



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 3, 2008 **REPORT NO. PC-08-118**

ATTENTION: **Planning Commission, Agenda of October 9, 2008**

SUBJECT: VERIZON – KENSINGTON,
PROJECT NO. 136385

OWNER: Venus Hafford Webber and City of San Diego

APPLICANT: Verizon Wireless

SUMMARY

Issue(s): Should the Planning Commission approve a wireless communication facility consisting of a 55 foot high wooden utility pole supporting nine panel antennas located on the east side of Bonnie Court north of Adams Avenue within the public right-of-way, and an associated 572 square foot equipment room located at 4718 Bonnie Court, both within the Normal Heights neighborhood of the Mid City Communities Plan area?

Staff Recommendation:

1. **Approve** Conditional Use Permit No. 474370; and
2. **Approve** Planned Development Permit No. 587336.

Community Planning Group Recommendation: On May 6, 2008, the Normal Heights Community Planning Group voted 7-1-0 to recommend approval of the Verizon Kensington project. Conditions were included restricting placement of any new landscape so that it did not block existing street signage including the Centennial sign (Attachment 10) .

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 on October 3, 2007 and the opportunity to appeal that determination ended on October 24, 2007.

Fiscal Impact Statement: All costs associated with the processing of this project are

paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: Not applicable.

BACKGROUND

This project is an application for an existing wireless communication facility approved under Conditional Use Permit (CUP) No. 96-0656, approved by the Planning Commission on July 24, 1997 (Attachment 9). Condition 2 of the CUP stated that the permit would expire on July 24, 2007. An application for a new CUP was submitted by Verizon Wireless on August 6, 2007 and deemed complete by the City on August 10, 2007.

The facility consists of a 55 foot high wooden utility pole supporting nine panel antennas located in the public right-of-way on the east side of Bonnie Court, just north of Adams Avenue. The associated equipment is located within a room built on to the back of the garage located at 4718 Bonnie Court. Both are located within the RS-1-7 zone in the Normal Heights neighborhood of the Mid City Communities Planning area (Attachments 1, 2 and 3). Uses surrounding the site include commercial to the south and west, residential to the north and west, Adams Avenue to the north and Interstate-15 to the east (Attachment 1). This project was submitted under the current Wireless Communication Facility regulations (Section 141.0420) (Attachment 13).

The Land Development Code requires that a CUP be obtained for a wireless communication facility within any residential zones. This project also requires a Planned Development Permit (PDP) because Verizon's facility is 55 feet high, exceeding the height limit by 25 feet. Additionally, the regulations limit the number of panel antennas on a single utility pole to four. Verizon was originally approved for six and three additional antennas have been added since. The distance of the antennas to the pole also may not exceed six inches and the Verizon antennas are currently 12 inches. These restrictions were originally instituted to apply to standard type street lights and SDG&E utility poles in the public right-of-way as a way to minimize the visual impacts associated with these types of installations.

DISCUSSION

Project Description:

The project consists of a 55 foot high wooden utility pole located on the east side of Bonnie Court and an equipment shelter attached to the rear of a garage across the street. The pole supports nine flush mounted panel antennas that are stacked vertically on the upper portion. The antennas and all associated cabling are painted brown to match the pole. The pole is situated immediately adjacent to a landscaped area containing mature Eucalyptus trees and Mexican Fan Palms (Attachment 6). Although the pole is located in the public right-of-way, the dead-end street has the appearance of a private drive and is set back approximately 62 feet from Adams Avenue (Attachment 5). Views of the facility are obscured by the existing trees from the south, east and north. The pole is somewhat visible from the west, but due to the paint color and the

surrounding mature trees, it is not visually obtrusive (Attachment 6).

The equipment shelter is an addition to the rear of the garage at 4718 Bonnie Court and is not visible from any public vantage point.

The purpose of a PDP is to allow flexibility in the application of development regulations where strict adherence could reduce design options that could otherwise result in a less desirable project. In this case, the height limit in the RS-1-7 zone is 30 feet. The setting, adjacent to Interstate-15 and Adams Avenue is primarily commercial. Other than the existing trees, which provide a backdrop for the 55 foot high pole, there are no other structures of similar height in the area. The pole is well integrated into the setting from all vantage points with the exception of the view from the west where the color and design of the pole help to reduce its prominence. Due to the location of the pole in the public right-of-way and the lease area for the equipment shelter, there is no available space or logical area where additional trees could be required to help screen the pole. Adding street trees on Adams Avenue was considered, although the lack of space and the impact to existing signage was a limitation. Nine panel antennas flush mounted and painted the same color as the pole do not create any more of a visual impact than three antennas, which is what the regulations allow. The existing offset of the antennas 12 inches from the pole, rather than the permitted six inches, also does not create any more of an overall visual impact of the facility.

Community Plan Analysis:

The Mid City Community Plan addresses communication facilities with regard to visibility and land use impacts. The first recommendation is to use all available means to conceal communication antennas from view. Although the pole is visible, the existing mature trees serve to blend the pole into the surroundings and obscure most views. The view from the west is less obscured, but the color and design of the pole reduce the overall visibility from that angle. The second recommendation is to consider the impact of the facility on adjacent land uses. This pole is located in the public right-of-way adjacent to a commercial business on one side and Interstate-15 on the other.

Additionally, the City's General Plan requires that wireless facilities be minimally visible and visually respectful and compatible with the community. It has been determined that the location of the pole set back approximately 62 feet from Adams Avenue, directly adjacent to a remnant Caltrans parcel above Interstate-15 and surrounded by mature trees, meets the intent of the City's General Plan and the Utilities section of the Mid City Community Plan.

Conclusion:

For the past twelve years permits for wireless communication facilities have consistently been restricted to a ten year period. Decision makers with the City of San Diego imposed expirations so that these facilities could be reviewed to determine if any advances in technology could reduce the visual impact. Significant advances have been made in stealth technology over the past few years, however, this facility, in the public right-of-way surrounded by mature trees, meets the intent of the Wireless Communication Facility regulations to integrate into the surroundings.

The pole, at 55 feet in height, is higher than any other structure in the neighborhood, but because of the slim line design, the color and the surrounding mature trees, the facility fades into the landscape. In this case, no modifications to the site are being required. Since the existing landscape is on a separate property, removal or severe pruning would jeopardize this permit by increasing the visibility of the pole. Approval of this permit is dependent on the existing landscape being maintained. Conditions have been added to the permit to ensure that the existing landscape is maintained and that no modifications to the existing vegetation may occur (Attachment 7). Staff has reviewed the proposed project and has determined it is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code. The required findings have been made (Attachment 8) to support staff's recommendation. Therefore, staff recommends that the Planning Commission approve Conditional Use Permit No. 474370 and Planned Development Permit No. 587336.

ALTERNATIVES

1. **Approve** Conditional Use Permit No. 474370 and Site Development Permit No. 587336, **with modifications.**
2. **Deny** Conditional Use Permit No. 474370 and Site Development Permit No. 587336, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Karen Lynch-Ashcraft
Project Manager
Development Services Department

BROUGHTON/KLA

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Photos
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Copy of CUP 96-0656
10. Community Planning Group Recommendation

11. Ownership Disclosure Statement
12. Project Chronology
13. LDC Section 141.0420.

Rev 01-04-07/rh

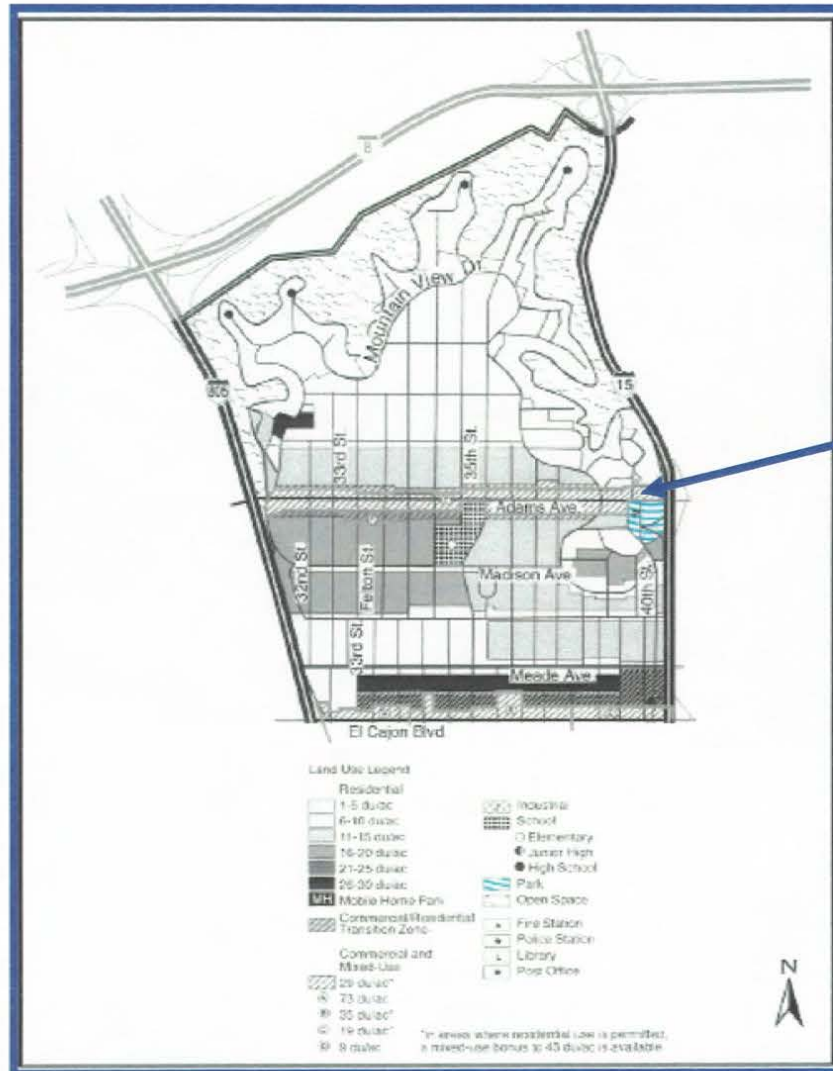


Aerial Photo

VERIZON -- KENSINGTON PROJECT NUMBER 136385

4718 BONNIE COURT





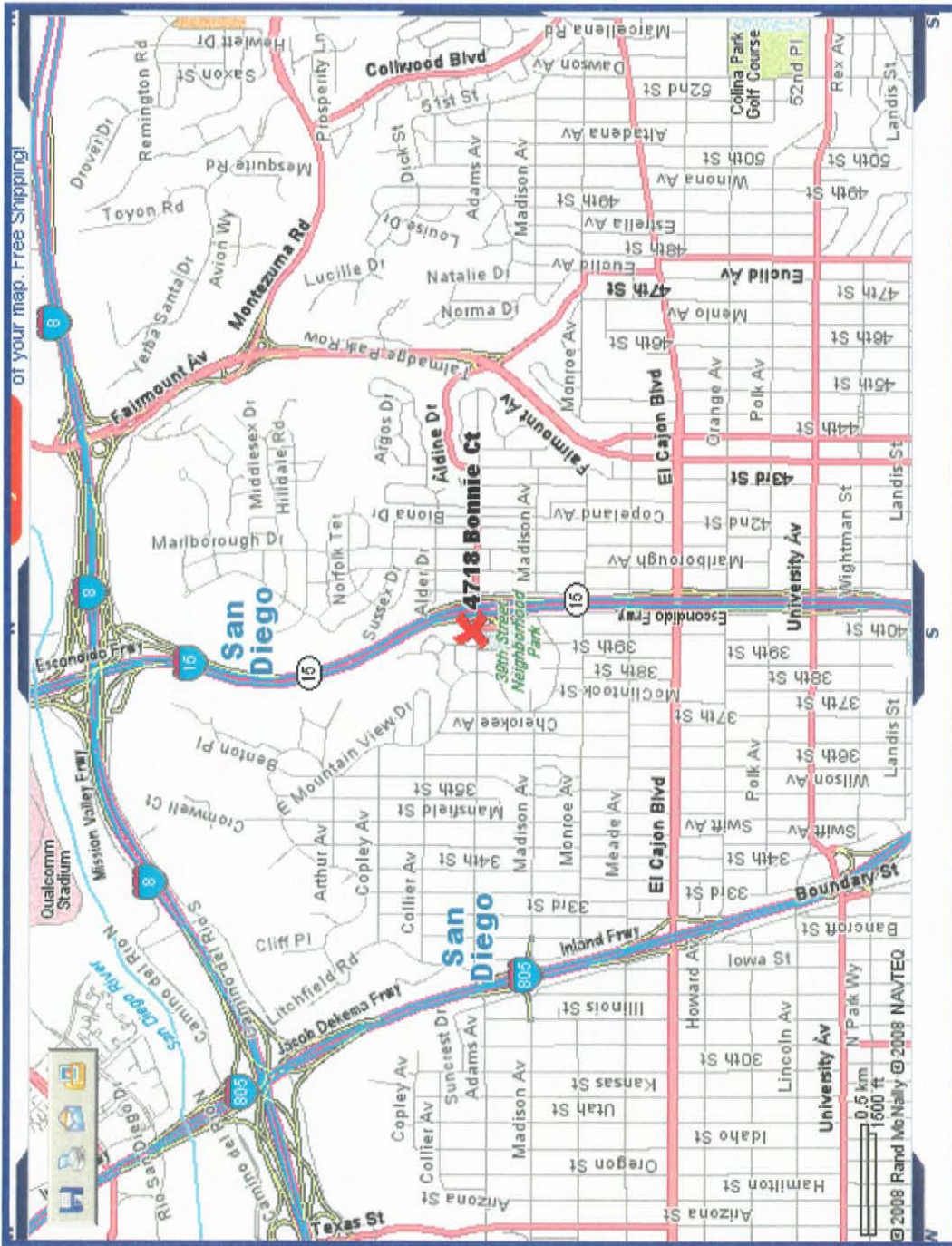
PROJECT SITE

CLAIREMONT MESA COMMUNITY PLAN MAP

VERIZON -- KENSINGTON – PROJECT NUMBER 136385

4718 BONNIE COURT





Project Location Map

VERIZON – KENSINGTON – PROJECT NUMBER 136385

4718 BONNIE COURT



PROJECT DATA SHEET

PROJECT NAME:	Verizon -- Kensington	
PROJECT DESCRIPTION:	Wireless Communication facility consisting of an existing 55 foot high utility pole supporting nine panel antennas in the Bonnie Court right-of-way with associated equipment located in a shelter located behind a nearby garage.	
COMMUNITY PLAN AREA:	Normal Heights: Mid City Community Plan	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial and Mixed Use (19 du/acre)	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: 30-Foot maximum height limit. FRONT SETBACK: 15 feet. SIDE SETBACK: 4 feet. REAR SETBACK: 13 feet.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial and Mixed Use; RS-1-7	Single Unit Residential
SOUTH:	Park; CUPD CU-3-3	Adams Avenue, City park beyond
EAST:	Low-Density Residential; RS-1-7	Interstate-15
WEST:	Commercial and Mixed Use; CUPD CU-3-3	Single Unit Residential and Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Requests: Exceed the 30 foot height limit; Exceed the three antenna maximum; Exceed the 6" maximum distance between antenna and pole.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 6, 2008, the Normal Heights Community Planning Group voted 7-1-0 to recommend approval of the Verizon Kensington project.	



KENSINGTON
4718 BONNIE COURT
SAN DIEGO, CA 92116

VICINITY MAP

THOMAS GUIDE PAGE: 1269-G3

ADDRESS:
 4718 BONNIE CT
 OCEANSIDE, CA 92116

COORDINATES (NAD 83):
 LATITUDE: 32° 45' 49" NORTH
 LONGITUDE: 117° 06' 32" WEST

CONSULTANT TEAM

ARCHITECT:
 WILLIAM BOOTH & ROBERT SUAREZ
 ARCHITECTURE & PLANNING
 P.O. BOX 4651
 CARLSBAD, CA 92018
 (760) 434-8474
 (760) 434-8566 (FAX)

SURVEYOR:
 BERT HAZE AND ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 3188 AIRWAY AVE., SUITE K1
 COSTA MESA, CALIFORNIA 92626
 (714) 557-1567
 (714) 557-1568 (FAX)

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92718
 CONTACT: KRISTAL PATTERSON
 PHONE: (858) 715-8703

OWNER: VEE WEBBER
 4718 BONNIE COURT
 SAN DIEGO, CA 92116
 SITE CONTACT: ROD PHILHOWER
 (619) 282-8335

PROJECT DESCRIPTION:

RENEWAL OF CUP: #06-0656 CONSISTING OF A 55'-0" HIGH WOODEN UTILITY POLE WITH NINE (9) ANTENNAS & VERIZON WIRELESS EQUIPMENT ROOM

- EXISTING 24'-0" x 13'-0" VERIZON WIRELESS EQUIPMENT ROOM INSIDE AN EXISTING 44'-4" x 13'-0" BUILDING
- EXISTING 55'-0" HIGH UTILITY POLE
- EXISTING NINE (9) PANEL ANTENNAS ATTACHED TO EXISTING 55'-0" HIGH UTILITY POLE
- EXISTING TWO (2) GPS ANTENNAS MOUNTED TO EXISTING BUILDING FASCIA

LEGAL DESCRIPTION:

ALL THAT PORTION OF VILLA LOT 195 OF NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 965, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PROJECT ADDRESS: 4718 BONNIE COURT
 SAN DIEGO, CA 92116

ASSESSORS PARCEL NUMBER: 440-520-21, 22 & 14

EXISTING ZONING: RS-1-7

EXISTING CUP: 96-0656
 PROCESS: NUP

EXISTING VERIZON WIRELESS: 312 SQ. FT.
 EQUIPMENT ROOM AREA

EXISTING CONSTRUCTION: TYPE V, NON-RATED

EXISTING OCCUPANCY: B

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN & ENLARGED SITE PLAN
A-1	EXTERIOR ELEVATIONS
A-2	UTILITY POLE ELEVATIONS & ANTENNA PLANS & DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	SURVEY
C-2	SURVEY

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION
 CALIFORNIA PLUMBING CODE, 2007 EDITION
 CALIFORNIA MECHANICAL CODE, 2007 EDITION
 CALIFORNIA ELECTRICAL CODE, 2007 EDITION
 CALIFORNIA ENERGY CODE, 2007 EDITION, WHICH ADOPT THE 1997 USC, 2000 UMC, 2000 UFC, 2002 NEC AND 2004 CEC
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ATTACHMENT 5

BOOTH & SUAREZ
 ARCHITECTURE & PLANNING

WILLIAM R. BOOTH, ARCHITECT ROBERT L. SUAREZ, ARCHITECT
 P.O. BOX 4651, CARLSBAD, CA 92018 (760) 434-8474

PREPARED FOR

verizon wireless

P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

KENSINGTON

4718 BONNIE COURT
 SAN DIEGO, CA 92116
 SAN DIEGO

DRAWING DATES

06/22/07	2D REVIEW (cl)
07/26/07	REVISED 2D (cl)
04/15/08	PLANNING COMMENTS (cl)

SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\verizon\070462d\070462T1.dwg

T-1