



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 4, 2013 **REPORT NO.** PC-13-038

ATTENTION: Planning Commission, Agenda of April 11, 2013

SUBJECT: VERIZON WIRELESS XIMED - PROJECT NO. 303571
PROCESS FOUR

**OWNER/
APPLICANT:** SCRIPPS MEMORIAL-XIMED MEDICAL CENTER, LP
VERIZON WIRELESS

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) at 9850 Genesee Ave in the University Community Plan?

Staff Recommendation:

1. **Approve** Planned Development Permit (PDP) No. 1084632; and
2. **Approve** Neighborhood Use Permit (NUP) No. 1064016.

Community Planning Group Recommendation: On February 12, 2013, the University Community Planning Group voted to support the Verizon WCF (Attachment 11).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 4, 2013 and the opportunity to appeal that determination ended March 19, 2013. (Attachment 7).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: Not applicable.

BACKGROUND

The project site is located at 9850 Genesee Ave in the RS-1-14 zone of the University Community Planning area (Attachment 2). The original permit No. 91-0302-08 issued to Pacific Telesis (PacTel) was approved on January 27, 1992 (Attachment 11). The cellular and paging unit of Pacific Telesis, PacTel Cellular, was spun off in 1994 into a new company called AirTouch Communications. In 1999, Airtouch merged with Britain's Vodafone Group Plc to become Vodafone Airtouch PLC. In 2000, its U.S. wireless assets were merged with those of Bell Atlantic Corp. to form the joint venture Verizon Wireless.

This WCF originally consisted of a total of fifteen antennas mounted behind the parapet wall behind Fiberglass Reinforced Panel (FRP) screening. The equipment associated with this project is located on the 9th floor inside the existing building. Due to the increase demand for Long Term Evolution (LTE) 4g technology, this site can no longer operate using the smaller size antennas. The larger size antennas required for the LTE technology would extend above the height of the existing parapet wall. Therefore, Verizon Wireless is proposing a rooftop penthouse to house the replacement LTE antennas. The project site is surrounded by medical offices to the east, Highway 5 to the west, Ximed Medical Center's parking garage to the north, and the University of California, San Diego baseball field to the south.

DISCUSSION

Project Description:

This WCF consists of twelve new replacement LTE antennas completely concealed inside a 20' by 20' rooftop penthouse, painted and textured to match the existing elevator shaft. The rooftop penthouse would be located on the westerly portion of the roof adjacent to one of two existing roof access stairway. The penthouse as proposed is set back a minimum of 20-feet from the edge of the building. The existing antennas located behind the parapet wall from the previous Verizon approval would be removed and the area would be restored to its original condition. Additionally, portions of the existing Verizon cable tray would also be removed as part of this project. The equipment associated with this project will continue to operate inside the existing building, on the 9th floor, not visible to the public.

As designed, the project is located on an existing hospital within the RS-1-14 zone. Per Municipal Code Regulation 141.0420(d)(2), Wireless Communication Facility located on premises containing a non-residential use within a Residential zone where the antennas associated with the wireless communication facility are located more than 100-feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-unit residences, can be processed as a Neighborhood Use Permit (NUP). The 100-feet shall be measured from the two closest points.

However, the proposed penthouse is above the RS-1-14 zone height limit of 35-feet pursuant to Land Development Code Section 131.0431 and requires a height deviation. The penthouse has been designed to match the height of the existing elevator shaft at 9'-7" and would result in an overall height of 136'-7" above grade, consistent with the elevator shaft and the other rooftop penthouse. Therefore, a Planned Development Permit (PDP) shall be processed with the NUP as

a consolidated Process 4, Planning Commission decision.

Community Plan Analysis: The project location has been designated for institutional use in the current University Community Land Use Plan (Attachment 2). The University Community Plan does not contain specific policies on wireless communication facility development.


General Plan: The General Plan, Section UD-A.15, states that WCF's 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 the facility is to be aesthetically pleasing and respectful of the neighborhood context. The proposed WCF completely conceals the proposed replacement LTE antennas inside a new 20' by 20' rooftop penthouse, painted and textured to match the existing rooftop elevator shaft. The equipment associated with this project will continue to operate inside the existing building, on the 9th floor, not visible to the public. Based on this, staff has determined that the proposed WCF design is respectful and compatible with the existing hospital.

Conclusion: The proposed WCF has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code. This includes the development regulations from the Wireless Communication Facilities Regulations Section 141.0420 and Section 131.0401 with exception to the proposed height deviation. As designed, the proposed rooftop penthouse exceeds the RS-1-14 zone height limit of 35-feet pursuant to 131.0431. This deviation can be supported by staff since the antennas are completely concealed inside a penthouse behind Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the existing rooftop elevator shaft. The WCF has been determined to be consistent with the General Plan and the University Community Plan. Staff recommends that the Planning Commission approve PDP No. 1084632 and NUP No. 1064016.

ALTERNATIVES

1. **Approve** Planned Development Permit (PDP) No. 1084632 and Neighborhood Use Permit (NUP) No. 1064016, **with modifications.**
2. **Deny** Planned Development Permit (PDP) No. 1084632 and Neighborhood Use Permit (NUP) No. 1064016, **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
Assistant Deputy Director
Development Services Department



Simon Tse
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Site Photos
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Notice of Planning Commission Hearing
15. Justification Letter
16. Coverage Maps

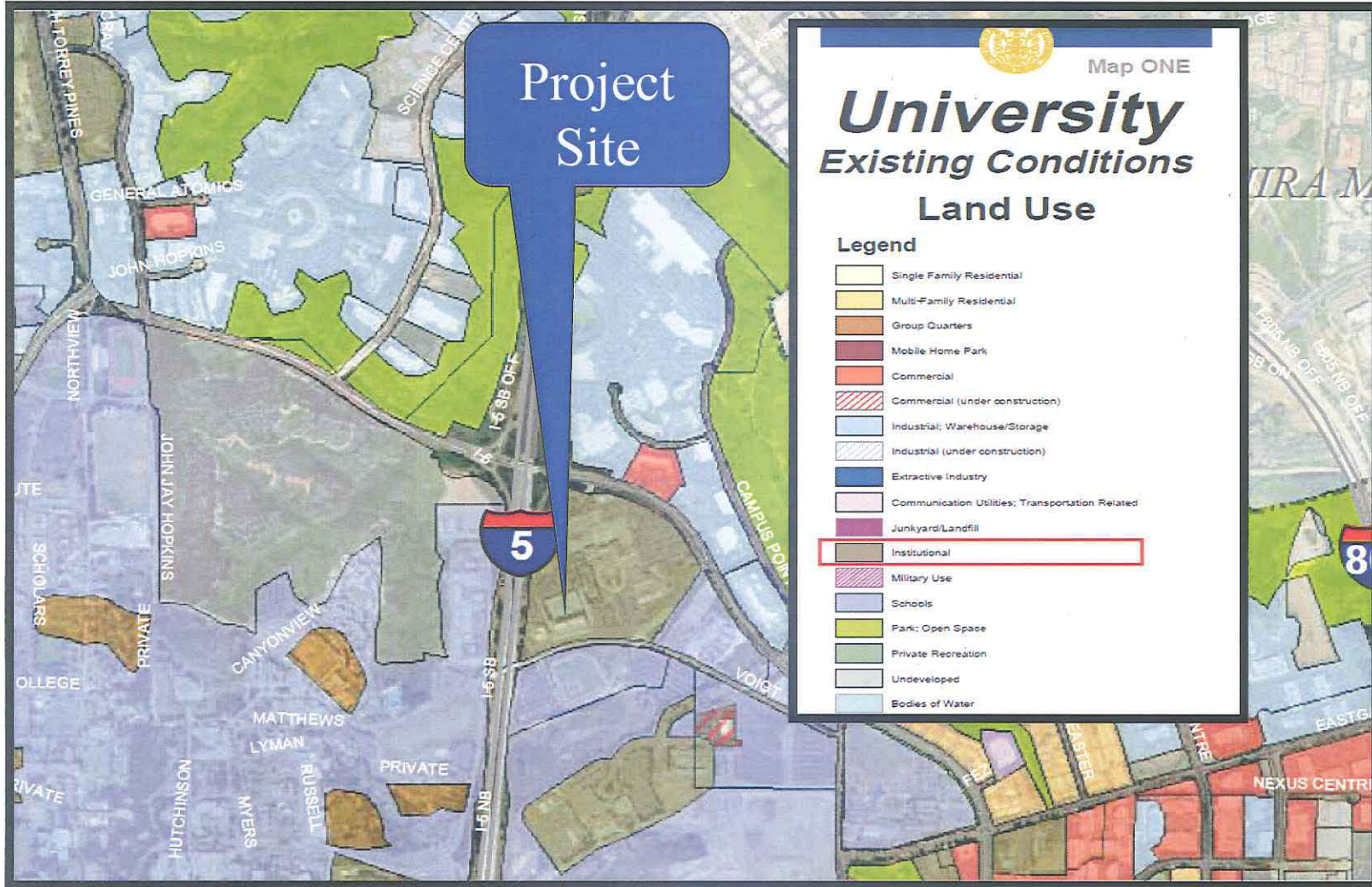
Rev 01-06/11 hmd



Aerial Photo

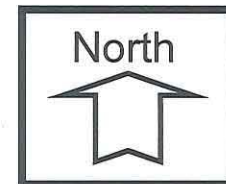
Verizon Wireless Ximed - Project No. 303571
9850 Genesee Avenue, San Diego, CA 92037

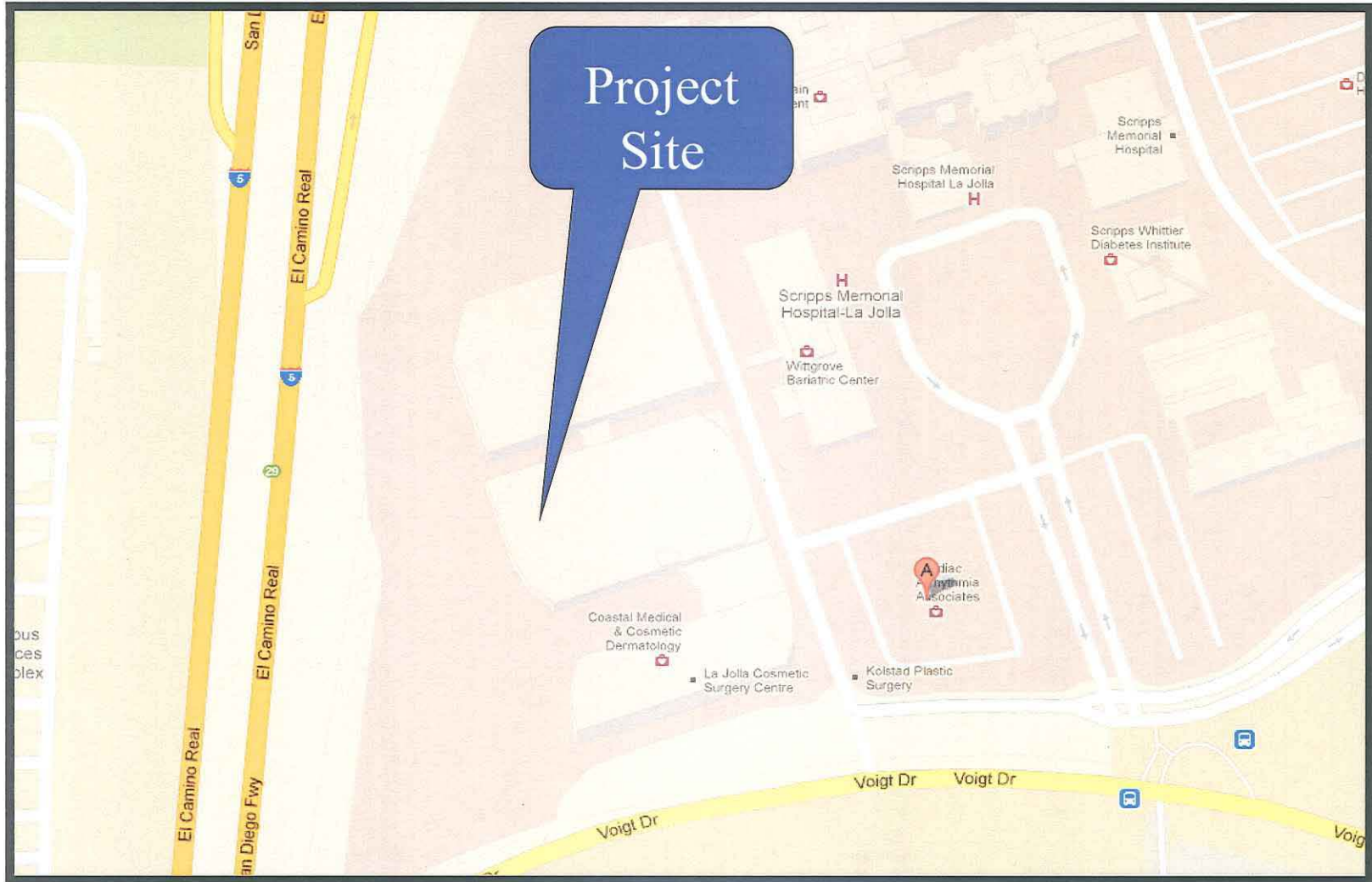




Community Land Use Map (University)

Verizon Wireless Ximed - Project No. 303571
 9850 Genesee Avenue, San Diego, CA 92037





Project Location Map

Verizon Wireless Ximed - Project No. 303571

9850 Genesee Avenue, San Diego, CA 92037



PROJECT DATA SHEET		
PROJECT NAME:	Verizon Wireless Ximed	
PROJECT DESCRIPTION:	A modification to an existing Wireless Communication Facility (WCF) located at 9850 Genesee Ave in the RS-1-14 zone of the University Community Planning area. The project consists of twelve new replacement Long Term Evolution (LTE) antennas concealed inside a new 20' by 20' rooftop penthouse, painted and textured to match the existing elevator shaft. The equipment associated with this WCF will continue to operate in the existing building on the 9 th floor, not visible to the public. As designed, the project requires a Planned Development Permit (PDP) and a Neighborhood Use Permit (NUP), consolidated Process 4, Planning Commission decision.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Planned Development Permit and Neighborhood Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional	
ZONE: RS-1-14 R = Required; P = Proposed		
<u>Requirements:</u>		<u>Proposed:</u>
(R) HEIGHT LIMIT: 35'		(P) HEIGHT LIMIT: 136'-7"
(R) MIN FRONT SETBACK: 15'		(P) FRONT SETBACK: No change
(R) MIN STREET SIDE SETBACK: 4'		(P) OPTIONAL SIDE SETBACK: No change
(R) MIN SIDE SETBACK : 10'		(P) MIN INTERIOR SIDE SETBACK : No Change
(R) MIN REAR SETBACK: 10'		(P) OPTIONAL REAR SETBACK: No change
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Institutional – RS-1-14	Hospital
SOUTH:	Institutional – RS-1-14	Hospital
EAST:	Institutional – RS-1-14	Hospital
WEST	Highway 5	Highway 5
DEVIATIONS OR VARIANCES REQUESTED:	Verizon is requesting a height deviation to exceed the RS-1-14 zone height limit of 35-feet. The height of the proposed penthouse is 9'-7", consistent with the existing rooftop elevator shaft.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 12, 2013, the University Community Planning group voted unanimously to support the Verizon WCF (Attachment 11).	

PLANNING COMMISSION
RESOLUTION NO. PENDING
PLANNED DEVELOPMENT PERMIT NO. 1084632
NEIGHBORHOOD USE PERMIT NO. 1064016
VERIZON WIRELESS XIMED PTS 303571

WHEREAS, SCRIPPS MEMORIAL XIMED MEDICAL CENTER, L.P., Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) that consists of twelve (12) replacement Long Term Evolution (LTE) antennas concealed inside a new 20' by 20' rooftop penthouse, painted and textured to match the elevator shaft. The equipment associated with this project is located inside the existing building, on the 9th floor, not visible to the public (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1084632 and Neighborhood Use Permit No. 1064016).

WHEREAS, the project site is located at 9850 Genesee in the RS-1-14 zone of the University Community Plan;

WHEREAS, the project site is legally described as a portion of parcel 1 of parcel map no. 16242, in the City of San Diego, County of San Diego, State of California, filed in the office of the county recorder of said San Diego County, October 4, 1990 as file no. 190-544054;

WHEREAS, on April 11, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1084632 and Neighborhood Use Permit No. 1064016 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 4, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15301 (Existing Facilities) and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 April 11, 2013.

FINDINGS:

Findings for Planned Development Permit - Section 126.0604

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

The project site is located on the Ximed Medical Center at 9850 Genesee Avenue in the RS-1-14 zone of the University Community Plan. The property is zoned for institutional use in the University Community Plan and is surrounded by medical offices to the east, Highway 5 to the west, Ximed's parking garage to the north, and the University of California, San Diego baseball

field to the south. There are currently three WCFs located on the roof of this building (AT&T, Sprint Nextel, and Verizon Wireless).

The proposed replacement antennas are completely concealed inside the 20' by 20' rooftop penthouse, painted and textured to match the elevator shaft. The penthouse is located on the westerly portion of the roof and adjacent to one of two existing roof access stairway. The penthouse is also appropriately set back a minimum of 20-feet from the edge of the building to minimize any visual impacts. The equipment associated with this project will continue to operate inside the existing building, on the 9th floor, not visible to the public.

The University Plan does not address WCF's as a specific land use, however, the General Plan states that the facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." As designed, the penthouse effectively conceals the replacement LTE antennas behind the Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the elevator shaft. This design is similar to other approved WCFs on this rooftop. As a result, the proposed WCF modification would not adversely affect the University Community Plan and will be compatible with the existing hospital design.

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." A statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. The Permittee submitted a Radio Frequency Study concluding that the FCC standards are being met.

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 WCF is located on the roof of the Ximed Medical Center. As designed, the project complies with the Land Development Code (LDC) Section 141.0420 Wireless Communication Facility Regulations which requires the applicant to use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The design to conceal the antennas inside a new rooftop penthouse is consistent with the other WCFs at this location. However, the proposed penthouse requires a height deviation to LDC Section 131.0431 to exceed the height limit of 35-feet. This deviation can be supported by staff since the antennas are completely concealed inside a stealth solution and the design of the penthouse is similar to other approved WCF's on this structure. The proposed penthouse is designed to blend in with the existing elevator shaft and is appropriately set back from the edge of the building to minimize all potential visual impacts, and would result in a more desirable project than would be achieved if designed in strict

conformance with the RS-1-14 zone. In this instance, staff would prefer the proposed design as opposed to the alternative which would result in façade mounted antennas on the side of the building.

Findings for Neighborhood Use Permit – Section 126.0205

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

The project site is located on the Ximed Medical Center at 9850 Genesee Avenue in the RS-1-14 zone of the University Community Plan. The property is zoned for institutional use in the University Community Plan and is surrounded by medical offices to the east, Highway 5 to the west, Ximed's parking garage to the north, and the University of California, San Diego baseball field to the south. There are currently three WCFs located on the roof of this building (AT&T, Sprint Nextel, and Verizon Wireless).

The proposed replacement antennas are completely concealed inside the 20' by 20' rooftop penthouse, painted and textured to match the elevator shaft. The penthouse is located on the westerly portion of the roof and adjacent to one of two existing roof access stairway. The penthouse is also appropriately set back a minimum of 20-feet from the edge of the building to minimize any visual impacts. The equipment associated with this project will continue to operate inside the existing building, on the 9th floor, not visible to the public.

The University Plan does not address WCF's as a specific land use, however, the General Plan states that the facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." As designed, the penthouse effectively conceals the replacement LTE antennas behind the Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the elevator shaft. This design is similar to other approved WCFs on this rooftop. As a result, the proposed WCF modification would not adversely affect the University Community Plan and will be compatible with the existing hospital design.

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

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." A statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. The Permittee submitted a Radio Frequency Study concluding that the FCC standards are being met.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed WCF has been designed to comply with the Wireless Communication Regulations Development Code Section 141.0420 which requires the applicant to use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be

accomplished through the use of architecture, landscape and siting solutions. The design to conceal the replacement LTE antennas inside a 20' by 20' penthouse can be supported by staff. However, the project requires a height deviation to exceed the RS-1-14 height limit of 35-feet pursuant to LDC Section 131.0431. This height deviation can be supported by staff due primarily to the proposed design to conceal the antennas inside a stealth solution that is consistent with the other WCF's on this structure. In this instance, staff would prefer the proposed design as opposed to the alternative which would result in façade mounted antennas on the side of the building.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1084632 and Neighborhood Use Permit No. 1064016 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. 1084632 and Neighborhood Use Permit No. 1064016 a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: April 11, 2013

Internal Order No. 24003399

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: 24003399

PLANNED DEVELOPMENT PERMIT NO. 1084632
NEIGHBORHOOD USE PERMIT NO. 1064016
VERIZON WIRELESS HWY 805/5 XIMED PTS 303571
PLANNING COMMISSION

This Planned Development Permit No. 1084632 and Neighborhood Use Permit No. 1064016 is granted by the Planning Commission of the City of San Diego to **SCRIPPS MEMORIAL XIMED MEDICAL CENTER, L.P.**, Owner, and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0201, 126.0601, 131.0431 and 141.0420. The site is located at 9850 Genesee Avenue in the RS-1-14 zone of the University Community Plan. The site is legally described as a portion of parcel 1 of parcel map no. 16242, in the City of San Diego, County of San Diego, State of California, filed in the office of the county recorder of said San Diego County, October 4, 1990 as file no. 190-544054.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, _____ dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 11, 2013, on file in the Development Services Department.

The project shall include:

- a. A WCF that consists of twelve (12) panel antennas concealed inside a new 20' by 20' rooftop penthouse, painted and textured to match the elevator shaft. The overall height to the top of the penthouse will be 136'-7" which exceeds the RS-1-14 height limit of 35-feet; and
- b. Removal of fifteen (15) antennas behind the existing parapet wall. The area shall be restored to its original condition to the satisfaction of the Development Services Department; and

- c. Installation of the Appleton plug; and
- d. Equipment room inside the existing building, on the 9th floor; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 25, 2016.
2. The project complies with the WCF Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to the condition(s) set forth in this approval unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the Development Services Department.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).
8. 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.
9. 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.
10. 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.

11. 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:

12. This approval permits the following as illustrated on the approved Exhibit "A":
 - a. Twelve (12) antennas with the following dimensions:
(8) 47.4" by 11.2" by 5" and (4) 48.5" by 6" by 4.5".

The approved antenna dimensions are listed above and illustrated on the Exhibit "A" dated April 11, 2013. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

13. The existing Verizon antennas mounted behind the existing parapet shall be removed and the area shall be restored to its original condition to the satisfaction of the Development Services Department.

14. Portions of the existing rooftop Verizon Wireless' cable tray shall be removed and the area shall be restored to the original condition as illustrated in the approved 'Exhibit A' dated April 11, 2013.

15. Permit No. 91-0302-08 shall be null and void.

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

17. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.

18. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

19. Photosimulations for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with the approved Exhibit "A."

20. 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:

- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on April 11, 2013 and Pending Resolution Number.

Planned Development Permit No. 1064016
Neighborhood Use Permit No. 1084632
PTS 303571/Approved on April 11, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

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

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

SCRIPPS MEMORIAL XIMED MEDICAL CENTER, L.P.,
Owner

By _____
NAME
TITLE

VERIZON WIRELESS
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

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.: 303571

PROJECT TITLE: Verizon XiMed

PROJECT LOCATION-SPECIFIC: 9850 Genessee Avenue, San Diego, CA 92037 (Parcel 1 of Parcel Map 16642)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit and Neighborhood Use Permit for a Wireless Communication Facility (WCF) which would consist of a new 400-square-foot Verizon Wireless penthouse with 12 panel antennas on an existing commercial building. The WCF currently exists with the antennas located behind an existing parapet wall. These would be removed and new panel antennas located within the proposed penthouse. The site is located at 9850 Genessee Avenue in the RS-1-14 Zone, Coastal Overlay Zone, CPIOZ-A, Brush Management Zones, Airport Influence Area / Federal Aviation Administration Part 77 Notification Area within the University Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Franklin Orozco
 1220 Calistoga Avenue
 Chula Vista, CA, 91913
 619-632-2569

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: Section 15301(b) existing facilities, public or private utilities and 15303, new construction
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT This project is exempt because the WCF is an existing facility and this site currently contains, other penthouses on site and all equipment would be screened in the penthouse or within the building. This project would allow an existing WCF to continue operation. In addition the project is exempt because it meets the criteria set forth in CEQA section 15301(b) – existing facilities, public or private utilities and 15303, new construction and where the exceptions listed in CEQA section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 446-5159

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

Jeff E. Gomez / SENIOR PLANNER
 SIGNATURE/TITLE

3/1/2013
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



HWY 805/5 XIMED

9850 GENESEE AVE
LA JOLLA, CA 92037



CODE COMPLIANCE

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

1. 2010 CALIFORNIA ADMINISTRATIVE CODE
2. 2010 CALIFORNIA BUILDING CODE
3. 2010 CALIFORNIA ELECTRIC CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

PROJECT DESCRIPTION

VERIZON WIRELESS (vzw) IS PROPOSING THE FOLLOWING:

- REMOVE EXISTING FIFTEEN (15) VERIZON WIRELESS ANTENNAS BEHIND EXISTING PARAPET WALL
- PROPOSED 20'-0" x 20'-0" VERIZON WIRELESS PENTHOUSE ON ROOFTOP.
- PROPOSED TWELVE (12) VERIZON WIRELESS ANTENNAS BEHIND PROPOSED ENCLOSURE ON BUILDING ROOFTOP.
- PROPOSED ONE (1) APPLETON GEN. PLUG MOUNTED TO EXISTING CONCRETE COLUMN.

LEGAL DESCRIPTION:

A PORTION OF PARCEL 1 OF PARCEL MAP NO. 16242, IN THE CITY OF LA JOLLA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE RECORDER OF SAID COUNTY

DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE, IRVINE, CA

1. HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH TRAIL
2. TURN RIGHT ONTO SAND CANYON AVE
3. MERGE ONTO I-405 S VIA THE RAMP TO SAN DIEGO
4. MERGE ONTO I-5 S
5. SLIGHT RIGHT TO STAY ON I-5 S
6. TAKE EXIT 29 FOR GENESEE AVE
7. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR GENESEE AVENUE E
8. TURN LEFT ONTO GENESEE AVE
9. TURN RIGHT INTO SCRIPPS MEMORIAL HOSPITAL ENTRANCE
10. BUILDING IS ON RIGHT HAND SIDE 9850 GENESEE AVE., LA JOLLA, CA 92037

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING.

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

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	3
A-1	SITE PLAN	3
A-1.1	ENLARGED SITE PLAN	2
A-2	ROOF PLAN AND ANTENNA PLAN	3
A-3	NORTH ELEVATION	2
A-4	SOUTH ELEVATION	2
A-5	EAST AND WEST ELEVATIONS	2

PROJECT TEAM

ENGINEER:
PDC CORPORATION
13225 DANIELSON ST., SUITE 200
POWAY, CA 92064
CONTACT: SOHAIL SHAH, PE
TEL: (858) 668-2828
FAX: (858) 668-2827
EMAIL: sohail@pdccorp.net

APPLICANT REPRESENTATIVE:
BRIAN COOK & ASSOCIATES
4026 HAWK STREET, SUITE D
SAN DIEGO, CA 92103
PHONE: (619) 632-2569
CONTACT: FRANKLIN DROZCO
EMAIL: franklin@briancookandassociates.com

PROJECT INFORMATION

SITE ADDRESS: 9850 GENESEE AVE
LA JOLLA, CA 92037

APN: 343-160-27 (ANTENNAS/EQUIPMENT),
343-160-33 (GENERATOR)

LAND OWNER: SCRIPPS MEMORIAL-XIMED MEDICAL CENTER INC.
9850 GENESEE AVE
LA JOLLA, CA 92037

CURRENT USE: OFFICE COMMERCIAL BUILDING & WIRELESS CARRIER TELECOM SITE

YEAR BUILT: 1993

EXISTING WIRELESS CARRIERS: VERIZON, AT&T AND SPRINT PCS

LATITUDE: 32° 53' 0.995" N

LONGITUDE: 117° 13' 36.963" W

GROUND ELEVATION: 335 FT. AMSL

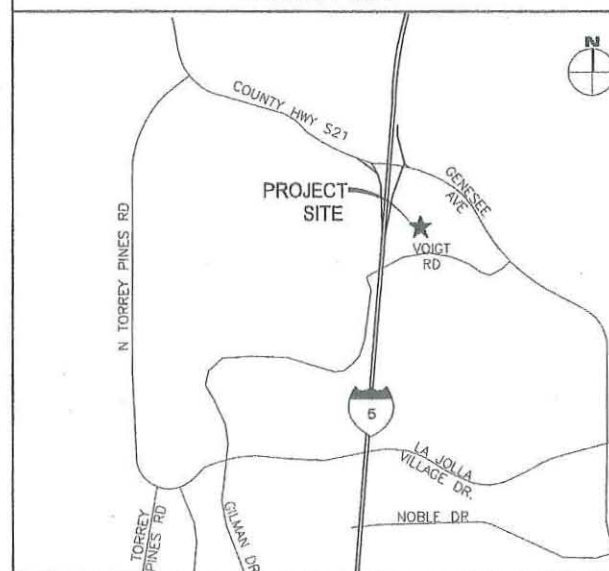
ZONING: RS-1-14

JURISDICTION: CITY OF SAN DIEGO

PROPOSED V.W. LEASE AREA: ±400 SQ.FT. (V.W. ANTENNA PENTHOUSE)

CONSTRUCTION TYPE: 1A

VICINITY MAP



APPROVALS

LANDLORD: _____

CONSTRUCTION MANAGER: _____

RF ENGINEER: _____

SITE ACQUISITION MANAGER: _____

ZONING MANAGER: _____

UTILITY COORDINATOR: _____

PROGRAM REGIONAL MANAGER: _____

NETWORK OPERATIONS MANAGER: _____

APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

HWY 805/5 XIMED

9850 GENESEE AVE
LA JOLLA, CA 92037

REVISIONS:

REV.	DATE	DESCRIPTION	BY
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D	10/29/12	100% ZONING DRAWINGS	JHM
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2	11/07/12	REVISED ANTENNA LOCATION & REMOVED GENERATOR	CC
3	01/08/13	CITY COMMENTS	SVF

CONSULTANT:

BCA
Brian Cook & Associates, Inc.

4026 Hawk St., Suite D
San Diego, Ca. 92103
Ph. 619.240.0813
Fx. 619.240.0814
www.briancookandassociates.com

ENGINEER:

PDC CORPORATION



13225 DANIELSON ST., SUITE 200
POWAY, CA 92064
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

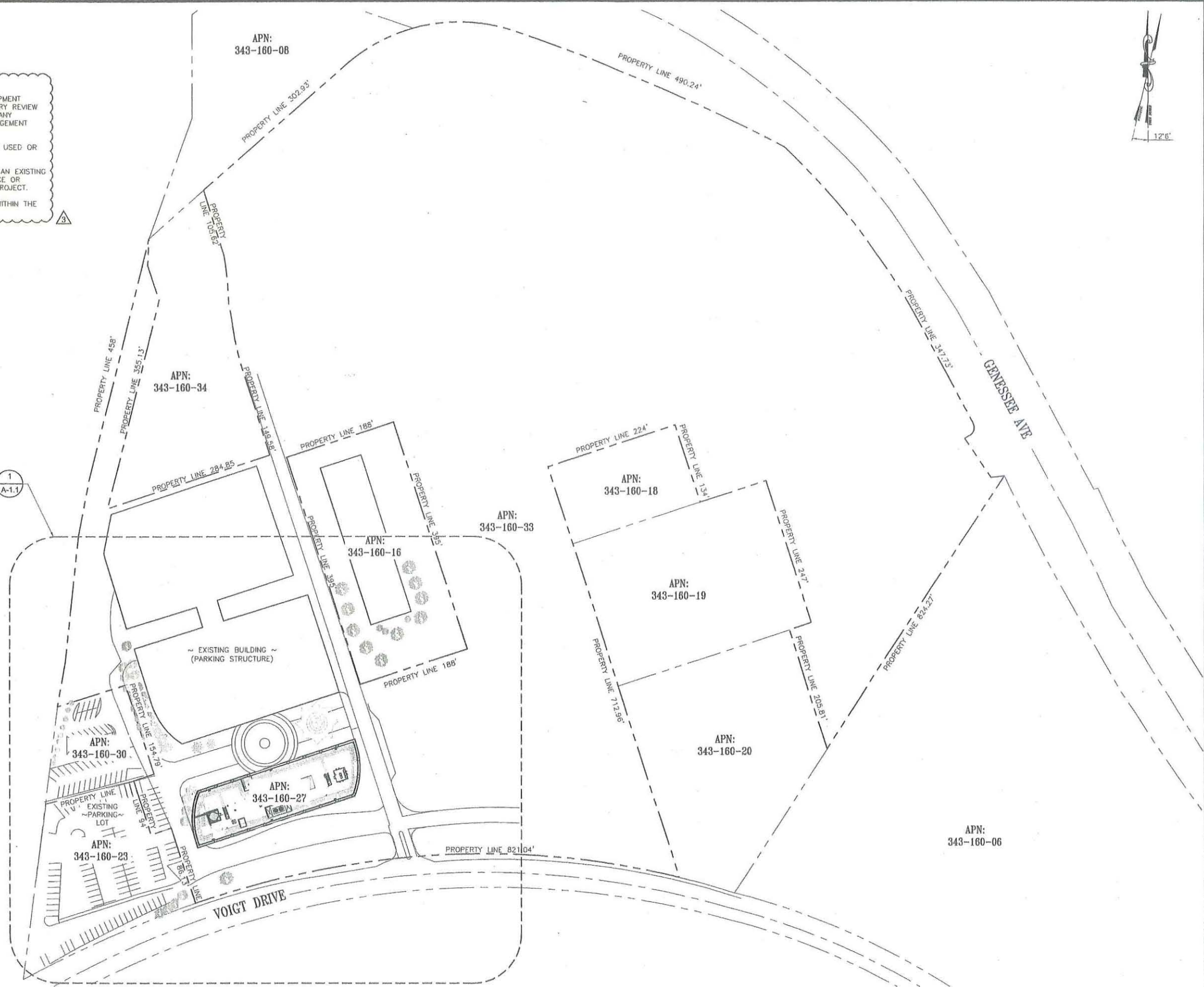
NOTES:

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

3



SEE ENLARGED SITE PLAN A-1.1



SITE PLAN

0' 60' 160' SCALE 11x17: 1" = 160'-0" 24x36: 1" = 80'-0" 1

APPLICANT:

15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

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9850 GENESEE AVE
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ENGINEER:

PDD CORPORATION

13225 DANIELSON ST., SUITE 200
POWAY, CA 90264
TEL: (858) 668-2828
FAX: (858) 668-2827

LICENSER:

SHEET TITLE:

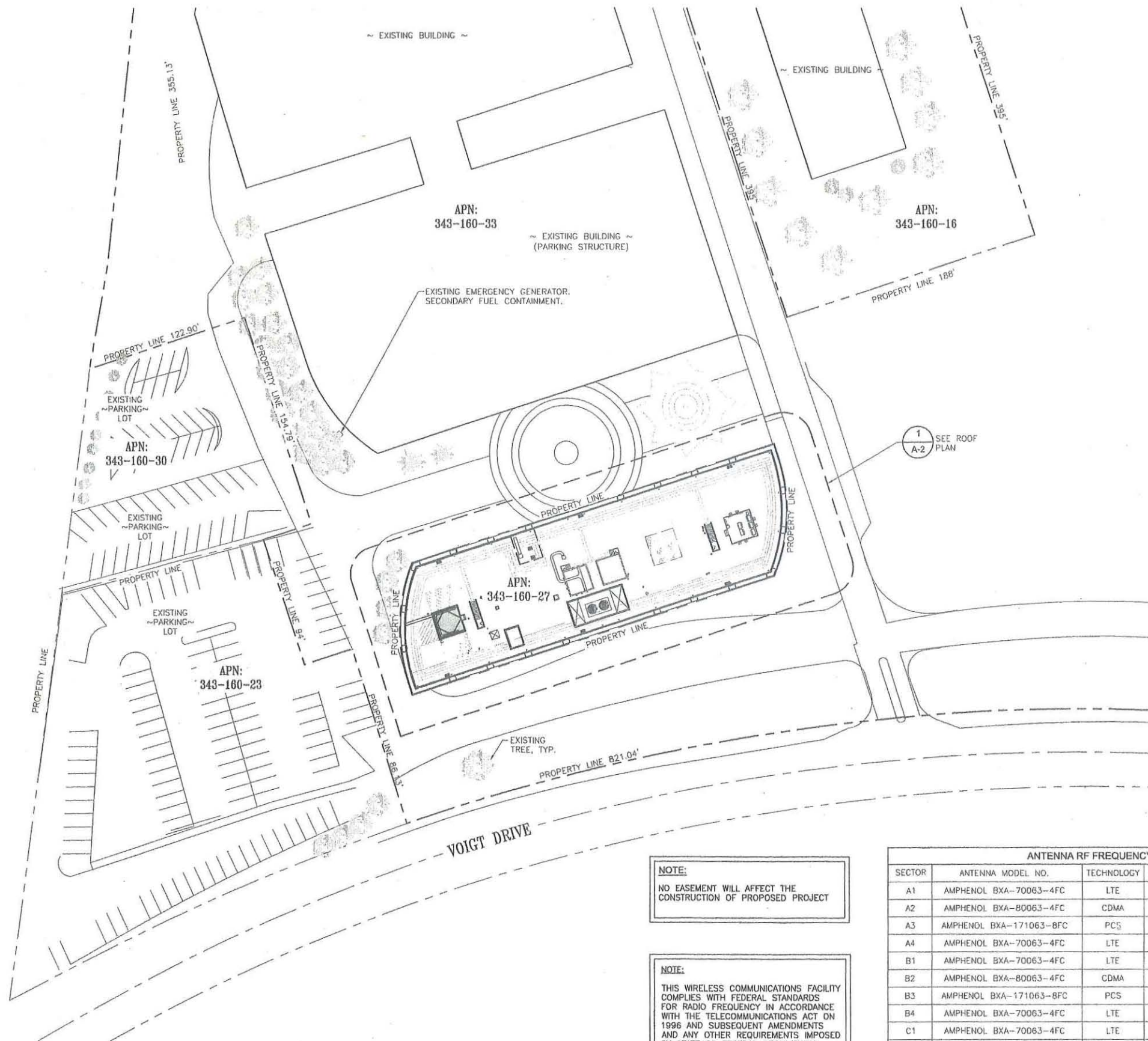
SITE PLAN

SHEET NUMBER:

A-1

SCALE NOTE:

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NOTE:
NO EASEMENT WILL AFFECT THE CONSTRUCTION OF PROPOSED PROJECT

NOTE:
THIS WIRELESS COMMUNICATIONS FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATIONS ACT ON 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OF FEDERAL REGULATORY.

ANTENNA RF FREQUENCY RANGE					
SECTOR	ANTENNA MODEL NO.	TECHNOLOGY	AZIMUTH	FREQUENCY	POWER
A1	AMPHENOL BXA-70063-4FC	LTE	195°	690-900 MHZ	500 W
A2	AMPHENOL BXA-80063-4FC	CDMA	195°	696-900 MHZ	500 W
A3	AMPHENOL BXA-171063-8FC	PCS	195°	1710-2170 MHZ	250 W
A4	AMPHENOL BXA-70063-4FC	LTE	195°	690-900 MHZ	500 W
B1	AMPHENOL BXA-70063-4FC	LTE	280°	690-900 MHZ	500 W
B2	AMPHENOL BXA-80063-4FC	CDMA	280°	696-900 MHZ	500 W
B3	AMPHENOL BXA-171063-8FC	PCS	280°	1710-2170 MHZ	250 W
B4	AMPHENOL BXA-70063-4FC	LTE	280°	690-900 MHZ	500 W
C1	AMPHENOL BXA-70063-4FC	LTE	0°	690-900 MHZ	500 W
C2	AMPHENOL BXA-80063-4FC	CDMA	0°	696-900 MHZ	500 W
C3	AMPHENOL BXA-171063-8FC	PCS	0°	1710-2170 MHZ	250 W
C4	AMPHENOL BXA-70063-4FC	LTE	0°	690-900 MHZ	500 W

0' 40' 80' SCALE 11x17: 1" = 80'-0" 24x36: 1" = 40'-0" 1

APPLICANT:

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BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

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LA JOLLA, CA 92037

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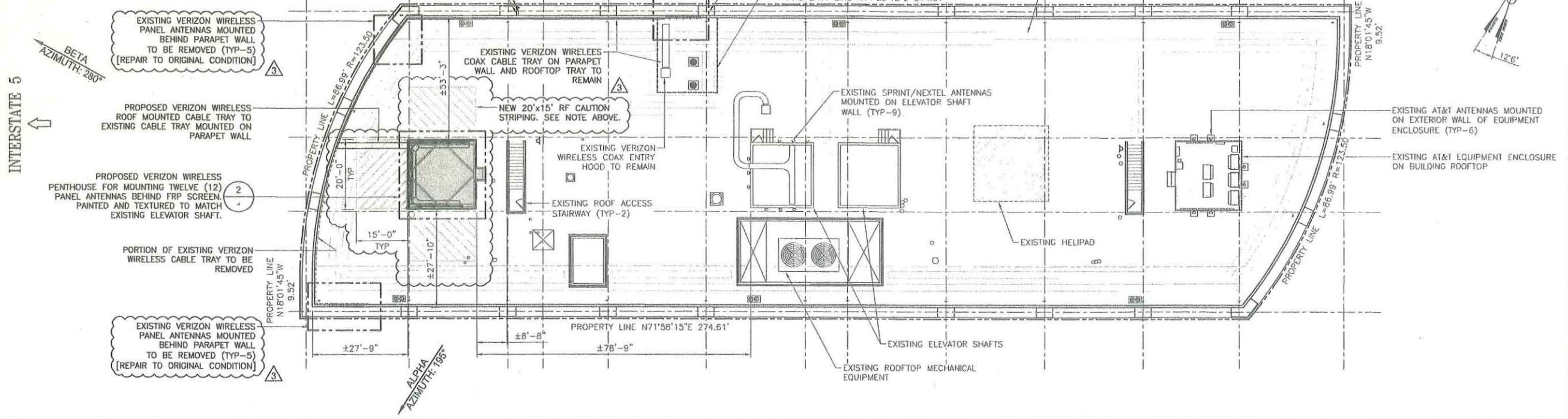
LICENSER:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.1

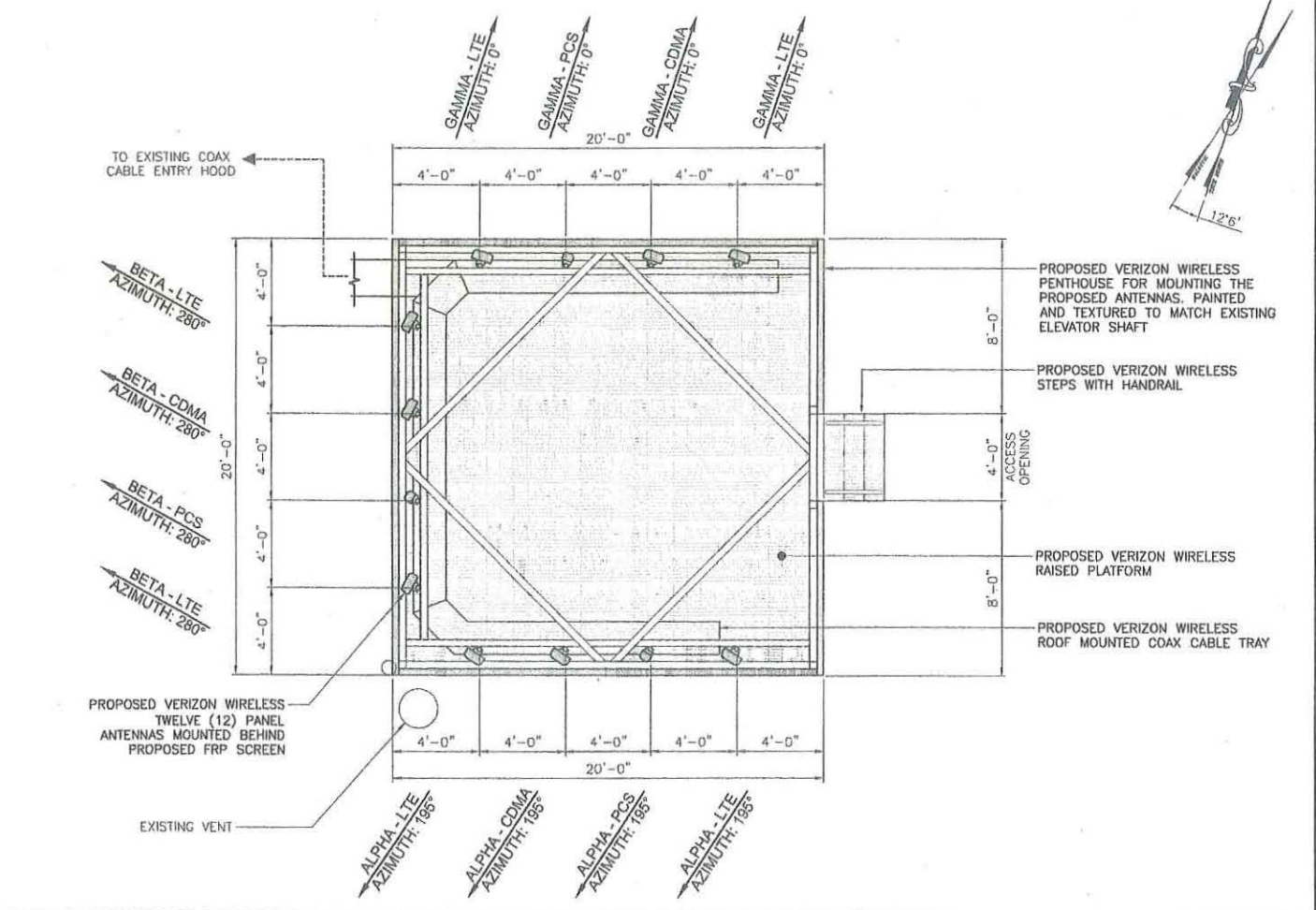
STRIPING NOTE:

1. STRIPING AREA TO EXTEND 15' FROM FACE OF ANTENNA.
2. STRIPING TO BE 4" WIDE YELLOW REFLECTIVE STRIPING AT 45° ANGLES, SPACED @ 2'-0" O.C.



ROOF PLAN

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



ANTENNA PLAN

0 4' 8' SCALE 1/4" = 1'-0" 2

NOT USED

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LICENSER:

SHEET TITLE:

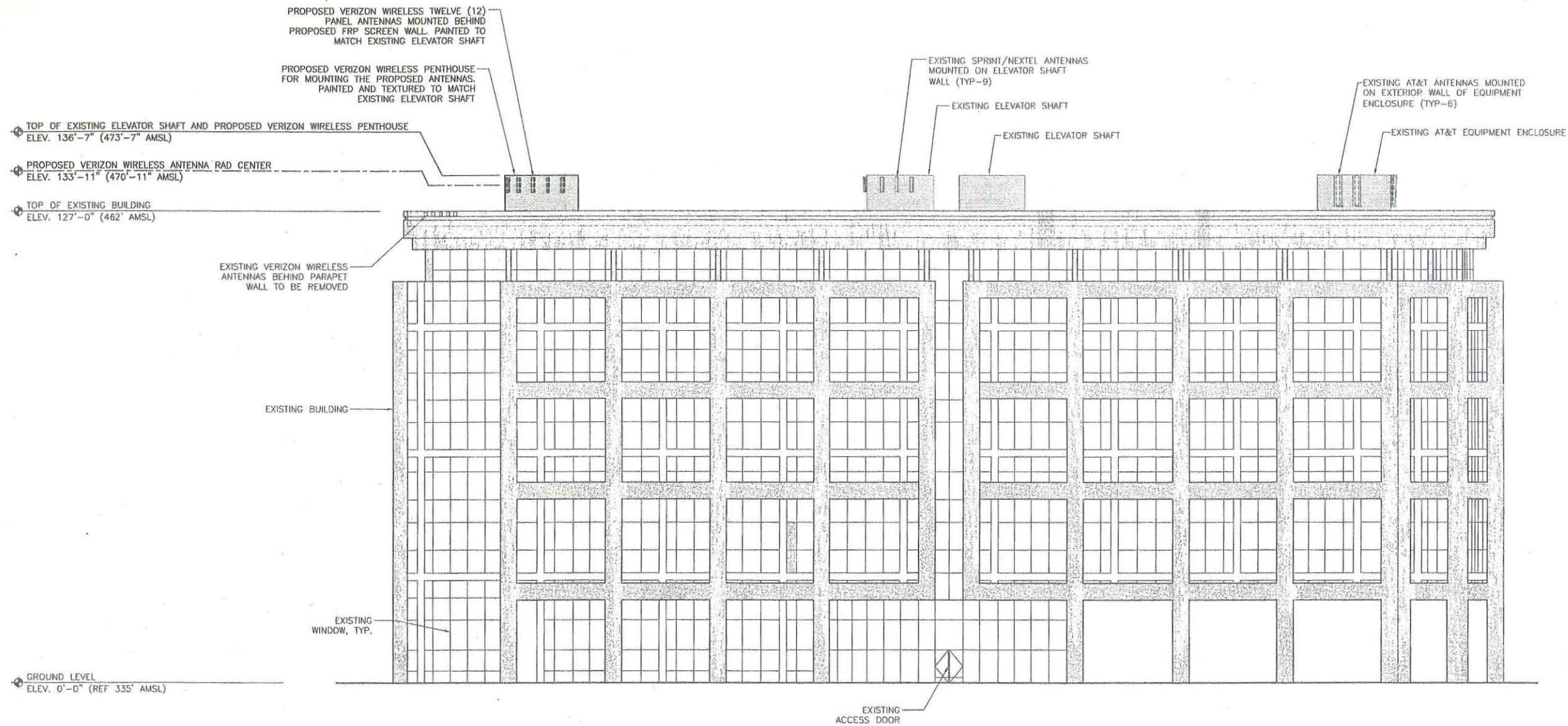
ROOF PLAN AND ANTENNA PLAN AND ANTENNA ELEVATION

SHEET NUMBER:

A-2

SCALE NOTE

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APPLICANT:



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ENGINEER:

PDC CORPORATION



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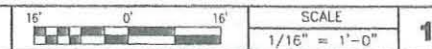
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SOUTH ELEVATION

SHEET NUMBER:

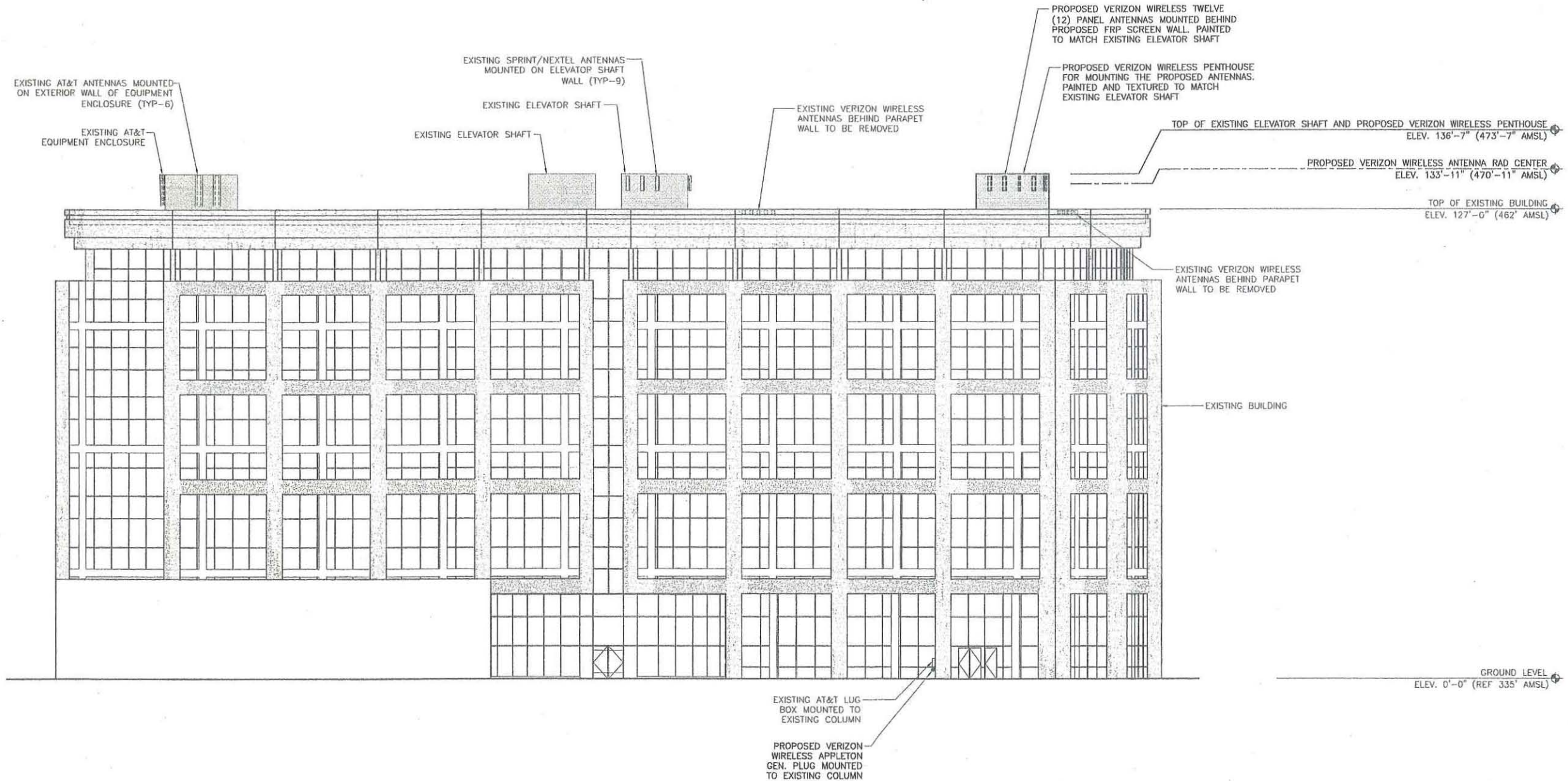
A-3

SOUTH ELEVATION

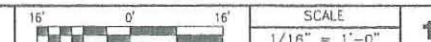


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NORTH ELEVATION



APPLICANT:



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9850 GENESEE AVE
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SHEET TITLE:

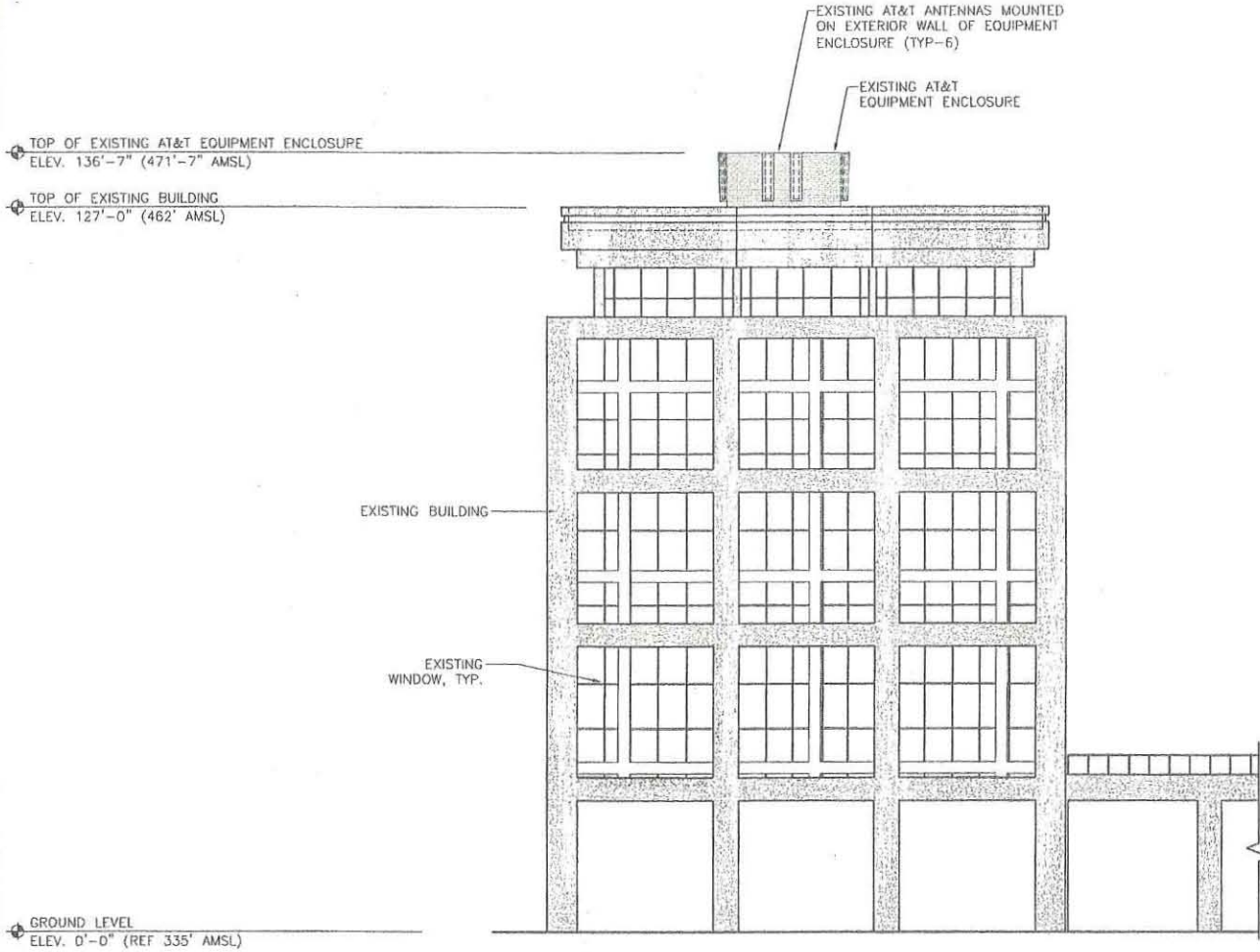
NORTH ELEVATION

SHEET NUMBER:

A-4

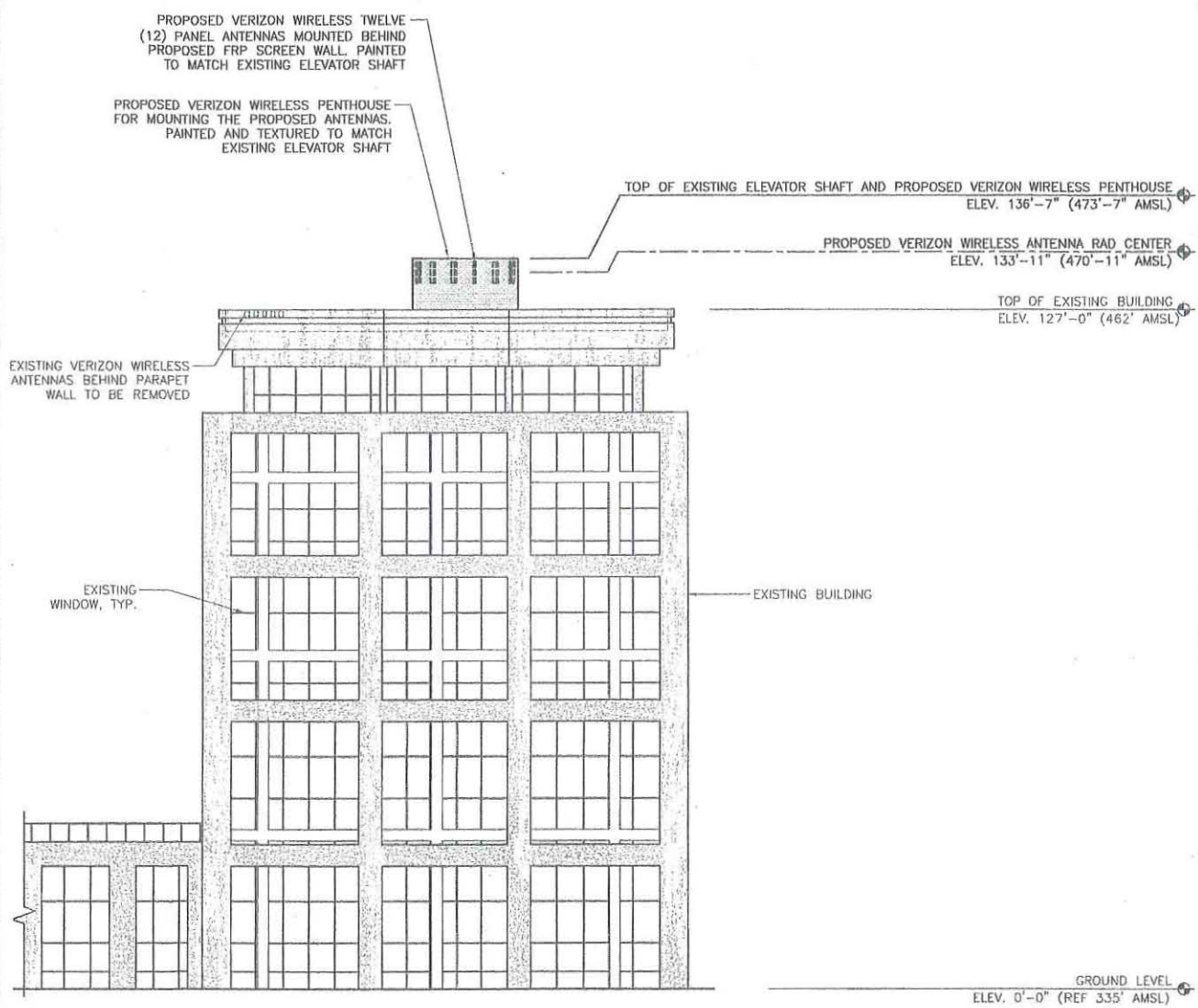
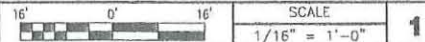
SCALE NOTE:

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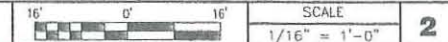
GROUND LEVEL
ELEV. 0'-0" (REF 335' AMSL)

EAST ELEVATION



GROUND LEVEL
ELEV. 0'-0" (REF 335' AMSL)

WEST ELEVATION



APPLICANT:



PROJECT INFORMATION:

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9850 GENESEE AVE
LA JOLLA, CA 92037

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CONSULTANT:



ENGINEER:



LICENSER:

SHEET TITLE:

EAST AND WEST ELEVATION

SHEET NUMBER:

A-5

HWY 805/5 XIMED

9850 Genesee Ave., La Jolla, CA 92037

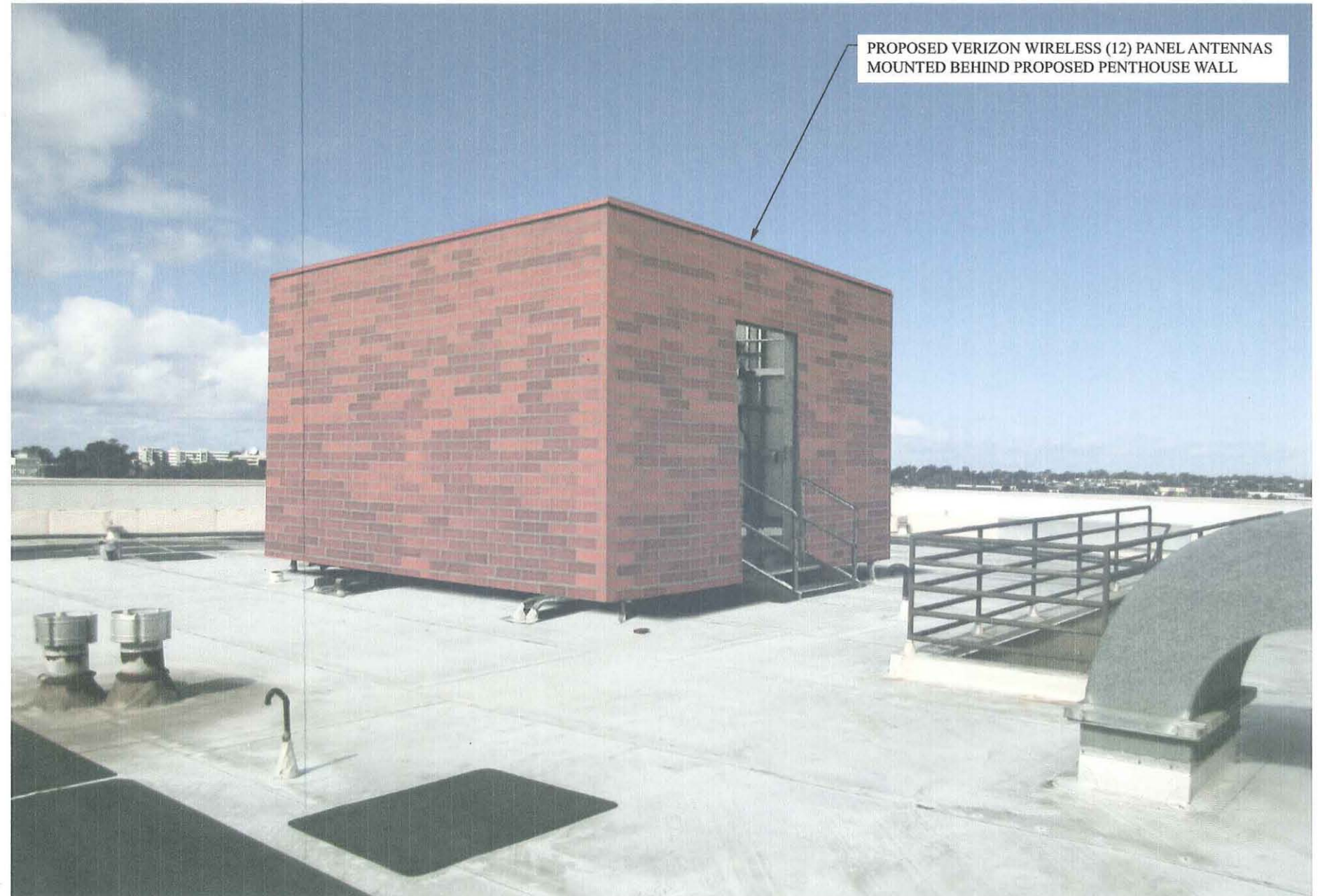
LOCATION



EXISTING



PROPOSED



EAST ELEVATION LOOKING WEST



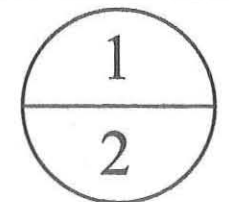
PDC CORP PDC Corporation
CID 13225 Danielson Street,
 Suite 200
 Poway, CA 92064



SHEET CONTENT

PHOTOSIMULATION
 VIEW EAST ELEVATION
 LOOKING WEST

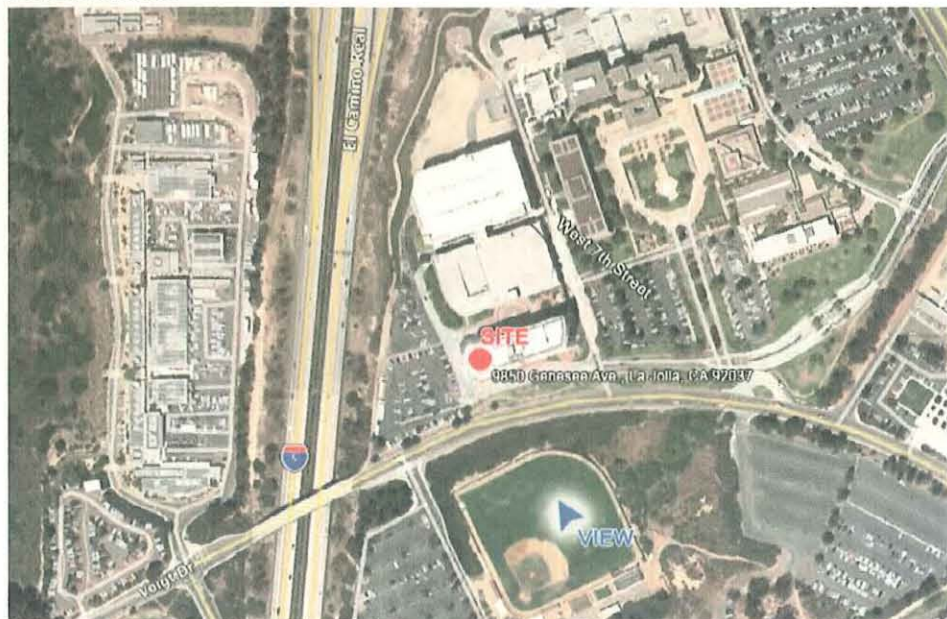
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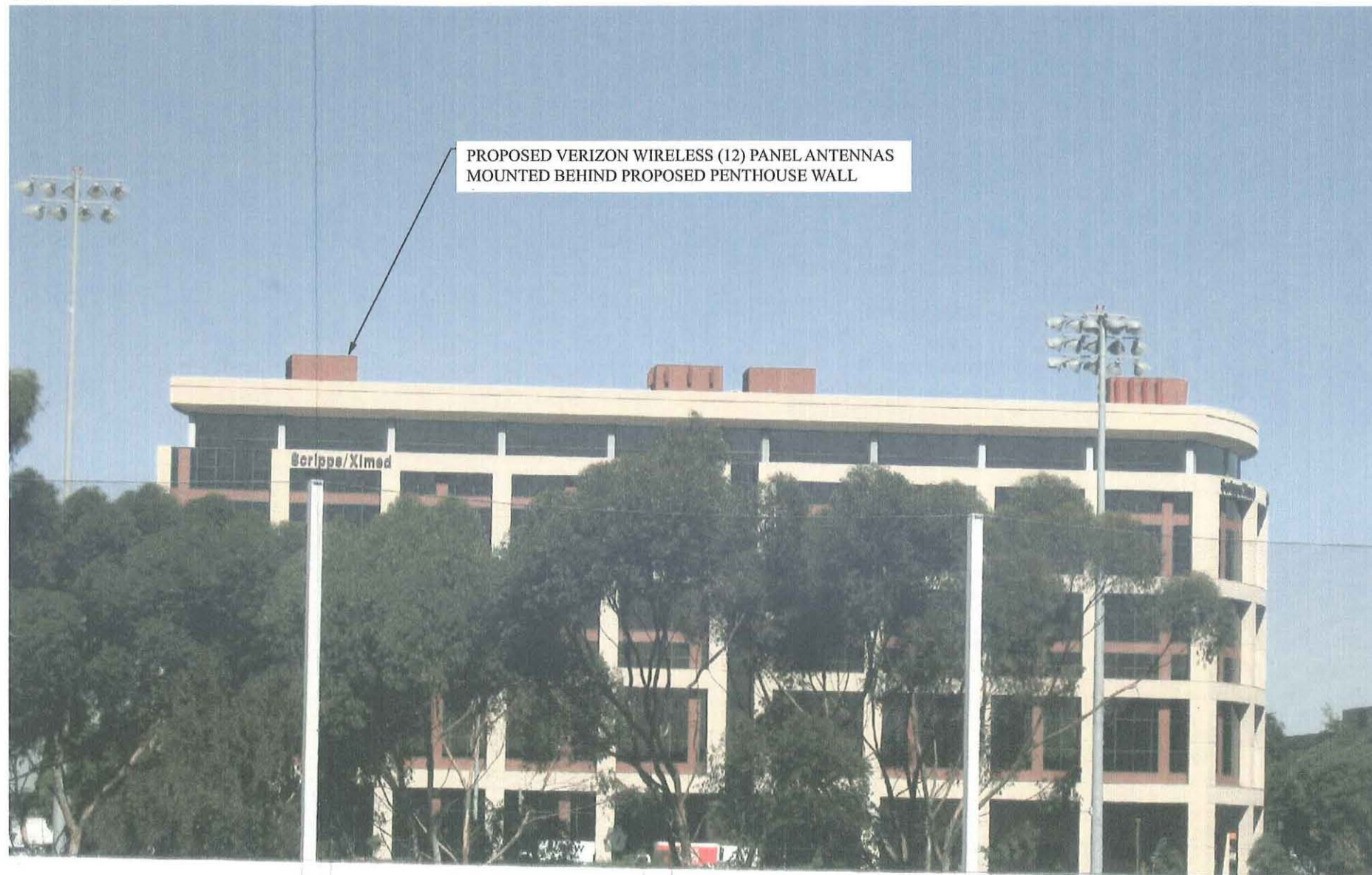
HWY 805/5 XIMED

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LOCATION



PROPOSED



EXISTING



SOUTHEAST ELEVATION LOOKING NORTHWEST



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BCA BRIAN COOK & ASSOCIATES Inc.
 Wireless Development Consulting
 Planning
 Design
 4026 Hawk Street, Suite D
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 Office: 619.260.0813
 Fax: 619.260.0814
 www.briancookandassociates.com

SHEET CONTENT

PHOTOSIMULATION
 VIEW SOUTHEAST ELEVATION
 LOOKING NORTHWEST

SHEET NUMBER

2
 2

Photographic Key Map

Site Name: Hwy. 805/5 Ximed
Site Number: N/A



↑
3

Photo Survey

Site Name: Hwy. 805/5 Ximed

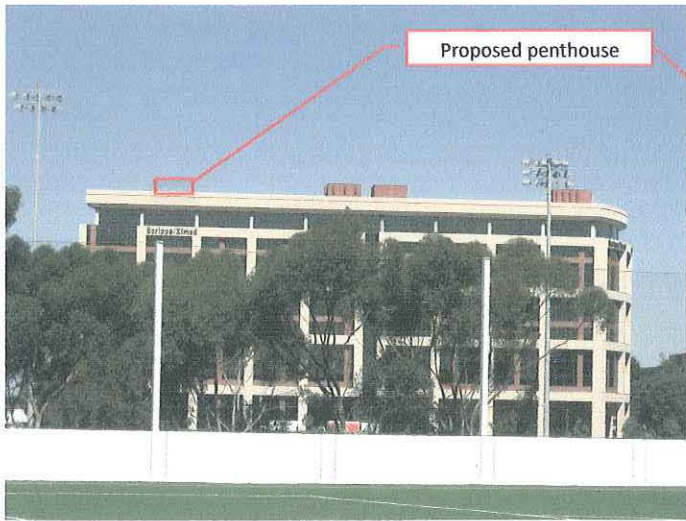
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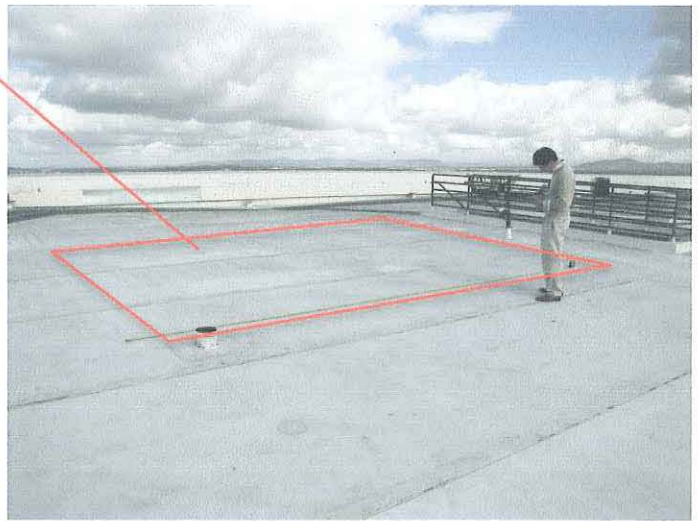
1. East building elevation



2. West building elevation



3. South building elevation



4. Northeast facing view of new penthouse

Photo Survey

Site Name: Hwy. 805/5 Ximed
Site Number: N/A



5. South facing view of Sprint PCS antennas



6. East facing view of existing antennas



7. View of proposed appleton plug area



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

Community Planning Committee Distribution Form Part 2

Project Name: Verizon HWY 805/5 Ximed		Project Number: 303571	Distribution Date: 2/19/2013
Project Scope/Location: UNIVERSITY - Planned Development Permit and a Neighborhood Use Permit (Process 4) for new 400 square foot Verizon Wireless penthouse with 12 panel antennas on an existing commercial building. Site is located at 9850 Genesee Avenue in the RS-1-14 Zone, Coastal Overlay Zone / CPIOZ-A / Brush Zones / VHFHSZ / ESL / Earthquake Fault-Cat 12 / AIA / FAA Part 77 Notification Area. Notice Card=3.			
Applicant Name: Franklin Orozco		Applicant Phone Number: 619-632-2569	
Project Manager: Simon Tse	Phone Number: (619) 687-5984	Fax Number: (619) 321-3200	E-mail Address: Stse@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes <i>Unanimous</i>	Members No	Members Abstain <i>D</i>
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: <i>Kristopher Kopensky</i>		TITLE: <i>Secretary</i>	
SIGNATURE: <i>[Signature]</i>		DATE: <i>2/26/13</i>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



THE CITY OF SAN DIEGO

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 **Project No. For City Use Only**
 Hwy. 805/5 Ximed 303571
Project Address:
 9850 Genesse Avenue

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:
Hwy. 805/5 Ximed

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):
Scripps Memorial-XiMED Medical Center, L.P.

Owner Tenant/Lessee

Street Address:
9850 Genesee Avenue, Suite 900

City/State/Zip:
La Jolla, CA 92037


Phone No: (858) 452-1279 Fax No: (858) 587-1642

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

Thomas C. Soumhein

Title (type or print):

CEO

Signature :  Date: 11/8/12

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:

Verizon Wireless Ximed
PROJECT CHRONOLOGY
 PTS #303571 INT #24003399

Date	Action	Description	City Review	Applicant Response
11.20.2012	First Submittal	Project Deemed Complete		
12.07.2012	First Assessment Letter		17 days	
01.17.2013	Second Submittal			41 days
02.22.2013		All issues clear/CPG recommendation on 02/19/2013	36 days	
04.11.2013	Scheduled for Planning Commission		49 days	
Total Staff Time:		Including City Holidays and Furlough	102 days	
Total Applicant Time:		Including City Holidays and Furlough		41 days
Total Project Running Time:		From Deemed Complete to PC Hearing	143 days	



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 27, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: April 11, 2013
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 &
NEIGHBORHOOD USE PERMIT/
ENVIRONMENTAL EXEMPTION
PROCESS FOUR

PROJECT NUMBER: 303571
PROJECT NAME: VERIZON WIRELESS XIMED
APPLICANT: FRANKLIN OROZCO

COMMUNITY PLAN AREA: UNIVERSITY
COUNCIL DISTRICT: 1

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER: (619) 687-5984

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 Planned Development Permit and a Neighborhood Use Permit (Process 4) to modify an existing Verizon Wireless Communication Facility. The project consists of a rooftop penthouse concealing a total of twelve (12) panel antennas on an existing commercial building. The project is located at 9850 Genesee Avenue in the RS-1-14 Zone of the University Community Planning area.

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. 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.

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 No. 24003399

Revised 12/5/08 RH

VZW Hwy 805 / 5 XiMed Neighborhood Use Permit Request

Purpose and Objectives

The purpose for this project is to amend the original approval dated July 13, 1992 by Kevin Sullivan, City of San Diego for an unmanned wireless communication facility. Verizon Wireless is proposing remove fifteen (15) panel antennas mounted behind an existing building parapet walls at three separate locations and proposed to install the following:

- o Construct a new 20' x 20' roof penthouse of RFP friendly material
- o Install 12 panel antenna inside the new penthouse
- o Remove portions of existing cable tray
- o Install a new cable tray to the new penthouse
- o Install new Appleton plug
- o Removal of existing panel antennas

The purpose for the proposed modification is for the implementation of LTE technology as well as emergency 911 services. Verizon's existing equipment is located within a tenant improvement space of the subject building. No changes are proposed to this space at this time.

Project Description

The subject site is located near the intersection of I-5 and I-805 within a commercial / medical campus. The current zoning is RS-1-14 (Residential) and is presently developed with a multi-story medical office building. Two other wireless communication facilities are currently located on the roof of the subject building (AT&T and Sprint PCS).

Verizon is proposing to modify its existing wireless facility as listed above. A new roof penthouse is necessary to accommodate the installation of new LTE panel antennas. The space where the existing fifteen (15) panel antennas are located is too narrow, approximately 12 inches in height to accommodate the new LTE panel antennas. Therefore, Verizon is proposing to install a new roof penthouse screen which will serve to screen the new installation. All portions of the antenna, cables, mounts, etc. will be installed inside the new roof penthouse. The new penthouse will similar to the installation of the other two wireless facilities except that all of the antennas will be completely concealed from view. Colors and texture of the proposed penthouse will match those existing.

Appleton plug is being proposed for emergency measures. The location of this new Appleton plug will be on the north side of the building façade near ground level. This is a small item that would not create a visual impact. This unit is depicted on the attached

VZW Hwy. 5 / 805 Ximed
Project Description and Justification
January 10, 2013

photo survey and building elevations. Electrical conduit from the Appleton plug the equipment room will run within internal conduits of the building.

Project Justifications

The subject site is located in a within a residential zone but developed with a non-residential use, which requires approval of a Neighborhood Use Permit. There are no residential uses, nor school facilities located within 100 feet from the existing wireless facility.

As shown on the attached justification map, only one Preference 1 site is located within the search area. This site is zoned CO-1-2 and is developed with a two-story office commercial building and mature landscaping. This site is not a technically feasible location due to its substantially low structures and limited visibility to the coverage area.

The Ximed medical office building is substantially higher in elevation and has been prime location for Verizon and other wireless carriers because of its clear line of sight to Highway 5 and 805, as well as commercial and residential development within 1-mile radius from this location. There is no other compatible locations or higher preference location in nearby area for the proposed project (see attached justification map).

Design Requirements

The proposed modification to the existing Verizon wireless communication facility will use the smallest technology currently available for the LTE their network. Each new panel antenna, cables and mounts will be completely screened by the new RF friendly penthouse. The new penthouse and antennas will be setback from the edge of the building roof edge by at least 27 feet in each direction. The new screen will provide a symmetrical architectural balance to the existing building alongside to the existing wireless facilities as seen from a distance (see attached photo simulations).

Required Findings for Neighborhood Use Permit Approval (Sect. 126.0205):

a) The proposed development will not adversely affect the applicable land use plan;

The proposed development is for a modification of an existing wireless telecommunication facility approved in 1992. Since this is continuation of an existing use, the new development will not alter the applicable land use plan.

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

The proposed development will be located on top of a commercial building which is restricted to public access. The project will be constructed in compliance with all codes and regulations including those regulated by the federal government. Applicable safety measure will be implemented as required by the RF Emissions Report for this project.

c) The proposed development will comply with the regulations of the Land Development Code including allowable deviations pursuant to the Land Development Code.

VZW Hwy. 5 / 805 Ximed
Project Description and Justification
January 10, 2013

The proposed development has been designed to comply with the regulations and design requirements of Section 141.0420 Wireless Communications Facilities. The new penthouse is setback from the edge of the subject building to minimize views from public areas. The penthouse will be painted and textured to mimic the existing roof penthouses and existing wireless communication facilities. All antennas, mounts and mechanical equipment will be hidden from view.

d) 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 pursuant to the Land Development Code.

The applicant is requesting approval of a Planned Development Permit pursuant to Section 126.0602(b)(1) in order to deviate from the 35-foot height restriction of the RS-1-14 zone. This request is necessary for the improvements of wireless services and upgrades to new LTE technologies. The existing commercial building and roof structures already exceed the height limit of the zone. Strict application of the height limit would result in a less desirable installation and would not meet the coverage objectives for this area. The design, height and finishes of the new antenna screen will be compatible to existing penthouses and antenna installations already on the subject building.

Hwy 5/805 Ximed – Coverage Map

