



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 7, 2013 **REPORT NO. PC-13-024**

ATTENTION: Planning Commission, Agenda of March 14, 2013

SUBJECT: VERIZON WIRELESS I-5/CLAIREMONT
PROJECT NO. 263614 - PROCESS 4

**OWNER/
APPLICANT:** Richard D. Harvey & Lee Greene Harvey
Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 4305 Gesner Street in the Clairemont Community Plan?

Staff Recommendation: Approve Planned Development Permit (PDP) No. 1034151.

Community Planning Group Recommendation: On October 16, 2012, the Clairemont Community Planning Group voted unanimously to support the proposed Verizon Wireless WCF with a vote of 8-0 (Attachment 10).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New construction or conversion of small structures) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 23, 2012 and the opportunity to appeal that determination ended on November 6, 2012 (Attachment 12).

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 4305 Gesner Street in the CC-1-3 zone of the Clairemont Mesa Community Planning area (Attachment 2). This WCF is located on an existing three-story tall commercial building east of Interstate-5. Immediately to the north of the building



is a parking lot and to the south is an existing gasoline station. There are single family residential uses directly to the east of the property. The primary intended coverage objective (Attachment 15) for this project is the residential uses to the north and east of the site, and commuters and commercial uses to the south and to the west of Interstate-5.

DISCUSSION

Project Description: - Verizon Wireless' WCF consists of a total of twelve antennas. Eight antennas would be completely concealed inside the rooftop stairwell behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing building. In an effort to conceal the proposed antennas, the stairwell would be extended no more than 18-inches on each end with no increase in height. The remaining four antennas would be façade mounted on the upper portion of the building facing the east elevation. These antennas would utilize side and bottom skirts to conceal the associated mounting brackets and conduits. The skirts and the antennas would be painted and textured to match the existing building to minimize any visual impacts. The equipment associated with this project is located inside the existing building on the first floor, not visible to the public. Typically, projects located on a commercially zoned property with no residential use would only require a Limited Use Permit, Process 1 ministerial review. However, per Land Development Code Section 131.0543(c)(1) portions of this WCF are within the required side yard setback and would require a deviation resulting in 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.

Council Policy 600-43: - The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred location (Preference 4) for WCF's. The project is proposed within a Preference 1 location according to Council Policy 600-43, which categorizes WCF's according to the land use in which they are located. This project is located in the most preferred location but due to the requested side yard setback deviation, a PDP is required.

General Plan: - The General Plan, Section UD-A.15, states that WCF's should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The proposed design consists of eight antennas completely concealed inside a modified rooftop stairwell. Portions of the stairwell shall be modified and replaced with Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the existing building (Attachment 8). The remaining four antennas shall be façade mounted with side and bottom skirts, painted and textured to match the existing building. The equipment associated with this project is located inside the existing building, on the first floor, not visible to the public. Therefore, staff has determined that the proposed WCF has been modified and designed to integrate with the surrounding area and is respectful to the neighborhood context.

Conclusion: - The proposed WCF has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations from the Wireless Communication Facilities Regulations Section 141.0420 and the CC-1-3 zone with exception to the required side yard setback. As designed, the WCF has been determined to be consistent with the General Plan and the Clairemont Mesa Community Plan. Staff recommends that the Planning Commission approve PDP No. 1034151.

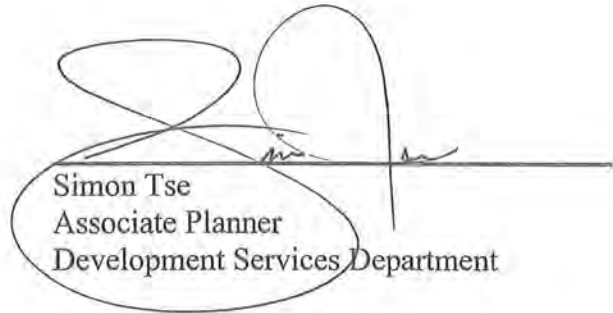
ALTERNATIVE IF MORE THAN ONE ALTERNATIVE EXISTS, USE ALTERNATIVE "S"

1. **Approve** Planned Development Permit (PDP) No. 1034151, **with modifications.**
2. **Deny** Planned Development Permit (PDP) No. 1034151, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Simon Tse
Associate Planner
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft 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. Telecom Site Justification Letter

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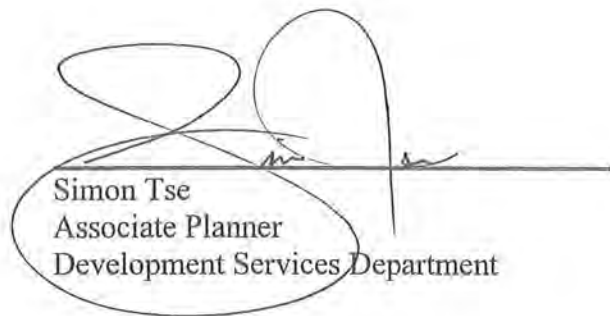
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Aerial Photo

Verizon Wireless – I5/Clairemont PDP - Project No. 263614
4305 Gesner Street, San Diego, CA 92117



Project Site

MISSION BAY PARK



Clairemont Mesa

Existing Conditions Land Use

Legend

- Single Family Residential
- Multi-Family Residential
- Group Quarters
- Mobile Home Park
- Commercial
- Industrial: Warehouse/Storage
- Communication Utilities: Transportation Related
- Institutional
- Military Use
- Schools
- Park: Open Space
- Private Recreation
- Bodies of Water
- Undeveloped



Community Land Use Map (Clairemont Mesa)

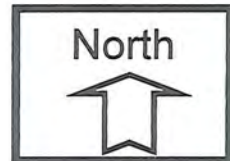
Verizon Wireless – I5/Clairemont PDP - Project No. 263614
4305 Gesner Street, San Diego, CA 92117





Project Location Map

Verizon Wireless – I5/Clairemont PDP - Project No. 263614
4305 Gesner Street, San Diego, CA 92117



PROJECT DATA SHEET

PROJECT NAME:	Verizon Wireless I5/Clairemont			
PROJECT DESCRIPTION:	<p>A new Wireless Communication Facility (WCF) consisting of a total of twelve antennas. Eight antennas would be completely concealed inside the rooftop stairwell behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing building. In an effort to conceal the proposed antennas, the stairwell would be extended no more than 18-inches on each end with no increase in height. The remaining four antennas would be façade mounted on the upper portion of the building facing the east elevation. These antennas would utilize side and bottom skirts to conceal the associated mounting brackets and conduits. The skirts and the antennas would be painted and textured to match the existing building to minimize any visual impacts. The equipment associated with this project is located inside the existing building on the first floor, not visible to the public.</p>			
COMMUNITY PLAN AREA:	Clairemont Mesa			
DISCRETIONARY ACTIONS:	Planned Development Permit			
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial			
<u>(CC-1-3) ZONING INFORMATION:</u>				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Required: FRONT SETBACK: 0-feet SIDE SETBACK: 10-feet REAR SETBACK: 10-feet </td> <td style="width: 50%; vertical-align: top;"> Current Configuration: FRONT SETBACK: 0-feet SIDE SETBACK: 5-feet REAR SETBACK: 10-feet </td> </tr> </table>			Required: FRONT SETBACK: 0-feet SIDE SETBACK: 10-feet REAR SETBACK: 10-feet	Current Configuration: FRONT SETBACK: 0-feet SIDE SETBACK: 5-feet REAR SETBACK: 10-feet
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ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	Residential;RS-1-7	Residential		
SOUTH:	Commercial;CC-1-3	Commercial – Gasoline Station		
EAST:	Residential;RS-1-7	Residential		
WEST:	Commercial;CC-1-3	Commercial Office/Parking Lot		
DEVIATIONS OR VARIANCES REQUESTED:	Verizon Wireless is requesting a deviation to encroach into the required 10-foot side yard setback within the CC-1-3 zone.			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 16, 2012, the Clairemont Planning Group voted unanimously to support the Verizon WCF with a vote of 8-0.			

PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 1034151
VERIZON WIRELESS I-5/CLAIREMONT PDP PROJECT NO. 263614

WHEREAS, **RICHARD D. HARVEY & LEE GREENE HARVEY**, Owners, and **VERIZON WIRELESS**, Permittee, filed an application with the City of San Diego for a permit to install a new Wireless Communication Facility (WCF) consisting of a total of twelve (12) antennas. Eight (8) antennas shall be completely concealed inside the rooftop stairwell behind Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the existing stairwell. Four (4) antennas shall be façade mounted on the side of the building with side and bottom skirts painted and textured to match the existing building. The equipment associated with this project shall be located inside the building, on the first floor, not visible to the public (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated PDP No. 1034151.

WHEREAS, the project site is located at 4305 Gesner Street, San Diego, CA 92117 in the CC-1-3 zone of the Clairemont Mesa Community Planning area;

WHEREAS, the project site is legally described as Lot 5 of Clairemar Subdivision, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6155, filed in the Office of the County Recorder of San Diego County, July 31, 1968;

WHEREAS, on March 14, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1034151 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 23, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New construction or conversion of small structures) of the State CEQA Guidelines and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated March 14, 2014.

FINDINGS:

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

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

The Clairemont Mesa Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF's are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public

to minimize potential impacts. The intent of the regulations is to camouflage facilities from public views. For this project, a total of eight antennas are designed to be completely concealed inside the rooftop stairwell, behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing building. The remaining four antennas are façade mounted on the side of the building with side and bottom skirts to appropriately conceal the exposed mounting brackets and conduits. Both the antennas and the side and bottom skirts are painted and textured to match the existing building. The mounting brackets associated with the façade mounted antennas are designed to minimize the airspace between the antennas and the face of the building to reduce any potential bulk. The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. Verizon's design is consistent with the General Plan's requirement since the WCF has been designed to comply with the current regulations and design standards. As a whole, this project complies with the General Plan's requirements and will not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. Verizon Wireless submitted an RF Report to staff demonstrating compliance with the required FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City's jurisdiction.

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.

With the exception of the side yard setback deviation, the proposed design complies with Municipal Code Sections 131.0501 and 141.0420. The WCF (a total of twelve antennas) is designed to have minimal visual impacts to the surrounding area with a total of eight antennas completely concealed inside the existing stairwell on the rooftop of the building behind FRP materials. From the public perspectives, these antennas would be fully stealth with no visual impacts. The remaining four façade mounted antennas are located within the required side yard setback but was also determined by staff to be the least intrusive design for this side of the building. To comply with the side yard setback regulations, Verizon would have to instead construct a brand new rooftop element on the east side of the building to achieve their coverage objective (Attachment 15). However, this option would result in additional bulk to the top of the roof. Adding a new rooftop element would not result in a more desirable project in this situation even if the structure was set back from the side yard setback. Instead, the facade mounted antenna design was determined to have the least visual impact. The façade mounted antenna design

complies with the WCF Regulations and the design guidelines. Staff determined that the proposed WCF would result in a more desirable project than the alternative to construct a new rooftop element. Therefore, the project complies with the regulations of the Land Development Code which includes LDC Section 141.0420 and the CC-1-3 zone with exception to the 10-foot side yard setback requirements.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1034151 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. 1034151, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: March 14, 2013

Internal Order No. 24002327

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

WHEN RECORDED MAIL TO
 CITY CLERK

PROJECT MANAGEMENT
 PERMIT CLERK
 MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002327

PLANNED DEVELOPMENT PERMIT NO. 1034151
VERIZON WIRELESS I-5/CLAIREMONT PDP PROJECT NO. 263614
PLANNING COMMISSION

This Planned Development Permit No. 1034151 is granted by the Planning Commission of the City of San Diego to **RICHARD D. HARVEY & LEE GREENE HARVEY**, Owners, and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601, 131.0501 and 141.0420. The site is located at 4305 Gesner Street, San Diego, CA 92117 in the CC-1-3 zone of the Clairemont Mesa Community Planning area. The project site is legally described as Lot 5 of Clairemar Subdivision, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6155, filed in the Office of the County Recorder of San Diego County, July 31, 1968.

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 March 14, 2013, on file in the Development Services Department.

The project shall include:

- a. A new Wireless Communication Facility (WCF) that includes a total of twelve (12) antennas. Eight (8) antennas shall be completely concealed inside the rooftop stairwell behind Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the existing stairwell. Four (4) antennas shall be façade mounted on the side of the building with side and bottom skirts painted and textured to match the existing building. The equipment associated with this project shall be located inside the building, on the first floor, not visible to the public as illustrated in the approved 'Exhibit A' dated March 14, 2013.

- 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 **March 28, 2016**.
2. This Planned Development Permit [PDP] and corresponding use of this site shall expire on **March 14, 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 the 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.

ENGINEERING REQUIREMENTS:

14. 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.

15. 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.

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

PLANNING/DESIGN REQUIREMENTS:

17. 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.

18. No overhead cabling is permitted.

19. This approval permits the following as illustrated on the approved Exhibit "A". 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. Alpha Sector: One (1) 47.1" by 11.2" by 4.5"; One (1) 48.5" by 6" by 4.5"; Two (2) 47.4" by 11.2" by 5".
- b. Beta Sectors: One (1) 47.1" by 11.2" by 4.5"; One (1) 48.5" by 6" by 4.5"; Two (2) 47.4" by 11.2" by 5".
- c. Gamma Sector: One (1) 47.1" by 11.2" by 4.5"; One (1) 48.5" by 6" by 4.5"; Two (2) 47.4" by 11.2" by 5".

20. All conduits associated with the façade mounted antennas shall be concealed inside the side and bottom skirts, painted and textured to match the existing building to the satisfaction of the Development Services Department.

21. Antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.
22. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
23. 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.
24. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
25. 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."
26. A total of two (2) rooftop air-conditioning units associated with this WCF shall be installed on the roof of the building, not visible to the public.
27. 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.
28. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
29. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
30. 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.

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.

- 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 March 14, 2013 and [Approved Resolution Number].

Planned Development Permit No. 1034151
Date of Approval: March 14, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Associate Planner

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

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

[RICHARD D. HARVEY & LEE GREENE HARVEY]
Owner(s)

By _____

NAME:
TITLE:

By _____

NAME:
TITLE:

[VERIZON WIRELESS]
Permittee

By _____

NAME
TITLE

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



15 / CLAIREMONT DRIVE
 4305 GESNER STREET
 SAN DIEGO, CA 92117

VICINITY MAP

THOMAS GUIDE PAGE 1248, E7

ADDRESS
 4305 GESNER STREET
 SAN DIEGO, CA 92117

DIRECTIONS:
 FROM VERIZON WIRELESS OFFICES IN IRVINE: TAKE I-5 SOUTH, EXIT CLAIREMONT DRIVE, EAST ON CLAIREMONT DRIVE, LEFT ON DENVER STREET, RIGHT ON GESNER STREET. SITE IS ON IMMEDIATE RIGHT SIDE, AT CORNER OF DENVER STREET AND GESNER STREET.

FCC COMPLIANCE STATEMENT

THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

ENERGY NOTE:
 0% FROM ON-SITE RENEWABLE POWER SOURCE

CONSULTANT TEAM

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

SURVEYOR:
 JRN CIVIL ENGINEERS
 232 AVENIDA FABRICANTE, SUITE 107
 SAN CLEMENTE CA 92672
 (949) 248-4685

LEASING/PLANNING:
 PLANCOM, INC.
 GREG MOORAD
 302 STATE PLACE
 ESCONDIDO, CA 92029
 (858) 603-2336

TYPE OF PERMIT REQUIRED:
 • PLANNED DEVELOPMENT PERMIT (SIDE YARD SETBACK)

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.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
CONTACT: GREG MOORAD
 PHONE: (858) 603-2336

OWNER: HARVEY & GREENE FAMILY TRUST
 4305 GESNER STREET
 SAN DIEGO, CA 92117
CONTACT: JEFF GREENE
 PHONE: (619) 297-7736

PROJECT DESCRIPTION:

- PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW EQUIPMENT ROOM ON 1ST FLOOR OF EXISTING BUILDING
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, (5) ANTENNAS FACADE MOUNTED ON EXISTING BUILDING STAIRWELL WALL BEHIND NEW RF TRANSPARENT SCREENS, (4) ANTENNAS FACADE MOUNTED ON EXISTING BUILDING WALL WITH NEW RF TRANSPARENT SKIRTS DETAILED TO MATCH EXISTING BUILDING WALLS. (TOTAL OF 12 ANTENNAS)
- INSTALLATION OF (2) NEW GPS ANTENNAS
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE FROM AN EXISTING SDG&E ELECTRICAL ROOM ON FIRST FLOOR
- INSTALLATION OF NEW TELCO SERVICE FROM EXISTING TELCO CLOSET ON 1ST FLOOR
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 4305 GESNER STREET
 SAN DIEGO, CA 92117

ASSESSORS PARCEL NUMBER: 425-781-08

EXISTING ZONING: CC-1-3

TOTAL SITE AREA: 26,006 SF
 0.59 ACRES

PROPOSED EQUIPMENT ROOM AREA (T.I.): 276 SF

EXISTING TYPE OF CONSTRUCTION:

PROPOSED OCCUPANCY: U

EXISTING F.A.R.: 0.69

PROPOSED F.A.R.: 0.69

GROSS FLOOR AREA: 17,976 SQ. FT.
 (NO INCREASE)

NOTE: THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON SITE

FAR CALCS

TOTAL GROSS FLOOR AREA:	17,976 SQ. FT.
TOTAL LOT AREA:	26,006 SQ. FT.
FLOOR AREA RATIO (FAR):	0.69

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-1	EQUIPMENT FLOOR PLAN (1ST FLOOR)
A-2	ROOF PLAN
A-3	ANTENNA PLANS
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
C-1	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

LOT 5 OF CLAIREMAR SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6155, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 31, 1968.

APPLICABLE CODES

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

BOOTH & SUAREZ &
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE SUITE D2
 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
INF	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

15 / CLAIREMONT DRIVE

4305 GESNER STREET
 SAN DIEGO, CA 92117
 SAN DIEGO COUNTY

DRAWING DATES

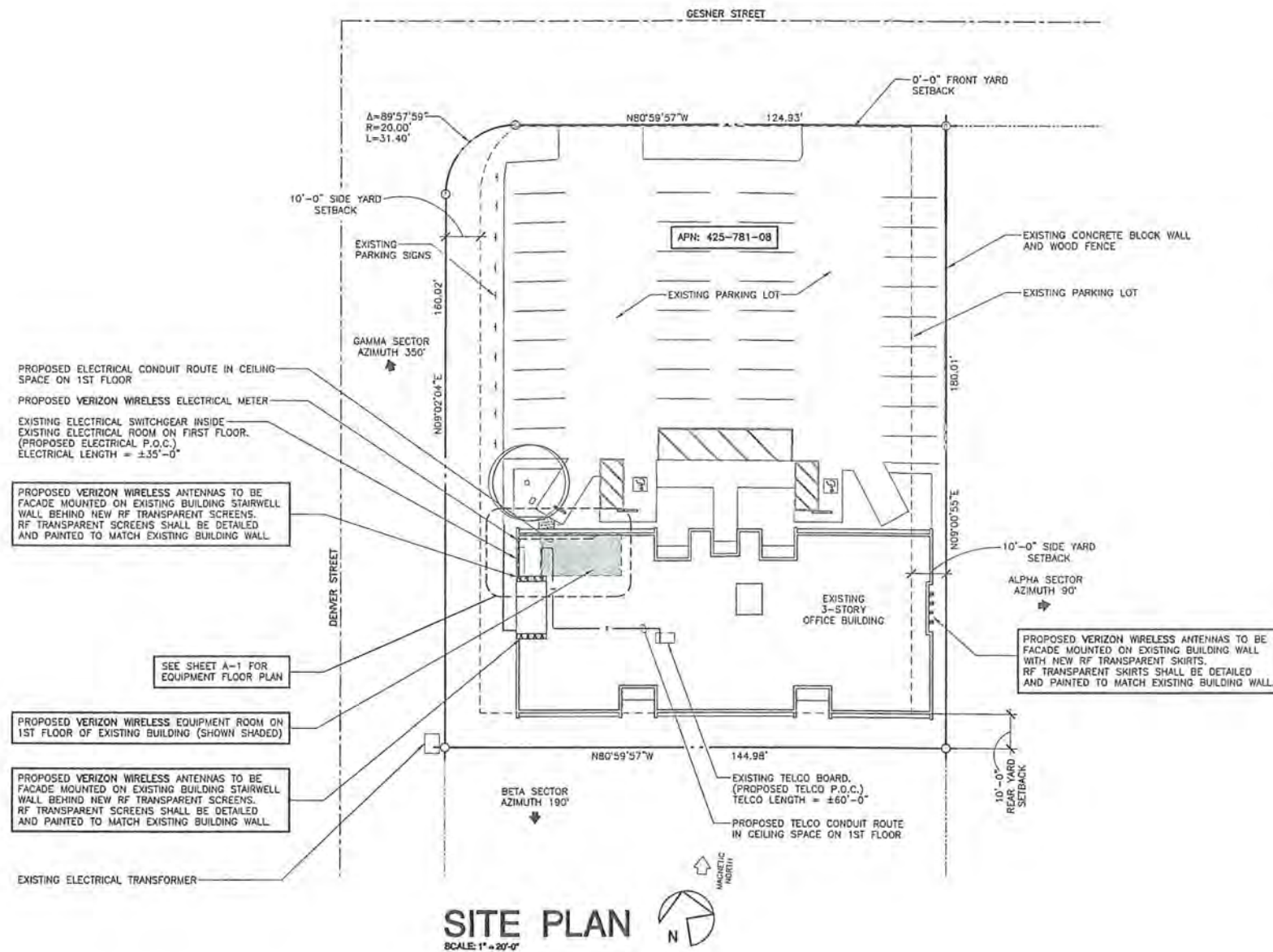
11/07/11	100% ZD (rel)
12/05/11	REVISED 100% ZD (rel)
12/06/11	REVISED 100% ZD (rel)
03/26/12	REVISED 100% ZD (se)
08/30/12	REVISED 100% ZD (se)
10/12/12	REVISED 100% ZD (se)

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\VERIZON\11123

T-1



SITE PLAN
SCALE: 1" = 20'-0"

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
4305 GESNER STREET, SAN DIEGO, CA 92117
(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 Substances
- 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 (print name) Date: 1-9-2008
(signature)

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 PROJECT IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRECHING 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 AND 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 (WPCC). THE WPCC 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: 860-894 MHz
RX FREQUENCY: 835-848 MHz
TX POWER: 6150W

EASEMENTS:
EASEMENTS SHOWN REFLECT PRELIMINARY 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.

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE SUITE 09
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
15 / CLAIREMONT DRIVE
4305 GESNER STREET
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

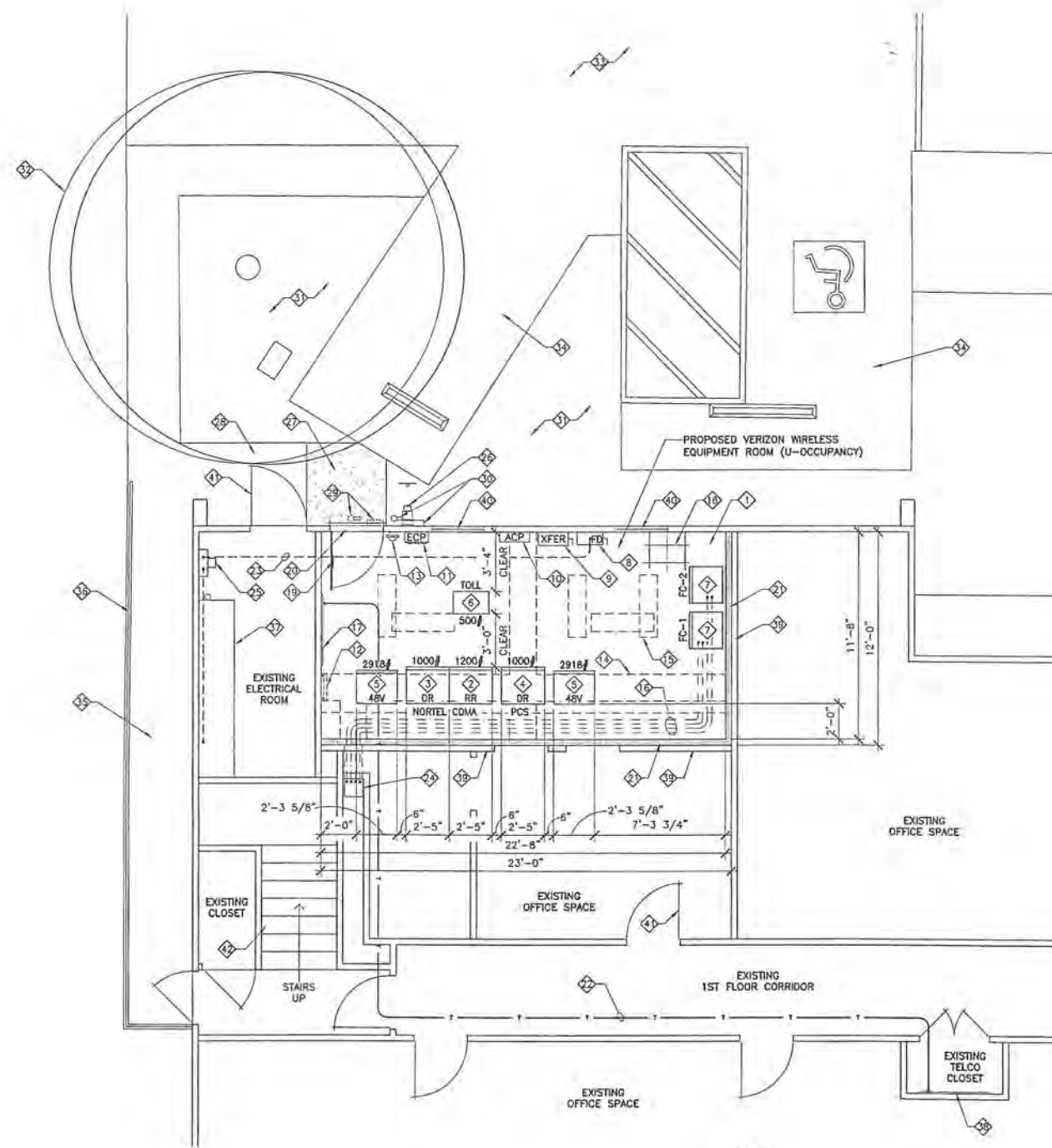
DRAWING DATES

11/07/11	100% 2D (rel)
12/05/11	REVISED 100% 2D (rel)
12/06/11	REVISED 100% 2D (rel)
03/26/12	REVISED 100% 2D (se)
08/30/12	REVISED 100% 2D (se)
10/12/12	REVISED 100% 2D (se)

SHEET TITLE
SITE PLAN

PROJECTS\VERIZON\11123

A-0



**EQUIPMENT FLOOR PLAN
(1ST FLOOR)**

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



EQUIPMENT FLOOR PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW EQUIPMENT ROOM ON 1ST FLOOR OF EXISTING BUILDING
- 2 PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RADIO RACK (RR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
- 3 PROPOSED VERIZON WIRELESS NORTTEL CDMA EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 4 PROPOSED VERIZON WIRELESS PCS EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
- 5 PROPOSED VERIZON WIRELESS BATTERY RACK 27-5/8" WIDE x 57" HIGH x 22-1/2" DEEP. WEIGHT: 2918 LBS.
- 6 PROPOSED VERIZON WIRELESS TOLL RACK 24" WIDE x 57" HIGH x 15" DEEP. WEIGHT: 500 LBS.
- 7 PROPOSED AIR HANDLERS
- 8 PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9 PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 10 PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 11 PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
- 12 PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 13 PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 14 PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 15 PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 3)
- 16 PROPOSED CONDENSATE DRAIN LINE ROUTING
- 17 PROPOSED WALL MOUNTED TELCO BOARD
- 18 PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 19 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 20 PROPOSED ALUMINUM THRESHOLD
- 21 PROPOSED STUD WALL (SHOWN SHADED) (TYPICAL)
- 22 PROPOSED TELCO CONDUIT ROUTE IN CEILING SPACE ON 1ST FLOOR
- 23 PROPOSED ELECTRICAL CONDUIT ROUTE IN CEILING SPACE ON 1ST FLOOR
- 24 PROPOSED COAX CABLE CHASE PENETRATION TO CABLE HATCH ABOVE
- 25 PROPOSED VERIZON WIRELESS ELECTRICAL METER
- 26 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 27 PROPOSED CONCRETE LANDING
- 28 EXISTING CONCRETE LANDING
- 29 RELOCATE EXISTING IRRIGATION PIPES & LIGHT (SHOWN DASHED)
- 30 RELOCATED EXISTING IRRIGATION PIPES & LIGHT
- 31 EXISTING LANDSCAPE AREA
- 32 EXISTING TREE
- 33 EXISTING ASPHALT AREA
- 34 EXISTING PARKING STALL
- 35 EXISTING CONCRETE SIDEWALK
- 36 EXISTING GUARDRAIL
- 37 EXISTING ELECTRICAL SWITCHGEAR INSIDE EXISTING ELECTRICAL ROOM ON FIRST FLOOR. (PROPOSED ELECTRICAL P.O.C.) ELECTRICAL LENGTH = ±35'-0"
- 38 EXISTING TELCO BOARD INSIDE EXISTING TELCO CLOSET. (PROPOSED TELCO P.O.C.) TELCO LENGTH = ±60'-0"
- 39 EXISTING INTERIOR WALLS TO REMAIN
- 40 EXISTING WINDOW WITH BLINDS TO REMAIN
- 41 EXISTING DOOR TO REMAIN
- 42 EXISTING STAIRS

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
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EE/IN	DATE
DPS	DATE
EE/OUT	DATE

PROJECT NAME
15 / CLAIREMONT DRIVE
4305 GESNER STREET
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

11/07/11	100% ZD (ral)
12/05/11	REVISED 100% ZD (ral)
12/06/11	REVISED 100% ZD (ral)
03/26/12	REVISED 100% ZD (se)
08/30/12	REVISED 100% ZD (se)
10/12/12	REVISED 100% ZD (se)

SHEET TITLE
EQUIPMENT FLOOR PLAN

PROJECTS\VERIZON\11123

PREPARED FOR

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

APPROVALS

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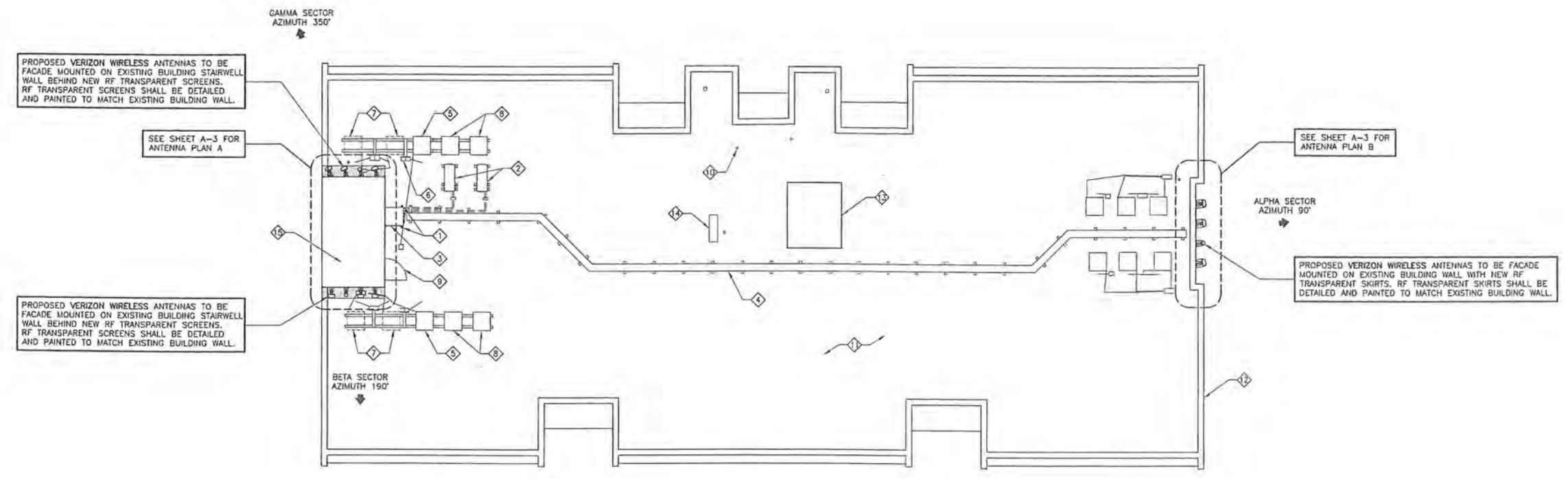
PROJECT NAME
I5 / CLAIREMONT DRIVE
 4305 GESNER STREET
 SAN DIEGO, CA 92117
 SAN DIEGO COUNTY

DRAWING DATES

11/07/11	100% ZD (rel)
12/05/11	REVISED 100% ZD (rel)
12/06/11	REVISED 100% ZD (rel)
03/26/12	REVISED 100% ZD (se)
08/20/12	REVISED 100% ZD (se)
10/12/12	REVISED 100% ZD (se)

SHEET TITLE
ROOF PLAN

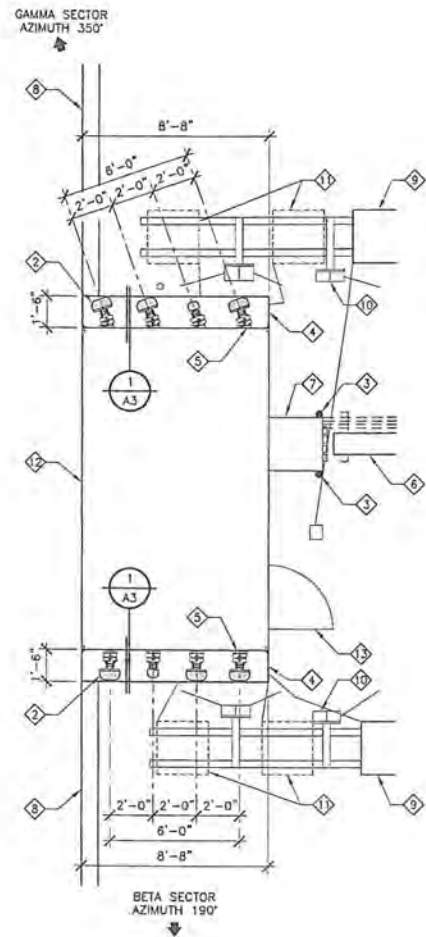
PROJECTS\VERIZON\11123
A-2



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

ROOF PLAN NOTES:

- ① PROPOSED (2) E/911 GPS ANTENNAS MOUNTED TO COAX CABLE HATCH
- ② PROPOSED MECHANICAL UNITS ON PVC SLEEPERS (TYPICAL OF 2). "CARRIER" AIR CONDITIONING UNITS MODEL 38HDRO60 OR EQUIVALENT SIZED UNITS.
- ③ PROPOSED COAX CABLE HATCH
- ④ PROPOSED COAX CABLE TRAY WITH PVC SLEEPERS ON ROOF
- ⑤ EXISTING MECHANICAL UNIT TO REMAIN
- ⑥ EXISTING MECHANICAL UNIT CONTROLLERS
- ⑦ RELOCATE EXISTING MECHANICAL UNITS (SHOWN DASHED)
- ⑧ RELOCATED EXISTING MECHANICAL UNITS
- ⑨ EXISTING DOOR (ROOF ACCESS)
- ⑩ EXISTING ROOF PIPE VENT
- ⑪ EXISTING BUILT-UP ROOF
- ⑫ EXISTING BUILDING PARAPET WALL
- ⑬ EXISTING ELEVATOR
- ⑭ EXISTING EXHAUST VENT
- ⑮ EXISTING STAIRWELL

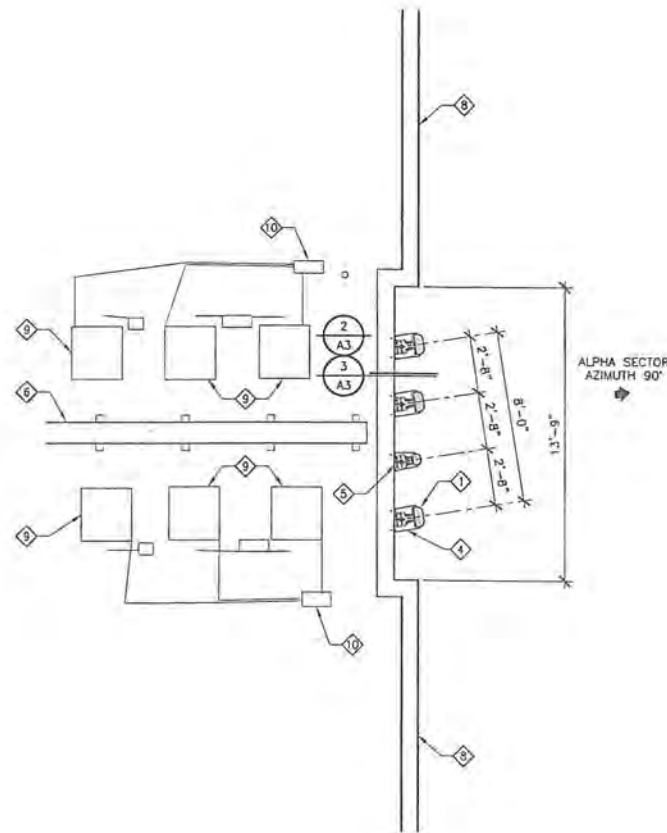


ANTENNA PLAN A

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

ANTENNA PLAN NOTES:

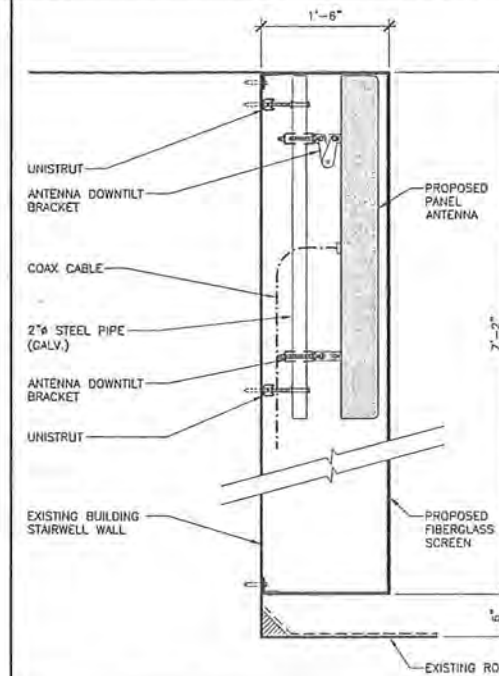
- 1 PROPOSED VERIZON WIRELESS ANTENNAS TO BE FACADE MOUNTED ON EXISTING BUILDING WALL WITH NEW RF TRANSPARENT SKIRTS. RF TRANSPARENT SKIRTS SHALL BE DETAILED AND PAINTED TO MATCH EXISTING BUILDING WALL.
- 2 PROPOSED VERIZON WIRELESS ANTENNAS TO BE FACADE MOUNTED ON EXISTING BUILDING STAIRWELL WALL BEHIND NEW RF TRANSPARENT SCREENS. RF TRANSPARENT SCREENS SHALL BE DETAILED AND PAINTED TO MATCH EXISTING BUILDING WALL.
- 3 PROPOSED (2) E/911 GPS ANTENNAS MOUNTED TO COAX CABLE HATCH
- 4 PROPOSED RF TRANSPARENT SKIRTS
- 5 PROPOSED UNISTRUT
- 6 PROPOSED COAX CABLE TRAY WITH PVC SLEEPERS ON ROOF
- 7 PROPOSED COAX CABLE HATCH
- 8 EXISTING BUILDING PARAPET WALL
- 9 EXISTING MECHANICAL UNIT TO REMAIN
- 10 EXISTING MECHANICAL UNIT CONTROLLERS
- 11 RELOCATE EXISTING MECHANICAL UNIT (SHOWN DASHED)
- 12 EXISTING STAIRWELL
- 13 EXISTING DOOR (ROOF ACCESS)



ANTENNA PLAN B

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

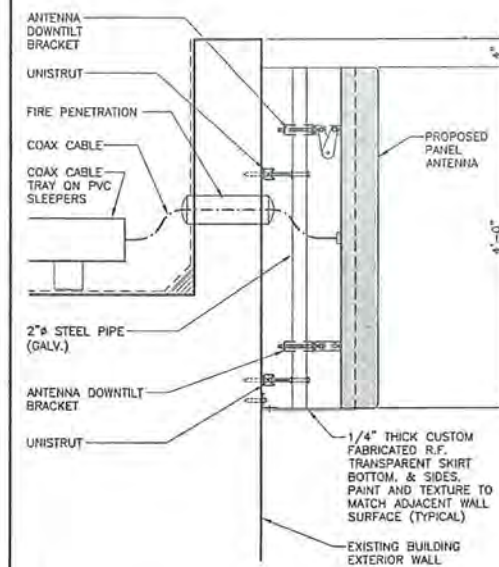
ANTENNA AND COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKWV ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA 1			BVA-70063/ACF							
ALPHA 2	EAST	90°	BXA-80063/ACF	0°	0°		8	185'-0"	6'-0"	1-5/8"
ALPHA 3			BXA-171063/BCF							
ALPHA 3			BVA-70063/ACF							
BETA 1			BXA-70063/ACF_10							
BETA 2	SOUTH-WEST	190°	BXA-80063/ACF_10	0°	0°		8	85'-0"	6'-0"	7/8"
BETA 3			BXA-171063/BCF_2							
BETA 4			BXA-70063/ACF_10							
GAMMA 1			BVA-70063/ACF							
GAMMA 2			BXA-80063/ACF							
GAMMA 3	NORTH-WEST	350°	BXA-171063/BCF	0°	0°		8	80'-0"	6'-0"	7/8"
GAMMA 4			BVA-70063/ACF							



ANTENNA MOUNTING

SCALE: 1" = 1'-0"

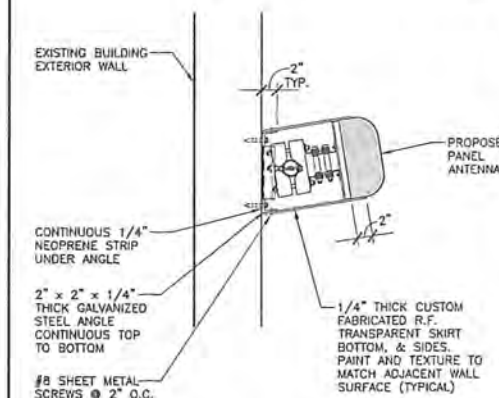
1



ANTENNA MOUNTING

SCALE: 1" = 1'-0"

2



ANTENNA MOUNTING

SCALE: 1" = 1'-0"

3

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 395 CARLSBAD VILLAGE DRIVE SUITE 02
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR



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 (949) 286-7000

APPROVALS

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EE/OUT	DATE

PROJECT NAME

15 / CLAIREMONT DRIVE

4305 GESNER STREET
 SAN DIEGO, CA 92117
 SAN DIEGO COUNTY

DRAWING DATES

11/07/11	100% ZD (rat)
12/05/11	REVISED 100% ZD (rat)
12/06/11	REVISED 100% ZD (rat)
03/26/12	REVISED 100% ZD (se)
08/30/12	REVISED 100% ZD (se)
10/12/12	REVISED 100% ZD (se)

SHEET TITLE

ANTENNA PLANS

PROJECTS\VERIZON\11123

A-3

PREPARED FOR



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 IRVINE, CA 92623-9707
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APPROVALS

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EE/OUT	DATE

PROJECT NAME

15 / CLAIREMONT DRIVE
 4305 GESNER STREET
 SAN DIEGO, CA 92117
 SAN DIEGO COUNTY

DRAWING DATES

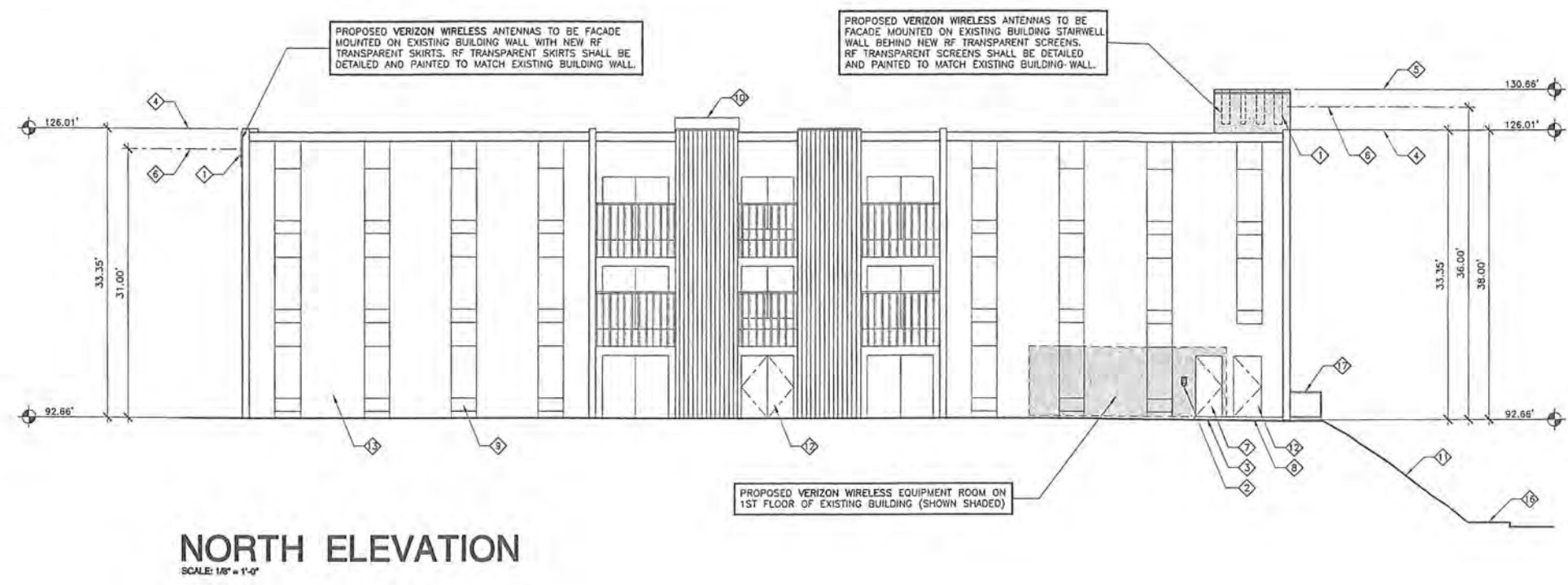
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12/06/11	REVISED 100% ZD (ral)
03/26/12	REVISED 100% ZD (sa)
08/30/12	REVISED 100% ZD (sa)
10/12/12	REVISED 100% ZD (sa)

SHEET TITLE

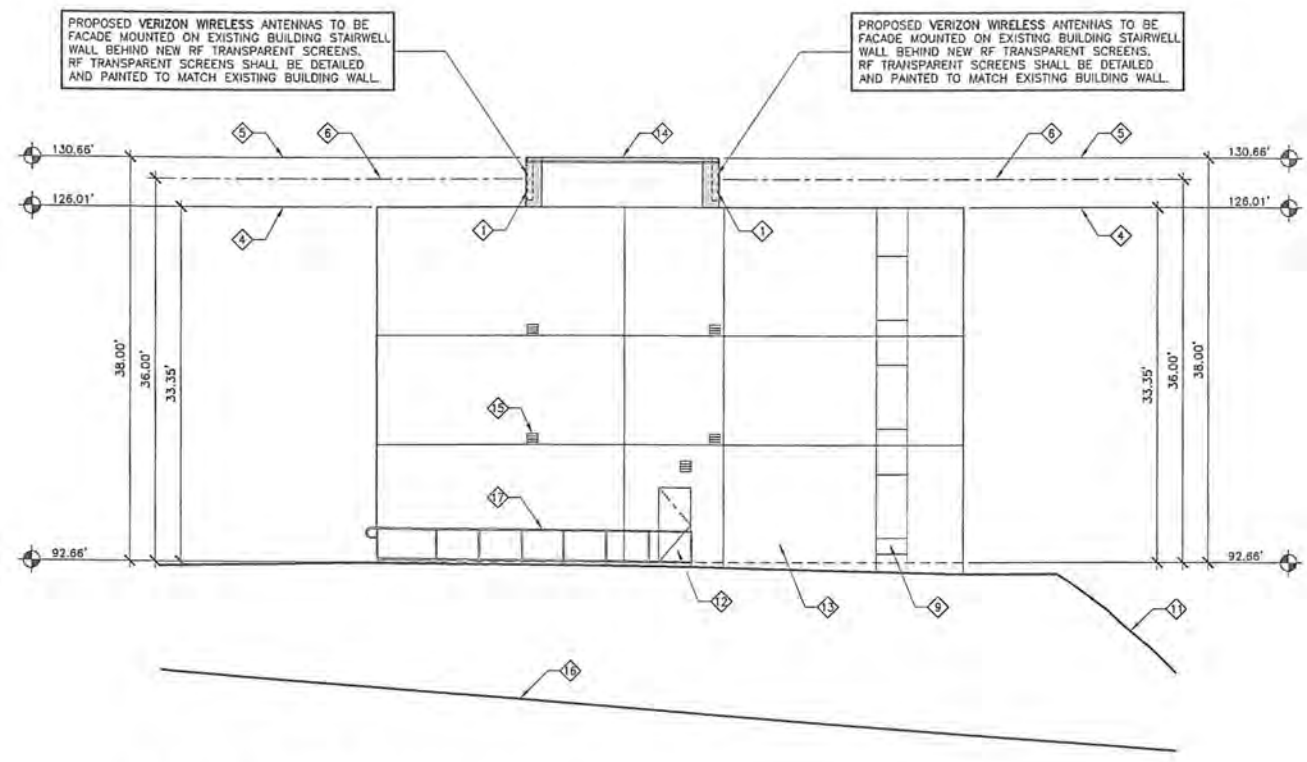
EXTERIOR ELEVATIONS

PROJECTS\VERIZON\11123

A-4



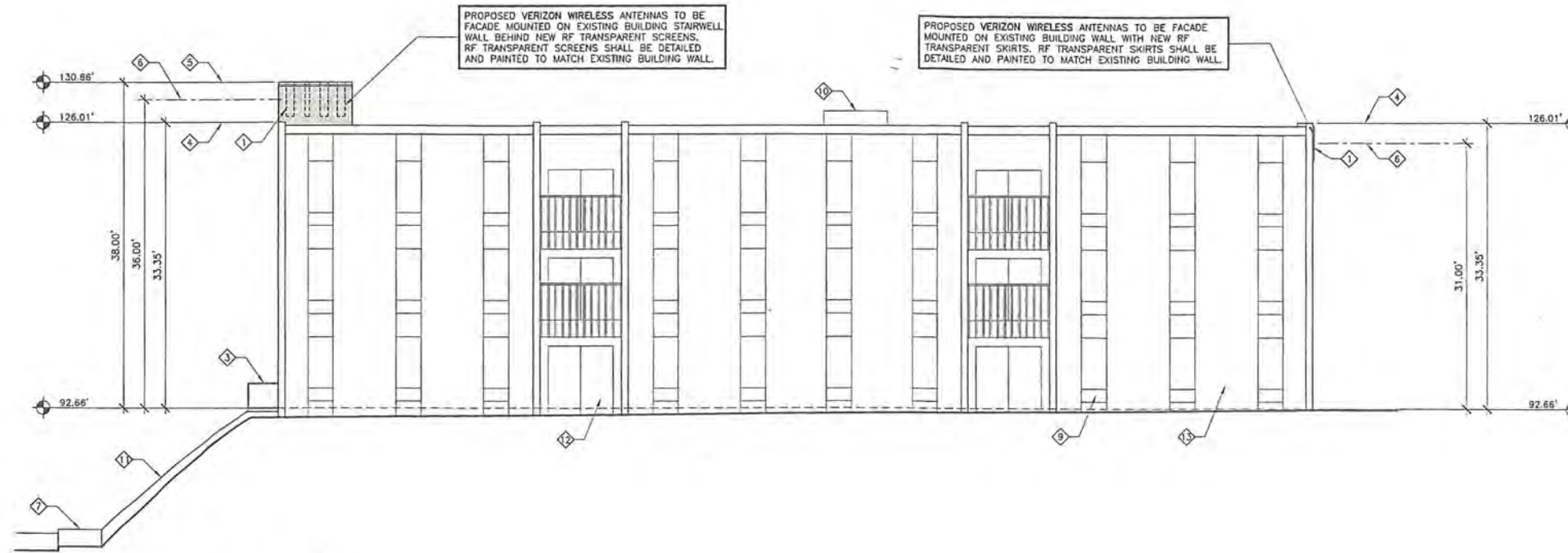
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



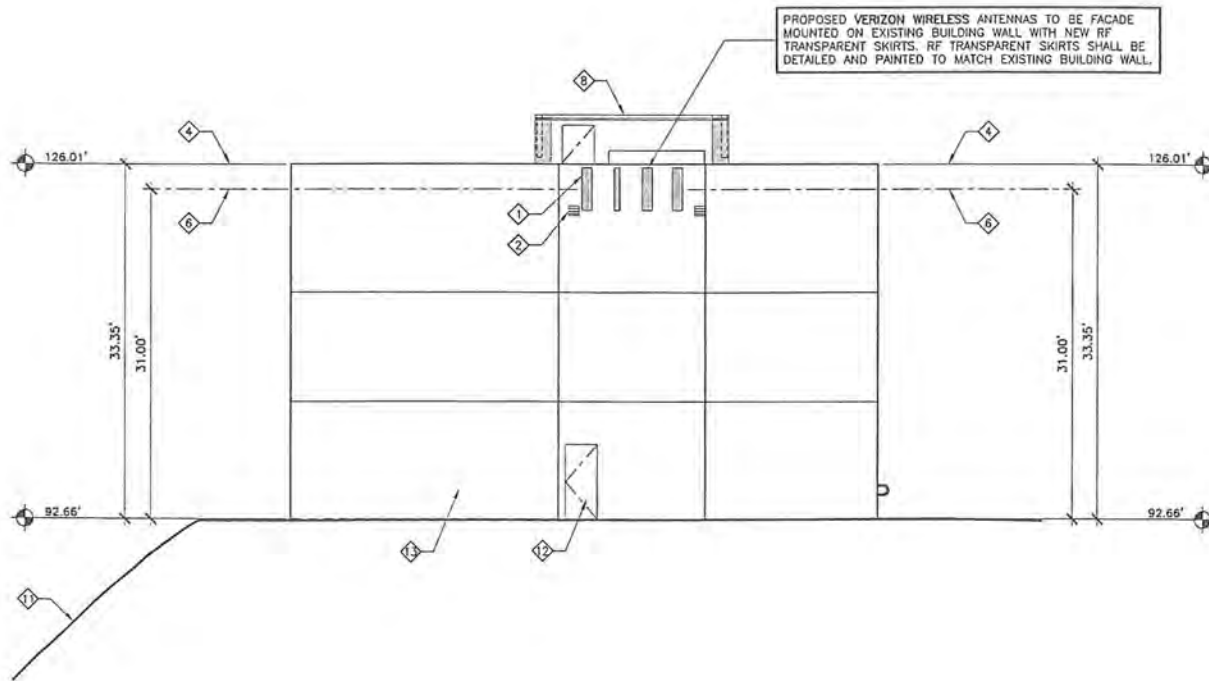
WEST ELEVATION
 SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS
- 2 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 3 PROPOSED CONCRETE LANDING
- 4 TOP OF EXISTING BUILDING
- 5 TOP OF PROPOSED RF SCREENS & STAIRWELL
- 6 CENTERLINE OF PROPOSED VERIZON WIRELESS ANTENNAS
- 7 PROPOSED STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 8 EXISTING CONCRETE LANDING
- 9 EXISTING WINDOW
- 10 EXISTING ELEVATOR
- 11 EXISTING GRADE
- 12 EXISTING DOOR
- 13 EXISTING STUCCO FINISH BUILDING WALL
- 14 EXISTING STAIRWELL
- 15 EXISTING VENTS
- 16 EXISTING CONCRETE SIDEWALK
- 17 EXISTING GUARDRAIL



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



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

PROPOSED VERIZON WIRELESS ANTENNAS TO BE FACADE MOUNTED ON EXISTING BUILDING STAIRWELL WALL BEHIND NEW RF TRANSPARENT SCREENS. RF TRANSPARENT SCREENS SHALL BE DETAILED AND PAINTED TO MATCH EXISTING BUILDING WALL.

PROPOSED VERIZON WIRELESS ANTENNAS TO BE FACADE MOUNTED ON EXISTING BUILDING WALL WITH NEW RF TRANSPARENT SKIRTS. RF TRANSPARENT SKIRTS SHALL BE DETAILED AND PAINTED TO MATCH EXISTING BUILDING WALL.

PROPOSED VERIZON WIRELESS ANTENNAS TO BE FACADE MOUNTED ON EXISTING BUILDING WALL WITH NEW RF TRANSPARENT SKIRTS. RF TRANSPARENT SKIRTS SHALL BE DETAILED AND PAINTED TO MATCH EXISTING BUILDING WALL.

ELEVATION NOTES:

- ① PROPOSED VERIZON WIRELESS ANTENNAS
- ② EXISTING VENTS
- ③ EXISTING GUARDRAIL
- ④ TOP OF EXISTING BUILDING
- ⑤ TOP OF PROPOSED RF SCREENS & STAIRWELL
- ⑥ CENTERLINE OF PROPOSED VERIZON WIRELESS ANTENNAS
- ⑦ EXISTING CONCRETE SIDEWALK
- ⑧ EXISTING STAIRWELL
- ⑨ EXISTING WINDOW
- ⑩ EXISTING ELEVATOR
- ⑪ EXISTING GRADE
- ⑫ EXISTING DOOR
- ⑬ EXISTING STUCCO FINISH BUILDING WALL

Booth & Suarez

ARCHITECTURE INCORPORATED
375 CARLSBAD VILLAGE DRIVE SUITE 09
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

15 / CLAIREMONT DRIVE

4305 GESNER STREET
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

11/07/11	100% 2D (ral)
12/05/11	REVISED 100% 2D (ral)
12/06/11	REVISED 100% 2D (ral)
03/26/12	REVISED 100% 2D (se)
08/30/12	REVISED 100% 2D (se)
10/12/12	REVISED 100% 2D (se)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\VERIZON\11123

A-5



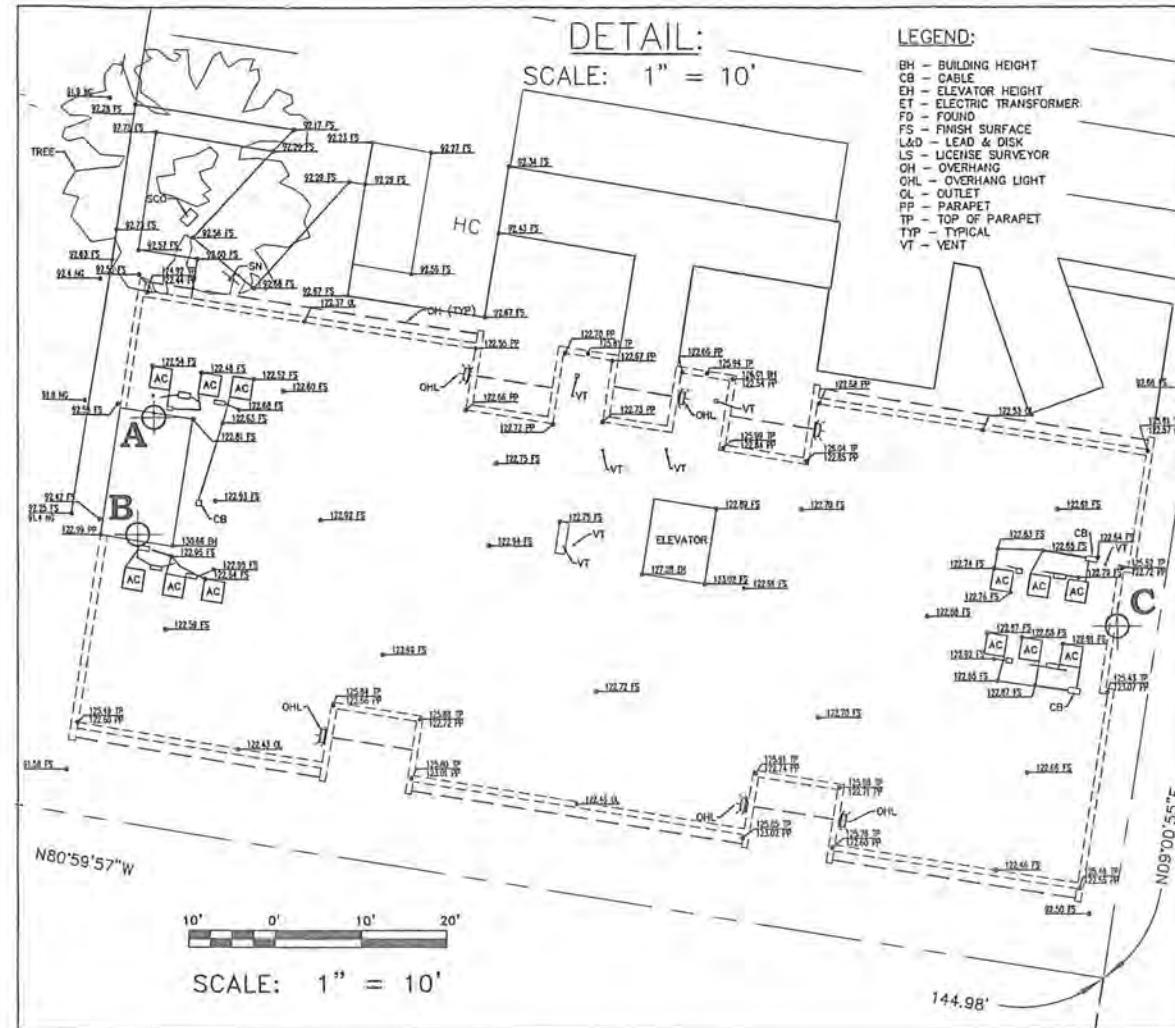
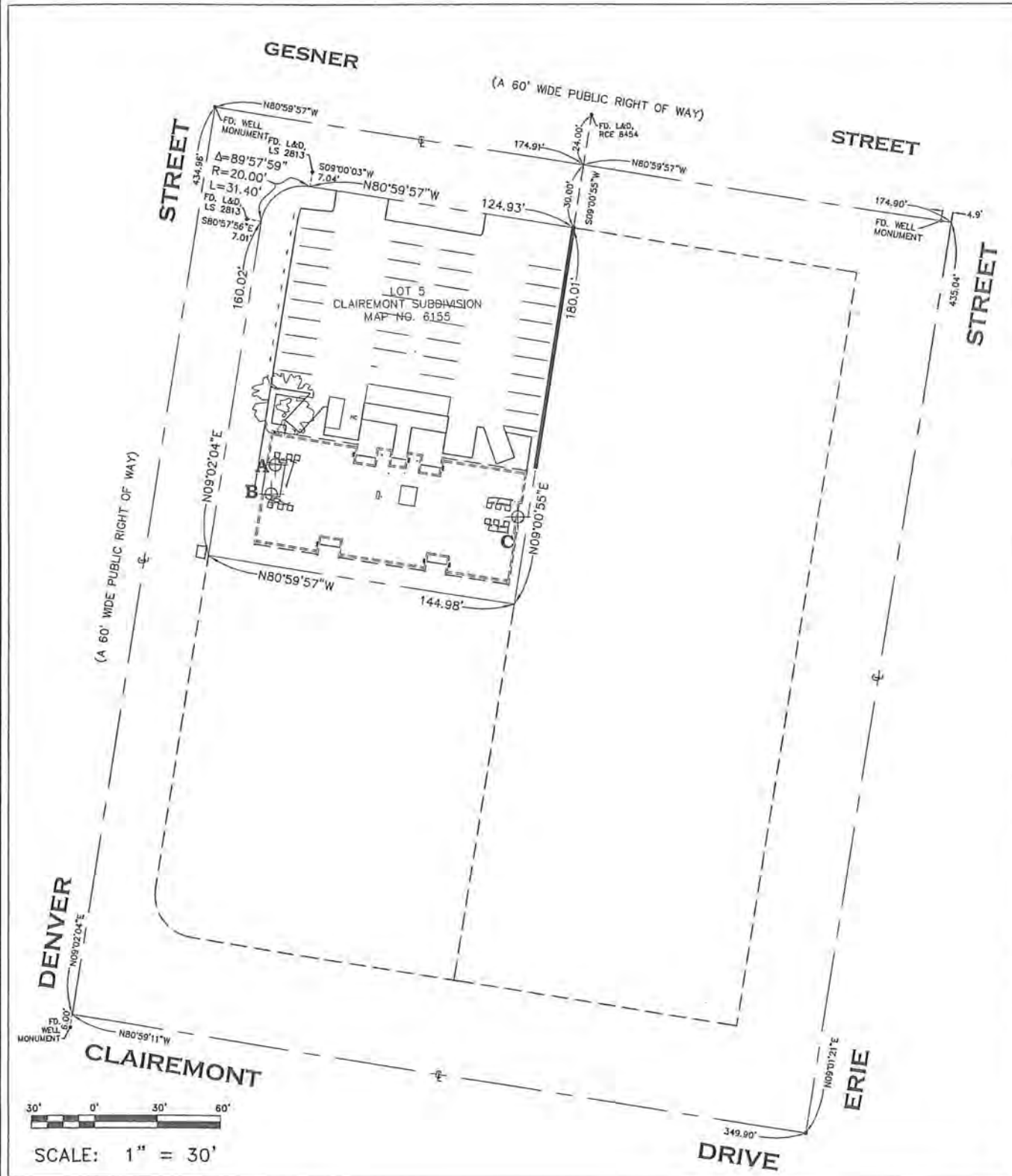
DATE OF SURVEY:
10/21/2011

ASSESSOR'S PARCEL NUMBER
425-781-08

BOUNDARY DETAIL:
SCALE: 1" = 30'

COORDINATES:

- A
 - B
 - C
- LATITUDE: 32°47'28.187" N
LONGITUDE: 117°12'10.763" W
DATUM: NAD83
- LATITUDE: 32°47'28.051" N
LONGITUDE: 117°12'10.784" W
DATUM: NAD83
- LATITUDE: 32°47'27.954" N
LONGITUDE: 117°12'09.434" W
DATUM: NAD83



LEGAL DESCRIPTION:

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

LOT 5 OF CLAIREMONT SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6155, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 31, 1968.

ASSESSOR'S PARCEL NUMBER: 425-781-08

BOUNDARY NOTE:

THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSOR'S PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY. IT HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1995.35 GRID BEARING BETWEEN GPS STA 1905 & GPS STA 1906 PER ROS 14492. I.E. N 08°02'57" W

DATUM STATEMENT:

CITY OF SAN DIEGO BENCHMARK ID: 2285
LOCATION: AT INTERSECTION OF GESNER STREET AND MORENA BLVD.
ELEV: 35.199 MSL NAV29

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: LAWYERS TITLE COMPANY FILE NO: 09304132-10
4100 NEWPORT PLACE DRIVE, SUITE 120 TITLE OFFICER: CHRIS MAZAR
NEWPORT BEACH, CA 92660 DATED: OCTOBER 6, 2011
PHONE: (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

- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 2 AN ENCROACHMENT OF SPRINKLER SYSTEM ONTO GESNER AND DENVER STREETS AS DISCLOSED BY AN AGREEMENT CONCERNING THE INSTALLATION, MAINTENANCE AND REMOVAL OF SAID STRUCTURE(S) UPON THE CONDITIONS AND PROVISIONS CONTAINED THEREIN RECORDED DECEMBER 3, 1971 AS FILE/PAGE NO. 281798 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED FROM RECORD AND IS NOT PLOTTED HEREON.
- 3 AN AGREEMENT RECORDED JANUARY 13, 2004 AS FILE/PAGE NO. 2004-0024858 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #3 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.

MIGUEL A. MARTINEZ L.S. 7443



BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
392 CARLSBAD VILLAGE DRIVE, SUITE 02
CARLSBAD, CA 92008 (760) 434-6474

PREPARED FOR

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

CONSULTANT
JRN
CIVIL ENGINEERS
232 AVENIDA FABRICANTE,
SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4685

PROJECT NAME
15 / CLAIREMONT DRIVE
4305 GESNER STREET
SAN DIEGO, CA 92117
SAN DIEGO COUNTY
DRAWING DATES

SHEET TITLE
TOPOGRAPHIC SURVEY

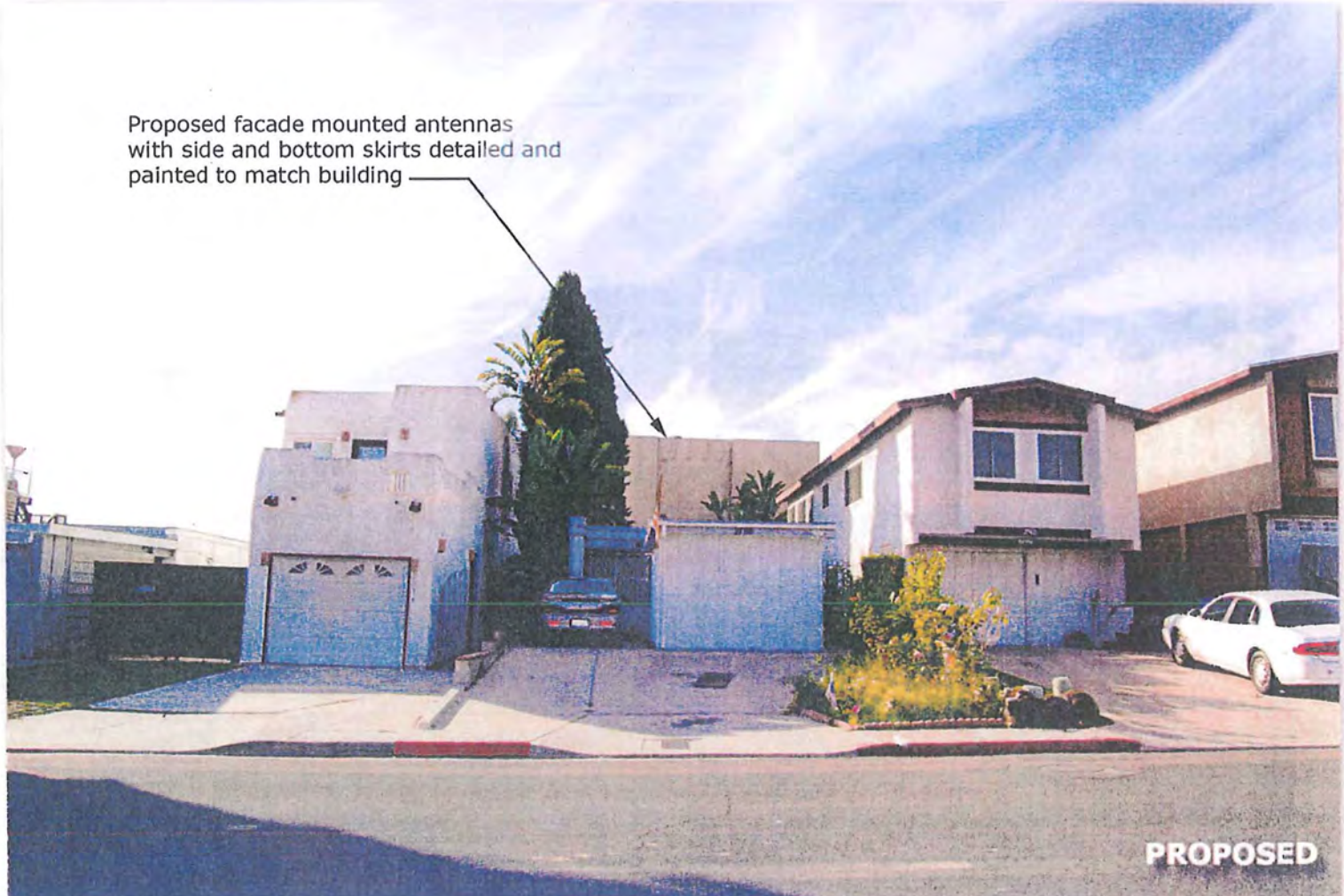
PROJECTS\VERIZON\11123

C-1

157 KATHLEEN DRIVE
4305 Gesner Street
San Diego, CA 92117



Proposed facade mounted antennas
with side and bottom skirts detailed and
painted to match building



1/17/2012

Photosimulation of proposed telecommunications site: East elevation

EXISTING

ATTACHMENT B
157 Camino del Rio
4305 Gesner Street
San Diego, CA 92117



Proposed antennas mounted on existing building stairwell behind proposed screens matching building wall



PROPOSED



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"I-5/Clairemont Drive"
4305 Gesner Street
San Diego, CA 92117

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

November 11, 2011



Northwest Elevation



East Elevation



South Elevation



West Elevation



North View



East View



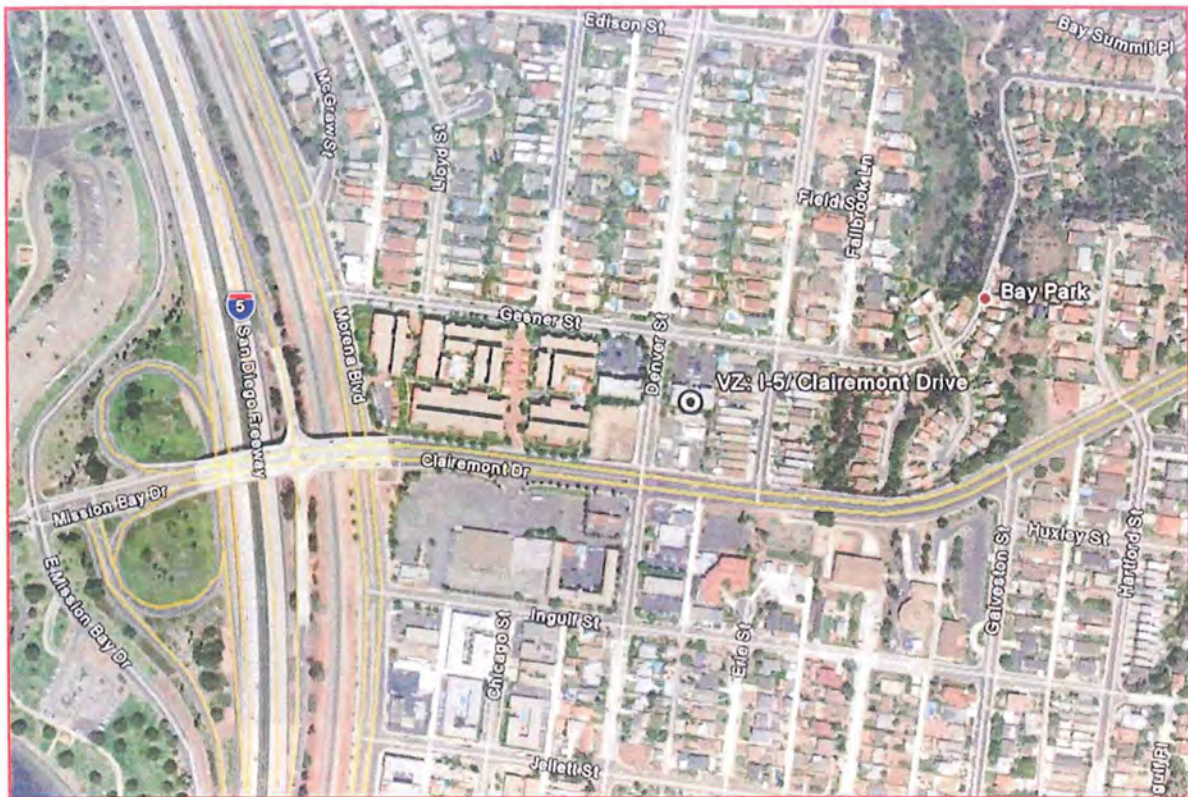
South View



West View



Aerial View



Surrounding Aerial View

Tse, Simon

From: Kerrigan Diehl [kerrigan.plancom@sbcglobal.net]
Sent: Wednesday, October 17, 2012 10:39 AM
To: Tse, Simon
Cc: 'Shelly Kilbourn'
Subject: I-5 Clairemont CPG Approval 10/16/12

Hi Simon,

The Clairemont Mesa Community Planning Group unanimously approved I5 Clairemont as designed last night 8-0-0. Please note that there was no neighborhood opposition in attendance.

Project has been resubmitted. I think we are down to the final items. Please advise on your ETA for a PC date.

Thanks so much,
kd

CLAIREMONT COMMUNITY PLANNING GROUP (CCPG)

October 16, 2012

6:30 p.m.

Clairemont Friendship Senior Center

4425 Bannock Avenue, South of Clairemont Mesa Boulevard off Genesee Avenue

PUBLIC NOTICE AND AGENDA

***NOTE:** Times assigned for each item are approximate for allocating agenda time. Order of agenda items may be modified at the beginning of the meeting at the discretion of the chair.

Item 1 - 6:30 CALL TO ORDER / ROLL CALL

Item 2 NON-AGENDA PUBLIC COMMENT - Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. NOTE: 3-minute time limit per speaker.

Item 3 MODIFICATIONS TO THE AGENDA - Requires 2/3 approval.

Item 4 APPROVAL JULY & SEPTEMBER 2012 MINUTES

Item 5 District 6 – Council Representative Report (Ernie Navarro, Community Liaison, enavarro@sandiego.gov)

Item 6 INFORMATION ITEM:

None.

Item 7 WORKSHOP ITEM:

None.

Item 8 ACTION ITEMS:

301. Setback Variance for Proposed Residence, vacant lot - corner Clairemont Drive/Galvestone
(Gary Werrner, Applicant)

302. Verizon Wireless New Proposed Facility – I-5/Clairemont Drive, 4305 Gesner Street
(Kerrigan Diehl, PLANCOM, Inc.)

303. Verizon Wireless Tecolote CUP Renewal – 4292 Balboa Avenue (Kerrigan Diehl, PLANCOM, Inc.)

304. CCPG Capital Improvement Projects Recommendations (CIP Subcommittee)

Item 9 REPORTS TO COMMITTEE:

City Department:	Staff Contact:
Development Services Department	Brian Schoenfisch: (619) 533-6457 BSchoenfisch@sandiego.gov

Community Organizations Reports	
Clairemont Town Council - Delanah Hardacre	North Bay Redevelopment Committee - Jeff Barfield
BACAC - Billy Paul	Transportation - Billy Paul

Officer and Committee Reports	
Chair - Brooke Peterson	Secretary - Jeff Barfield
Vice Chair - Fiona Theseira	Treasurer - Susan Mournian
CPC Report - Jeff Barfield	Parking - Susan Mournian
Vision Task Force - Jack Carpenter	Airports - Vacant
Project Review - Jack Carpenter	

8:00 ADJOURNMENT (Approximate Time)

NEXT MEETING: November 20, 2012 - 6:30PM

Sub-Committee Meetings may be held and are open to the public.

Agendas and meeting minutes can be found at

<http://www.sandiego.gov/planning/community/profiles/clairemontmesa/agendas.shtml>

For further information regarding agenda items or sub-committee meetings, please contact the Chair at (858) 336-0938 or send e-mail to thepetes@hotmail.com.



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: "IS Claimment"

Project Address:

4305 Gesner Street, San Diego, CA 92126

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):
Richard D. Harvey and Lee Greene Harvey, Trustees U/D/T
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
4305 Gesner Street
City/State/Zip:
San Diego, CA 92117
Phone No: _____ Fax No: _____
619-297-7736

Signature: *Lee Greene Harvey* Date: 3/20/12

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: *Richard D. Harvey* Date: 3/20/12

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

COPY

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.: 263614

PROJECT TITLE: VERIZON I-5

PROJECT LOCATION-SPECIFIC: 4305 Gesner Street, San Diego, CA 92106 (Lot 5 of Clairemar Subdivision Map No 6155)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) located at 4305 Gesner Street. The proposed WCF consists of twelve antennas located on the rooftop of the commercial building. The equipment associated with this project would be located inside the existing building, and the entire project would not be visible to the public. The WCF is in the CC-1-3 zone of the within the Clairemont Mesa Community Plan Area of Council District 6 of the City of San Diego.

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: This project is exempt pursuant to the California Environmental Quality Act Section 15303 New Construction
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This project is exempt because the proposed WCF equipment would be within the existing structure, the antennas would be screened and not be visible to the public and the noise generated from the air conditioning units would not adversely affect the adjacent multiple dwelling units. In addition the project is exempt because it meets the criteria set forth in CEQA section 15303- new construction -and where the exceptions listed in CEQA section 15300.2 would not apply. Therefore, no adverse impacts would occur.

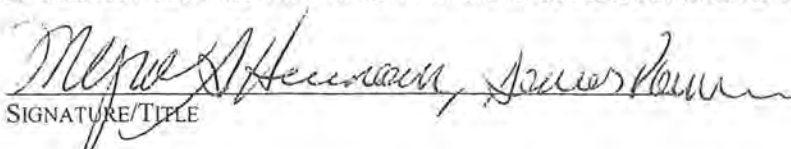
LEAD AGENCY CONTACT PERSON: Lizzi

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


 SIGNATURE/TITLE

10/23/12
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

COPY



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 28, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 14, 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 FOUR

PROJECT NUMBER: 263614
PROJECT NAME: VERIZON WIRELESS I-5/CLAIREMONT PDP
APPLICANT: Shelly Kilbourn

COMMUNITY PLAN AREA: Clairemont Mesa
COUNCIL DISTRICT: District 6

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5984 and Stse@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a new Wireless Communication Facility (WCF) located at 4305 Gesner Street in the CC-1-3 zone within the Clairemont Mesa community planning area. The project includes eight (8) antennas completely concealed inside the rooftop stairwell and four (4) façade mounted antennas with side and bottom skirts, painted and textured to match the existing building. The equipment associated with this project is located on the first floor inside the existing commercial building, not visible to the public. The project requires a Planned Development Permit, Process 4, Planning Commission decision.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure",

available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act.

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

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

Internal Order No. 24002327

Revised 12/5/08 RH

Verizon Wireless I-5/Clairemont PDP
PROJECT CHRONOLOGY
PTS #263614 INT #24002327

Date	Action	Description	City Review	Applicant Response
11.15.2011	First Submittal			
12.02.2011	First Assessment Letter		17 days	
06.27.2012	Second Submittal	Issues resolved in reference to CMHLOZ		208 days
07.31.2012	Second Assessment Letter		34 days	
09.10.2012	Third Submittal			41 days
10.11.2012	All issues resolved		31 days	
02.11.2013	Permit condition review			123 days
03/14/2013	Scheduled for Planning Commission	All issues from conditions resolved	31 days	
Total Staff Time:		Including City Holidays and Furlough	113 days	
Total Applicant Time:		Including City Holidays and Furlough		372 days
Total Project Running Time:		From Deemed Complete to PC Hearing	485 days	

SITE JUSTIFICATION
Verizon Wireless I5/Clairemont
4305 Gesner Street

PROJECT DESCRIPTION/ SITE DESIGN

The project proposes to install twelve (12) antennas and associated equipment for a wireless communication facility located at 4305 Gesner Street in the Linda Vista community. The property contains an existing three story office building and is zoned CC-1-3. It is surrounded by commercial buildings to the south and west, and residential to the north and east.

Verizon Wireless is proposing to locate a wireless communication facility on the facade of the existing office building. The antennas will be façade mounted and equipped with side and bottom skirting to conceal the cable ports. The associated equipment is completely out of view as it is located within an equipment room located inside the 1st floor. The project has been designed to minimize visual impacts through the antenna screening techniques in keeping with the City's Wireless Design Guidelines. Additionally, the equipment will not be visible from surrounding properties or public vantage points as it is located entirely within the building.

PREFERENCE 1 LOCATION – PROCESS 4 DESIGN :

The proposed project site is a Preference 1 location, because it is on a commercially zoned property with office uses. However, the project requires a Planned Development Permit to deviate from the side-yard setback requirements. Although typically there is no side-yard setback in the CC-1-3 zone, this project abuts residential to the east and therefore a 10' setback is required. As outlined on the A-2 sheet, the building itself exists within the side yard setback and therefore the antennas by virtue of default also encroach. The Planned Development Permit requires a Process 4 action.

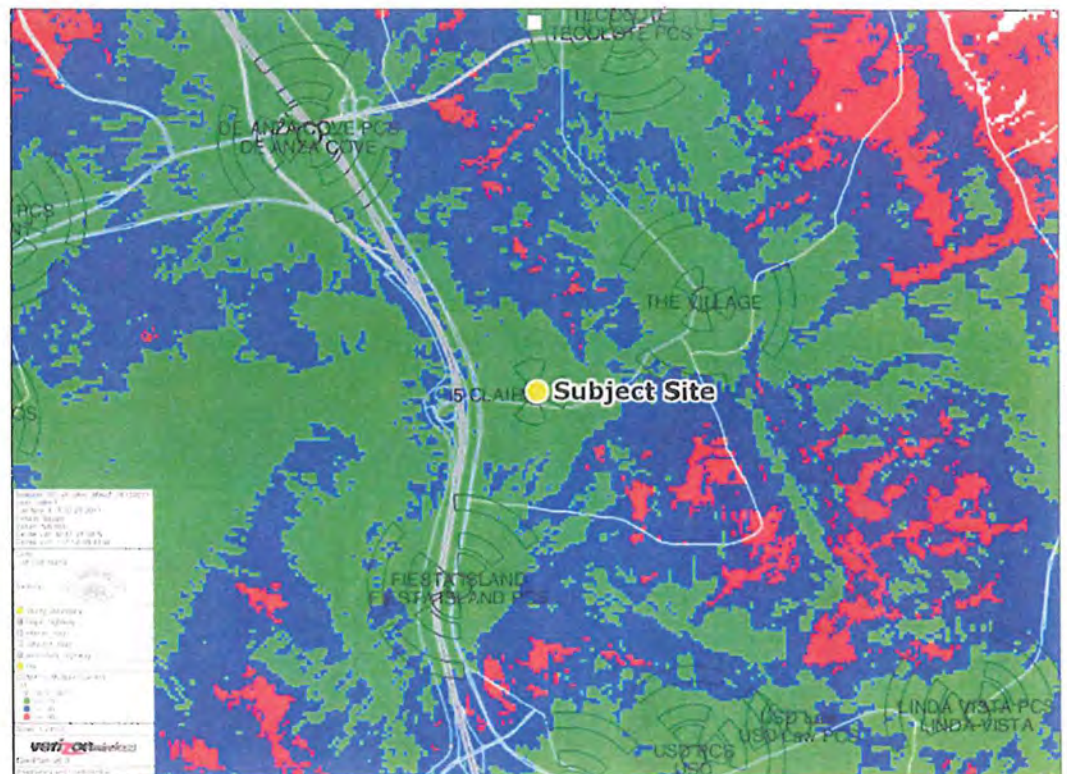
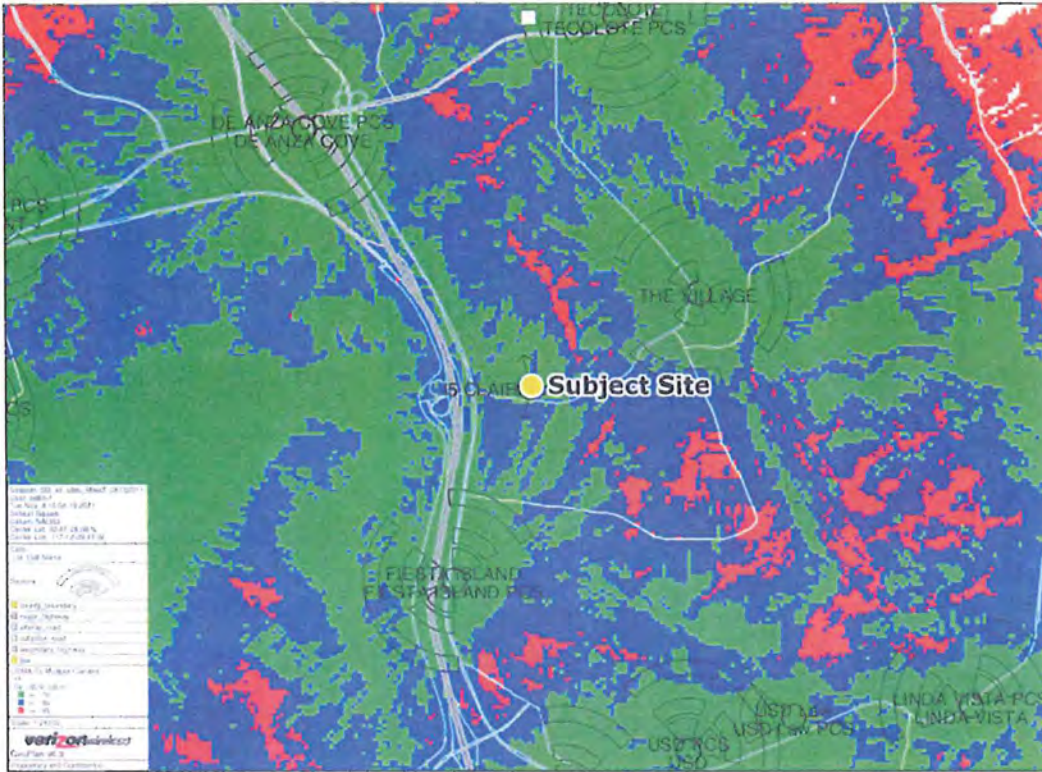
CO-LOCATION OF WIRELESS FACILITIES

There are no existing wireless carriers at this location at this time.

1 / Clairemont Drive
4305 Gesner Street
San Diego, CA 92117



Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

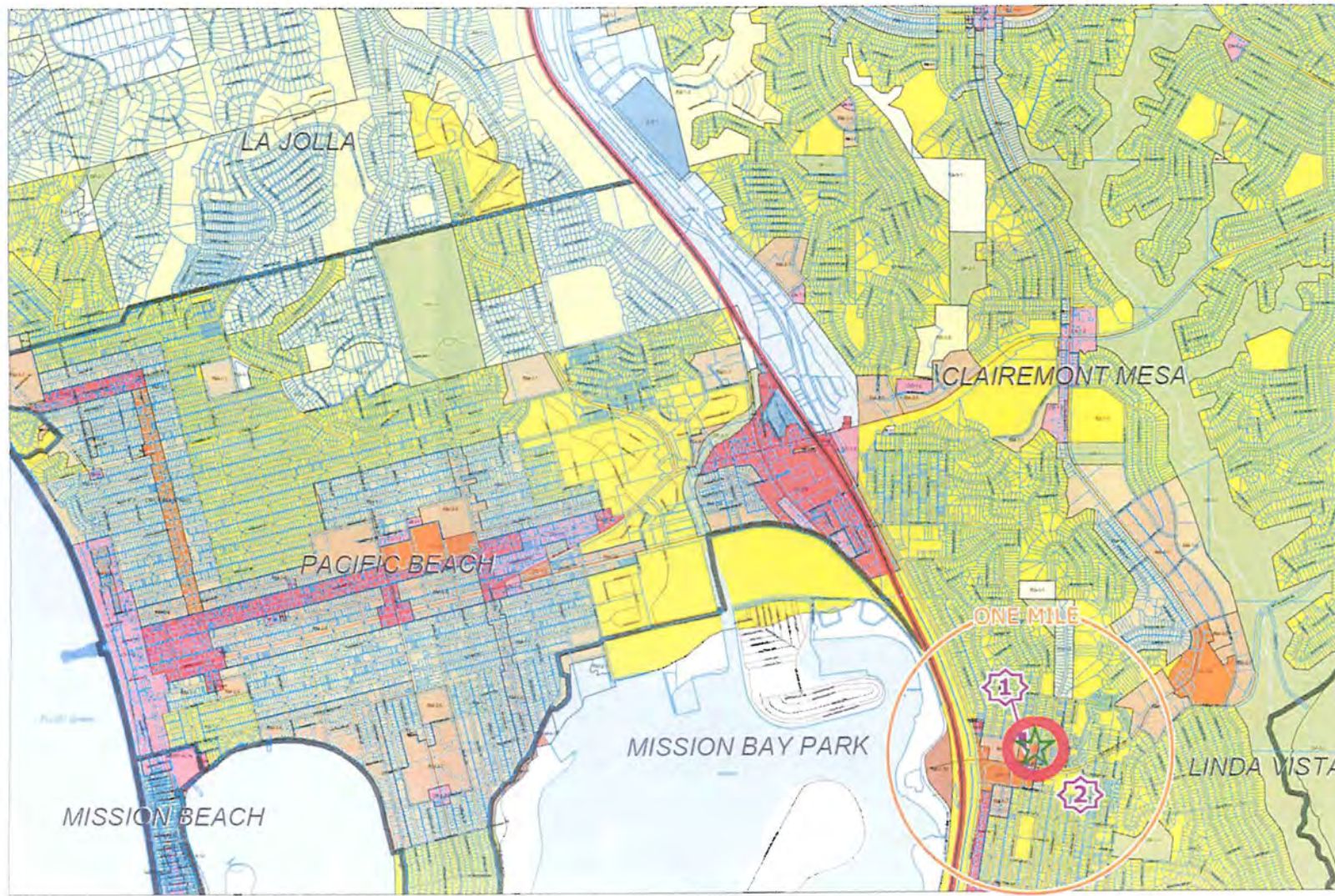
Proposed coverage

15 / Clairemont Drive
 4305 Gesner Street
 San Diego, CA 92117



Legend

-  Search Ring
-  Selected Site
-  Existing sites within 1 mile radius:
none
-  **Alternative Sites:**
 1. Mission Bay Professional Building-
4295 Gesner Street,
San Diego 92117
 2. Clairemont Emmanuel Baptist Church-
2610 Galveston Street,
San Diego 92110



Legend

City of San Diego Boundary
 Community Plan Area
 Parcel

Zone

CC-1.1
CC-1.2
CC-1.5
CH-1.2
CC-1.2
CP-1.1
CSPO-CASS STREET
CV-1.2
IL-3.1
IP-2.1
IS-1.1
ESPO-MC-N
ESPO-R-N
MDPO-VC-N
OF-1.1
OP-1.1
OP-2.1
R2-1.1
R2-1.3
IG-2.5
R2-3.7
R2-2.10
R2-2.12
RS-1.1
RS-1.2
RS-1.3
RS-1.4
RS-1.5
RS-1.7

San Diego Planning Division
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 12/10/2008 5:07:30 PM

City of San Diego
 Development Services Department
 12/10/2008 5:07:30 PM



City of San Diego
 Development Services Department



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 GRID SCALE: 800
 DATE: 12/10/2008 5:07:30 PM