REPORT TO THE HEARING OFFICER

HEARING DATE: August 20, 2014
REPORT NO. HO 14-052

ATTENTION: Hearing Officer

SUBJECT: Verizon – Covenant (Dr. Brown 2)
PTS PROJECT NUMBER: 340954

LOCATION: 2930 Howard Ave.

APPLICANT: Verizon Wireless (Permittee)/
Covenant Presbyterian Church (Owner)

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit (SDP) for a Wireless Communication Facility (WCF) in the Greater North Park community plan area?

Staff Recommendation: APPROVE SDP No. 1329266.

Community Planning Group Recommendation: The North Park Planning Committee voted 14-0-0 to recommend approval of this project at their April 15, 2014 meeting. (Attachment 8)

Environmental Review: This project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 18, 2014, and the opportunity to appeal that determination ended August 1, 2014. (Attachment 7)

BACKGROUND & DISCUSSION

Verizon – Covenant (Dr. Brown 2) proposes a Wireless Communication Facility (WCF), consisting of antennas and equipment mounted on the roof of an existing church building behind screening, designed to integrate with the existing building. The project is located on the Covenant Presbyterian Church, with an address of 2930 Howard Avenue. The property is zoned MCCPD-CN-1 and is located in the Greater North Park Community Plan Area. (Attachments 1, 2, 3, and 4)
WCFs are permitted in commercial zones as a Process 1, Limited Use approval, pursuant to Land Development Code (LDC) section 141.0420(c). In this case, the screening for the antennas and equipment exceeds the allowed MCCPD-CN-1 Floor Area Ratio (FAR) of 1.0 permitted for the zone. In order to allow this deviation, a Mid-City Communities Development Permit, which is processed as a Site Development Permit, Process 3, is required.

In all, two deviations are requested as part of this project:

a. **Floor Area Ratio (FAR):** The project deviates from the 1.0 FAR permitted by the MCCPD-CN-1 zone. The existing FAR is 1.54. With the addition of the new screened antenna and equipment areas, the new FAR will be 1.67.

b. **Landscape Requirements:** The project proposes an 8.3% increase in Gross Floor Area (GFA). This triggers the Previously Conforming Properties Landscape Requirements [LDC Section 142.0410 (a)(2)(D)], which requires that the project comply with the landscape requirements for street trees. LDC Section 142.0409 requires 5 trees along Howard Avenue and 6 trees along 30th Street (11 trees total). Due to space limitations, largely caused by above-ground utilities, 3 trees are being provided along Howard Avenue and 3 trees are being provided along 30th Street (6 trees total). The proposed tree installation size is 36-inch box, larger than the 24-inch minimum size required, compensating for the reduced tree quantity provided.

These two deviations will be permitted with the approval of this SDP.

Sixteen (16) Verizon panel antennas and one (1) microwave dish antenna will be located on the roof of the existing church building in a 2,734 square-foot screened roof area, along with a 396 square-foot area concealing equipment associated with the antennas, including an emergency generator.

The WCF Regulations require that applicants use all reasonable means to conceal or minimize the visual impacts of WCFs through integrations, which includes the use of architecture, landscape, and siting solutions. This project has been designed to integrate with the design of the existing building. While the height of the building is being increased overall, street trees are provided around the 30th Street and Howard Avenue street frontages. As the trees grow to maturity, they will be able to help screen and reduce the apparent bulk of the additional building mass.

The City’s General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCFs should be minimized by concealing WCFs in existing structures, or utilizing 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. This project complies with the General Plan recommendations by locating the antennas on an existing building, behind screening designed to integrate with the design of the existing church.
building. Equipment and an emergency generator will be located on the building, also located behind screening. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the SDP. Therefore, Staff recommends approval of SDP No. 1329266.

ALTERNATIVES

1. Approve Site Development Permit No. 1329266, with modifications.

2. Deny Site Development Permit No. 1329266, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

[Signature]
Alex Hempton, AICP
Development Project Manager

Attachments:
1. Aerial Photo
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. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement (ODS)
10. Photo Simulations
11. Photo Survey
12. Site Justification/Coverage Maps
13. Hearing Officer Hearing Public Notice
14. Project Plans
Community Plan Land Use Designation

Verizon Covenant (Dr. Brown 2) – Project Number 340954
2930 Howard Avenue

Designated as Commercial

Greater North Park Community Plan
Figure 8

Commercial Area Designations

Texas St.
80th St.
Lincoln Ave.
Landis St.
UPAS St.
Howard Ave.
El Cajon Blvd.
University Ave.
Monroe Ave.
Meade Ave.
Polk Ave.
40th St.
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Project Location Map

Verizon Covenant (Dr. Brown 2) – Project Number 340954

2930 Howard Avenue
## PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Verizon – Covenant (Dr. Brown 2)</th>
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</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Wireless Communication Facility (WCF) consisting of 16 panel antennas and 1 microwave dish antenna, mounted on the roof of an existing building behind a new screen wall, with equipment and an emergency generator also located on the roof behind screening.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Greater North Park</td>
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<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Site Development Permit (SDP) [Process 3]</td>
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<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Commercial</td>
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</tbody>
</table>

### ZONING INFORMATION:
- **ZONE:** MCCPD-CN-1
- **HEIGHT LIMIT:** -
- **FRONT SETBACK:** -
- **SIDE SETBACK:** -
- **REAR SETBACK:** -
- **FAR:** 1.0

### ADJACENT PROPERTIES:

<table>
<thead>
<tr>
<th>ADJACENT PROPERTIES</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
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<tr>
<td>NORTH</td>
<td>Commercial, MCCPD-CN-1</td>
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<tr>
<td>SOUTH</td>
<td>Commercial, MCCPD-CN-3</td>
<td>Auto Repair/Commercial/Residential</td>
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<td>Commercial, MCCPD-CN-1</td>
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<tr>
<td>WEST</td>
<td>Residential/Commercial, MCCPD-CN-1/MCCPD-MR-800B</td>
<td>Residential</td>
</tr>
</tbody>
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### DEVIATIONS OR VARIANCES REQUESTED:
- Two deviations are being permitted with this Mid-City Communities Development Permit (processed as a Site Development Permit):
| COMMUNITY PLANNING GROUP RECOMMENDATION: | The North Park Planning Committee voted 14-0-0 to recommend approval of this project at their April 15, 2014 meeting. |

**a. Floor Area Ratio (FAR):** The project deviates from the 1.0 FAR permitted by the MCCPD-CN-1 zone. The existing FAR is 1.54. With the addition of the new screened antenna and equipment areas, the new FAR will be 1.67.

**b. Landscape Requirements:** The project proposes an 8.3% increase in Gross Floor Area (GFA). This triggers the Previously Conforming Properties Landscape Requirements [LDC Section 142.0410 (a)(2)(D)], which requires that the project comply with the landscape requirements for street trees. LDC Section 142.0409 requires 5 trees along Howard Avenue and 6 trees along 30th Street (11 trees total). Due to space limitations, largely caused by above-ground utilities, 3 trees are being provided along Howard Avenue and 3 trees are being provided along 30th Street (6 trees total). The proposed tree installation size is 36-inch box, larger than the 24-inch minimum size required, compensating for the reduced tree quantity provided.
WHEREAS, COVENANT PRESBYTERIAN CHURCH, A CALIFORNIA CORPORATION, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of 16 panel antennas and 1 microwave dish antenna, mounted on an existing building roof behind a screen wall, with equipment and an emergency generator associated with the antennas also located behind a screen wall (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit No. 1329266);

WHEREAS, the project site is located at 2930 Howard Avenue in the MCCPD-CN-1 zone of the Greater North Park Community Plan Area;

WHEREAS, the project site is legally described as: all that certain real property situated in the County of San Diego, State of California, described as: Parcel A: Lots 20 to 26 inclusive in Block 119 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended Map Thereof made by G.A. D’Hemecourt, filed in Book 8, Page 36, et. seq. of lis pendens, in the Office of the County Recorder of San Diego County;

WHEREAS, on July 18, 2014, 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) of the State CEQA Guidelines and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 20, 2014, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1329266 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 20, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan;
The City of San Diego's General Plan (UD-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 consists of the installation of a 7-foot high screen wall on the roof of an existing 30-foot tall building. Equipment associated with the antennas, and an emergency generator, is also located on the roof of one of the church buildings, behind screening. The screening has been designed, with the North Park Planning Committee's review, to be compatible with the existing church building. The WCF will appear as an integral part of the existing building. In addition, a total of 6 36-inch box trees will be installed along 30th Street and Howard Avenue. These trees will soften the apparent bulk of the roof-top screening, improve the appearance of the WCF, and enhance the pedestrian environment. This will allow the project to be aesthetically pleasing and respectful of the neighborhood context.

The project is located within the El Cajon Boulevard Commercial Area (Area 2), as identified on Figure 8 of the Greater North Park Community Plan. The Community Plan identifies ways that El Cajon Boulevard and the surrounding commercial areas can be improved and revitalized. This project contributes to these objectives by both completely concealing the WCF with a design that is architecturally compatible with the existing development and by providing street trees, which act to both improve views of the WCF and reduce its apparent bulk, while also contributing to Community Plan objectives which call for improving the pedestrian experience.

This project is located in the MCCPD-CN-1 zone. The purpose and intent of this zone, as a "Commercial Node" (CN), is to provide for pedestrian oriented commercial and mixed-use districts. The intent is to create street frontage conditions that are, "conducive to a rich, diverse and pleasurable walking experience." This project complies with this requirement with the installation of 6 36-inch box size street trees, which will enhance the pedestrian experience. In addition, the antenna screening is located on the roof and stepped back from the public right-of-way, which will not inhibit or detract from pedestrian activity.

Based on this analysis, this project will not adversely affect the Greater North Park Community Plan, nor the General Plan of the City of San Diego, and complies with the purpose and intent of the Mid-City Communities Planned District.

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

The project consists of 16 panel antennas and 1 microwave dish antenna, and associated equipment (including an emergency generator), mounted on the roof of an existing church building behind screening. The project is located at 2930 Howard Avenue, and is located in the Greater North Park Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to 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.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s 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 applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project complies with the regulations of the Wireless Communication Facility Regulations, Land Development Code Section 141.0420, and with the zone development requirements of the MCCPD-CN-1 zone, with the exception of the FAR requirements and the City-wide Landscape Regulations in regards to required street tree quantities. The allowable FAR for this zone is 1.0. The existing church facility has an FAR of 1.54. With the addition of the 3,130 square-foot Verizon antenna and equipment areas, the FAR will be 1.67. The project proposes an 8.3% increase in Gross Floor Area (GFA). This triggers the Previously Conforming Properties Landscape Requirements [LDC Section 142.0410 (a)(2)(D)], which requires that the project comply with the landscape requirements for street trees. LDC Section 142.0409 requires 5 trees along Howard Avenue and 6 trees along 30th Street (11 trees total). Due to space limitations, largely caused by above-ground utilities, 3 trees are being provided along Howard Avenue and 3 trees are being provided along 30th Street (6 trees total). The proposed tree installation size is 36-inch box, larger than the 24-inch minimum size required, compensating for the reduced tree quantity provided. The design of the project complies with the WCF Design Requirements. As the antennas and equipment are completely concealed behind new screening, designed to integrate with the existing church building, the WCF will be minimally visible and well-integrated with the neighborhood. The deviation to the FAR and the Landscape Regulations is permitted through the processing of this Site Development Permit/Mid-City Communities Development Permit. Therefore, the project complies with the regulations of the Land Development Code.

B. Findings for a Mid-City Communities Development Permit (LDC Section 1512.0204)

1. Conformance With Community Plan and Design Manuals. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California
State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (ICCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego;

The City of San Diego's General Plan (UD-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 consists of the installation of a 7-foot high screen wall on the roof of an existing 30-foot tall building. Equipment associated with the antennas, and an emergency generator, is also located on the roof of one of the church buildings, behind screening. The screening has been designed, with the North Park Planning Committee's review, to be compatible with the existing church building. The WCF will appear as an integral part of the existing building. In addition, a total of 6 36-inch box trees will be installed along 30th Street and Howard Avenue. These trees will soften the apparent bulk of the roof-top screening, improve the appearance of the WCF, and enhance the pedestrian environment. This will allow the project to be aesthetically pleasing and respectful of the neighborhood context.

The project is located within the El Cajon Boulevard Commercial Area (Area 2), as identified on Figure 8 of the Greater North Park Community Plan. The Community Plan identifies ways that El Cajon Boulevard and the surrounding commercial areas can be improved and revitalized. This project contributes to these objectives by both completely concealing the WCF with a design that is architecturally compatible with the existing development and by providing street trees, which act to both improve views of the WCF and reduce its apparent bulk, while also contributing to Community Plan objectives which call for improving the pedestrian experience.

This project is located in the MCCPD-CN-1 zone. The purpose and intent of this zone, as a "Commercial Node" (CN), is to provide for pedestrian oriented commercial and mixed-use districts. The intent is to create street frontage conditions that are, "conducive to a rich, diverse and pleasurable walking experience." This project complies with this requirement with the installation of 6 36-inch box size street trees, which will enhance the pedestrian experience. In addition, the antenna screening is located on the roof and stepped back from the public right-of-way, which will not inhibit or detract from pedestrian activity.

Based on this analysis, this project will not adversely affect the Greater North Park Community Plan, nor the General Plan of the City of San Diego, and complies with the purpose and intent of the Mid-City Communities Planned District.
2. **Compatibility with surrounding development.** The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable;

The antennas and equipment associated with this WCF are proposed on the roof of an existing church building, behind screening. The screening is designed to make the WCF appear as an integral part of the existing building. The equipment and emergency generator associated with the antennas is located behind a screen wall. The antennas are concealed behind a new 7-foot tall screen wall on the roof of an existing 30-foot tall building. While there is no height limit in this particular zone, the overall height of 37-feet tall is compatible with surrounding residential and mixed use development surrounding the project. Six 36-inch box size street trees are proposed along 30th Street and Howard Avenue. These trees will help to reduce the apparent bulk and scale of the 7-foot high roof-top screen and will improve the appearance of the WCF overall. The proposed WCF will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, as the project is designed to integrate with the existing church building’s colors, textures, and design, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.

3. **No Detriment to Health, Safety and Welfare.** The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity;

The project consists of 16 panel antennas and 1 microwave dish antenna, and associated equipment (including an emergency generator), mounted on the roof of an existing church building behind screening. The project is located at 2930 Howard Avenue, and is located in the Greater North Park Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to 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.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s 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.

4. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities;

This project consists of a Wireless Communication Facility, which does not involve a residential use. Therefore, as this finding applies to residential and mixed residential/commercial projects, this permit finding is not applicable to this project.

5. Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site; and

Multiple street lights are located within 150 feet of the property.

6. The proposed use will comply with the relevant regulations in the San Diego Municipal Code (SDMC).

The project complies with the regulations of the Wireless Communication Facility Regulations, Land Development Code Section 141.0420, and with the zone development requirements of the MCCPD-CN-1 zone, with the exception of the FAR requirements and the City-wide Landscape Regulations in regards to required street tree quantities. The allowable FAR for this zone is 1.0. The existing church facility has an FAR of 1.54. With the addition of the 3,130 square foot Verizon antenna and equipment areas, the FAR will be 1.67. The project proposes an 8.3% increase in Gross Floor Area (GFA). This triggers the Previously Conforming Properties Landscape Requirements [LDC Section 142.0410 (a)(2)(D)], which requires that the project comply with the landscape requirements for street trees. LDC Section 142.0409 requires 5 trees along Howard Avenue and 6 trees along 30th Street (11 trees total). Due to space limitations, largely caused by above-ground utilities, 3 trees are being provided along Howard Avenue and 3 trees are being provided along 30th Street (6 trees total). The proposed tree installation size is 36-inch box, larger than the 24-inch minimum size required, compensating for the reduced tree quantity provided. The deviation to the FAR and the Landscape Regulations is permitted through the processing of this Site Development Permit/Mid-City Communities Development Permit. The project, with the processing of this permit, complies with the relevant regulations of the SDMC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Site Development Permit No. 1329266 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1329266, a copy of which is attached hereto and made a part hereof.
This SITE DEVELOPMENT PERMIT NO. 1329266 is granted by the HEARING OFFICER of the City of San Diego to COVENANT PRESBYTERIAN CHURCH, A CALIFORNIA CORPORATION, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code (SDMC) sections 141.0420, 126.0501, and 1512.0203. The site is located at 2930 Howard Avenue in the MCCPD-CN-1 zone of the Greater North Park Community Plan. The project site is legally described as: all that certain real property situated in the County of San Diego, State of California, described as: Parcel A, Lots 20 to 26 inclusive in Block 119 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended Map Thereof made by G.A. D’Hemecourt, filed in Book 8, Page 36, et. seq. of its record, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 20, 2014, on file in the Development Services Department.

The project shall include:

a. A total of seventeen (17) antennas, with the following dimensions, mounted behind a new radio-frequency (RF) transparent screen wall, located on the roof of an existing building:

1. Eight (8) panel antennas: 75.5” by 11.8” by 6”
2. Eight (8) panel antennas: 55.98” by 12.08” by 7.87”
3. One (1) microwave antenna: 4” diameter
b. Equipment associated with the antennas, and an emergency generator, is located on a new 286 square-foot equipment platform on the roof of an existing building, behind screening;

c. Two deviations are being permitted with this Mid-City Communities Development Permit (processed as a Site Development Permit):

1. **Floor Area Ratio (FAR):** The project deviates from the 1.0 FAR permitted by the MCCPD-CN-1 zone. The existing FAR is 1.54. With the addition of the new screened antenna and equipment areas, the new FAR will be 1.67.

2. **Landscape Requirements:** The project proposes an 8.3% increase in Gross Floor Area (GFA). This triggers the Previously Conforming Properties Landscape Requirements [LDC Section 142.0410 (a)(2)(D)], which requires that the project comply with the landscape requirements for street trees. LDC Section 142.0409 requires 5 trees along Howard Avenue and 6 trees along 30th Street (11 trees total). Due to space limitations, largely caused by above-ground utilities, 3 trees are being provided along Howard Avenue and 3 trees are being provided along 30th Street (6 trees total). The proposed tree installation size is 36-inch box, larger than the 24-inch minimum size required, compensating for the reduced tree quantity provided.

d. Landscaping (planting, irrigation and landscape related improvements);

e. This structure is for the primary purpose of church uses, but may have the secondary purpose of accommodating Permittee’s Operations on the Premises.

f. 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 September 4, 2017.

2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition 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"
conditions(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.

**AIRPORT REQUIREMENTS:**

12. Prior to issuance of building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

**LANDSCAPE REQUIREMENTS:**

13. Prior to issuance of any building permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit “A,” Landscape Development Plan, on file in the Office of the Development Services Department.

14. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or “topping” of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

15. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
PLANNING/DESIGN REQUIREMENTS:

16. 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.

17. 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.

18. 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.

19. 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.

20. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit “A.”

21. No overhead cabling is allowed for this project.

22. Replacement of 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. Antennas, mounting apparatus, and other components of the WCF shall remain behind RF-transparent screening and shall not extend above the screen walls.

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

24. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission’s Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

25. 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.
26. The Permittee shall place appropriate signage on the WCF as required by CAL-OHSA/FCC to the satisfaction of the Development Services Department.

27. 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. Antennas, mounting apparatus, and other components of the WCF shall not extend above the screen wall.

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 619-446-5349 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 Hearing Officer of the City of San Diego on August 20, 2014 and [Approved Resolution Number]
AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Alex Hempton, AICP
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.

COVENANT PRESBYTERIAN CHURCH
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 RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT
SAP No. 24004094

PROJECT NAME/NUMBER: Verizon Covenant (Dr. Brown 2) / 340954

COMMUNITY PLAN AREA: Greater North Park

COUNCIL DISTRICT: 3

LOCATION: 2930 Howard Avenue, San Diego, California 92104

PROJECT DESCRIPTION: SITE DEVELOPMENT PERMIT to construct, operate, and maintain a wireless communication facility within two lease areas comprised of a 2,734-square-foot transparent radio frequency screen area that would include sixteen antennas, sixteen remote radio units, and microwave dish and a 286-square-foot corrugated metal screened equipment platform that would include three Global Position System antennas, six raycap surge protectors, equipment cabinets, and emergency generator. Both lease areas would be located on the roof of an existing building. The project would also include installation of electrical and telecom conduit, landscaping, and irrigation. A deviation to the street tree requirement is being requested; where the Landscape Regulations of the Land Development Code requires a minimum of five street trees on Howard Avenue and six street trees on 30th Street, the project is proposing three on both Howard Avenue and 30th Street. The project is located at 2930 Howard Avenue. The land use designation for the project site is Commercial per the community plan. Furthermore, the project is located within the Mid-City Communities Planned District CN-1 zone, the Federal Aviation Administration Part 77 (Lindbergh Field), the Transit Area Overlay Zone, and the Greater North Park Community Plan. (LEGAL DESCRIPTION: Parcel A: Lots 20 to 26 in Block 119 of University Heights, Parcel B: The East 45 Feet of the West 95 Feet of Lots 17 to 19 in Block 119 of University Heights Excepting therefrom the East 45 Feet of Lot 17, Parcel C: Lots 17 to 19 in Block 119 of University Heights Excepting therefrom the West 95 Feet, Parcel D: The West 50 Feet of Lots 17 to 20 in Block 119 University Heights).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego
STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: 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 15303 which allows for installation of small new equipment and facilities for structures not exceeding 2,500 square feet as well as accessory structures. Furthermore, the exceptions listed in 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego, CA 92101
PHONE NUMBER: 619.446.5349

On July 18, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (August 1, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.
Alex, this is the Motion from the April 15, 2014 Minutes, feel free to contact me if you have any further question. Vicki Granowitz Chair NPPC

Verizon – Covenant SDP – 2930 Howard Ave (Project # 340954):
Motion: To approve the design as presented. (Description: Hexagonal screening wall placement on top of existing hexagonal building to fully conceal equipment. Each screening wall segment to be framed in Brick texture and color to match the texture and color of the existing brick on the existing building). R Morrison/UDRP 14-0-0 On Consent (L Morrison arrives 7:21)

Hi Alex,
Please note the North Park Planning Committee approved VZ: Doc Brown last night on consent based. The design is inclusive of the aesthetic changes we worked on at the Urban Design Project Review and is reflected in our latest resubmittal on 4/1/14

Vicki,
Thanks again to you and the UDPR for working with us. As always, we appreciate the opportunity to work together to develop thoughtful projects.

kd

Kerrigan Diehl

PlanCom, Inc.
Telecommunications Project Management
302 State Place, Escondido CA 92029
Direct: 760-867-3003
Fax: 760-765-4913
Email: kerrigan.diehl@plancominc.com
## 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
Doc Brown - Covenant Presbyterian Church

### Project Address:
2930 Howard Avenue, San Diego, California 92104

### 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:**

---

Printed on recycled paper. Visit our website at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)

Upon request, this information is available in alternative formats for persons with disabilities.
ATTACHMENT 9

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? CA 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): Covenant Presbyterian Church, a California corporation
☑ Owner ☐ Tenant/Lessee
Street Address: 2930 Howard Avenue
City/State/Zip: San Diego, California 92104
Phone No: (619) 670-3265 Fax No: 
Name of Corporate Officer/Partner (type or print): Phillip Marshall
Title (type or print): Trustee of Corporation
Signature: Date: 13 Sept. 2013

Corporate/Partnership Name (type or print):
☑ Owner ☐ 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): 
☑ Owner ☐ 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): 
☑ Owner ☐ 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):
☑ Owner ☐ 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):
☑ Owner ☐ 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: 

Page 2 of 3
Verizon Corporate Executives

» Lowell McAdam, CEO
» Roy H. Chestnutt
» Nancy B. Clark
» James J. Gerace
» Roger Gurnani
» Daniel S. Mead
» Anthony J. Melone
» Randal S. Milch
» Marc C. Reed
» Francis J. Shammo
» John G. Stratton
» Marni M. Walden
PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A NEW DIGITAL PCS COMMUNICATIONS FACILITY

Verizon Wireless
"Doc Brown"
2930 Howard Avenue
San Diego, CA 92104

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:
PlanCom, Inc.
Contractor Representatives for Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 223-1357

September 17, 2013

Photo Study (Doc Brown) 9/17/2013
East Building Elevation from Howard Ave. & Ohio St.

South Building Elevation from 30th Street.
Southwest Building Elevation from Howard Ave. & Kansas St.

West Building Elevation from Kansas St.
View of Proposed Equipment Location on lower roof deck

Alternate view of Equipment Location
SITE JUSTIFICATION
Verizon “Doc Brown”
2930 Howard Avenue
San Diego, CA 92104

PROJECT DESCRIPTION

The project proposes to modify an existing Verizon telecom facility located at 2930 Howard Avenue in the Mid-City Community Planning area. The project will consist of (16) panel antennas and (16) RRUs mounted behind rooftop mechanical screening. Associated equipment is also proposed behind rooftop screening on a lower roof deck.

SITE DESIGN

Specifically the project calls for the installation of 4 sectors of 4 antennas with (1) Remote Radio Unit per antenna. Antennas and RRUs will be screened by rooftop screening designed to look like mechanical screening that would otherwise be part of the building itself. The associated equipment to operate the facility, including a back-up emergency generator necessary is also proposed behind screening on the lower roof deck. The enclosure is roughly 8’x36’ to accommodate the necessary equipment as well as integrate and fit within the available space.

PREFERENCE 1 LOCATION:

The proposed facility is located on a CN-1 designated property within the Mid-City Planned District. The project is a Preference 1 location; however the design requires a Neighborhood Development Permit – Process 2 as the equipment exceeds the 250 sf footprint requirement.

We believe that the facility as designed is consistent with all relevant regulations.

CO-LOCATION OF WIRELESS FACILITIES

There are no other WCFs on site.
Existing coverage

Coverage Levels:
- Excellent
- Good/Variable
- Poor

Proposed coverage
Legend

- Search Ring
- Selected Site

Existing sites within 1 mile radius:

No sites within one mile

Alternative Sites:

- Original candidate: 2930 30th Street. LL backed-up.
- 2. Retail Center: 3001 El Cajon Blvd.
- 4. Condos: 4205 Ohio Street
DATE OF NOTICE: August 6, 2014

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING: August 20, 2014
TIME OF HEARING: 8:30 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE: SITE DEVELOPMENT PERMIT, PROCESS 3
PROJECT NO: 340954
PROJECT NAME: VERIZON – COVENANT (DOC BROWN 2)
APPLICANT: KERRIGAN DIEHL, PLANCOM, INC., AGENTS REPRESENTING VERIZON WIRELESS
COMMUNITY PLAN AREA: GREATER NORTH PARK
COUNCIL DISTRICT: District 3
CITY PROJECT MANAGER: Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5349/ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of antennas mounted on the roof of an existing building behind radio-frequency transparent screening. Equipment associated with the antennas would also be located on the roof behind screening. The project is located at 2930 Howard Avenue, west of 30th Street, on the Covenant Presbyterian Church.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 “Appeal Procedure”, available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101.

The decision made by the Planning Commission is the final decision by the City.
This project was determined to be categorically exempt from the California Environmental Quality Act on July 18, 2014 and the opportunity to appeal that determination ended August 1, 2014.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

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

Internal Order Number: 24004094

Revised 04/08/10 HRD
THOMAS GUIDE PAGE:

ADDRESS

DIRECTIONS:

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OMWINOS

THE

NORTHWEST CORNER OF 50TH STREET AND HOWARD AVENUE.

FROM 1550 S. SAND CANYON AVENUE, HEAD WEST TO 30TH STREET.

SAN DIEGO, CA 92104

2.930 HOWARD AVENUE

K 36" FORMAT. IF THIS DRAWING SET IS NOT 24" X 36", THIS DRAWING SCALES SHOULD REPRESENT A GENERAL REFERENCE.

THE NORTH Size SHALL BE 34" FORMAT. IF THIS DRAWING SET IS NOT 24" X 36", THIS DRAWING SCALES SHOULD REPRESENT A GENERAL REFERENCE.

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PROPOSED SCREENED ANTENNA AREA:

PROPOS~ SCREENED EQUIPMENT AREA:

EXISTING FLOOR AREA RATIO (FAR):

EXISTING SURVING GROSS FLOOR AREA:

ALLOWABLE FAR FOR CONSTRUCTION:

CONSTRUCTION: HI-A CONSTRUCTION:

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PERCENT INCREASE:

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PERMITS REQUIRED

ATTACHMENT 14

T-1

DOC BROWN

2930 HOWARD AVENUE

SAN DIEGO, CA 92104

SHEET TITLE & PROJECT DATA

APPROVALS

DATA

APPLICABLE CODES

ACCESSIBILITY DISCLAIMER

CALIFORNIA STATE:

INTERPRETATION IS EXEMPT OF ALL REQUIREMENTS.

APPLICABLE CODES

TITLE SHEET

LEGAL DESCRIPTION

PROJECT NAME

DATE

TITLE

DOC BROWN

2930 HOWARD AVENUE

SAN DIEGO, CA 92104

T-1

DRAWING STATUS

PROJECT SUMMARY

SHEET SCHEDULE

PROJECT ADDRESS:

APPRAISAL:

ARCHITECT:

CONSULTANT TEAM

PROJECT DATA

PROJECT SUMMARY

SHEET SCHEDULE

AVIVA ARCHITECTURE INC

VERIZON WIRELESS SERVICES INC

VERIZON WIRELESS SERVICES INC

ARCHITECT:

VERIZON WIRELESS SERVICES INC

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ARCHITECT:
EQUIPMENT PLATFORM PLAN NOTES:

1. Proposed Verizon Wireless Equipment will be a NEW 10KW CrazyMet & 1020 lbs. 55' x 26.5' x 32' Enclosed Standby (Solar) Generator.

2. Equipment will include a Generator Control Panel with Automatic Transfer Switch.

3. Equipment will include a 200 Amp Electrical Panel.

4. Equipment will include a Telco Cabinet.

5. Equipment will include a "Sun West" Telco Cabinet.

6. Equipment will include a Galvanized Steel Staircase with Handrail.

7. Equipment will include a Galvanized Steel Guardrail.

8. Equipment will include a Coax Cable Shroud.

9. Equipment will include a Coax/Phone Tray.

10. Equipment will include a Raycap and Surge Protection Device.

11. Equipment will include a Wall Mounted Light Fixture.

12. Equipment will include a Class M Fire Extinguisher.

13. Equipment will include a Spill Kit.

14. Equipment will include Walking Paths.

15. Equipment will include a Roof Access Hatch.

16. Equipment will include Telco conduit run from existing building.

17. Equipment will include Electrical conduit run from existing building.

18. Equipment will include Existing Upper Parapet Wall.

19. Equipment will include Existing Lower Parapet Wall.

20. Equipment will include Existing Metal Equipment Cage on Roof.

21. Equipment will include Existing Roof Vent.

22. Equipment will include Existing Roof Drain.

23. Equipment will include Existing Electric Box (shown dashed).

24. Equipment will include a Roof Access Platform.

25. Equipment will include a Wall (shown shaded).
ELEVATION NOTES:
1. Proposed RF transparent screen material shall be painted to match existing brick (shown shaded).
2. Proposed wireless antenna mounts behind new RF transparent screens.
3. Existing parapet wall.
4. Existing roof surface (shown shaded).
5. Existing roof drain and downspout.
6. Existing window (tYPICAL).
7. Existing door (TYPICAL).
8. Existing concrete steps.
9. Existing stucco finish overhang.
10. Existing brick wall.
11. Existing finishes (shown shaded).
12. Existing window (TYPICAL).
13. Existing door (TYPICAL).
14. Existing concrete steps.
15. Existing handrail.
16. Existing finish surface.
17. Existing ramp.
18. Existing guardrail.
19. Existing roof access ladder.
20. Proposed corrugated metal screen (shown shaded).
21. Existing fire department connection.
22. Existing traffic signal.
23. Existing utilities pedestrian.
24. Existing electrical meter box.
26. Existing electrical box mounted on wall.

SOUTH ELEVATION

WEST ELEVATION
ELEVATION NOTES:
1. PROPPOSED EXTERIOR SCREENS
2. PROPOSED VERSION WIRING INSTALLED BEHIND NEW TRANSPARENT SCREENS
3. EXISTING PARAPET WALL
4. EXISTING ROOF SURFACE (SHOWN DASHED)
5. EXISTING ROOF DRAIN AND DOWNSPOUT
6. EXISTING STUCCO FINISH BUILDING WALL
7. EXISTING STUCCO FINISH OVER WINDOW
8. EXISTING BRICK VENEER
9. EXISTING WINDOW (TYPICAL)
10. EXISTING DOOR (TYPICAL)
11. EXISTING CONCRETE STEPS
12. EXISTING GUARDRAIL
13. EXISTING FINISH SURFACE
14. PROPOSED MEET EXISTING STREET LIGHT STANDARD
15. EXISTING TRAFFIC SIGNAL
16. EXISTING TRANSFORMER
17. EXISTING UTILITY POLE
18. EXISTING ELECTRICAL METER PEDESTAL
19. EXISTING WATER VALVE
20. PROPOSED DECORATIVE FRP BANDING OF FAUX BRICK

NORTH ELEVATION

EAST ELEVATION