



**CITY OF CAMPBELL**  
Community Development Department

April 8, 2014

**NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT**

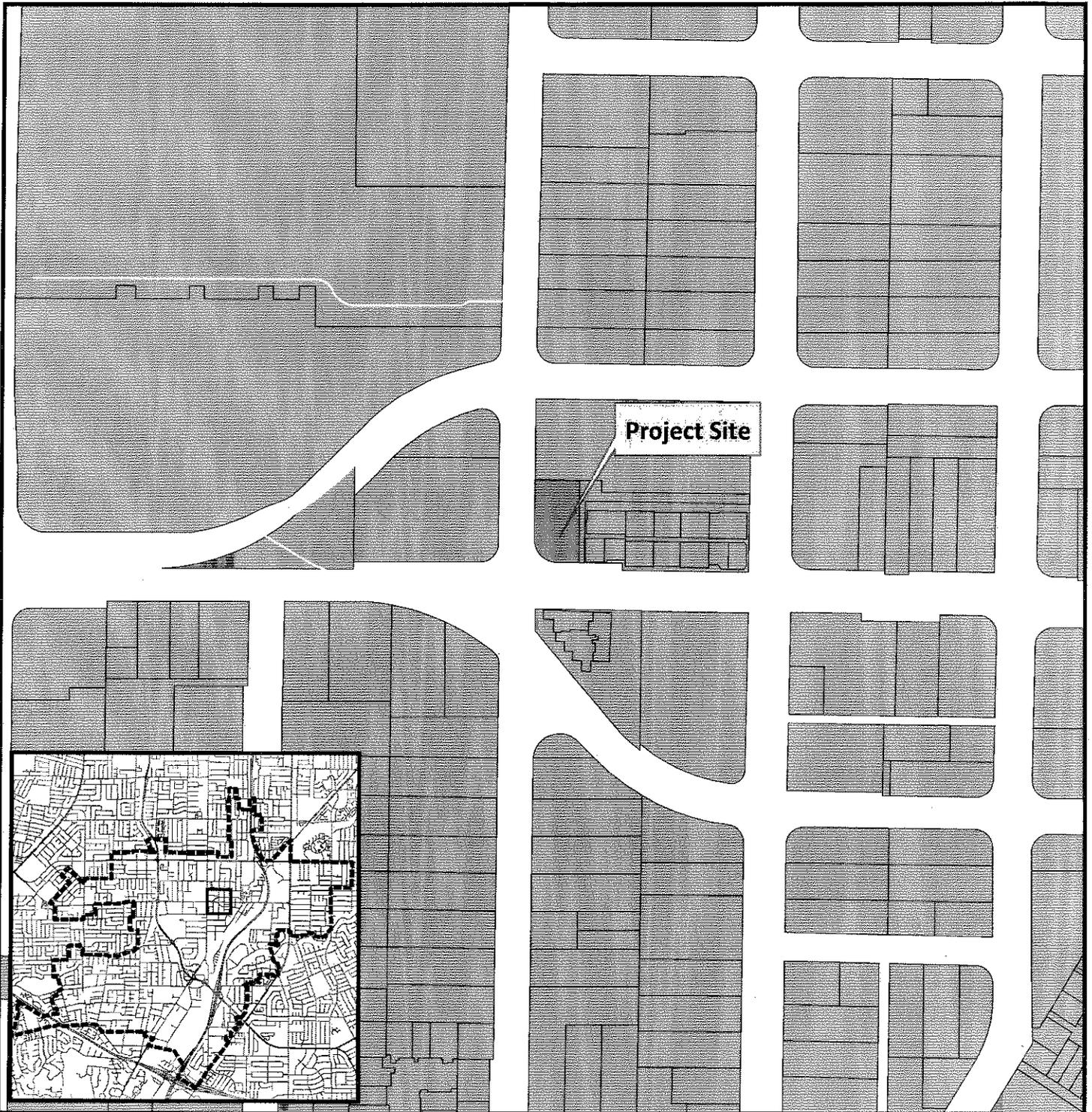
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

<b>File No.:</b>	<b>PLN2014-70</b>
<b>Applicant:</b>	<b>Verizon Wireless</b>
<b>Project Address:</b>	<b>155 E. Campbell Ave.</b>
<b>Property Owner:</b>	<b>Gene Litle</b>
<b>Zoning District:</b>	<b>C-3 (Central Business District)</b>
<b>General Plan:</b>	<b>Central Commercial</b>
<b>Project Description:</b>	<b>Installation of a concealed (stealth) wireless telecommunications facility on the roof and façade of an existing office building.</b>

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on April 8, 2014 and ends on April 18, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 18, 2014**. The Director will then consider all comments submitted within this time period prior to a decision.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell City Clerk's Office, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner in the Community Development Department at (408) 866-2193 or by email at [danielf@cityofcampbell.com](mailto:danielf@cityofcampbell.com).

# Project Location Map

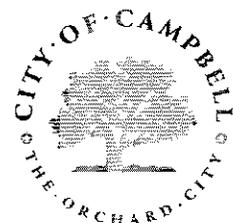
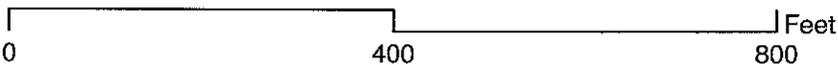


**Project Location:** 155 E. Campbell Ave.

**Application Type:** Admin. Site and Arch. Review Permit

**Planning File No.:** PLN2014-70

**Description:** Installation of a new stealth facade mounted wireless telecom facility.



Community Development Department  
Planning Division

RECEIVED

MAR 06 2014

CITY OF CAMPBELL PLANNING DEPT



CAMPBELL & NORTH 2ND. SC
155 E. Campbell Ave.
Campbell, CA 95008
Santa Clara County

PS LOCATION#: 264781

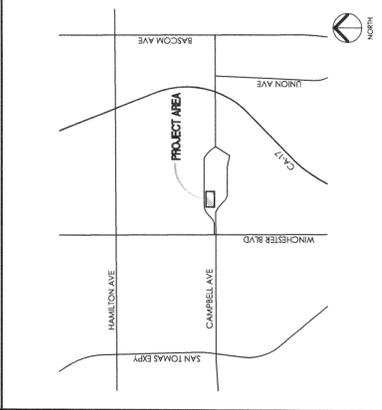
SITE INFORMATION

PS PROJECT ID#: 2013084424
OWNER: CORE DEVELOPMENT SERVICES, LLC
APPLICANT: VERIZON WIRELESS
AGENT: CORE DEVELOPMENT SERVICES
APN: 279-39-0701
SITE ADDRESS: 155 E. CAMPBELL AVE.
LATITUDE: 37°17'13.8" NORTH (NAD83)
GROUND ELEVATION: 199.0' AMSL
ZONING: C-3 (CENTRAL BUSINESS DISTRICT)
COUNTY: SANTA CLARA COUNTY
ZONING JURISDICTION: CITY OF CAMPBELL

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES:
2013 CALIFORNIA BUILDING CODE, TITLE 24, PART 2
2013 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3
2013 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4
2013 CALIFORNIA FIRE CODE, TITLE 24, PART 5
2013 CALIFORNIA PLUMBING CODE, TITLE 24, PART 6
2013 CALIFORNIA GAS CODE, TITLE 24, PART 7
2013 CALIFORNIA IRRIGATION CODE, TITLE 24, PART 8
2013 CALIFORNIA LANDSCAPE IRRIGATION CODE, TITLE 24, PART 9
2013 CALIFORNIA WIND SAFETY CODE, TITLE 24, PART 10
2013 CALIFORNIA WIND-BRANCHED TREE TRIMMING CODE, TITLE 24, PART 11
2013 CALIFORNIA WIND-BRANCHED TREE TRIMMING CODE, TITLE 24, PART 12
2013 CALIFORNIA WIND-BRANCHED TREE TRIMMING CODE, TITLE 24, PART 13
2013 CALIFORNIA WIND-BRANCHED TREE TRIMMING CODE, TITLE 24, PART 14
2013 CALIFORNIA WIND-BRANCHED TREE TRIMMING CODE, TITLE 24, PART 15
2013 CALIFORNIA WIND-BRANCHED TREE TRIMMING CODE, TITLE 24, PART 16
2013 CALIFORNIA WIND-BRANCHED TREE TRIMMING CODE, TITLE 24, PART 17
2013 CALIFORNIA WIND-BRANCHED TREE TRIMMING CODE, TITLE 24, PART 18
2013 CALIFORNIA WIND-BRANCHED TREE TRIMMING CODE, TITLE 24, PART 19
2013 CALIFORNIA WIND-BRANCHED TREE TRIMMING CODE, TITLE 24, PART 20

VICINITY MAP



DRIVING DIRECTIONS

- DIRECTIONS FROM VERIZON WIRELESS RF MARKET OFFICE:
1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
2. TURN RIGHT ONTO OAK GROVE RD
3. TAKE THE END RIGHT ONTO YGNACIO VALLEY RD
4. CONTINUE ONTO HILSDALE AVE
5. TURN LEFT ONTO CAMPBELL AVE
6. TAKE THE MASSON BLVD RAMP ROUTE 209 EXIT TOWARD 1880
7. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR MISSION BLVD W AND MERCE
8. TAKE THE LEFT TURN, FOLLOW SIGNS FOR MISSION BLVD W AND MERCE
9. CONTINUE ONTO CA 17 S
10. TAKE THE HAMILTON AVE EXIT
11. TURN LEFT ONTO CAMPBELL AVE
12. TURN LEFT ONTO N 3RD ST
13. TURN LEFT ONTO E CAMPBELL AVE. DESTINATION WILL BE ON THE LEFT

PROJECT TEAM

CORE DEVELOPMENT SERVICES
LEASING MANAGER: IOANNA WANG
CORE DEVELOPMENT SERVICES, LLC
PROJECT MANAGER: GINBAR VETBIA
CORE DEVELOPMENT SERVICES, LLC
CONSTRUCTION MANAGER: VICTOR SALAS
ZONING MANAGER: LILY TUM
ARCHITECT/ENGINEER: VERIZON WIRELESS
PROJECT MANAGER: ROONEY BARNES

PROJECT DESCRIPTION

PROPOSED:
1. INSTALL (9) SMALL CELL ANTENNAS IN/ON WALL OPENINGS COVERED WITH FRP SCREENING TO MATCH ARCHITECTURAL FACADE
2. INSTALL SMALL CELL EQUIPMENT CABINET ON INSIDE OF (E) PARAPET WALL IN 3.5' LEASE AREA
3. INSTALL SMALL CELL ANTENNA 4' TOTAL ON INSIDE FACE OF PARAPET WALL
4. INSTALL POWER/TELECOM CONDITIONING ROOF SUPPORTS AND THROUGH PARKING GARAGE WALL INTO 1ST FLR. UTILITY ROOM
5. INSTALL STEP-DOWN LADDER IN EXISTING ROOF HATCH

DRAWING INDEX

Table with 2 columns: SHEET NO. and SHEET TITLE. Rows include T-1 TITLE SHEET, LS-1 SURVEY, A-1 OVERALL SITE PLAN, A-2 LEASE AREA PLAN, ELEVATIONS, A-3 ELEVATIONS, A-4 EQUIPMENT SPECIFICATIONS.

APPROVALS

Table for approvals with columns: VERIZON CONSTRUCTION, VERIZON - RF ENGINEER, VERIZON - EQUIPMENT ENGINEER, VERIZON REAL ESTATE, PROPERTY OWNER, CORE - CONSTRUCTION, CORE - LEASING, CORE - ZONING, CORE - MANAGEMENT, OTHER (IF APPLICABLE).



The Design Group, Inc.
V-one Design Group, Inc.
5100 Canyon Blvd, 11
San Jose, CA 95128
Concord, CA 94521

100% ZONING
Drawing Phase:
CAMPBELL & NORTH 2ND. SC
155 E. Campbell Ave.
Campbell, CA 95008
Santa Clara County
LOCATION# (264781)

Professional Seal:
It is a violation of law for any person, unless they are acting under the direction of a licensed professional Architectural Engineer, to prepare this document.



2748 SATURN ST
BREA, CA 92821

Table with 2 columns: Rev. Date and Description. Rows include 01 12/18/13 9% Revising Design, 02 01/09/14 100% Final Design.

Project No.: V-13-CA-02035
Date: 01/09/14 Job No.:
Scale: AS SHOWN CAD File:
Designed By: NH Checked By: JS

TITLE SHEET
Sheet Title:
Sheet No.: T-1

BY: V-one Design Group, Inc. 2/14



UNIVERSITY SERVICE ALERT
CALL TOLL FREE
1-800-227-2800

HANDICAP REQUIREMENTS
FACILITY IS MAINTAINED AND NOT FOR HUMAN HABITATION.
HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH
CHAPTER 118, SECTION 118.02, ARTICLE CODES PART 2, TITLE 24.

ADMINISTRATIVE REQUIREMENTS
CONTRACTOR SHALL VERIFY ALL PLANS & (E) DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME IF USING 1"X11.7" PLOT. DRAWINGS WILL BE HALF SCALE

REV	DATE (M/D)	DESCRIPTION
0	08/15/13	PRELIMINARY SUBMITAL
1	11/18/13	AS-BUILT GARAGE INFO

ENGINEER / CONSULTANT



155 MAIN STREET, SUITE 206  
HUNTINGTON BEACH, CA 92648 (949) 643-0422

SITE BUILDER



2785 MITCHELL DRIVE  
WALNUT CREEK, CALIFORNIA 94598

AGE DEVELOPMENT



DEVELOPMENT SERVICES  
AGE SERVICES  
15 Reilly Road Suite 202  
Walton Hills, OH 44126  
(714) 298-8444 (714) 333-4444 fax  
www.core.us.com

APPROVALS

APPROVED BY	INITIALS	DATE
LANDSCAPE		
NON SITE ADO		
ZONING		
SDR BS		
SDR INTERCONNECT		
SDR UTIL		
SDR ELECTRICAL		
SDR PDSO MGR		

SITE INFORMATION

**CAMPBELL NORTH**

SITE ADDRESS  
155 EAST CAMPBELL AVENUE  
CAMPBELL, CALIFORNIA 95005  
SANTA CLARA COUNTY

SHEET TITLE

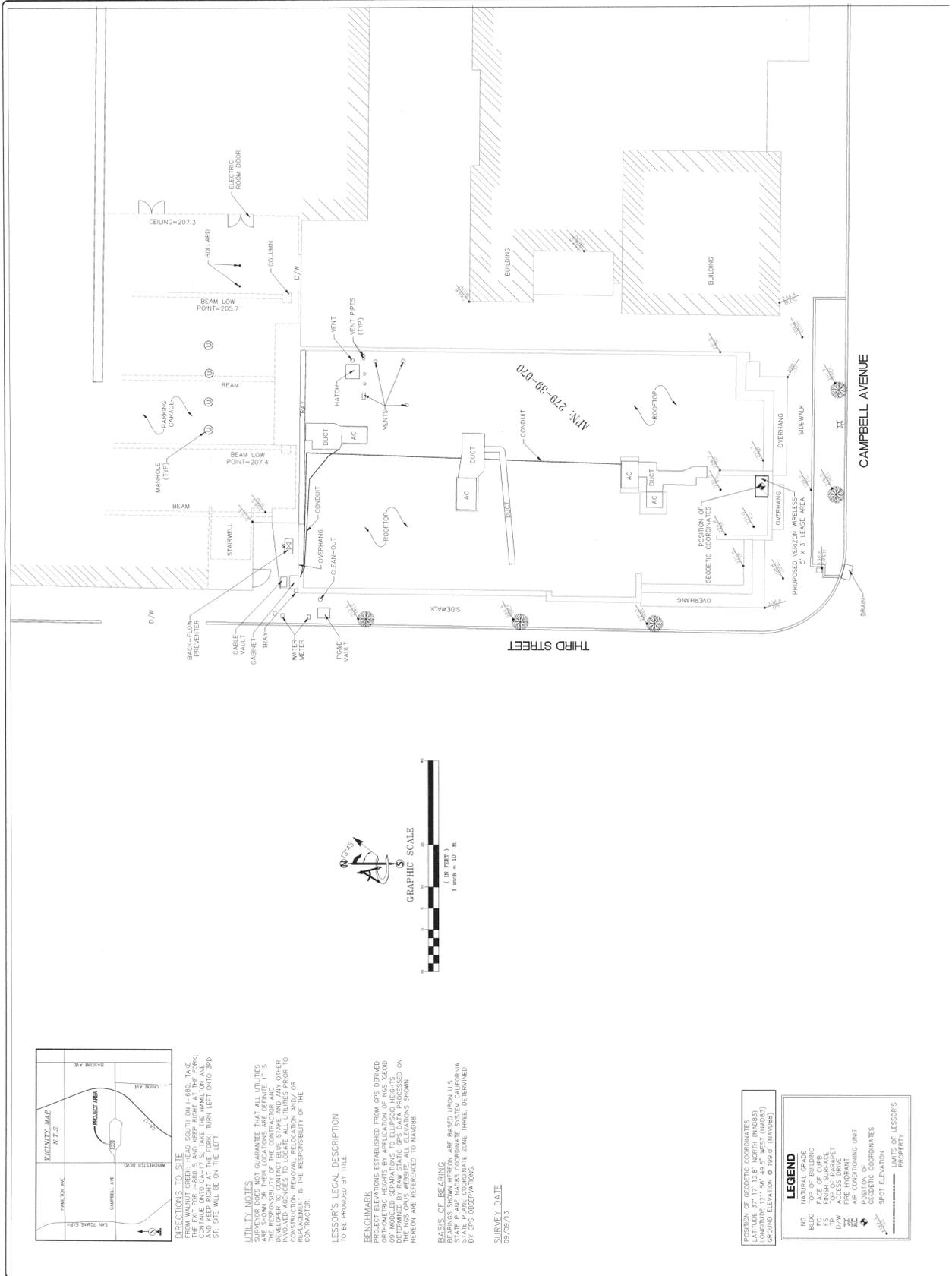
**ROOFTOP SURVEY**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
DA	MF	09.15.2013

SHEET NUMBER

**LS-1**



**DIRECTIONS TO SITE**  
FROM WALNUT CREEK, HEAD SOUTH ON I-680, TAKE  
EXIT 155 FOR CAMPBELL AVENUE. TURN RIGHT ON  
CAMPBELL ONTO CA-17 S. TAKE THE HAMILTON AVE  
EXIT AND TURN RIGHT ON THE LEFT. TURN LEFT ONTO 3RD  
ST. SITE WILL BE ON THE LEFT.

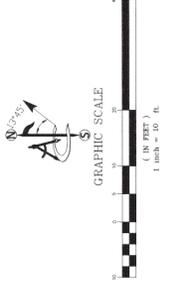
**UTILITY NOTES**  
CONTRACTOR TO OBTAIN ALL UTILITIES  
LOCATIONS AND DEPT. INFORMATION. ALL UTILITIES  
ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR  
IS RESPONSIBLE FOR THE LOCATION AND DEPT. OF  
ALL UTILITIES. INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO  
CONSTRUCTION. CONTRACTOR TO OBTAIN ALL  
NECESSARY PERMITS AND INFORMATION AND  
RESPONSIBILITY IS THE RESPONSIBILITY OF THE  
CONTRACTOR.

**LESSOR'S LEGAL DESCRIPTION**  
TO BE PROVIDED BY TITLE.

**BENCHMARK**  
VERTICAL DATUM ESTABLISHED FROM GPS SURVEY  
OR MODELED SEPARATIONS TO ELIPSOID HEIGHTS. THE  
NAD 83 DATUM HEIGHTS ARE REFERENCED TO THE  
NAD 83 DATUM. ALL ELEVATIONS SHOWN  
HEREIN ARE REFERENCED TO NAVD83.

**BASIS OF BEARING**  
ALL BEARINGS ARE IN ACCORDANCE WITH THE  
STATE PLANE COORDINATE SYSTEM, CALIFORNIA  
BY GPS OBSERVATIONS.

**SURVEY DATE**  
09/29/13



**POSITION OF GEODETIC COORDINATES**  
LATITUDE: 37° 17' 13.8" NORTH (NAD83)  
LONGITUDE: 122° 02' 00.0" WEST (NAD83)  
GROUND ELEVATION @ 156 OF (NAVD83)

**LEGEND**

- NG NATURAL GRADE
- BEF BENCH MARK
- FC FACE OF CURB
- TS FINISH SURFACE
- D/W DOWNHILL
- ACC ACCESS DRIVE
- ACD AIR CONDITIONING UNIT
- POS POSITION OF LESSOR'S PROPERTY
- SPOT SPOT ELEVATION
- PROP PROPOSED



Verizon Wireless  
 2785 Kellen Drive  
 Suite 9  
 Walnut Creek, CA 94598

Client:



V-one Design Group, Inc.  
 5100 Central Expressway, Suite 111  
 Concord, CA 94521

Project Architect:

**100% ZONING**

Drawing Phase:

CAMPBELL & NORTH 2ND, 3C  
 155 E. Campbell Ave.  
 Campbell, CA 95008  
 Santa Clara County  
 LOCATION 1264781

Site:

Professional Seal:

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2748 SATURN ST  
 BREA, CA 92621

Rev.	Date	Description
01	10/18/13	10% zoning change
02	01/28/14	100% zoning change

Project No.: V-12-CA-02035  
 Date: 01/28/14 Job No.:  
 Scale: AS SHOWN CAD File:  
 Designed By: NI Checked By: JG

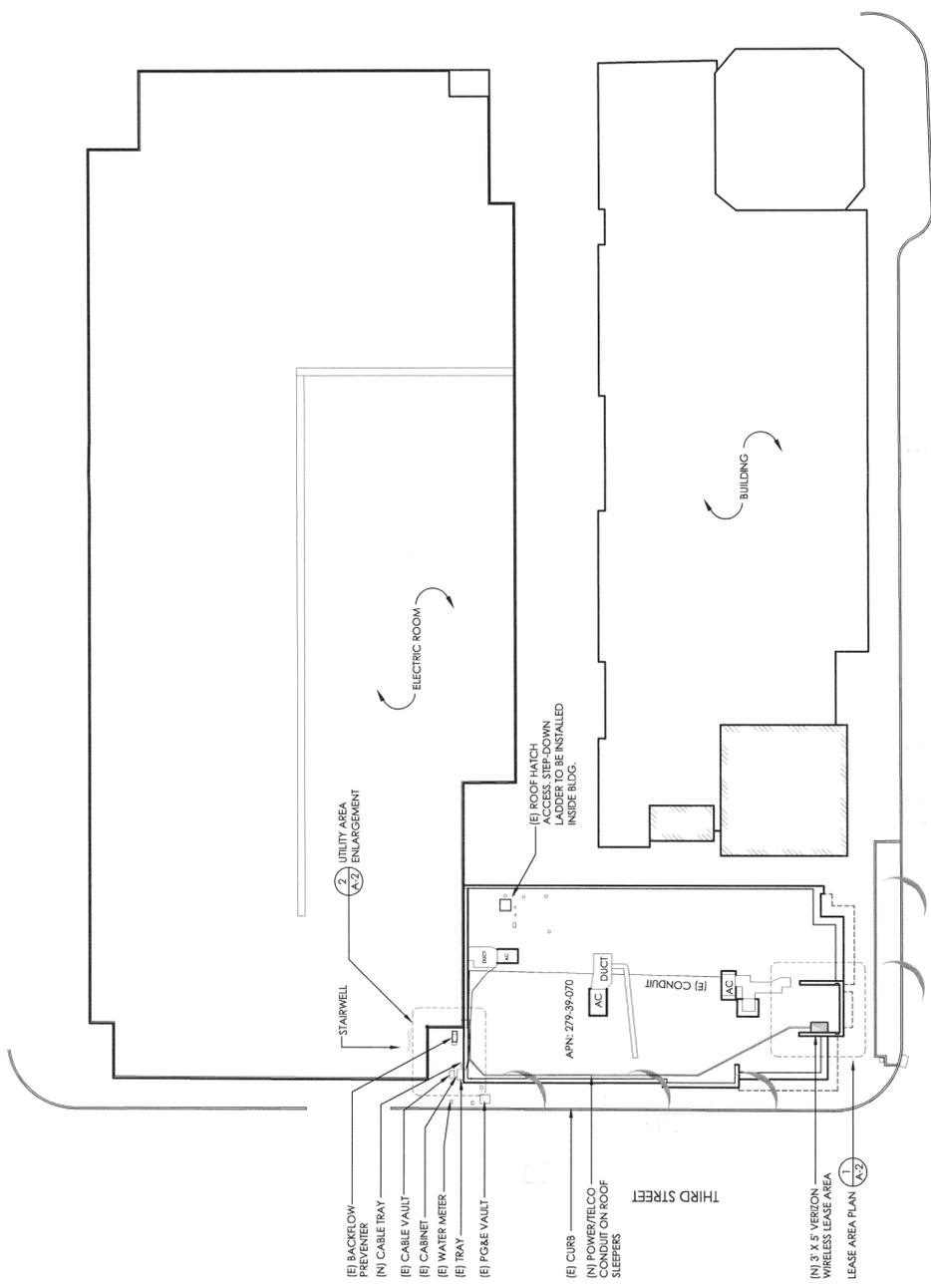
OVERALL SITE PLAN

Sheet Title:

**A-1**

Sheet No.:

BY: V-one Design Group, Inc. 2/14



SCALE  
 1/16" = 1'-0"



**OVERALL SITE PLAN**

1





Rev.	Date	Description
01	10/18/13	Rev. Starting Design
02	01/20/14	100% Starting Design

Project No.: V-13-CA-2035  
 Date: 01/20/14 Job No.:  
 Scale: AS SHOWN CAD File:  
 Designed By: NH Checked By: JS

**EQUIPMENT SPECIFICATIONS**  
 Sheet Title:

**Product Specifications**  
 COMMSCOPE

COMMSCOPE 2000

**Product Dimensions**

Height	28.00 mm   1.09 in
Length	520.00 mm   20.47 in
Width	200.00 mm   7.87 in
Product Weight	7.20 kg   15.87 lb

**Product Specifications**  
 COMMSCOPE

COMMSCOPE 2000

**Product Dimensions**

Height	28.00 mm   1.09 in
Length	520.00 mm   20.47 in
Width	200.00 mm   7.87 in
Product Weight	7.20 kg   15.87 lb

**Electrical Specifications**

Power Input: 120V AC, 50/60 Hz  
 Power Output: 100W  
 Efficiency: > 90%

**Mechanical Specifications**

Dimensions: 280mm H x 520mm L x 200mm W  
 Weight: 7.2kg

**Environmental Specifications**

Operating Temperature: -40°C to +85°C (-40°F to +185°F)  
 Humidity: 5% to 95% RH (non-condensing)  
 Vibration: 10g

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**ANTENNA**

**NEW GENERATION RADIO**  
 RRUS12

RRUS12 840MHz - 915MHz  
 Up to 200W output power

**Preliminary Dimensions / Weight**

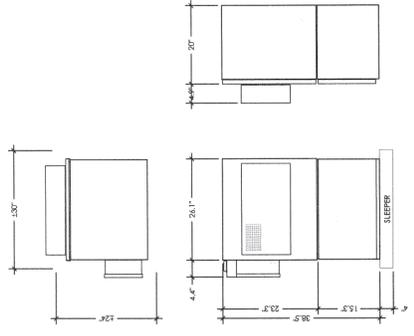
Product	Height (mm)	Width (mm)	Depth (mm)	Volume (liters)	Weight (kg)
RRUS12 B-type B (single bay)	465	475	100	20	20

RRUS11 Dimensions for comparison:  
 RRUS11 weight → 23 kg



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**RRU CABINET**



**Charles CUBE-RL**



- Wall/Pole/Pad Mount
- Equipment Compartment
  - 7 or 12 RU Configurations
  - Integrated power is optional
  - AC Load Center, GFCI
  - Pad Lockable Door Latch
  - 580W HX
- Battery Compartment
  - 100AH VRLA or Ni-Cd
- Overall Dimensions
  - 39" H x 26" W x 20" D for 12 RU Configuration
- Cable Ingress/Egress
  - 1.75" / 7.5" knockouts on side and bottom
- GR-487 Compliant

**SMALL CELL CABINET**