



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 22, 2017 REPORT NO. PC-17-045

HEARING DATE: June 29, 2017

SUBJECT: VERIZON MESA COLLEGE, Process Five Decision

PROJECT NUMBER: [482458](#)

OWNER/APPLICANT: San Diego Community College District/Verizon Wireless

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of a Wireless Communication Facility (WCF) located at 7250 Mesa College Drive on the Mesa College campus within the Clairemont Mesa Community Planning area?

Staff Recommendation: Recommend APPROVAL of Planned Development Permit (PDP) No. 1946450, Site Development Permit (SDP) No. 1946451 and Neighborhood Use Permit (NUP) No. 1946453.

Community Planning Group Recommendation: On April 21, 2017, the Clairemont Community Planning Group voted 14-0-0 to recommend approval of the Verizon Mesa College project with no conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303 (New Construction or Conversion of Small Structures) on April 21, 2017 and the opportunity to appeal that determination ended May 5, 2017. This project is not pending an appeal of the environmental determination.

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

Code Enforcement Impact: None.

BACKGROUND

The Verizon Mesa College project is located at 7250 Mesa College Drive on the campus of Mesa College and is an application for a PDP, SDP and NUP for a WCF. The project is proposed on the Learning Resource Center (LRC) building, which serves as the library. The campus is located within

the RS-1-1 and the RS-1-7 zones (the LRC is in the RS-1-7 zone) and is designated "School" in the Clairemont Mesa Community Plan. Surrounding uses include single-unit residential development to the north, Kearny Mesa Park to the south, multi-unit residential development to the west across Genesee Avenue, and a mixture of single-unit residential, office and institutional uses to the east (Attachments 1-3).

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. As a non-residential property in a residential zone, this project is in the Preference 2 category. Such projects typically require a Process Two, Neighborhood Use Permit. However, this project seeks a height deviation to allow the placement of antennas and the construction of rooftop screens (Attachment 13). Pursuant to [Land Development Code \(LDC\) Section 126.0602\(b\)\(1\)](#), a PDP to deviate from the RS-1-7 maximum height of 30 feet is required in addition, [LDC Section 126.0504\(j\)](#) requires an SDP, Process Five (City Council decision) to deviate from the [Clairemont Mesa Height Limitation Overlay Zone \(CMHLOZ\)](#), also 30 feet.

The LRC is one of the tallest buildings on the Mesa College campus, with the highest point on the building, 80 feet, 9 inches. It was constructed in the mid-1990's and was processed through the California Division of the State Architect (DSA), which has design, regulatory and construction oversight for public schools, including community colleges. Verizon is proposing to add mechanical screens designed to complement the architecture of the building. The screens will hide 16 panel antennas and 16 Remote Radio Units (RRUs) and the associated equipment for Verizon, and is designed to hide up to 44 antennas in preselected locations for other carriers, which will be required to obtain a Substantial Conformance Review (SCR).

DISCUSSION

Project Description:

This project is proposed as a multi-carrier rooftop installation on a building that is 80 feet, 9 inches tall, located close to the center of the Mesa College campus. Verizon is proposing 16 panel antennas and four Remote Radio Units (RRUs), however, the project was designed to accommodate space for three other carriers on the building. The northeast corner of the building roof top will be wrapped with a mechanical screen made from Fiberglass Reinforced Panels (FRP) designed to match the library building. Another FRP screen will be located on the west side of the roof top, set back approximately 6 feet from the roof edge and it will be approximately 70 feet long to provide screening for four carriers. The associated equipment is proposed on the south side of the roof in the center and will be comprised of outdoor cabinets. The area is set back from all sides of the roof edge and because of the height of the building, the equipment will not be visible from ground level. An approximately 40-foot long FRP screen (23 feet in height) will run east-west across the equipment area and will screen up to 16 antennas for four carriers (including Verizon).

The project is requesting a PDP and an SDP to deviate from both the RS-1-7 zone height limit and the CMHLOZ, both 30 feet. The highest point on the existing building is 80 feet, 9 inches tall and the proposed project will increase the overall height to 89 feet, 7 inches.

This represents a 59-foot, 7-inch deviation to the 30-foot height limit, but it represents an actual height increase of 8 feet, 10 inches. Considering the existing height and location of the building, this height increase is negligible to areas off campus and it represents the minimum height needed to accommodate the installation, while providing coverage and capacity for the campus and the surrounding community.

Mesa College is a desirable location for WCFs due to the surrounding residential uses and Genesee Avenue to the west. The proposed rooftop screens have been designed to complement the existing building and will be constructed of Fiber-Reinforced Panels (FRP). The screens will be textured and colored to match the existing building (Attachments 12 and 13).

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 height deviation that represents a small increase compared to the height of the existing building, 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.

Pursuant to [LDC Section 132.1306](#), exceptions to the Clairemont Mesa Height Limit of 30 feet may be requested with an SDP in accordance with a Process Five City Council decision. The purpose of the CMHLOZ is to preserve view of Mission Bay and the Pacific Ocean from Western Clairemont. Mesa College is situated in the southeast corner of the community, approximately 2.35 miles from Mission Bay and approximately 5.1 miles to the Pacific Ocean. Neither the existing building nor the addition of the FRP screens will impact views to Mission Bay or the Pacific Ocean.

Community and General Plan Analysis:

The Clairemont Mesa Community Plan does not specifically address WCFs. The City's General Plan addresses WCFs 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 proposed project screens antennas from view using structures that will complement the colors and materials of the existing building. The equipment proposed on the roof top is set back far enough that it will not be able to be viewed from ground level. This 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 very unique modern design of the LRC does not lend itself to the addition of façade mounted antennas. Four carriers would have different antenna types, as well as different mounting techniques, which would disrupt the clean lines and exceptional design features. Therefore, the College District opted for decorative rooftop screens to conceal the WCFs. The building is visible

from nearby residential areas to the north and west, as well as to traffic on Genesee Avenue. The current proposal was determined to be the least obtrusive means of providing wireless service for the proposed coverage area.

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 significant building massing or standalone structures on the property. The WCF will be camouflaged to the maximum extent feasible.

Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the PDP, SDP, and NUP and recommends approval of the Verizon Mesa College project (Attachment 6).

ALTERNATIVES

1. Approve PDP No. 1946450, SDP No. 1946451 and NUP No. 1946453 with modifications.
2. Deny PDP No. 1946450, SDP No. 1946451 and NUP No. 1946453, if the Planning Commission makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,


Elyse W. Lowe
Deputy Director
Development Services Department


Karen Lynch
Development Project Manager
Development Services Department

VACCHI/KAL

Attachments:

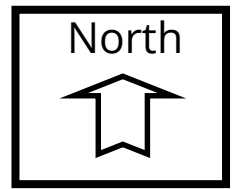
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Ownership Disclosure Statement

8. Ownership Disclosure Statement
9. Photo Survey
10. Coverage Maps
11. Community Planning Group Recommendation
12. Photo Simulations
13. Project Plans

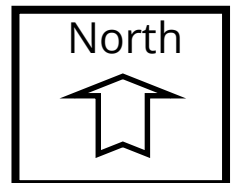
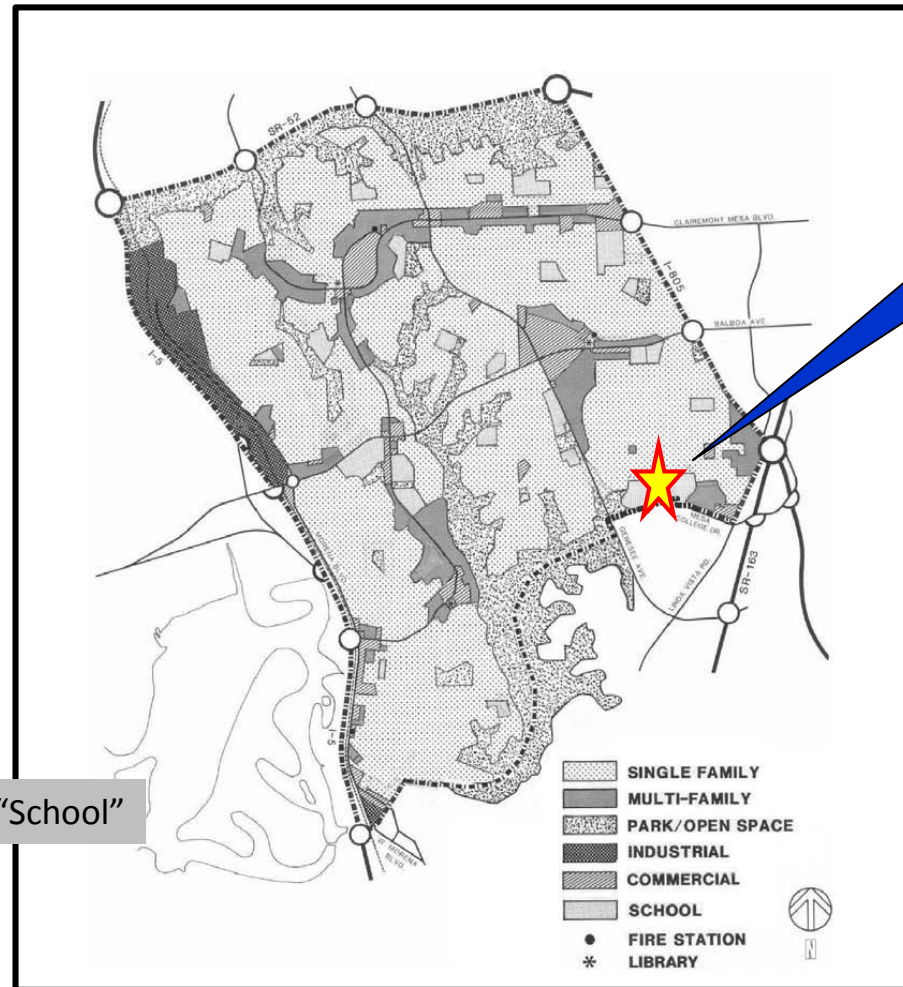
Aerial Photo



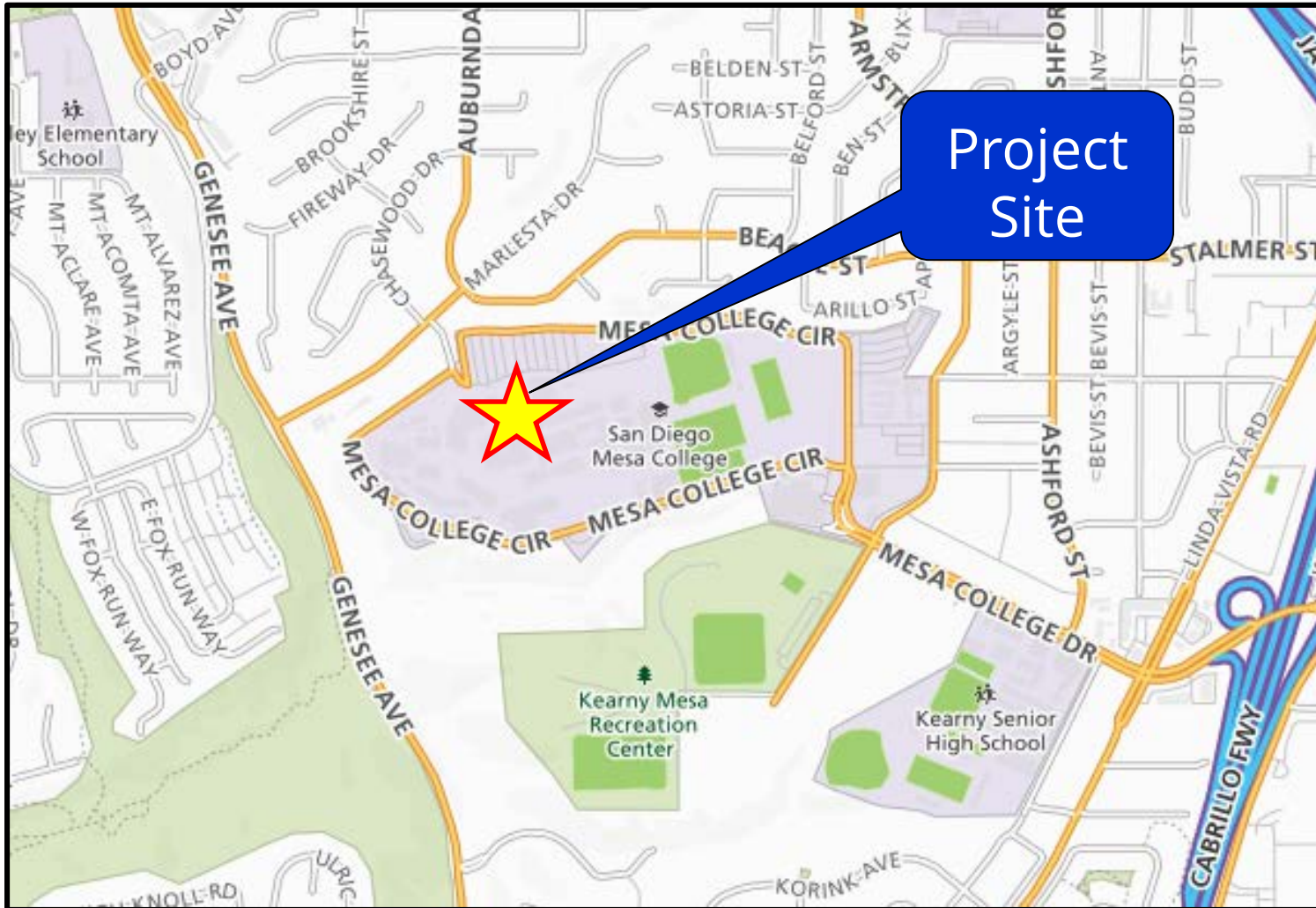
Verizon Mesa College (Clairemont Mesa Community)
7250 Mesa College Drive



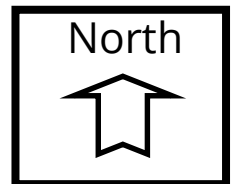
Community Plan



Project Location Map



Verizon Mesa College (Clairemont Mesa Community)
7250 Mesa College Drive



PROJECT DATA SHEET		
PROJECT NAME:	Verizon Mesa College	
PROJECT DESCRIPTION:	A Wireless Communication Facility located on the Mesa College campus Learning Resource Center building, consisting of a multi-carrier rooftop installation. The Verizon project consists of 16 panel antennas and 16 Remote Radio Units with roof top equipment behind new FRP screens.	
COMMUNITY PLAN AREA:	Clairemont Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit/ Site Development Permit/ Neighborhood Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	School	
ZONING INFORMATION: ZONE: RS-1-7; RS-1-1 HEIGHT LIMIT: 30 feet FRONT SETBACK: N/A SIDE SETBACK: N/A STREETSIDE SETBACK: N/A REAR SETBACK: N/A PARKING: N/A		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family; RS-1-7	Single Unit Residential
SOUTH:	Open Space (Linda Vista Community); OP-2-1	Park
EAST:	Multi-Family; RM-3-7/RS-1-7	Single Dwelling Residential; Office; Institutional
WEST:	Park/Open Space; RS-1-1	Multiple Unit Residential
DEVIATION REQUESTED:	The existing Learning Resource Building is 80'-9", which is 50'-9" over the 30' height limit. Verizon is proposing a series of maximum 8'-1" FRP screens to conceal their WCF and up to three other WCFs for future carriers.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 21, 2017, the Clairemont Community Planning Group voted 14-0-0 to recommend approval of the Verizon Mesa College project with no conditions.	

CITY COUNCIL RESOLUTION NO. [REDACTED]
PLANNED DEVELOPMENT PERMIT NO. 1946450
SITE DEVELOPMENT PERMIT NO. 1946451
NEIGHBORHOOD USE PERMIT NO. 1946453
VERIZON MESA COLLEGE PROJECT NO. 482458

WHEREAS, San Diego Community College District, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for 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. 1946450/1946451/1946453), on portions of a 105-acre site;

WHEREAS, the project site is located at 7250 Mesa College Drive in the RS-1-7 and RS-1-1 zones of the Clairemont Mesa Community Plan area;

WHEREAS, the project site is legally described as: Those portions of Pueblo Lot 1203, 1204, 1213, and 1214 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which was filed in the Office of the County Recorder of San Diego County, November 14, 1921 and is known as Miscellaneous Map No. 36, more particularly described in Exhibit "A" consisting of three pages attached hereto and made a part hereof;

WHEREAS, on June 29, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit (PDP) No. 1946450, Site Development Permit (SDP) No. 1946451 and Neighborhood Use Permit (NUP) No. 1946453, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 21, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated June 29, 2017.

FINDINGS:**Planned Development Permit Findings LDC Section 126.0604****1. The proposed development will not adversely affect the applicable land use plan.**

The Clairemont Mesa Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego's General Plan Urban Design Element (Policy 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.

This project is proposed as a multi-carrier roof top installation on a building that is 80 feet, 9 inches tall, located close to the center of the Mesa College campus. Verizon is proposing 16 panel antennas and four Remote Radio Units (RRUs), but the project was designed to accommodate space for three other carriers on the building. The northeast corner of the building roof top will be wrapped with a 10-foot, 2-inch tall mechanical screen made from Fiberglass Reinforced Panels (FRP) designed to match the library building. A similar FRP screen will also be located on the west side of the roof top. It will be set back approximately 6 feet from the roof edge and it will be approximately 70 feet long to provide screening for four carriers. The associated equipment is proposed on the south side of the roof in the center and will be comprised of outdoor cabinets. The area is set back from all sides of the roof edge and because of the height of the building, the equipment will not be visible to ground level. An approximate 40-foot long FRP screen (23 feet in height) will run east-west across the equipment area and will screen up to 16 antennas for each of four carriers (including Verizon).

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF will not adversely affect the Clairemont Mesa Community Plan or the City's General Plan.

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

This project is a multi-carrier project proposed on the roof top of the Learning Resource Center (LRC), which serves as the library for Mesa College. Verizon is currently proposing 16 panel antennas and 16 Remote Radio Units (RRUs) in four different sectors on the roof top behind Fiberglass Reinforced Panels (FRP) designed to match and complement the design of the building. Their equipment, consisting of three outdoor equipment cabinets and two battery cabinets, as well as other small ancillary components is also proposed on the roof top. The building is 80 feet, 9 inches tall so the equipment, proposed on the south side of the roof top and toward the center will not be visible from ground level.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). 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.

The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio-Frequency Exposure Pre-Installation FCC Compliance Assessment was prepared for Verizon. It concluded that the project will be in compliance with FCC standards for RF emissions under the following conditions: 1) Access to the roof must be kept locked; 2) The Permittee must install caution and contact signs; and 3) The Permittee must install barriers or use caution paint near the front and back of the south sector antennas. Future carriers using this permit will be required to submit applications for Substantial Conformance Reviews and an updated cumulative RF Compliance Report. The project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. Therefore, the proposed development 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.**

Mesa College is located within the RS-1-7 and RS-1-1 zones as well as the Clairemont Mesa Height Limitation Overlay Zone (CMHLOZ). The Learning Resource Center (LRC), which serves as the library for Mesa College is located in the RS-1-7 zone and was constructed in the mid-1990's. The LRC is one of the tallest structures on the campus with the highest point at 80 feet, 9 inches tall. It was processed through the California Division of the State Architect (DSA), which has design, regulatory and construction oversight for public schools, including community colleges. Wireless Communication Facilities (WCFs) are permitted on non-residential buildings located in a residential zone with a Neighborhood Use Permit (NUP), however, the height limit in the RS-1-7 zone and the CMHLOZ is 30 feet.

Verizon's proposed WCF, consisting of 16 panel antennas and 16 Remote Radio Units (RRUs) as well as roof top equipment is part of a discretionary approval that will permit up to 44 antennas in preapproved locations for other carriers. The antenna installations will be located on the library roof top in four different sectors behind Fiberglass Reinforced Panels (FRP) designed as mechanical screens. The screens are designed to integrate with the building architecture and will result in a maximum height increase of 8 feet, 10 inches. Land Development Code (LDC) Sections 141.0420(1) and (2) require WCF to utilize the smallest, least visually intrusive antennas and associated components in addition to the requiring that a WCF conceal or minimize the visual impact through integration. The project, as compared to the existing building, represents a minimal height increase in order to accommodate the WCF.

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." A height deviation to allow rooftop screens on an existing building achieves this purpose by allowing the project to avoid placement of façade-mounted antennas or separate, stand-alone structures on the property. Although such installations would comply with the height limit of the zone, they represent a greater visual impact than the requested deviation. Therefore, the requested deviation allows the project to integrate with the building and reduces visual impacts to adjacent properties. With the exception of the height deviation, the project will comply with the applicable regulations of the LDC.

Site Development Permit Findings LDC Section 126.0504**1. The proposed development will not adversely affect the applicable land use plan;**

The Clairemont Mesa Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego's General Plan Urban Design Element (Policy 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.

In 1972, the City Council adopted a 30-foot height limit over western Clairemont and in 1989, expanded this height limit to the entire community. The Community Plan emphasizes the low-scale nature of the community and the desire to maintain an established maximum height limit. Mesa College is located in the southeastern portion of the community, immediately adjacent to the community of Linda Vista. The main entrance to campus is from Chasewood Way off Marlesta Drive where single unit residential units are approximately 20 feet lower than the parking area at the base of the campus. The WCF is proposed on top of the Learning Resource Center (LRC), which is approximately 70 feet above the lower parking area. The LRC is prominent on the campus and can be seen from nearby residential areas to the north and west.

This project is proposed as a multi-carrier roof top installation on a building that is 80 feet, 9 inches tall, located close to the center of the Mesa College campus. Verizon is proposing 16 panel antennas and four Remote Radio Units (RRUs), but the project was designed to accommodate space for three other carriers on the building. The northeast corner of the building roof top will be wrapped with an approximate 10-foot, 2-inch tall mechanical screen made from Fiberglass Reinforced Panels (FRP) designed to match the library building. A similar FRP screen will also be located on the west side of the roof top. It will be set back approximately 6 feet from the roof edge and it will be approximately 70 feet long to provide screening for four carriers. The associated equipment is proposed on the south side of the roof in the center and will be comprised of outdoor cabinets. The area is set back from all sides of the roof edge and because of the height of the building, the equipment will not be visible to ground level. An approximate 40-foot long FRP screen (23 feet tall) will run east-west across the equipment area and will screen up to 16 antennas for four carriers (including Verizon).

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the Clairemont Mesa Community Plan or the City's General Plan.

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

Please see PDP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development 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 allowable deviations pursuant to the Land Development Code.

Please see PDP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Supplemental Site Development Permit Findings LDC Section 126.0504(j)

1. The granting of an exception will not significantly interfere with public views from western Clairemont Mesa to Mission Bay and the Pacific Ocean within the surrounding area; and

The Verizon WCF is proposed on the rooftop of the Learning Resource Center (LRC) building on the campus of Mesa College. The tallest point on the LRC is 80 feet, 9 inches tall and Verizon is proposing to add mechanical screens on four sides of the building (up to 10 feet, 2 inches in height for three sectors and one sector a maximum of 23 feet in height) to conceal 16 panel antennas and 16 Remote Radio Units (RRUs) and roof top equipment. Space will be provided for up to 44 additional panel antennas and equipment for future carriers through the Substantial Conformance Review process.

In 1972, the West Clairemont Height Limit, which limited height to 30 feet in Western Clairemont, was adopted to protect and preserve views toward Mission Bay and the Pacific Ocean. In 1989, the City Council extended the 30-foot height limit for the majority of the Clairemont Mesa community and renamed it the Clairemont Mesa Height Limitation Overlay Zone (CMHLOZ). It was intended to maintain the low-scale character of development in the community and to continue preservation of views toward Mission Bay and the Pacific Ocean. Mesa College is under the jurisdiction of the San Diego Community College District, which is exempt from the City's zoning regulations. This has resulted in the existing buildings on campus exceeding the 30-foot height limit. The College is located at the far southeastern portion of the Clairemont Mesa community and it is approximately 2.35 miles to Mission Bay and approximately 5.1 miles to the Pacific Ocean. Residential properties are located to the east of the campus, but are approximately the same topographical elevation as the campus, therefore, this in addition to the distance from the coast, will not result in interference with public views toward Mission Bay and the Pacific Ocean.

2. **The granting of an exception is appropriate because there are existing structures over 30 feet in height and the proposed development will be compatible with surrounding one, two, or three-story structures; or the granting of an exception is appropriate because there are topographic constraints peculiar to the land; or the granting of the exception is needed to permit roofline and facade variations, accents, tower elements, and other similar elements and the elements will not increase the floor area of the structure.**

The Mesa College campus is approximately 105 acres in size and is located in the southeastern portion of the Clairemont Mesa Community. The Learning Resource Center (LRC), which serves as the library for Mesa College was constructed in the mid-1990's. The campus is higher in elevation than adjacent development and is surrounded by mature trees. The LRC is one of the tallest structures on the campus with the highest point, 80 feet, 9 inches tall. Mesa College is under the jurisdiction of the San Diego Community College District, which is exempt from the City's zoning regulations. This has resulted in the existing buildings on campus exceeding the 30-foot height limit. The granting of the exception to the height limit is needed to permit roofline variations created by the new Fiberglass Reinforced Panels (FRP) that will be installed on the rooftop of the LRC to conceal the panel antennas, associated components and the equipment. There will be no increase in floor area. Views of the LRC are intermittent from the surrounding areas and the addition of the FRP mechanical screens complementing the building architecture does not impact views of the building. The project, as compared to the existing building, represents a minimal height increase in order to accommodate the WCF.

Neighborhood Use Permit Findings LDC Section 126.0205

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

Please see PDP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, 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; and**

Please see PDP Finding, No. 2, above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development 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 allowable deviations pursuant to the Land Development Code.**

Please see PDP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, PDP No. 1946450/SDP No. 1946451/NUP No. 1946453, is approved as set forth in Permit No. 1946450/1946451/1946453, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: **Insert date**

IO#: 24006596

3-3-16

DRAFT

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006596

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1946450
SITE DEVELOPMENT PERMIT NO. 1946451
NEIGHBORHOOD USE PERMIT NO. 1946453
VERIZON MESA COLLEGE PROJECT NO. 482458
CITY COUNCIL

This Planned Development Permit (PDP) No. 1946450, Site Development Permit (SDP) No. 1946451 and Neighborhood Use Permit (NUP) No. 1946453 is granted by the City Council of the City of San Diego to San Diego Community College District, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0602, 126.0502 and 126.0203. The 105-acre site is located at 7250 Mesa College Drive in the RS-1-7/RS-1-1 zones of the Clairemont Mesa Community Planning area. The project site is legally described as: Those portions of Pueblo Lot 1203, 1204, 1213, and 1214 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which was filed in the Office of the County Recorder of San Diego County, November 14, 1921 and is known as Miscellaneous Map No. 36, more particularly described in Exhibits "A" consisting of three pages attached hereto and made a part hereof.

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

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of 16 panel antennas and 16 Remote Radio Units (RRU) and associated equipment on the roof top of the Learning Resource Center (LRC) building on the Mesa College campus. Approved Verizon antenna measurements: 72" x 11.9" x 7.1".
- b. Up to 44 additional antennas and space for equipment may be permitted for other carriers on the roof top through future Substantial Conformance Reviews;

Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.

- b. The maximum height limit in the RS-1-7 zone and in the Clairemont Mesa Height Limitation Overlay Zone is 30 feet. The LRC building is 80 feet, 9 inches at its tallest point and Verizon is proposing to add Fiberglass Reinforced Panel screens that will increase the building height a maximum of 8 feet, 10 inches to conceal all antennas and equipment; and
- 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 **Insert Month/Day, 2020**.
- 2. This permit and corresponding use of this site shall **expire on (Insert Date) 2027**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
- 3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
- 4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
- 5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

- b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge,

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

PLANNING/DESIGN REQUIREMENTS:

14. The WCF shall conform to the approved exhibits at all times.
15. The Owner/Permittee shall print photo simulations on the construction plans.
16. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC if the City determines during construction that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
17. For Sectors A, B and D the returns on the FRP screens shall be a minimum length to effectively obscure the antennas and all associated support components.
18. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
19. Antennas and associated components, such as, but not limited to, Remote Radio Units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
20. 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. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
21. The accuracy and validity of the RF Compliance Report, submitted by the Owner/Permittee, shall be assured by the Owner/Permittee while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
22. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/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.

23. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced by the Owner/Permittee within thirty (30) calendar days of notification by the City of San Diego.

24. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider.

25. Pursuant to SDMC Section 141.0420(b)(4), the Owner/Permittee shall, at its sole cost or expense, remove this WCF if it is no longer operational and the building shall be restored back to its original condition prior to the installation of the WCF.

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

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on **Insert Date** by Resolution No. _____.

ATTACHMENT 6

Permit Type/PTS Approval No.: PDP No. 1946450/SDP No. 1946451/NUP No. 1946453
Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
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.

San Diego Community College District
Owner

By _____
NAME:
TITLE:

Verizon Wireless
Permittee

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

(Check one or both)

TO: X Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

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 Name: Verizon Mesa College

Project No.: 482458

Project Location-Specific: 7250 Mesa College Drive, San Diego, CA 92111

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Planned Development Permit (PDP), Site Development Permit (SDP), and Neighborhood Use Permit (NUP) for a Wireless Communication Facility (WCF) on the rooftop of the Mesa College Library on the Mesa College Campus. The WCF will consist of 16 Verizon antennas, 16 remote radio units, and 44 antennas for use by other carriers. Installation of the antennas will occur on a steel platform behind screening. The WCF will also include equipment cabinets. The project site is subject to the RS-1-7 Zone.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Kerrigan Diehl
 PlanCom Inc.
 302 State Place, Suite 200
 Escondido, CA 92027
 (760) 587-3003

Exempt Status: (CHECK ONE)

- () Ministerial (Sec. 21080(b)(1); 15268);
- () Declared Emergency (Sec. 21080(b)(3); 15269(a));
- () Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- (X) Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described in the Project Description section of this notice, meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

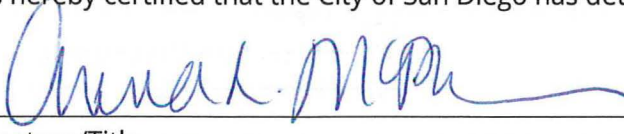
Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA


_____/Senior Planner
Signature/Title

May 5, 2017

Date

Check One:

☒ Signed By Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☒ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☐ Other _____

Project Title

Verizon Wireless Mesa College

Project No. For City Use Only

Project Address:

7250 Mesa College Drive

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: Verizon Wireless Mesa College	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check): <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input checked="" type="checkbox"/> Partnership	
<p><u>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.</u> Additional pages attached <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: 7250 Mesa College Drive <hr/> City/State/Zip: San Diego, CA 92108 <hr/> Phone No: _____ Fax No: _____ (619) 388-6422 <hr/> Name of Corporate Officer/Partner (type or print): <u>San Diego Community College District</u> <hr/> Title (type or print): <u>Vice Chancellor</u> <hr/> Signature : Date: <u>8 Mar 16</u>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Mesa College"
7250 Mesa College Drive
San Diego, CA 92111

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

April 1, 2016



Rooftop View (Facing North)



Rooftop View (Facing East)



Rooftop View (Facing South)



Rooftop View (Facing South)



View of Proposed Equipment Location



View South



View East



Southwest Building Elevation



West Building Elevation



Alternate West Elevation



East Building Elevation



South Building Elevation



Alternative East Building Elevation

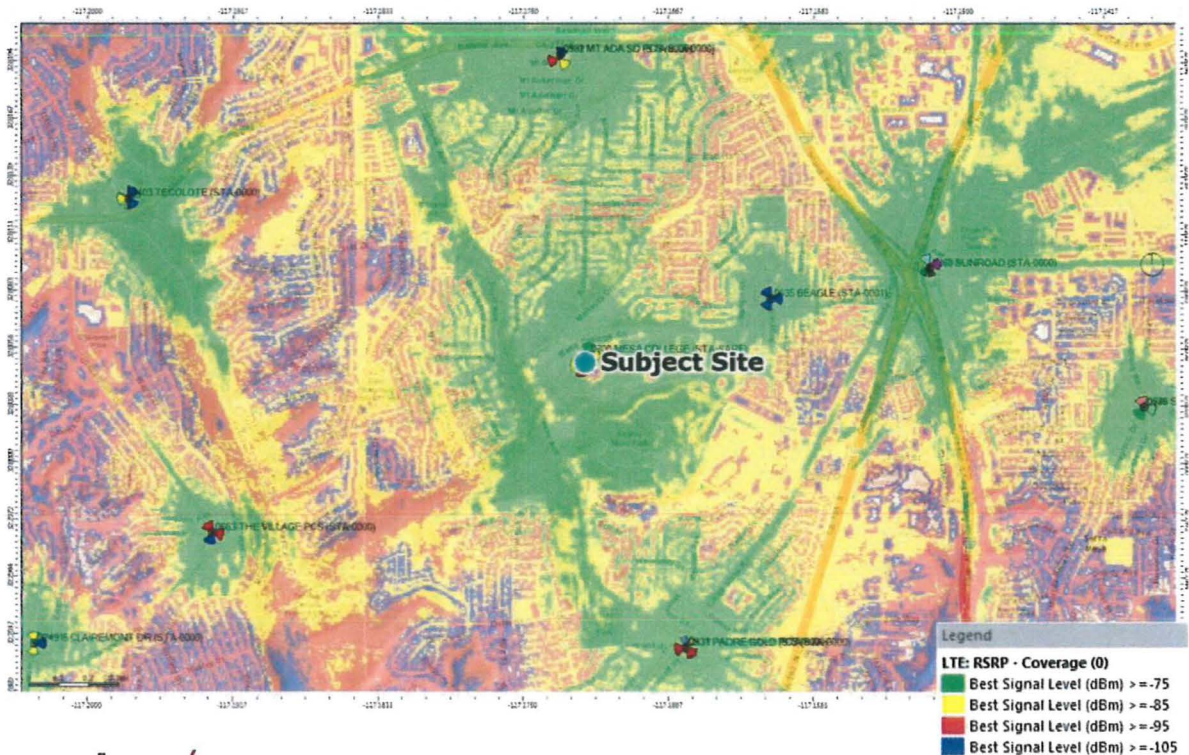
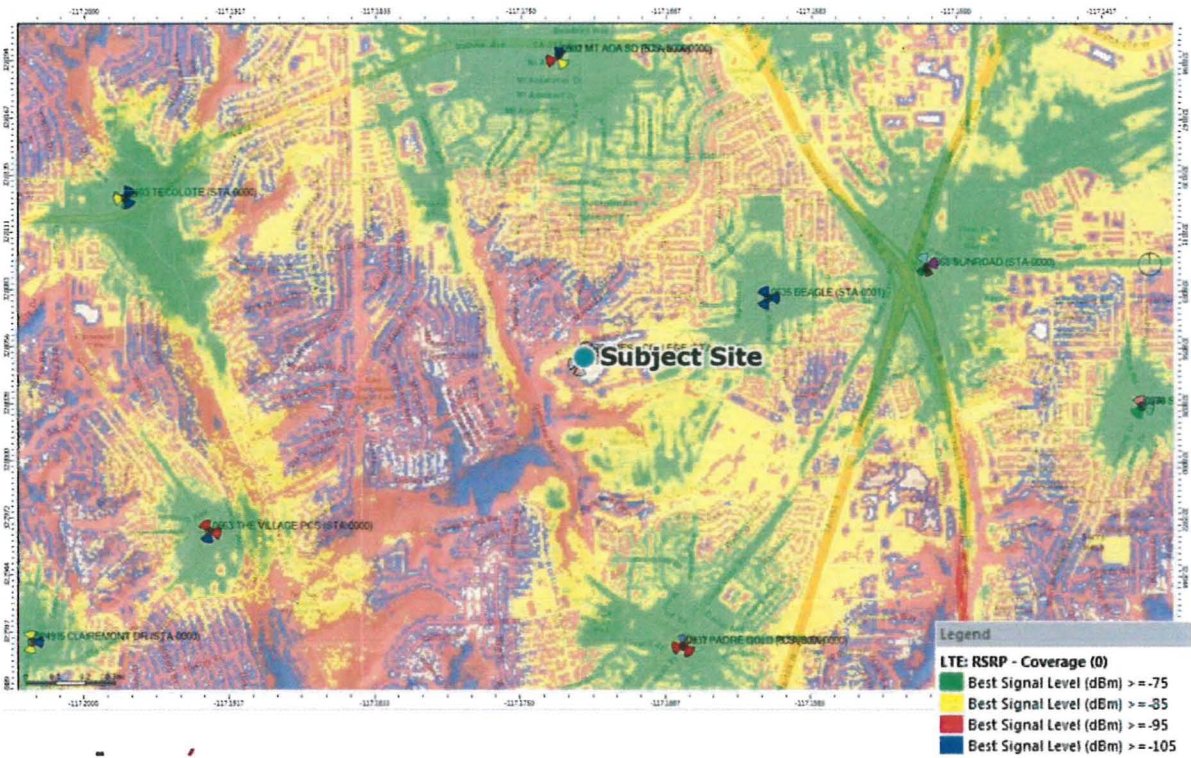


Aerial View of Subject Site

Mesa College
7250 Mesa College Dr.
San Diego, CA 92111

verizon

Coverage without site



Coverage Levels:

Excellent

Good/Variable

Poor

Coverage with site



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

Community Planning Committee Distribution Form Part 2

Project Name: Verizon: Mesa College		Project Number: 482458	Distribution Date: 03/28/2017
Project Scope/Location: CLAIREMONT MESA - PDP/SDP/NUP Process 5 for a wireless communication facility consisting. This is a master permit to allow Verizon to install 16 panel antennas, 16 remote radio units and up to 44 additional antennas by other carriers located on the roof top of the Mesa College library located at 7250 Mesa College Dr. in the RS-1-7 zone. Associated equipment is located on the roof top. CD:6			
Applicant Name: Curtis Diehl		Applicant Phone Number: (951) 833-5779	
Project Manager: Karen Lynch	Phone Number: (619) 446-5351	Fax Number: (619) 446-5245	E-mail Address: KLynch@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 14	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: NAVEEN WANEY		TITLE: CHAIR	
SIGNATURE:		DATE: 4/21/17	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

Community Planning Committee Distribution Form Part 1

Project Name:	Project Number:	Distribution Date:
Verizon: Mesa College	482458	03/28/2017
Project Scope/Location:		
CLAIREMONT MESA - PDP/SDP/NUP Process 5 for a wireless communication facility consisting. This is a master permit to allow Verizon to install 16 panel antennas, 16 remote radio units and up to 44 additional antennas by other carriers located on the roof top of the Mesa College library located at 7250 Mesa College Dr. in the RS-1-7 zone. Associated equipment is located on the roof top. CD:6		
Applicant Name:	Applicant Phone Number:	
Curtis Diehl	(951) 833-5779	
Project Manager:	Phone Number:	Fax Number:
Karen Lynch	(619) 446-5351	(619) 446-5245
E-mail Address:		
KLynch@sandiego.gov		
Project Issues (To be completed by Community Planning Committee for initial review):		
<p>Attach Additional Pages If Necessary.</p> <p>Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.		

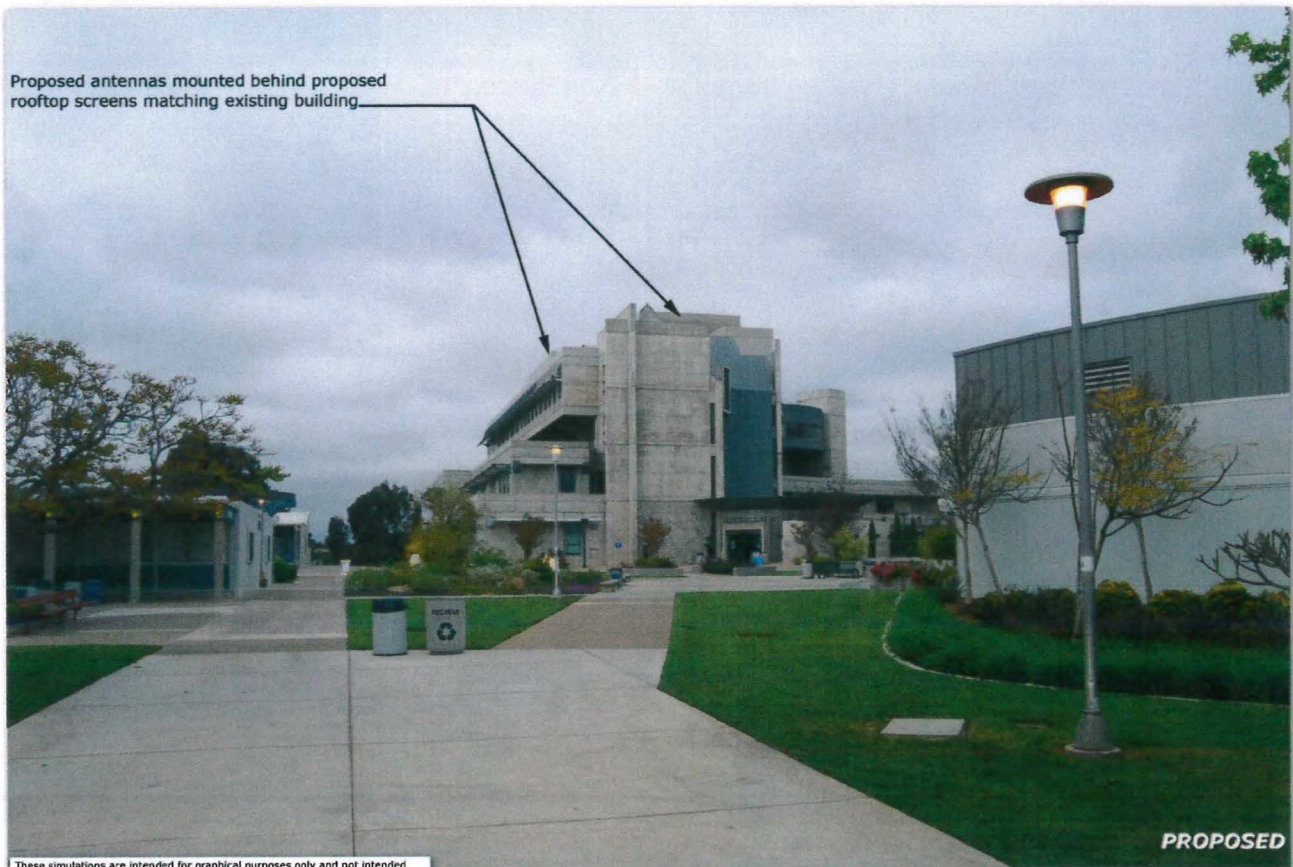
Mesa College
7250 Mesa College Dr.
San Diego, CA 92111

verizon✓

EXISTING



Proposed antennas mounted behind proposed rooftop screens matching existing building



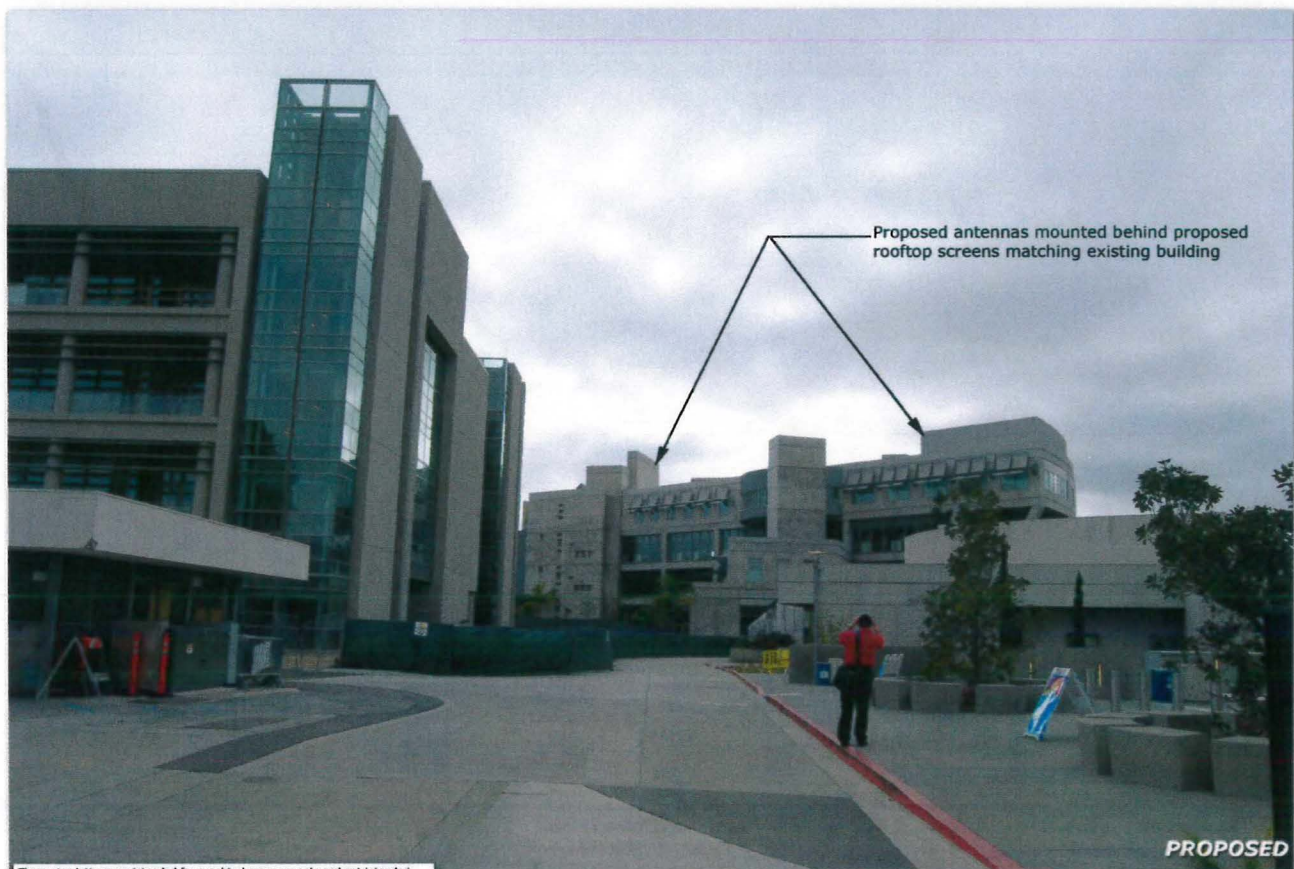
PROPOSED

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
3/5/2017

Photosimulation of proposed telecommunications site

Mesa College
7250 Mesa College Dr.
San Diego, CA 92111

verizon✓



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
3/5/2017

PROPOSED
Photosimulation of proposed telecommunications site

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02-15-16	PRELIMINARY ZDs	JVC
1	02-19-16	90% ZONING DRAWING	JVC
2	03-03-16	100% ZONING DRAWING	JVC
3	06-03-16	REVISED PER ENG/PLN	JVC
4	02-14-17	REVISED PER SITE WALK	JVC
5	02-27-17	CARRIER COMMENTS	JVC



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE, SUITE 100
SAN DIEGO, CA 92103
TEL 619.299.4210

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

MESA COLLEGE

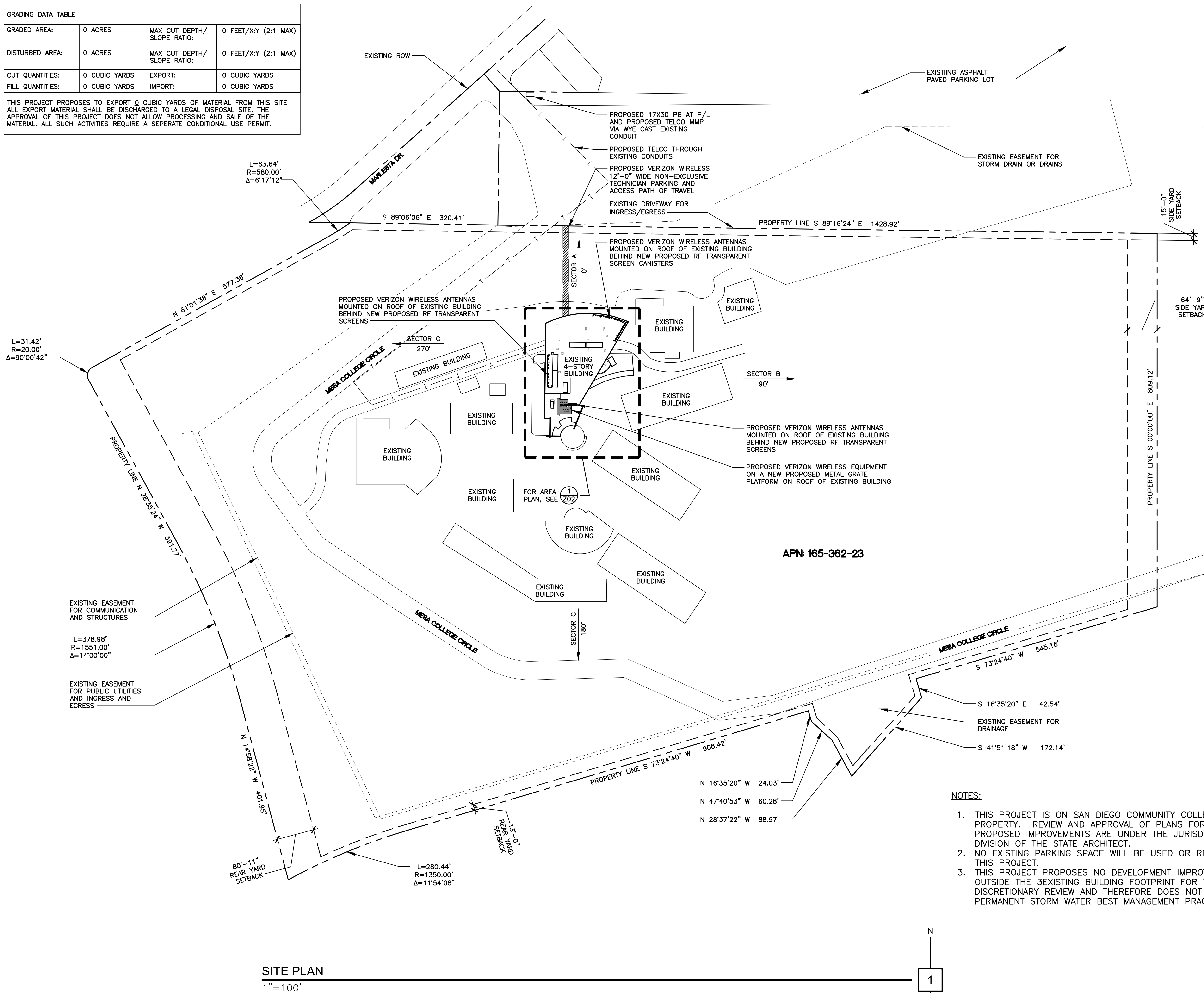
7250 MESA COLLEGE DRIVE
SAN DIEGO, CA 92111

Z01
SITE PLAN

DDA PROJECT # 1501.26
PLOT SCALE 1" = 1' (24X36" D SIZE)

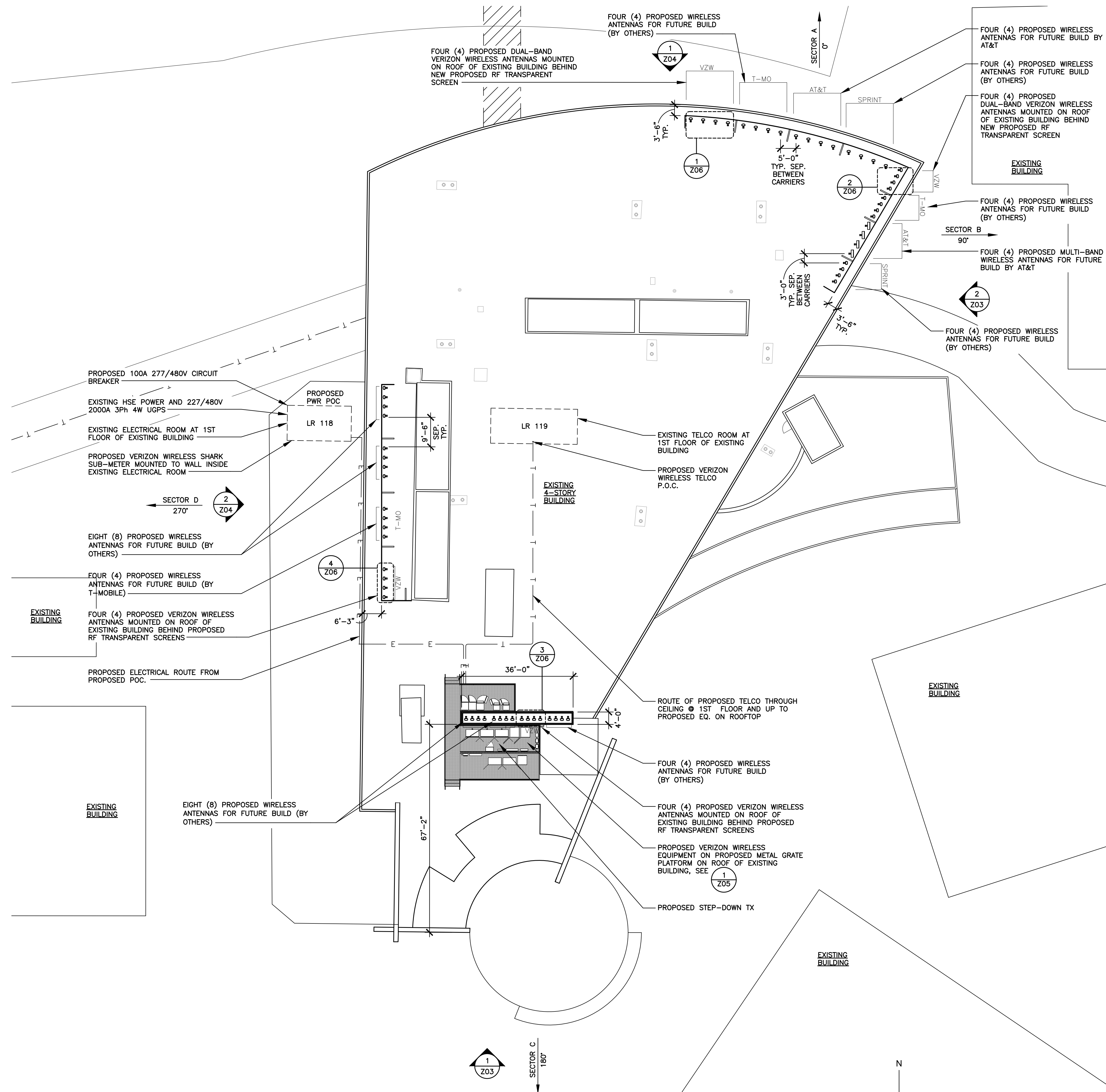
GRADING DATA TABLE			
GRADED AREA:	0 ACRES	MAX CUT DEPTH/ SLOPE RATIO:	0 FEET/X:Y (2:1 MAX)
DISTURBED AREA:	0 ACRES	MAX CUT DEPTH/ SLOPE RATIO:	0 FEET/X:Y (2:1 MAX)
CUT QUANTITIES:	0 CUBIC YARDS	EXPORT:	0 CUBIC YARDS
FILL QUANTITIES:	0 CUBIC YARDS	IMPORT:	0 CUBIC YARDS

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPERATE CONDITIONAL USE PERMIT.



NOTES:

1. THIS PROJECT IS ON SAN DIEGO COMMUNITY COLLEGE DISTRICT PROPERTY. REVIEW AND APPROVAL OF PLANS FOR THE PROPOSED IMPROVEMENTS ARE UNDER THE JURISDICTION OF THE DIVISION OF THE STATE ARCHITECT.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.



AREA PLAN
1/16"=1'-0"

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	02-15-16	PRELIMINARY ZDs	JVC
1	02-19-16	90% ZONING DRAWING	JVC
2	03-03-16	100% ZONING DRAWING	JVC
3	06-03-16	REVISED PER ENG/PLN	JVC
4	02-14-17	REVISED PER SITE WALK	JVC
5	02-27-17	CARRIER COMMENTS	JVC



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE · SUITE 100
SAN DIEGO · CA 92103
TEL 619.299.4210

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

MESA COLLEGE
7250 MESA COLLEGE DRIVE
SAN DIEGO, CA 92111

Z02

AREA PLAN

DDA PROJECT # 1501.26
PLOT SCALE 1 : 1 (24X36 'D' SIZE)

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02-15-16	PRELIMINARY ZDs	JVC
1	02-19-16	90% ZONING DRAWING	JVC
2	03-03-16	100% ZONING DRAWING	JVC
3	06-03-16	REVISED PER ENG/PLN	JVC
4	02-14-17	REVISED PER SITE WALK	JVC
5	02-27-17	CARRIER COMMENTS	JVC



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

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
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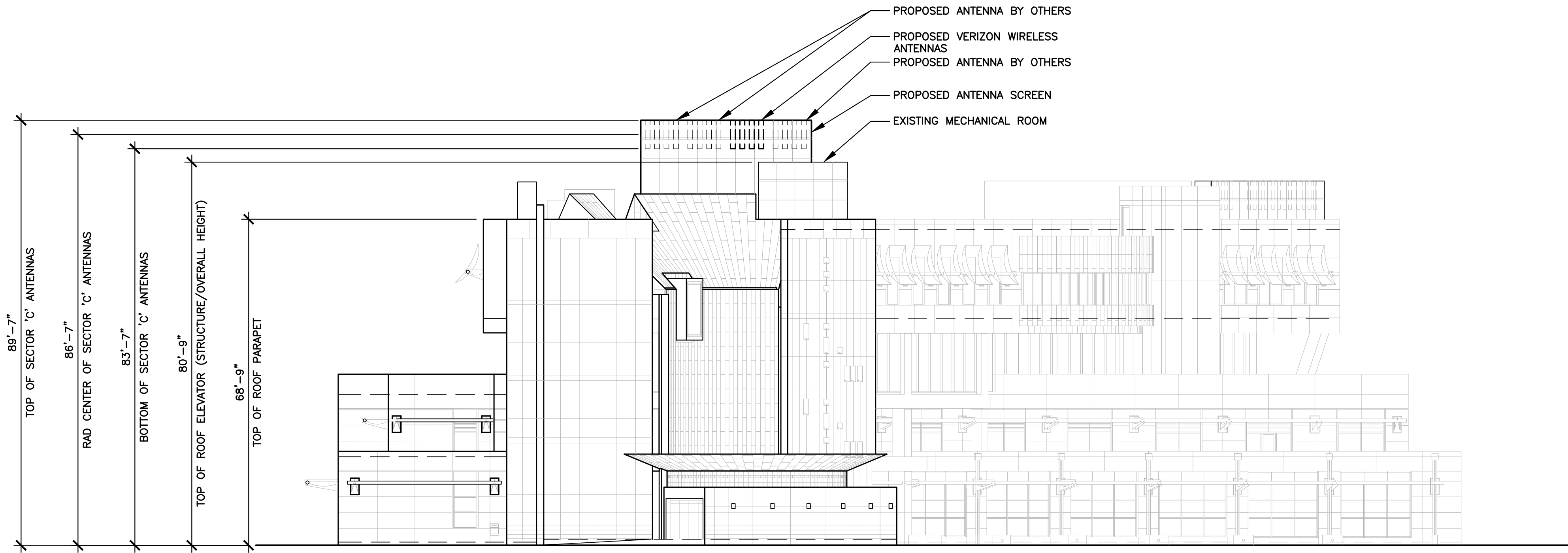
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

MESA COLLEGE

7250 MESA COLLEGE DRIVE
SAN DIEGO, CA 92111

Z03
ELEVATIONS

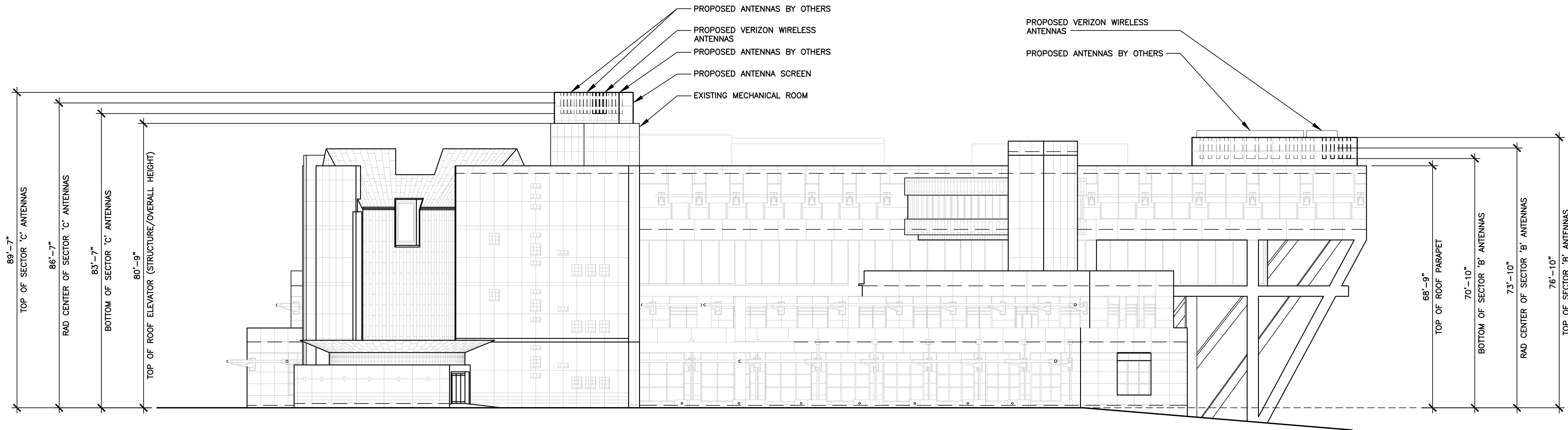
DDA PROJECT # 1501.26
PLOT SCALE 1 : 1 (24X36" D SIZE)



SOUTH ELEVATION

1/16"=1'-0"

1



EAST ELEVATION

1/16"=1'-0"

2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02-15-16	PRELIMINARY ZDs	JVC
1	02-19-16	90% ZONING DRAWING	JVC
2	03-03-16	100% ZONING DRAWING	JVC
3	06-03-16	REVISED PER ENG/PLN	JVC
4	02-14-17	REVISED PER SITE WALK	JVC
5	02-27-17	CARRIER COMMENTS	JVC



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

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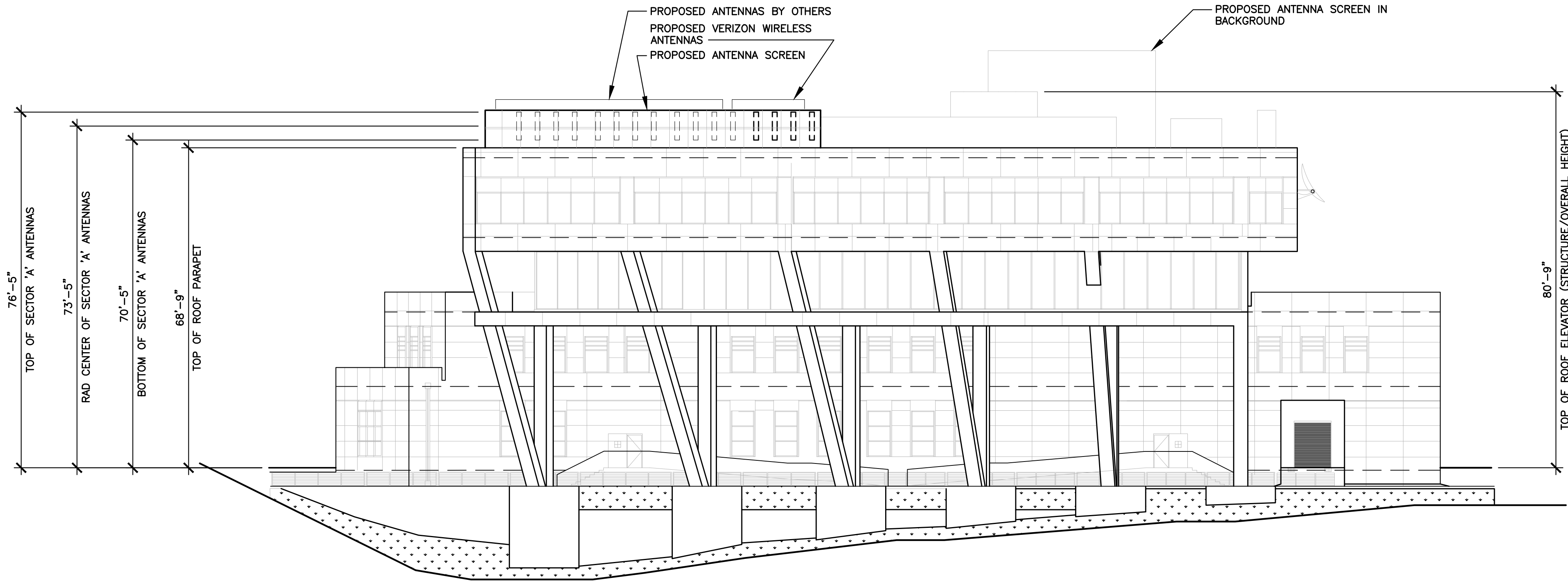
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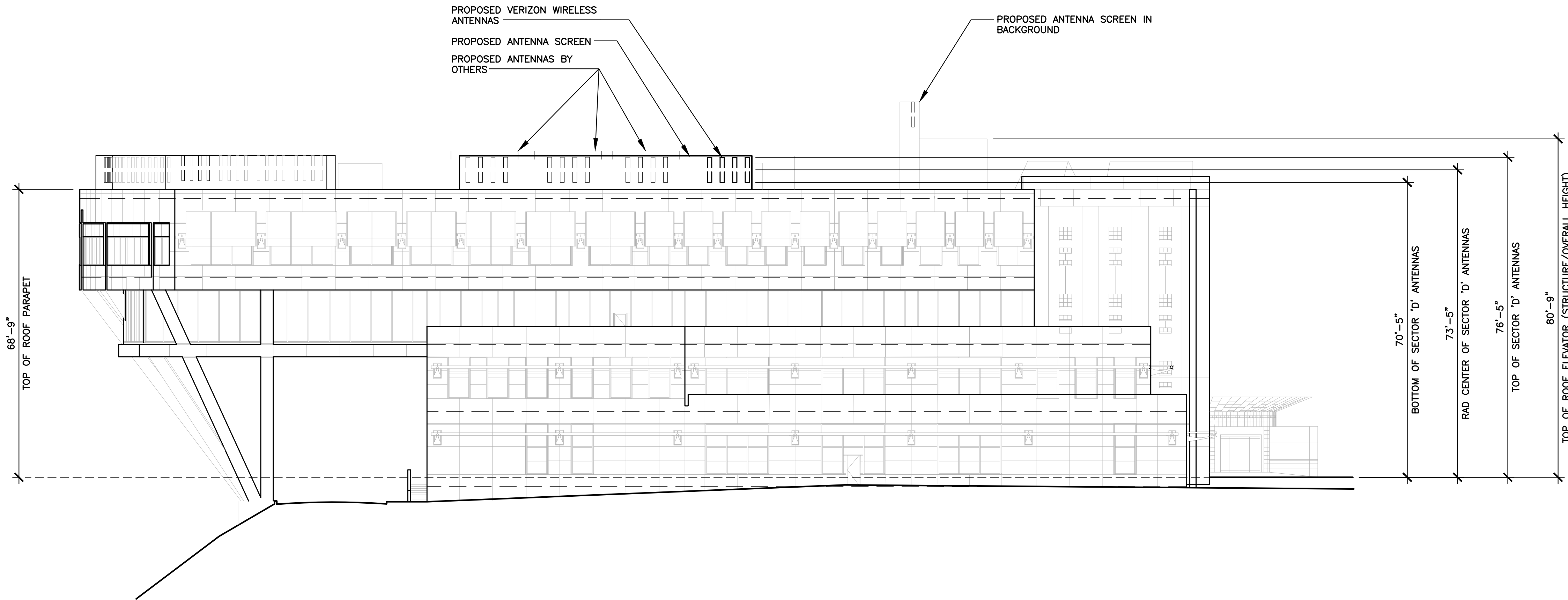
Z04
ELEVATIONS

DDA PROJECT # 1501.26
PLOT SCALE 1 : 1 (24X36 "D" SIZE)



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

1



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

2

ISSUE STATUS

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1	02-19-16	90% ZONING DRAWING	JVC
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3	06-03-16	REVISED PER ENG/PLN	JVC
4	02-14-17	REVISED PER SITE WALK	JVC
5	02-27-17	CARRIER COMMENTS	JVC



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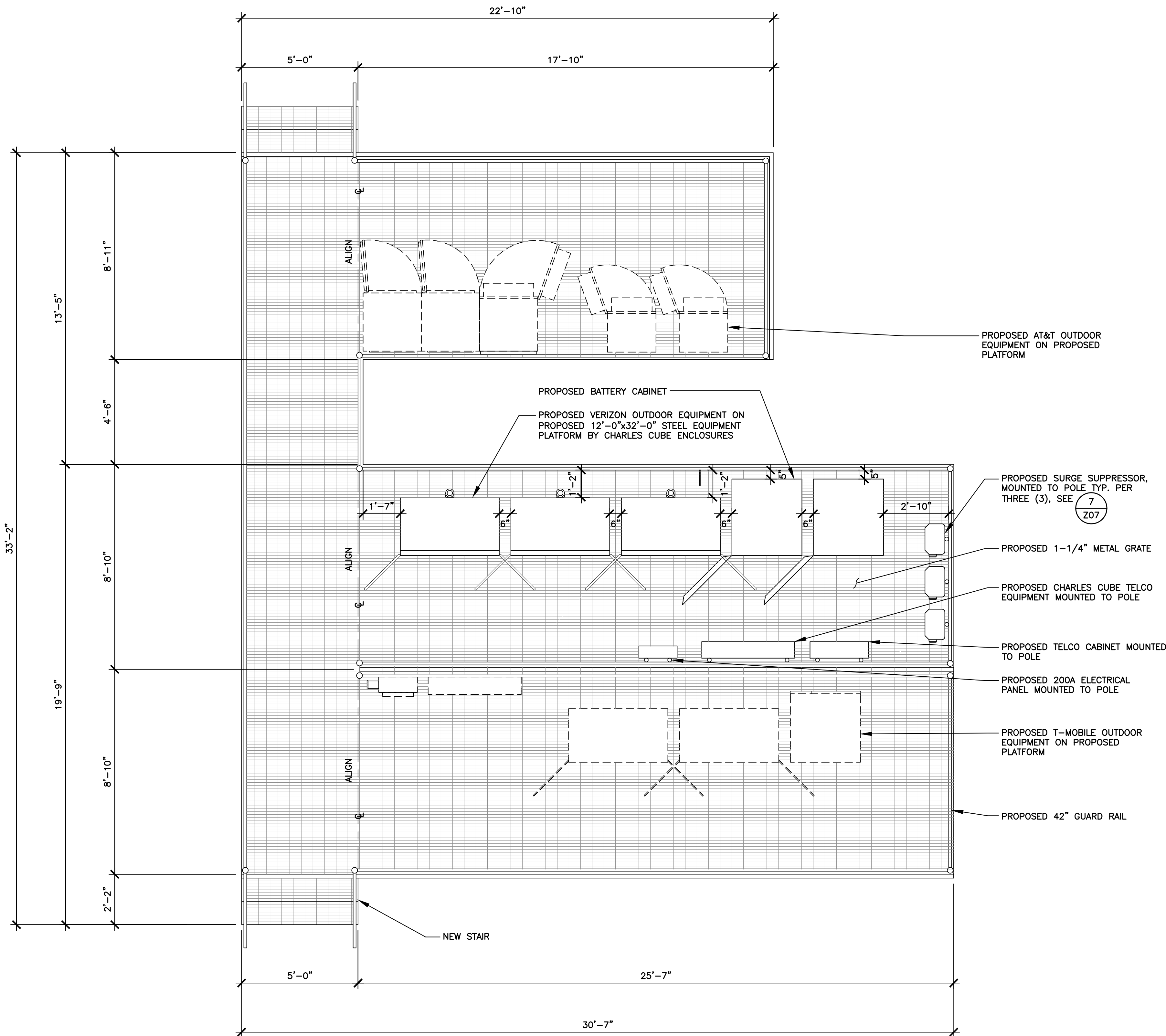
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Z05

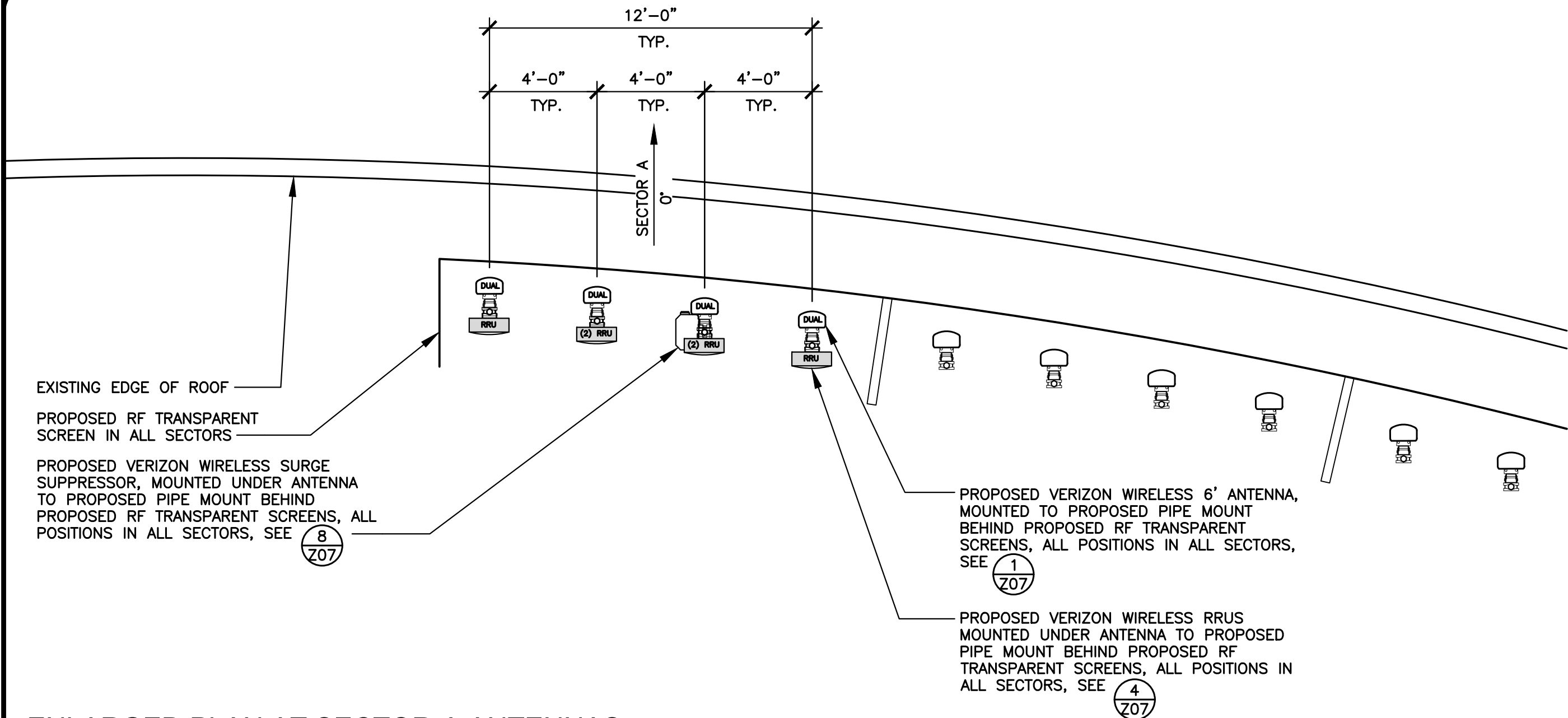
EQUIPMENT
PLATFORM PLANS

DDA PROJECT # 1501.26
PLOT SCALE 1 : 1 (24X36 "D" SIZE)



EQUIPMENT ROOM PLAN

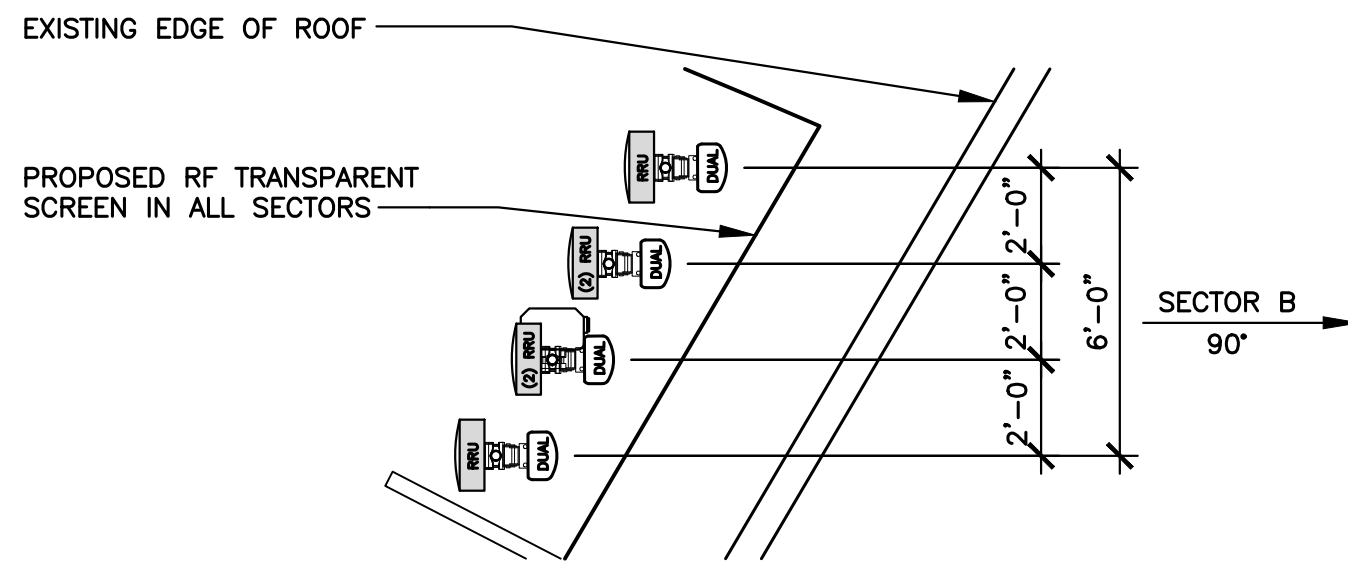
3/8"=1'-0"



ENLARGED PLAN AT SECTOR-A ANTENNAS

1/4"=1'-0"

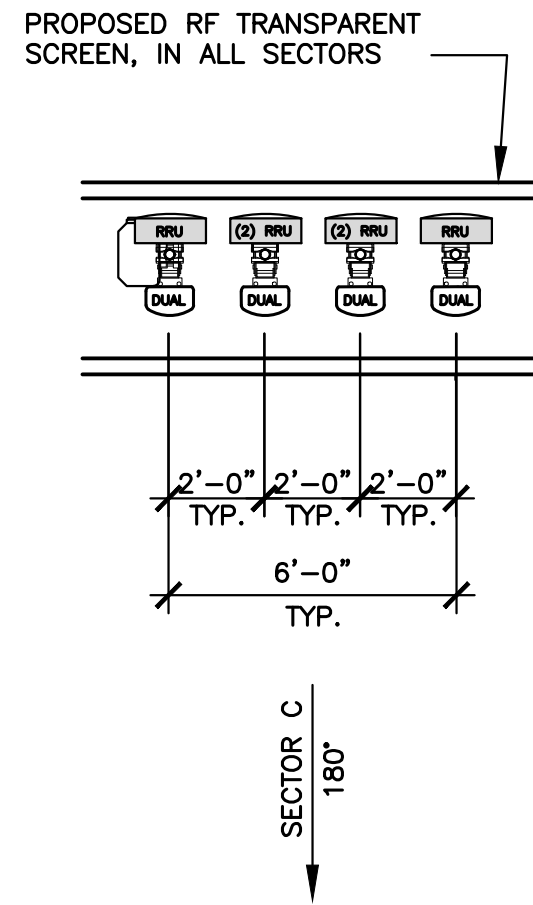
1



ENLARGED PLAN AT SECTOR-B ANTENNAS

1/4"=1'-0"

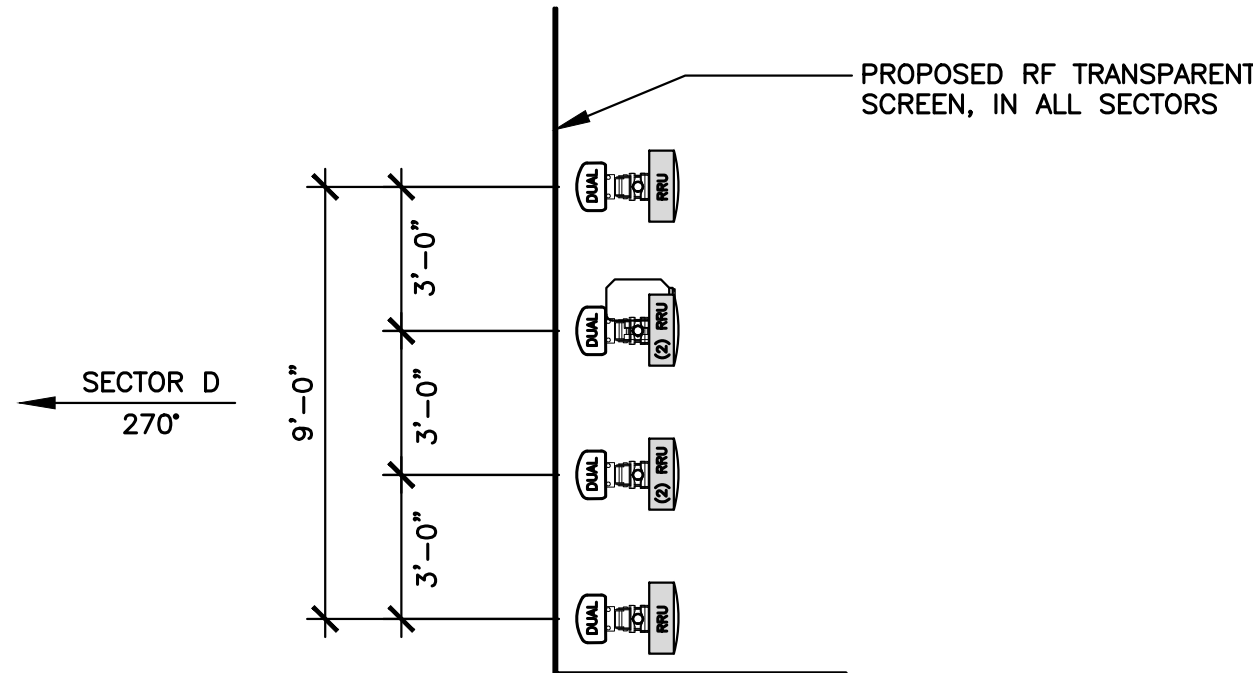
2



ENLARGED PLAN AT SECTOR-C ANTENNAS

1/4"=1'-0"

3



ENLARGED PLAN AT SECTOR-D ANTENNAS

1/4"=1'-0"

4

ISSUE STATUS

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4	02-14-17	REVISED PER SITE WALK	JVC
5	02-27-17	CARRIER COMMENTS	JVC



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Z06

ANTENNA PLANS

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02-15-16	PRELIMINARY ZDs	JVC
1	02-19-16	90% ZONING DRAWING	JVC
2	03-03-16	100% ZONING DRAWING	JVC
3	06-03-16	REVISED PER ENG/PLN	JVC
4	02-14-17	REVISED PER SITE WALK	JVC
5	02-27-17	CARRIER COMMENTS	JVC



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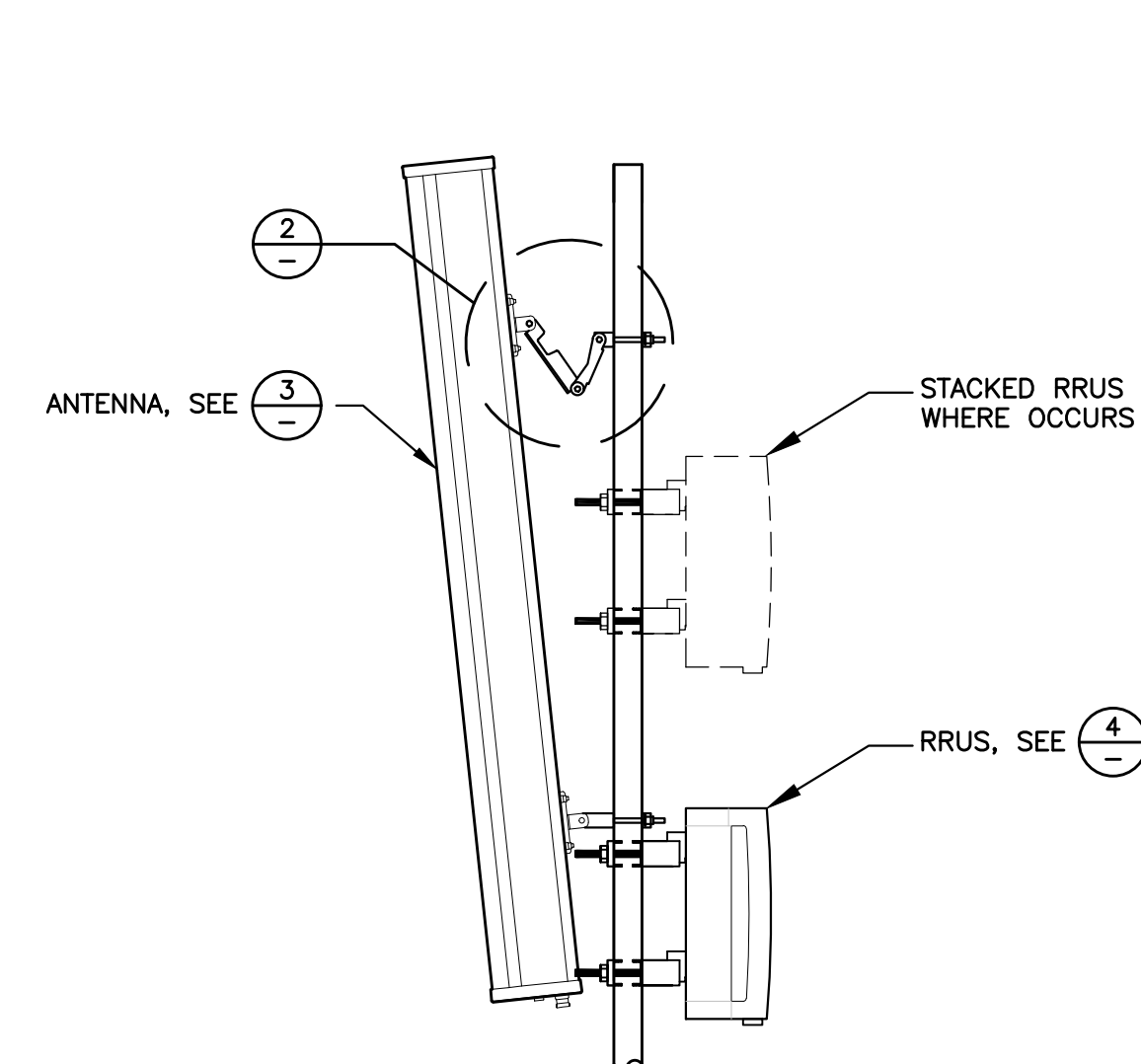
MESA COLLEGE

7250 MESA COLLEGE DRIVE
SAN DIEGO, CA 92111

Z07

ANTENNA DETAILS

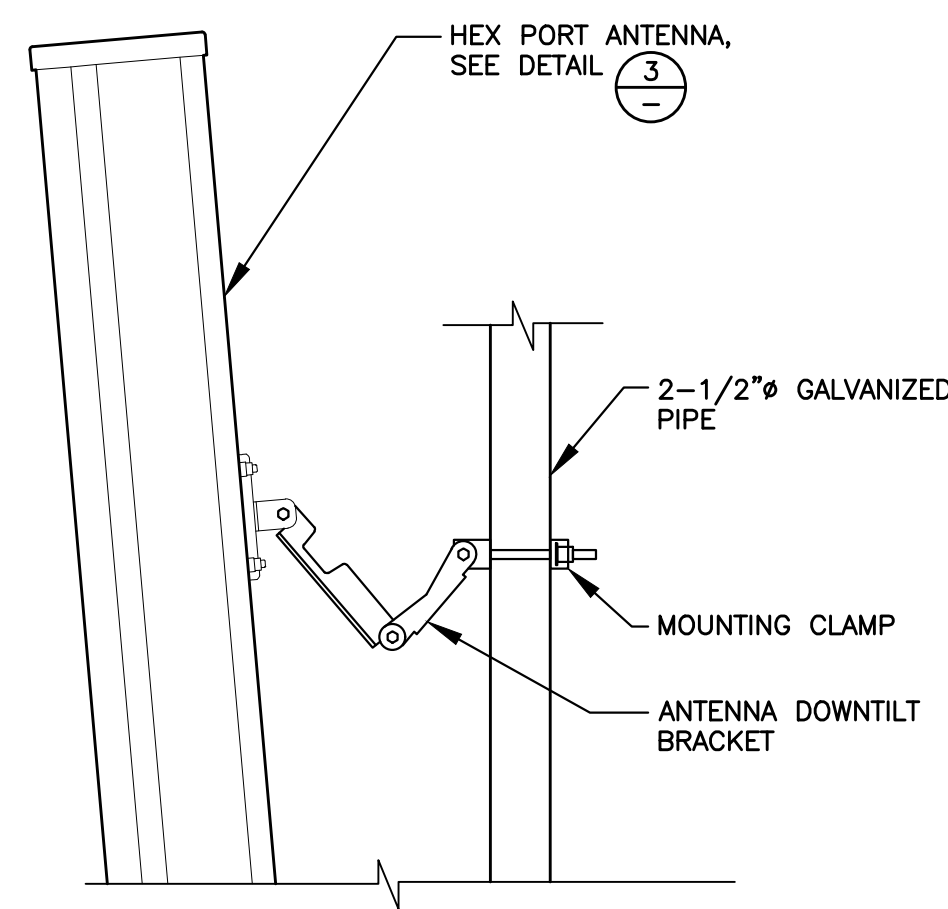
DDA PROJECT # 1501.26
PLOT SCALE 1 : 1 (24X36" D SIZE)



ANTENNA MOUNT

3/4"=1'-0"

1

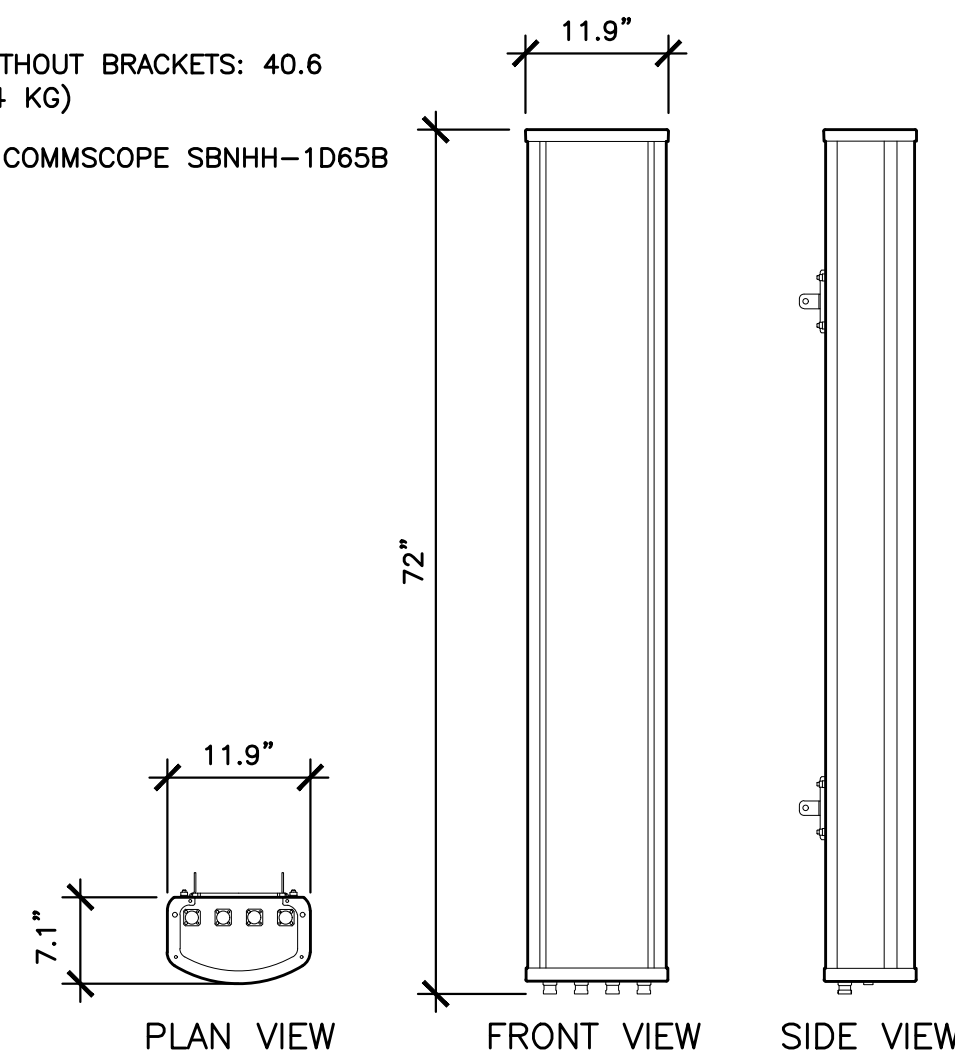


ANTENNA MOUNTING

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

2

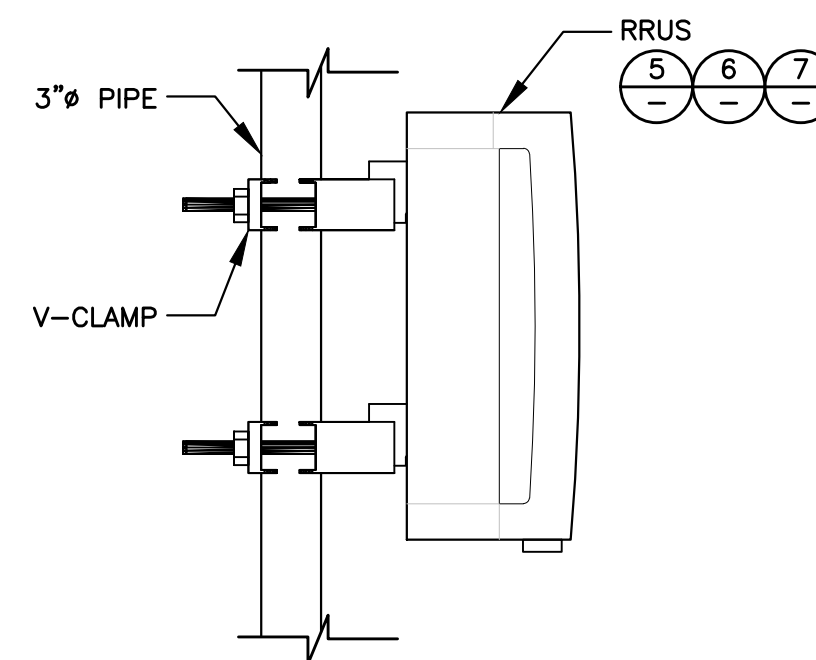
WEIGHT WITHOUT BRACKETS: 40.6 LBS. (18.4 KG)
MODEL: COMMSCOPE SBNHH-1D65B



6' HEXPORT ANTENNA

3/4"=1'-0"

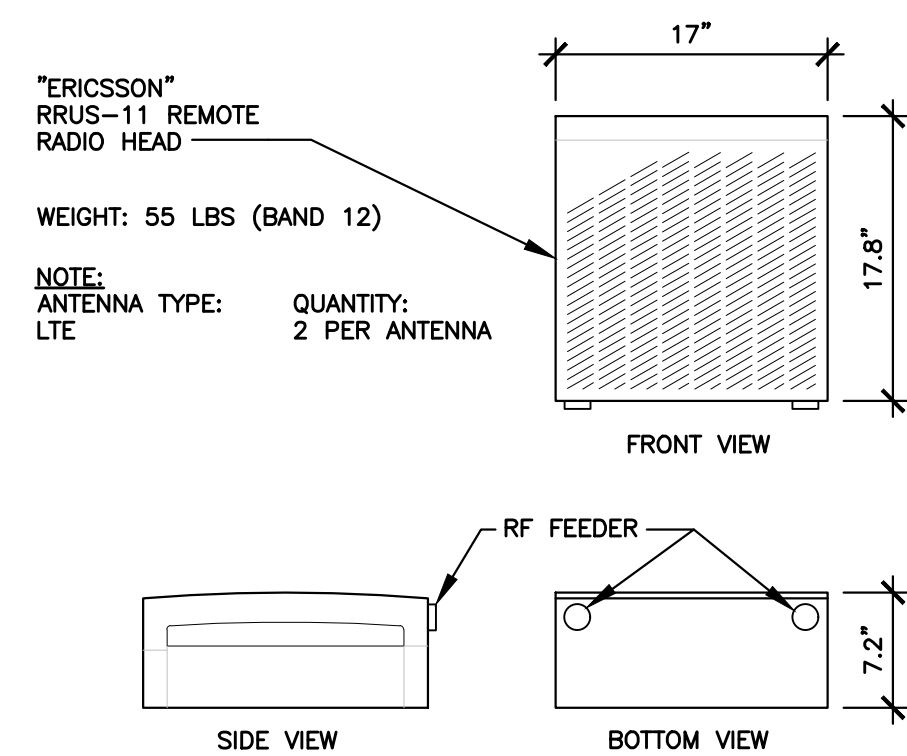
3



RRUS MOUNTING

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

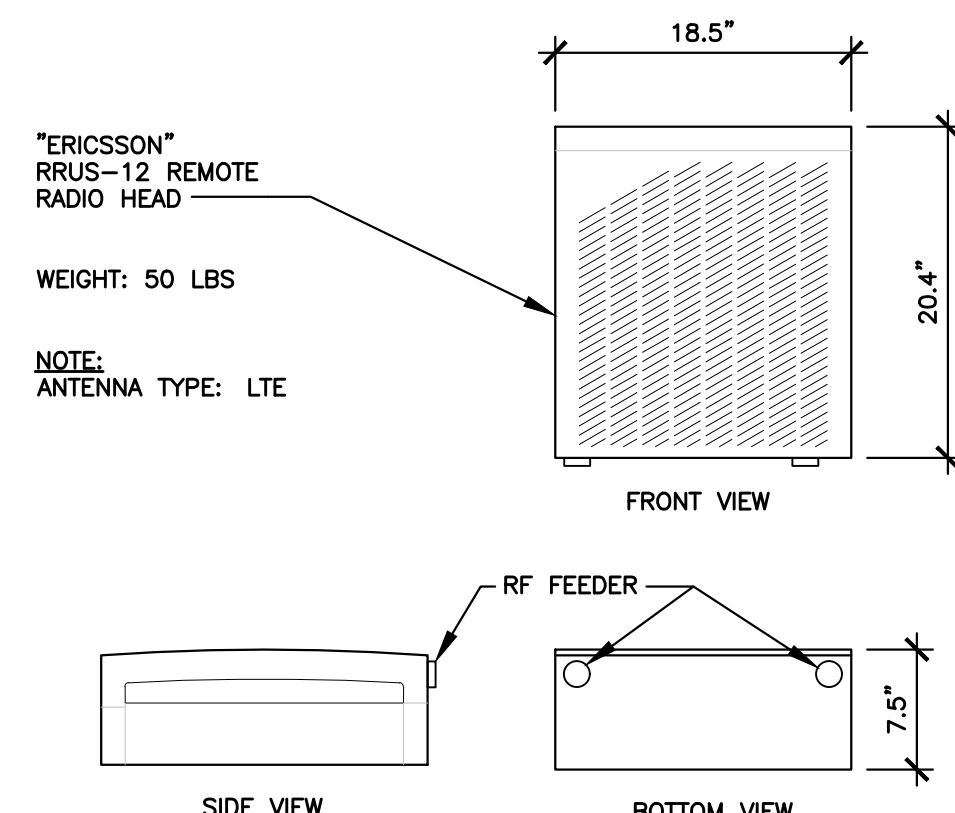
4



RRUS-11 UNIT

1"=1'-0"

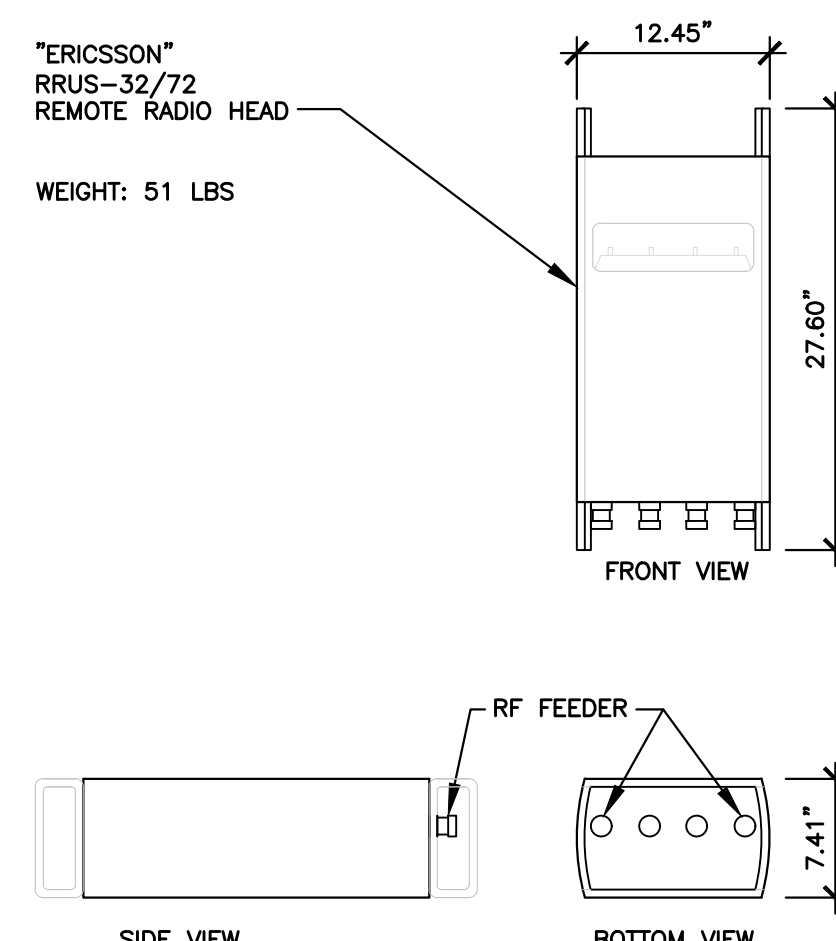
5



RRUS-12 UNIT

1"=1'-0"

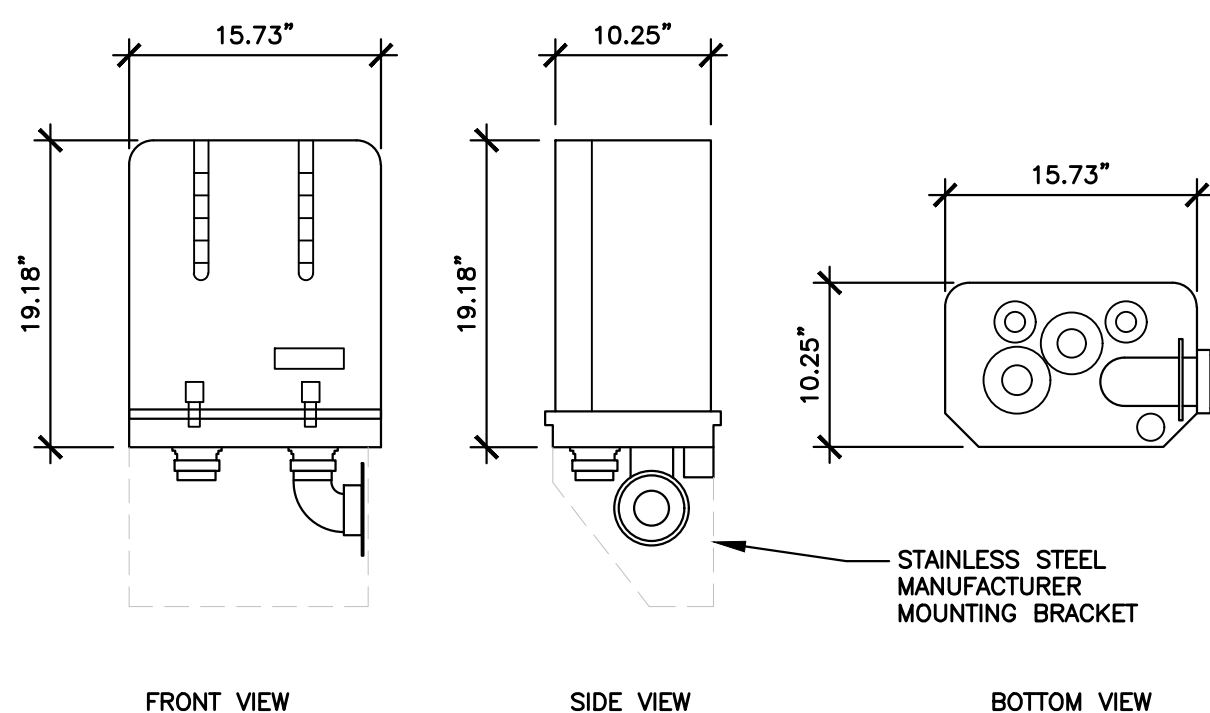
6



RRUS-32 UNIT

1"=1'-0"

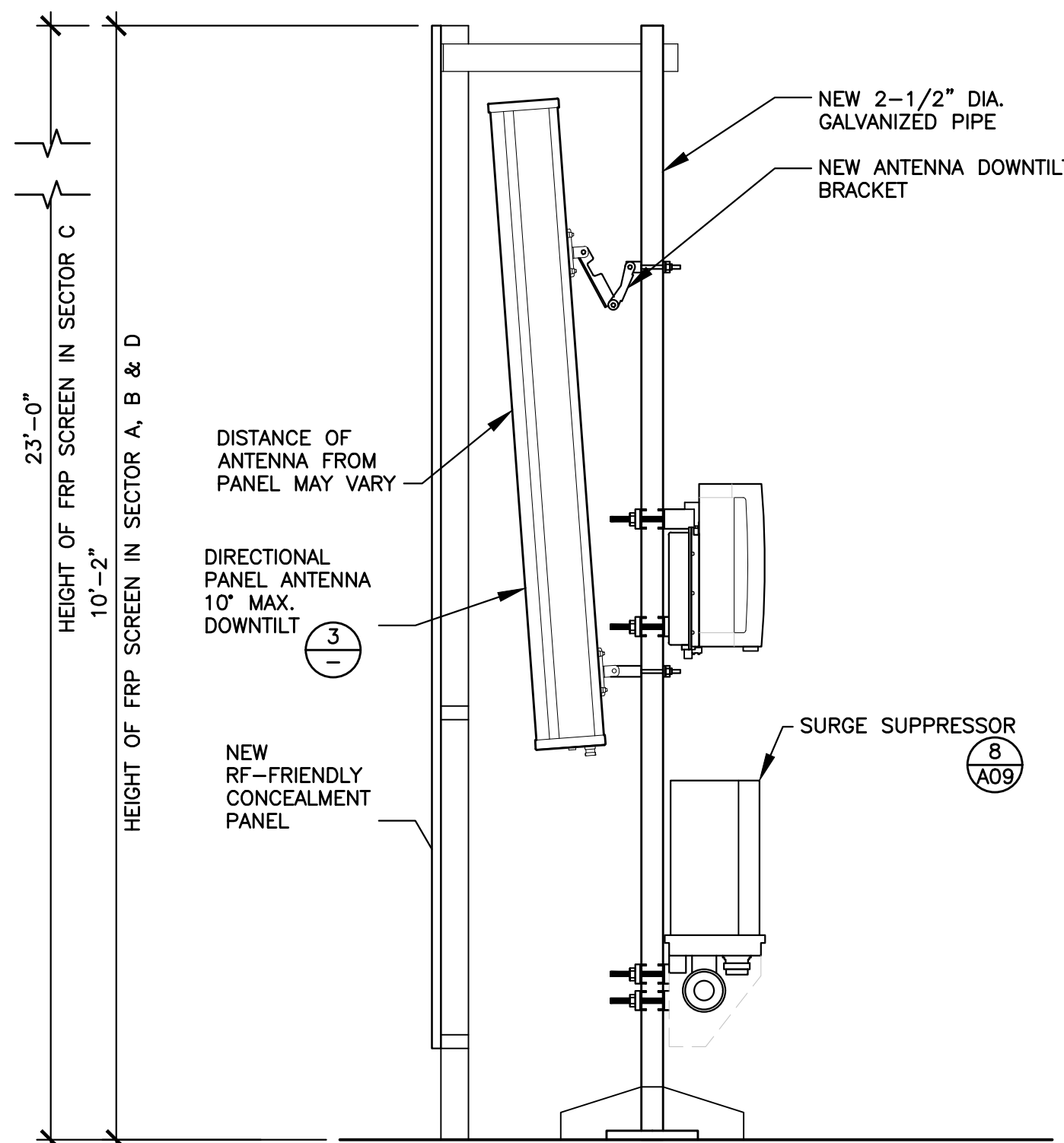
7



RAY CAP

1"=1'-0"

8



FRP SCREEN/ ANTENNA MOUNT, TYP. AT ALL

3/4"=1'-0"

9