUM BREAKING STRENGTH UNLESS SPECIFIED TO BE IN CONDUITS.
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (HANDICAPPED ACCESS NOT REQUIRED)
- ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
- CONTRACTOR SHALL PERFORM A SAFETY INSPECTION PRIOR TO COMMENCING ALL WORK ACTIVITIES AT A SPRINT, INC. LEASED OR OWNED SITE. SPRINT SHOULD BE IMMEDIATELY NOTIFIED OF SAFETY HAZARD(S) FOUND DURING THE INSPECTION THAT COULD CAUSE DAMAGE TO PROPERTY. ALL WORK SHALL BE HALTED UNTIL SUCH TIME THE REPORTED SAFETY HAZARD IS CORRECTED. THE SAFETY HAZARD, IF POSSIBLE, SHOULD BE CORRECTED BY THE CONTRACTOR WHILE ON THE SITE. AFTER THE CONTRACTOR HAS NOTIFIED SPRINT OF THE HAZARD AND HAS RECEIVED APPROVAL FROM SPRINT TO PERFORM THE CORRECTION.
- TOWER MODIFICATIONS, IF REQUIRED, ARE TO BE COMPLETED BEFORE THE INSTALLATION OF ANY ANTENNAS OR EQUIPMENT.
- ALL ANTENNAS FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR TO COORDINATE REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA WITH RF ENGINEER.
- CONTRACTOR SHALL VERIFY ANTENNA TYPE, CABLE TYPE AND AZIMUTH WITH RF ENGINEER AND/OR CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES

SCALE: NONE 1

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	05/05/10	DESIGN REVIEW	new
2	02/11/10	NOTES 2D	new
3	02/07/10	REVISION 1 (NOTES 2D)	new
4	02/16/10	RELOCATE ANTENNA	new
5	01/12/10	SUBMITAL SET	new
6	01/12/10	PLANNING COMMENTS	new
7	05/19/10	PLANNING COMMENTS 2	new

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
 DETAILS

SHEET NUMBER
A-5



Federal Aviation Administration
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520

Aeronautical Study No.
 2010-AWP-3499-OE
 Prior Study No.
 2010-AWP-2552-OE

Issued Date: 07/06/2010

Clearwire
 Clearwire
 4445 Eastgate Mall # 20
 San Diego, CA 92121

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Park Central Condominiums
Location:	San Diego, CA
Latitude:	32-43-57.85N NAD 83
Longitude:	117-09-47.99W
Heights:	145 feet above ground level (AGL) 397 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure should continue to be marked and/or lighted utilizing red lights.

Any height exceeding 145 feet above ground level (397 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

ATTACHMENT 17

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2010-AWP-3499-OE.

Signature Control No: 705612-128008056

(EBO)

Karen McDonald
Specialist

Attachment(s)
Case Description
Frequency Data
Map(s)

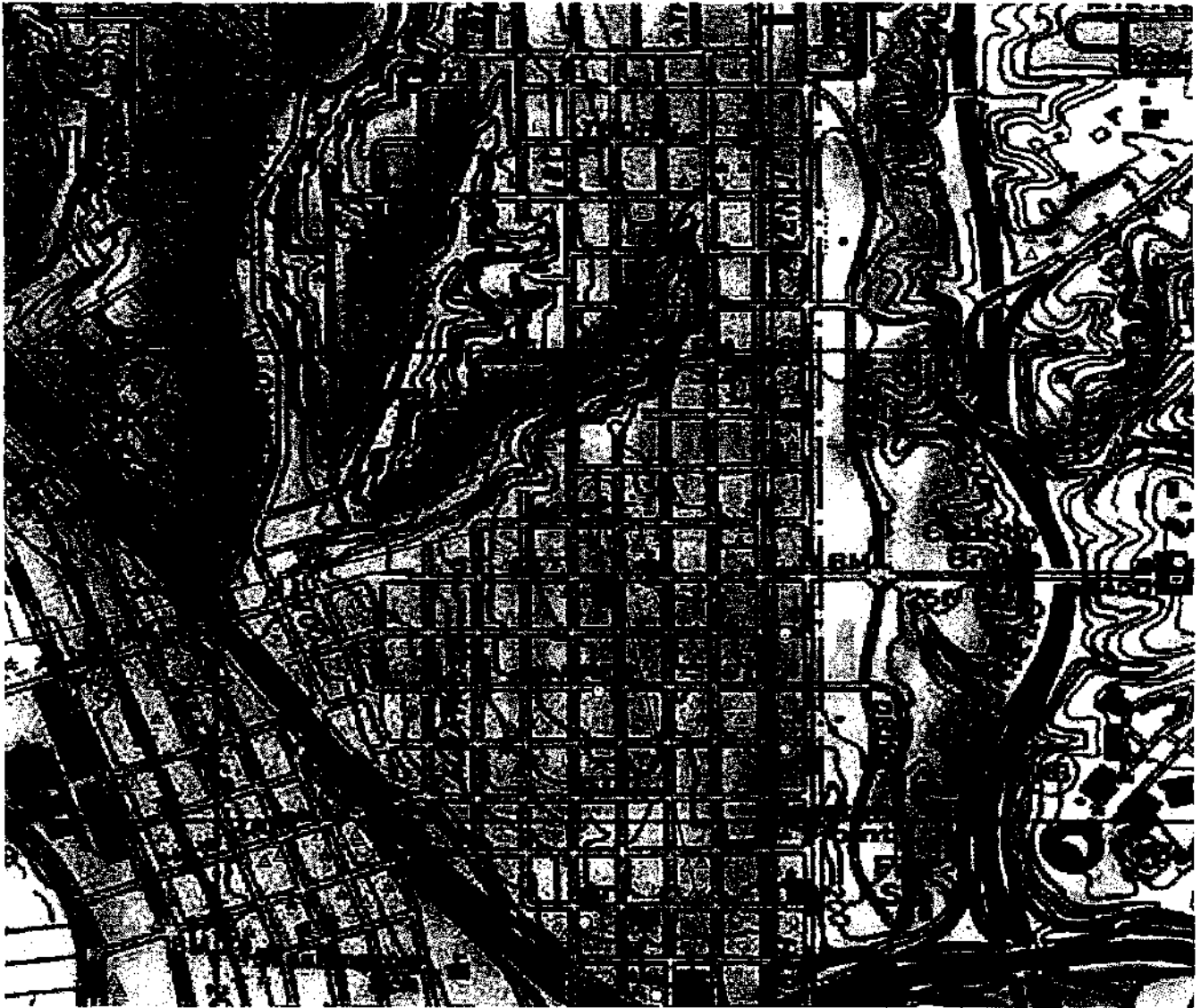
cc: FCC

Case Description for ASN 2010-AWP-3499-OE

Proposed Clearwire telecommunications facility on existing rooftop. No additional height shall be added.

Frequency Data for ASN 2010-AWP-3499-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
18	80	GHz	100	W
2500	2686	MHz	450	W



Sectional Map for ASN 2010-AWP-3499-OE

