



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 5, 2013 **REPORT NO. PC-13-095**

ATTENTION: Planning Commission, Agenda of September 12, 2013

SUBJECT: VERIZON WIRELESS FIESTA ISLAND PDP PROJECT NO. 304431
PROCESS FOUR

**OWNER/
APPLICANT:** Scharaga Family Trust
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a modification to a Wireless Communication Facility (WCF) at 1845 Morena Boulevard in the Clairemont Mesa Community Plan?

Staff Recommendation(s): Approved Planned Development Permit (PDP) No. 1066631.

Community Planning Group Recommendation: On April 16, 2013, the Clairemont Community Planning Group voted 12-0-0 to support the proposed Verizon modification without any conditions or concerns.

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 29, 2013 and the opportunity to appeal that determination ended April 12, 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 1845 Morena Boulevard in the CC-4-2 zone of the Clairemont Mesa Community Planning area. The original permit No. 42-0363-04 expired August 13, 2012 and a new permit application is required to modify and to continue the use of this WCF. The project as a whole is reviewed in accordance with the current regulations in place

since the existing permit expired and is no longer applicable. The equipment associated with this WCF is located on the northeasterly portion of the property with the antennas façade mounted on three sides of the building. Both north-bound and south-bound commuters on Interstate 5 Highway along Morena Boulevard are the primary intended coverage for this site location.

DISCUSSION

Project Description: This WCF consists of new side and bottom skirts for the six existing antennas on site. The equipment associated with this project is located inside a 190-square foot enclosure on the northeasterly portion of the property within the required 10-foot rear yard setback. In an effort to improve the appearance of the existing façade mounted antennas, new skirts will be installed to conceal the exposed conduits. The skirts and the antennas will be painted and textured to match the existing building. Additionally, the antennas facing Littlefield Street will also be reconfigured to achieve a flush mounted design.

WCFs located in a commercial zone are considered a Limited Use, Process 1, ministerial review. However, as designed the equipment compound is located within the CC-4-2 rear yard setback of 10-feet. As a result of the setback deviation, the project requires a Planned Development Permit, Process 4, Planning Commission decision.

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

General Plan: The General Plan, Section UD-A.15, states that WCF 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 proposed improvements to the existing façade mounted antennas will be aesthetically pleasing and respectful of the neighborhood context. Measures have been taken to improve the appearance of the facade mounted antennas with the proposed side and bottom skirts, painted and textured to match the existing building. Additionally, the antennas facing Littlefield Street and adjacent to the residential use have been reconfigured to a flush mounted antenna design. Flush mounted antenna designs are encouraged for façade mounted antennas since this typically involves an antenna that is attached directly to a building without the use of a mounting pipe. Eliminating the use of a mounting pipe further reduces the depth and visibility of the antenna. The equipment associated with this project is located behind the existing building and screened appropriately by the surrounding mature landscaping. Therefore, staff has determined that the WCF as designed integrates with the surrounding area and is respectful to the surrounding industrial and commercial uses.

Conclusion: The proposed WCF modification has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the Wireless Communication Facilities Regulations Section 141.0420 and the CC-4-2 zone development regulations with the exception to the 10-foot rear yard setback requirement. Considering the current surrounding uses and the proposed improvements to the existing design, staff has determined that the project is consistent with the General Plan and the Clairemont Mesa Community Plan. Staff recommends that the Planning Commission approve PDP No. 1066631.

ALTERNATIVE

1. **Approve** Planned Development Permit No. 1066631 **with modifications.**
2. **Deny** Planned Development Permit No. 1066631, **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
Acting Deputy Director
Development Services Department



Simon Tse
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. Photo Survey
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Public Notice of Planning Commission Hearing
15. Justification Letter/Draft Findings (Prepared by the applicant)
16. Coverage Map

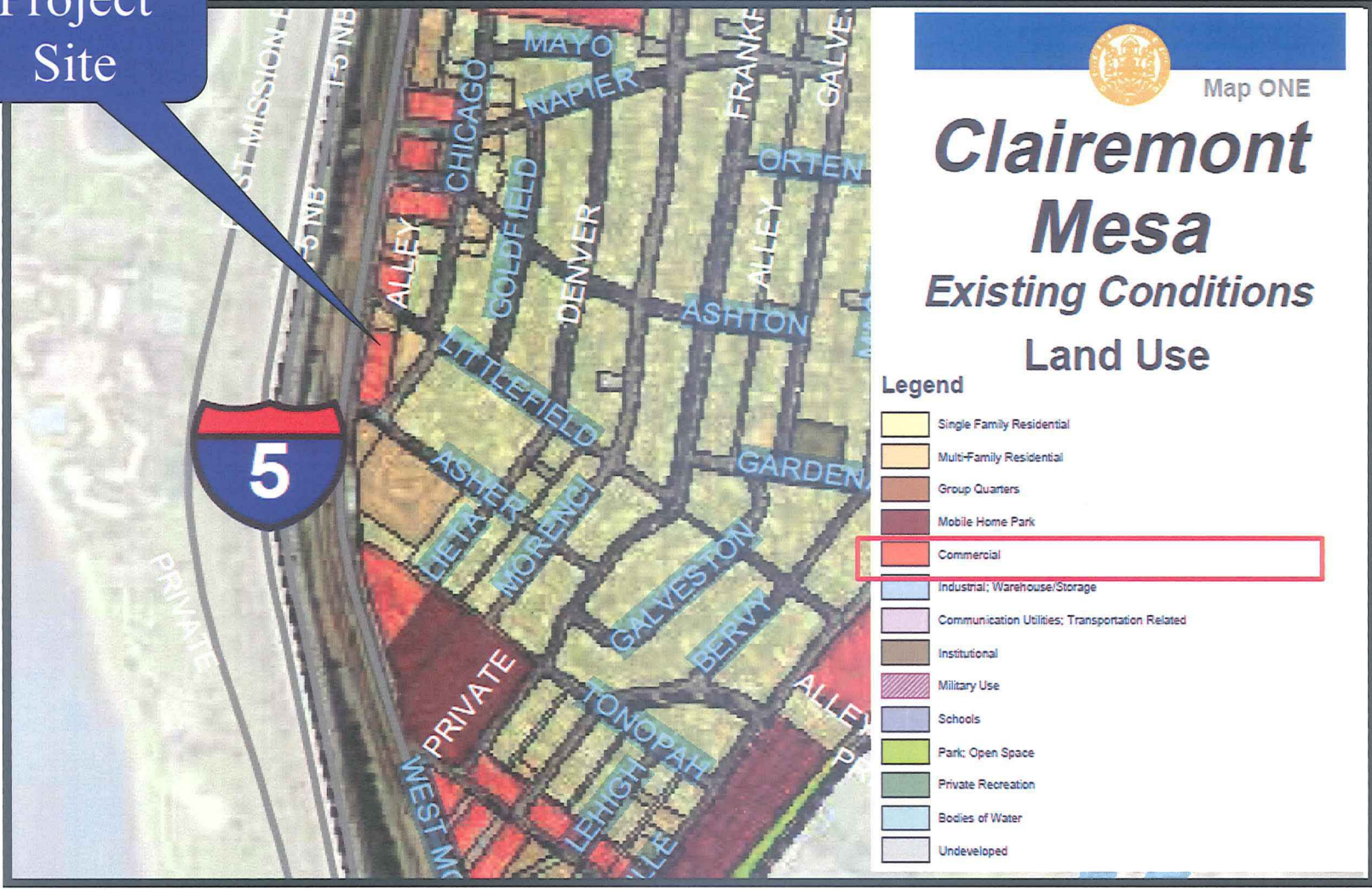


Aerial Photo

Verizon Wireless Fiesta Island PDP - Project No. 304431
1845 Morena Boulevard, San Diego, CA 92110



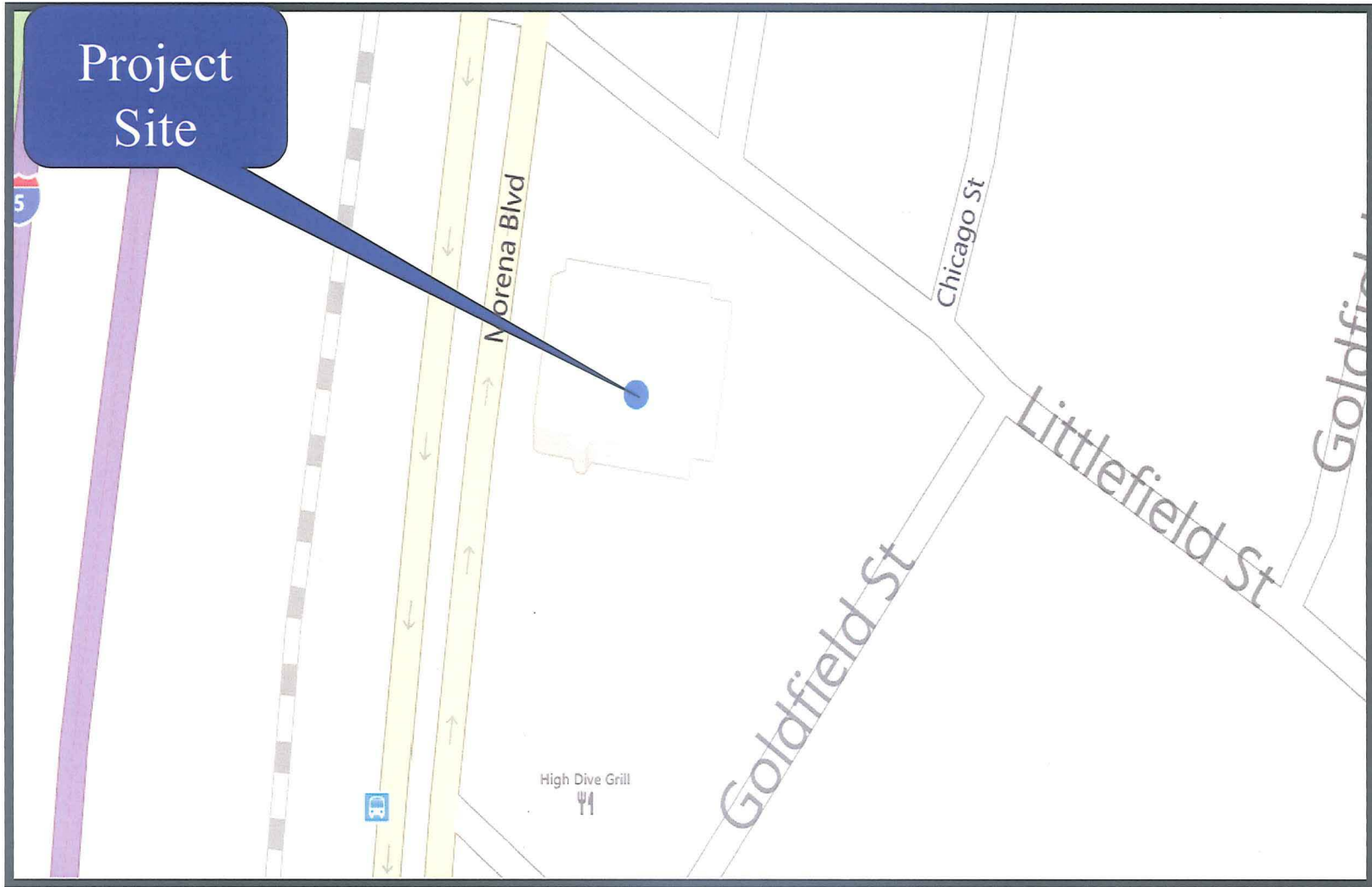
Project Site



Community Land Use Map (Clairemont Mesa)

Verizon Wireless Fiesta Island PDP - Project No. 304431
 1845 Morena Boulevard, San Diego, CA 92110





Project Location Map

Verizon Wireless Fiesta Island PDP - Project No. 304431
1845 Morena Boulevard, San Diego, CA 92110



PROJECT DATA SHEET				
PROJECT NAME:	Verizon Wireless Fiesta Island PDP			
PROJECT DESCRIPTION:	A modification to an existing Verizon Wireless Communication Facility (WCF) located at 1845 Morena Boulevard within the Clairemont Mesa Community Planning area. This project consists of one replacement antenna and six new side and bottom skirts, painted to match the existing building. The 190-square foot equipment enclosure is located within the CC-4-2 required rear yard setback. Therefore, the project as designed requires a deviation to the setback requirement resulting in a Planned Development Permit, Process 4, Planning Commission decision.			
COMMUNITY PLAN AREA:	Clairemont Mesa			
DISCRETIONARY ACTIONS:	Planned Development Permit			
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial			
ZONE: CC-4-2				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><u>Requirements:</u></p> <p>HEIGHT LIMIT (Clairemont Mesa Height Limit): 30-feet FRONT SETBACK: 0-feet SIDE SETBACK: 10-feet REAR SETBACK: 10-feet</p> </td> <td style="width: 50%; vertical-align: top;"> <p><u>Proposed:</u></p> <p>Height Limit: No change FRONT SETBACK: No change SIDE SETBACK: No change REAR SETBACK: 5-feet</p> </td> </tr> </table>			<p><u>Requirements:</u></p> <p>HEIGHT LIMIT (Clairemont Mesa Height Limit): 30-feet FRONT SETBACK: 0-feet SIDE SETBACK: 10-feet REAR SETBACK: 10-feet</p>	<p><u>Proposed:</u></p> <p>Height Limit: No change FRONT SETBACK: No change SIDE SETBACK: No change REAR SETBACK: 5-feet</p>
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ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	CC-4-2	Residential		
SOUTH:	CC-4-2	Commercial		
EAST:	RM-3-7	Residential		
WEST:	CC-4-2	Interstate 5 Highway		
DEVIATIONS OR VARIANCES REQUESTED:	Verizon Wireless is requesting a deviation to maintain their equipment enclosure within the required CC-4-2 ten foot rear yard setback.			
COMMUNITY PLANNING GROUP RECOMMENDATION:	The project was presented to the Clairemont Community Planning Group on April 16, 2013. They voted 12-0-0 to support the project as designed without any changes.			

PLANNING COMMISSION
 RESOLUTION NO. PC-13-095
 PLANNED DEVELOPMENT PERMIT NO. 1066631
VERIZON WIRELESS FIESTA ISLAND PDP NO. 304431

WHEREAS, Scharaga Family Trust, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego to modify an existing Wireless Communication Facility (WCF) that consists of new side and bottom skirts for six façade mounted antennas, painted and textured to match the existing building. One antenna will also be replaced in the Gamma sector. The equipment associated with this project is located inside a 190-square foot enclosure on the northeasterly portion of the property within the 10-foot rear yard setback of the CC-4-2 zone (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1066631).

WHEREAS, the project site is located at 1845 Morena Boulevard in the CC-4-2 zone of the Clairemont Mesa Community Planning area;

WHEREAS, the project site is legally described as Lots 5 through 10, Block 4 of Asher's Clover Leaf Terrace, in the City of San Diego, County of San Diego, State of California, according to the map thereof no. 1568 filed in the Office of the County Recorder of San Diego, May 13, 1913;

WHEREAS, on September 12, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1066631 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 29, 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 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 September 12, 2013.

FINDINGS:

Findings for Planned Development Permit - Section 126.0604

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

The City of San Diego General Plan recommends that all WCF minimize visual impacts by concealing wireless facilities in existing structures when possible. It also recommends that these facilities be aesthetically pleasing and respectful to the neighborhood context and to conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. The proposed modification to the existing Verizon WCF would result in the appropriate concealment of the conduits associated with each antenna inside the new side and

bottom skirts. The Gamma sector antennas have also been reconfigured to support a flush mounted design. This will effectively reduce the distance between the face of the wall and the front of the antenna to 4-inches. This antenna sector is adjacent to residential use and the intent is to provide the most aesthetically pleasing and respectful design to the adjacent sensitive receptor. Additionally, all skirts will be designed to inherit the shape and form of the antenna model to minimize a box-like appearance. Instead, each skirt will be designed to appear as an extension to the antennas and will maintain a consistent length of 73-inches for all six antennas.

The equipment associated with this WCF is located inside a 190-square foot enclosure. The location of the enclosure is appropriately placed behind the existing commercial building and painted to match. The enclosure is clearly visible from the parking lot and screened with mature landscaping to the east with minimal visibility from the adjacent residential use. The equipment within the outdoor enclosure is air cooled and will not generate any noise.

The combination of using camouflaging and screening techniques to hide and blend the antennas and equipment into the property is consistent with the General Plan's recommendation pursuant to Section UD-A.15. Overall the proposed modification is aesthetically pleasing and respectful of the neighborhood context. The project meets all applicable regulations and policy documents with the exception to the CC-4-2 rear yard setback requirement. The project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per WCF regulations, the development regulations and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use.

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 to ensure 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 has been designed to comply with the regulations of the Land Development Code Sections 131.0501 and 141.0420 with exception to the CC-4-2 rear yard setback. The proposed WCF modification would result in an improvement to the existing façade mounted antenna design. The antennas on the Gamma sector will be flush mounted to the building and will extend a maximum of 4-inches from the face of the building. This will further reduce the visibility of the antenna which includes the concealment of the conduits for each sector. Additionally, all skirts will be designed to inherit the shape and form of the antenna model to minimize a box-like

appearance. Instead, each skirt will be designed to appear as an extension to the antenna and will maintain a consistent length of 73-inches for all six antennas.

The equipment associated with this WCF is located inside a 190-square foot enclosure. The location of the enclosure is appropriately placed behind the existing commercial building and painted to match. The enclosure is clearly visible from the parking lot and screened with mature landscaping to the east with minimal visibility from the adjacent residential use. The equipment within the outdoor enclosure is air cooled and will not generate any noise.

The proposed modifications would significantly improve the overall appearance of this WCF, which is why staff can support the proposed deviation. The deviation to continue to operate within the required CC-4-2 rear yard setback is appropriate since it is screened from the adjacent use by mature landscaping. The large amount of existing mature landscaping provides an effective buffer between the enclosure and the adjacent residential use. The current location is considered to be well integrated with the property and the proposed modifications to the antennas will reduce any visual impacts. Therefore, the proposed deviation to operate within the CC-4-2 10-foot rear yard setback is appropriate for this location and can be supported by staff.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1066631 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. 1066631 copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: September 12, 2013

Internal Order No. 24003417

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: 24003417

PLANNED DEVELOPMENT PERMIT NO. 1066631
VERIZON WIRELESS FIESTA ISLAND PDP PROJECT NO. 304431
 PLANNING COMMISSION

This Planned Development Permit No. 1066631 is granted by the Planning Commission of the City of San Diego to Scharaga Family Trust, Owner and Verizon Wireless, Permittee pursuant to San Diego Municipal Code [SDMC] Sections 126.0601, 131.0501 and 141.0420. The site is located at 1845 Morena Boulevard in the CC-4-2 zone of the Clairemont Mesa Community Planning area. The project site is legally described as Lots 5 through 10, Block 4 of Asher's Clover Leaf Terrace, in the City of San Diego, County of San Diego, State of California, according to the map thereof no. 1568 filed in the Office of the County Recorder of San Diego, May 13, 1913.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner(s) and Permittee for a modification to an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 12, 2013, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) that consists of new side and bottom skirts for six existing façade mounted antennas, painted and textured to match the existing building and;
- b. One replacement antenna on the Gamma sector and;
- c. The equipment associated with this WCF is located inside a 190-square foot enclosure within the required 10-foot rear yard setback and;

- d. 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 October 3, 2013.
2. This approval and corresponding use of this site shall **expire on September 12, 2023**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department 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.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

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

PLANNING/DESIGN REQUIREMENTS:

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

- a. Four (4) antennas with the following dimensions: 55" by 11" by 4" and;
- b. Two (2) antennas with the following dimensions: 47.4" by 11.2" by 5".

15. The antennas located on the Gamma sector will be flush mounted to the building without the use of a mounting pipe and will extend a maximum of 4-inches from the face of the building.

16. All conduits will be routed through the wall and to the antennas. Overhead cabling will not be allowed as part of this project.

17. The bottom skirts must be designed to appear as an extension to the antennas by inheriting the same antenna shape and form. This detail must be approved by the Development Services Department prior to the issuance of a building permit.

18. 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 approved the Exhibit "A."

19. 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.

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 September 12, 2013 and Resolution Number PENDING.

Planned Development Permit No. 1066631
September 12, 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.**

SCHARAGA FAMILY TRUST
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.: 304431

PROJECT TITLE: Verizon Fiesta Island PDP

PROJECT LOCATION-SPECIFIC: 1845 Morena Boulevard, San Diego, CA 92027 (Lots 5-10, Block 4 of Asher's Clover Leaf Terrace, Map 1568)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Planned Development Permit (PDP), for modifications to an existing Wireless Communication Facility (WCF) which consist of one replacement antenna, and new side and bottom skirts for all six antennas. The equipment associated with this WCF would continue to operate on the existing raised wood platform behind the existing screen wall. The project is located at 1845 Morena Boulevard in the CC-4-2 and Clairemont Mesa Height Overlay Zones within Clairemont Mesa Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kerrigan Diehl
 302 State Place
 Escondido, CA, 92029
 760-587-3003

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
 CATEGORICAL EXEMPTION: Section 15301(b) existing facilities, public or private utilities
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT This project is exempt because minimal changes are required to remove and replace antennas and 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 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

 / SENIOR PLANNER
 SIGNATURE/TITLE

3/29/2013
 DATE

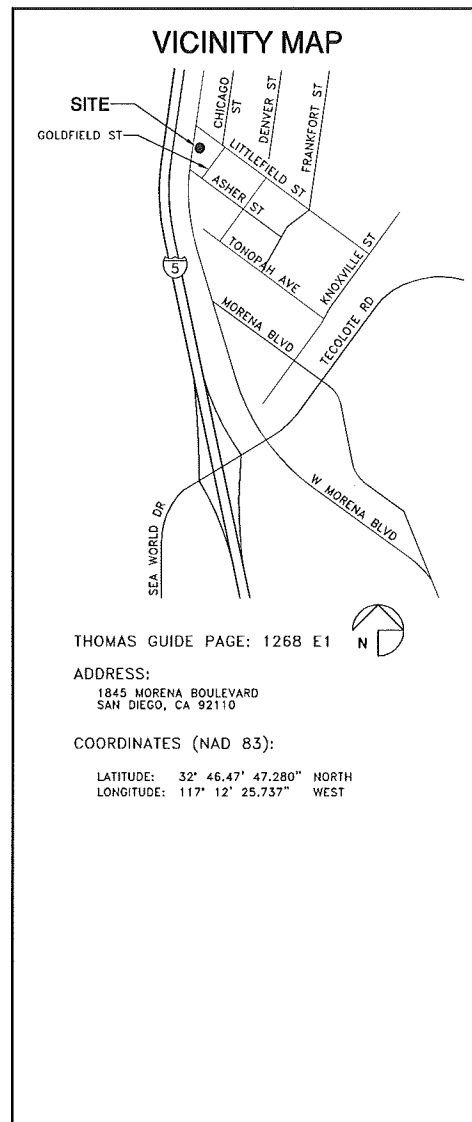
CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



FIESTA ISLAND RENEWAL
1845 MORENA BOULEVARD
SAN DIEGO, CA 92110



CONSULTANT TEAM

ARCHITECT:
WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

PLANNING:
PLANCOM, INC.
ROD PHILHOWER
302 STATE PLACE
ESCONDIDO, CA 92029
(619) 200-2260

LEASING:
PLANCOM, INC.
CARVER CHIU
302 STATE PLACE
ESCONDIDO, CA 92029
(949) 290-9678

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92718
CONTACT: RODNEY PHILHOWER
PHONE: (619) 200-2260

OWNER: SCHARAGA FAMILY TRUST
1845 MORENA BLVD
SAN DIEGO, CA 92110
CONTACT: BOB SCHARAGA
PHONE: (619) 275-3343

PROJECT DESCRIPTION:
EXISTING VERIZON WIRELESS TELECOMMUNICATIONS FACILITY, ORIGINAL LAND USE APPROVAL #42-0363-04 WHICH INCLUDES THE FOLLOWING.

- EXISTING VERIZON WIRELESS TELECOMMUNICATIONS CABINETS MOUNTED ON AN EXISTING RAISED WOOD PLATFORM ON THE ROOF OF AN EXISTING BUILDING LOCATED BEHIND EXISTING SCREEN WALLS (NO CHANGE)
- EXISTING (6) VERIZON WIRELESS FACADE MOUNTED PANEL ANTENNAS TO EXISTING BUILDING WALLS. REMOVE & REINSTALL ANTENNAS AND INSTALL NEW MOUNTING BRACKETS & R.F. TRANSPARENT SKIRTS ON SIDES & BOTTOM.
- REMOVE & REPLACE ONE ANTENNA ON GAMMA SECTOR
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:
LOTS 5 THROUGH 10, BLOCK 4 OF ASHER'S CLOVER LEAF TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1568 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MAY 13, 1913.

PROJECT ADDRESS: 1845 MORENA BOULEVARD
SAN DIEGO, CA 92110

ASSESSORS PARCEL NUMBER: 430-660-08 & 27

EXISTING ZONING: CC-4-2

ORIGINAL APPROVAL NUMBER: 42-0363-04

TOTAL SITE AREA: 2.70 ACRES
= 118,000 SF

EXISTING VERIZON PROJECT AREA: 191 SQ. FT. (NO CHANGE)

PROPOSED OCCUPANCY: NONE (OUTDOOR EQUIPMENT CABINET ONLY)

EXISTING LAND USE: COMMERCIAL BUILDING

TYPE OF CONSTRUCTION: TYPE VB
EXISTING

NOTE:
THERE IS CURRENTLY ONE EXISTING TELECOMMUNICATION FACILITY ON THE SITE. (VERIZON)

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-1	ROOF & EQUIPMENT PLANS
A-2	EXTERIOR ELEVATIONS
A-2.1	EXTERIOR ELEVATIONS
D-1	DETAILS
C-1	TOPOGRAPHIC SURVEY

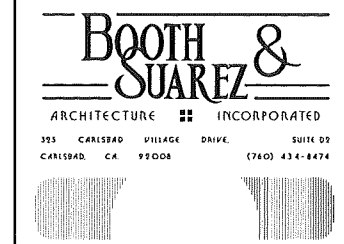
APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2008 EDITION

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

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.



PREPARED FOR

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

FIESTA ISLAND RENEWAL

1845 MORENA BOULEVARD
SAN DIEGO, CA 92110
SAN DIEGO COUNTY

DRAWING DATES

09/18/12	ZD REVIEW (r)
09/28/12	REVISED ZD (c1)
02/12/13	REVISED ZD #2 (r)
03/26/13	REVISED ZD #3 (c1)

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\verizon\12114zd

T-1



P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

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PROJECT NAME

FIESTA ISLAND RENEWAL

1845 MORENA BOULEVARD
 SAN DIEGO, CA 92110
 SAN DIEGO COUNTY

DRAWING DATES

09/18/12	ZD REVIEW (r1)
09/28/12	REVISED ZD (c1)
02/12/13	REVISED ZD #2 (r1)
03/26/13	REVISED ZD #3 (c1)

SHEET TITLE

SITE PLAN

PROJECTS\verizon\12114zd

A-0

STORM WATER QUALITY NOTES
 CONSTRUCTION BMPs

NOTES 1-7 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE CITY OF SAN DIEGO.
2. SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
3. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
5. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
6. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

Lessee's Certificate
 Standard Wireless Facility Project
 for Post-construction BMP's

I/we the undersigned, as lessee of a portion of the property described as

1845 MORENA BOULEVARD, SAN DIEGO, CA 92110
 (Address or legal description)

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

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

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

I/we will incorporate the following into the site design:

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

Additionally, I/we will:

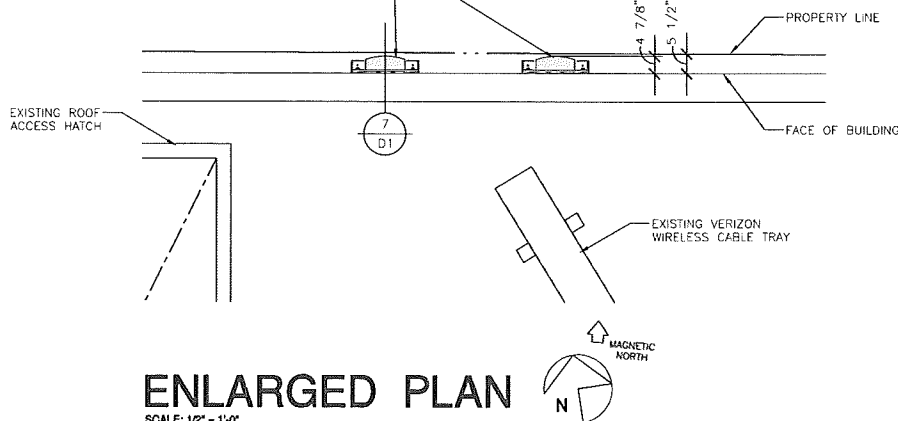
- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee Dwight Woods Company Name Verizon Wireless

Lessee Dwight Woods Date 1-9-2008

TWO EXISTING VERIZON WIRELESS PANEL ANTENNAS FACADE MOUNTED ON EXISTING BUILDING WALL. REMOVE & REPLACE (1) ANTENNA. INSTALL ANTENNAS WITH NEW CUSTOM MOUNTING BRACKETS & R.F. TRANSPARENT SKIRTS ON SIDES & BOTTOM.



ENLARGED PLAN
 SCALE: 1/2" = 1'-0"

TWO EXISTING VERIZON WIRELESS PANEL ANTENNAS FACADE MOUNTED ON EXISTING BUILDING WALL. REMOVE & REPLACE (1) ANTENNA. INSTALL ANTENNAS WITH NEW CUSTOM MOUNTING BRACKETS & R.F. TRANSPARENT SKIRTS ON SIDES & BOTTOM. SEE SHEET A-1 FOR ROOF PLAN

TWO EXISTING VERIZON WIRELESS PANEL ANTENNAS FACADE MOUNTED ON EXISTING BUILDING WALL. REMOVE & REINSTALL ANTENNAS WITH NEW MOUNTING BRACKETS & R.F. TRANSPARENT SKIRTS ON SIDES & BOTTOM. SEE SHEET A-1 FOR ROOF PLAN

TWO EXISTING VERIZON WIRELESS PANEL ANTENNAS FACADE MOUNTED ON EXISTING BUILDING WALL. REMOVE & REINSTALL ANTENNAS WITH NEW MOUNTING BRACKETS & R.F. TRANSPARENT SKIRTS ON SIDES & BOTTOM. SEE SHEET A-1 FOR ROOF PLAN

SITE PLAN

SCALE: 1" = 20'-0"

ENGINEERING NOTES:

1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:
 TX FREQUENCY: 1965-1970 MHz
 RX FREQUENCY: 1885-1890 MHz
 TX POWER: 600W

PCS EQUIPMENT:
 TX FREQUENCY: 880-894 MHz
 RX FREQUENCY: 835-848 MHz
 TX POWER: 6150W

LTE EQUIPMENT:
 TX FREQUENCY: 745-757 MHz
 RX FREQUENCY: 776-787 MHz
 TX ERP: 535W

BOUNDARY NOTE:
 THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED

EASEMENTS NOTE:
 PLOTTABLE EASEMENTS ARE SHOWN, WHICH REFLECTS PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL EASEMENT INFORMATION.



PREPARED FOR



P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

FIESTA ISLAND RENEWAL

1845 MORENA BOULEVARD
 SAN DIEGO, CA 92110
 SAN DIEGO COUNTY

DRAWING DATES

09/18/12	ZD REVIEW (r1)
09/28/12	REVISED ZD (c1)
02/12/13	REVISED ZD #2 (r1)
03/26/13	REVISED ZD #3 (c1)

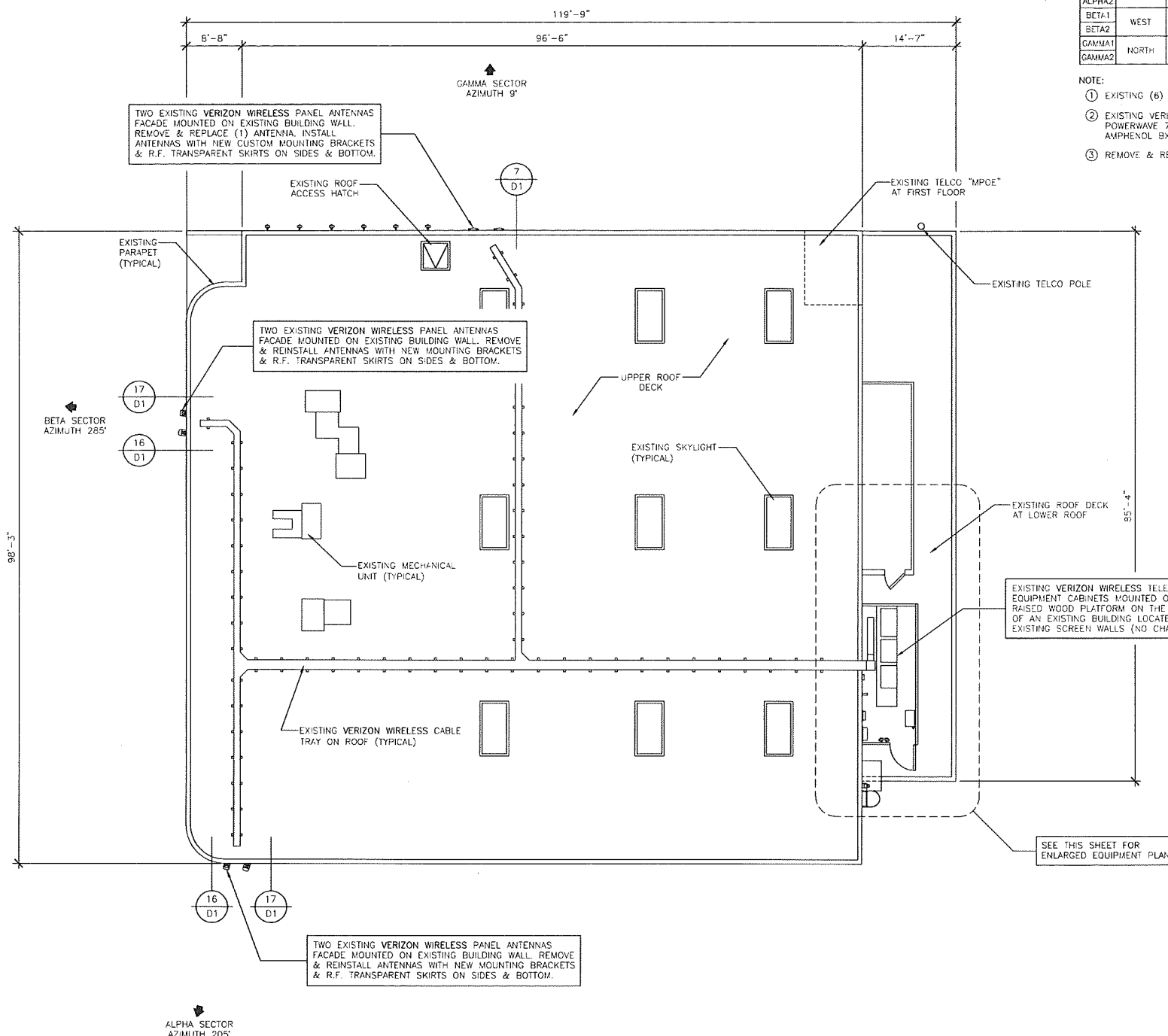
SHEET TITLE

ROOF & EQUIPMENT PLANS

PROJECTS\verizon\121142d

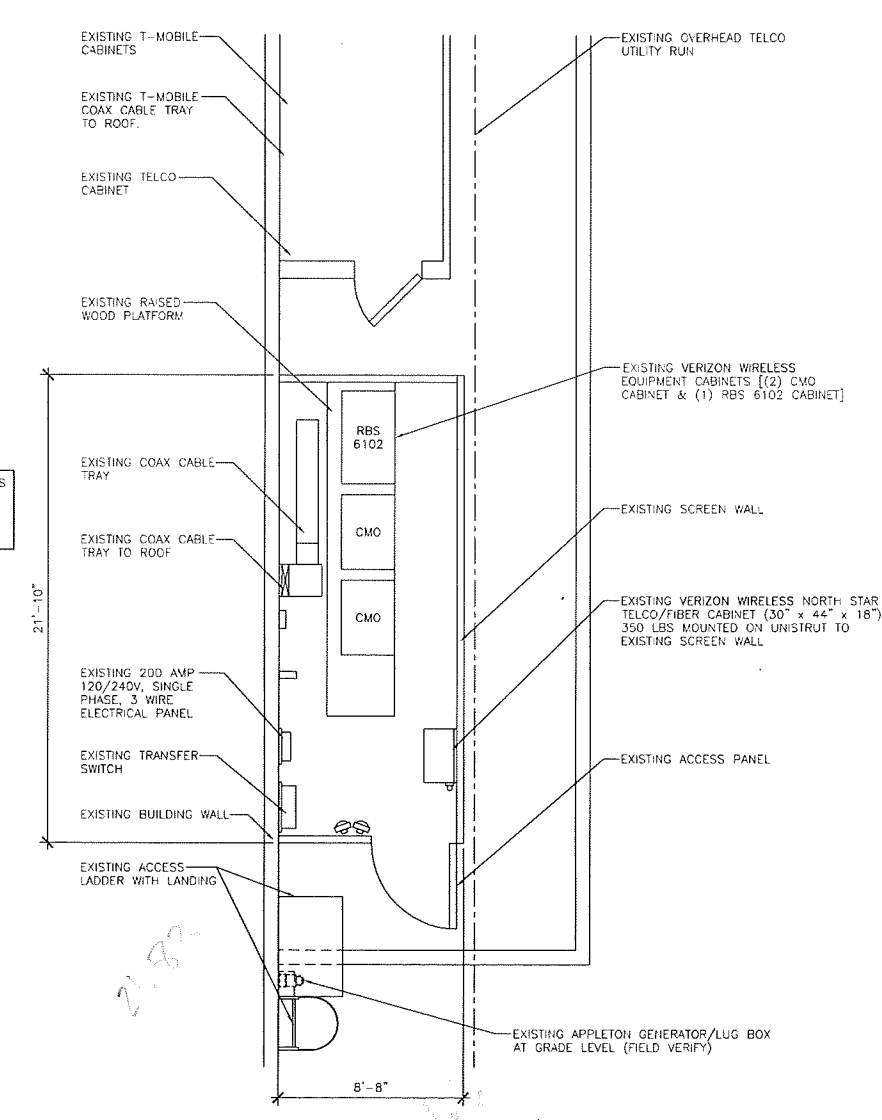
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+/- 5')	JUMPER LENGTH (+/- 3')	COAX SIZE
ALPHA1	SOUTH	205°	POWERWAVE 7750	0°	N/A		6	165'-0"	10'-0"	7/8"
ALPHA2			AMPHENCL ANTEL BXA 70063/4CF_4							
BETA1	WEST	285°	POWERWAVE 7750	0°	N/A		6	180'-0"	10'-0"	7/8"
BETA2			AMPHENCL ANTEL BXA 70063/4CF_4							
GAMMA1	NORTH	9°	POWERWAVE 7750	0°	N/A		6	150'-0"	10'-0"	7/8"
GAMMA2			POWERWAVE 7750							

- NOTE:
 ① EXISTING (6) 7/8" COAX CABLE PER SECTOR FOR (18) COAX CABLE TOTAL
 ② EXISTING VERIZON WIRELESS ANTENNAS
 POWERWAVE 7750: 55" x 11" x 4" DEEP WEIGHT: 39.6 LBS.
 AMPHENCL BXA-70063: 47.4" x 11.2" x 5.2" DEEP WEIGHT: 9.9 LBS.
 ③ REMOVE & REPLACE EXISTING ANTENNA ON GAMMA SECTOR



ROOF PLAN
 SCALE: 1/4" = 10'-0"

NOTE:
 PROPOSED VERIZON WIRELESS PANEL ANTENNAS AND R.F. TRANSPARENT SKIRTS SHALL BE PAINTED & TEXTURED TO MATCH BUILDING



EQUIPMENT PLAN
 SCALE: 1/4" = 1'-0"



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P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
HNT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

FIESTA ISLAND RENEWAL

1845 MORENA BOULEVARD
 SAN DIEGO, CA 92110
 SAN DIEGO COUNTY

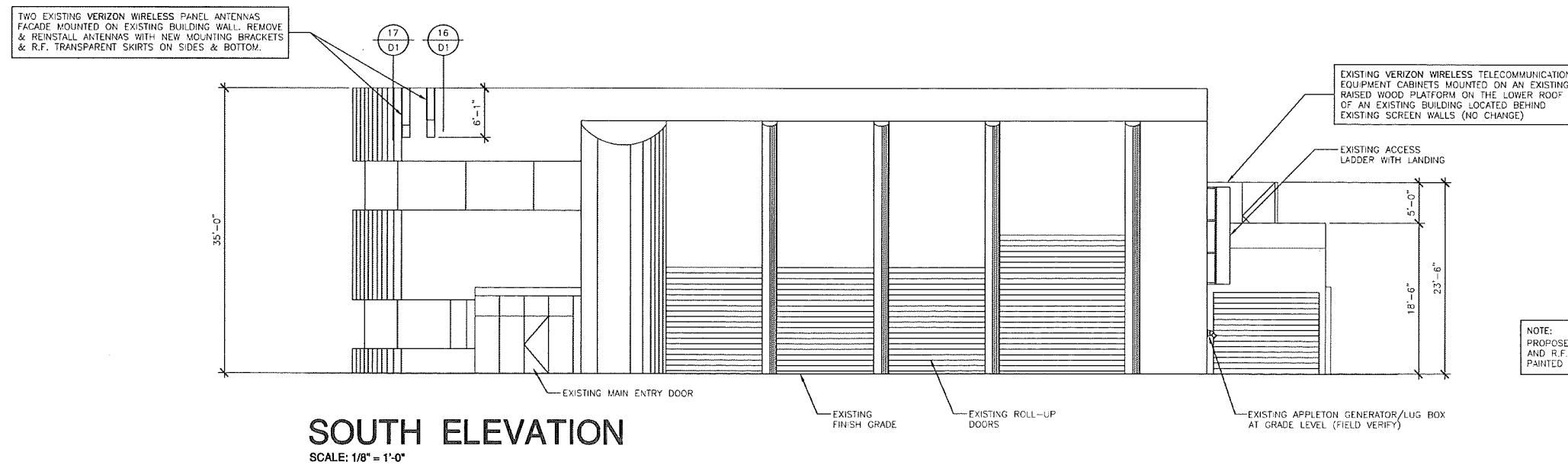
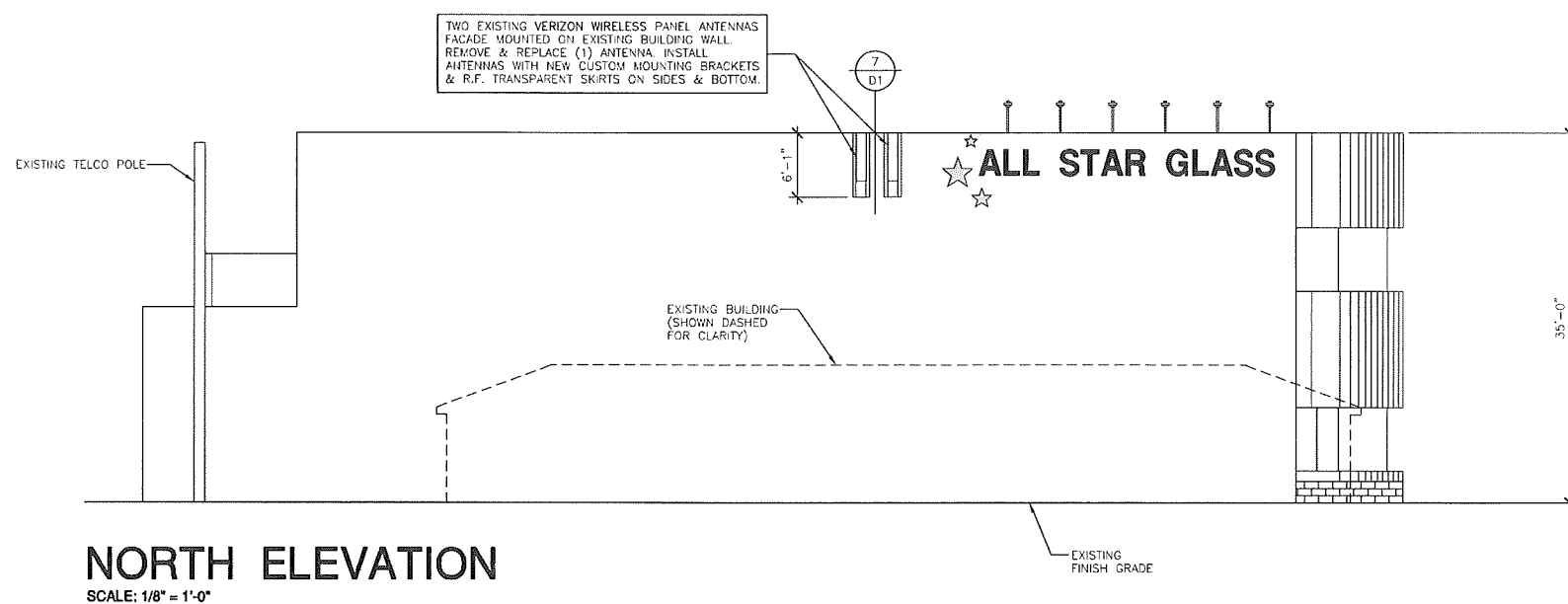
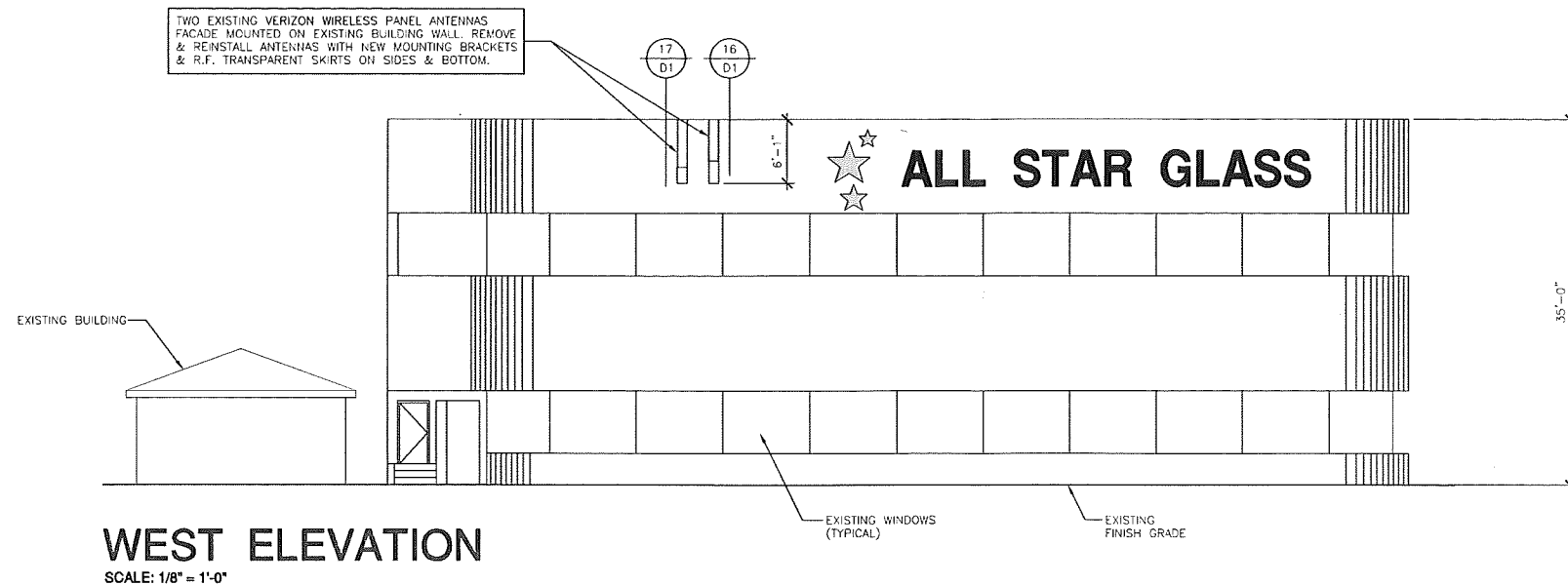
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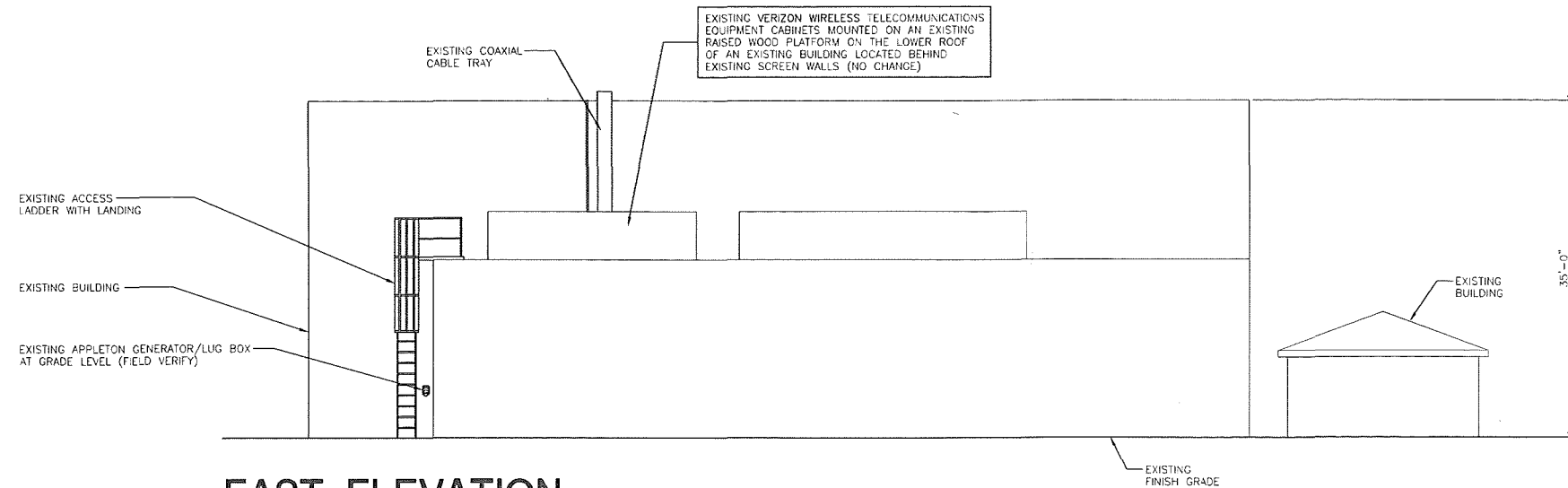
09/18/12	ZD REVIEW (r1)
09/28/12	REVISED ZD (c1)
02/12/13	REVISED ZD #2 (r1)
03/26/13	REVISED ZD #3 (c1)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\verizon\12114zd





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

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
355 CARLSBAD VILLAGE DRIVE SUITE 05
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR
verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
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RF	DATE
INT	DATE
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OPS	DATE
EE/OUT	DATE

PROJECT NAME
FIESTA ISLAND RENEWAL
1845 MORENA BOULEVARD
SAN DIEGO, CA 92110
SAN DIEGO COUNTY

DRAWING DATES

09/18/12	ZD REVIEW (r)
09/28/12	REVISED ZD (cl)
02/12/13	REVISED ZD #2 (r)
03/26/13	REVISED ZD #3 (cl)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\verizon\12114zd

A-2.1

PREPARED FOR
verizon wireless
 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

APPROVALS

A&C	DATE
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INT	DATE
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OPS	DATE
EE/OUT	DATE

PROJECT NAME
FIESTA ISLAND RENEWAL
 1845 MORENA BOULEVARD
 SAN DIEGO, CA 92110
 SAN DIEGO COUNTY

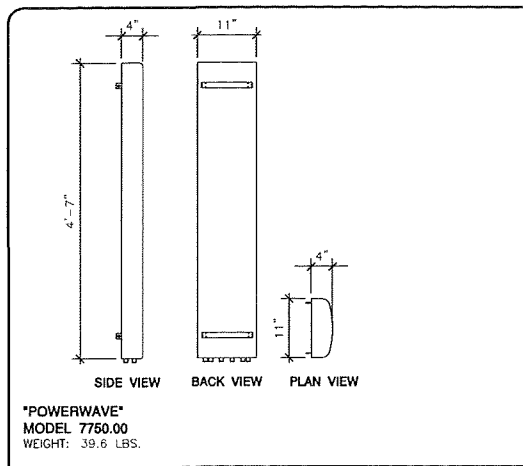
DRAWING DATES

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03/26/13	REVISED 2D #3 (c1)

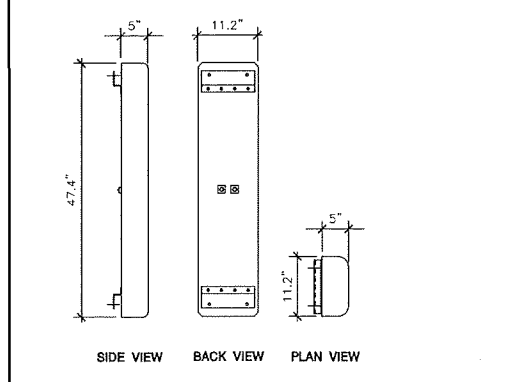
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DETAILS

PROJECTS\verizon\121142d

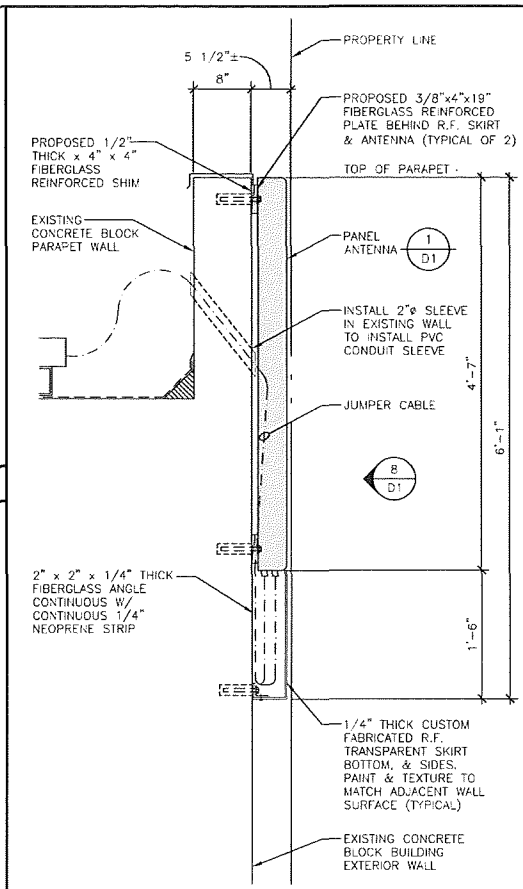
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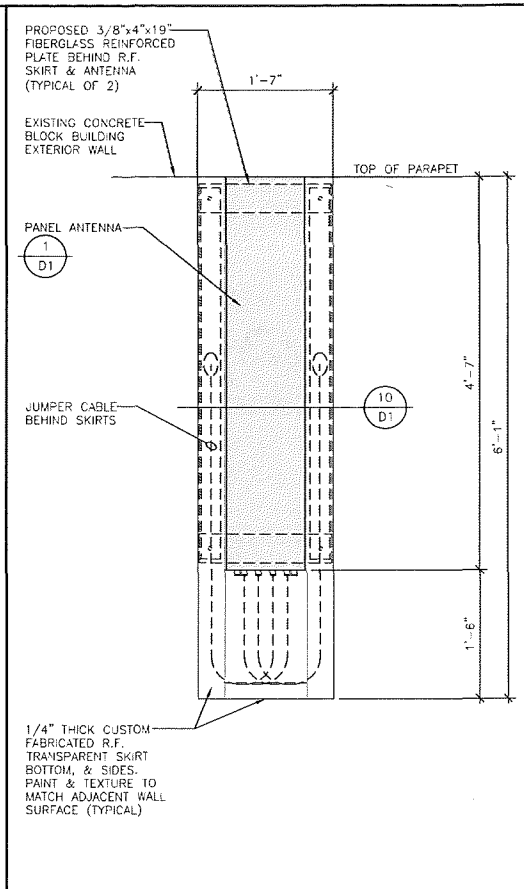
"POWERWAVE"
 MODEL 7750.00
 WEIGHT: 39.6 LBS.



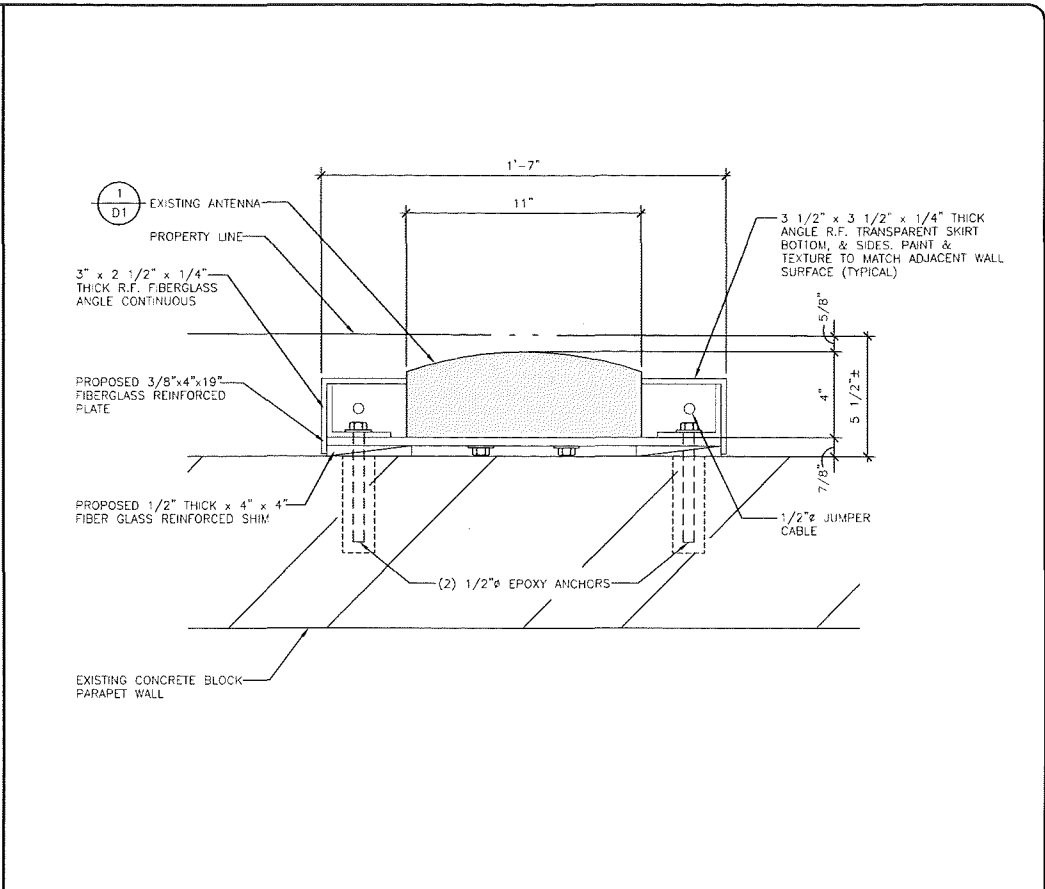
"AMPHENOL"
 MODEL BXA-70063/4CF_4
 WEIGHT: 9.9 LBS.



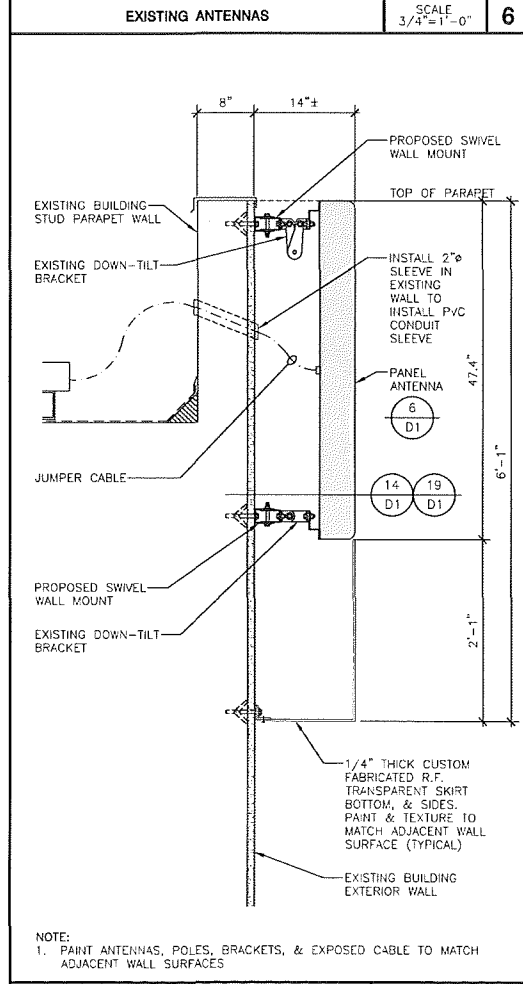
GAMMA SECTOR ANTENNA SECTION
 SCALE: 3/4"=1'-0" **1**



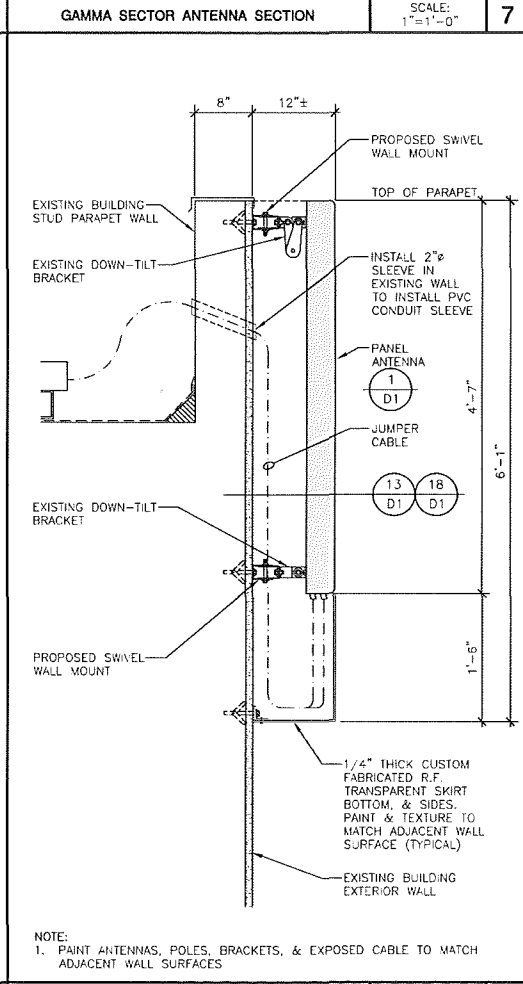
GAMMA SECTOR ANTENNA ELEVATION
 SCALE: 1"=1'-0" **7**



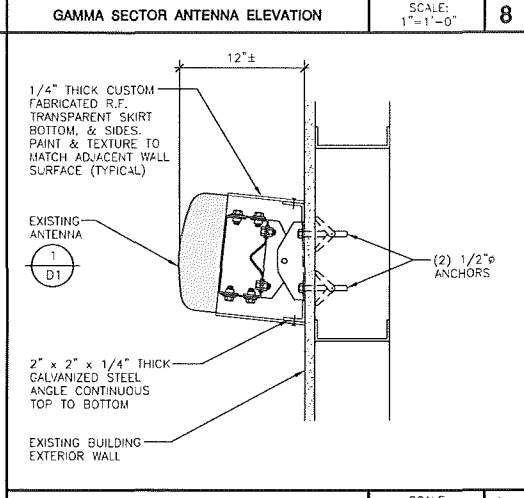
GAMMA SECTOR ANTENNA PLAN
 SCALE: 3"=1'-0" **8**



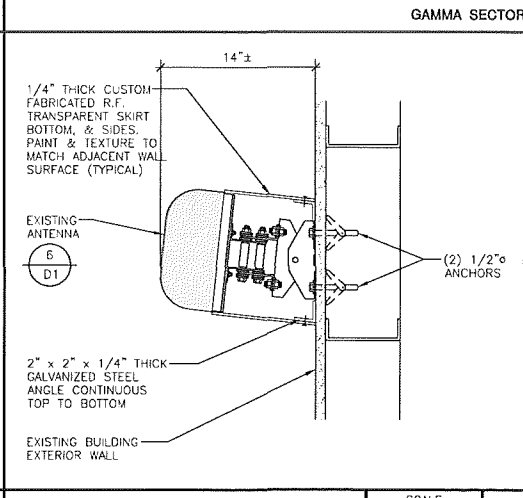
ALPHA & BETA SECTOR ANTENNA SECTION
 SCALE: 1"=1'-0" **6**



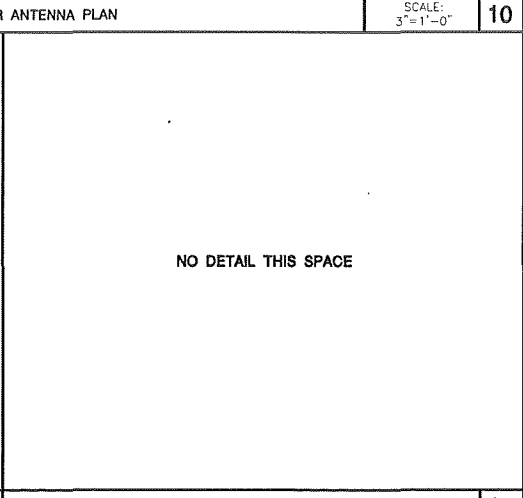
ALPHA & BETA SECTOR ANTENNA SECTION
 SCALE: 1"=1'-0" **16**



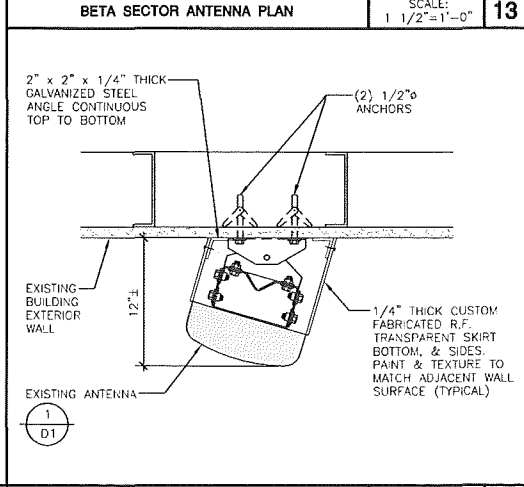
BETA SECTOR ANTENNA PLAN
 SCALE: 1 1/2"=1'-0" **13**



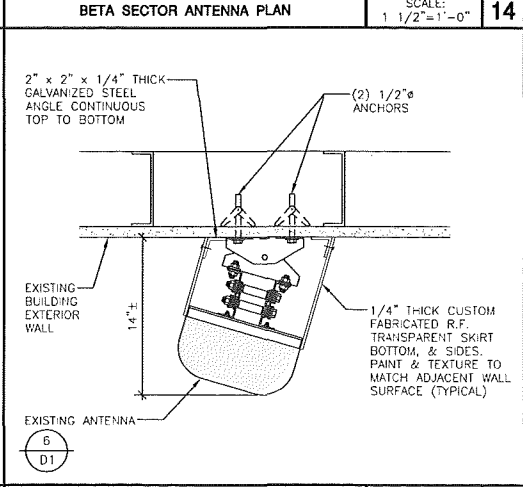
BETA SECTOR ANTENNA PLAN
 SCALE: 1 1/2"=1'-0" **14**



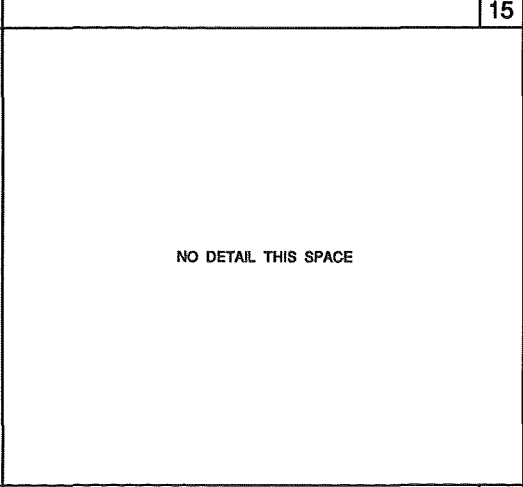
BETA SECTOR ANTENNA PLAN
 SCALE: 1 1/2"=1'-0" **15**



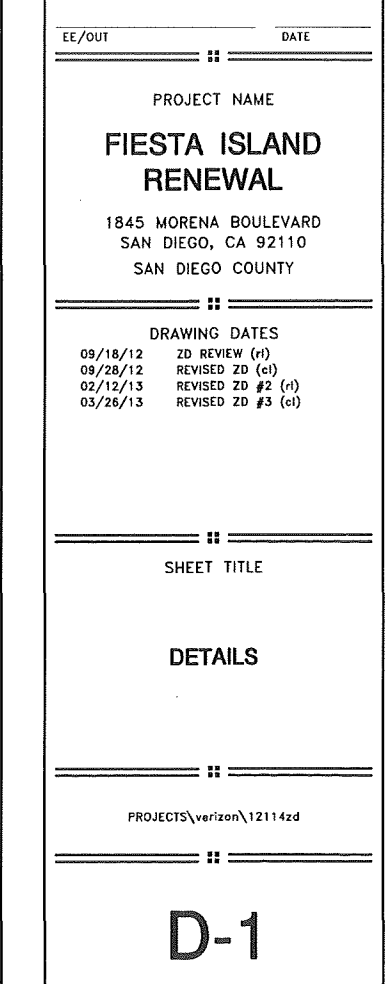
ALPHA SECTOR ANTENNA PLAN
 SCALE: 1 1/2"=1'-0" **17**



ALPHA SECTOR ANTENNA PLAN
 SCALE: 1 1/2"=1'-0" **18**



ALPHA SECTOR ANTENNA PLAN
 SCALE: 1 1/2"=1'-0" **19**



ALPHA & BETA SECTOR ANTENNA SECTION
 SCALE: 1"=1'-0" **16**

Booth Suarez &
 ARCHITECTURE INCORPORATED
 955 CARLSBAD VILLAGE DRIVE SUITE 20
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR
verizon wireless
 P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 286-7000

CONSULTANT
JRN CIVIL ENGINEERS
 232 AVENIDA FABRICANTE,
 SUITE 107
 SAN CLEMENTE, CA 92674
 (949) 248-4685

PROJECT NAME
FIESTA ISLAND RENEWAL
 1845 MORENA BOULEVARD
 SAN DIEGO, CA 92110
 SAN DIEGO COUNTY

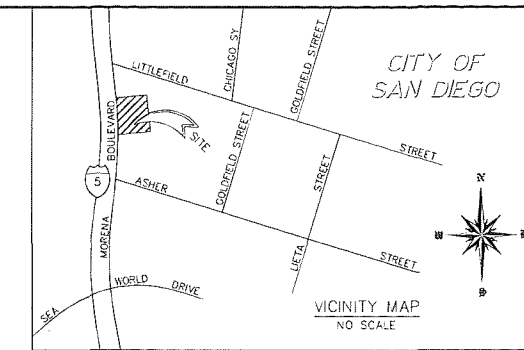
DRAWING DATES
 12/21/09

SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECTS\verizon\12114zd

C-1



LEGAL DESCRIPTION:
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 5 THROUGH 10 INCLUSIVE, BLOCK 4, ASHER'S CLOVER LEAF TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1568, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 13, 1913.

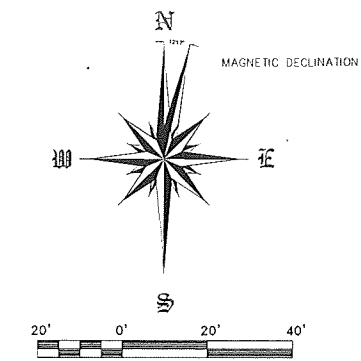
ASSESSOR'S PARCEL NUMBER: 430-660-08; 430-660-27

ITEMS CORRESPONDING TO SCHEDULE "B":
 BY: LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO.: 1180844-10
 4100 NEWPORT PLACE DRIVE, STE 120 TITLE OFFICER: CHRIS MAZAR
 NEWPORT BEACH, CA 92660 DATED: DECEMBER 7, 2009
 (949) 724-3170

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

② MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP ASHER'S CLOVER LEAF TERRACE, MAP NO. 1568:
 "I HEREBY DEDICATE TO THE CITY OF SAN DIEGO, CALIFORNIA, AND FOREVER RESERVE FOR THE USE OF PUBLIC UTILITY CORPORATIONS AN EASEMENT OR RIGHT-OF-WAY 6 FEET ON EITHER SIDE OF THE DIVIDING LINE BETWEEN LOTS 2 TO 22 INCLUSIVE, ALSO LOTS 26, 27 AND 28 IN BLOCK 4 SAID RIGHT-OF-WAY TO BE 12 FEET WIDE EXTENDING THROUGH SAID BLOCK 4 FROM SOUTHERLY LINE OF LITTLEFIELD STREET TO THE WESTERLY LINE OF GOLDFIELD STREET, AS SHOWN ON THE AMENDED MAP FOR THE PURPOSE OF ERECTING AND MAINTAINING THEREON ELECTRIC LIGHT, POWER, WATER MAINS, WATERPIPIES AND DRAINS; ALSO CONDUITS FOR THE CARRYING OF ELECTRIC LIGHT, POWER, TELEPHONE OR TELEGRAPH WIRES, AND FOR ANY AND ALL OTHER PURPOSES FOR WHICH ANY PUBLIC UTILITY CORPORATION OR THE MUNICIPAL AUTHORITIES OF THE CITY OF SAN DIEGO MIGHT DESIRE TO USE THE SAME; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR ALL SUCH PURPOSES ALONG AND UPON EACH AND EVERY PART OF SAID RESERVED AND DEDICATED PROPERTY". THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

ITEMS #1'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

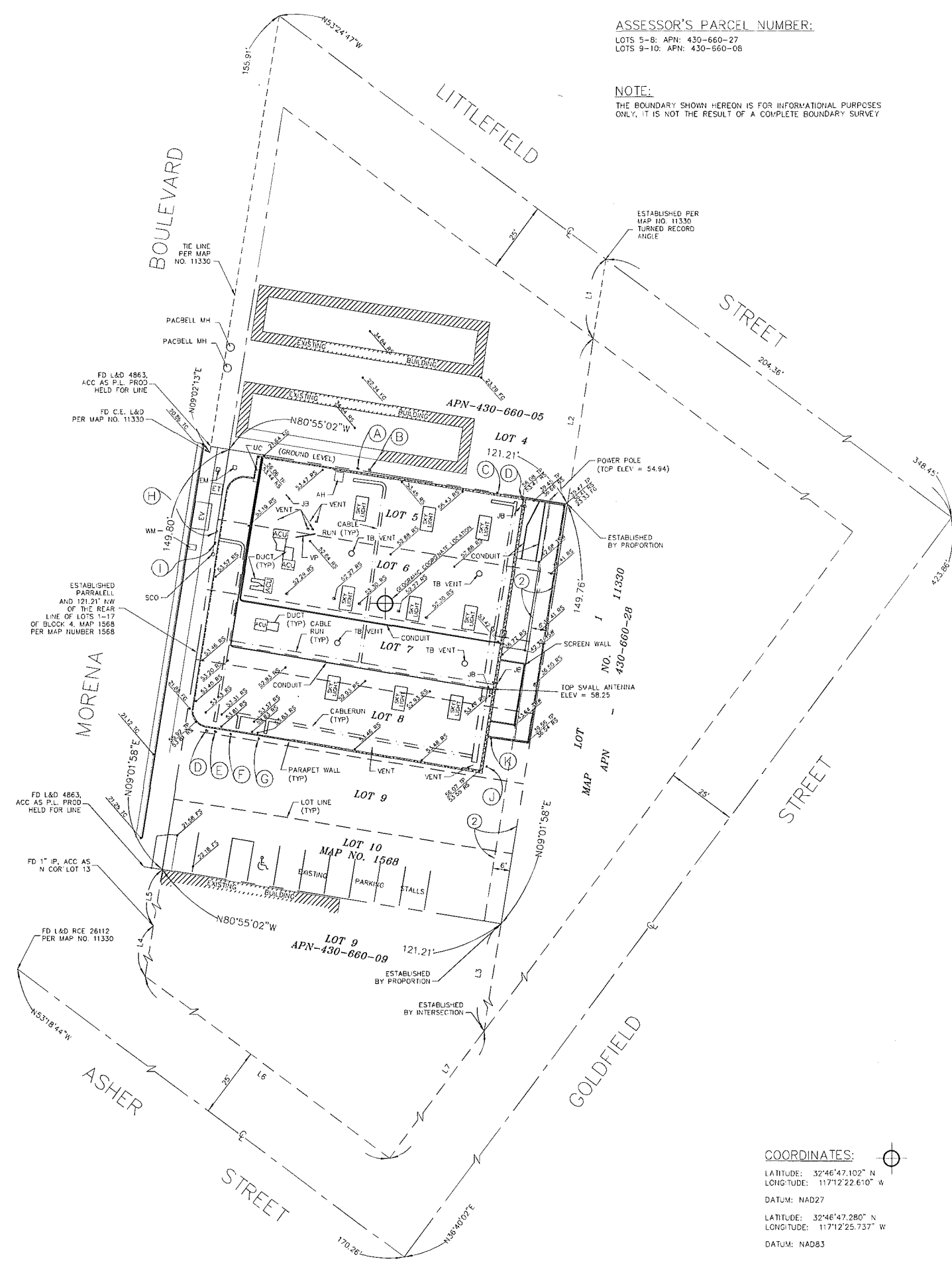


SCALE: 1" = 20'

- LEGEND:**
- ACC - ACCEPTED
 - ACU - AIR CONDITIONING UNIT
 - APN - ASSESSORS PARCEL NUMBER
 - AH - ACCESS HATCH
 - C.E. - CITY ENGINEER
 - COR. - CORNER
 - EM - ELECTRIC METER
 - ET - ELECTRIC TRANSFORMER
 - ELEV - ELEVATION
 - EV - ELECTRIC VAULT
 - FD - FOUND
 - FG - FINISH GRADE
 - FS - FINISH SURFACE
 - EPB - ELECTRIC PULLBOX
 - EP - EDGE OF PAVEMENT
 - ET - ELECTRIC TRANSFORMER
 - FS - FINISH SURFACE
 - IP - IRON PIPE
 - JB - JUNCTION BOX
 - L&D - LEAD AND DISC
 - MH - MANHOLE
 - NO. - NUMBER
 - P.L. - PROPERTY LINE
 - PROD. - PRODUCED
 - RS - ROOF SURFACE
 - SCO - SEWER CLEAN OUT
 - TB - TURBINE
 - TC - TOP CURB
 - TSW - TOP SCREEN WALL
 - TP - TOP PARAPET
 - (TYP) - TYPICAL
 - UC - UTILITY CABINET
 - WM - WATER METER
 - E- - ELECTRIC LINE

ASSESSOR'S PARCEL NUMBER:
 LOTS 5-8: APN: 430-660-27
 LOTS 9-10: APN: 430-660-08

NOTE:
 THE BOUNDARY SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY



COORDINATES:
 LATITUDE: 32°46'47.102" N
 LONGITUDE: 117°12'22.610" W
 DATUM: NAD27
 LATITUDE: 32°46'47.280" N
 LONGITUDE: 117°12'25.737" W
 DATUM: NAD83

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON OBSERVATIONS OF THE CONTINUOUS OPERATING REFERENCE STATIONS (CORS) AS LISTED BELOW. INFORMATION ABOUT SAID STATIONS WAS RETRIEVED FROM THE CALIFORNIA SPATIAL REFERENCE CENTER AT [HTTP://C SRC.UCSD.EDU](http://csrc.ucsd.edu)

FROM STATION: P472
 REFERENCE FRAME: NAD83 (CORS96)
 EPOCH: 2002

TO STATION: P473
 REFERENCE FRAME: NAD83 (CORS96)
 EPOCH: 2002

INVERSED BEARING: S 39°42'24" E

STATEMENT OF ENCROACHMENT:

⊙ THE ANTENNA SHOWN HEREON AS "A" ENCLOSES 1.0' NORTHWESTERLY INTO THE NEIGHBORING AIRSPACE. THE ANTENNA SHOWN HEREON AS "B" ENCLOSES 1.2' NORTHWESTERLY INTO THE NEIGHBORING AIRSPACE. THE ANTENNA'S SHOWN HEREON AS "C" AND "D" ENCLOSES 0.3' NORTHWESTERLY INTO THE NEIGHBORING AIRSPACE.

DATE OF SURVEY:

DECEMBER 18, 2009

DATUM STATEMENT:

CITY OF SAN DIEGO BENCHMARK: 13474
 DESCRIPTION: BRASS PLUG IN THE SOUTHEAST CORNER OF A CATCH BASIN LOCATED AT THE INTERSECTION OF MORENA BOULEVARD AND ASHER STREET.

ELEVATION: 21.883

DATUM: MEAN SEA LEVEL

LINE	BEARING	LENGTH
L1	N09°01'58"E	28.20'
L2	N09°01'58"E	58.97'
L3	N09°01'58"E	149.76'
L4	N09°01'58"E	99.61'
L5	N09°01'58"E	49.95'
L6	N53°18'44"W	107.53'
L7	N36°40'02"E	55.98'

EXISTING ANTENNA ELEVATIONS

- Ⓐ TOP ANTENNA ELEVATION = 56.42
BOTTOM ANTENNA ELEVATION = 51.84
- Ⓑ TOP ANTENNA ELEVATION = 56.52
BOTTOM ANTENNA ELEVATION = 52.60
- Ⓒ TOP ANTENNA ELEVATION = 55.91
BOTTOM ANTENNA ELEVATION = 51.58
- Ⓓ TOP ANTENNA ELEVATION = 56.08
BOTTOM ANTENNA ELEVATION = 51.50
- Ⓔ TOP ANTENNA ELEVATION = 56.10
BOTTOM ANTENNA ELEVATION = 51.52
- Ⓕ TOP ANTENNA ELEVATION = 55.88
BOTTOM ANTENNA ELEVATION = 51.55
- Ⓖ TOP ANTENNA ELEVATION = 55.93
BOTTOM ANTENNA ELEVATION = 51.60
- Ⓗ TOP ANTENNA ELEVATION = 56.23
BOTTOM ANTENNA ELEVATION = 52.31
- Ⓘ TOP ANTENNA ELEVATION = 55.97
BOTTOM ANTENNA ELEVATION = 51.39
- Ⓙ TOP ANTENNA ELEVATION = 55.81
BOTTOM ANTENNA ELEVATION = 51.48
- Ⓚ TOP ANTENNA ELEVATION = 55.94
BOTTOM ANTENNA ELEVATION = 51.61

EXISTING

CEMENT 9



Fiesta Island
 1845 Morena Blvd.
 San Diego, CA 92110



Existing antennas with proposed
 new mounting brackets and
 side and bottom skirts



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

PROPOSED

EXISTING



Fiesta Island
1845 Morena Blvd.
San Diego, CA 92110



ATTACH

Existing antennas with proposed custom mounting brackets and side and bottom skirts



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



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Fiesta Island"
1845 Morena Boulevard
San Diego, CA 92110

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 223-1357

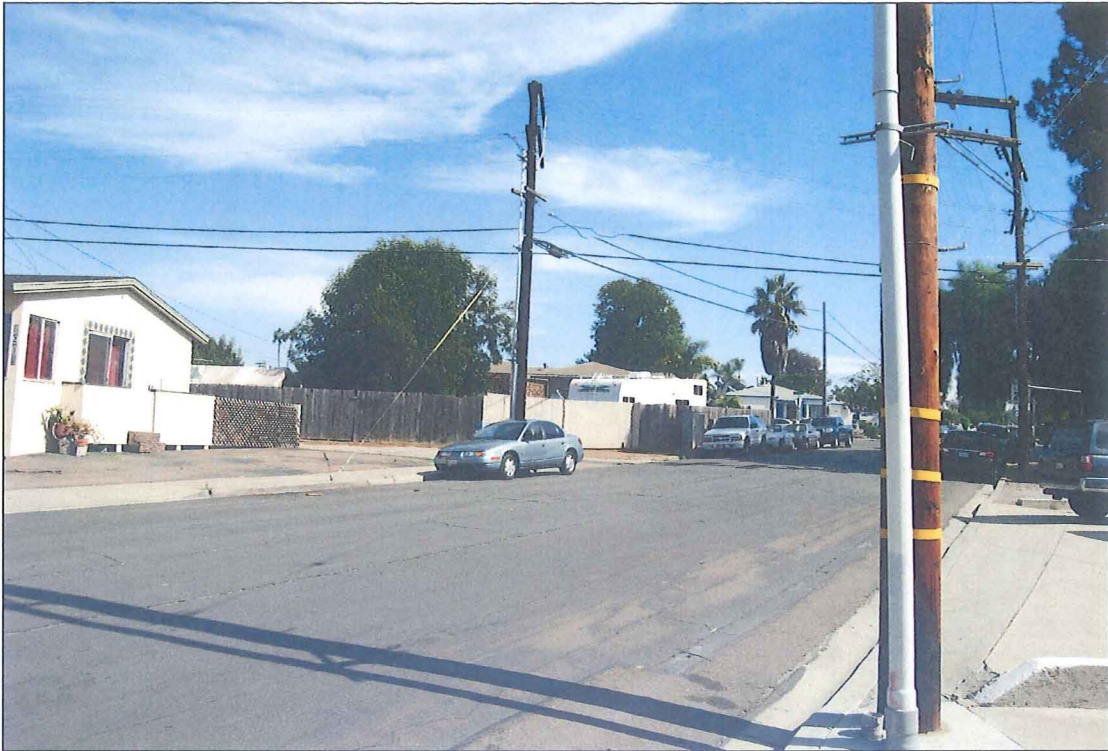
October 22, 2012



View Looking North



View Looking Northwest



View Looking Northeast



View Looking South



View Looking Southwest



View Looking West



North Building Elevation



Northwest Building Elevation



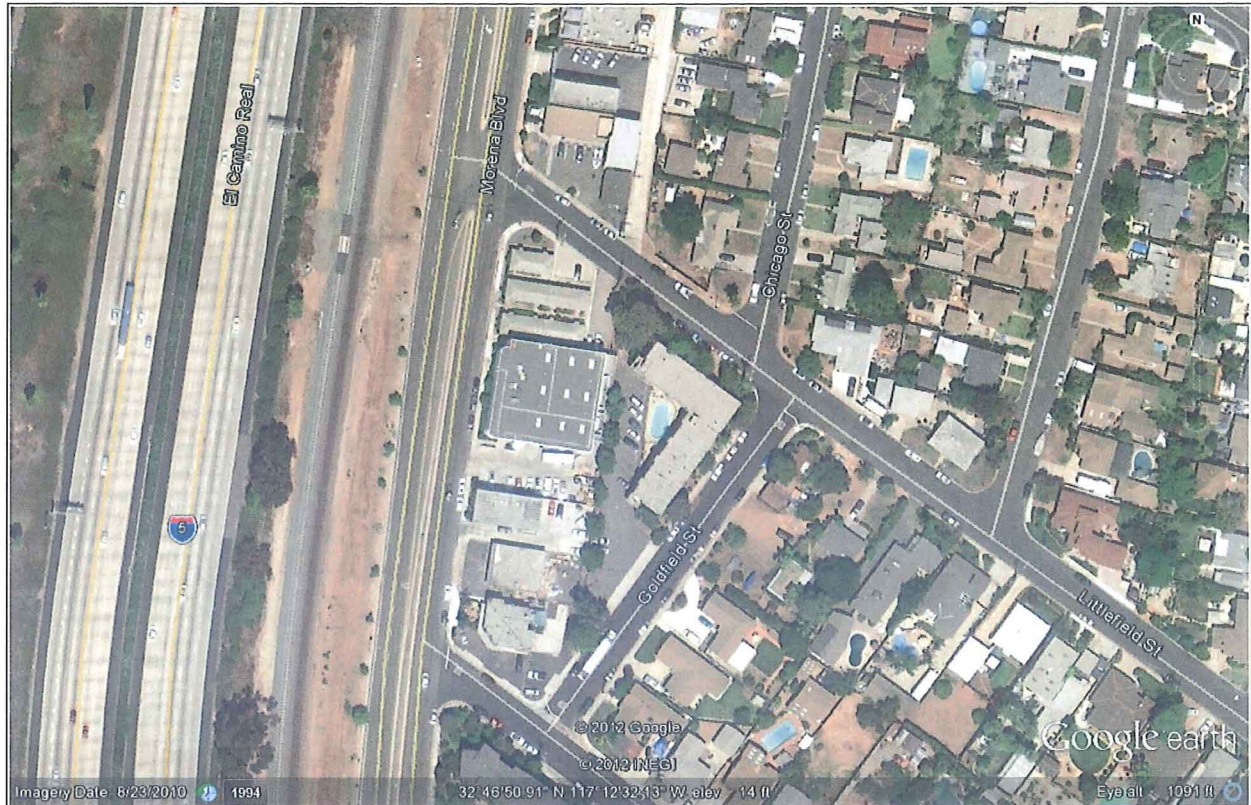
Southwest Building Elevation



East Building Elevation



KEY MAP



Clairemont Community Planning Group
--

Minutes of the Meeting of
April 16, 2013
North Clairemont Friendship Center

P Jeff Barfield- Chair P Jack Carpenter P Delana Hardacre Secretary A Travis Jaedtke	P Keith Hartz P Richard Jensen P Susan Mournian- Treasurer	P Billy Paul P Margie Schmidt P Michael Sullivan A Donald Steele	P Fiona Theseira- Vice Chair P Jacob Welhouse P Scott Wentworth
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P – Present A – Absent

1. Call to Order / Roll Call

Meeting called to order at 6:34 p.m. by Chair Person Jeff Barfield, roll call was taken and a quorum present.

2. Non-Agenda Public Comment

Public:

None

Committee Members:

Billy Paul - Earth Day April 21st in Balboa Park and the Creek to Bay cleanup April 27th.
Trolley stops for Tecolote station - Armstrong nursery is going away.

Scott Wentworth - April 27th Madison HS 50th anniversary 10am to 2pm.

Richard Jensen - Garden Show May 5th.

Jeff Barfield - will vote and conduct meetings as Brooke did.

3. Modifications to the Agenda

Chair requested addition of City Water by Project group 936

Billy Paul made a motion to accept addition to agenda. Second by Richard Jensen
Vote: 11-0-0 approved

4. Approval of Minutes

Motion to approve the Minutes for March 19, 2013 with specified changes by Jack Carpenter, second by Marcie.

Vote: 9-0-2 (Abstaining Delana Hardacre and Billy Paul)

5. Council Representative Reports

District 2 Council Report (Ian Clampett, Community Liaison, iclampett@sandiego.gov)

Kevin Faulkner is on City Audit committee to identify inefficiencies to save taxpayers money. He brought forward pothole repair. Currently they will only repair the one you called in – not the one next to it. Kevin addressed improving this program – pot hole sweeps. A crew will address all potholes in the neighborhood not just the one called in. Continue to use pothole hotline.

Mayor released budget yesterday. Kevin is concerned with roads in the neighborhoods deteriorating - he wants to move forward with addressing infrastructure. We are encouraged to weigh in on council budget review – Ian will let us know when.

District 6 Council Report (Ernie Navarro and Shirley Owen, Community Liaison, enavarro@sandiego.gov)

Shirley said there is a backlog in the city for resurfacing. Repairs are projected as far out as 2016 and beyond. She has a list of streets. Have received a lot of calls about graffiti - to report call 619-525-8522. They encourage that you send pictures.

2 vacancies in planning commission – the mayor has filled both positions and will go to council meeting next week for a vote.

Airport Board – Travis was nominated – there are 5 openings. Travis has not been decided yet. If any questions, call 619 533 3983 Molly Chase at sandiego.gov. She is the Mayor's liaison that receives all the applications.

Madison/Clairemont community event – Fast times – 5k walk/run at DeAnza Cove Sunday, April 21st at 7 am – funds are for Clairemont Education Foundation.

Taste of Morena – April 23rd – not many tickets left.

Ernie Navarro – Ranch Catering Business being sold – getting calls about what's going on. It's still in escrow so they don't know anything yet.

Scott Wentworth asked if Balboa Mesa Development proceeding? It was recommended to go through by the Planning commission; however, the Development Services Department reversed the action – it is now in the mayor's office. Any questions call the mayor's office. It's a rezoning issue.

Congressman Scott Peters – Representative Report (Sarah Czarnecki, Field Representative)

Not present

6. Information Items

101. Coastal Rail Trail Program and Rose Creek Bike Path (Chris Carterette, SANDAG – chris.carterette@sandag.org 619.699.7319 and Suzanne consultant on job)

Goal is to get more people out on bikes and increase education and safety for biking. Within 10 years, there are high priority projects. There are about 3,000 riders a week in Rose Creek – mostly on weekends.

Priority projects – purple routes are class 1 facilities. Gold routes (class 2) are urban routes.

Class 1 – dedicated bike lane separated from traffic,

Class 2 - bike lane in the carriage way

Class 3 – just a route on the street – shared

Coastal rail trail – Rose Creek – Approved Oceanside to San Diego.

Principles are to connect neighborhoods/regions.

Rose Creek Project area north end of Santa Fe Street to intersection of Damon and Mission Bay Drive.

Currently doing technical studies, environmental studies and community outreach. June 17th first Public workshop scheduled – place TBD later.

102. Water Job 936- Balboa Ave., Mt Acadia (Ali Mohammadian, City of San Diego Public Utilities Department)

Replacing cast iron pipe in the Clairemont Mesa area – already provided traffic control plan. Complete design by September 2013 – Construction from May 2014 to July 2016. If any questions, call Ali. Neighbors will be notified about one month ahead. He agreed to come back to group when it gets a little closer and provide an update.

7. Workshop Item

None

8. Action Items

301. Consent for Secretary of CCPG (Jeff Barfield, Chair)

Motion to approve Delana Hardacre, second by Fiona Theseira.

Vote 11-0-1 (abstaining Delana)

302. Verizon Conditional Use Permit Renewal “Fiesta Island” (Kerri Diehl, Plancom) Continued from March 19, 2013.

Existing facility is the All Star glass building. This is an application to renew the permit, adding antennas and side/bottom skirts so you don't see mounting brackets. No changes to existing equipment. Need approval to increase encroachment 4” into front yard.

Motion made by Billy Paul to approve project. second by Scott Wentworth

Vote: 12-0-0

303. CCPG Representative for Town Council Board (Jeff Barfield, CCPG Chair)

Ryan Trabuco from Town Council called Jeff and said we have a non-voting spot on their board and would like to know if we have a representative. Meet first Thursday of the month. Delana Hardacre to call Ryan to clarify requirements.

Item 8. Reports to Group

Development Services Department

No report

Town Council

No report

BACAC

No report

Chair

Jeff Barfield went to Councilman Faulkner State of the District address – he made a strong statement about the importance of getting the Bay View Plaza built and community involvement.

Secretary

No report.

Treasurer

Susan Mournian reported \$157 in our account. Richard Jensen thought we should buy a small table for the meeting and leave at the facility. Jeff will talk with the center and see if they have additional tables.

CPC Report.

Jeff Barfield reported. - We need an alternate to the CPC – Fiona Theseira will be the alternate.

The Mayor made a presentation at the meeting and it focused on the neighborhoods.

Traffic and Transportation

No report

Airports

Ernie Navarro mentioned there was a suggestion to move helicopter pad to SW corner.

Richard Jensen mentioned Keith Hartz was also interested in the Airport committee. These are public meetings anyone can attend.

Project Review

Morena planning study will have 2nd workshop before June 21st. It was asked if the board would be able to come up with a couple dates for that meeting in which they could attend?

Parking

No Report

Schools Liason

No report.

Vision committee

Jack Carpenter sent information to a number of groups on density on Bayview plaza

Jeff Barfield has a meeting with L. Zapf on April 25th and will present the CCPC vision.

Additional Items

Billy Paul suggested buying a plaque or a certificate for our outgoing chairman. Ernie Navarro had some discussion about doing a proclamation.

Adjournment at: 8:22pm.



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 WCF - Telecom

Project Title: VZ: "Fiesta Island" Project No. For City Use Only: 304431

Project Address:
 1845 Morena Boulevard, San Diego, CA

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):
 Scharaga Family Trust
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 1845 Morena Blvd.
 City/State/Zip:
 San Diego, CA
 Phone No: 619-275-3343 Fax No:
 Signature: *Bob Scharaga* Date: Nov 20, 2012

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:

Verizon Wireless Fiesta Island PDP
PROJECT CHRONOLOGY
 PTS #304431 INT #24003417

Date	Action	Description	City Review	Applicant Response
11.28.2012	First Submittal	Project Deemed Complete		
12.19.2012	First Assessment Letter		21 days	
02.19.2013	Second Submittal			61 days
03.27.2013	Second Assessment Letter		36 days	
04.16.2013	Third Submittal			20 days
07.01.2013	All issues resolved			76 days
09.12.2013	Scheduled for Planning Commission		73 days	
Total Staff Time:		Including City Holidays and Furlough	130 days	
Total Applicant Time:		Including City Holidays and Furlough		157 days
Total Project Running Time:		From Deemed Complete to PC Hearing	287 days	



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 28, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: September 12, 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
ENVIRONMENTAL EXEMPTION/PROCESS 4
PROJECT NUMBER: 304431
PROJECT NAME: VERIZON WIRELESS FIESTA ISLAND PDP
APPLICANT: Shelly Kilbourn

COMMUNITY PLAN AREA: Clairemont Mesa
COUNCIL DISTRICT: 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 to modify an existing Wireless Communication Facility (WCF) that consists of one replacement antenna and new side and bottom skirts, painted and textured to match the building. The equipment associated with this project will continue to operate inside a 190-square foot enclosure without any changes.

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 March 29, 2013 and the opportunity to appeal that determination ended April 12, 2013.

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: 24003417

Revised 10-4-12 HMD-

PLANCOM INC**Telecommunications Project Management**

October 22, 2012
VZW – "Fiesta Island"

Sent Via Hand Delivery

Ms. Karen Lynch-Ashcraft
CITY OF SAN DIEGO
1222 First Avenue, 5th Floor
San Diego, CA 92101

Re: Verizon Wireless – "Fiesta Island"

Dear Ms. Lynch-Ashcraft:

We are submitting the attached application and supporting documentation in order to be reconsidered for a Planned Development Permit, for a wireless communications facility located at 1845 Morena Boulevard. The original project was reviewed and approved under permit number: 42-0363-04. The site is currently developed with a 2 story commercial building, home to "All Star Glass", located within the Clairemont Mesa Planning area, zoned CC-4-2.

The project consists of (6) antennas façade mounted to the existing as originally approved. As part of this project however, Verizon is proposing to add side and bottom skirts painted to match. A Process 4, Planned Development Permit is required due the encroachment of the side yard setback. While the antennas are not changing location, the orientation of the building itself encroaches into the setback. Verizon's antennas only encroach 4". The associated equipment necessary to operate the facility will continue to be located on the lower roof area along the eastern elevation of the building behind the existing screen walls. No changes are proposed to the existing equipment area.

We appreciate your assistance with this project. I will be the contact person for this project, therefore, if you have any questions or need additional information, please contact me directly at (619) 223-1357.

Sincerely,



Shelly Kilbourn, Land Use Consultant
Agent for Verizon Wireless

Enclosures



Telecommunications Project Management

Verizon Wireless Fiesta Island Draft Findings

Planned Development Permit Findings

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

The property is zoned and designated for commercial uses but is developed with a commercial facility. The project has been designed not to impact the existing uses on site or the surrounding land uses identified in the Community Plan. The antennas and equipment have been located to minimize their visibility from surrounding views. The existing wireless communication facility has been located on this building and in this location, within the side setback without complain or incident for over ten years; therefore it is unlikely that the continued operation at this location will adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities.

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

The proposed wireless communication facility will comply with all of the relevant regulations of the underlying zone to the extent possible with the exception of the encroachment into the side yard setback. The antennas have been at this location for over 10 years without complaint or incident. Additionally, the antennas have been sited and designed to integrate with the existing building. Therefore the deviation to the Municipal Code will not impact the either the existing property or any surrounding properties.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

This project will be beneficial to the community by continuing to provide wireless communication service to those living, working and passing through the area. The facility will provide wireless communication services including e911 for users of cell phones and other devices. The facility will provide these wireless services in a way that is integrated with the community. Therefore, this project will be beneficial to the community.

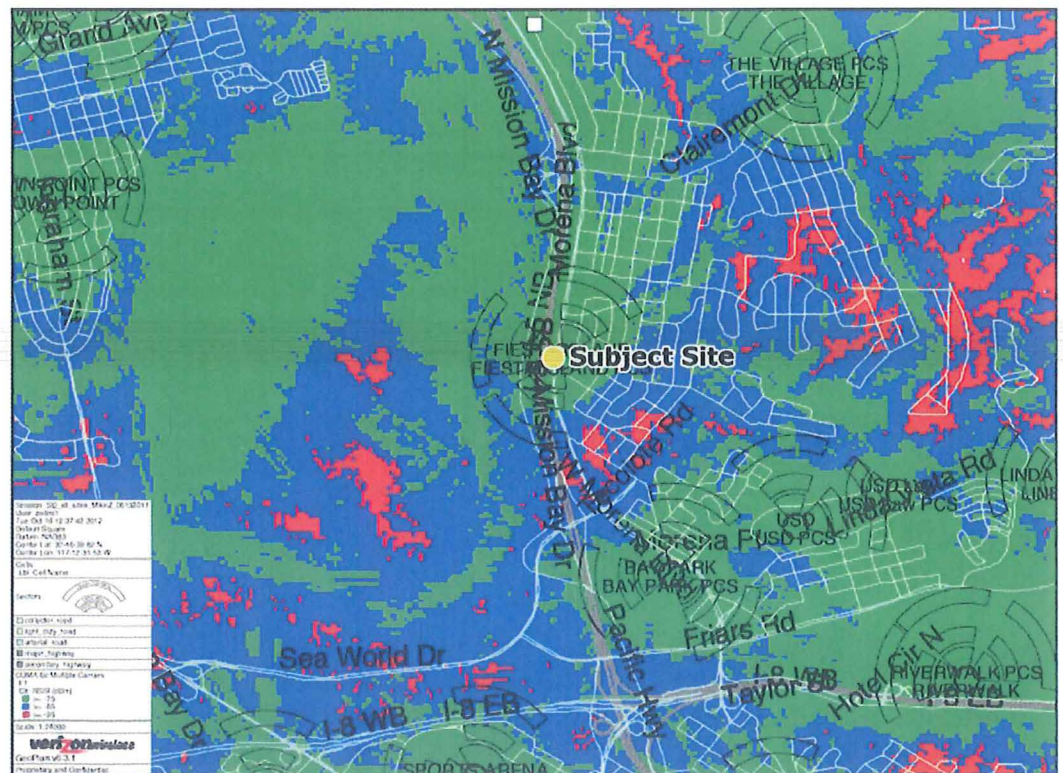
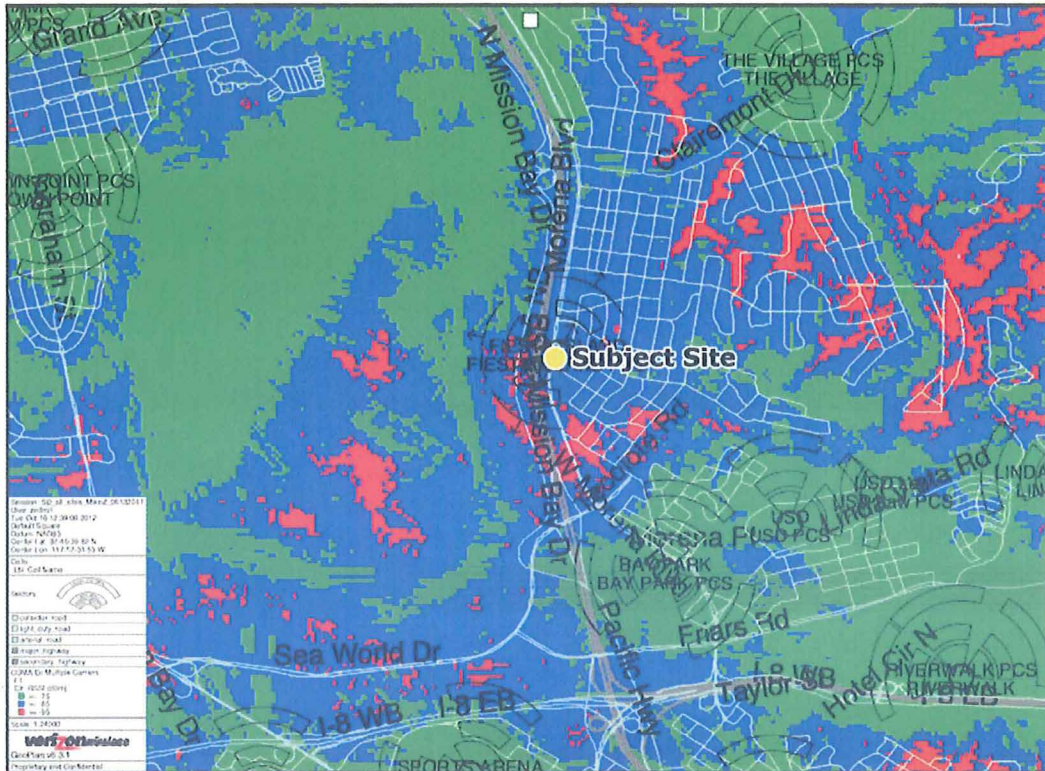
5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The existing wireless communication facility has been located on this building and in this location, within the side setback without complain or incident for over ten years. The proposed (ongoing) deviation to the side setback allows Verizon Wireless to continue operation of their existing wireless facility in a manner that does not result in visual impacts or the need for additional vertical elements, on which to locate antennas, to be constructed in the area.

asta Island
 1845 Morena Blvd.
 San Diego, CA 92110



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

Proposed coverage