



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 5, 2016 REPORT NO. PC-16-041

HEARING DATE: May 12, 2016

SUBJECT: Verizon Cara Process Four Decision

PROJECT NUMBER: [431413](#)

OWNER/APPLICANT: ARC Hospitality Portfolio I NTC Owner, LP, Owner, and Verizon Wireless, Permittee

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 12032 Scripps Highlands Drive in the Miramar Ranch North Community Planning Area?

Staff Recommendation: Approve Planned Development Permit No. 1509335.

Community Planning Group Recommendation: On February 2, 2016, the Miramar Ranch North Community Planning Group voted 7-0-0 to approve the Verizon Cara project (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from CEQA pursuant to Article 19, Section 15301 (Existing Facilities) and Section 15303 (New Construction) of the CEQA State Guidelines (Attachment 8). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on March 10, 2016 and the opportunity to appeal that determination ended March 24, 2016.

Fiscal Impact Statement: Processing costs paid for by applicant deposit.

BACKGROUND

Verizon Cara is an application for a PDP for a WCF located at the Springhill Suites at 12032 Scripps Highlands Drive in the CC-1-3 zone. The site is designated General Commercial in the Miramar Ranch North Community Plan. The surrounding uses include commercial to the east and south, Interstate 15 to the west, and open space to the north.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. As a commercial property in a commercial zone, this project is in the Preference One category. Such require a Process One, Limited Use approval and do not typically appear before the Planning Commission. However, this project seeks a height deviation to allow construction of a cupola structure to conceal the antennas (see Attachment 12), which requires a Process Four Planning Commission decision per [SDMC 126.0602\(b\)\(1\)](#). The search ring for this project (Attachment 9, Page 2) did not identify other Preference One properties within a mile radius.

The Springhill Suites building was constructed in 2003. Planned Commercial Development Permit PCD 99-1341 applies to the site; however, WCFs are a Separately Regulated Use per [SDMC 141.0420](#). Therefore, the proposed project represents a new, separate Planned Development Permit and not an amendment to PCD 99-1341.

DISCUSSION

Project Description:

The Verizon Cara project proposes a new WCF consisting of 12 antennas, 24 Remote Radio Units (RRUs), and 4 surge suppressors inside a proposed rooftop cupola over an existing attic space, with associated equipment located in an existing equipment room one floor below. The project is requesting a PDP for a deviation to the height limit of the CC-1-3 zone, which is 45 feet per SDMC Table 131-05E. PCD 99-1341 allowed the existing building to be constructed at a height of 74 feet, 6 inches. The proposed cupola extends an additional nine feet, five inches, bringing the total building height to 83 feet, 11 inches.

This property is a desirable location for WCFs as it is commercially zoned, adjacent to Interstate 15, and already exists at an appropriate height for wireless services. A height deviation is requested because other wireless carriers already occupy the most suitable locations on the existing building (see Attachment 7, pages 4-6). The proposed cupola will allow Verizon's antennas to be located at the necessary operational height. The cupola will be partially constructed of Fiber-Reinforced Panels (FRP) to allow wireless signal to pass through. FRP will be textured and colored to match the existing building and roof. The sides of the cupola contain architectural relief to provide visual interest.

The purpose of a PDP is to "to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations." By allowing a relatively small increase in height, a PDP will allow the applicant the flexibility to reduce visual impacts by integrating a WCF in a way that complements the architecture of the existing building.

Community/General Plan Analysis:

The [Miramar Ranch North Community Plan](#) does not specifically address wireless facilities. However, it does encourage high standards in the design, construction, and maintenance of commercial development in the community (Objective 6.3) and compatible architectural styles for buildings (Objective 11.1). Integration into the existing structure meets these objectives.

The City's General Plan addresses Wireless Facilities in the [Urban Design Element \(UD-A.15\)](#). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The project, in constructing a cupola, proposes concealment within an existing structure, which meets the intent of UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

Project Related Issues:

The building is visible from nearby residential properties to the east, as well as traffic on adjacent streets and highways. Because of the design of the existing building and the presence of another wireless carrier already concealed within the structure, there is no reasonable means for integration into an existing space that is not already occupied by another use.

To address the possible visual impacts of the project, staff explored multiple designs with the applicant, including a freeway sign, cupola locations elsewhere on the building, and other stand-alone structures. A small cupola located above an existing vertical design element was determined to be the least obtrusive means of providing wireless service for the proposed coverage area. The requested height deviation enables the functional integration of a WCF into an existing building without the need for additional building massing or standalone structures on the property. The WCF will be completely concealed within the structure.

Conclusion:

Based on its design, the project complies with the WCF Regulations (SDMC 141.0420). Staff has made draft findings in the affirmative to approve the PDP and recommends approval of PDP No. 1509335 (Attachment 6).

ALTERNATIVES

1. Approve PDP No. 1509335 with modifications.
2. Deny PDP No. 1509335, 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,



Elyse Lowe
Deputy Director
Development Services Department



Travis Cleveland
Development Project Manager
Development Services Department

LOWE/TAC

Attachments:

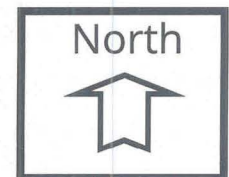
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Environmental Exemption
9. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure
12. Photosimulations
13. Project Plans



Aerial Photo

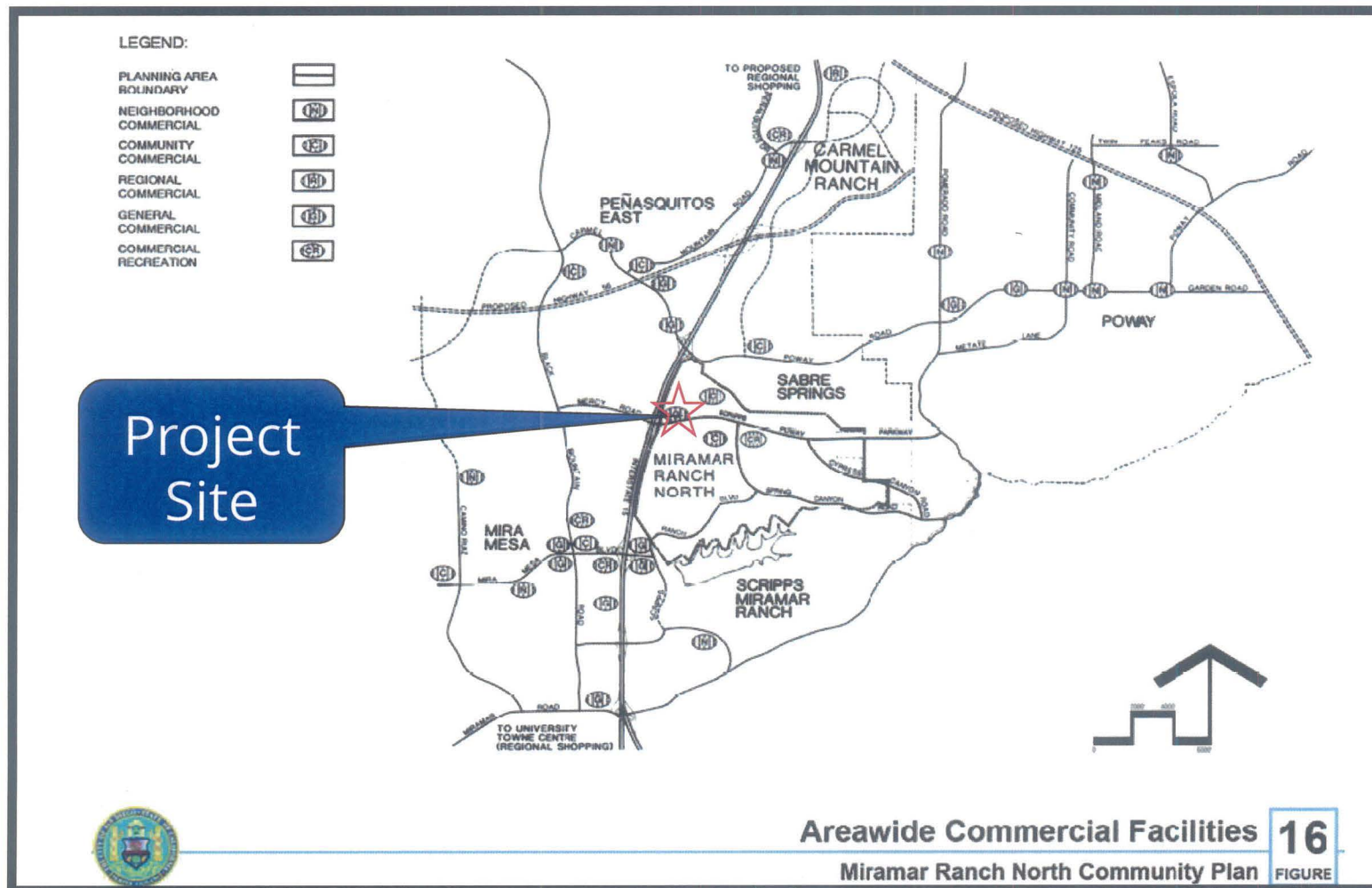


Verizon – Cara, Project Number 431413
12032 Scripps Highlands Drive





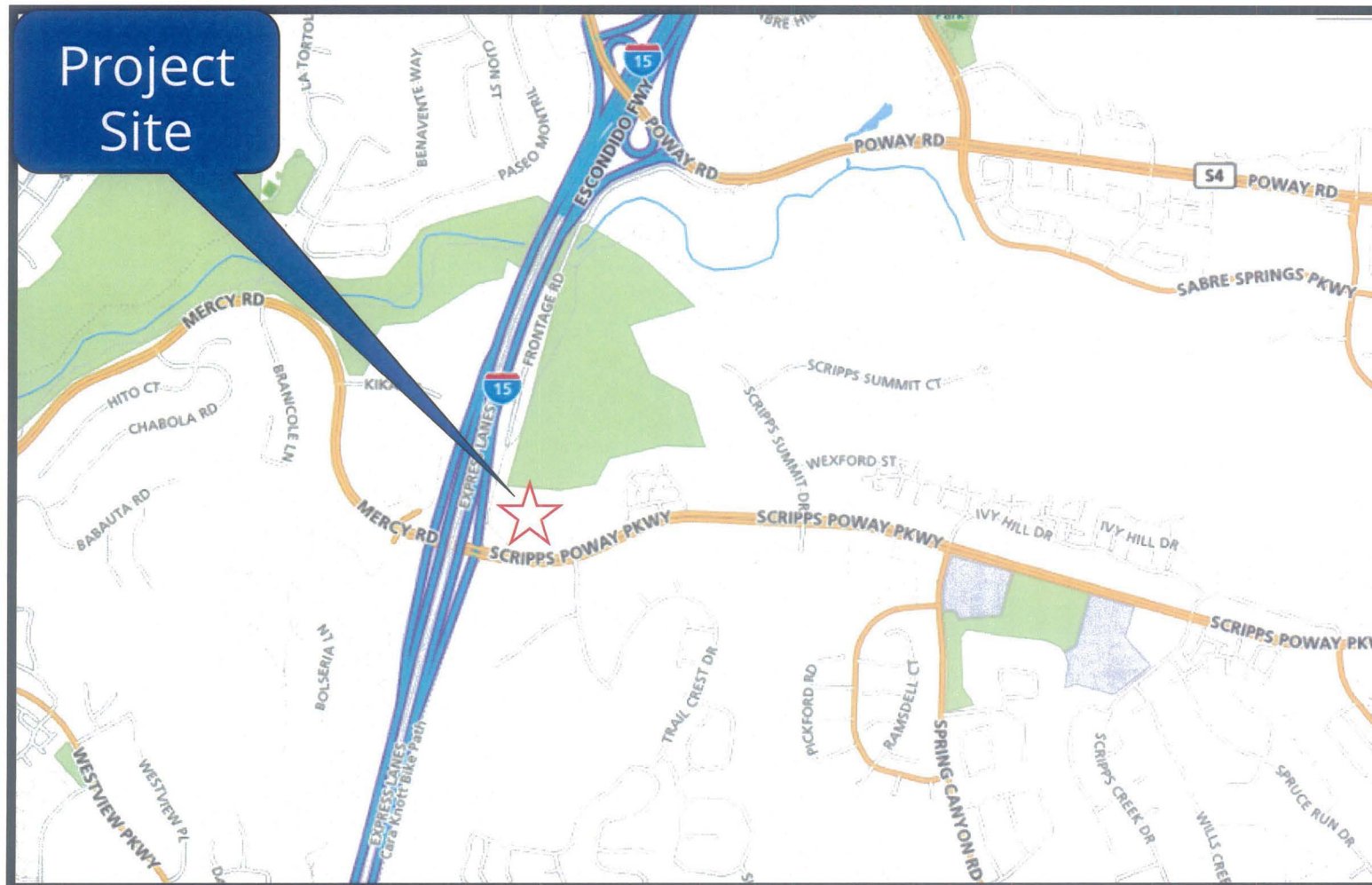
Community Plan



Verizon - Cara, Project Number 431413
12032 Scripps Highlands Drive



Project Location Map



Verizon - Cara, Project Number 431413
12032 Scripps Highlands Drive



PROJECT DATA SHEET

PROJECT NAME:	Verizon Cara, PTS No. 431413	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of 12 antennas, 24 Remote Radio Units (RRUs), and 4 surge suppressors inside a proposed rooftop cupola, with associated equipment located in an existing equipment room one floor below.	
COMMUNITY PLAN AREA:	Miramar Ranch North	
DISCRETIONARY ACTIONS:	Planned Development Permit (PDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	General Commercial	
ZONING INFORMATION: ZONE: CC-1-3 HEIGHT LIMIT: 45 feet LOT SIZE: 2.34 acres FLOOR AREA RATIO: 0.75 allowed, 0.74 proposed		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space; CC-1-3	Open Space
SOUTH:	General Commercial, CC-1-3	Retail, Gas Station
EAST:	General Commercial and Medium-High Density Residential, CC-1-3 and RM-2-5	Restaurant and Hotel
WEST:	No designation, CC-1-3	Interstate 15 freeway
DEVIATION REQUESTED:	The existing building is 74 feet, 6 inches as allowed by PCD 99-1341. Height deviation requested to allow 83 feet, 11 inches.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 2, 2016, the Miramar Ranch North Community Planning Group voted 7-0-0 to approve the Verizon Cara project.	

**PLANNING COMMISSION RESOLUTION NO. XXXXXX
VERIZON CARA - PROJECT NO. 431413**

WHEREAS, VERIZON WIRELESS, Permittee and ARC Hospitality Portfolio I NTC OWNER, LP, Owner, filed an application with the City of San Diego for a permit to construct a Wireless Communication Facility (WCF), as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1509335, on portions of a 2.34-acre site;

WHEREAS, the project site is located at 12032 Scripps Highlands Drive in the CC-1-3 zone of the Miramar Ranch North Community Plan;

WHEREAS, the project site is legally described as Lot 1, Scripps Gateway Unit Number 3 according to Map No. 14063, recorded 11/1/2000;

WHEREAS, on May 12, 2016, the Planning Commission of the City of San Diego considered Planned Development Permit (PDP) No. 1509335 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 10, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and Section 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 May 12, 2016.

FINDINGS:

Planned Development Permit (SDMC 126.0604(a)):

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

The Miramar Ranch North Community Plan does not specifically address WCFs. The City of San Diego's General Plan Urban Design Element (UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

WCFs are permitted by right in commercial zones. A PDP is required to allow the project to exceed the 45-foot height limit of the CC-1-3 zone. The existing building is 74 feet, 6 inches tall. The project

proposes a nine-foot, five-inch cupola, bringing the total requested building height to 83 feet, 11 inches.

The building is visible from nearby residential properties, as well as traffic on adjacent streets and highways. To address the possible visual impacts of the requested height deviation, the applicant explored several design alternatives, which would have required smaller deviations or no deviation.

Such alternatives, including façade-mounted antennas, a freeway sign, cupolas at other lower locations on the building, and other stand-alone structures elsewhere on the property, were determined to have a greater visual impact than the proposed project. Therefore, the increased height requested as a part of this application enables the functional integration of a WCF into an existing building without the need for additional building massing or standalone structures on the property. The WCF will be completely concealed within the structure.

Based on this analysis, the proposed development 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 project proposes a new WCF consisting of 12 antennas, 24 Remote Radio Units (RRUs), and 4 surge suppressors inside a proposed rooftop cupola, with associated equipment located in an existing equipment room one floor below.

This project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The applicant has provided a RF Electromagnetic Fields Exposure Report to demonstrate that the proposed project will be consistent with the FCC regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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.

Whereas the WCF Regulations (Section 141.0420 of the Municipal Code) would generally permit antennas concealed within a cupola by right at this location, a PDP is requested to allow the cupola to exceed the 45-foot height limit of the CC-1-3 zone. This deviation allows the project to better comply with the WCF Regulations by allowing integration into the structure in a manner that isn't possible by following the height limit of the zone.

The WCF Regulations require that WCFs utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

Because of the design of the existing building and the presence of another wireless carrier already concealed within the structure, there is no reasonable means for integration into an existing space that is not already occupied by another use. Of the remaining design alternatives (façade-mounted antennas, stand-alone structures, cupolas, etc.), a small cupola located above an existing vertical design element was determined to be the least visually intrusive.

The project complies with all other applicable regulations of the Land Development Code, therefore, the proposed project is more desirable than what could be achieved if designed in strict conformance with the development regulations of the CC-1-3 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1509335 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. 1509335 a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: May 12, 2016

IO#: 24006016

3-3-16

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24006016

PLANNED DEVELOPMENT PERMIT NO. 1509335
VERIZON CARA, PROJECT NO. 431413
PLANNING COMMISSION

This PLANNED DEVELOPMENT PERMIT NO. 1509335 is granted by the Planning Commission of the City of San Diego to ARC HOSPITALITY PORTFOLIO I NTC OWNER, LP, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0602. The 2.34-acre site is located at 12032 Scripps Highlands Drive in the CC-1-3 zone of the Miramar Ranch North Community Plan. The project site is legally described as: Lot 1, Scripps Gateway Unit Number 3 according to Map No. 14063, recorded 11/1/2000.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 12, 2016, on file in the Development Services Department.

The project shall include:

- a. A new WCF consisting of 12 antennas, 24 Remote Radio Units (RRUs), and 4 surge suppressors inside a proposed rooftop cupola, with associated equipment located in an existing equipment room on the floor below.
- b. A deviation to allow a building height of 83 feet, 11 inches, where 45 feet is otherwise the height limit of the CC-1-3 zone;
- c. 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 May 26, 2019.
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility (CCF) and as a result, the permit will not contain an expiration date. Height, width, depth, size, bulk, scale, materials, colors, finishes, and location on the building are all factors considered in the determination that this project is a CCF. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to conditions set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENGINEERING REQUIREMENTS:

12. 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.

13. 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.

PLANNING/DESIGN REQUIREMENTS:

14. 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.

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

16. All facilities and related equipment shall be: maintained in good working order; 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.

17. 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.

18. The photosimulation(s) for the proposed project, as well as the recorded copy of this permit, shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

19. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. The entire facility, including all RF-transparent material, shall be painted and textured to match the original building and adjacent building surfaces.

20. The approved antenna dimensions are 96 inches by 11.9 inches by 7.1 inches as illustrated on the Exhibit "A" dated May 12, 2016. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

21. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

22. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

23. 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.

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

25. 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **619-446-5407** to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 May 12, 2016 by Resolution No. [Approved Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: PDP 1509335

Date of Approval: May 12, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

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

ARC HOSPITALITY PORTFOLIO I NTC OWNER, LP

Owner

By _____

NAME:

TITLE:

VERIZON WIRELESS

Permittee

By _____

NAME:

TITLE:

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



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Cara"
12032 Scripps Highland Drive
San Diego, CA 92131

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: Kerrigan Diehl, Planning Consultant
(760) 587-3003

June 24, 2015



North Elevation



South Elevation



East Elevation



West Elevation (beyond) I-15



View West



View North



View East



View South



View of Existing Carriers in Roofwell Parapet



View inside existing Rooftop Attic space and Cupola extension



View of Abandoned Telecom equipment room within rooftop attic area



Aerial View of Subject Property

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 TITLE/ NO.: **VERIZON CARA/431413**

PROJECT LOCATION-SPECIFIC: 12032 SCRIPPS HIGHLAND DRIVE, San Diego, California, 92131

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: This project proposes a PLANNED DEVELOPMENT PERMIT for a height deviation to install twelve (12) new antennas, twenty four (24) Remote Radio Units and four (4) Raycaps located inside a proposed rooftop cupola. Equipment would be located in an existing abandoned indoor equipment room inside an attic space below the roof. The project site is located at 12032 Scripps Highland Drive in the CC-1-3 zone, the MCAS Miramar Airport Land Use Compatibility Zone and Airport Influence Area (Review Area 2) of the Miramar Ranch North Community Plan area.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: VERIZON WIRELESS, 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA, 92618, ANDRES MATZKIN (949) 286-8116

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL: (SEC. 21080 (b) (1); 15268)
☐ DECLARED EMERGENCY: (SEC. 21080 (b) (3); 15269 (a))
☐ EMERGENCY PROJECT: (SEC. 21080 (b) (4); 15269 (b) (c))
☒ CATEGORICAL EXEMPTION: 15301 (EXISTING FACILITIES), 15303 (New Construction)
☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, leasing, or minor modifications of existing facilities. The project also meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples include, but are not limited to one single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Morgan Dresser

TELEPHONE: (619)446-5404

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.

Amah. McPherson / Senior Planner
 SIGNATURE/TITLE

March 10, 2016
 DATE

ATTACHMENT 8

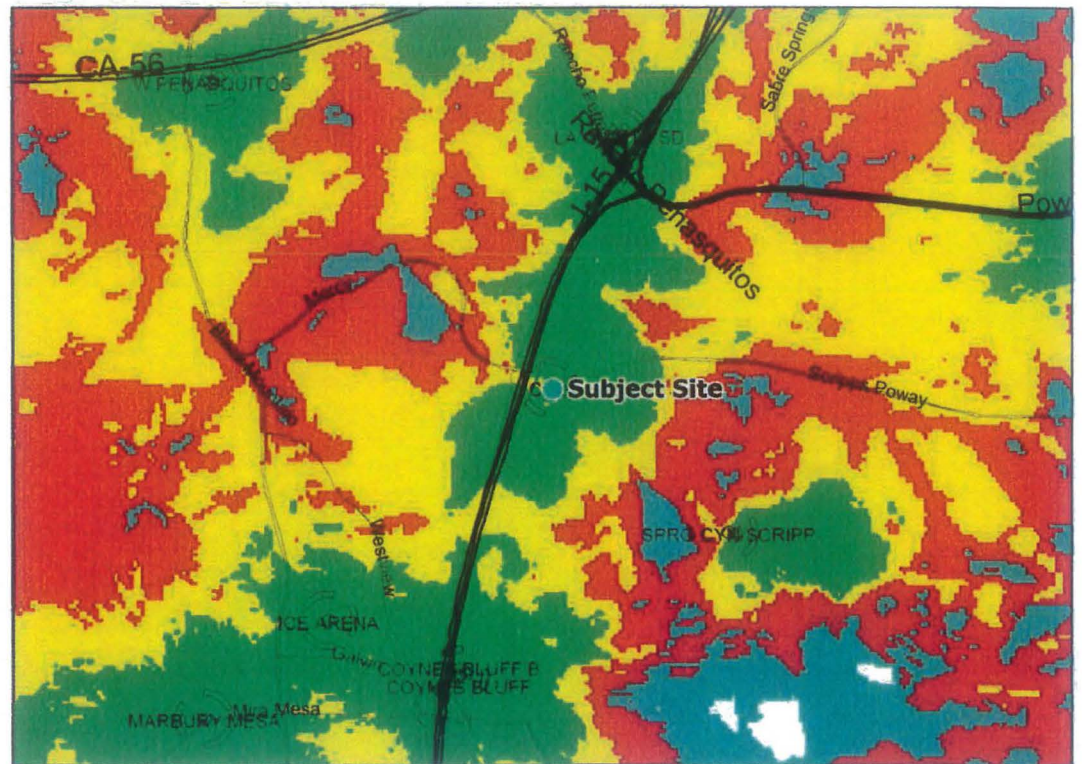
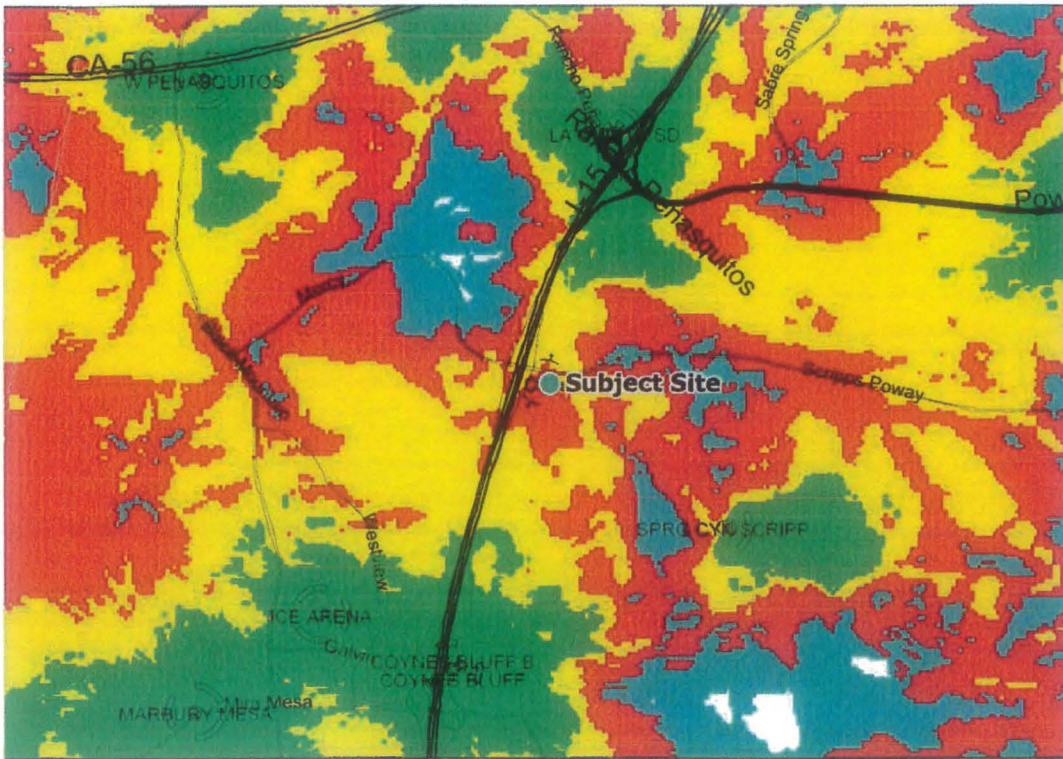
CHECK ONE:

☐ SIGNED BY LEAD AGENCY

☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Coverage without site



Coverage Levels:

- Excellent
- Good/Variable
- Poor

Coverage with site

6/23/2015

Cara (MCE)
12032 Scripps Highland Dr.
San Diego, CA 92131



Legend

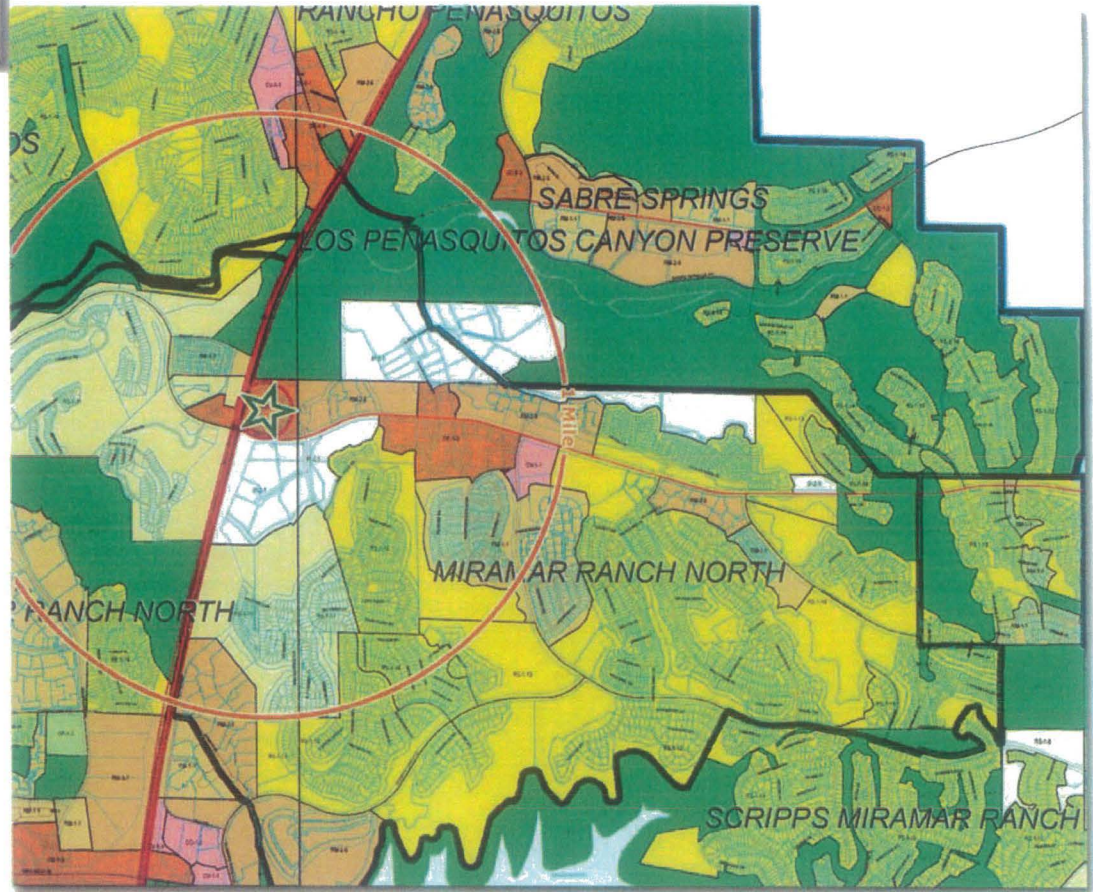
- Search Ring
- Selected Site
- Existing sites within 1 mile radius:
None

- Alternative Sites:
None

Legend

City of San Diego Boundary
Community Plan Areas
Parcels

Zone	Color
AG-1.1	Light Green
AG-1.2	Light Green
CC-1.1	Light Green
CC-1.2	Light Green
CC-3.4	Light Green
CH-1.1	Light Green
CH-1.2	Light Green
CH-1.3	Light Green
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CH-1.94	Light Green
CH-1.95	Light Green
CH-1.96	Light Green
CH-1.97	Light Green
CH-1.98	Light Green
CH-1.99	Light Green
CH-1.100	Light Green



City of San Diego
Development Services Department
6/23/2015

City of San Diego
Development Services Department
6/23/2015



City of San Diego
Development Services Department

6/23/2015

Miramar Ranch North Planning Committee (MRNPC) Meeting Minutes

Tuesday, February 2, 2016

Scripps Ranch Civic Association Community Center

<http://www.scrippsranh.org/committees/advisory-committees/mrnpc.html>

Meeting called to order at 7:03 pm w/ quorum of 7 seated members.

Members present (8 present; 12 seated) Lorayne Burley (Chair), Michelle Abella-Shon (Vice-Chair), Tom Meissner, Lou Segreti, Russell Shon, Tom Ward, Chuck Mitchell

Guests: Wally Wulfbeck (Chair, SMRPG), Alex Vivona (City Council D5), Robert Philpott (CM Peters), Emily Dresslar (MRN resident), see sign in sheet.

Introductions: Committee members introduced themselves.

Public Comment (non-agenda items): John Horst shared that he is retiring as Chair of the Mira Mesa Community Planning Group in January 2016 to become a candidate for Congress in the CA 52nd District Information flyer distributed and attached. Website: www.johnhorst4congress.com.

Modifications to the agenda: None

Agenda approved as presented by vote: Approved 10-0-0 (Meissner, Segreti)

COMMUNICATIONS:

1. **City Council District 5:** *Alex Vivona* reported. City Council working on Rebuild San Diego measure; Notify CMK office if you notice any storm drain issues. CMK encourages all to support the City Infrastructure ballot measure in Nov 2016.
2. **Federal:** *Robert Philpott* reported. Lives in SR. Will be handling SMR and MRN issues; plans to attend to provide more frequent reports; CMP will hold FAFSA Workshop on Feb 16th at 6pm. Open House at UTC office on Feb 17th at 4pm. See website for details.
<https://scottpeters.house.gov/about/events>
3. **State/County/Caltrans/City of SD Planning Department:** No Report.
4. **Scripps Miramar Ranch Planning Group (SMRPG):** *Wally Wulfbeck* reported. SMR voted on SDUSD joint occupancy project; recommended denial as shown on the cover of SRCA newsletter; In February will hear presentation for MCAS Miramar on recent trespassing issues; Oakmont Senior Living request zone change for project on SR Lake Drive and SR Blvd. Subcommittee meetings will be held; membership elections in March; First year with new bylaws; will have two seats reserved for Stonebridge residents; speed limit eval on Stonebridge Parkway.
5. **Scripps Ranch Civic Association (SRCA):** No report.

PRESENTATION/DISCUSSION/ACTION ITEMS:

1. **Verizon Wireless Permit #431413:** *Kerrigan Diehl* presented. The City requested an advisory recommendation for a Planned Development Permit (PDP, Process 4) to install 12 panel antennas, 24 Remote Radio Units (RRUs), and 4 Raycaps to be concealed within a new cupola extension. The equipment will be located within an existing hotel building. The project is located at 12031 Scripps Highlands Drive, on the roof copula of the SpringHill Suites hotel. Service coverage in the area is limited. Cupola will be increased from 45ft to 74ft on the SpringHill Suites. **A motion was made by Meissner with a second by Segreti to recommend approve of the project application as presented. Motion passed by vote of 7-0-0.**
The project drawings and simulation photos are posted on the MRNPC webpage.
2. **Approval of Minutes:** November 3, 2015, December 1, 2015, December 1, 2015 MAD Ad Hoc, January 5, 2016. **A motion was made by Abella-Shon with a second by Meissner to recommend approval of the minutes. Motion passed by vote of 7-0-0.**

3. **BOA Signage request on Scripps Poway Parkway.** Action item removed from agenda. Bank of America representative worked with MAD GMM Mike Rasmusson to find alternative location.
4. **Left Turn Signal Request at Angelique St. & Scripps Poway Parkway.** The committee heard from MRN residents Christopher Biwald and Jay Wetzler, who expressed safety concerns at the intersection of Angelique Street/Springbrook Drive and Scripps Poway Parkway. The volume of cross traffic has increased over the years making left turns from Angelique Street or Springbrook Drive dangerous. Mr. Biwald's wife had an accident at the intersection. A request for evaluation was made to the City years ago. The City Traffic Engineering Department is pending a new evaluating this intersection for a possible left turn arrow at the stop light or other safety improvement for vehicle traffic. Accidents continue to occur at this intersection.
5. **March 2016 Elections.** MRN resident Ms. Emily Dresslar expressed interest in joining the committee. Ms. Dresslar is on record to have attended the January 2016 and February 2016 MRNPC meetings. MRN has one new member candidate and two returning members on the March ballot. There are 4 open seats for this election cycle.
6. **Monthly Meetings for 2016.** Committee suggested that the August 2016 meeting be cancelled or rescheduled due to conflict with the August 2nd 2016 National Night Out event. Also cancel or reschedule the November 2016 meeting due to Nov 1st Election Night.

CONSENT AGENDA: None.

COMMITTEE REPORTS:

1. **Chair Report:** *Lorayne Burley* reported. Asked about CPG reimbursement, discussed my report to the SDUSD school board on January 26, 2016; Not available to attend/chair the May 2016 meeting.
2. **Community Planners Committee (CPC) Report:** *Michelle Abella-Shon* report. January 26, 2016 CPC meeting topics included: Housing Amendments; Affordable Housing Density Bonus Regulations; Urban Forest Mgt. Action plan.
3. **MRN MAD:** GMM report posted online
4. **Public Facilities Financing Plan (PFFP):** No report.
5. **YMCA, Open Space, Parks & Recreation:** No reports.
6. **Round Table:** Meissner commented on the impact of the SDUSD joint occupancy project on parking in the neighboring area. Spring Canyon Park has limited parking. No local street parking; Spring Canyon parking lot will be impacted by visiting residents. Wants to be proactive.
7. **Other Business:** None.

Adjourned at 8:10pm.

Next regular meeting is scheduled for Tuesday, March 1, 2016
Membership elections will occur at the March meeting.

MRNPC Seated Members – February 2016

- | | |
|----------------------------------|--------|
| ① Michelle Abella-Shon | ✓ |
| ② Lorayne Burley | ✓ |
| 3. Bill Crooks | absent |
| 4. Michelle DeFilippi | absent |
| 5. Jan Kane | absent |
| ⑥ Tom Meissner | ✓ |
| ⑦ Chuck Mitchell | ✓ |
| ⑧ Lou Segreti | ✓ |
| ⑨ Russell Shon | ✓ |
| 10. Pat Wright | absent |
| 11. George Pecoraro | absent |
| ⑫ Tom Ward | ✓ |

Open Seats

13. _____
14. _____

TOTAL MEMBERS = 7
PRESENT
ABSENT = 5

Pending candidates for membership:

1. ~~Jesse Adams~~ (attended: 8/15)
2. ~~Robert Raber~~ (attended: 12/15, 01/16, 02/16)
3. Emily Dresslar (attended: 12/15, 01/16, 02/16)

Candidates for membership need documented attendance at two meetings of the MRNPC's last 12 meetings prior to election in March or appointment until March.

Seated members = 12

Quorum = 7 (12/2=6 – for majority, more than half = 7)

Majority of seated members = 7

2/3 majority = 8 (12*(2/3 or .666)) = 8

02-02-16

ATTACHMENT 10

MEETING START = 7:03pm
MEETING END = 8:10pm

APPROVE AGENDA

YES = 7 UNANIMOUS
MOTION: TOM M.
2nd: RUSS S.

APPROVAL OF MINUTES

NOV 2015, DEC Ad Hoc 2015,
DEC 2015, JAN 2016

MOTION: MICHELLE S.
2nd: TOM M.

YES = 7 } UNANIMOUS
NO = 0 }

VERIZON WIRELESS PERMIT # 431413

MOTION: TOM M.
2nd: LOU S.

YES = 7 } UNANIMOUS
NO = 0 }

MIRAMAR RANCH NORTH PLANNING COMMITTEE (MRNPC)

Voluntary Sign In

Date: Feb 2nd 2016

Name	Affiliation	Email Address
Lorayne Burley	MRNPC	on file
John White	SRPG	on file
Chuck McArthur	MRNPC	on file
Michelle ABELLA-SITON	MRNPC Vice Chair	"
Russell SITON	MRNPC	ON FILE
Patricia Ahorn	Res.	



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

Project Title

Verizon: Cara

Project No. For City Use Only

431413

Project Address:

12032 Scripps Highland Drive, San Diego, CA 92131

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:


Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____
☒ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☐ No

Corporate/Partnership Name (type or print): ARC Hospitality Portfolio Intc Owner LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 3950 University Dr #301 City/State/Zip: Jernantown, PA 19046 Fairfax, VA 22030 Phone No: 571-529-6148 Fax No: Name of Corporate Officer/Partner (type or print): Edward T. Huganur Title (type or print): CFO Signature:  Date: 5/29/15	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:

EXISTING



Proposed antennas mounted within new rooftop cupola structure matching existing building



PROPOSED

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
12/21/2015

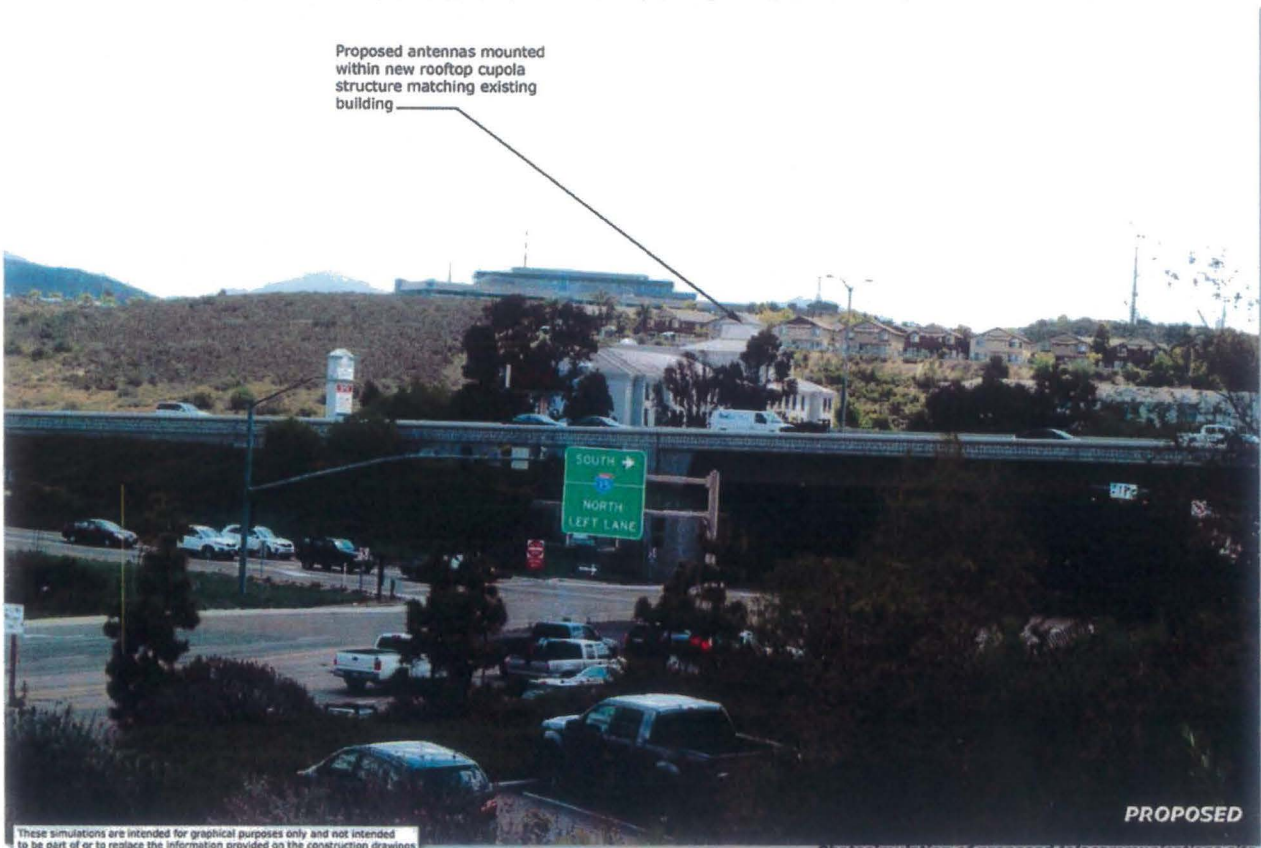
Photosimulation of proposed telecommunications site



EXISTING



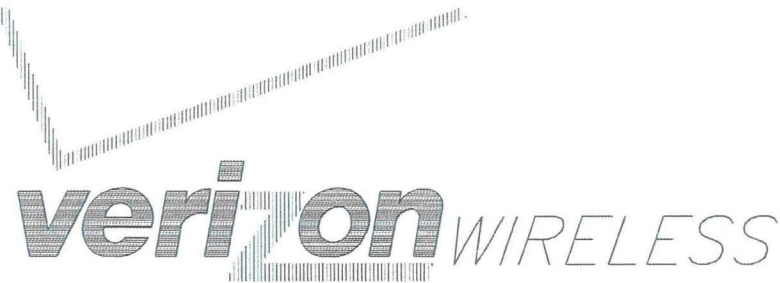
Proposed antennas mounted
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to be part of or to replace the information provided on the construction drawings
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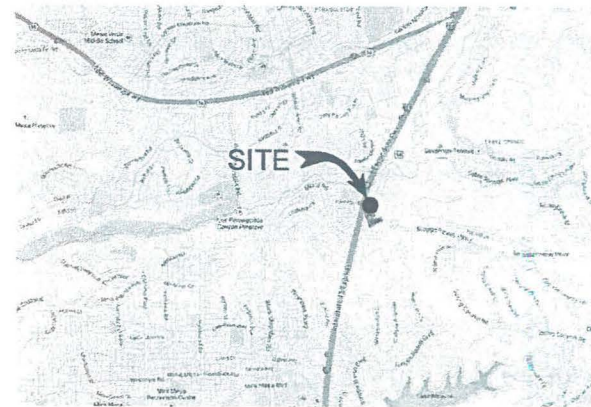
Photosimulation of proposed telecommunications site



CARA (MCE)
(MTX54BSC24)
12032 SCRIPPS HIGHLAND DR.
SAN DIEGO, CA 92131

OVERALL HEIGHT: 83'-11"

DRAWING DIRECTIONS FROM AT&T WIRELESS OFFICE:
- HEAD EAST ON PACIFIC CENTER BLVD TOWARDS PACIFIC HEIGHTS BLVD
- TURN RIGHT ONTO PACIFIC HEIGHTS BLVD
- TURN LEFT ONTO MIRA MESA BLVD
- TURN RIGHT TO MERGE ONTO I-15 N
- TAKE THE MERCY RD EXIT TOWARD SCRIPPS POWAY PKWY
- TURN RIGHT ONTO SCRIPPS POWAY PKWY
- TURN LEFT ONTO SCRIPPS HIGHLANDS DR
- DESTINATION WILL BE ON THE RIGHT



© GOOGLE 2015
VICINITY MAP

PROJECT APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: BRENT HELMING
760.533.6065

CONSTRUCTION MANAGER:
STEVE JOHNSON
951.541.8905

PLANNING REPRESENTATIVE:
TED MARIONCELLI
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
760.807.1850 PHONE

SITE ACQUISITION:
BRENT HELMING
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
760.533.6065 PHONE

ARCHITECT:
DI DONATO ASSOCIATES
3939 FIRST AVE. SUITE 100
SAN DIEGO, CA 92103
619.299.4210 PHONE
619.299.4250 FAX

R.F. ENGINEERING REPRESENTATIVE:
CARLOS JIMENEZ
619.851.2164

PROPERTY OWNER:
ARC HOSPITALITY PORTFOLIO/
NTC OWNER LP
106 YORK ROAD
JENKINTOWN, PA 19046
CONTACT: MARK FOWLER
(571) 529-6148
MFOWLER@ARLCCAP.COM

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION OF A VERIZON WIRELESS TELECOMMUNICATIONS SITE CONSISTING OF THE FOLLOWING:

THE INSTALLATION OF TWELVE (12) NEW ANTENNAS, TWENTY FOUR (24) RRUS, AND FOUR (4) SURGE SUPPRESSORS INSIDE A PROPOSED ROOFTOP CUPOLA. EQUIPMENT WILL BE LOCATED IN AN EXISTING ABANDONED INDOOR EQUIPMENT ROOM INSIDE AN ATTIC SPACE BELOW THE ROOF.

EXISTING CARRIERS: AT&T

SITE ADDRESS:
12032 SCRIPPS HIGHLAND DR.
SAN DIEGO, CA 92131

ASSESSOR'S PARCEL NUMBER:
315-610-01-00

SITE AREA:
101,930 SF (2.34 AC)

EXISTING FLOOR AREA:
N/A

PROPOSED PROJECT AREA:
289 SF - PROPOSED CUPOLA
180 SF - EQUIPMENT ROOM

EXISTING TYPE OF CONSTRUCTION:
V-B

NEW TYPE OF CONSTRUCTION:
UNCHANGED

EXISTING ZONING:
CC-1-3

OVERLAYS:
NONE KNOWN

JURISDICTION:
CITY OF SAN DIEGO
1222 1ST AVE.
SAN DIEGO, CA 92101

CURRENT USE:
HOTEL, TELECOMMUNICATIONS SITE

PROPOSED USE:
UNCHANGED

EXISTING OCCUPANCY:
N/A

NEW OCCUPANCY:
S-2 (AT EQUIPMENT ROOM)

WATER/SEWAGE:
N/A

UTILITIES:
ELECTRICAL: SDG&E

TELEPHONE: AT&T

FIRE DEPT.: SAN DIEGO FIRE DEPT.

ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES:

CALIFORNIA BUILDING CODE, 2013 EDITION

CALIFORNIA PLUMBING CODE, 2013 EDITION

CALIFORNIA MECHANICAL CODE, 2013 EDITION

CALIFORNIA ELECTRICAL CODE, 2013 EDITION

CALIFORNIA FIRE CODE, 2013 EDITION

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

CONTACTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPGRADES FOR DISABLED ACCESS PER THE FOLLOWING:

CBC SECTION 1105B.3.4 - BUILDING ACCESSIBILITY
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL.

ADA COMPLIANCE

#	TYPE OF INSPECTION	DESIGN STRENGTH

SPECIAL INSPECTIONS

PROJECT INFORMATION

CONSTRUCTION REPRESENTATIVE	
SITE ACQUISITION	
R.F. ENGINEERING REPRESENTATIVE	
PLANNING REPRESENTATIVE	
VERIZON WIRELESS REPRESENTATIVE	
LANDLORD	
DM-E911	

APPROVALS

T01	TITLE SHEET
Z01	SITE PLAN
Z02	AREA PLAN
Z03	ELEVATIONS
Z05	EQUIPMENT ROOM PLAN
Z06	ANTENNA PLAN
Z07	ANTENNA DETAILS

SHEET INDEX

Lessee's Certificate
Standard Wireless Facility Project
for Post Construction BMPs

I/We the undersigned as Lessee(s) of the property described as

12032 SCRIPPS HIGHLAND DRIVE, SAN DIEGO, CA 92131
(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/We certify to the best of my knowledge, 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

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee: Andrés Matekin Company Name: Verizon Wireless
Date: 7/25/14

LESSEE'S CERT. FOR POST CONSTRUCTION BMP

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3838 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103
619.299.4210 - 619.299.4250 FAX

PROJECT NAME

CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

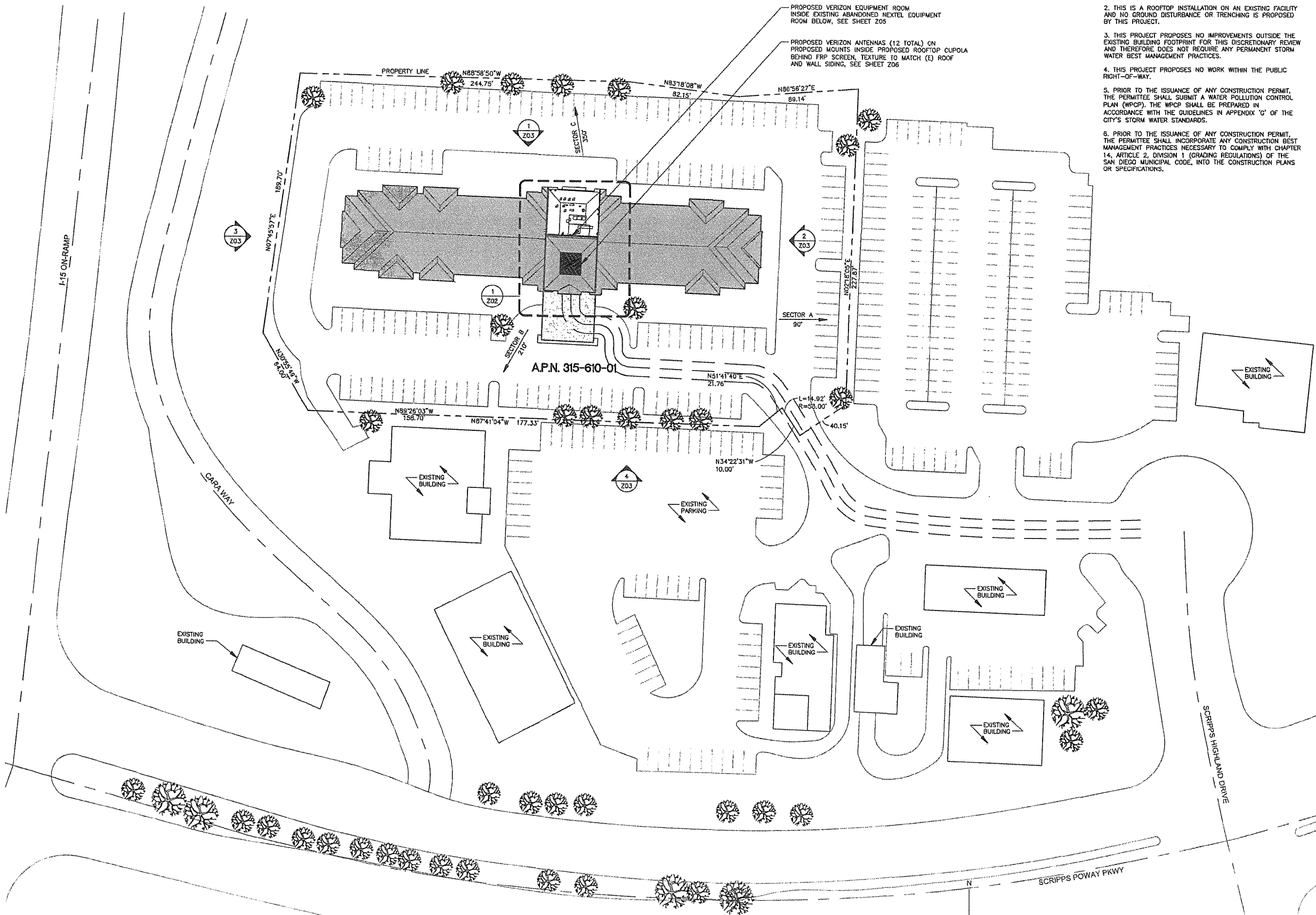
ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
06-19-15	KOB	REV-00 PRELIMINARY ZDs FOR REVIEW
07-02-15	KOB	REV-01 100% ZDs
09-15-15	KOB	REV-02 REVISED PER CITY COMMENTS
10-02-15	KOB	REV-03 REMOVED SURVEY PER ENGINEERING
12-18-15	CLT	REV-04 CUPOLA REVISED PER PLANNING

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

T01
TITLE SHEET



- NOTES:
1. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 2. THIS IS A ROOFTOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 3. THIS PROJECT PROPOSES NO IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 5. 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 'G' OF THE CITY'S STORM WATER STANDARDS.
 6. 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.

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.238.4210 • 619.238.4200 FAX

PROJECT NAME

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
08-19-15	KGB	REV-00 PRELIMINARY ZDA FOR REVIEW
07-02-15	KGB	REV-01 100% ZDA
09-15-15	KGB	REV-02 REVISED PER CITY COMMENTS
10-02-15	KGB	REV-03 REMOVED SURVEY PER ENGINEERING
12-18-15	CLT	REV-04 CUPOLA REVISED PER PLANNING

VERIZON WIRELESS

CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

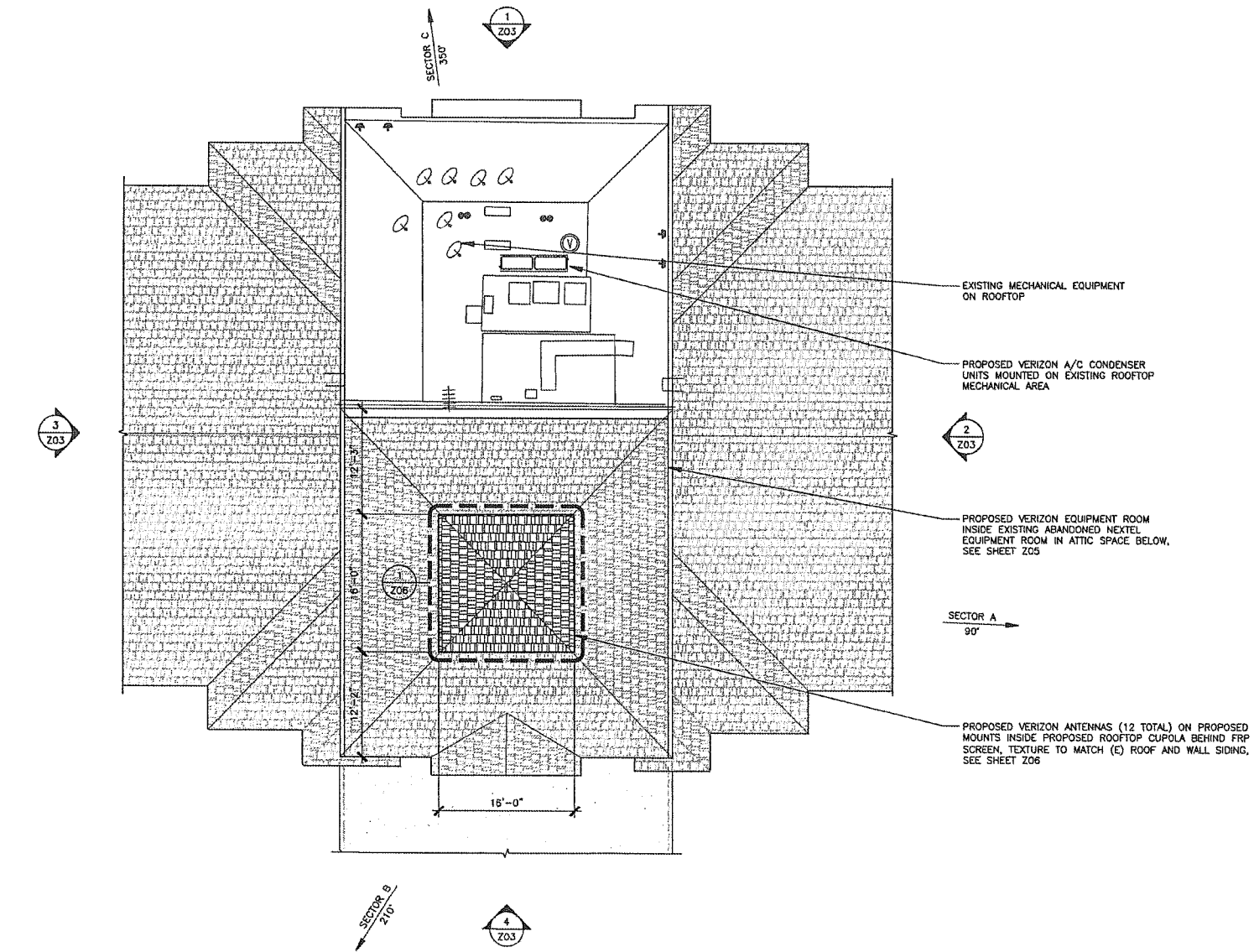
SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z01
SITE PLAN

141512
PLOT SCALE 1" = 24'x36" (1/4" SIZE)


SITE PLAN
1/32" = 1'-0"



SECTOR	AZIMUTH	ANTENNAS	COAX LENGTH	NO. OF RRUS	NO. OF A2
A	90°	4	60' +/-	8	8
B	210°	4	60' +/-	8	8
C	350°	4	60' +/-	8	8

AREA PLAN
1/8"=1'-0"

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3599 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103
619.259.4210 - 619.259.4250 FAX

PROJECT NAME

CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
06-19-15	KOB	REV-00 PRELIMINARY Z02 FOR REVIEW
07-02-15	KOB	REV-01 100% Z02
09-15-15	KOB	REV-02 REVISED PER CITY COMMENTS
10-02-15	KOB	REV-03 REMOVED SURVEY PER ENGINEERING
12-18-15	CJT	REV-04 CUPOLA REVISED PER PLANNING

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z02
SITE PLAN

1416.12
PLOT SCALE 1" = 1' (24x36" D SIZE)



ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3339 FIRST AVENUE, SUITE 100 • SAN DIEGO, CA 92103
619.269.4210 • 619.269.4207 FAX

PROJECT NAME

verizon WIRELESS

CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

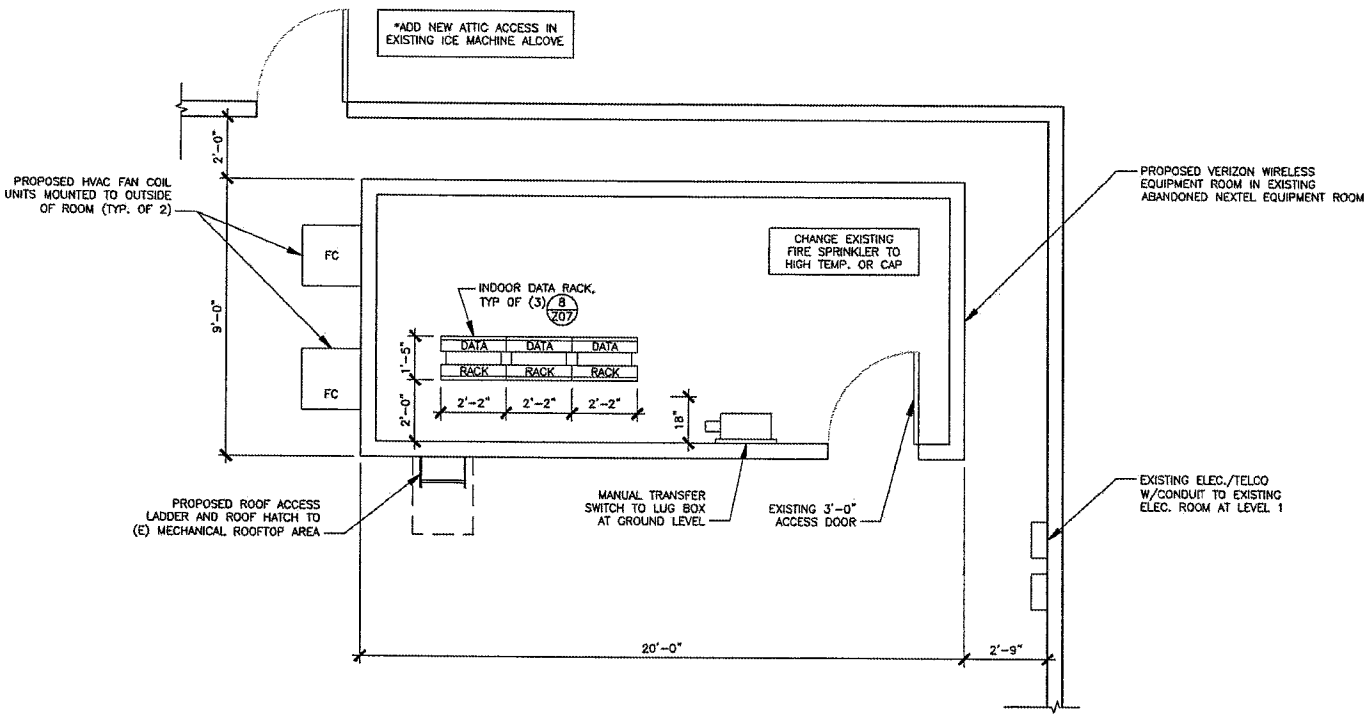
ISSUES REVISIONS	
DATE	DESCRIPTION
08-19-15	KOB REV-01 PRELIMINARY Z03 FOR REVIEW
09-15-15	KOB REV-02 REVISED PER CITY COMMENTS
10-02-15	KOB REV-03 REMOVED SURVEY PER ENGINEERING
12-18-15	CLT REV-04 CUPOLA REVISED PER PLANNING

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS


Z03
ELEVATIONS

1416.12
PLOT SCALE: 1" = 16'-0" (24x36" D SIZE)



PROPOSED EQUIPMENT PLAN
3/8"=1'-0"

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3599 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.295.4616 • 619.295.4655 FAX

PROJECT NAME

CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
08-19-15	KDB	REV-00 PRELIMINARY ZDs FOR REVIEW
07-02-15	KDB	REV-01 100% ZDs
09-15-15	KDB	REV-02 REVISED PER CITY COMMENTS
10-02-15	KDB	REV-03 REMOVED SURVEY PER ENGINEERING
12-18-15	CLT	REV-04 CUPOLA REVISED PER PLANNING

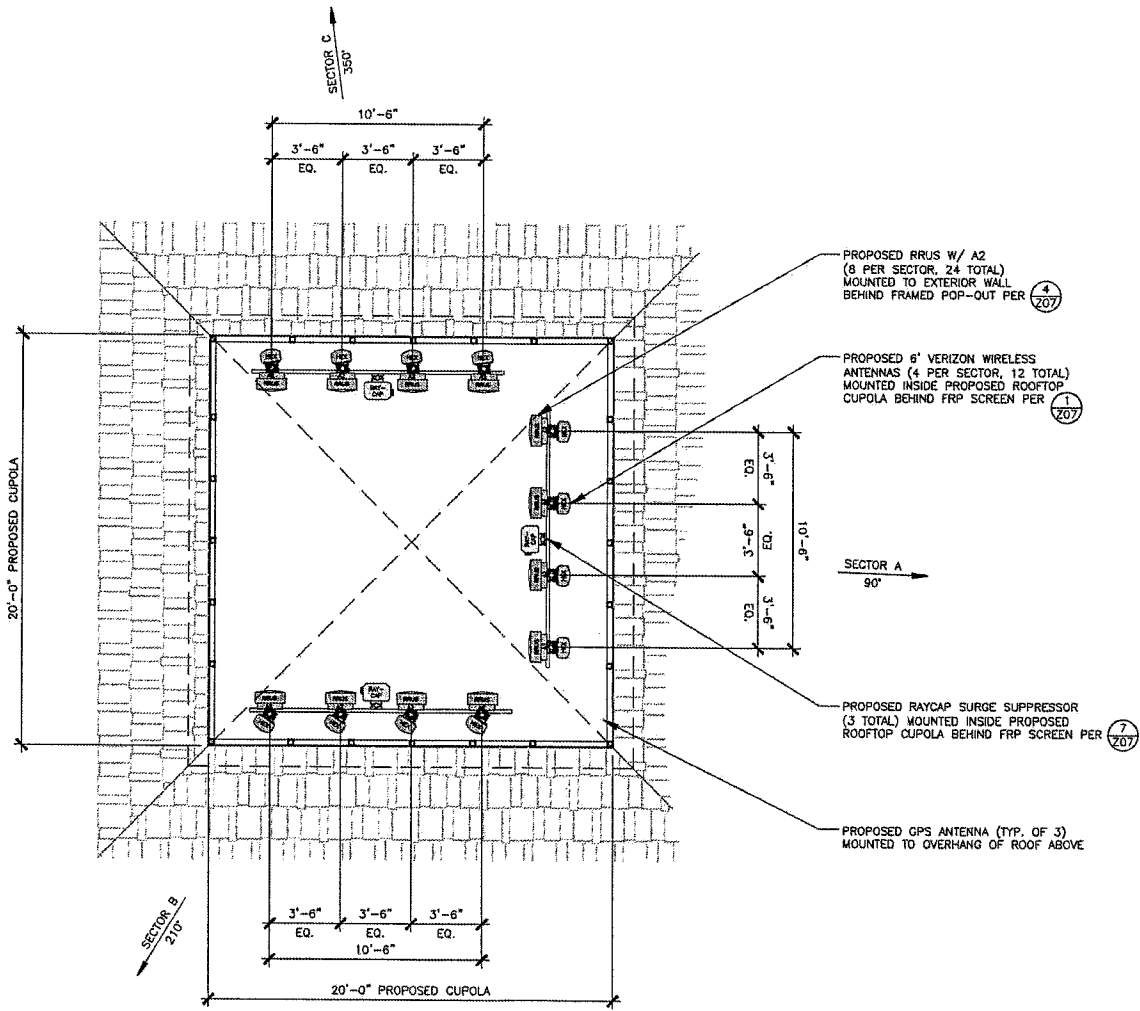
SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS


Z04
PROPOSED
EQUIPMENT PLAN

1416.12
PLOT SCALE 1" = 1' (24x36" D SIZE)

PROPOSED ANTENNA PLAN
1/4"=1'-0"



ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3839 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.259.4210 - 619.259.4250 FAX

PROJECT NAME

CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

ISSUES REVISIONS

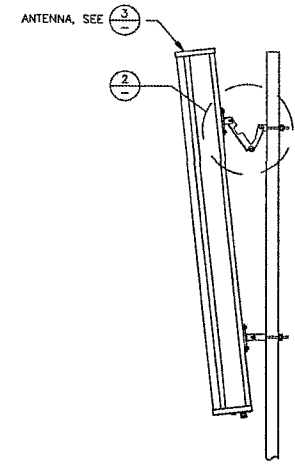
DATE	BY	ISSUE DESCRIPTION
06-18-15	KDB	REV-00 PRELIMINARY 2Ds FOR REVIEW
07-02-15	KDB	REV-01 100% 2Ds
09-15-15	KDB	REV-02 REVISED PER CITY COMMENTS
10-02-15	KDB	REV-03 REMOVED SURVEY PER ENGINEERING
12-18-15	CLT	REV-04 CUPOLA REMOVED PER PLANNING

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

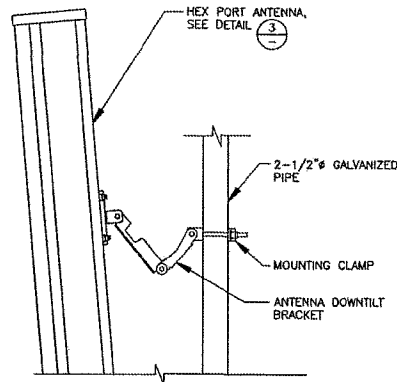
Z05
PROPOSED
ANTENNA PLAN

1416.12
PLOT SCALE 1:1 (24x36" D SIZE)



ANTENNA MOUNT
3/4"=1'-0"

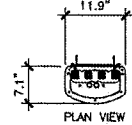
1



ANTENNA MOUNTING
1-1/2"=1'-0"

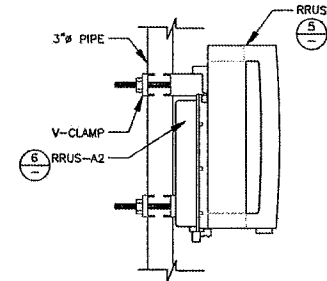
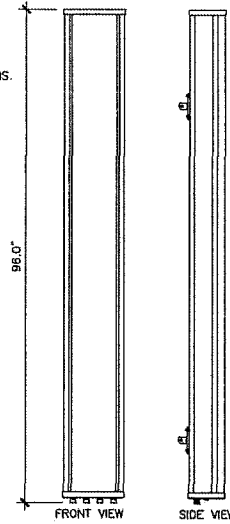
2

WEIGHT WITHOUT BRACKETS: 49.6 LBS.
(22.5 KG)
MODEL: HEXPORT COMMScope
ANTENNA SBHWH-1D65C



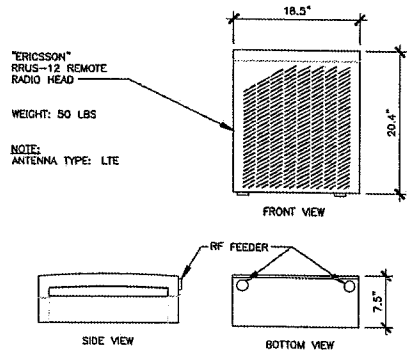
8' HEXPORT CCI ANTENNA
3/4"=1'-0"

3



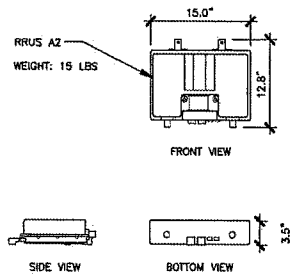
RRUS MOUNTING
1-1/2"=1'-0"

4



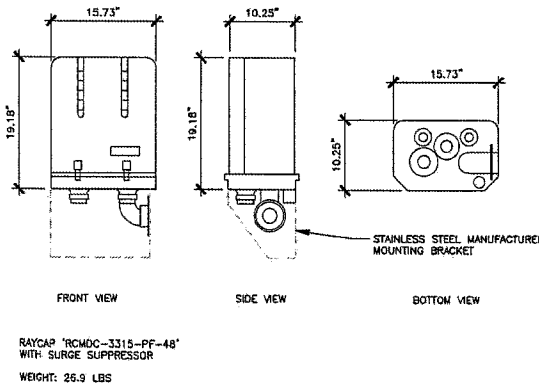
RRUS-12 UNIT
1"=1'-0"

5



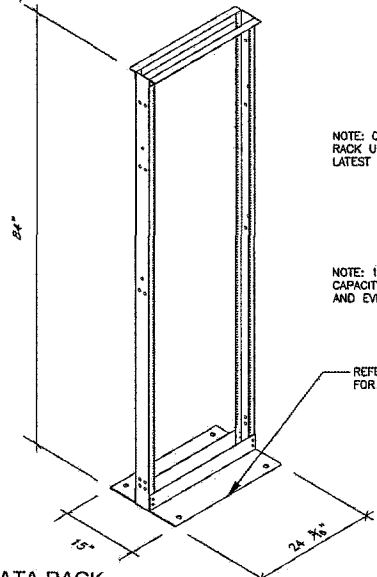
RRUS-A2 UNIT
1"=1'-0"

6



SURGE SUPPRESSOR
1"=1'-0"

7



DATA RACK
3"=1'-0"

8

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3838 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103
619.286.4210 • 619.286.4207 FAX

PROJECT NAME

CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
08-19-15	KOB	REV-00 PRELIMINARY Z06 FOR REVIEW
07-02-15	KOB	REV-01 100% Z06
09-15-15	KOB	REV-02 REVISED PER CITY COMMENTS
10-02-15	KOB	REV-03 REMOVED SURVEY PER ENGINEERING
12-18-15	CLT	REV-04 CUPOLA REVISED PER PLANNING

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z06
ANTENNA DETAILS

1416.12
PLOT SCALE 1:1 (24x36" SIZE)



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: May 4, 2016

TO: Stephen Haase, Vice-Chairperson, Planning Commission, and members of the Planning Commission

FROM: Elyse Lowe, Deputy Director, Development Services *Elyse Lowe*

SUBJECT: Verizon Cara, Project Number 431413, Item No. 10, Planning Commission Docket of May 12, 2016

It has been brought to staff's attention that the building heights previously given to staff by the applicant do not represent the current as-built condition of the Springhill Suites building at 12032 Scripps Highlands Drive. Accordingly, the project data have been updated. The overall building height is lower and the project represents less of a height deviation than previously requested.

Please see the staff report corrections herein.

Building Element	Staff report	Actual Measurement	Difference
Existing Roof Height	74 feet, 6 inches	67 feet	7 feet, 6 inches lower
Proposed Cupola Height	9 feet, 5 inches	10 feet, 3 inches	10 inches higher
Building Height with Cupola	83 feet, 11 inches	77 feet, 3 inches	6 feet, 8 inches lower

This does not change staff's recommendation of approval.

An updated draft permit, draft resolution, and updated project plans have been attached to this memorandum. Attachment numbers reflect the original numbers as attached to your staff report.

Specifically, the text of Finding 1 on page 1 of Attachment 5 and the project description on page 1 of Attachment 6 have been updated to reflect the new building heights. Attachment 13 has been updated to reflect the current measurements.

The agenda statement for this item reflects the information contained herein.

**PLANNING COMMISSION RESOLUTION NO. XXXXXX
VERIZON CARA - PROJECT NO. 431413**

WHEREAS, VERIZON WIRELESS, Permittee and ARC Hospitality Portfolio I NTC OWNER, LP, Owner, filed an application with the City of San Diego for a permit to construct a Wireless Communication Facility (WCF), as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1509335, on portions of a 2.34-acre site;

WHEREAS, the project site is located at 12032 Scripps Highlands Drive in the CC-1-3 zone of the Miramar Ranch North Community Plan;

WHEREAS, the project site is legally described as Lot 1, Scripps Gateway Unit Number 3 according to Map No. 14063, recorded 11/1/2000;

WHEREAS, on May 12, 2016, the Planning Commission of the City of San Diego considered Planned Development Permit (PDP) No. 1509335 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 10, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and Section 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 May 12, 2016.

FINDINGS:

Planned Development Permit (SDMC 126.0604(a)):

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

The Miramar Ranch North Community Plan does not specifically address WCFs. The City of San Diego's General Plan Urban Design Element (UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

WCFs are permitted by right in commercial zones. A PDP is required to allow the project to exceed the 45-foot height limit of the CC-1-3 zone. The existing building is 67 feet tall. The project proposes a ten-foot, three-inch cupola, bringing the total requested building height to 77 feet, 3 inches.

The building is visible from nearby residential properties, as well as traffic on adjacent streets and highways. To address the possible visual impacts of the requested height deviation, the applicant explored several design alternatives, which would have required smaller deviations or no deviation.

Such alternatives, including façade-mounted antennas, a freeway sign, cupolas at other lower locations on the building, and other stand-alone structures elsewhere on the property, were determined to have a greater visual impact than the proposed project. Therefore, the increased height requested as a part of this application enables the functional integration of a WCF into an existing building without the need for additional building massing or standalone structures on the property. The WCF will be completely concealed within the structure.

Based on this analysis, the proposed development 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 project proposes a new WCF consisting of 12 antennas, 24 Remote Radio Units (RRUs), and 4 surge suppressors inside a proposed rooftop cupola, with associated equipment located in an existing equipment room one floor below.

This project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The applicant has provided a RF Electromagnetic Fields Exposure Report to demonstrate that the proposed project will be consistent with the FCC regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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.

Whereas the WCF Regulations (Section 141.0420 of the Municipal Code) would generally permit antennas concealed within a cupola by right at this location, a PDP is requested to allow the cupola to exceed the 45-foot height limit of the CC-1-3 zone. This deviation allows the project to better comply with the WCF Regulations by allowing integration into the structure in a manner that isn't possible by following the height limit of the zone.

The WCF Regulations require that WCFs utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

Because of the design of the existing building and the presence of another wireless carrier already concealed within the structure, there is no reasonable means for integration into an existing space that is not already occupied by another use. Of the remaining design alternatives (façade-mounted antennas, stand-alone structures, cupolas, etc.), a small cupola located above an existing vertical design element was determined to be the least visually intrusive.

The project complies with all other applicable regulations of the Land Development Code; therefore, the proposed project is more desirable than what could be achieved if designed in strict conformance with the development regulations of the CC-1-3 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1509335 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. 1509335 a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: May 12, 2016

IO#: 24006016

3-3-16

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24006016

PLANNED DEVELOPMENT PERMIT NO. 1509335
VERIZON CARA, PROJECT NO. 431413
PLANNING COMMISSION

This PLANNED DEVELOPMENT PERMIT NO. 1509335 is granted by the Planning Commission of the City of San Diego to ARC HOSPITALITY PORTFOLIO I NTC OWNER, LP, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0602. The 2.34-acre site is located at 12032 Scripps Highlands Drive in the CC-1-3 zone of the Miramar Ranch North Community Plan. The project site is legally described as: Lot 1, Scripps Gateway Unit Number 3 according to Map No. 14063, recorded 11/1/2000.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 12, 2016, on file in the Development Services Department.

The project shall include:

- a. A new WCF consisting of 12 antennas, 24 Remote Radio Units (RRUs), and 4 surge suppressors inside a proposed rooftop cupola, with associated equipment located in an existing equipment room on the floor below.
- b. A deviation to allow a building height of 77 feet, 3 inches, where 45 feet is otherwise the height limit of the CC-1-3 zone;
- c. 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 May 26, 2019.
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility (CCF) and as a result, the permit will not contain an expiration date. Height, width, depth, size, bulk, scale, materials, colors, finishes, and location on the building are all factors considered in the determination that this project is a CCF. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to conditions set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENGINEERING REQUIREMENTS:

12. 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.

13. 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.

PLANNING/DESIGN REQUIREMENTS:

14. 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.

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

16. All facilities and related equipment shall be: maintained in good working order; 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.

17. 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.

18. The photosimulation(s) for the proposed project, as well as the recorded copy of this permit, shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

19. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. The entire facility, including all RF-transparent material, shall be painted and textured to match the original building and adjacent building surfaces.

20. The approved antenna dimensions are 96 inches by 11.9 inches by 7.1 inches as illustrated on the Exhibit "A" dated May 12, 2016. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

21. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

22. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

23. 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.

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

25. 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **619-446-5407** to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 May 12, 2016 by Resolution No. [Approved Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: PDP 1509335

Date of Approval: May 12, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

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

ARC HOSPITALITY PORTFOLIO I NTC OWNER, LP

Owner

By _____

NAME:

TITLE:

VERIZON WIRELESS

Permittee

By _____

NAME:

TITLE:

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



CARA (MCE)
(MTX54BSC24)
12032 SCRIPPS HIGHLAND DR.
SAN DIEGO, CA 92131

OVERALL HEIGHT: 77'-03"



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3838 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103
619.299.4210 • 619.299.4250 FAX

PROJECT NAME

CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
06-19-15	KOB	REV-00 PRELIMINARY ZDs FOR REVIEW
07-02-15	KOB	REV-01 100% ZDs
09-15-15	KOB	REV-02 REVISED PER CITY COMMENTS
10-02-15	KOB	REV-03 REMOVED SURVEY PER ENGINEERING
12-18-15	CLT	REV-04 CUPOLA REVISED PER PLANNING
04-23-16	CLT	REV-05 PER 1-A CERTIFICATE

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
T01
TITLE SHEET

1416.12
PLOT SCALE 1" = 1' (24x36" D SIZE)

DRIVING DIRECTIONS FROM AT&T WIRELESS OFFICE:
- HEAD EAST ON PACIFIC CENTER BLVD TOWARDS PACIFIC HEIGHTS BLVD
- TURN RIGHT ONTO PACIFIC HEIGHTS BLVD
- TURN LEFT ONTO MIRA MESA BLVD
- TURN RIGHT TO MERGE ONTO I-15 N
- TAKE THE MERCY RD EXIT TOWARD SCRIPPS POWAY PKWY
- TURN RIGHT ONTO SCRIPPS POWAY PKWY
- TURN LEFT ONTO SCRIPPS HIGHLANDS DR
- DESTINATION WILL BE ON THE RIGHT



© GOOGLE 2015
VICINITY MAP

PROJECT APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: BRENT HELMING
760.533.6065

CONSTRUCTION MANAGER:
STEVE JOHNSON
951.541.8905

PLANNING REPRESENTATIVE:
TED MARIONCELLI
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
760.807.1850 PHONE

SITE ACQUISITION:
BRENT HELMING
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
760.533.6065 PHONE

ARCHITECT:
DI DONATO ASSOCIATES
3939 FIRST AVE, SUITE 100
SAN DIEGO, CA 92103
619.299.4210 PHONE
619.299.4250 FAX

R.F. ENGINEERING REPRESENTATIVE:
CARLOS JIMENEZ
619.851.2164

PROPERTY OWNER:
ARC HOSPITALITY PORTFOLIO/
NTC OWNER LP
106 YORK ROAD
JENKINTOWN, PA 19046
CONTACT: MARK FOWLER
(571) 529-6148
MFOWLER@ARLAP.COM

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION OF A VERIZON WIRELESS TELECOMMUNICATIONS SITE CONSISTING OF THE FOLLOWING:

THE INSTALLATION OF TWELVE (12) NEW ANTENNAS, TWENTY FOUR (24) RRUS, AND FOUR (4) SURGE SUPPRESSORS INSIDE A PROPOSED ROOFTOP CUPOLA. EQUIPMENT WILL BE LOCATED IN AN EXISTING ABANDONED INDOOR EQUIPMENT ROOM INSIDE AN ATTIC SPACE BELOW THE ROOF.

EXISTING CARRIERS: AT&T

SITE ADDRESS:
12032 SCRIPPS HIGHLAND DR.
SAN DIEGO, CA 92131

JURISDICTION:
CITY OF SAN DIEGO
1222 1ST AVE.
SAN DIEGO, CA 92101

ASSESSOR'S PARCEL NUMBER:
315-610-01-00

CURRENT USE:
HOTEL, TELECOMMUNICATIONS SITE

SITE AREA:
101,930 SF (2.34 AC)

PROPOSED USE:
UNCHANGED

EXISTING FLOOR AREA:
N/A

EXISTING OCCUPANCY:
N/A

PROPOSED PROJECT AREA:
289 SF - PROPOSED CUPOLA
180 SF - EQUIPMENT ROOM

NEW OCCUPANCY:
S-2 (AT EQUIPMENT ROOM)

EXISTING TYPE OF CONSTRUCTION:
V-B

WATER/SEWAGE:
N/A

NEW TYPE OF CONSTRUCTION:
UNCHANGED

UTILITIES:
ELECTRICAL: SDG&E

EXISTING ZONING:
CC-1-3

TELEPHONE: AT&T

OVERLAYS:
NONE KNOWN

FIRE DEPT.: SAN DIEGO FIRE DEPT.

ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES:

CALIFORNIA BUILDING CODE, 2013 EDITION

CALIFORNIA PLUMBING CODE, 2013 EDITION

CALIFORNIA MECHANICAL CODE, 2013 EDITION

CALIFORNIA ELECTRICAL CODE, 2013 EDITION

CALIFORNIA FIRE CODE, 2013 EDITION

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

CONTACTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPGRADES FOR DISABLED ACCESS PER THE FOLLOWING:

CBC SECTION 1105B.3.4 - BUILDING ACCESSIBILITY
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

ADA COMPLIANCE

#	TYPE OF INSPECTION	DESIGN STRENGTH

SPECIAL INSPECTIONS

PROJECT INFORMATION

CONSTRUCTION REPRESENTATIVE	
SITE ACQUISITION	
R.F. ENGINEERING REPRESENTATIVE	
PLANNING REPRESENTATIVE	
VERIZON WIRELESS REPRESENTATIVE	
LANDLORD	
DM-E911	

APPROVALS

T01	TITLE SHEET
C01	TOPOGRAPHIC SURVEY
C02	TOPOGRAPHIC SURVEY
Z01	SITE PLAN
Z02	AREA PLAN
Z03	ELEVATIONS
Z05	EQUIPMENT ROOM PLAN
Z06	ANTENNA PLAN
Z07	ANTENNA DETAILS

SHEET INDEX

7

Lessee's Certificate
Standard Wireless Facility Project
for Post Construction BMPs

I/we the undersigned as Lessee(s) of the property described as

12032 SCRIPPS HIGHLAND DRIVE, SAN DIEGO, CA 92131

(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/We certify to the best of my knowledge, 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

I/We will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee: Andres Motekin Company Name: Verizon Wireless
Landlord: [Signature] Date: 7/25/14

LESSEE'S CERT. FOR POST CONSTRUCTION BMP

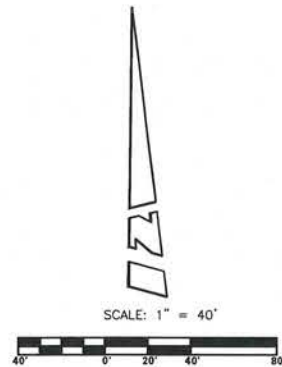
8

LEGAL DESCRIPTION

5

4

6



COORDINATES:

CENTER OF CUPOLA
LATITUDE 32°56'15.19" N
LONGITUDE 117°06'33.30" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASITECH" G.P.S. RECEIVERS AND ASITECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE EAST LINE OF LOT 3 OF SCRIPPS GATEWAY UNIT NO. 3, BEING NORTH 02°18'06" EAST PER MAP NO. 14063, RECORDS OF SAN DIEGO COUNTY.

ASSESSOR'S IDENTIFICATION:

SAN DIEGO COUNTY A.P.N. 315-610-01

AREA:

2.34± ACRES PER SAN DIEGO COUNTY ASSESSOR

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 500"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 500" AS SHOWN ON THE "POWAY" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 502.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

COMMONWEALTH LAND TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 08025388, DATED AS OF APRIL 30, 2015.

EASEMENT NOTES:

EASEMENT(S) SHOWN HEREON ARE PER COMMONWEALTH LAND TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 08025388, DATED AS OF APRIL 30, 2015.

(3) AN EASEMENT FOR DRAINAGE AND LANDSCAPING, SHOWN ON TRACT MAP NO. 14063. (APPROX. LOCATION SHOWN, ERRORS ON MAP)

(4) A FIRE HAZARD REDUCTION ZONE, SHOWN ON TRACT MAP NO. 14063. (APPROX. LOCATION PER SHEET 6 OF 6)

6 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED FEBRUARY 21, 2002 AS INSTRUMENT NO. 2002-0147915 OF OFFICIAL RECORDS. MODIFICATION RECORDED APRIL 29, 2003 AS INSTRUMENT NO. 2003-0494298 AND MAY 12, 2003 AS INSTRUMENT NO. 2003-0554751 BOTH OF OFFICIAL RECORDS. (GENERAL ESMTS., EXACT LOCATION NOT GIVEN IN DOCUMENT)

7 AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, RECORDED OCTOBER 10, 2002 AS INSTRUMENT NO. 2002-0877597 OF OFFICIAL RECORDS. AN "ASSIGNMENT OF EASEMENT" RECORDED APRIL 9, 2003 AS INSTRUMENT NO. 2003-0399636 OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENTS)

8 AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR METER ACCESS, RECORDED OCTOBER 10, 2002 AS INSTRUMENT NO. 2002-0877598 OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENTS)

(10) A COVENANT AND AGREEMENT FOR ACCESS, RECORDED FEBRUARY 12, 2003 AS INSTRUMENT NO. 2003-0164623 OF OFFICIAL RECORDS.

11 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED FEBRUARY 12, 2003 AS INSTRUMENT NO. 2003-0164624 OF OFFICIAL RECORDS. (GENERAL ESMTS., EXACT LOCATION NOT GIVEN IN DOCUMENT)

(14) AN EASEMENT GRANTED TO CITY OF SAN DIEGO FOR INGRESS AND EGRESS FOR WATER FACILITIES, RECORDED MAY 3, 2004 AS INSTRUMENT NO. 2004-0395534 OF OFFICIAL RECORDS.

○ DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:

PARCEL 1:

LOT 1 OF SCRIPPS GATEWAY UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14063, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 1, 2000 AS INSTRUMENT NO. BY THAT CERTIFICATE OF CORRECTION RECORDED JUNE 18, 2004 AS INSTRUMENT NO. 2004-571937 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING ALL PREVIOUSLY UNRESERVED MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID PROPERTY WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED FEET (500) BELOW THE PRESENT SURFACE OF SAID PROPERTY FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER FROM SAID PROPERTY BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND FIVE HUNDRED FEET (500) BELOW THE PRESENT SURFACE OF THE SAID PROPERTY FOR ANY PURPOSE WHATSOEVER AS RESERVED IN CORRECTIVE GRANT DEED RECORDED FEBRUARY 12, 2003 AS INSTRUMENT NO. 2003-0164624 OF OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT AND RIGHT-OF-WAY FOR ACCESS AND INCIDENTALS THERETO, OVER, ALONG AND ACROSS LOT 2, 4 AND 5 OF SAID SCRIPPS GATEWAY UNIT NO. 3, AS SHOWN ON MAP NO. 14063.

PARCEL 3:

NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS OF SCRIPPS GATEWAY FREEWAY CENTER, RECORDED ON FEBRUARY 21, 2002 AS INSTRUMENT NO. 2002-0147915 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA (COLLECTIVELY, THE "DECLARATION"). (GENERAL ESMTS., EXACT LOCATION NOT GIVEN IN DOCUMENT)

DATE OF SURVEY:

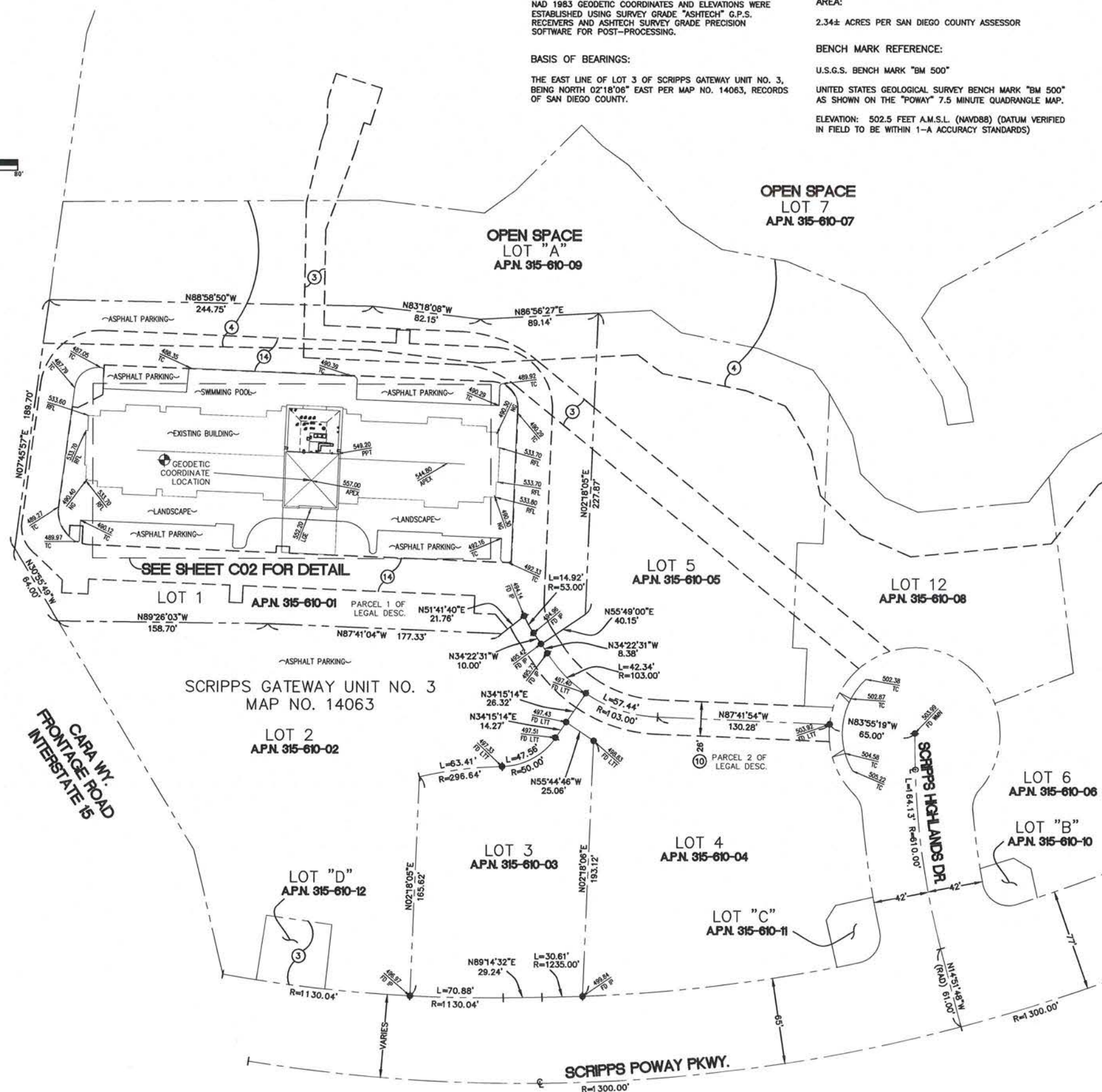
JUNE 01, 2015

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

LEGEND:

- ACU AIR CONDITIONING UNIT
- ANT ANTENNA
- BTM BOTTOM
- BTS BTS UNIT
- CPA CUPOLA
- CT CABLE TRAY
- DK DECK
- DKL DECK LINE
- DR DOOR
- EBX ELECTRICAL BOX
- FD FOUND
- FF FINISHED FLOOR
- GPS GPS ANTENNA
- IP IRON PIPE
- LDR LADDER
- LCE LEDGE
- LTT LEAD TACK AND TAG
- NG NATURAL GROUND
- OH OVERHANG
- PPT PARAPET
- RD ROOF DRAIN
- RFL ROOF LINE
- RRD RAISED ROOF DECK
- SDSH SATELLITE DISH
- TA TV ANTENNA
- TC TOP OF CURB
- TP TOP
- UBX UTILITY BOX
- UCAB UTILITY CABINET
- VT VENT
- WMN WELL MONUMENT
- ANTENNA
- CENTERLINE
- FOUND MONUMENT
- GPS ANTENNA
- ROOF DRAIN
- SATELLITE DISH
- TV ANTENNA
- VENT



BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 ARWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1967 OFFICE
714 557-1558 FAX
JN 731.118

PROJECT NAME

verizon wireless
15008 Sand Creek Ave.
Building 07, First Floor
Irvine, CA 92618
(949) 288-7000
CARA
12032 SCRIPPS HIGHLANDS DRIVE, SAN DIEGO, CA 92131

ISSUES REVISIONS

DATE	BY	DESCRIPTION
06/05/15	JA	ISSUED FOR REVIEW
06/05/15	JA	ADDED TITLE INFO.

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

C01
TOPOGRAPHIC SURVEY

DDA Project 1416.12
PLOT SCALE 1"=10' (24x36" 17" X 22")



SEE SHEET C02 FOR SITE DETAILS

BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3189 ARWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN. 731.118

PROJECT NAME

verizon wireless
15505 Sand Creek Avenue,
Building 37, First Floor
Irvine, CA 92618
(949) 266-7000

CARA
12032 SCRIPPS HIGHLANDS DRIVE, SAN DIEGO, CA 92131

ISSUES REVISIONS

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06/05/15	JA	ISSUED FOR REVIEW
06/05/15	JA	ADDED TITLE INFO.

SHEET INFORMATION

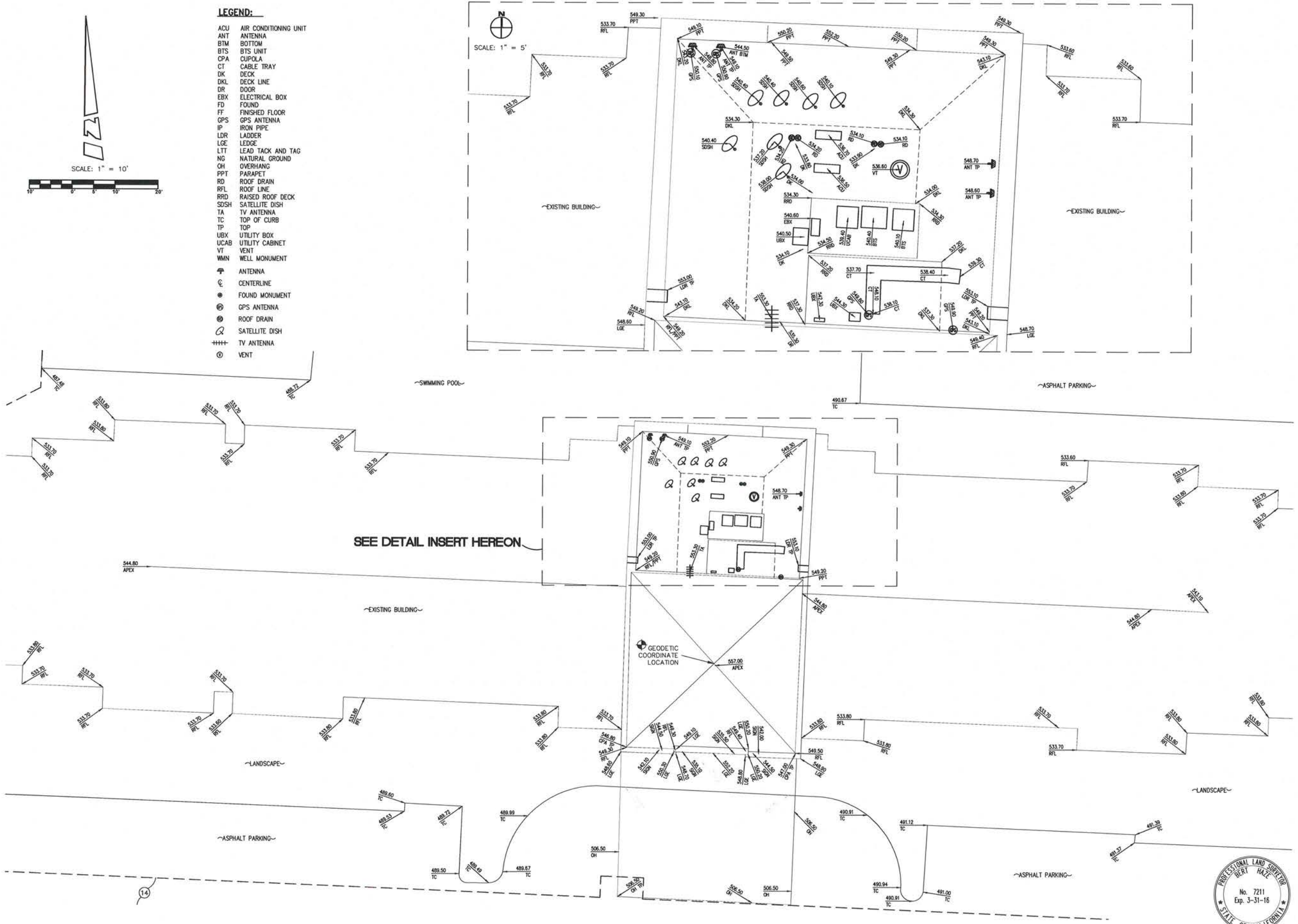
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

C02
TOPOGRAPHIC SURVEY

DDA Project 1416.12
PLOT SCALE 1"=1' (24x36" 1/2" SIZE)



SEE SHEET C01 FOR BOUNDARY AND TITLE INFO.



- NOTES:
1. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 2. THIS IS A ROOFTOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 3. THIS PROJECT PROPOSES NO IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 5. 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 'G' OF THE CITY'S STORM WATER STANDARDS.
 6. 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.



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3889 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
619.286.4210 • 619.286.4250 FAX

PROJECT NAME



CARA
12032 SCRIPPS HIGHLAND DR., SAN DIEGO, CA 92131

ISSUES REVISIONS

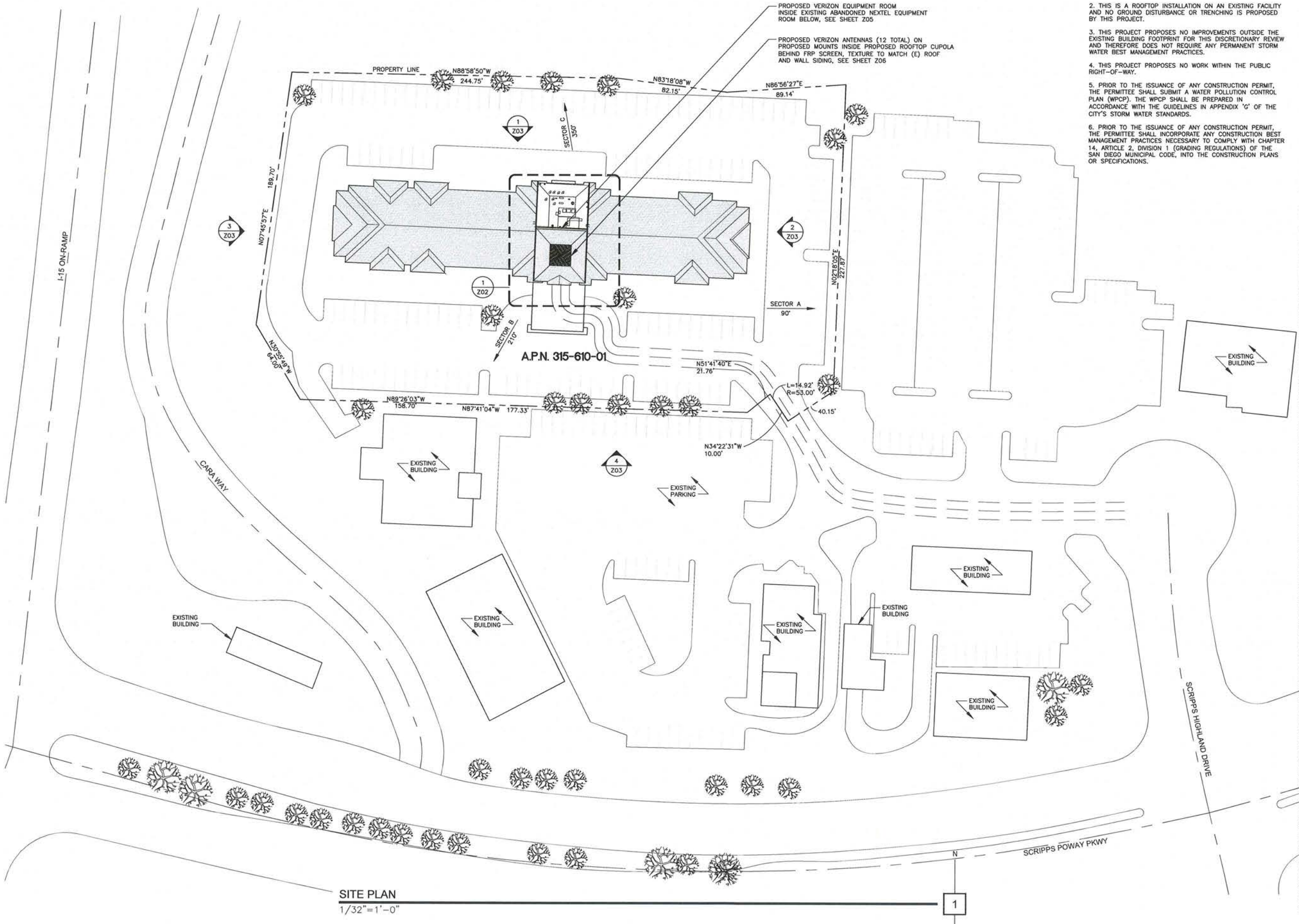
DATE	BY	ISSUE DESCRIPTION
06-19-15	K08	REV-00 PRELIMINARY Z01 FOR REVIEW
07-02-15	K08	REV-01 100% Z01
09-15-15	K08	REV-02 REVISED PER CITY COMMENTS
10-02-15	K08	REV-03 REMOVED SURVEY PER ENGINEERING
12-18-15	CLT	REV-04 CUPOLA REVISED PER PLANNING
04-25-16	CLT	REV-05 PER 1-A CERTIFICATE

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z01
SITE PLAN

1416 12
PLOT SCALE 1" = 1' (24x36" D SIZE)



SITE PLAN
1/32" = 1'-0"



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3800 FIRST AVENUE, SUITE 100 - SAN DIEGO - CA 92103
619.256.4210 - 619.256.4203 FAX

PROJECT NAME



CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

ISSUES REVISIONS

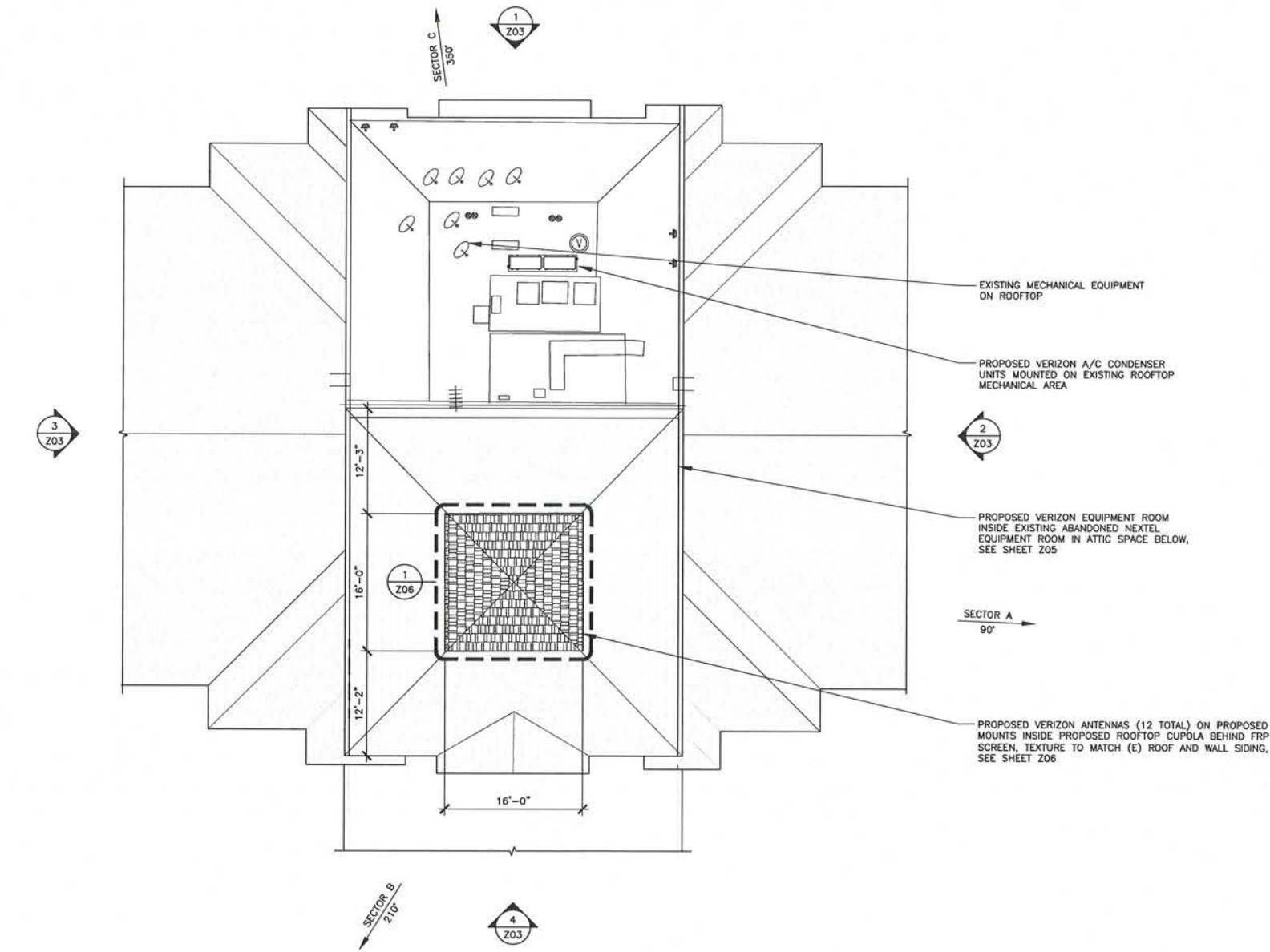
DATE	BY	ISSUE DESCRIPTION
06-19-15	KDB	REV-00 PRELIMINARY Z02 FOR REVIEW
07-02-15	KDB	REV-01 100% Z02
09-15-15	KDB	REV-02 REVISED PER CITY COMMENTS
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SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

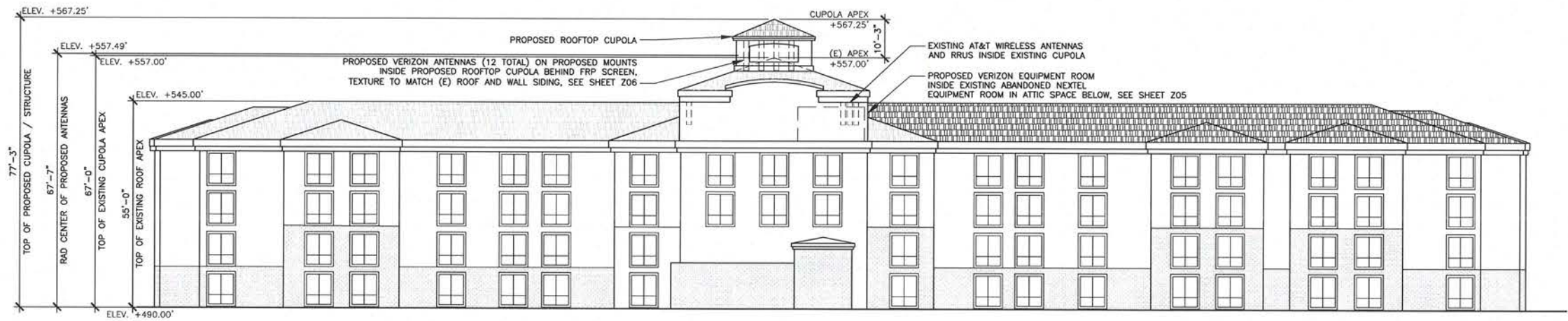
Z02
SITE PLAN

1416.12
PLOT SCALE 1 : 1 (24x36" D" SIZE)



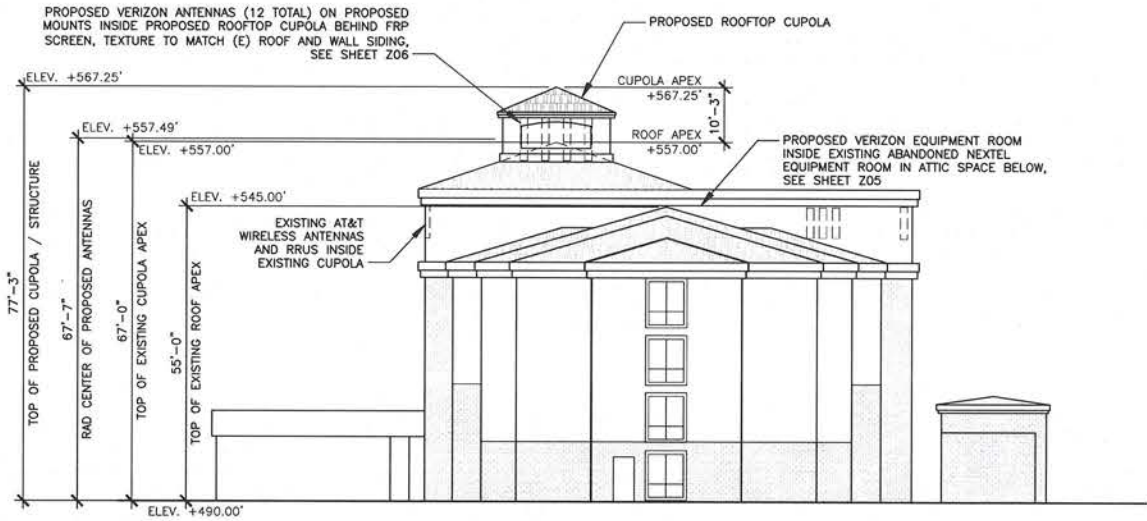
SECTOR	AZIMUTH	ANTENNAS	COAX LENGTH	NO. OF RRUS	NO. OF A2
A	90°	4	60' +/-	8	8
B	210°	4	60' +/-	8	8
C	350°	4	60' +/-	8	8

AREA PLAN
1/8" = 1'-0"



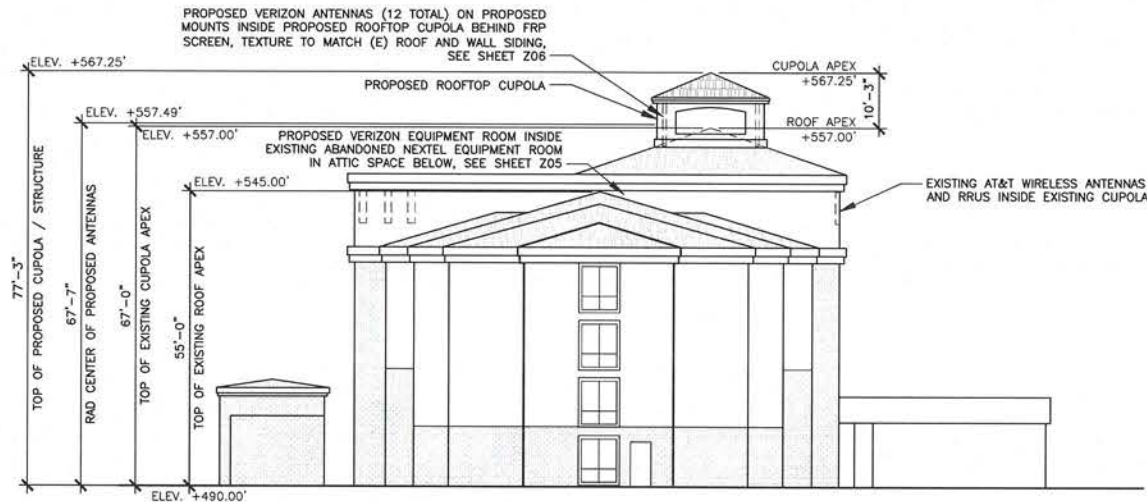
NORTH ELEVATION
1/16"=1'-0"

1



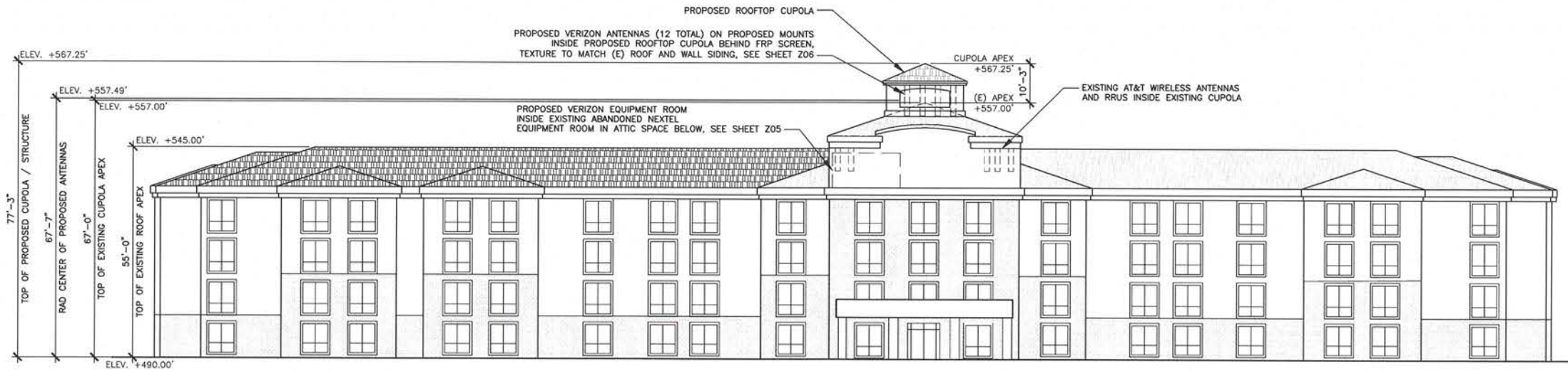
WEST ELEVATION
1/16"=1'-0"

2



EAST ELEVATION
1/16"=1'-0"

3



SOUTH ELEVATION
1/16"=1'-0"

4



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3809 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103
619.296.4210 • 619.296.4250 FAX

PROJECT NAME



CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

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SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z03
ELEVATIONS

1416.12
PLOT SCALE 1:1 (24x36" D SIZE)



939 FIRST AVENUE • SUITE 100 • SAN DIEGO • CA 92103
619.299.4210 • 619.299.4250 FAX

verizon WIRELESS

CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z05

PROPOSED
EQUIPMENT PLAN

1416.12
PLOT SCALE 1 : 1 (24x36 "D" SIZE)



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103
619.299.4210 • 619.299.4250 FAX

PROJECT NAME



CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

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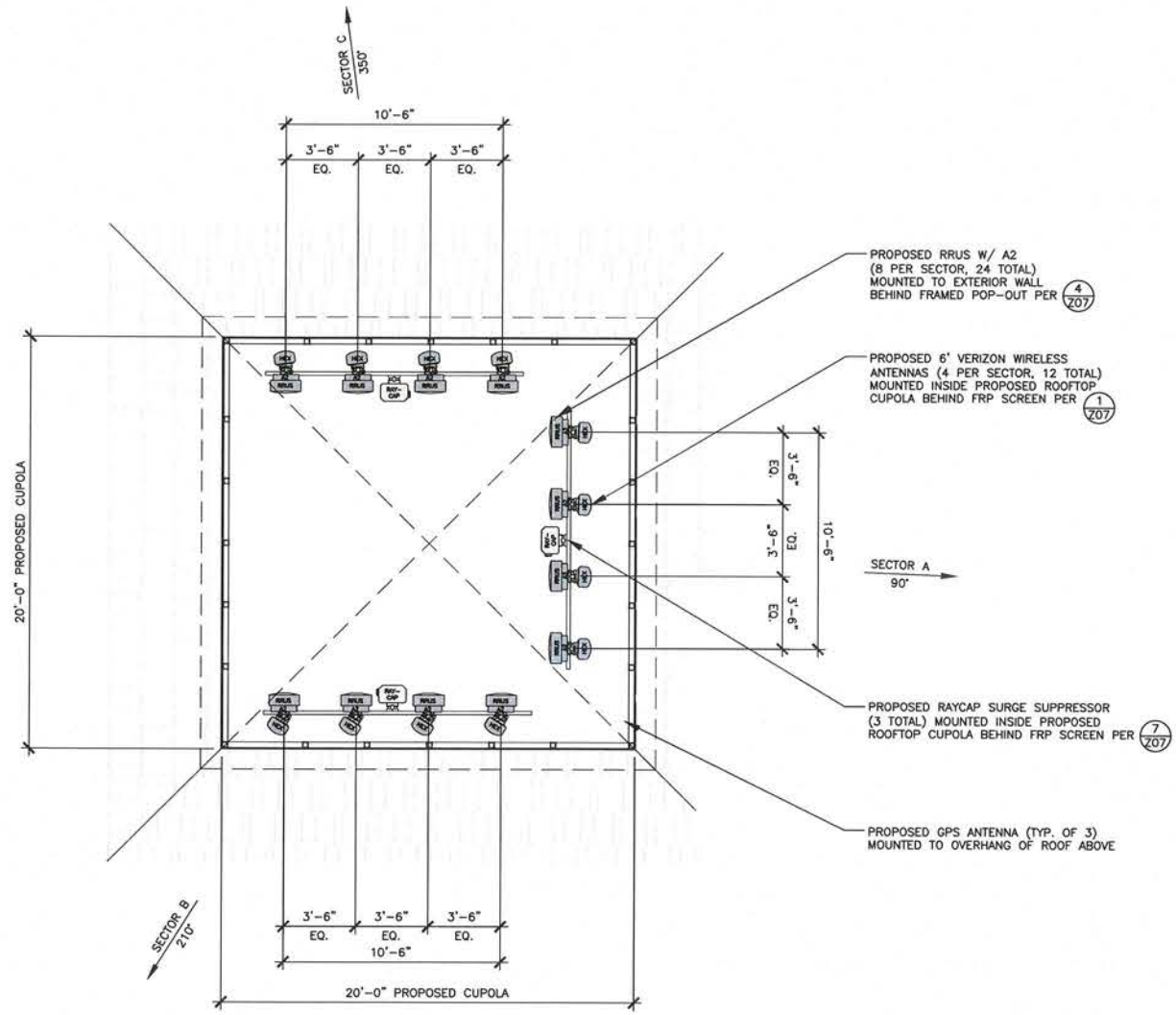
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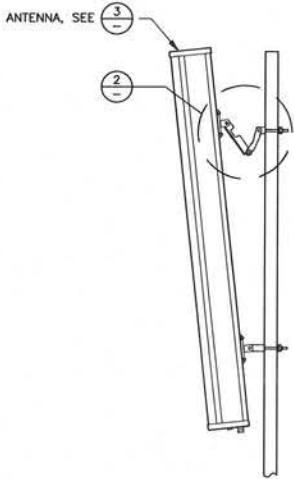
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z06
PROPOSED
ANTENNA PLAN

1416.12
PLOT SCALE 1 : 1 (24x36 "D" SIZE)

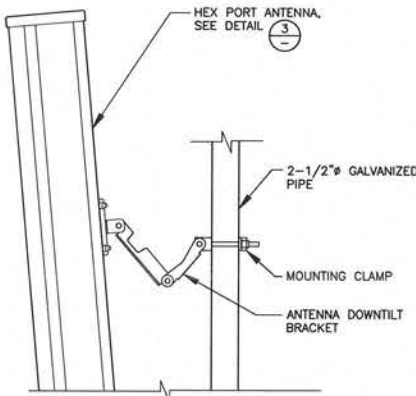
PROPOSED ANTENNA PLAN
1/4"=1'-0"





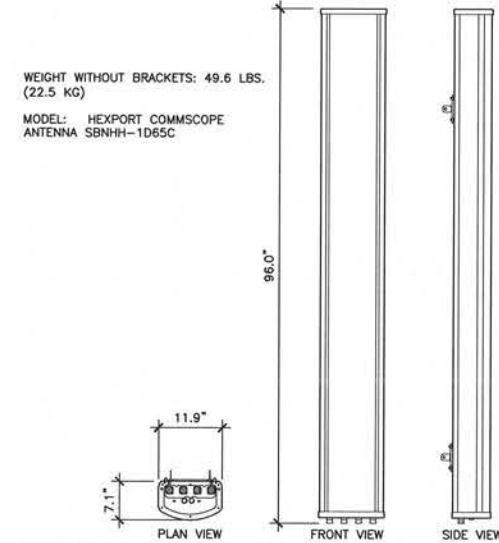
ANTENNA MOUNT
3/4"=1'-0"

1



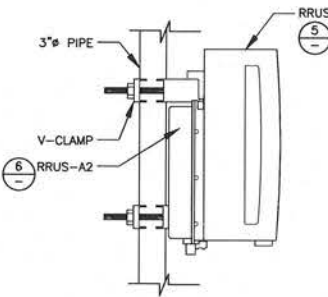
ANTENNA MOUNTING
1-1/2"=1'-0"

2



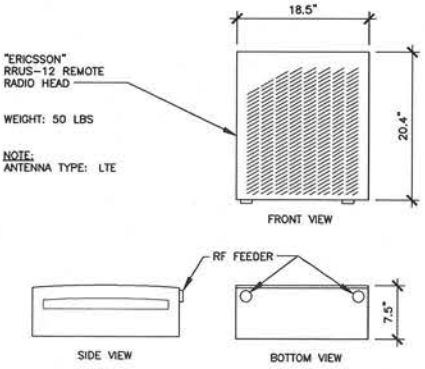
8' HEXPORT CCI ANTENNA
3/4"=1'-0"

3



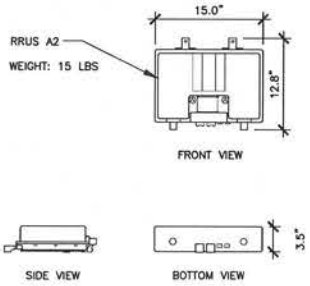
RRUS MOUNTING
1-1/2"=1'-0"

4



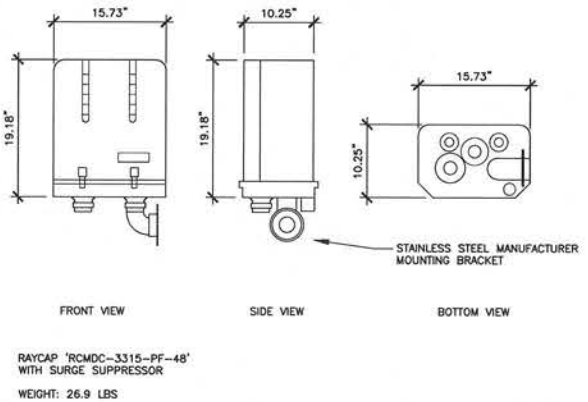
RRUS-12 UNIT
1"=1'-0"

5



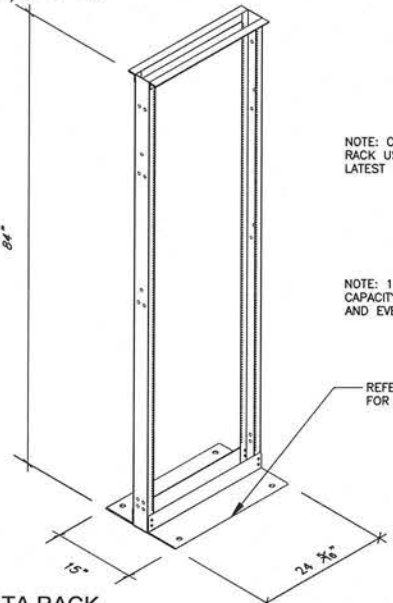
RRUS-A2 UNIT
1"=1'-0"

6



SURGE SUPPRESSOR
1"=1'-0"

7



DATA RACK
3"=1'-0"

8

PROJECT NAME



CARA
12032 SCRIPPS HIGHLAND DR. SAN DIEGO, CA 92131

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
08-19-15	KCB	REV-00 PRELIMINARY Z07 FOR REVIEW
07-02-15	KCB	REV-01 100% Z07
08-15-15	KCB	REV-02 REVISED PER CITY COMMENTS
09-02-15	KCB	REV-03 REMOVED SURVEY PER ENGINEERING
10-18-15	CLT	REV-04 CIPOLA REVISED PER PLANNING
04-25-16	CLT	REV-05 PER 1-A CERTIFICATE

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z07
ANTENNA DETAILS