



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 12, 2013 **REPORT NO.** PC-13-136

ATTENTION: Planning Commission, Agenda of December 19, 2013

SUBJECT: VERIZON WIRELESS OB PIER II - PROJECT NO. 318137
PROCESS FOUR

OWNER: POINT LOMA MASONIC TEMPLE ASSOCIATION
APPLICANT: VERIZON WIRELESS

SUMMARY

Issue(s): Should the Planning Commission approve an application to modify an existing Wireless Communication Facility (WCF) located at 1711 Sunset Cliffs Boulevard within the Ocean Beach Community Plan?

Staff Recommendation(s) –

1. **Approve** Planned Development Permit No. 1214783; and
2. **Approve** Conditional Use Permit No. 1125689.

Community Planning Group Recommendation - On November 6, 2013, the Ocean Beach Community Planning Group voted to recommend approval of the project with no conditions (Attachment 12).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Sections 15303 (new construction or conversion of small structures) and 15301 (existing facilities) of the California Environmental Quality Act (CEQA). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 6, 2013, and the Notice of Right to Appeal (NORA) was posted on November 8, 2013 and the opportunity to appeal that determination ended November 25, 2013 (Attachment 10).

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

Code Enforcement Impact: None with is action.

Housing Impact Statement: None with this action.

BACKGROUND

Verizon Wireless submitted an application to modify their existing WCF at 1711 Sunset Cliffs Boulevard. The project was originally approved on May 13, 2000 under Permit No. 99-00960-17 for a total of six (6) antennas façade mounted on the north and south elevations of the existing structure and ground mounted equipment. A ten year expiration date was added as a condition of approval. This condition was placed to allow the City to re-evaluate the site for advancements in technology and designs. On April 2, 2013, Verizon Wireless submitted a new application to modify their existing WCF for improvements to their 4g LTE coverage. The project under the current regulations requires a Planned Development Permit and a Conditional Use Permit, Process 4, Planning Commission decision. The property is zoned RM-1-1 and is designated for institutional/communication utilities in the Ocean Beach Community Plan. The site is surrounded with multi-family residential uses.

DISCUSSION

Project Description - Verizon Wireless is proposing to modify all six antennas on site. As part of their modifications, two (2) replacement antennas will be relocated and concealed inside two new Fiberglass Reinforced Panel (FRP) louvered screen boxes (Attachment 8). Two (2) additional FRP louvered screen boxes will also be installed to house a total of four (4) Remote Radio Units (RRUs). The remaining two (2) of the four (4) flush mounted antennas will also be replaced and relocated. New side and bottom skirts will be used for these four antennas to match the length of the proposed FRP louvered box and will be painted and textured to match the existing building. The existing 360-square foot equipment enclosure will continue to operate without any changes. A deviation is being requested to continue to operate an equipment enclosure size above the 250-square feet pursuant to LDC 141.0420.

In an effort to preserve the existing building design, Verizon Wireless was able to creatively extend and enlarge the existing vertical trim feature into a box to appropriately conceal the wider replacement antennas and the associated RRUs. Each box includes louvers designed to allow an adequate airflow to keep these components from overheating. These modifications are necessary to update Verizon's existing 4G coverage footprint while providing a sufficient capacity for both voice and data to the surrounding area. Additional landscaping facing Santa Cruz Avenue will also be added to help screened the existing WCFs from the public right-of-way.

The project is located within the Coastal Overlay Zone, Non-Appealable area 2 but was determined to be exempt from a Coastal Development Permit based on the proposed scope of work for improvements to an existing structure. Under the current WCF regulations pursuant to SDMC Section 141.0420(e)(1), a Process 3 CUP is required for all WCFs on premises containing a non-residential use within a Residential Zone. However, the existing 360-square foot equipment enclosure requires a Planned Development Permit to exceed the 250-square feet equipment limitation pursuant to LDC Section 141.0420(g)(3). LDC Section 126.0402(m) to process WCFs with an equipment enclosure size above 250-square feet has yet to be certified by the Coastal Commission and therefore, cannot be applied to projects located within the Coastal Overlay Zone.

Community Plan Analysis - The project site is designated for institutional use/communication utilities within the Ocean Beach Community Plan (Attachment 2). The community plan does not contain specific policies on wireless communication facility development; therefore, there is no community plan land use issues associated with the location of the proposed WCF.

General Plan - The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The design of the FRP boxes was determined to meet the goals and objectives of the community plan regarding bulk and scale by architecturally integrating each box into the vertical trim feature from the building.

The boxes were designed to incorporate both the antennas and the associated RRUs resulting in two fully stealth sectors from the public right-of-way. Staff also believes that the FRP boxes presents a significant improvement in comparison to the existing façade mounted antennas with the exposed mounting brackets and conduits. As illustrated in the photosimulations, the FRP boxes incorporate the lines, surface treatment, and color of the existing building and the gradual transition of the height and bulk does not visually overwhelm the existing structure.

The remaining flush mounted replacement antennas will be reconfigured to reduce the air separation distance to 12-inches from the face of the wall. New side and bottom skirts, painted and textured to match the existing building will also be installed to conceal the mounting brackets and conduits from the public right-of-way.

Council Policy 600-43 - The guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed in a Preference 2 location according to Council Policy 600-43, which categorizes WCF according to the land use in which it is located. The project is located on a premise containing a non-residential use within a residential zone and is permitted with a CUP. The applicant submitted a site justification letter explaining why a Preference 2 site was selected over lower Preference 1 sites, and submitted existing and proposed wireless communication service coverage maps (Attachment 7).

Conclusion: - The project meets all applicable regulations and policy documents with exception to the equipment size limitation of 250-square feet pursuant to LDC Section 141.0420(g)(3). As designed, the equipment enclosure is located within the Masonic Temple's parking lot and is appropriately set back from the Santa Cruz Avenue Right-of-Way (Attachment 1). Typically, an equipment enclosure size associated with a WCF above 250-square feet can be processed as Neighborhood Development Permit pursuant to LDC Section 126.0420(m) however, as stated earlier; this update has yet to be certified by the Coastal Commission and therefore, cannot be applied to WCF located within the Coastal Overlay Zone. Nevertheless, 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 the WCF regulations, the LDC, and the General Plan. Staff recommends that the Planning Commission approve the project as presented.

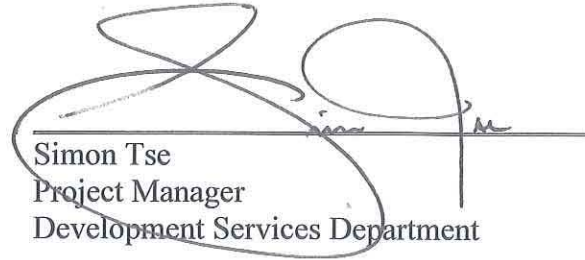
ALTERNATIVE :

1. **Approve** Planned Development Permit No. 1214783 and Conditional Use Permit No. 1125689, **with modifications.**
2. **Deny** Planned Development Permit No. 1214783 and Conditional Use Permit No. 1125689, 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. Project Plan
8. Photosimulations
9. Photosurvey
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Notice of Exemption
13. Public Notice of Planning Commission Hearing
14. Project Chronology
15. Site Justification
16. Coverage Maps
17. Draft Findings
18. Limited Use Permit No. 99-0960-17

Internal Order No. 24003663



Aerial Photograph (Bird's eye view)

Verizon Wireless OB Pier II- Project No. 318137
1711 Sunset Cliffs Blvd, San Diego, CA 92107



Project Site



Ocean Beach

Existing Conditions

Land Use

- Legend**
- LAND USE**
- Single Family Residential
 - Multi-Family Residential
 - Group Quarters
 - Commercial
 - Industrial; Warehouse/Storage
 - Communication Utilities; Parking
 - Institutional
 - Schools
 - Parks and Open Spaces
 - Undeveloped
 - Joint Use Park
 - Police Mobile Command Unit



Community Land Use Map (Ocean Beach)

Verizon Wireless OB Pier II- Project No. 318137
 1711 Sunset Cliffs Blvd, San Diego, CA 92107





Location Map

Verizon Wireless OB Pier II- Project No. 318137
1711 Sunset Cliffs Blvd, San Diego, CA 92107



PROJECT DATA SHEET

PROJECT NAME:	Verizon Wireless; Project No. 318137	
PROJECT DESCRIPTION:	Verizon is requesting a permit to modify an existing wireless communication facility with replacement antennas and the installation of FRP louver screen boxes, new side and bottom skirts and remote radio units. The equipment associated with this project will continue to operate without any changes.	
COMMUNITY PLAN AREA:	Ocean Beach	
DISCRETIONARY ACTIONS:	Planned Development Permit and Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional/Communication Utilities	
ZONING INFORMATION		
ZONE:	RM-1-1	
COASTAL HEIGHT LIMIT:	30'-0"	
WCF AREA:	5,380 square feet	
FRONT SETBACK:	15'-0"	
SIDE SETBACK:	5'-0"	
STREETSIDE SETBACK:	10'-0"	
REAR SETBACK:	15'-0"	
PARKING:	NA for Wireless Communication Facility	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/RM-1-1	Condos/Apartments
SOUTH:	Residential/RM-1-1	Condos/Apartments
EAST:	Residential/RM-1-1	Single-Family Residential
WEST:	Residential/RM-2-4	Condos/Apartments
DEVIATIONS OR VARIANCES REQUESTED:	Verizon Wireless is proposing to maintain the existing 360-square foot equipment. The equipment enclosure as designed exceeds the 250-square foot equipment limitation per LDC 141.0420(g)(3) and requires a Planned Development Permit for the deviation.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 6, 2013, the Ocean Beach Community Planning Group voted 8-3-0 to recommend approval of the project with no conditions.	

PLANNING COMMISSION
 RESOLUTION NO. PC- _____
 PLANNED DEVELOPMENT PERMIT NO. 1214783
 CONDITIONAL USE PERMIT NO. 1125689
VERIZON WIRELESS OB PIER II – PROJECT NO. 318137

WHEREAS, POINT LOMA MASONIC ASSOCIATION, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a Planned Development Permit and Conditional Use Permit to modify an existing wireless communication facility (WCF). The WCF shall contain a total of six (6) antennas and four Remote Radio Units (RRUs) and a 360-square foot equipment enclosure and associated equipment (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1214783 and Conditional Use Permit No. 1125689);

WHEREAS, the project site is located at 1711 Sunset Cliffs Boulevard on the northeast corner of Sunset Cliffs Blvd and Santa Cruz Ave, in the RM-1-1 Zone of the Ocean Beach Community Plan Area;

WHEREAS, the project site is legally described as lots 1, 2, 3, 4, 5, and 6, Block Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 279, filed in the office of the County Recorder of the County of San Diego, State of California;

WHEREAS, on November 6, 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 or conversion of small structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 19, 2013, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1125689 and Neighborhood Development Permit No. 1212439 pursuant to the Land Development Code of the City of San Diego;

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 December 19, 2013.

FINDINGS:

I. Planned Development Permit - Section 126.0604

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

The project site is located at 1711 Sunset Cliffs Blvd in the RM-1-1 Zone within the Ocean Beach Community Plan and is currently developed with a Masonic Hall supporting multiple

wireless communication facilities (WCFs) surrounded by residential uses. Verizon Wireless is proposing to modify all six antennas on site. As part of the modification, two (2) replacement antennas will be relocated and concealed inside two new FRP louvered screen boxes. Two (2) additional FRP louvered screen boxes will also be installed to house a total of four (4) RRUs. The remaining two (2) of the four (4) flush mounted antennas will also be replaced and relocated. New side and bottom skirts will be utilized with these four antennas to match the length of the proposed FRP louvered box and will be painted and textured to match the existing building.

WCFs are allowed on a premises containing a non-residential use within a residential zone with a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(1). In addition, the proposed project would require a Planned Development Permit (PDP) to continue to operate an equipment enclosure size above 250-square feet. Typically, an equipment enclosure size associated with a WCF above 250-square feet can be processed as Neighborhood Development Permit pursuant to LDC Section 126.0420(m) however; this update has yet to be certified by the Coastal Commission and therefore, cannot be applied to WCFs located within the Coastal Overlay Zone. The project site is located within the Ocean Beach Community Plan, which designates the site for Institutional Use/Communication Utilities. The Ocean Beach Community Plan does not contain specific policies on WCF development.

The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the Communication Antenna Regulations, the LDC, Ocean Beach Community Plan, and the General Plan with an exception to LDC Section 141.0420(g)(3). Nevertheless, the proposed development would not adversely affect the applicable land use plan.

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

The Telecommunications 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.” Verizon Wireless submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

The project complies with all applicable development regulations of the LDC and the City of San Diego WCFs Regulations (LDC Section 141.0420) with an exception to LDC Section 141.0420(g)(3). Nevertheless, this section of the Code requires all wireless communication facilities to be minimally visible through the use of architecture, landscape architecture and

siting solutions. The antennas are being replaced and modified to integrate with the existing building design. The proposed FRP louvered screen boxes will support the larger replacement antennas and the associated RRUs necessary to expand Verizon's 4G coverage footprint. These boxes are strategically designed and placed using the existing vertical trim feature from the building. This creative approach minimizes the visibility of your standard façade mounted antenna design. The louvers for these boxes are required to provide the appropriate air-flow to prevent the internal components from overheating. The four flush mounted antennas will also be remounted to reduce the air separation to 12-inches and will include new side and bottom skirts to effectively conceal the exposed mounting brackets and conduits from the public views. The antennas and the skirts will also be painted and textured to match the existing building. The equipment associated with this project will continue to operate inside the 360-square foot enclosure without any changes. All future design changes may include, but not limited to the increase of antenna dimensions, must be thoroughly evaluated by the appropriate decision maker to ensure compatibility with the building's design and compliance with the WCF regulations. The project is located on a non-residential use within a residential zone and as such, requires a CUP pursuant to LDC Section 141.0420(e)(1). However, the project would require PDP to continue to operate an equipment enclosure size above 250-square feet pursuant to LDC Section 141.0420(g)(3). As designed, the equipment enclosure is located within the Masonic Temple's parking lot and is appropriately set back from the Santa Cruz Avenue Right-of-Way. Typically, an equipment enclosure size associated with a WCF above 250-square feet can be processed as Neighborhood Development Permit pursuant to LDC Section 126.0420(m) however; this update has yet to be adopted by the Coastal Commission and therefore, cannot be applied to WCFs located within the Coastal Overlay Zone.

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

The proposed WCF modifications would result in a better overall design and improvement to the existing property. These improvements include three additional street trees fronting Santa Cruz Avenue, providing much needed screening from the adjacent residential uses. The replacement antennas will be reconfigured and redesigned to improve upon the existing appearance. For example, the replacement façade mounted antennas will be remounted without a mounting pipe, this will minimize the air separation from the building resulting in reduced bulk, giving a flush mounted appearance. The larger replacement antennas will be appropriately concealed inside louvered boxes designed to integrate with the existing vertical trim. The associated RRUs will also be mounted within two separate louvered boxes and again designed and integrated into the existing vertical trim. These proposed changes along with the added landscaping will improve the overall appearance of the property and will also improve the overall coverage footprint for the 4G LTE technology and therefore when considered as a whole, 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 project is proposing a deviation to continue to operate with an equipment enclosure above the 250-square foot equipment limitation pursuant to LDC Section 141.0420(g)(3). As designed the equipment is placed inside a 360-square foot equipment enclosure adjacent to the Masonic Hall parking lot and is minimally visible from the surrounding residential uses. Typically, an equipment enclosure size associated with a WCF above 250-square feet can be processed as Neighborhood Development Permit pursuant to LDC Section 126.0420(m) however; this update has yet to be certified by the Coastal Commission and therefore, cannot be applied to WCFs located within the Coastal Overlay Zone. No changes are being proposed to the equipment enclosure but improvements are being made to the existing property. The proposed improvements to the existing antennas along with the added landscaping would significantly enhance the existing appearance of the building and therefore, will result in a highly desirable project.

II. Conditional Use Permit - Section 126.0305

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

The project site is located at 1711 Sunset Cliffs Blvd in the RM-1-1 Zone within the Ocean Beach Community Plan and is currently developed with a Masonic Hall supporting multiple wireless communication facilities (WCFs) surrounded by residential uses. Verizon Wireless is proposing to modify all six antennas on site. As part of the modification, two (2) replacement antennas will be relocated and concealed inside two new FRP louvered screen boxes. Two (2) additional FRP louvered screen boxes will also be installed to house a total of four (4) RRUs. The remaining two (2) of the four (4) flush mounted antennas will also be replaced and relocated. New side and bottom skirts will be utilized with these four antennas to match the length of the proposed FRP louvered box and will be painted and textured to match the existing building.

WCFs are allowed on a premises containing a non-residential use within a residential zone with a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(1). In addition, the proposed project would require a Planned Development Permit (PDP) to continue to operate an equipment enclosure size above 250-square feet. Typically, an equipment enclosure size associated with a WCF above 250-square feet can be processed as Neighborhood Development Permit pursuant to LDC Section 126.0420(m) however; this update has yet to be certified by the Coastal Commission and therefore, cannot be applied to WCFs located within the Coastal Overlay Zone. The project site is located within the Ocean Beach Community Plan, which designates the site for Institutional Use/Communication Utilities. The Ocean Beach Community Plan does not contain specific policies on WCF development.

The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the Communication Antenna Regulations, the LDC, Ocean Beach Community Plan, and the General Plan with an exception to LDC Section 141.0420(g)(3). Nevertheless, the proposed development would not adversely affect the applicable land use plan.

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

The Telecommunications 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.” Verizon Wireless submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code; and

The project complies with all applicable development regulations of the LDC and the City of San Diego WCFs Regulations (LDC Section 141.0420) with an exception to LDC Section 141.0420(g)(3). Nevertheless, this section of the Code requires all wireless communication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The antennas are being replaced and modify to integrate with the existing building design. The proposed FRP louvered screen boxes will support the larger replacement antennas and the associated RRUs necessary to expand Verizon’s 4G coverage footprint. These boxes are strategically designed and placed using the existing vertical trim feature from the building. This creative approach minimizes the visibility of your standard façade mounted antenna design. The louvers for these boxes are required to provide the appropriate air-flow to prevent the internal components from overheating. The four flush mounted antennas will also be remounted to reduce the air separation to 12-inches and will include new side and bottom skirts to effectively conceal the exposed mounting brackets and conduits from the public views. The antennas and the skirts will also be painted and textured to match the existing building. The equipment associated with this project will continue to operate inside the 360-square foot enclosure without any changes. All future design changes may include, but not limited to the increase of antenna dimensions, must be thoroughly evaluated by the appropriate decision maker to ensure compatibility with the building’s design and compliance with the WCF regulations. The project is located on a non-residential use within a residential zone and as such, requires a CUP pursuant to LDC Section 141.0420(e)(1). However, the project would require PDP to continue to operate an equipment enclosure size above 250-square feet pursuant to LDC Section 141.0420(g)(3). As designed, the equipment enclosure is located within the Masonic Temple’s parking lot and is appropriately set back from the Santa Cruz Avenue Right-of-Way. Typically, an equipment enclosure size associated with a WCF above 250-square feet can be processed as Neighborhood Development Permit pursuant to LDC Section 126.0420(m) however; this update has yet to be certified by the Coastal Commission and therefore, cannot be applied to WCFs located within the Coastal Overlay Zone.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. As designed, the project is located on a non-residential use within a residential zone and as such, requires a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project would require an NDP pursuant to LDC Section 126.0402(m) to continue to operate an equipment enclosure size above 250-square feet. The Ocean Beach Community Plan also designates this site for Communication/Utilities.

Verizon's justification letter identifies this search ring as an area of concentration to increase call reliability, reduce drop calls and improve the overall 4G experience. Due to the Coastal Height Limit Overlay Zone and the sensitive uses nearby, Verizon's design and locations were limited. In this situation, the existing use provides the necessary height and design features to integrate Verizon's WCFs while effectively enhancing the wireless coverage to the surrounding uses. The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the Communication Antenna Regulations, the LDC, Ocean Beach Community Plan, and the General Plan with an exception to LDC 141.0420(g)(3).

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1125689 and Planned Development Permit No. 1214783 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1125689 and No. 1214783, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services Department

Adopted on: December 19, 2013

Internal Order No. 24003663

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: 24003663

PLANNED DEVELOPMENT PERMIT NO. 1214783
CONDITIONAL USE PERMIT NO. 1125689
VERIZON WIRELESS OB PIER II – PROJECT NO. 318137
PLANNING COMMISSION

This Planned Development Permit No. 1214783 and Conditional Use Permit No. 1125689 is granted by the Planning Commission of the City of San Diego to POINT LOMA MASONIC ASSOCIATION, Owner and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0301, 126.0601, 131.0401 and 141.0420. The site is located at 1711 Sunset Cliffs Boulevard, on the northeast corner of Sunset Cliffs Blvd and Santa Cruz Avenue, in the RM-1-1 Zone of the Ocean Beach Community Plan Area. The project site is legally described as lots 1, 2, 3, 4, 5, and 6, Block Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 279, filed in the office of the County Recorder of the County of San Diego, State of California.

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 December 19, 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 two (2) replacement antennas and four (4) Remote Radio Units concealed inside four (4) Fiberglass Reinforced Panel (FRP) louver box screen, painted and textured to match the existing building; and
- b. A total of four flush mounted antennas (two (2) existing and two (2) replacement antennas) with new side and bottom skirts, painted and textured to match the existing building; and

- c. Maintain an existing 360-square foot equipment enclosure; and
- d. Installation of three 36-inch box *Tabebuia Impetiginosa/Olea Europea*; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **January 4, 2017**.
2. Upon utilization of this Permit, corresponding use of this site shall **expire on December 19, 2023**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
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.

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any construction permits, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

15. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

16. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

17. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

18. 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. Two antennas with the following dimensions: 53.7 by 20.7" by 7.1"; and
- b. Two antennas with the following dimensions: 50.94" by 10.59" by 5.2"; and
- c. Two antennas with the following dimensions: 54.72" by 11.85" by 7.1"; and

19. Antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.

20. All conduits related to this project shall be concealed inside the proposed side and bottom skirts painted to match the surface to which they are attached to the satisfaction of the Development Services Department.
21. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
22. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
23. Colored 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."
24. This recorded permit 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 conditions.
25. 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.
26. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building surfaces.
27. No overhead cabling is permitted.
28. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
29. 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.

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.
- 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 December 19, 2013 and Resolution Number _____.

Permit Type/PTS Approval No.: PDP No. 1214783 & CUP No. 1125689
Date of Approval: December 19, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager
Development Services Department

**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.**

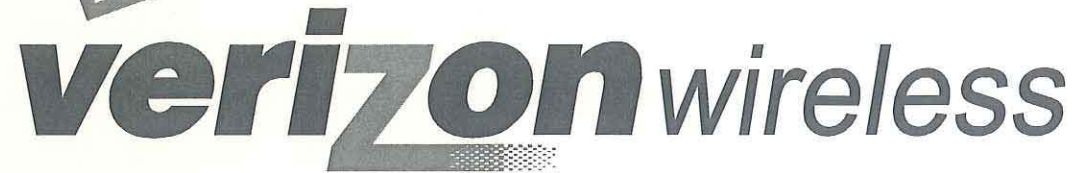
POINT LOMA MASONIC ASSOCIATION
Owner

By _____
Name:
Title:

VERIZON WIRELESS
Permittee

By _____
Name:
Title:

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



OB PIER II RENEWAL
1711 SUNSET CLIFFS BOULEVARD
SAN DIEGO, CA 92107

VICINITY MAP

SITE

PACIFIC OCEAN

SUNSET CLIFFS BOULEVARD

SANTA CRUZ AVENUE

CATALINA BOULEVARD

NIMITZ BOULEVARD

THOMAS GUIDE PAGE: 1267, J-7

ADDRESS:
 1711 SUNSET CLIFFS BOULEVARD
 SAN DIEGO, CA 92107

COORDINATES (NAD 83):
 LATITUDE: 32° 44' 23.32" NORTH
 LONGITUDE: 116° 15' 00.9" WEST

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.
 KERRIGAN DIEHL
 302 STATE PLACE
 ESCONDIDO, CA 92029
 (760) 587-3003

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

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 92618
CONTACT: KERRIGAN DIEHL
 PHONE: (760) 587-3003

OWNER: POINT LOMA MASONIC TEMPLE ASSOCIATION
 1711 SUNSET CLIFFS BOULEVARD
 SAN DIEGO, CA 92107
SITE CONTACT: SAM PARISA
 (619) 276-9518

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:
 EXISTING VERIZON WIRELESS TELECOMMUNICATION FACILITY WHICH INCLUDES THE FOLLOWING: ONE CONCRETE BLOCK EQUIPMENT SHELTER, TWO SECTORS OF THREE PANEL ANTENNAS PIPE MOUNTED ON EXISTING BUILDING. THE FOLLOWING MODIFICATIONS ARE BEING PROPOSED:

- EXISTING VERIZON WIRELESS EQUIPMENT CABINETS INSIDE A EXISTING EQUIPMENT BUILDING. (NO CHANGE)
- REMOVE, REPLACE & RELOCATE ALL VERIZON WIRELESS ANTENNAS ON FACE OF BUILDING
- REPLACE (2) TWO VERIZON WIRELESS ANTENNAS PER SECTOR (TOTAL OF 4)
- INSTALL RF TRANSPARENT SKIRTS ON (2) ANTENNAS PER SECTOR
- INSTALL RF TRANSPARENT BOX SCREENS ON (1) ANTENNA PER SECTOR
- INSTALL (2) RRU UNITS PER SECTOR & INSERT BEHIND R.F. TRANSPARENT BOX SCREEN
- INSTALL (8) ADDITIONAL CABLES ROUTED FROM EXISTING VERIZON WIRELESS EQUIPMENT BUILDING TO PANEL ANTENNAS MOUNTED ON EXISTING BUILDING
- REMOVE (6) EXISTING ANTENNA MOUNTING PIPES, BRACKETS & UNISTRUTS
- INSTALLATION OF (3) STREET TREES & IRRIGATION IS PROPOSED FOR THIS PROJECT

LEGAL DESCRIPTION:
 LOTS 1 THROUGH 6 OF OCEAN BEACH TRACT MAP NO. 270, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON SAID MAP, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY

PROJECT ADDRESS: 1711 SUNSET CLIFFS BOULEVARD
 SAN DIEGO, CA 92107

ASSESSORS PARCEL NUMBER: 448-381-01 & 35

TOTAL SITE AREA: 20,982 SQ. FT.
 = 0.48 ACRES

EXISTING ZONING: RM-1-1 (RESIDENTIAL)
 OVERLAY PROP D
 COASTAL HEIGHT LIMIT

EXISTING AREAS:
 EXISTING BUILDING: 4,784 SQ. FT.
 SPRINT EQUIP. SHELTER: 236 SQ. FT.
 VERIZON WIRELESS SHELTER: 360 SQ. FT.
TOTAL: 5,380 SQ. FT. (NO CHANGE)

ORIGINAL LAND USE APPROVAL: #A111536-00

EXISTING OCCUPANCY:
 EXISTING BUILDING: A-3
 EQUIPMENT SHELTER: B-2

TYPE OF CONSTRUCTION: TYPE V-N (UNSPRINKLERED)

NOTE: THERE ARE THREE EXISTING TELECOMMUNICATIONS FACILITIES ON SITE. (VERIZON, SPRINT & T-MOBILE)

SHEET SCHEDULE

T-1	TITLE SHEET
A-0	SITE PLAN
A-0.1	AREA PLAN
A-1	ROOF PLAN
A-2	ANTENNA PLANS & DETAILS
A-3	EQUIPMENT SHELTER PLAN & DETAILS
A-4	EXTERIOR ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN

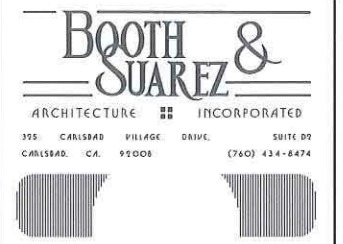
APPLICABLE CODES

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, 2010 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

OB PIER II RENEWAL

1711 SUNSET CLIFFS BOULEVARD
 SAN DIEGO, CA 92107
 SAN DIEGO COUNTY

DRAWING DATES

01/31/13	ZD REVIEW (rl)
07/03/13	RZD CITY COMMENTS (cl)
09/30/13	RZD #2 - CITY COMMENTS (cl)@
11/05/13	RZD #3 (cl) (LANDSCAPE COMMENTS)@

SHEET TITLE

TITLE SHEET

PROJECTS\verizon\12248zd

T-1

Booth & Suarez

ARCHITECTURE INCORPORATED
305 CARLSBAD AVENUE DRIVE SUITE 209
CARLSBAD, CA 92008 (760) 434-8474



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

OB PIER II RENEWAL

1711 SUNSET CLIFFS BOULEVARD
SAN DIEGO, CA 92107
SAN DIEGO COUNTY

DRAWING DATES

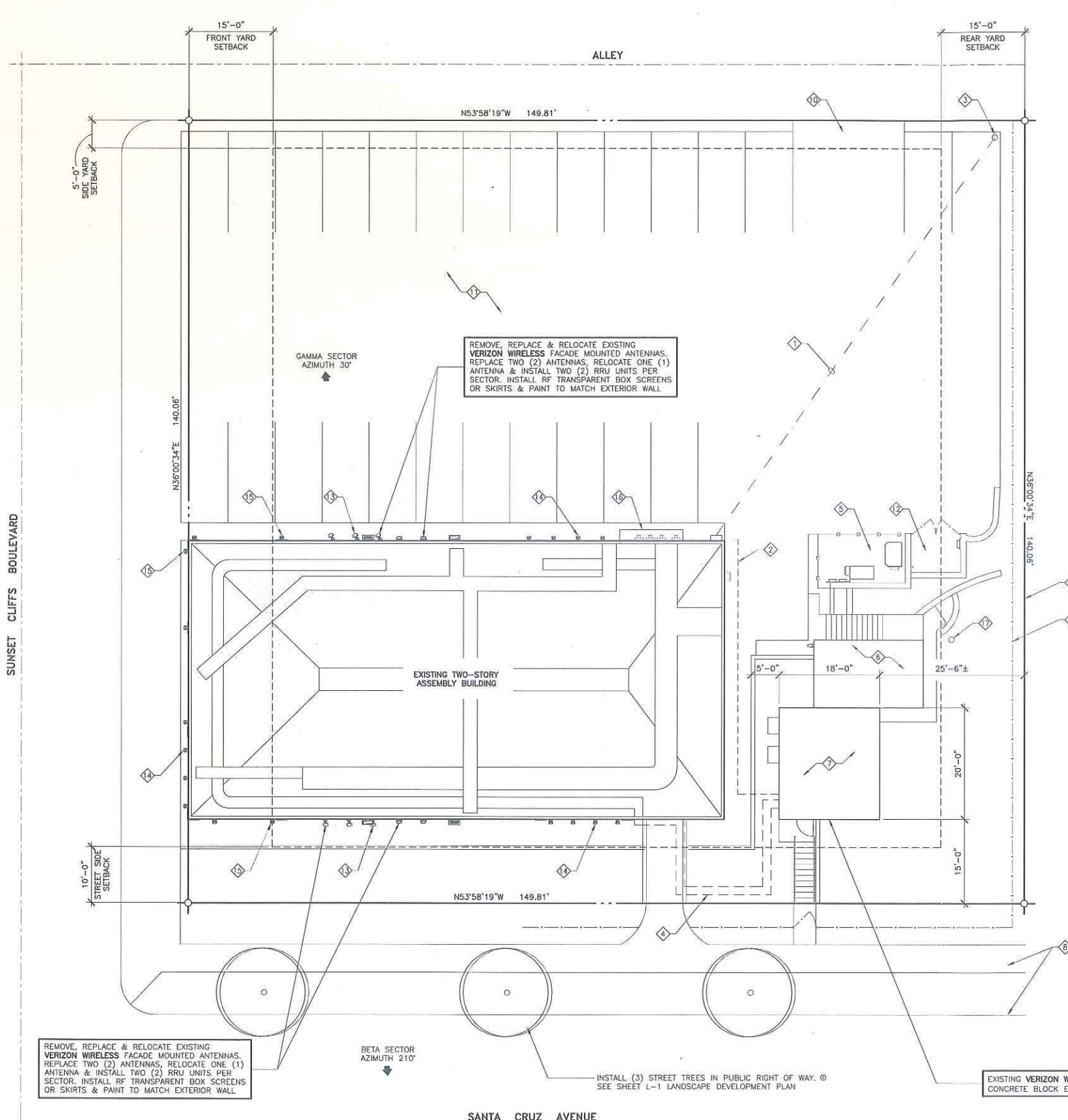
01/31/13	ZD REVIEW (r)
07/03/13	ZD CITY COMMENTS (cl)
09/30/13	RZD #2 - CITY COMMENTS (cl)
11/05/13	RZD #3 (cl) (LANDSCAPE COMMENTS)

SHEET TITLE

SITE PLAN

PROJECTS\verizon\12248zd

A-0



KEYED NOTES:

- 1 EXISTING OVERHEAD ELECTRICAL & TELCO CONDUITS
- 2 EXISTING UNDERGROUND ELECTRICAL & TELCO UTILITY TRENCH ROUTE
- 3 EXISTING UTILITY POLE #P37286 (EXISTING ELECTRICAL & TELCO P.O.C.)
- 4 EXISTING COAXIAL CABLE TRENCH ROUTE
- 5 EXISTING T-MOBILE EQUIPMENT ENCLOSURE
- 6 EXISTING SPRINT EQUIPMENT BUILDING
- 7 EXISTING VERIZON EQUIPMENT BUILDING
- 8 EXISTING CONCRETE CURB, GUTTER AND SIDEWALK (TYPICAL)
- 9 PROPERTY LINE (TYPICAL)
- 10 EXISTING DRIVEWAY
- 11 EXISTING PAVED PARKING AREA
- 12 EXISTING VACANT EQUIPMENT ENCLOSURE
- 13 REMOVE, REPLACE & RELOCATE EXISTING VERIZON WIRELESS FACADE MOUNTED ANTENNAS (SHOWN DASHED), INSTALL RF TRANSPARENT SCREEN BOX OR SKIRTS
- 14 EXISTING SPRINT FACADE MOUNTED ANTENNAS
- 15 EXISTING T-MOBILE FACADE MOUNTED ANTENNAS W/ SKIRTS
- 16 EXISTING WOOD ENCLOSURE FOR METERS
- 17 EXISTING UTILITY POLE
- 18 EXISTING CHAIN LINK FENCE

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 LAND DEVELOPMENT CODE.
 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
7111 SUNSET CLIFFS BOULEVARD, SAN DIEGO, CA 92107
(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 (signature) Date 1-9-2008

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES LEVELS:

- AWS EQUIPMENT:**
TX FREQUENCY: 2115-2130 MHz
RX FREQUENCY: 1715-1730 MHz
- LTE EQUIPMENT:**
TX FREQUENCY: 776-787 MHz
RX FREQUENCY: 746-757 MHz
- PCS EQUIPMENT:**
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1885-1890 MHz
- CDMA EQUIPMENT:**
TX FREQUENCY: 880-894 MHz

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

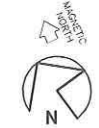
BOUNDARY NOTE:
THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED

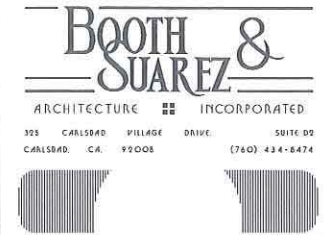
CITY ENGINEERING NOTES:

1. THIS PROJECT PROPOSED 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 BY THIS PROJECT
4. THIS PROJECT INCLUDES INSTALLING (3) STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY. "NO FEE STREET TREE PERMIT REQUIRED"

SITE PLAN

SCALE: 1" = 10'-0"





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

APPROVALS

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

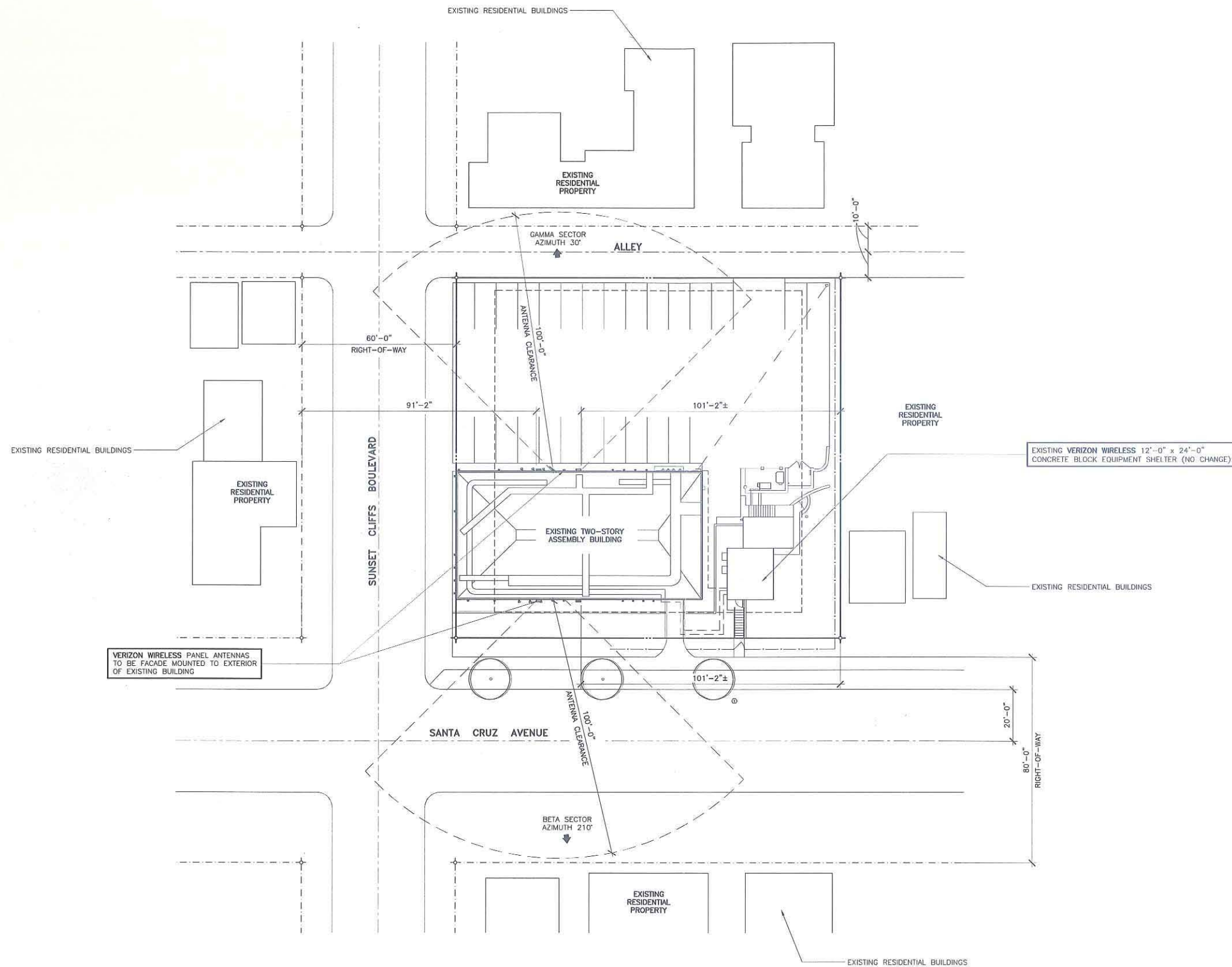
PROJECT NAME
OB PIER II RENEWAL
1711 SUNSET CLIFFS BOULEVARD
SAN DIEGO, CA 92107
SAN DIEGO COUNTY

DRAWING DATES
01/31/13 ZD REVIEW (rl)
07/03/13 RZD CITY COMMENTS (cl)
09/30/13 RZD #2 - CITY COMMENTS (cl)
11/05/13 RZD #3 (cl)
(LANDSCAPE COMMENTS)

SHEET TITLE
AREA PLAN

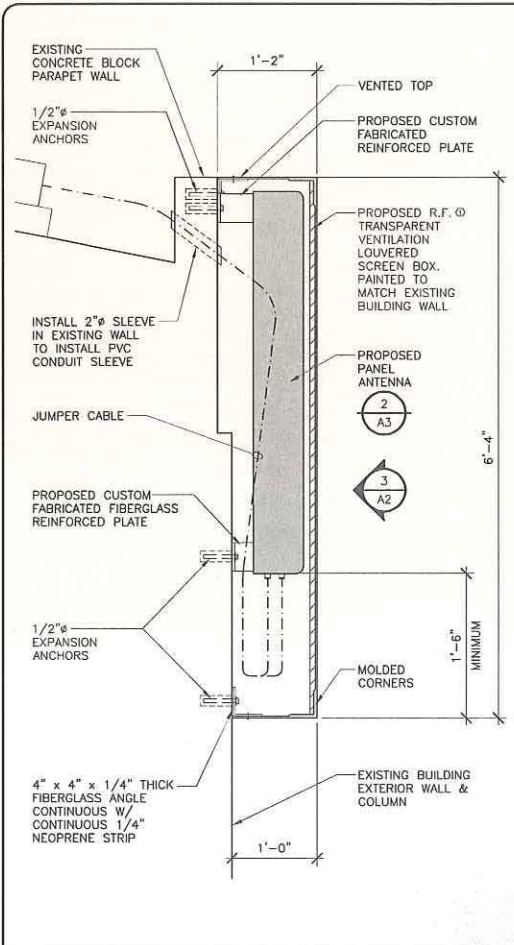
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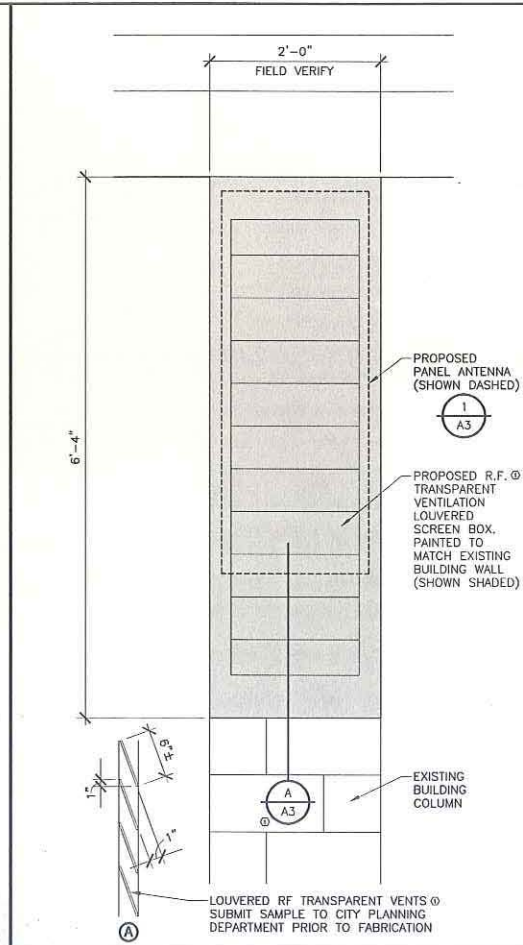
AREA PLAN
SCALE: 1" = 10'-0"





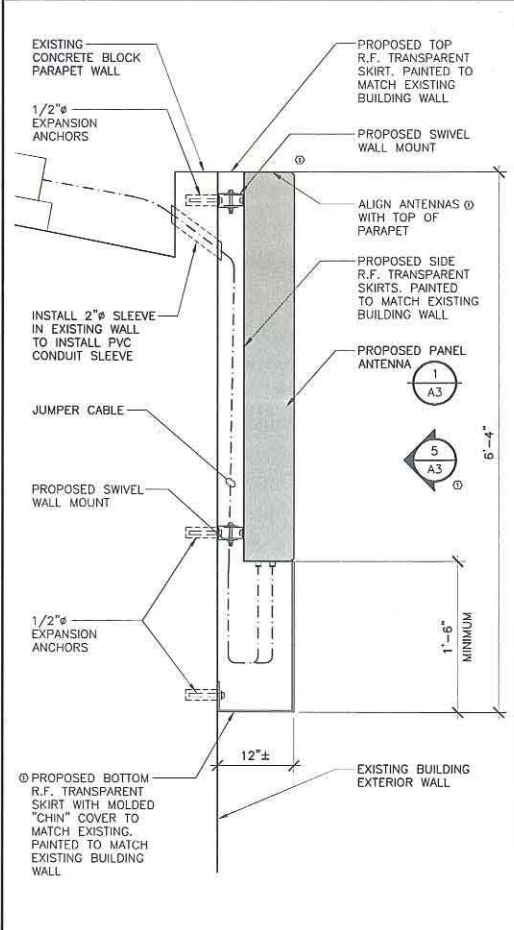
ANTENNA MOUNTING DETAIL

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



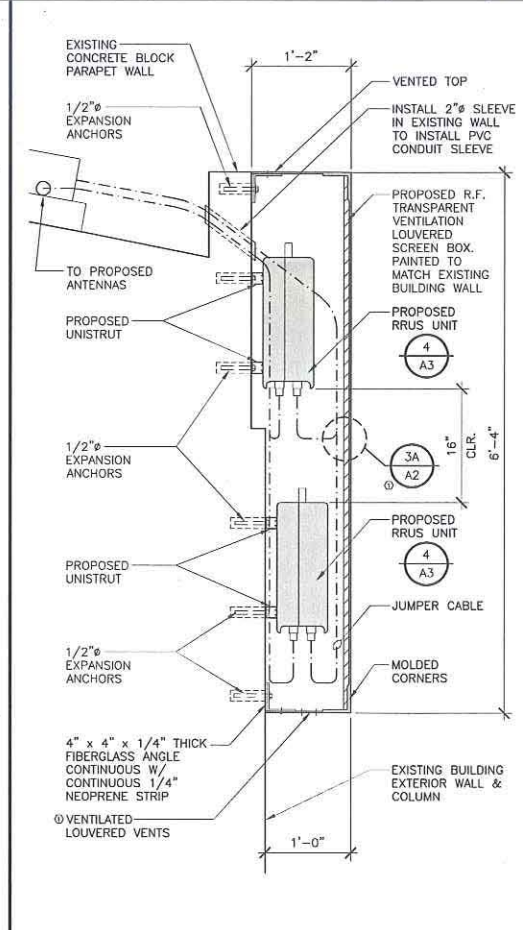
ANTENNA RF SCREEN BOX

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



SCREEN FRAMING

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

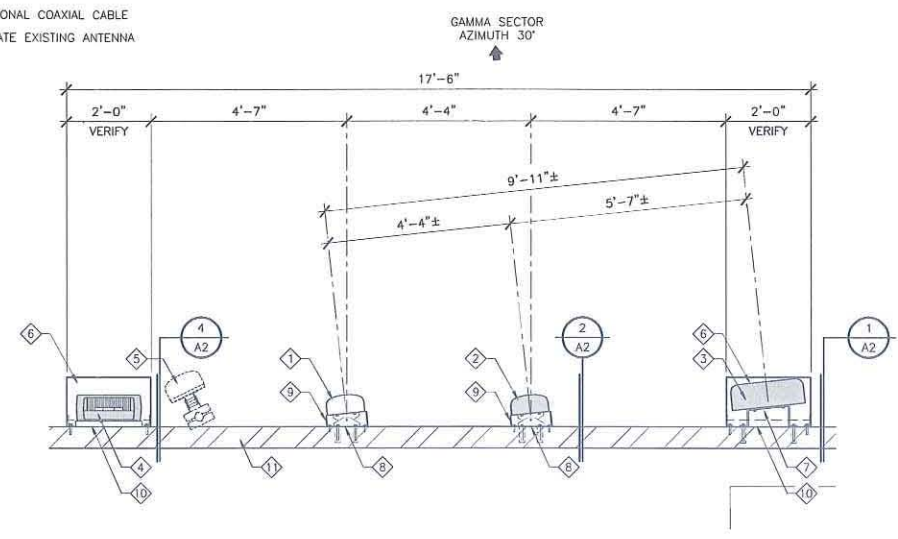


REMOTE RADIO UNIT MOUNTING (RRUS-12)

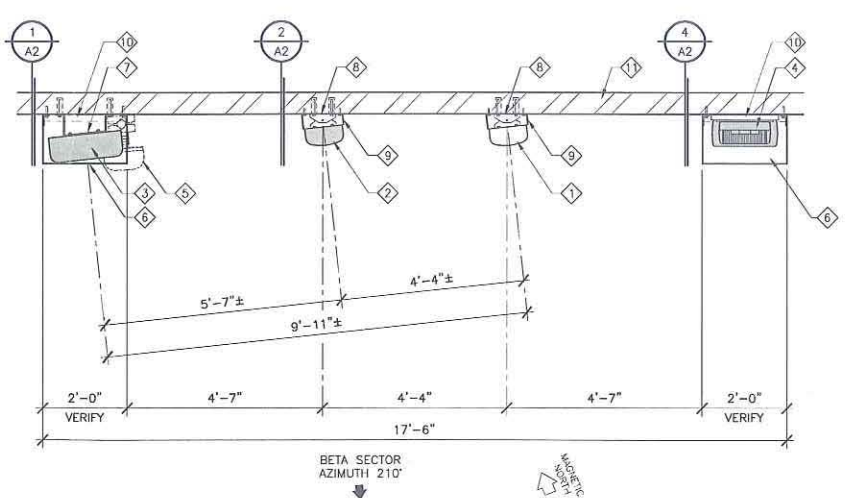
SCALE 1/2"=1'-0" 4

ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWN/TILT	SKW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
BETA1			EXISTING COMMSCOPE DBXLH-6565A-VTM (5)							
BETA2	SOUTHWEST	210°	(2) PROPOSED COMMSCOPE SBHH-1D38177B	0°	N/A		12	250'-0"	6'-0"	1 5/8"
BETA3			(2) PROPOSED AMPHENOL ANTEL HTXC033S17X000				(4)			
GAMMA1			EXISTING COMMSCOPE DBXLH-6565A-VTM (5)							
GAMMA2	NORTHEAST	30°	(2) PROPOSED COMMSCOPE SBHH-1D38177B	0°	N/A		12	145'-0"	6'-0"	1 5/8"
GAMMA3			(2) PROPOSED AMPHENOL ANTEL HTXC033S17X000				(4)			

- NOTES:
- ANTENNA DATA:
 PROPOSED ANTENNA: COMMSCOPE SBHH-1D38177B 54.72" HIGH x 11.85" WIDE x 7.1" DEEP, WEIGHT 37.13 LBS. SEE DETAIL "1/A3"
 PROPOSED ANTENNA: ANTEL HTXC033S17X000 53.7" HIGH x 20.7" WIDE x 7.1" DEEP, WEIGHT 43.4 LBS. SEE DETAIL "2/A3"
 EXISTING ANTENNA: COMMSCOPE DBXLH-6565A-VTM 50.94" HIGH x 10.59" WIDE x 5.2" DEEP, WEIGHT 31.31 LBS. SEE DETAIL "3/A3"
 - REMOVE AND REPLACE (2) TWO EXISTING ANTENNAS AT EACH SECTOR.
 - REMOVE EXISTING PIPE MOUNTS, BRACKETS & SUPPORT FRAMES FOR ALL EXISTING ANTENNAS.
 - INSTALL (8) ADDITIONAL COAXIAL CABLE.
 - REMOVE & RELOCATE EXISTING ANTENNA.



GAMMA ANTERNA PLAN
SCALE: 1/2"=1'-0"



BETA ANTERNA PLAN
SCALE: 1/2"=1'-0"

- KEYED NOTES:
- RELOCATED VERIZON WIRELESS ANTENNA. RE-INSTALL ON CUSTOM MOUNTING BRACKETS & PROVIDE RF TRANSPARENT SKIRTS ON SIDES, BOTTOM & TOP (1 PER SECTOR)
 - INSTALL VERIZON WIRELESS ANTENNA ON CUSTOM MOUNTING BRACKETS & PROVIDE RF TRANSPARENT SKIRTS ON SIDES, BOTTOM & TOP (1 PER SECTOR)
 - INSTALL VERIZON WIRELESS ANTENNA ON CUSTOM MOUNTING BRACKETS & PROVIDE RF TRANSPARENT LOUVERED BOX SCREEN
 - PROPOSED RRU UNITS (2) PER SECTOR BEHIND R.F. TRANSPARENT LOUVERED BOX SCREEN
 - REMOVE EXISTING PANEL ANTENNA (SHOWN DASHED)
 - PROPOSED R.F. TRANSPARENT BOX LOUVERED VENTILATION SCREEN, PAINTED TO MATCH EXISTING BUILDING WALL NOTCH SCREEN @ COLUMN.
 - PROPOSED CUSTOM FABRICATED FIBERGLASS REINFORCED PLATE
 - PROPOSED SWIVEL WALL MOUNT
 - PROPOSED RF TRANSPARENT SKIRT ON SIDES, BOTTOM & TOP, PAINT TO MATCH WALL
 - EXISTING CONCRETE BLOCK COLUMN BELOW (SHOWN DASHED)
 - EXISTING CONCRETE BLOCK WALL

Booth & Suarez
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE SUITE 82
CARLSBAD, CA 92008 (760) 434-8474

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

APPROVALS

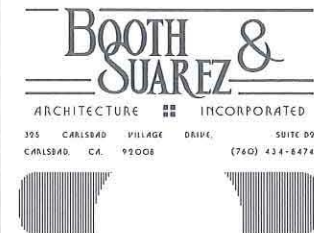
A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
OB PIER II RENEWAL
1711 SUNSET CLIFFS BOULEVARD
SAN DIEGO, CA 92107
SAN DIEGO COUNTY

DRAWING DATES
01/31/13 ZD REVIEW (rl)
07/03/13 RZD CITY COMMENTS (cl)
09/30/13 RZD #2 - CITY COMMENTS (cl)
11/05/13 RZD #3 (cl) (LANDSCAPE COMMENTS)

SHEET TITLE
ANTENNA PLANS & DETAILS

PROJECTS\verizon\12248zd



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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

OB PIER II RENEWAL

1711 SUNSET CLIFFS BOULEVARD
SAN DIEGO, CA 92107
SAN DIEGO COUNTY

DRAWING DATES

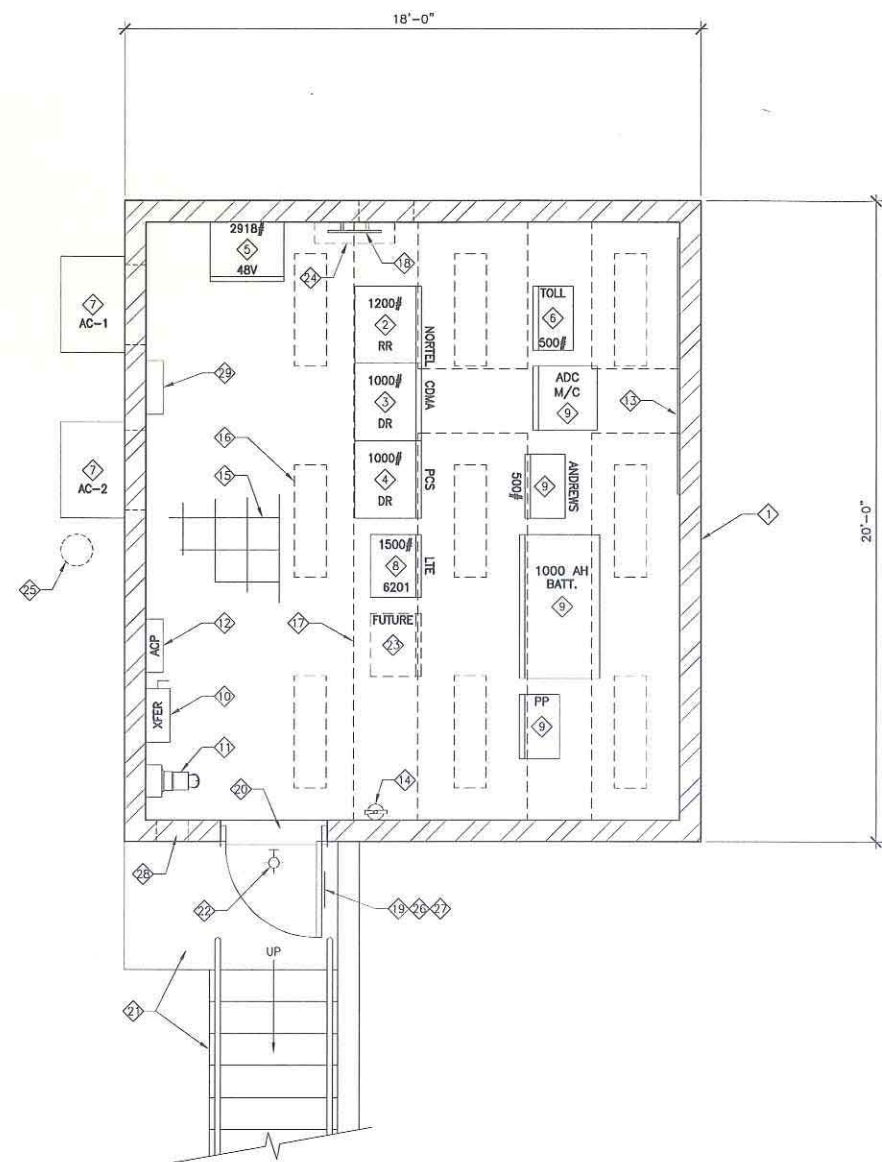
01/31/13	ZD REVIEW (r1)
07/03/13	RZD CITY COMMENTS (c1)
09/30/13	RZD #2 - CITY COMMENTS (c1)@
11/05/13	RZD #3 (c1) (LANDSCAPE COMMENTS)

SHEET TITLE

EQUIPMENT SHELTER FLOOR PLAN & DETAILS

PROJECTS\verizon\12248zd

A-3

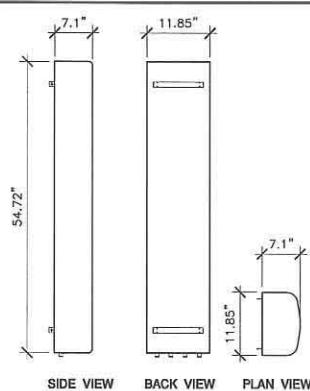


EQUIPMENT SHELTER FLOOR PLAN
SCALE: 3/8" = 1'-0"



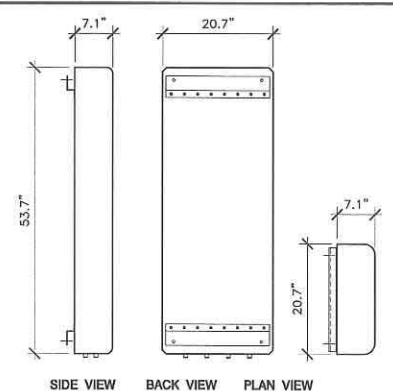
EQUIPMENT FLOOR PLAN NOTES:

- 1 EXISTING VERIZON WIRELESS EQUIPMENT INSIDE AN EXISTING CONCRETE BLOCK EQUIPMENT SHELTER. LEASE LINE IS SAME AS OUTER PERIMETER OF BUILDING.
- 2 EXISTING VERIZON WIRELESS NORTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
- 3 EXISTING VERIZON WIRELESS NORTEL CDMA EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 4 EXISTING VERIZON WIRELESS PCS EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 5 EXISTING VERIZON WIRELESS BATTERY RACK. 27-5/8" WIDE x 57" HIGH x 22-1/2" DEEP. WEIGHT: 2918 LBS.
- 6 EXISTING VERIZON WIRELESS TOLL RACK. 24" WIDE x 57" HIGH x 15" DEEP. WEIGHT: 500 LBS.
- 7 EXISTING WALL-HUNG MECHANICAL UNITS MOUNTED ON EXTERIOR WALL OF VERIZON EQUIPMENT BUILDING (TYPICAL OF 2)
- 8 EXISTING VERIZON WIRELESS RBS 6201 LTE CABINET. 23 5/8" WIDE x 58 7/16" HIGH x 19" DEEP.
- 9 EXISTING VERIZON WIRELESS EQUIPMENT CABINET OR RACK
- 10 EXISTING MANUAL TRANSFER SWITCH
- 11 EXISTING VERIZON WIRELESS APPLETON REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 12 EXISTING 200 AMP ELECTRICAL PANEL
- 13 EXISTING WALL MOUNTED TELCO BOARD
- 14 EXISTING (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER (VERIFY)
- 15 EXISTING 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MONO WHITE WITH 4" COVER BASE (VERIFY)
- 16 EXISTING SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 9)
- 17 EXISTING OVERHEAD 24" CABLE LADDER @ +7'-6" (SHOWN DASHED) (VERIFY)
- 18 EXISTING MAIN GROUND BUS BAR TO BE MOUNTED TO INSIDE WALL OF BUILDING
- 19 EXISTING 3'-0" WIDE STEEL DOOR AND FRAME WITH VERIZON WIRELESS SIGNAGE
- 20 EXISTING ALUMINUM THRESHOLD
- 21 EXISTING CONCRETE LANDING, STAIRS & GUARDRAIL
- 22 EXISTING WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 23 FUTURE VERIZON WIRELESS EQUIPMENT CABINET OR RACK
- 24 EXISTING CABLE ENTRY PORT
- 25 EXISTING DRYWELL
- 26 EXISTING BATTERY "CAUTION" SIGN ON DOOR (VERIFY)
- 27 EXISTING 704 PLACARD ON DOOR
- 28 EXISTING GENERATOR PLUG ACCESS OPENING
- 29 EXISTING ENVIRONMENTAL CONTROL PANEL



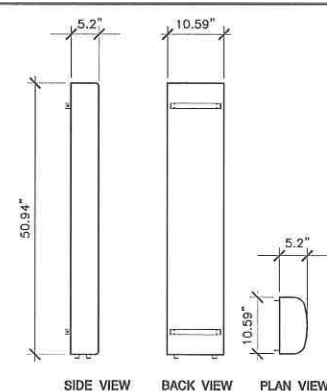
COMMSCOPE
MODEL: SBHH-1D3817TB
WEIGHT: 37.13 LBS.

ANTENNA SPECIFICATIONS SCALE: 3/4" = 1'-0" 1



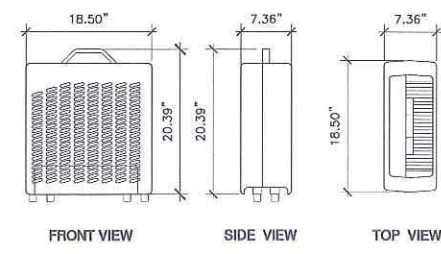
AMPHENOL
MODEL: HTXC033S17X000
WEIGHT: 43.4 LBS.

ANTENNA SPECIFICATIONS SCALE: 3/4" = 1'-0" 2



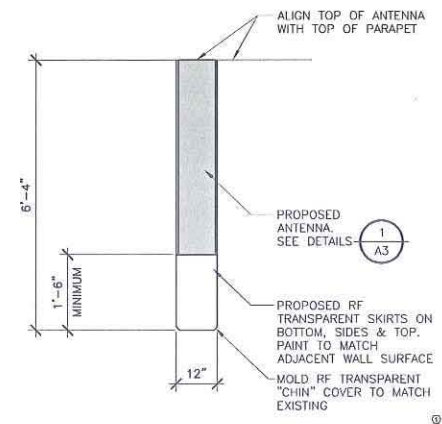
COMMSCOPE
MODEL: DBXLH-8585A-VTM
WEIGHT: 31.31 LBS.

ANTENNA SPECIFICATIONS SCALE: 3/4" = 1'-0" 3

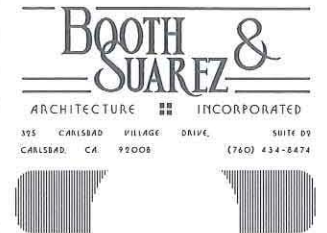


REMOTE RADIO UNIT (RRU-12)
WEIGHT: 57.86 LBS.

SCALE: NONE 4



ANTENNA ELEVATION SCALE: 1/2" = 1'-0" 5



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

APPROVALS

A&C	DATE
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OPS	DATE
EE/OUT	DATE

PROJECT NAME

OB PIER II RENEWAL

1711 SUNSET CLIFFS BOULEVARD
SAN DIEGO, CA 92107
SAN DIEGO COUNTY

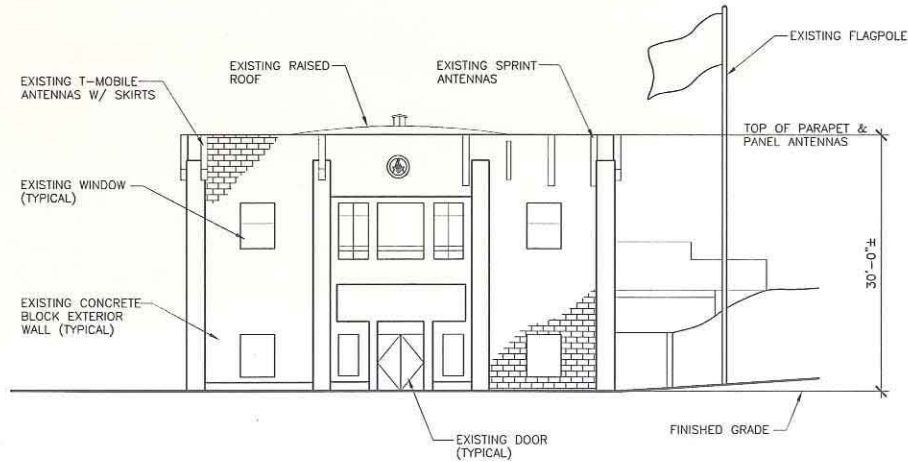
DRAWING DATES

01/31/13	ZD REVIEW (r)
07/03/13	R2D CITY COMMENTS (c)
09/30/13	R2D #2 - CITY COMMENTS (c)
11/05/13	R2D #3 (c) (LANDSCAPE COMMENTS)

SHEET TITLE

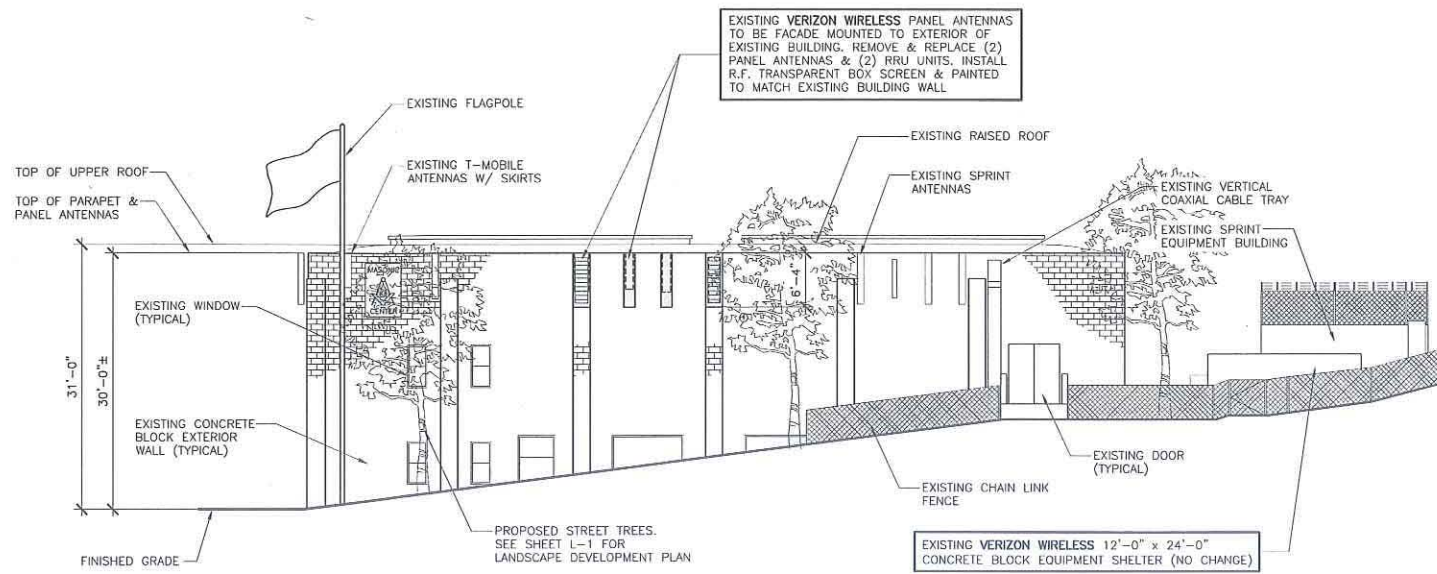
EXTERIOR ELEVATIONS

PROJECTS\verizon\12248zd



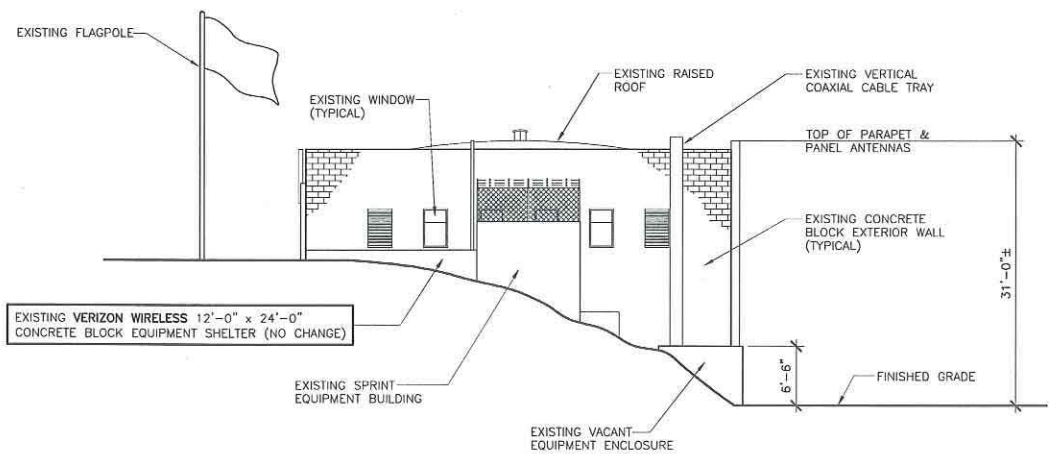
WEST ELEVATION

SCALE: 1"=10'-0"



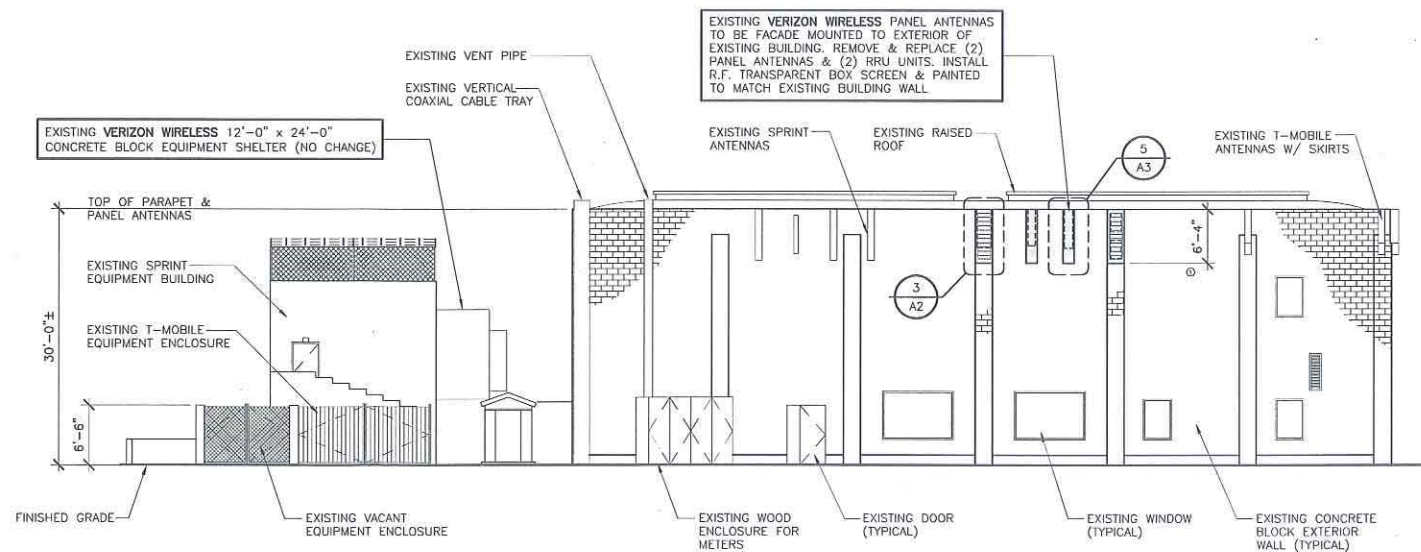
SOUTH ELEVATION

SCALE: 1"=10'-0"



EAST ELEVATION

SCALE: 1"=10'-0"



NORTH ELEVATION

SCALE: 1"=10'-0"



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

OB PIER II RENEWAL

1711 SUNSET CLIFFS BOULEVARD
 SAN DIEGO, CA 92107
 SAN DIEGO COUNTY

DRAWING DATES

01/31/13	ZD REVIEW (r)
07/03/13	RZD CITY COMMENTS (cl)
09/30/13	RZD #2 - CITY COMMENTS (cl)Ⓞ
11/05/13	RZD #3 (cl) (LANDSCAPE COMMENTS)Ⓞ

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

PROJECTS\verizon\12248zd

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING; WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
 ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
 IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 UNDERGROUND UTILITY LINES - 5 FEET DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. VERIZON WIRELESS IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT: 15505 SAND CANYON AVENUE, IRVINE, CA 92618 (949) 286-8735

A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.

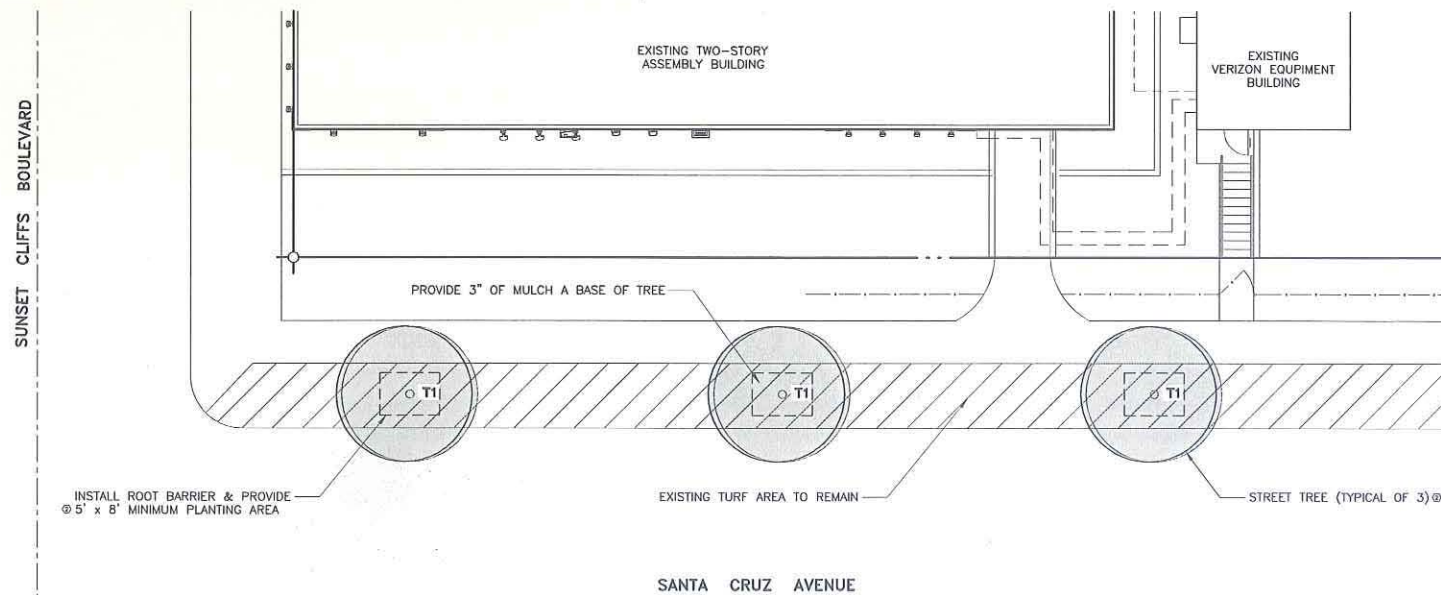
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY VERIZON WIRELESS. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.

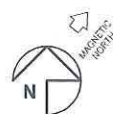
PROPOSED TREE LEGENDⓄ

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	STREET TREE	36" BOX	3	30" HGT. 20" SPD.
	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE				25" HGT. 25" SPD.



LANDSCAPE DEVELOPMENT PLAN

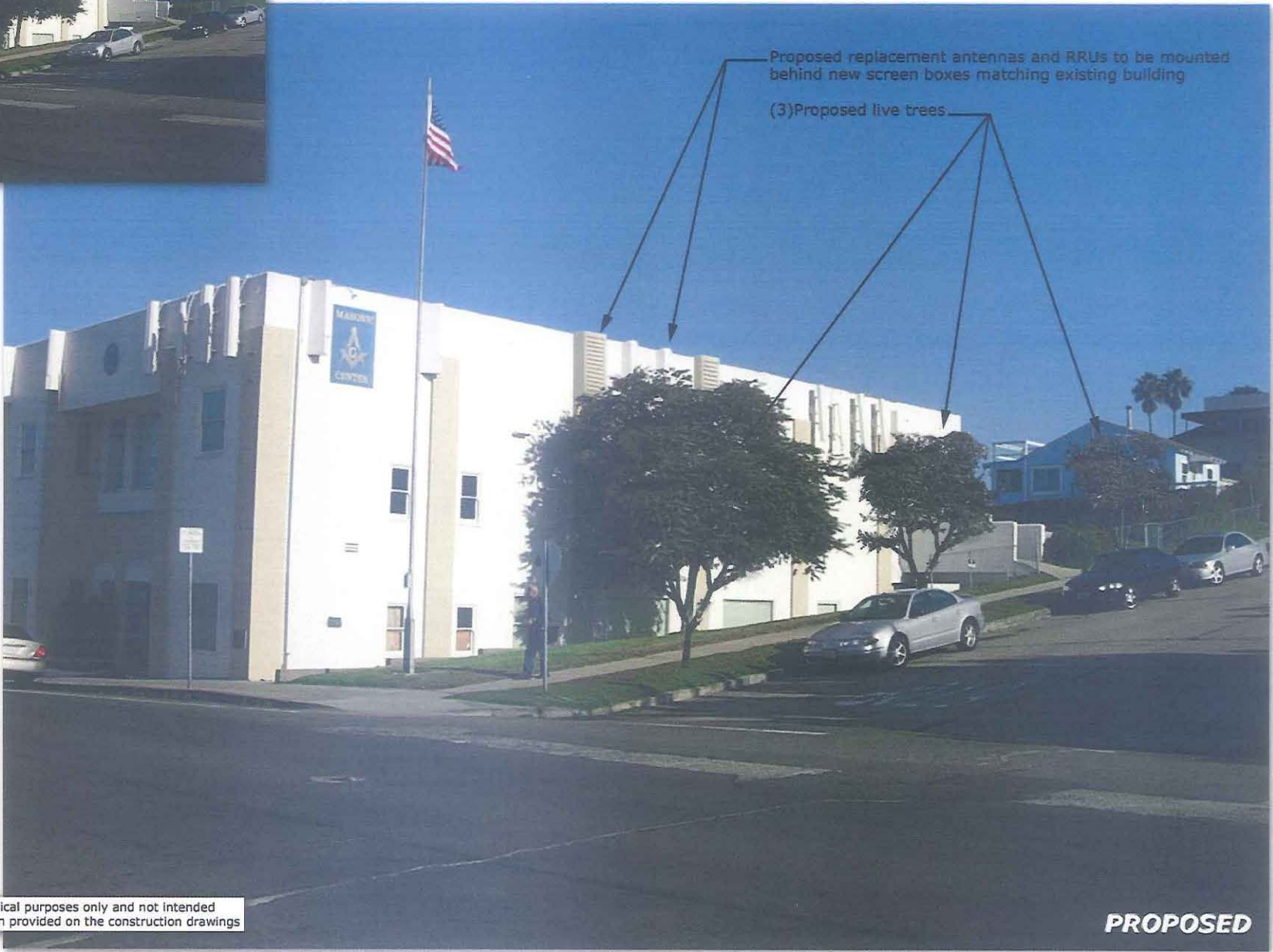
SCALE: 1" = 10'-0"



EXISTING



OB Pier II Renewal
1711 Sunset Cliffs Blvd.
San Diego, CA 92107



Proposed replacement antennas and RRUs to be mounted behind new screen boxes matching existing building

(3) Proposed live trees.

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

PROPOSED

Photosimulation of proposed telecommunications site

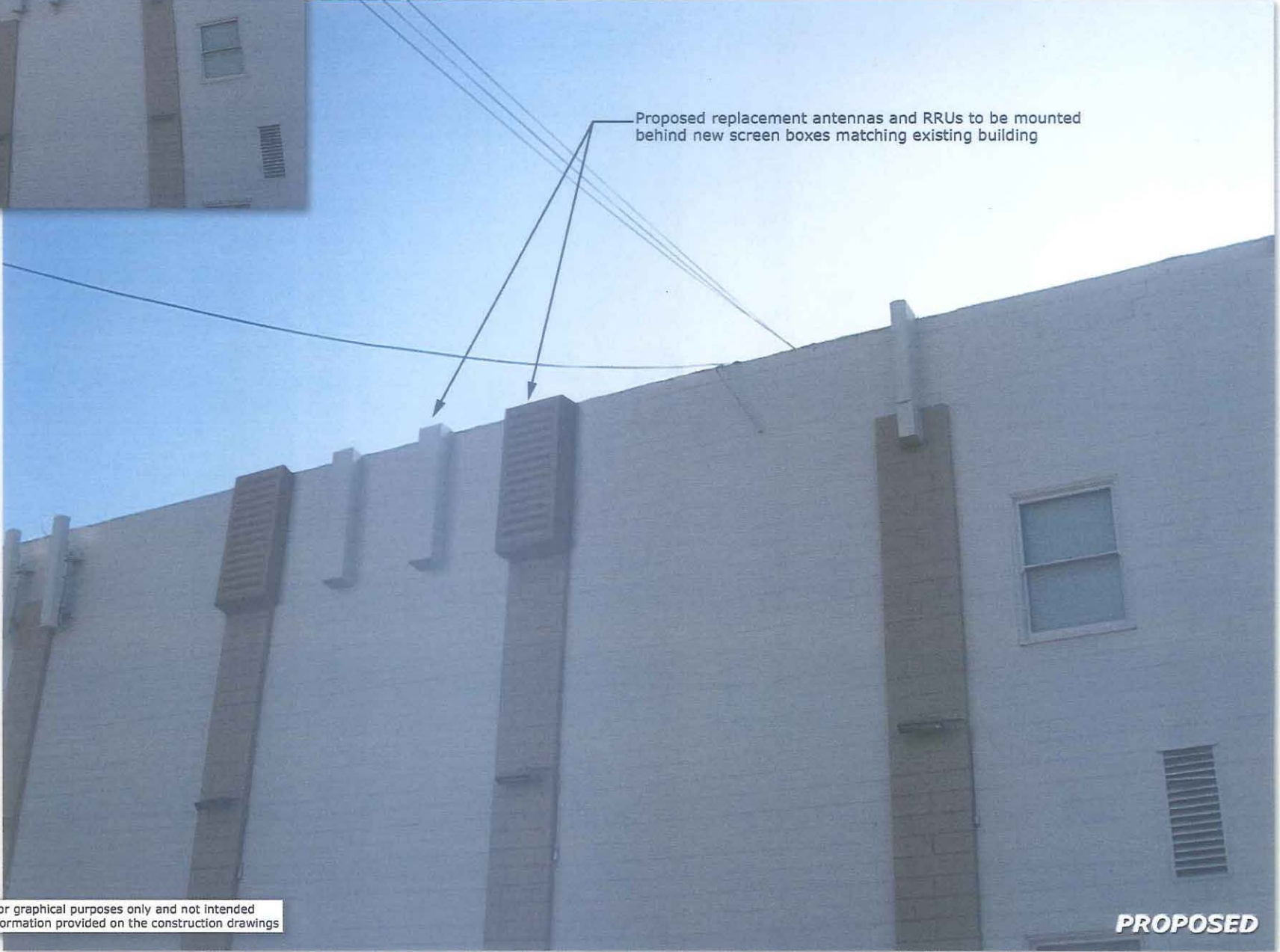
EXISTING



OB Pier II Renewal
1711 Sunset Cliffs Blvd.
San Diego, CA 92107



Proposed replacement antennas and RRUs to be mounted behind new screen boxes matching existing building



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

PROPOSED

Photosimulation of proposed telecommunications site



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"OB Pier II"
1711 Sunset Cliffs Boulevard
San Diego, CA 92107

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

March 27, 2013



South Elevation



West Elevation



North Elevation



East Elevation



North View



West View



South View



East View



KEY MAP



Aerial View

7:35 PM

Item #006 – Action Item**The End Zone / BBQ House – Project No. 307265 (5025-5029 Newport Ave.)**

Coastal Development Permit to change use and remodel an existing commercial building to enlarge the adjacent restaurant and add parking. Located in the CC-4-2 zone, Ocean Beach Community Plan Area District 6, and the Coastal Appealable, First Public Roadway, Coastal Height Limit, Airport Influence, Airport Approach, and Parking Impact Overlay Zones.

- Vote to recommend approval or denial

7:45 PM

Chair announcements/correspondence/meetings: CPC Meeting, OBHS, OBTC, OBMA, OBCDC, Precise Plan Update Subcommittee, Mission Bay Park Committee, Crime Prevention, Airport Noise Advisory Board, Appeals Subcommittee, SANDAG, San Diego River Coalition, OB Recreation Council.

8:00 PM

Adjournment

For questions on this agenda please contact: Tom Gawronski, Chair , Ocean Beach Planning Board (619) 224-1280 tgawronski.obpb@yahoo.com

All OBPB agendas are posted in compliance with the Brown Act. For additional information, please go to the following link: www.oceanbeachpb.com If you are interested in being a future elected or appointed candidate for the Ocean Beach Planning Board please sign the sign in sheet to verify your attendance. Proof of attending one meeting is required under City Council Policy 600-24 and the Ocean Beach Planning Board bylaws. The OBPB requests that all in attendance turn off all cellular phones during the meeting. Speaker slips must be fill out for individuals wishing to speak on agenda items. We thank you for your cooperation.





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 **Project No. For City Use Only**

VZ: "OB Pier II"

Project Address:

1711 Sunset Cliffs Blvd., San Diego, CA 92107

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

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

Additional pages attached Yes No

Name of Individual (type or print):

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:



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 4, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: December 19, 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 & CONDITIONAL
 USE PERMIT
 ENVIRONMENTAL EXEMPTION/PROCESS 4

PROJECT NUMBER: 318137
PROJECT NAME: VERIZON WIRELESS OB PIER II
APPLICANT: Shelly Kilbourn

COMMUNITY PLAN AREA: Ocean Beach
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 in the RM-1-1 zone for a Planned Development Permit and a Conditional Use Permit. The project consists of replacement antennas and the installation of Remote Radio Units and additional landscaping. No changes are being proposed to the existing equipment enclosure. The project is located at 1711 Sunset Cliffs Boulevard of the Ocean Beach Community Planning area and Council District 2.

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 November 6, 2013 and the opportunity to appeal that determination ended November 25, 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: 24003663

Revised 10-4-12 HMD-

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
 VERIZON WIRELESS OB PIER II - PROJECT NO. 318137

Date	Action	Description	City Review Time (Working Days)	Applicant Response
4/2/2013	First Submittal	Project Deemed Complete	-	-
4/30/2013	First Assessment Letter		28 days	
10/9/2013	Second Submittal			162 days
11/6/2013	Community Group Recommendation	Received Recommendation	28 days	
11/8/2013	Final Review	All issues resolved	2 days	
12//2013	Public Hearing	First available date	41 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	99 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		162 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing*	261 days (*222 days)	

**SITE JUSTIFICATION
Verizon "OB Pier II"
1711 Sunset Cliffs Boulevard
San Diego, CA 92107**

PROJECT DESCRIPTION

The project proposes to modify an existing Verizon telecom facility located at 1711 Sunset Cliffs Blvd. in the Ocean Beach community planning area. The project will consist of (6) panel antennas façade mounted to the Masonic lodge. Modifications involve adding Remote Radio Units and removing and replacing antennas with updated models.

Although the property is used as a local Masonic Temple building it is residentially zoned, RM-1-1.

SITE DESIGN

2 sectors of 3 antennas are currently façade mounted to the existing building and painted to match. The proposed modification intends to remove 4 of the 6 antennas and replace them with newer antenna models and then install antenna screening so that the antennas are not visible. The existing equipment will remain as it exists as no changes are proposed.

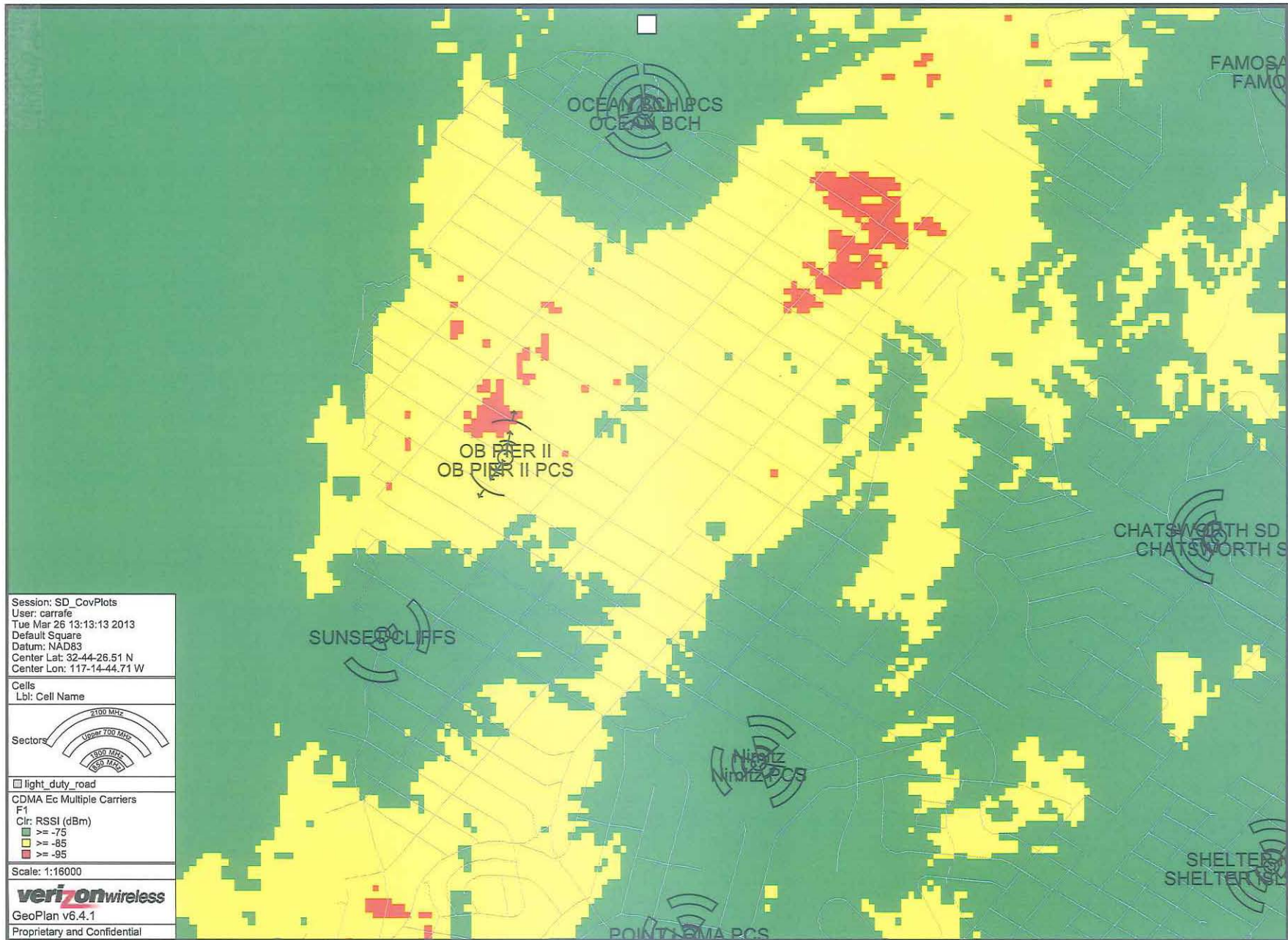
PREFERENCE 2 LOCATION:

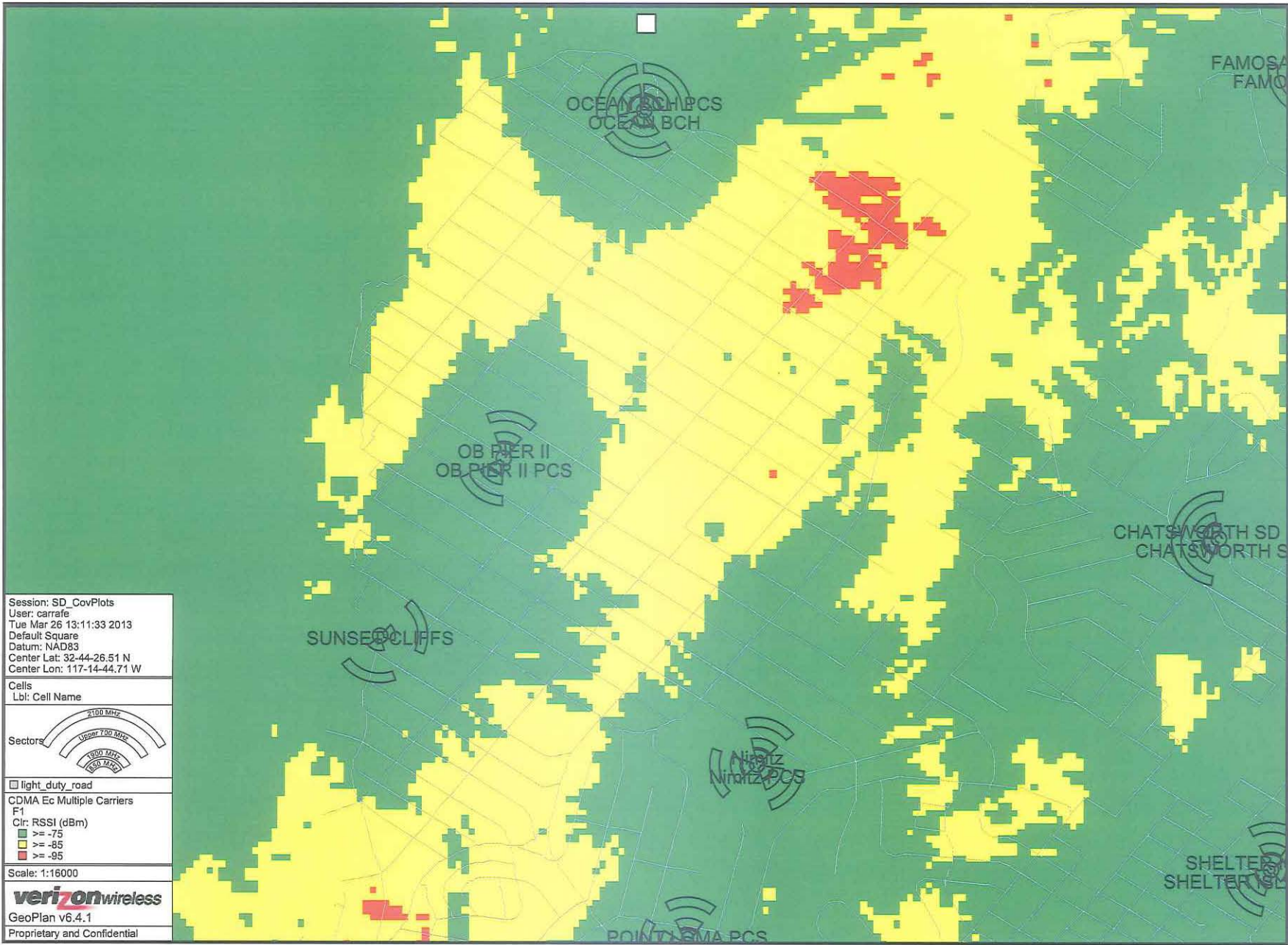
The proposed facility is located in the public right of way. The project is a Preference 2 location, non residentially used with a residential use.

We believe that the facility as designed is consistent with all relevant regulations and will be minimally visible from any vantage points or surrounding properties.

CO-LOCATION OF WIRELESS FACILITIES

Sprint and T-Mobile are the other 2 wireless carriers at this site.



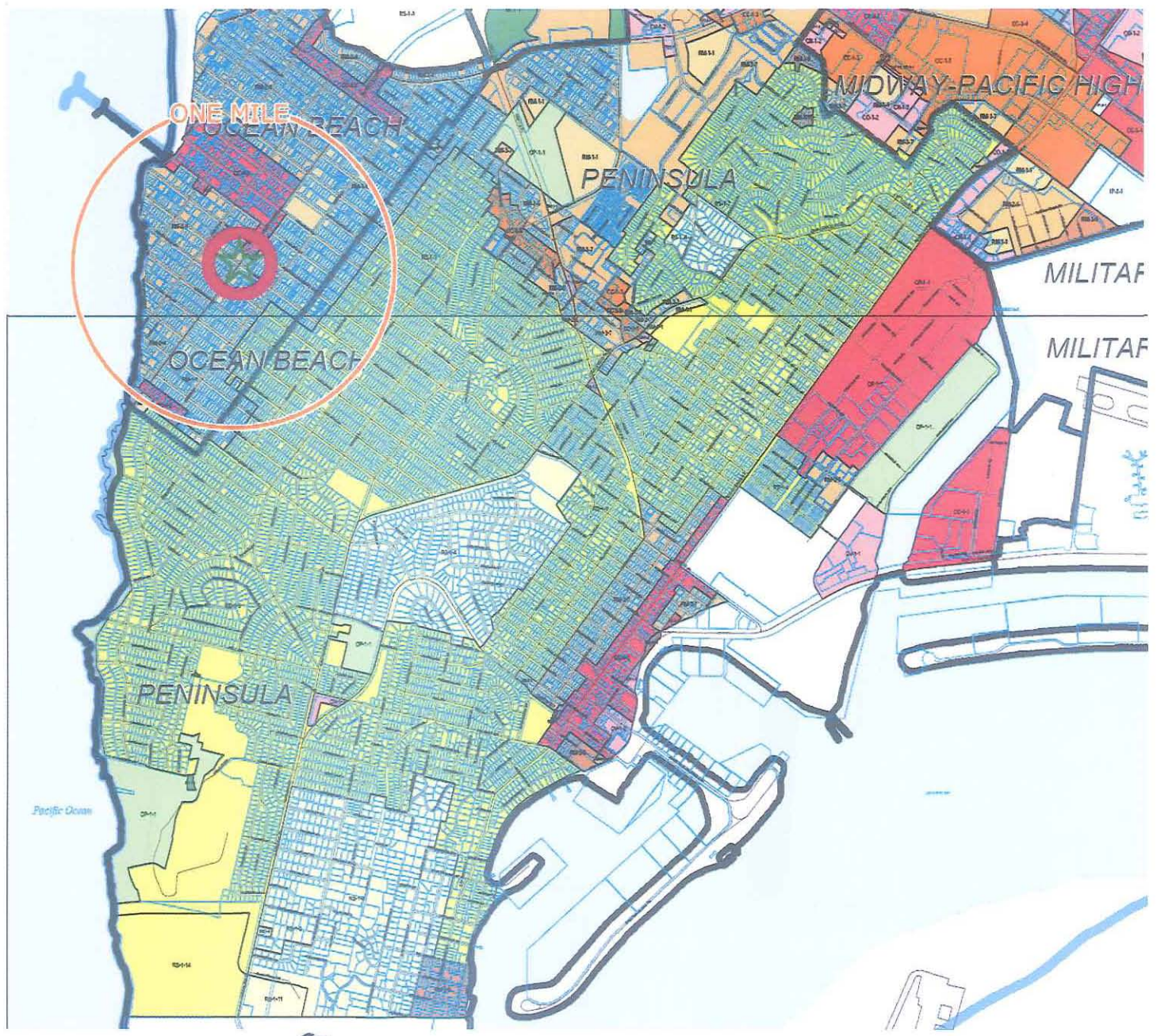


OB Pier II Renewal
 1711 Sunset Cliffs Blvd.
 San Diego, CA 92107



ATTACHMENT 16

- Legend**
- Search Ring
 - Selected Site
 - Existing sites within 1 mile radius:
 - No existing sites within 1 mile
 - Alternative Sites:
 - No alternative sites



Legend

City of San Diego Boundary
 Community Plan Area
 Parcel
 Zoning

OB-1
OB-2
OB-3
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SanGIS Database Authority
 SanGIS Unit (07) Source data for the City of San Diego received 05/7
 (Projected) projection of the GIS coordinate system
 This data needs the ADPES Standard for Class 1 Map Accuracy at a scale of
 1:10,000 (1"=100')

This map is provided as a courtesy to the City of San Diego and is not intended to be used for any other purpose. The use of this information is at the user's discretion. The City of San Diego is not responsible for any errors or omissions in this map or for any consequences arising from its use.



City of San Diego
 Development Services Department

GRID TILE: 14 & 18



GRID SCALE: 800
 DATE: 11/22/2005

DRAFT FINDINGS

Verizon Wireless "OB PIER II"

FINDINGS:**NEIGHBORHOOD USE PERMIT & NEIGHBORHOOD DEVELOPMENT PERMIT****1. The proposed development will not adversely affect the applicable land use plan;**

Although the property is zoned residential, there is no residential use on site. The property is developed with a Masonic Lodge hall. The project has been designed not to impact the existing uses on site or surrounding land uses identified in the community Plan. The existing façade mounted antennas have been redesigned to integrate with the existing buildings vertical column elements. The project does not propose any deviations. The project is an established use on site and the redesigned antennas allow the project to be more integrated with the existing architecture to achieve better visual integration as recommended by the LDC and wireless guidelines. The existing equipment has been designed to meet established noise, footprint needs of the applicant and complement the site's overall design aesthetic. The project as designed will not adversely affect the Ocean Beach community or land use plan.

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." The proposed project would be consistent with the FCC's regulations for wireless facilities.

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

The proposed wireless communication facility will comply with all of the relevant regulations of the underlying zone and Land Development Code. The existing façade mounted antennas have been redesigned to integrate with the existing buildings vertical column elements. The project does not propose any deviations. The project is an established use on site and the redesigned antennas allow the project to be more integrated with the existing architecture to achieve better visual integration as recommended by the LDC and wireless guidelines.



THE CITY OF SAN DIEGO

Date: May 13, 2000

Applicant: JM Consulting Group, Inc. **Agent for:**
Air Touch Cellular
1430 Vantage Court
Vista, CA 92083
Attn: Bernie Chase

Permit No.: 99-00960-17 Telecommunication Administration Review,
Project Name: OCEAN BEACH PIER II

Address: 1711 Sunset Cliffs Boulevard

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

PLANNING AND DEVELOPMENT REVIEW ACTION:

It has been determined by **Planning & Development Review** that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed with the Conditional Use Permit (Process Three). This decision is based on the City of San Diego's Communication Antenna Regulations, Land Development Code Section 141.0405. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15061 (b)(3).

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

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated May 13, 2000. No modification or alteration shall be permitted to the approved exhibit "A" unless revised plans are submitted and approved by Planning and Development Review.
- The facility will consist of a total of six (6) directional antennas (two arrays of three antennas) facade-mounted on the north and south elevations of the existing structure. The proposed antennas are above the Proposition "D" Coastal Height Limit of 30-feet and therefore must be flush-mounted to the side of the structure



Planning and Development Review

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

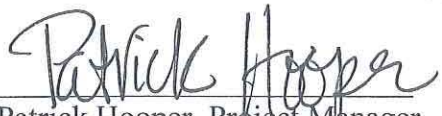
Tel (619) 446-5460



with no air space between the back of the antenna and the exterior surface of the building, and with no downward tilt. Each antenna array shall be colored and textured to match the tank.

- The facility shall include an approximate 400-square-foot, masonry equipment enclosure fully screened and not visible from adjacent residences. The equipment storage will house up to six equipment cabinets and associated electronic equipment.
- This Conditional Use Permit and corresponding use of this site **shall expire on May 13, 2010**. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.
- Prior to the expiration date of this Conditional Use Permit, the Permit Holder may submit a new Conditional Use Permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time
- Except in the event of an emergency, the routine maintenance and inspection of the facility shall occur during normal business hours between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

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



Patrick Hooper, Project Manager
Planning and Development Review