

18, 2000 (Attachment 1-3). The equipment associated with this project is located inside a 240-square foot CMU enclosure. The project is located in the CC-3-5 zone within the Peninsula Community Planning Area and the Coastal Height Limit Overlay Zone. The site is surrounded by commercial uses to the north and the west, residential use to the east and an SDG&E utility facility to the south. Consistent with other WCF permits, the initial approval contained a ten year expiration date condition which requires the current carrier to submit a new application for a WCF in accordance with the regulations in place at the time of the submittal.

On June 9, 2011, Sprint Nextel submitted a new application for a Planned Development Permit (PDP) to the Development Services Department. The PDP application is required because the equipment enclosure is located within the required rear yard setback. No other changes are being proposed by Sprint Nextel to this existing WCF.

DISCUSSION

Project Description:

Sprint is proposing to maintain the existing WCF and continue the use of nine antennas and a 240-square foot equipment enclosure without any modifications. As designed, the antennas will continue to operate inside the existing 30-foot tall structure behind FRP materials. Based on a recent site visit by staff, this structure has been painted and textured to match the existing building. Additionally, the equipment is located inside a 240-square foot CMU enclosure within the required rear yard setback. There is a 10-foot rear yard setback requirement in the CC-3-5 zone. After a thorough site evaluation, Sprint was unable to relocate the equipment inside the existing building as suggested by staff. The equipment enclosure is screened by the existing buildings and landscaping on the property. Relocating the equipment out of the setback and into the parking lot would most likely disturb the existing parking circulation and therefore was not advised by staff.

Wireless Communication Facility (WCF) Regulation – The combination of the project location and antenna design would typically require only a Limited Use Permit, Process 1, Development Services Department decision. However, the project requires a deviation to continue to operate within the required 10-foot rear yard setback within the CC-3-5 zone, and therefore elevated the project to a Process 4 level decision. As designed, the existing WCF complies with LDC Section 141.0420(g)(2). This section states, “The applicant shall use all reasonable means to conceal or minimize the visual impacts of the Wireless Communication Facilities through the use of architecture, landscape, and siting solutions.”

Council Policy 600-43 - The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCF's. The project is proposed within a Preference 1 location according to Council Policy 600-43, which categorizes WCF's according to the land use in which they are located. However, the equipment enclosure associated with this project requires a deviation to continue to operate within the required CC-3-5 rear yard setback and a Planned Development Permit (PDP), Process 4, Planning Commission decision is required (Attachment 6).

General Plan - The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. Facilities are to be aesthetically pleasing and respectful of the neighborhood context. The existing antennas are completely concealed inside the 30-foot tall structure behind FRP materials. The equipment enclosure is located within the required rear yard setback, and behind two existing buildings. Immediately to the south, existing landscaping exists, which appropriately screens the enclosure from the public right-of-way. Therefore, the project modification as proposed complies with the General Plan's recommendation to blend the WCF into the surrounding area with minimal visual impacts.

Community Plan Analysis - The project location is designated as commercial use in the Peninsula Community Land Use Plan (Attachment 2). The Peninsula Community Land Use Plan does not contain specific policies on WCF development.

Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable regulations of the San Diego Municipal Code, which includes the Regulations Section 141.0420 and the CC-3-5 zone regulations with exception to the rear yard setback requirement. However, the equipment can be supported by staff as stated earlier in the report. Therefore, staff recommends that the Planning Commission approve Planned Development Permit No. 926903.

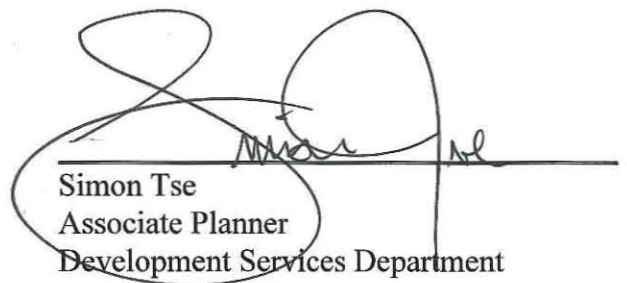
ALTERNATIVES

1. **APPROVE** Planned Development Permit No. 926903 **with modifications.**
2. **DENY** Planned Development Permit No. 926903 **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Simon Tse
Associate Planner
Development Services Department

Attachments:

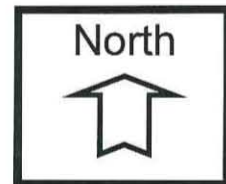
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

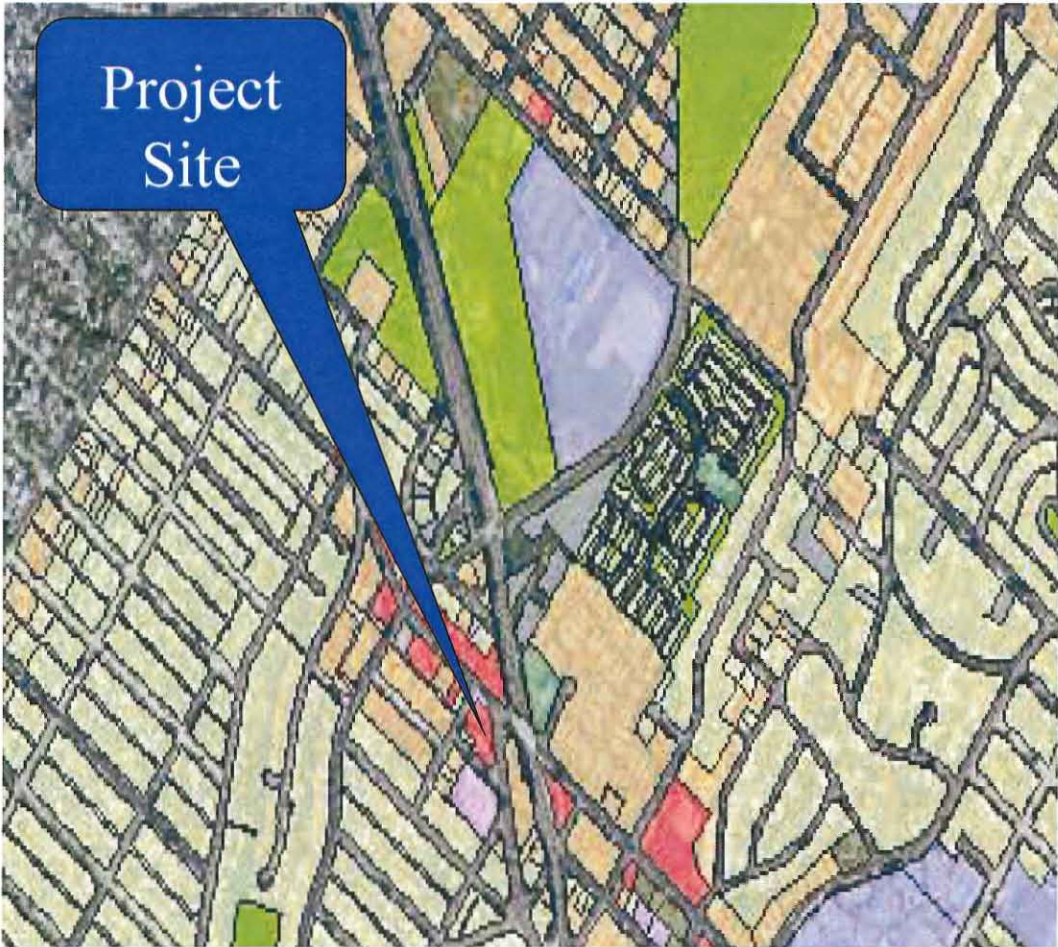
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Project Site Plans
8. Photo Simulations
9. Project Site Photo(s)
10. Permit No. 99-0923-41
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. CEQA Exemption
14. Notice of Hearing of Planning Commission
15. Project Chronology



Aerial Photo

Sprint Voltaire Palms Plaza - Project No. 241379
4051 Suite E Voltaire Street, San Diego, CA 92107





Project Site



Map ONE

Peninsula

Existing Conditions

Land Use

Legend

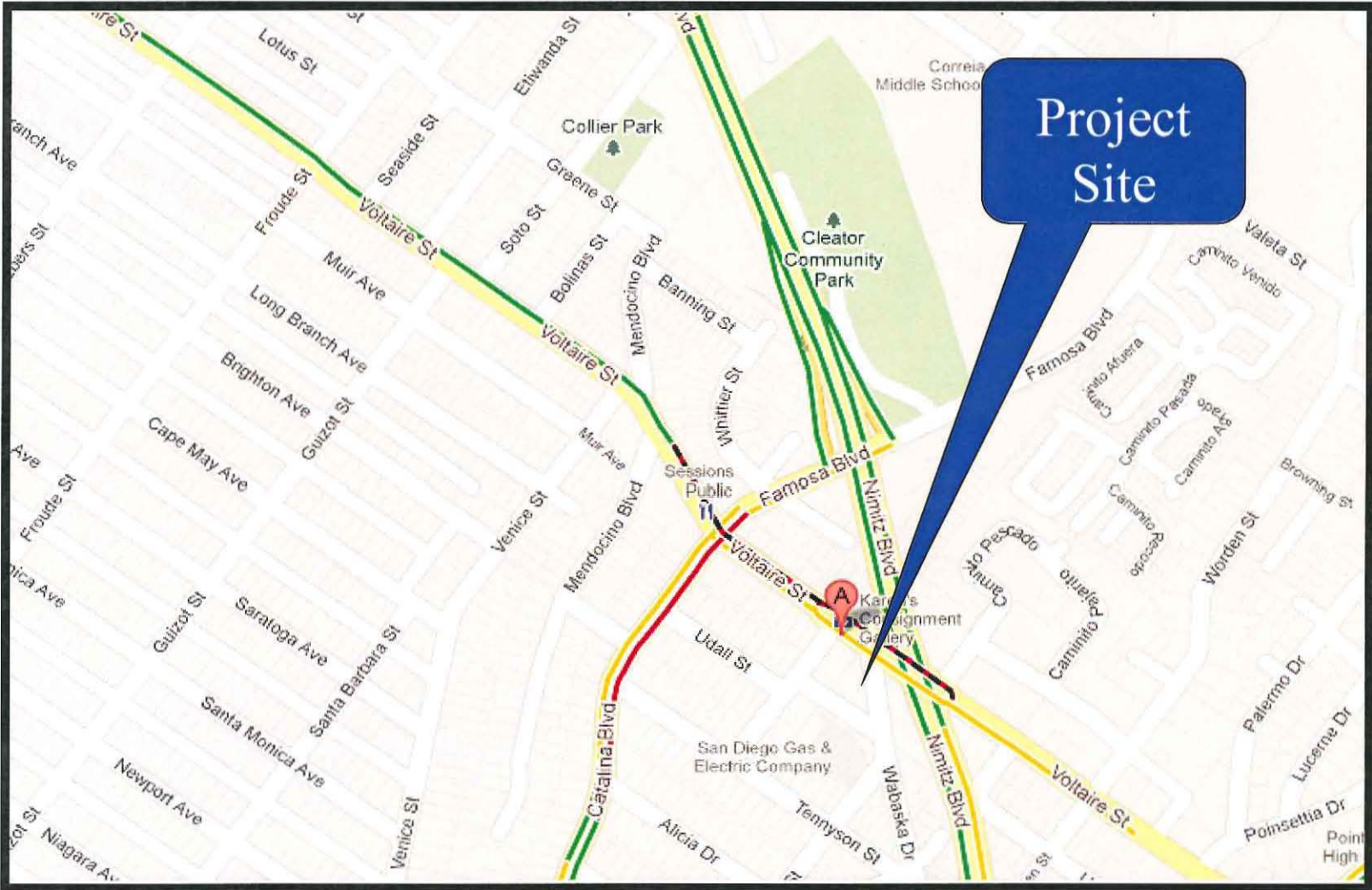
- Single Family Residential
- Single Family Res. (under construction)
- 1200
- Group Quarters
- Mobile Home Park
- Commercial, Commercial Recreation**
- Commercial (under construction)
- Industrial, Warehouse/Storage
- Industrial (under construction)
- Extractive Industry
- Communication Utilities, Transportation Related
- Junkyard/Landfill
- Institutional
- Military Use
- Schools
- Education Center (under construction)
- Park, Open Space
- Private Recreation
- Undeveloped
- Bodies of Water



Community Land Use Map (Peninsula)

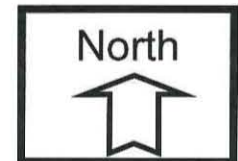
Sprint Voltaire Palms Plaza - Project No. 241379
 4051 Suite E Voltaire Street, San Diego, CA 92107





Project Location Map

Sprint Voltaire Palms Plaza - Project No. 241379
4051 Suite E Voltaire Street, San Diego, CA 92107



PROJECT DATA SHEET

PROJECT NAME:	Sprint Voltaire Palms													
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of nine (9) antennas concealed behind Fiberglass Reinforce Panel (FRP) inside a 30-foot tall structure, painted to match the existing building. The equipment associated with this project is located inside a 220 square feet CMU enclosure.													
COMMUNITY PLAN AREA:	Peninsula													
DISCRETIONARY ACTIONS:	Planned Development Permit													
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial													
<p><u>(CC-3-5) ZONING INFORMATION:</u> <u>Proposed:</u></p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding-right: 20px;">HEIGHT LIMIT</td> <td style="padding-right: 40px;">30-feet</td> <td>30-feet</td> </tr> <tr> <td>FRONT SETBACK:</td> <td>10-feet</td> <td>10-feet</td> </tr> <tr> <td>SIDE SETBACK:</td> <td>10-feet</td> <td>10-feet</td> </tr> <tr> <td>REAR SETBACK:</td> <td>10-feet</td> <td>0-feet</td> </tr> </table>			HEIGHT LIMIT	30-feet	30-feet	FRONT SETBACK:	10-feet	10-feet	SIDE SETBACK:	10-feet	10-feet	REAR SETBACK:	10-feet	0-feet
HEIGHT LIMIT	30-feet	30-feet												
FRONT SETBACK:	10-feet	10-feet												
SIDE SETBACK:	10-feet	10-feet												
REAR SETBACK:	10-feet	0-feet												
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE												
NORTH:	CC-3-5	Commercial												
SOUTH:	RM-2-5	SDG&E Utility												
EAST:	RM-2-5	Residential												
WEST:	CC-3-5	Commercial												
DEVIATIONS OR VARIANCES REQUESTED:	The existing equipment enclosure is located in the required 10-foot rear yard setback.													
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 19, 2012, the Peninsula Planning Group voted 13-0-0 to support the existing Sprint Voltaire Palms Plaza project as designed without any modifications (Attachment)													

**PLANNING COMMISSION RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 926903
SPRINT - VOLTAIRE PALMS PLAZA PROJECT NO. 241379**

WHEREAS, **Meunitz Family Trust**, Owner, and **Sprint Nextel**, Permittee, filed an application with the City of San Diego for a permit consisting of an existing Wireless Communication Facility (WCF) with nine (9) antennas concealed inside a 30-foot tall structure behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing building. The equipment associated with this project is located inside a 240-square foot CMU enclosure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 926903;

WHEREAS, the project site is located at 4051 Voltaire Street, San Diego, CA 92107 in the CC-3-5 zone within the Peninsula Community Plan;

WHEREAS, the project site is legally described as Parcel A; Lots of Bay Crest Subdivision, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 5334, filed in the Office of the County Recorder of San Diego, January 1964;

WHEREAS, on March 29, 2012, the PLANNING COMMISSION of the City of San Diego considered PLANNED DEVELOPMENT PERMIT NO. 926903 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 2, 2012, 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 15301 (Existing Facilities) 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 March 29, 2012.

FINDINGS:

Findings for a Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits (OUTSIDE THE COASTAL ZONE)

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

The Peninsula Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities

are permitted in all zones citywide with the appropriate permit process. WCF's are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public views. The antennas associated with this WCF are completely concealed inside the existing 30-foot tall structure. Portions of this tower have been replaced with Fiberglass Reinforced Panels (FRP) so that the antennas can operate without any interference. The equipment is located between two existing buildings on the property with landscaping. The combination of the buildings and the existing landscaping provides sufficient screening to and from the right-of-way. No changes are being proposed by Sprint as part of this permit application. The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. Sprint's existing WCF is consistent with the General Plan's requirement since the antennas are completely hidden and the equipment is minimally visible. As a whole, this project complies with the General Plan's requirements and 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." On October 13, 2011, Sprint Nextel submitted an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code

The proposed wireless communication facility has been designed to have minimal visual impacts to the surrounding uses. The design to completely conceal the antennas inside the existing tower can be supported by staff. The City always encourages complete concealment facilities when possible and the antennas associated with this project comply with the City Guidelines and Standards. The equipment is located in the required CC-3-5 rear yard setback but is minimally visible in the public right-of-way. The equipment is located between two existing buildings and screened appropriately by the existing landscaping. Relocating the equipment enclosure out of the setback and to a different outdoor ground location would most likely impact existing parking spaces and parking circulation. The visibility of the equipment enclosure may also be impacted and therefore the proposed deviation would result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 926903 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 926903, a copy of which is attached hereto and made a part hereof.

Simon Tse
Associate Planner
Development Services

Adopted on: March 29, 2012

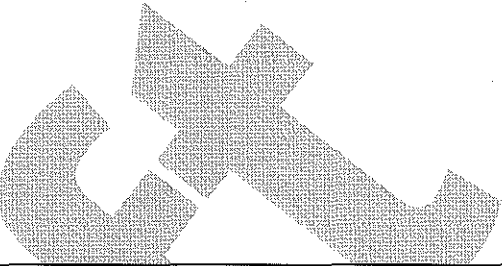
Internal Order No. 24001858

DRAFT

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

WHEN RECORDED MAIL TO

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501



SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001858

PLANNED DEVELOPMENT PERMIT NO. 926903
SPRINT - VOLTAIRE PALMS PLAZA PROJECT NO. 241379
PLANNING COMMISSION

This Planned Development Permit No. 926903 is granted by the Planning Commission of the City of San Diego to **Meunitz Family Trust**, Owner, and **Sprint Nextel**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 6 and Land Development Code Section 141.0420. The project is located at 4051 Voltaire Street, San Diego, CA 92107 in the CC-3-5 zone within the Peninsula Community Plan. The project site is legally described as Parcel A; Lots of Bay Crest Subdivision, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 5334, filed in the Office of the County Recorder of San Diego, January 1964.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owners and Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 29, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of nine (9) antennas concealed inside a 30-foot structure designed to match the existing building. The equipment associated with this project is located inside a 240-square foot CMU enclosure.
- 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 Planned Development Permit [PDP] and corresponding use of this site shall expire on **March 29, 2022**. 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.
2. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new 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 enforcement for noncompliance, which may include penalties and fines.
3. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
4. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
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. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

PLANNING/DESIGN REQUIREMENTS:

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

14. Permittee shall not cause or allow the antennas located on the existing building to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:

15. Nine (9) antennas with the following dimensions: 74 by 7.9 by 1.6 inch.

16. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.

17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- 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.

APPROVED by the Planning Commission of the City of San Diego on March 29, 2012 and by Resolution No. _____.

Planned Development Permit No. 926903

PTS No. 241379

Date of Approval: March 29, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.**

[Meunitz Family Trust]
Owner

By _____
NAME
TITLE

[Sprint Nextel]
Permittee

By _____
NAME
TITLE

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

Draft



Together with NEXTEL

VOLTAIRE PALMS PLAZA SD34XC672

4051 SUITE E VOLTAIRE STREET
SAN DIEGO, CA 92107

"I, D.K. DO, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED."



DCI PACIFIC

ARCHITECTURE · ENGINEERING · CONSULTING
32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
PHONE: (949) 475-1000 FAX: (949) 475-1001



Together with NEXTEL
310 COMMERCE, SUITE 250
IRVINE, CA 92602
PHONE: (714) 617-9342

PROJECT IDENTIFICATION:
**VOLTAIRE PALMS PLAZA
SD34XC672**
4051 SUITE E VOLTAIRE STREET
SAN DIEGO, CA 92107

CURRENT ISSUE DATE:
11/22/11

ISSUED FOR:
ZONING

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HN	BOK	DKD

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
1	01/21/11	90% ZD	FV
2	05/09/11	100% ZD	FV
3	08/08/11	PLANNING COMMENTS	FV
4	11/22/11	PLANNING COMMENTS #2	FV

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T1
VOLTAIRE PALMS PLAZA

DEVELOPMENT SUMMARY

PROJECT DESCRIPTION:
ZONING RENEWAL FOR AN EXISTING 'SPRINT' UNMANNED TELECOMMUNICATION FACILITY:
SPRINT ENTITLEMENT:
(3) ANTENNAS PER SECTOR, (9) TOTAL
(1) GPS ANTENNA
(4) EQUIPMENT CABINETS INSIDE CMU ENCLOSURE AT GROUND LEVEL
EXISTING INSTALLATION:
(3) ANTENNAS PER SECTOR, (9) TOTAL
(1) GPS ANTENNAS
(2) EQUIPMENT CABINETS INSIDE CMU ENCLOSURE AT GROUND LEVEL
SCOPE OF WORK:
1. NO ELECTRICAL CHANGES
2. NO STRUCTURAL CHANGES

PROPERTY INFORMATION:
PARCEL A, LOT 45 OF BAY CREST SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5334, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JANUARY 1964.
ASSESSOR PARCEL NUMBER: 449-252-01
LEASE AREA: 242.0 SQ FT

BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:
TO BE FILLED OUT BY ZONER/APPLICANT:

OWNER:
OWNER: MEUNITZ FAMILY TRUST
ADDRESS: 2643 HIDDEN VALLEY ROAD
LA JOLLA, CA 92037
CONTACT: JEFF LUBIN
PHONE: (858) 337-9590

EXISTING WCFs ON SAME PROPERTY:
NONE

BUILDING CODE INFORMATION:
EXISTING BUILDING/STRUCTURE:
OCCUPANCY = M
CONSTRUCTION TYPE = V N
SPRINKLER SYSTEM = TBD
PROPOSED STRUCTURE:
OCCUPANCY = N/A
CONSTRUCTION TYPE = N/A
SPRINKLER SYSTEM = N/A

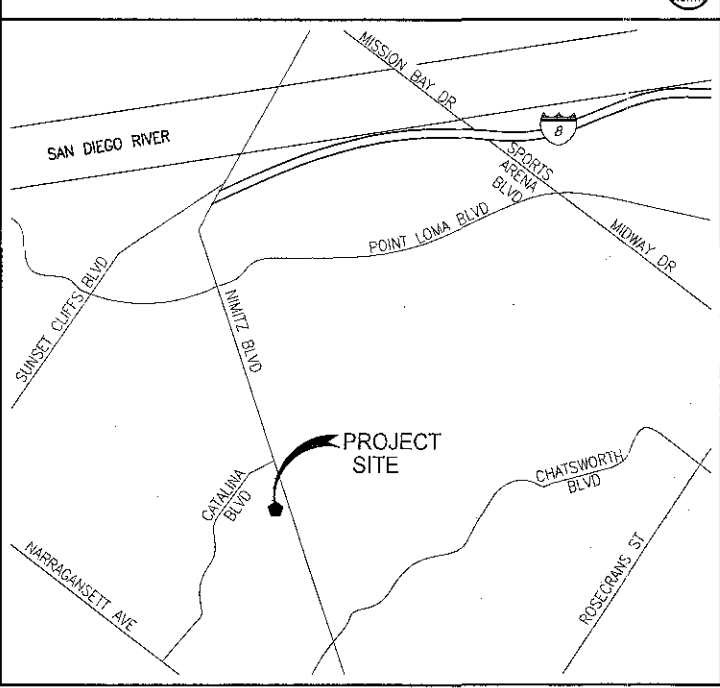
PROJECT TEAM:
CONSTRUCTION: PAUL HOKENESS
PHONE: (858) 231-8889
SITE ACQUISITION: BECKY SISKOWSKI
PHONE: (858) 243-2900
PLANNING: BECKY SISKOWSKI
PHONE: (858) 243-2900
ARCHITECT: D.K. DO, RA
PHONE: (949) 475-1000

ZONING INFORMATION:
JURISDICTION: SAN DIEGO
ZONING DESIGNATION: CC-3-5
LATITUDE: 32°44'33.05"N
LONGITUDE: 117°13'59.29"W
TOP OF (E) STRUCTURE: 30'-0" AGL
BASE OF STRUCTURE: 78.0' AMSL

CODE COMPLIANCE

- | | |
|--|--|
| 1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC) | 5. 2010 CALIFORNIA ENERGY CODE |
| 2. 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 | (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS) |
| (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS) | 6. 2010 CALIFORNIA FIRE CODE (CFC) |
| 3. 2010 CALIFORNIA ELECTRICAL CODE | (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS) |
| (2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS) | 7. 2010 CALIFORNIA GREEN CODE |
| 4. 2010 CALIFORNIA MECHANICAL CODE (CMC) | 8. 2010 CALIFORNIA REFERENCES STANDARDS CODE |
| (2009 EDITION JAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS) | |

VICINITY MAP



DRIVING DIRECTIONS

- DEPART FROM SAN DIEGO INTERNATIONAL AIRPORT:
1. START OUT GOING EAST TOWARD N HARBOR DR.
 2. TURN LEFT ONTO N HARBOR DR.
 3. TURN SLIGHT RIGHT ONTO NIMITZ BLVD
 4. TURN RIGHT TO STAY ON NIMITZ BLVD
 5. TURN SLIGHT LEFT ONTO TENNYSON ST
 6. TURN SLIGHT RIGHT ONTO WABASKA DR
 7. TURN SLIGHT RIGHT ONTO VOLTAIRE ST
 8. 4051 VOLTAIRE ST STE E IS ON THE LEFT

DRAWING INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
A1	SITE, EQUIPMENT & ANTENNA LAYOUT PLANS
A2	ELEVATIONS
A3	ELEVATIONS
D1	ANTENNA SPEC SHEET

ABBREVIATIONS

A/C	AIR CONDITIONING	GA	GAUGE	OC	ON CENTER
AGL	ABOVE FINISH GRADE	GALV	GALVANIZED	OD	OUTSIDE DIAMETER
APPROX	APPROXIMATELY	CC	GENERAL CONTRACTOR	PLYWD	PLYWOOD
BLDG	BUILDING	GRND	GROUND	PROP	PROPERTY
BLK	BLOCKING	GYP BD	GYPSPUM WALL BOARD	R	RADIUS
CLR	CLEAR	HORZ	HORIZONTAL	REQ	REQUIRED
CONC	CONCRETE	HR	HOUR	RM	ROOM
CONST	CONSTRUCTION	HT	HEIGHT	RO	ROUGH OPENING
CONT	CONTINUOUS	HVAC	HEATING, VENTILATION, AIR CONDITIONING	SHT	SHEET
DBL	DOUBLE	ID	INSIDE DIAMETER	SIM	SIMILAR
DIA	DIAMETER	IN	INCH	SPEC	SPECIFICATION
DIAG	DIAGONAL	INFO	INFORMATION	SF	SQUARE FOOT
DN	DOWN	INSUL	INSULATION	SS	STAINLESS STEEL
DET	DETAIL	INT	INTERIOR	STL	STEEL
DWG	DRAWING	CBC	CALIFORNIA BUILDING CODE	STRUCT	STRUCTURAL
E	EXISTING	SUSP	SUSPENDED	THRU	THROUGH
EA	EACH	L	LENGTH	T.O.	TOP OF
ELEV	ELEVATION	LBS	POUNDS	TYP	TYPICAL
ELEC	ELECTRICAL	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	MECH	MECHANICAL	VERT	VERTICAL
EQUIP	EQUIPMENT	MTL	METAL	VIF	VERIFY IN FIELD
EXT	EXTERIOR	MFR	MANUFACTURE	W/	WITH
FIN	FINISH	MGR	MANAGER	W/O	WITHOUT
FLUOR	FLUORESCENT	MIN	MINIMUM	WP	WATER PROOF
FLR	FLOOR	MISC	MISCELLANEOUS		
FT	FOOT	NA	NOT APPLICABLE		
		NIC	NOT IN CONTRACT		
		NTS	NOT TO SCALE		

APPROVAL	DATE	SIGNATURE
P.M.:		
LANDLORD:		
CONST:		
S/A:		
R.F.:		
ZONING:		
A&E:		
R.F.:		

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



PROJECT IDENTIFICATION:
VOLTAIRE PALMS PLAZA
SD34XC672
 4051 SUITE E VOLTAIRE STREET
 SAN DIEGO, CA 92107

CURRENT ISSUE DATE:
11/22/11

ISSUED FOR:
ZONING

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

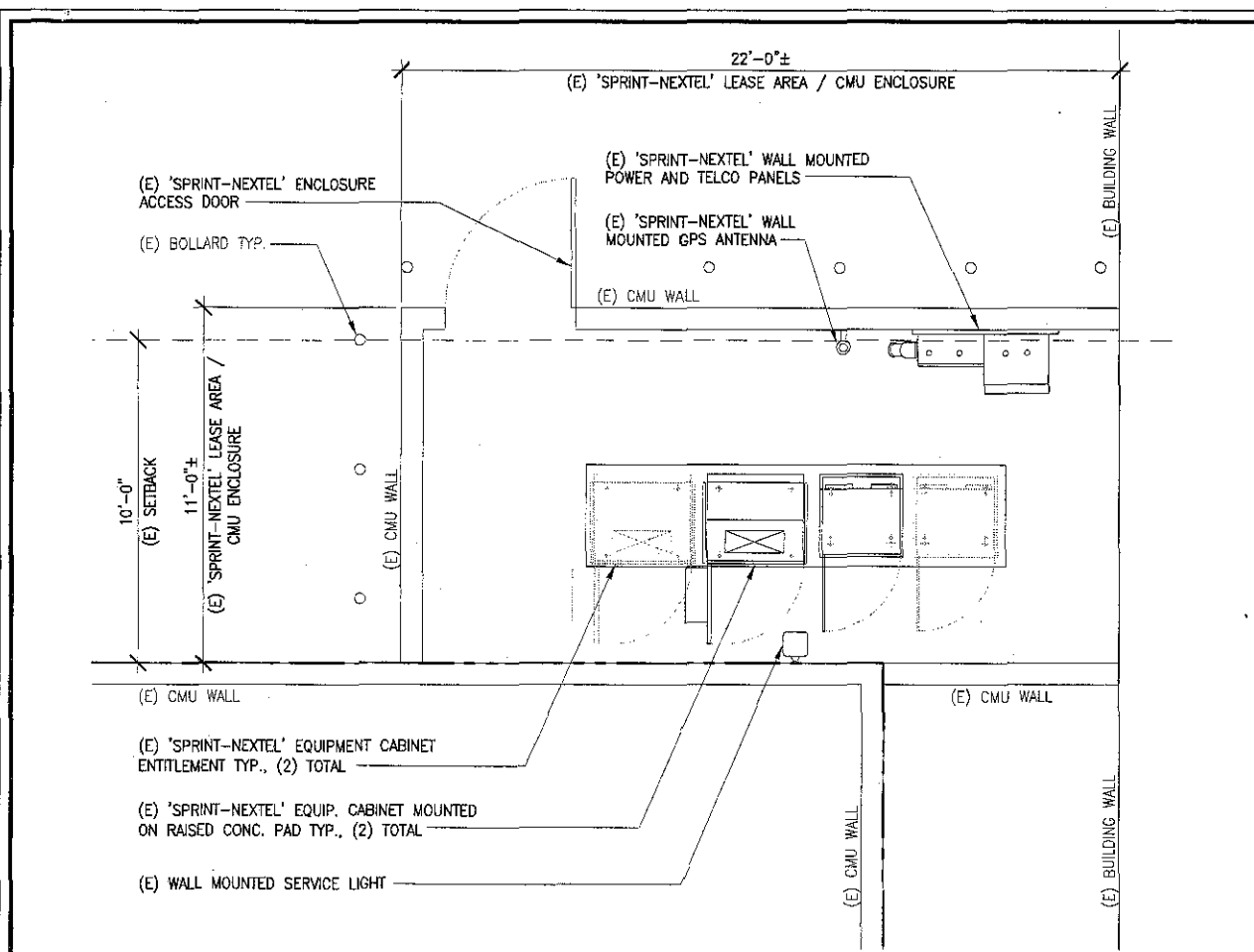
DRAWN BY:	CHK:	APV:
HN	BOK	DKD

ISSUE STATUS:

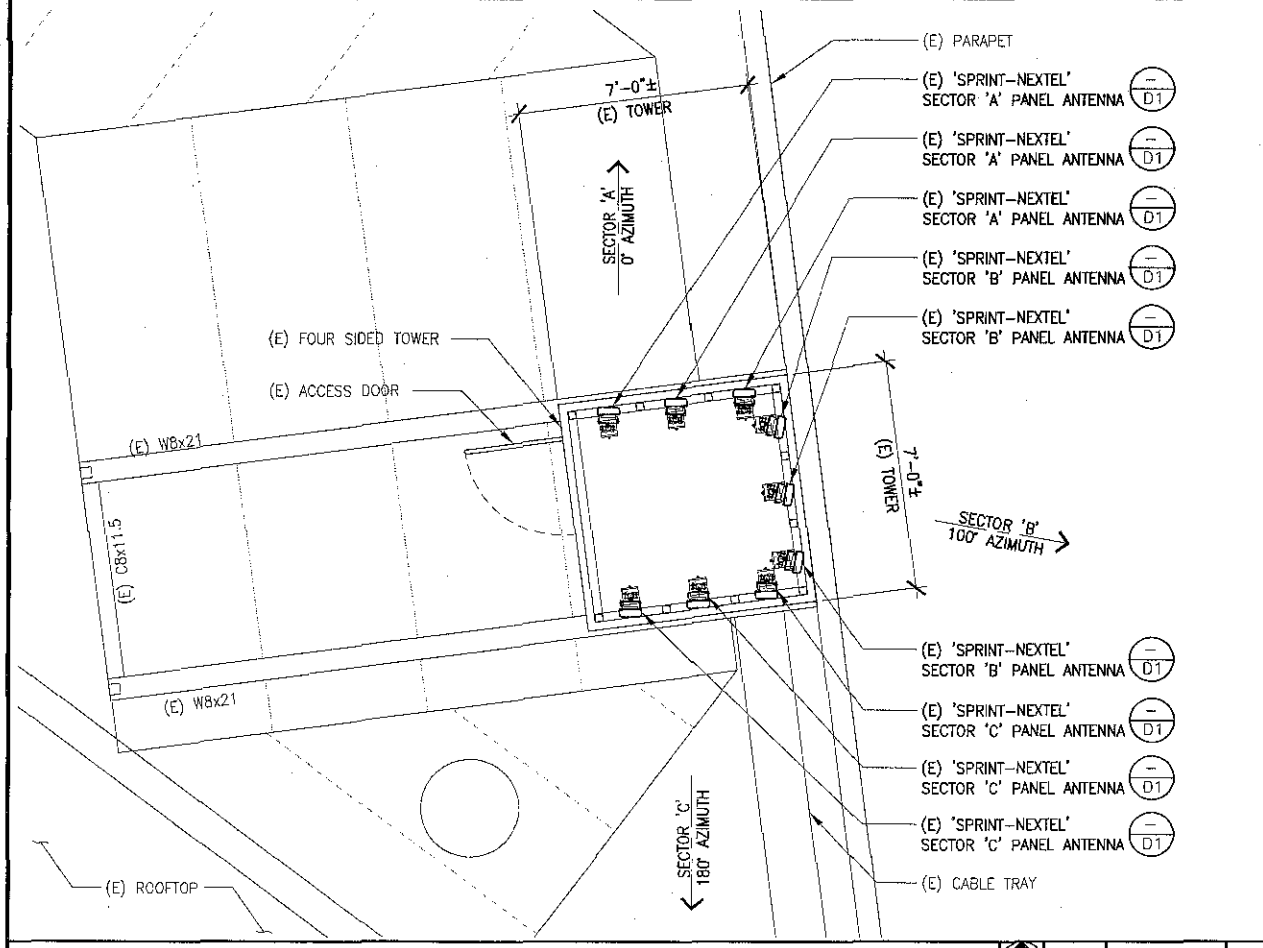
Δ	DATE:	DESCRIPTION:	BY:
1	01/21/11	90% ZD	FV
2	05/09/11	100% ZD	FV
3	08/08/11	PLANNING COMMENTS	FV
4	11/22/11	PLANNING COMMENTS #2	FV

SHEET TITLE:
SITE, ANTENNA & EQUIPMENT LAYOUT PLANS

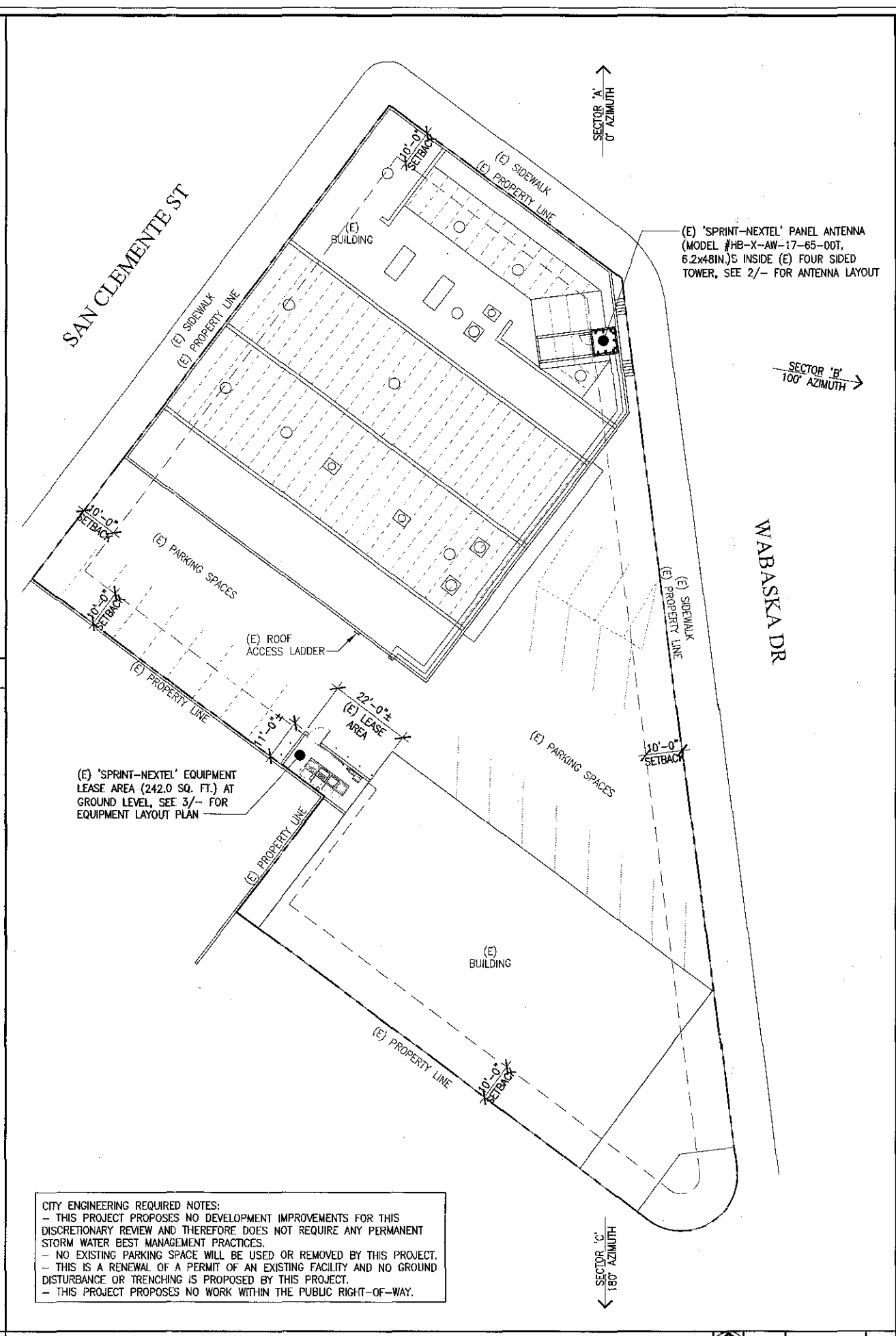
SHEET NUMBER:
A1
 VOLTAIRE PALMS PLAZA



EQUIPMENT LAYOUT PLAN SCALE: 3/8"=1'-0" **3**

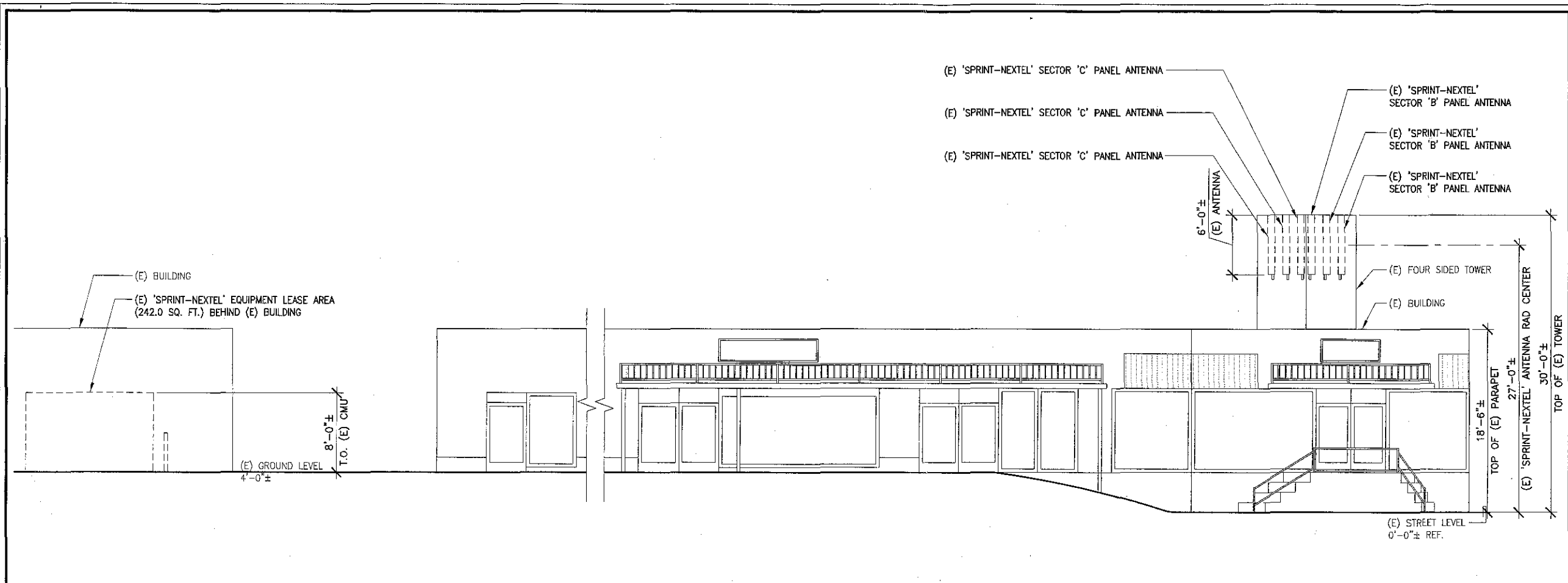


ANTENNA LAYOUT PLAN SCALE: 3/8"=1'-0" **2**



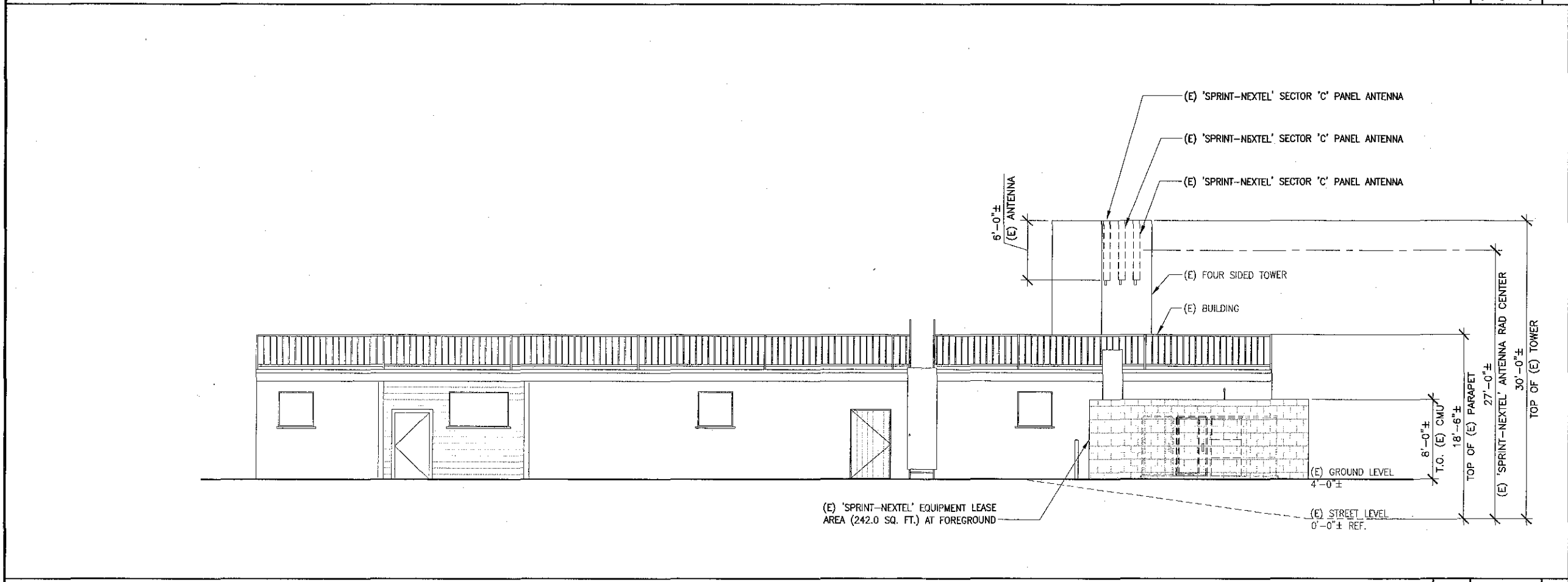
CITY ENGINEERING REQUIRED NOTES:
 - THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 - NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

SITE PLAN SCALE: 3/8"=1'-0" **1**



SOUTHEAST ELEVATION

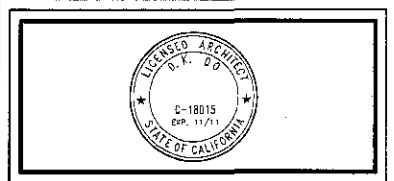
SCALE: 1/8" = 1'-0" 2



SOUTHWEST ELEVATION

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

DCI PACIFIC
 ARCHITECTURE · ENGINEERING · CONSULTING
 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 475-1000 FAX: (949) 475-1001



Sprint
 Together with NEXTEL
 310 COMMERCE, SUITE 250
 IRVINE, CA 92602
 PHONE: (714) 617-9342

PROJECT IDENTIFICATION:
VOLTAIRE PALMS PLAZA
SD34XC672
 4051 SUITE E VOLTAIRE STREET
 SAN DIEGO, CA 92107

CURRENT ISSUE DATE:
11/22/11

ISSUED FOR:
ZONING

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

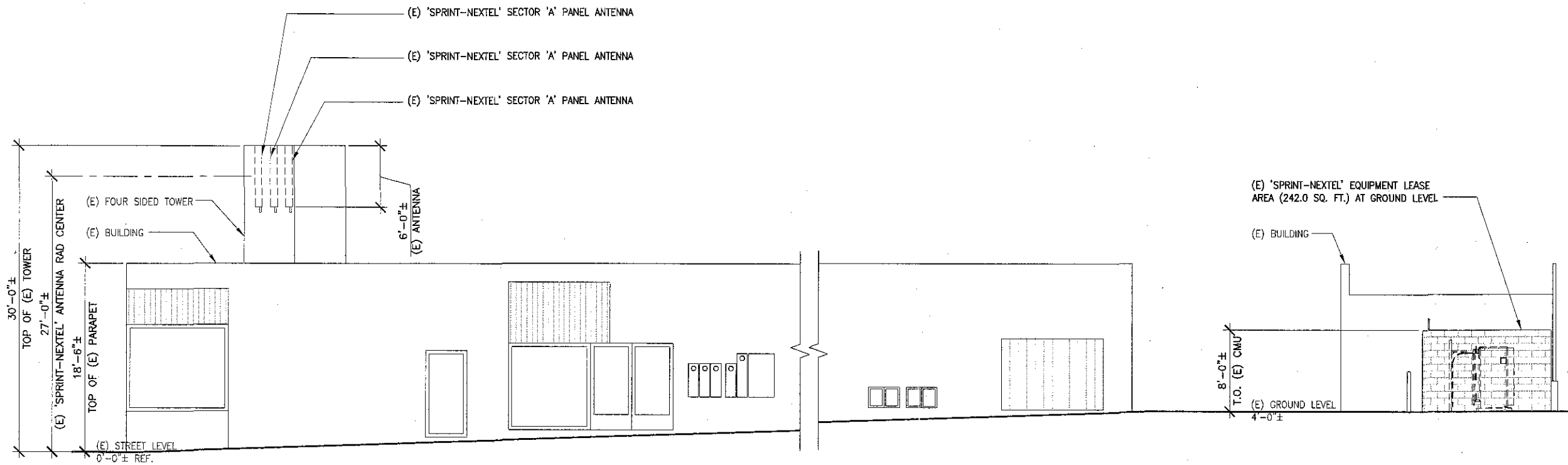
DRAWN BY:	CHK:	APV:
HN	BOK	DKD

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
01/21/11	90% ZD	FV
05/08/11	100% ZD	FV
06/08/11	PLANNING COMMENTS	FV
11/22/11	PLANNING COMMENTS #2	FV

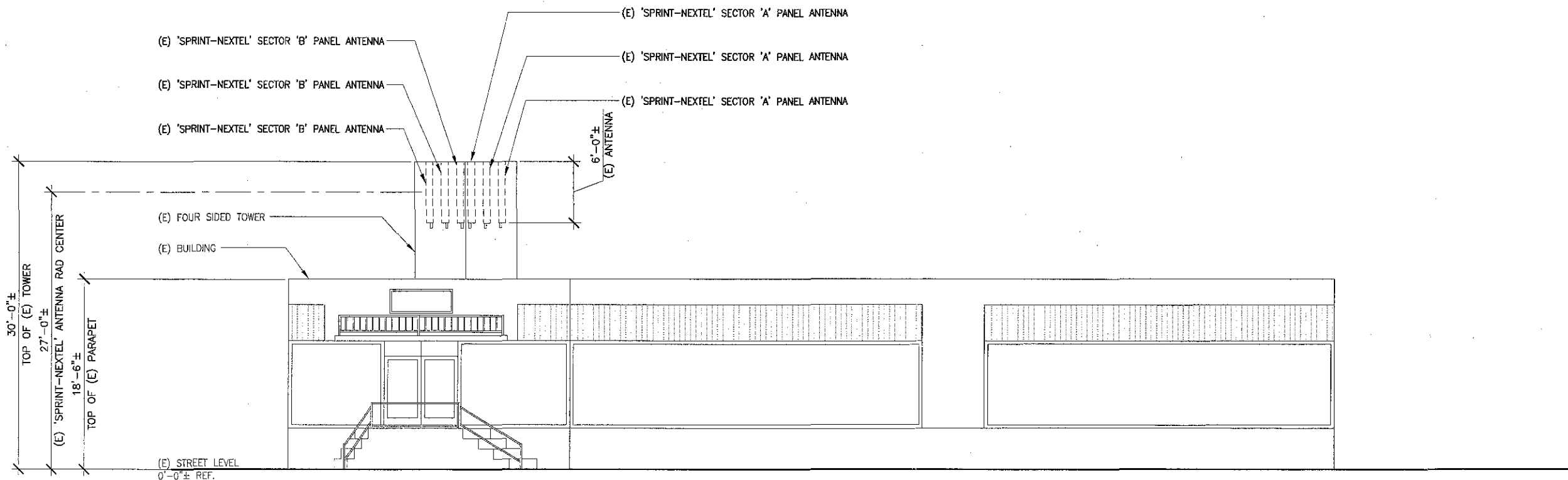
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A2
 ISSUE LEVEL:
 VOLTAIRE PALMS PLAZA



SOUTHEAST ELEVATION

SCALE: 3/16" = 1'-0" 0 1 2 3 2



NORTHEAST ELEVATION

SCALE: 3/16" = 1'-0" 0 1 2 3 1

DCI PACIFIC

ARCHITECTURE · ENGINEERING · CONSULTING
32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
PHONE: (949) 475-1000 FAX: (949) 475-1001



Sprint

Together with NEXTEL
310 COMMERCE, SUITE 250
IRVINE, CA 92602
PHONE: (714) 617-9342

PROJECT IDENTIFICATION:

VOLTAIRE PALMS PLAZA
SD34XC672

4051 SUITE E VOLTAIRE STREET
SAN DIEGO, CA 92107

CURRENT ISSUE DATE:

11/22/11

ISSUED FOR:

ZONING

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HN	BOK	DKD

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
1	01/21/11	90% ZD	FV
2	05/09/11	100% ZD	FV
3	08/08/11	PLANNING COMMENTS	FV
4	11/22/11	PLANNING COMMENTS #2	FV

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: ISSUE LEVEL:

A3

VOLTAIRE PALMS PLAZA



ARCHITECTURE - ENGINEERING - CONSULTING
 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 475-1000 FAX: (949) 475-1001



Together with NEXTEL
 310 COMMERCE, SUITE 250
 IRVINE, CA 92602
 PHONE: (714) 617-9342

PROJECT IDENTIFICATION:
VOLTAIRE PALMS PLAZA
SD34XC672
 4051 SUITE E VOLTAIRE STREET
 SAN DIEGO, CA 92107

CURRENT ISSUE DATE:
11/22/11

ISSUED FOR:
ZONING

APPROVALS:		
APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HN	BOK	DKD

ISSUE STATUS:			
△	DATE:	DESCRIPTION:	BY:
1	01/21/11	80% ZD	FV
2	05/09/11	100% ZD	FV
3	08/08/11	PLANNING COMMENTS	FV
4	11/22/11	PLANNING COMMENTS #2	FV

SHEET TITLE:
ANTENNA SPEC SHEET

SHEET NUMBER:
D1
 ISSUE LEVEL:
 VOLTAIRE PALMS PLAZA

- PCSS065-19 -

Amphenol JAYBEAM

PCSS065-19

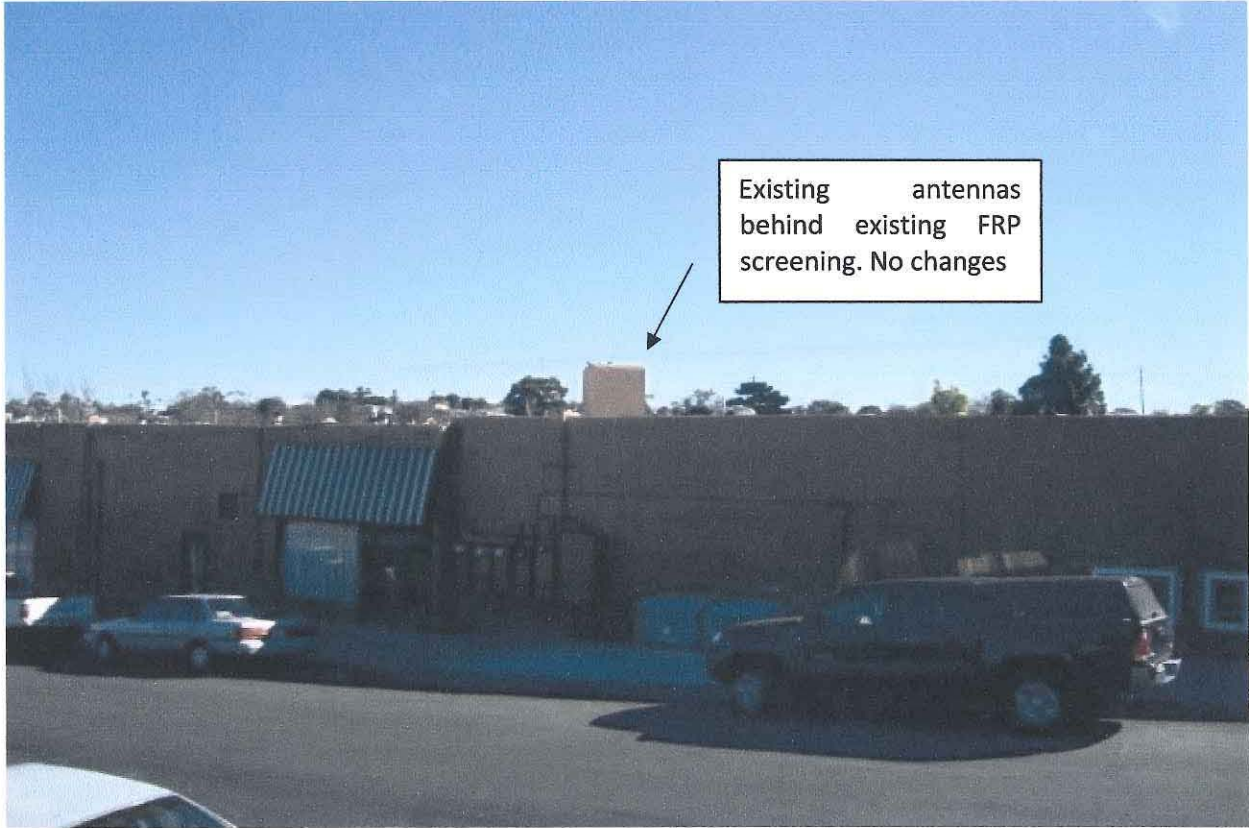
Amphenol JAYBEAM

Cellular	1850 - 1990 MHz
V-Pol / 60° Az / 18.6 dBi	
Type	PCSS065-19-x'
Product Code	PCSS065-19-x'
Frequency Range (MHz)	1850 - 1990
Gain	18.6 dBi (16.5 dBS)
Input Impedance (Ohms)	50
VSWR	< 1.4 : 1
Polarization	Vertical
Electrical Down tilt (°)	0°, 2°, 5°
Horizontal Beamwidth (-3 dB)	65°
Vertical Beamwidth (-3 dB)	4.7°
1st Upper Side-lobe	< -16 dB
1st Null	> -18 dB
Front to Back Ratio	> 25 dB
Intermodulation	< -153 dBc for 2 x ΔW carriers
Input Power (Watts)	250
Input Connector Type (*) / Location	7/16-DIN Female / Bottom Top Feed Option available in 0° and 0°
Operating Temperature	-40° F (-40° C) to +140° F (+60° C)
Wind Speed	125 mph (200 km/h; 56 m/s)
Wind Loads (160 km/h)	Front: 104 lb (461 N) Side: 21 lb (93 N)
Antenna Weight	14 lbs (6.4 kg)
Dimensions (in)	Height: 74.0 Width: 7.9 Depth: 1.6 (1877 x 200 x 40 mm)
Pole Mounting Kit: MKS05P01	Weight: 6.5 lbs (2.9 kg)
Scissor Tilt Mounting Kit: MKS05T03	Weight: 9.1 lbs (4.1 kg)
Bar Tilt Mounting Kit Option: MKS05T04	Weight: 8.8 lbs (3.9 kg)

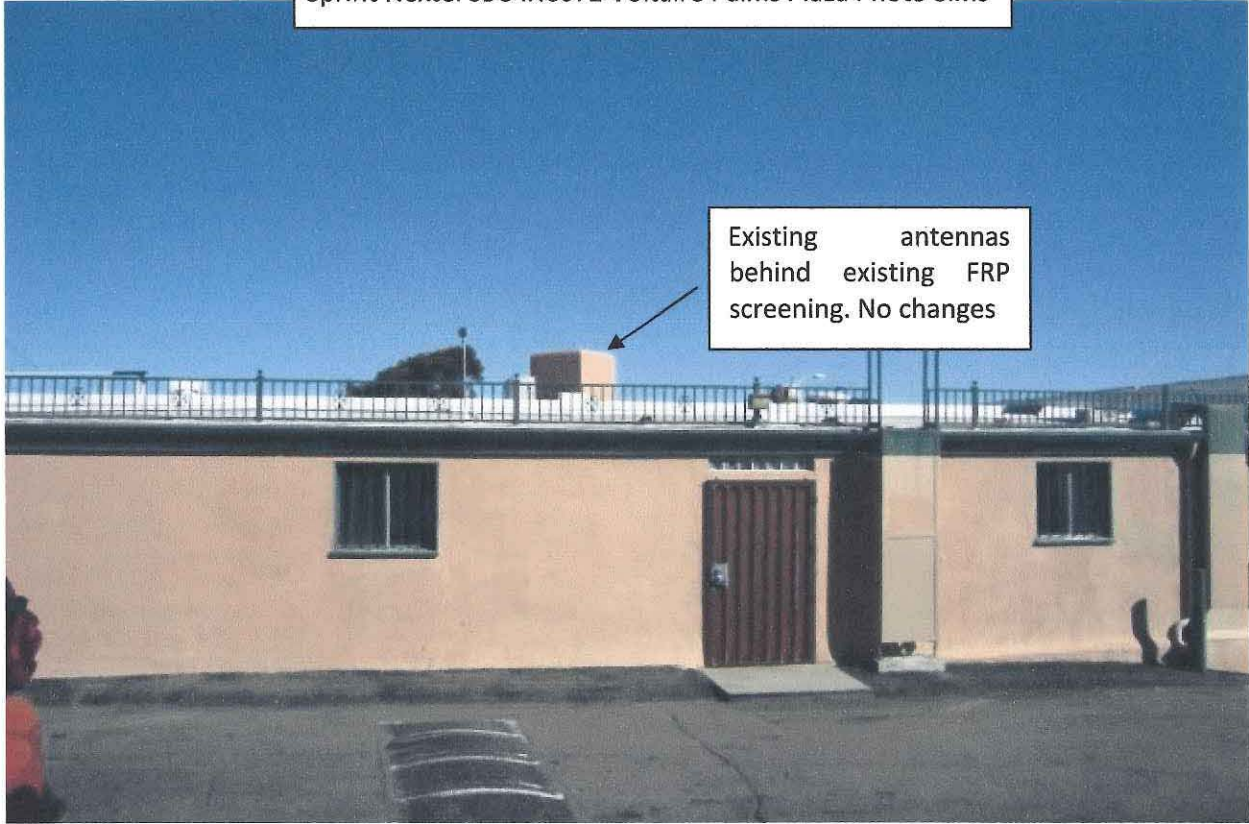
Horizontal Plane

Vertical Plane

Amphenol JAYBEAM reserves the right to modify or amend any drawings or specifications without prior notice.
 The specifications shown above is indicative of the product and full technical details can be obtained directly from the company.
 Web Site: www.jaybeam.com



Sprint Nextel SD34XC672 Voltaire Palms Plaza Photo Sims



Site survey photos of EQ area

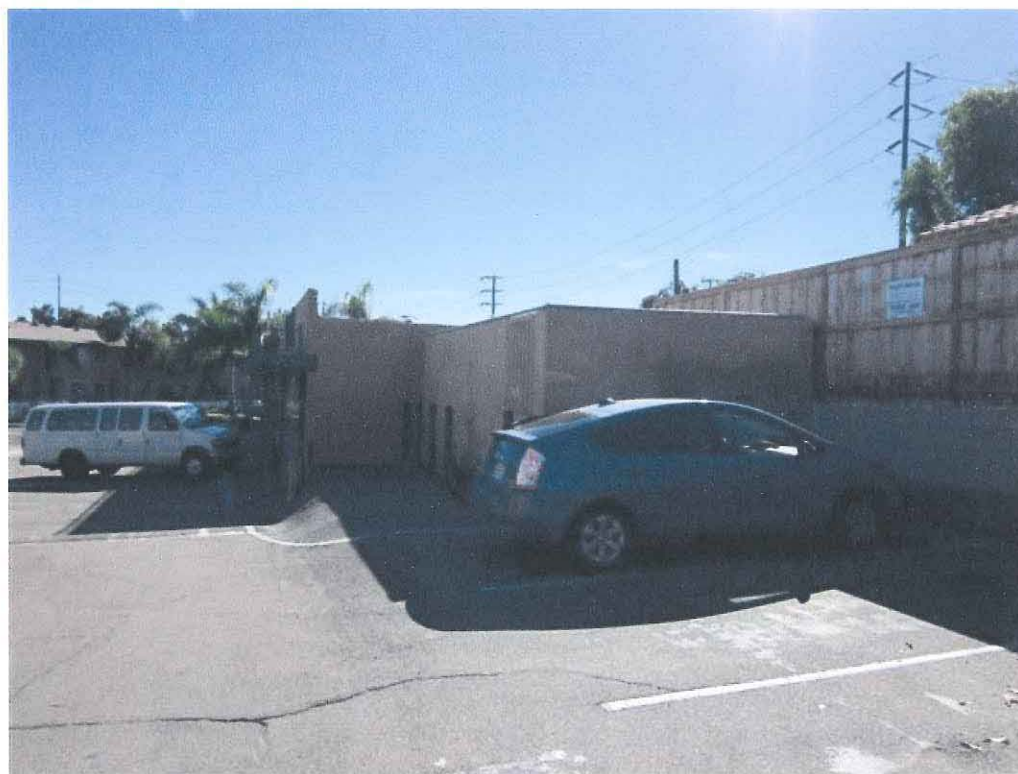
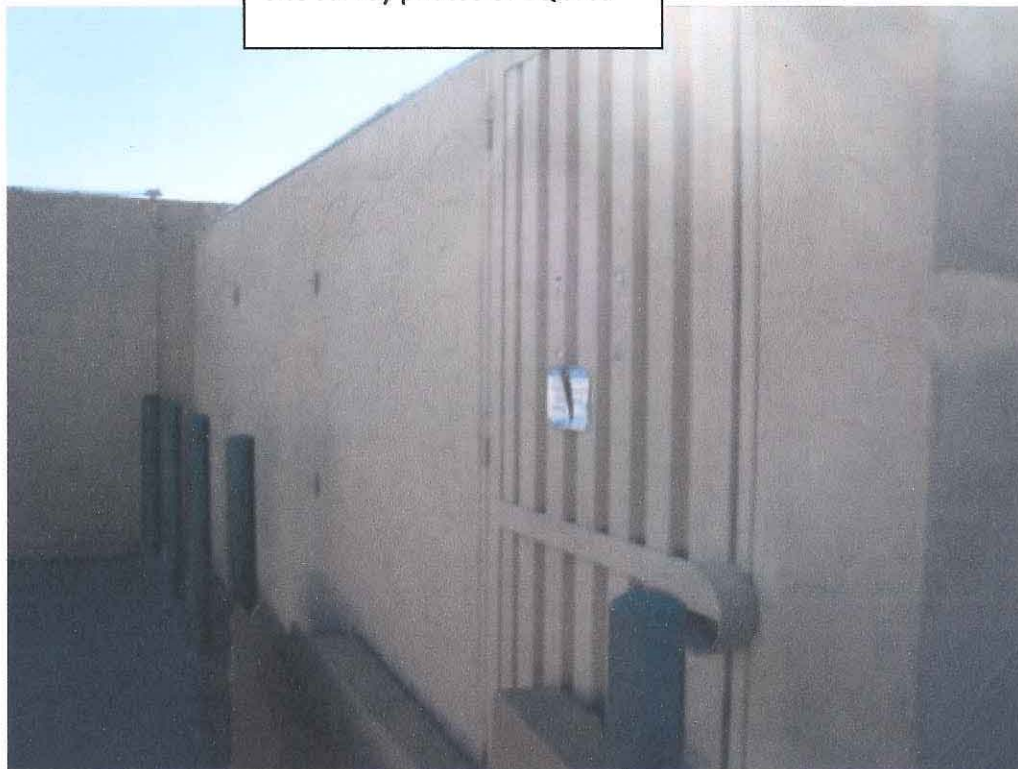


Photo from Voltaire street





THE CITY OF SAN DIEGO

Date: December 18, 2000

Applicant: WFI, Agent for: Sprint PCS
9665 Chesapeake Drive, Suite 320
San Diego, CA 92123
Attn: Shelly Kilbourn

Permit No.: 99-0923-41 Telecommunication Antenna Approval, Voltaire Palms Plaza

Address: 4051 Voltaire Street, San Diego, California, 92107

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

PLANNING AND DEVELOPMENT REVIEW ACTION:

It has been determined by **Planning & Development Review** that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed a Conditional Use Permit (Process Three). This decision is based on the City of San Diego's Land Development Code, Section 141.0405, Communication Antennas. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15268.

Planning and Development Review grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated December 13, 2000. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Planning and Development Review.
- The facility will consist of a total of nine (9) directional antennas (3 arrays of 3 antennas) mounted behind a screen wall on the north, south and east elevations of the proposed tower structure. Each antenna array shall be fully screened from view inside of the proposed 7 x 7-foot-wide and 12-foot-high tower painted and textured to match the existing tower.



Planning and Development Review

1222 First Avenue, MS 501 • San Diego, CA 92101-4155

Tel (619) 446-5460

- The facility shall include a 264-square-foot (12 x 22), equipment enclosure fully screened from view behind an 8-foot-high brick wall painted and textured to match the existing building. The equipment storage will house up to 4 equipment cabinets and associated electronic equipment. The coax cables and tray shall be located below grade in the existing parking lot.
- This **APPROVAL** and corresponding use of this site **shall expire on December 13, 2010**. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.
- Prior to the expiration of this Approval, the Permittee may request an Administrative Extension of Time to the permit for an additional ten years. An Administrative Extension of Time may be granted by Planning and Development Review if it is determined that no material change in circumstance has occurred that would effect the validity of this approval as a Minor Telecommunication facility.

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Review Division and stamped with the Planning and Development Review "**CONFORMS**" stamp. All modifications to this structure or site not directly approved by this permit shall require further review by Planning and Development Review. Building permits must be obtained within six months from the date of this approval or this authorization shall be null and void.



Drew Kleis
Project Manager



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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Sprint Nextel Voltaire Palms		Project Number: No. 241379	Distribution Date:
Project Scope/Location: An existing WCF located at 4051 E. Voltaire Street, in the CC-3-5 zone within the Peninsula Community Planning area. The project consists of twelve antennas concealed inside an existing 30-foot tall structure behind Fiberglass Reinforced Panel (FRP) materials. The equipment associated with this project is located inside a 242-square ft enclosure in the parking lot.			
Applicant Name: Becky Siskowski		Applicant Phone Number:	
Project Manager: Simon Tse	Phone Number: (619) 687-5984	Fax Number: (619) 446-5245	E-mail Address: STse@SanDiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 13	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: none			
NAME: Allen Jones		TITLE: Chair, Project Rev. Comm. Peninsula Comm. Plng Bd.	
SIGNATURE: <i>Allen Jones</i>		DATE: 1/19/2012	
<i>Attach Additional Pages If Necessary.</i>		Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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: Sprint Nextel SD34XC672 Voltaire Palms Plaza
 Project No. For City Use Only: _____

Project Address: 4051 Voltaire Street, San Diego, 92107

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): SHARLEY MEDWITZ FAMILY TRUST
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 2643 HIDDEN VALLEY ROAD
 City/State/Zip: CA JOLLA, CALIFORNIA 92037
 Phone No: 858 337-8590 Fax No: 858 454-2534
 Signature: Sharley Medwitz Date: 11/1/11

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:

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (6-05)

NOTICE OF EXEMPTION

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

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

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

PROJECT No.: 241379

PROJECT TITLE: Sprint Nextel Voltaire Palms

PROJECT LOCATION-SPECIFIC: 4051 Voltaire Street Suite E, San Diego, CA 92107

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT (PDP) to allow for the continued operation of an existing Wireless Communication Facility (WCF). The WCF consists of nine (9) antennas (concealed behind existing FRP screening on the roof of a commercial structure); one (1) GPS antennas; and equipment cabinets located inside an existing, 242-square-foot CMU enclosure at ground level. No structural or electrical changes are proposed. The project is located at 4051 Voltaire Street Suite E, within the CC-3-5 zone within the Peninsula Community Planning Area. The project site is also within the Coastal Height Limit Overlay and Community Plan Implementation Overlay Zone (CPIOZ) B, and complies with all applicable regulations of those overlay zones.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: BERNARD DUNHAM, 7990 NEW SALEM STREET, SAN DIEGO, CA 92126; 619-944-9564

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: 15301: EXISTING FACILITIES

REASONS WHY PROJECT IS EXEMPT: Section 15301 allows the permitting, leasing, or minor alteration of existing public or private structures that would involve negligible or no expansion of use. Additionally, none of the exceptions described in section 15300.2 apply to this project.

LEAD AGENCY CONTACT PERSON: M. Blake TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 () YES () NO

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

Matt Blake / Senior Planner
 SIGNATURE/TITLE

Feb. 2, 2012
 DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
- () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 12, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	March 29, 2012
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:	PLANNED DEVELOPMENT PERMIT, PROCESS 4
PROJECT NUMBER:	241379
PROJECT NAME:	<u>SPRINT VOLTAIRE PLAMS PLAZA</u>
APPLICANT:	Becky Siskowski
COMMUNITY PLAN AREA:	Peninsula
COUNCIL DISTRICT:	2
CITY PROJECT MANAGER:	Simon Tse, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5984/ stse@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 an existing Wireless Communication Facility (WCF) at located at 4051 Voltaire Street, in the CC-3-5 zone within the Peninsula Community Planning area, Council District 2. This existing WCF consists of nine antennas completely concealed inside a 30-foot tall structure behind Fiberglass Reinforced Panel (FRP) materials, painted to match the existing building. The equipment associated with this project is located inside a 240-square foot CMU enclosure in the parking lot, screened by existing landscaping. No changes are being proposed by the applicant. The project is requesting a deviation to continue to locate the equipment enclosure within the required rear yard setback allowed in the CC-3-5 zoning regulations. As a result, the project requires a Planned Development Permit, Process 4, Planning Commission decision.

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 2, 2012 and the opportunity to appeal that determination ends February 17, 2012.

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: 24001858

Revised 8/4/2011

Sprint – Voltaire Palms Plaza
PROJECT CHRONOLOGY
PTS #241379 INT #24001858

Date	Action	Description	City Review	Applicant Response
6.9.2011	First Submittal	Project Deemed Complete		
7.14.2011	First Assessment Letter		34 days	
10.13.2011	Second Submittal			87 days
11.21.2011	Second Assessment Letter		39 days	
12.1.2011	Third Submittal			10 days
1.18.2012		All project issues cleared.	48 days	
3.29.2012	Scheduled for Planning Commission		71 days	
Total Staff Time:		Including City Holidays and Furlough	182 days	
Total Applicant Time:		Including City Holidays and Furlough		97 days
Total Project Running Time:		From Deemed Complete to PC Hearing	279 days	