



## THE CITY OF SAN DIEGO

**DATE ISSUED:** September 29, 2009 **REPORT NO. PC-09-066**

**ATTENTION:** Planning Commission, Agenda of October 8, 2009

**SUBJECT:** VERIZON WIRELESS - SAINTS  
PROJECT NO. 165540, PROCESS 4

**OWNER/  
APPLICANT:** Trinity United Methodist Church of San Diego  
Verizon Wireless

### SUMMARY

**Issue(s):** Should the Planning Commission approve a wireless communication facility at 3030 Thorn Street within the Greater North Park Community Planning Area?

#### Staff Recommendation:

1. **CERTIFY** Negative Declaration No. 165540; and
2. **APPROVE** Planned Development Permit No. 594325; and
3. **APPROVE** Conditional Use Permit No. 594326.

#### Community Planning Group Recommendation:

On June 16, 2009 the North Park Planning Committee voted 10-3-1 to recommend approval of this project (Attachment 12).

#### Environmental Review:

A Negative Declaration (ND) was prepared on June 24, 2009 for this project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.



**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.

## **BACKGROUND**

The project site is located at 3030 Thorn Street between Grim Avenue and 30<sup>th</sup> Street. The site is located in the RS-1-7 Zone (Attachment 4) within the Greater North Park planning area (Attachment 2), and Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport – Lindbergh Field. There is a 30-foot height requirement within the Residential Zone. The site is surrounded by single family residences.

The existing church located at 3030 Thorn Street, was constructed in 1924 and the educational building in 1958/1959 (Attachments 1 & 3). While the existing church has established a threshold of 45 years of age, a historical report concluded that the church and the education building were not historically or architecturally significant under CEQA and were not eligible for national, state, or local listing. Additionally, the existing architecture includes a 53-foot, 1-inch high monument tower on the south elevation facing Thorn Street (Attachment 6). Both Sprint Nextel and T-Mobile are currently operating their wireless communication facilities inside this tower.

The Wireless Communication Facilities (WCF) regulations identify this proposal as a Process 3, Conditional Use Permit (CUP) due to the fact that the project site is residentially zoned. Verizon Wireless is also requesting a height deviation resulting in a Planned Development Permit (PDP), Process 4 which is processed concurrently with the CUP. The design complies with the Land Development Code Section 141.0420 which requires all WCF to use all reasonable means to conceal and minimize the visual impact through architectural integration, landscape, and siting solutions. The proposed antennas and equipment will be completely concealed resulting in no expiration date.

## **DISCUSSION**

### **Project Description:**

Verizon Wireless proposes to install a total of twelve (12) wireless communication antennas within a monument tower. The proposed monument tower is 44-foot, 6 inches high and has been designed to integrate with the existing architecture of the church. The tower features a four sided Spanish tile pitched roof, faux windows, decorative architectural trim, and RF transparent screening. The coaxial cables are hidden inside a cable tray and routed internally to the monument tower, not visible to the public (Attachment 7).

**Wireless Communication Facility (WCF) Regulation** – The site is located within a residential zone (RS-1-7 Zone) and is permitted as a Process 3 Conditional Use Permit pursuant to LDC Section 141.0420(e)(1). The project as designed, complies with LDC Section 141.0420(g)(2). This section states, “The applicant shall use all reasonable means to conceal or minimize the

visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” Therefore, this proposed WCF complies with the design requirement as indicated in this section of the code. However, the proposed 44-foot, 6-inch high monument tower exceeds the maximum allowable height and requires a Planned Development Permit for a height deviation pursuant to LDC Section 126.0601.

City staff reviewed the proposed WCF and the surrounding Development. The proposed 44-foot 6-inch monument tower is located within a residential area and is surrounded by single family residences. As designed, the proposed WCF will appear as part of the original architecture of the church and completely concealed all antennas and equipment.

Council Policy 600-43 – The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCFs. The project is proposed within a preference 3 location according to Council Policy 600-43, which categorizes WCF according to the land use in which they are located. In this case, the property is zoned residential, but contains a non-residential use, thereby qualifying the site as less desirable than sites located in non-residential zones. The applicant must demonstrate that sites within the Preference 1, and 2 locations were explored in good faith and found unacceptable. The surrounding area identified within Verizon’s search ring primarily consists of single family residential uses (Attachment 15). The nearest commercial uses are located several blocks west, along 30<sup>th</sup> Street (Attachment 2). This area was identified by Verizon and the low scale buildings were considered to be an infeasible option to provide the necessary coverage that can be achieved with this facility (Attachment 14).

General Plan – The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facilities is to be aesthetically pleasing and respectful of the neighborhood context.

Community Plan Analysis - The project location has been designated for institutional use in the Greater North Park Community Land Use Plan (Attachment 2). The Greater North Park Community Plan does not contain specific policies on wireless communication facility development. The community plan does however, contain objectives to preserve the architectural variety and residential character of Greater North Park and ensure that new buildings are in character and scale with their neighborhoods. Verizon’s proposed design will be fully camouflaged and concealed inside a monument tower containing architectural features consistent with the existing church. The proposed design achieves balance and compatibility between the new and old towers, therefore this facility is consistent with the design policies within the Greater North Park Community Plan.

### **Project-Related Issues:**

Federal Aviation Administration (FAA) Part 77 Noticing Area – The project site is located within the FAA Part 77 Noticing Areas for the San Diego International Airport – Lindbergh

Field. On June 30, 2009, the FAA issued a “Determination of No Hazard to Air Navigation” (Attachment 16)

Community Planning Group Recommendation – On June 16, 2009, the Greater North Park Planning Committee voted 10-3-1 to recommend approval (Attachment 12). The group’s vote included the recommendations that the project requires notifications of day center’s parents before the Planning Commission Hearing and to provide a Radio Frequency field study after the completion of the site.

The proposed Wireless Communication Facility can be supported by staff with the Planned Development Permit. Complete concealment facilities are preferable when designed within reasons to comply with the wireless antenna regulations. By designing a monument tower, Verizon was able to completely hide all their antennas and cables within this structure which may not be achievable if designed under the strict conformance of the current regulations. Due primarily to height, other potential designs would most likely result in façade mounted antennas at the 30-foot height limit on the exterior surface of the church similar to the existing Sprint Nextel WCF. Such design is not as desirable due to the visibility of the panel antennas.

Most importantly, the WCF is fully concealed and the visual impacts have been completely minimized to the extent possible. There were no other design options that can completely conceal the panel antennas due to topography, height constraints, and designs. Staff believes this proposal meets the intent of the regulations and the Guidelines.


**Conclusion:**

Staff reviewed the proposed project and determined it to be consistent with the purpose and intent of the Wireless Communication Antennas Facility Regulations. The deviation being requested to exceed the 30-foot height requirement can be supported by staff with a Planned Development Permit. Additionally, a Conditional Use Permit is required as the facility is located on a residentially zoned property and the antennas associated with the facility are within 100-feet from the property line of a residential use. The required findings can be made (Attachment 8) to support staff’s recommendation. Therefore, staff recommends the Planning Commission approve Planned Development Permit No. 594325 and Conditional Use Permit No. 594326.

**ALTERNATIVES**

1. **CERTIFY** Negative Declaration (ND) No. 165540; and **APPROVE** Planned Development Permit No. 594325 and Conditional Use Permit No. 594326, **with modifications.**
2. **Do Not CERTIFY** Negative Declaration (ND) No. 165540; and **DENY** Planned Development Permit No. 594325 and Conditional Use Permit No. 594326, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Simon Tse  
Associate Planner  
Development Services Department

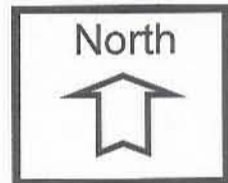
Attachments:

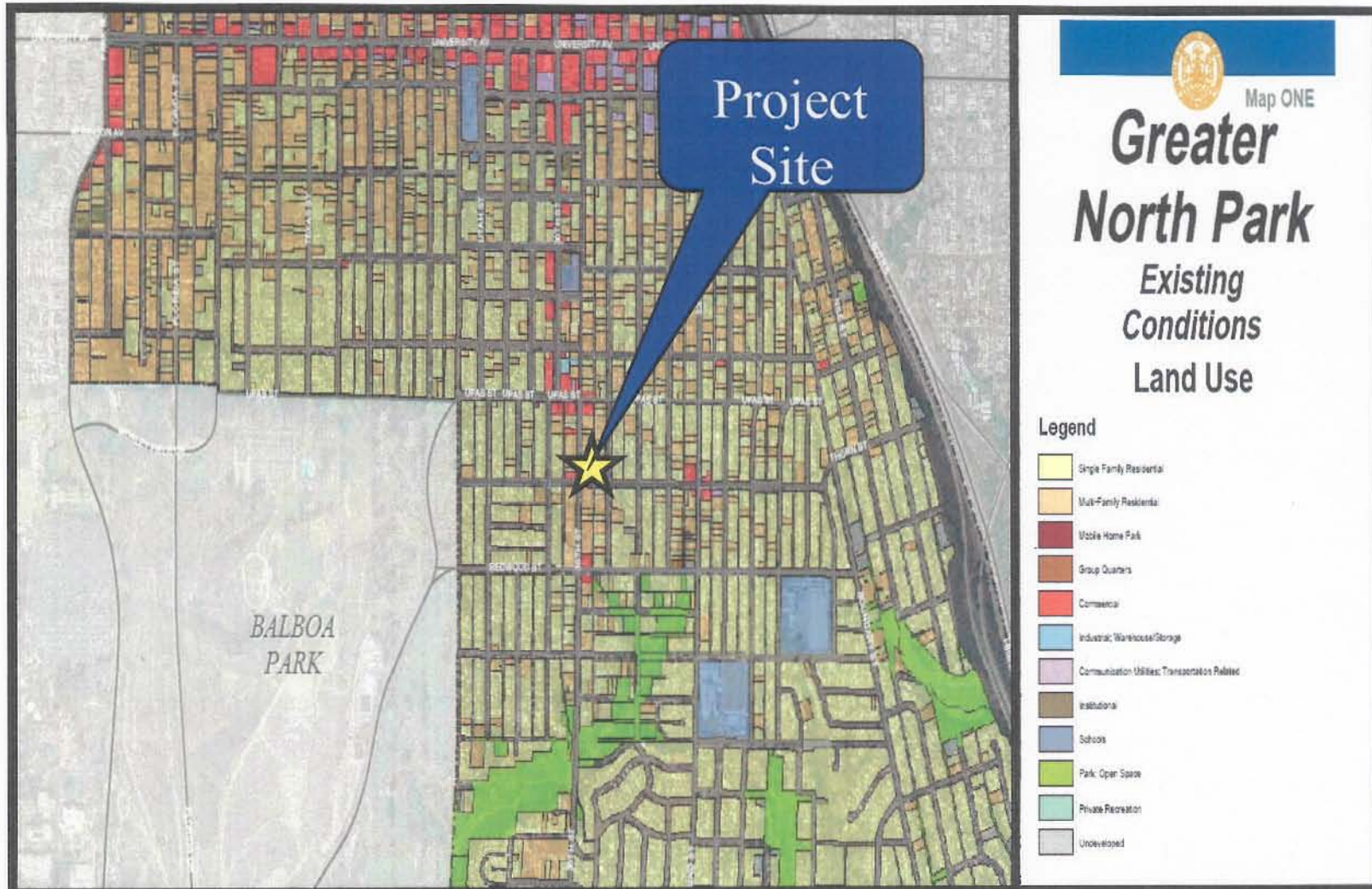
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Project Site Photo(s)
7. Photo Simulation(s)
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Notice of Hearing
11. Ownership Disclosure Statement
12. Community Planning Group Recommendation
13. Project Chronology
14. Coverage Map
15. Justification Map
16. FAA "Determination of No Hazard to Air Navigation"



## Aerial Photo

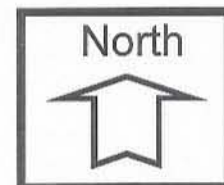
**VERIZON SAINTS Project No. 165540**  
3030 Thorn Street, San Diego, CA 92104

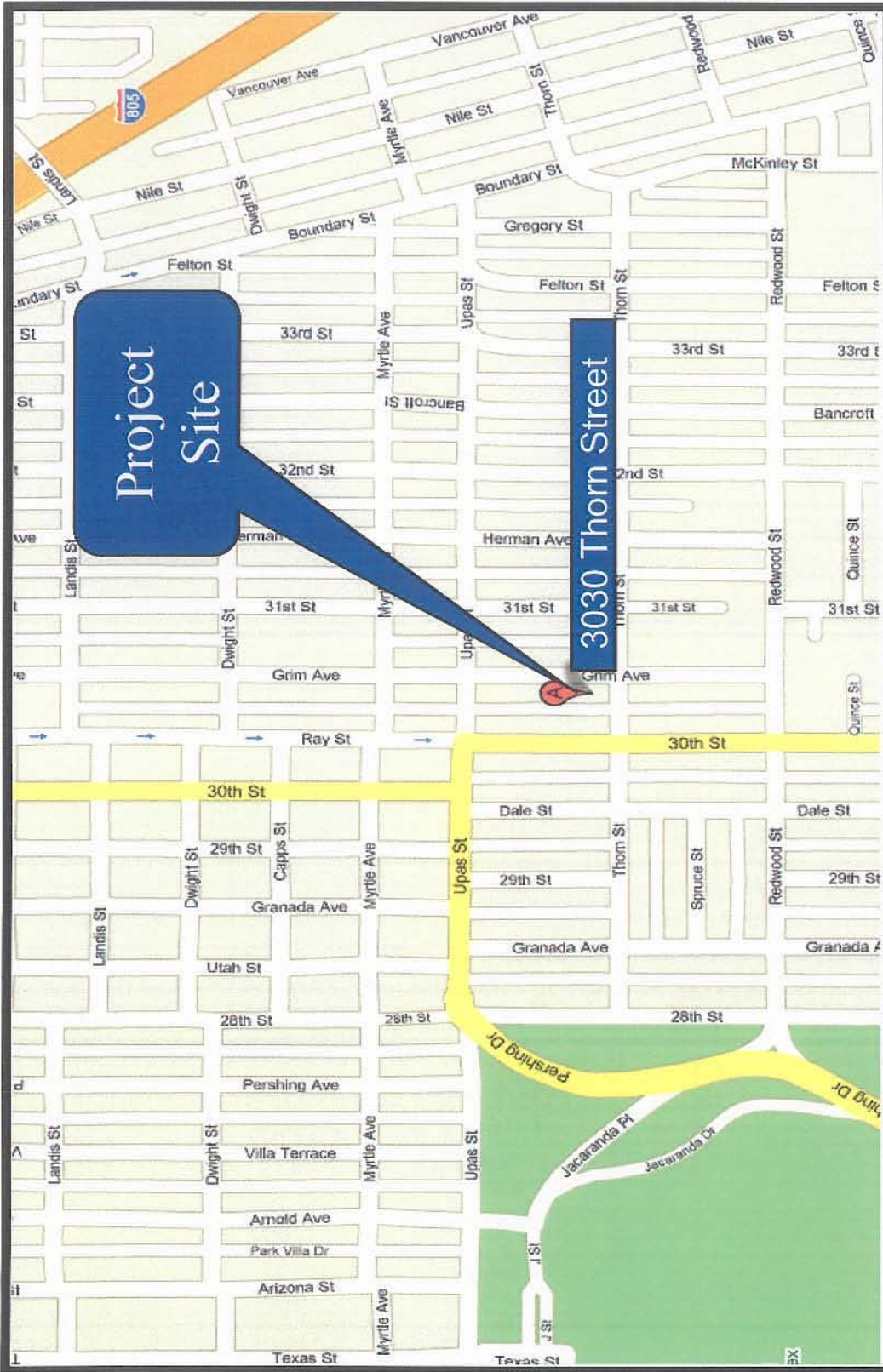




# Community Land Use Map (LA JOLLA)

**VERIZON SAINTS Project No. 165540**  
**3030 Thorn Street, San Diego, CA 92104**





# Project Location Map

VERIZON SAINTS Project No. 165540

3030 Thorn Street, San Diego, CA 92104





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Verizon Wireless - Saints	
<b>PROJECT DESCRIPTION:</b>	A wireless communication facility consisting of the installation of twelve (12) wireless communication antennas concealed inside a new monument tower. The associated equipment will be located inside an existing building not visible to the public.	
<b>COMMUNITY PLAN AREA:</b>	Greater North Park	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit & Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	RS-1-7	
<b><u>ZONING INFORMATION:</u></b>		
	<b><u>Required</u></b>	<b><u>Proposed</u></b>
<b>Zone:</b>	RS-1-7	RS-1-7
<b>Height Limit:</b>	30 ft	44-ft 6-inch
<b>Front Setback:</b>	15 ft	15 ft
<b>Interior Side Setback:</b>	10 ft	10 ft
<b>Street Side Setback:</b>	13 ft	13 ft
<b>Rear Setback:</b>	13 ft	13 ft
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential/RS-1-7	Single-Family Housing
<b>SOUTH:</b>	Residential/RS-1-7	Single-Family Housing
<b>EAST:</b>	Residential/RS-1-7	Single-Family Housing
<b>WEST:</b>	Residential/RS-1-7	Single-Family Housing
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation requested to the height limit within the RS-1-7 zone for a 44-foot 6-inch monument tower.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	<p>On June 16, 2009, the North Park Planning Committee voted 10-3-1 to recommend support of this project with the following conditions:</p> <ul style="list-style-type: none"> <li>-Notification of day care center's parents before the Planning Commission hearing</li> <li>-Return with a Radio Frequency field study result.</li> </ul>	







PREPARED FOR



P.O. BOX 10747  
IRVINE, CA 92613-0747  
(949) 222-7000

APPROVALS

DATE	DATE	DATE	DATE	DATE	DATE
ARC	DATE	DATE	DATE	DATE	DATE
RE	DATE	DATE	DATE	DATE	DATE
IN	DATE	DATE	DATE	DATE	DATE
SE/TH	DATE	DATE	DATE	DATE	DATE
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PROJECT NAME

**SAINTS**

3020 THORN STREET  
SAN DIEGO, CA 92104  
SAN DIEGO COUNTY

DRAWING DATES

09/05/08	PRELIM 2D VIEW (1/4)
10/15/08	REVISED (1/4)
12/15/08	REVISED (1/4)
01/16/09	EXAMINER APPRO (1/4)
01/22/09	PERMITS APPROVED (1/4)
04/10/09	PERMITS RETRIEVED (1/4)

SHEET TITLE

**ROOF PLAN**

PROJECT: Verizon Wireless, 3020 Thorn St, San Diego, CA

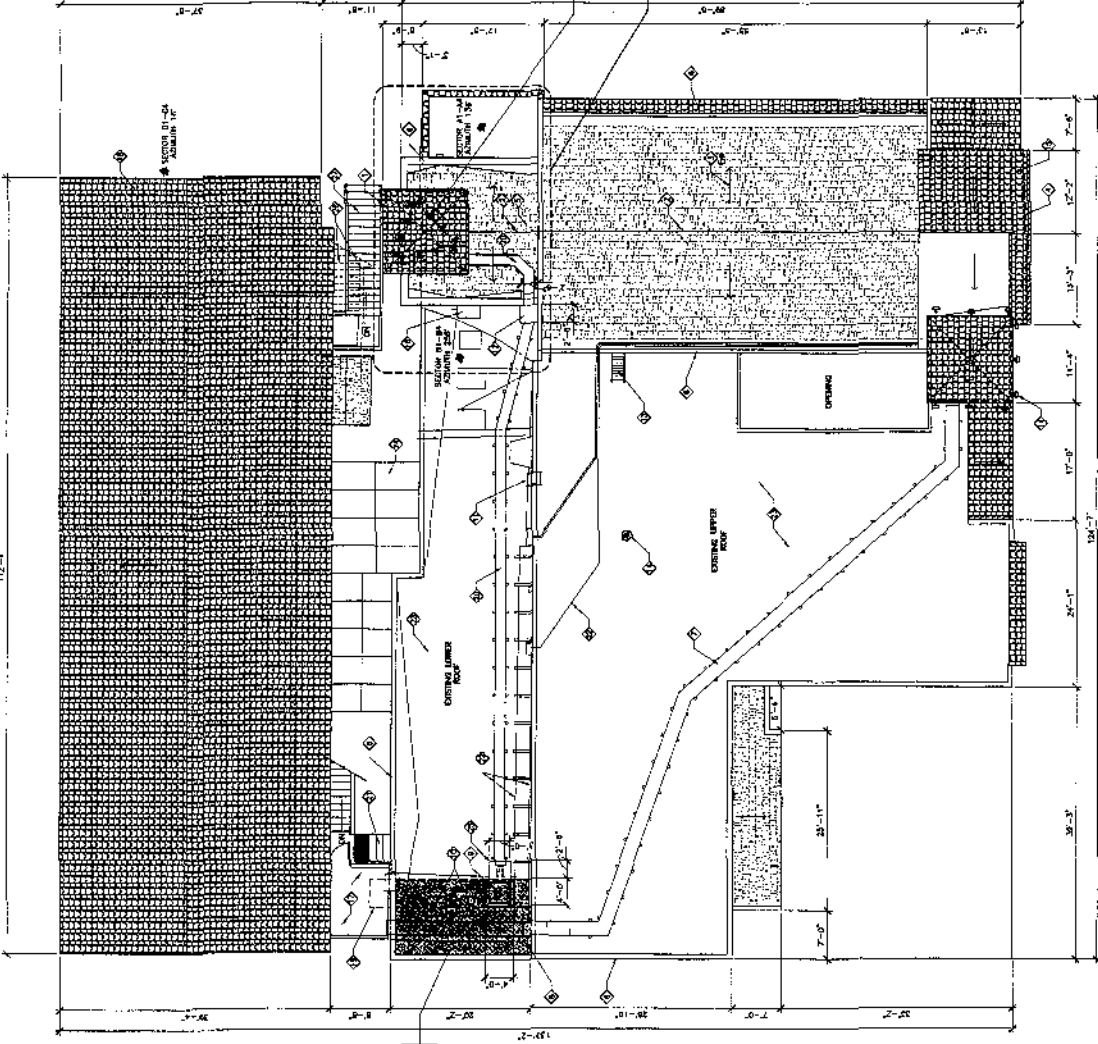
**A-1**

**ROOF PLAN NOTES:**

- 1. PROPOSED BY TRANSPARENT TRANSPARENT (THICK & 2) IF SHOWN IN THE ROOF
- 2. EXISTING ROOF ROSE LAKE
- 3. DIRECTION OF EXISTING ROOF SLOPE
- 4. EXISTING BUILDING WALL (BELOW) (SHOW WORK IT)
- 5. EXISTING SHINGLE ROOF (THICK)
- 6. EXISTING ROCKET WALL
- 7. EXISTING CHIMNEY
- 8. EXISTING ROOF TO EXISTING ROOF (THICK & 2)
- 9. PROPOSED CONCRETE ROOF TO EXISTING ROOF (THICK & 2)
- 10. PROPOSED CONCRETE ROOF TO EXISTING ROOF (THICK & 2)
- 11. EXISTING ROOF ACCESS LADDER
- 12. PROPOSED ROOF ACCESS LADDER
- 13. EXISTING SHIP'S LADDER
- 14. SPANISH TILE ROOF
- 15. REMOVE PORTION OF EXISTING CHIMNEY
- 16. EXISTING SPRINKLER EQUIPMENT ENCLOSURE
- 17. EXISTING CHRISTIAN EDUCATION BUILDING
- 18. EXISTING ELECTRICAL CHASE (THICK) (SHOW WORK IT)
- 19. PROPOSED CONCRETE ROOF TO EXISTING ROOF (THICK & 2)
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PROPOSED VERIZON WIRELESS ANTENNA MOUNTED ON EXISTING ROOF ACCESS LADDER. THE TRANSPARENT ROOF ACCESS LADDER IS TO BE REMOVED AND REPLACED TO MATCH EXISTING BUILDING.

SEE SHEET A-2 FOR EXISTING ANTENNA PLAN.



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"









PREPARED FOR



P.O. BOX 19707  
IRVING, CA 92622-9707  
(949) 222-7600

APPROVALS

TAC	DATE
RE	DATE
SR	DATE
INT	DATE
TEAM	DATE
SPS	DATE
EA/APP	DATE

PROJECT NAME

**SAINTS**

3030 THORN STREET  
SAN DIEGO, CA 92104  
SAN DIEGO COUNTY

DRAWING DATES

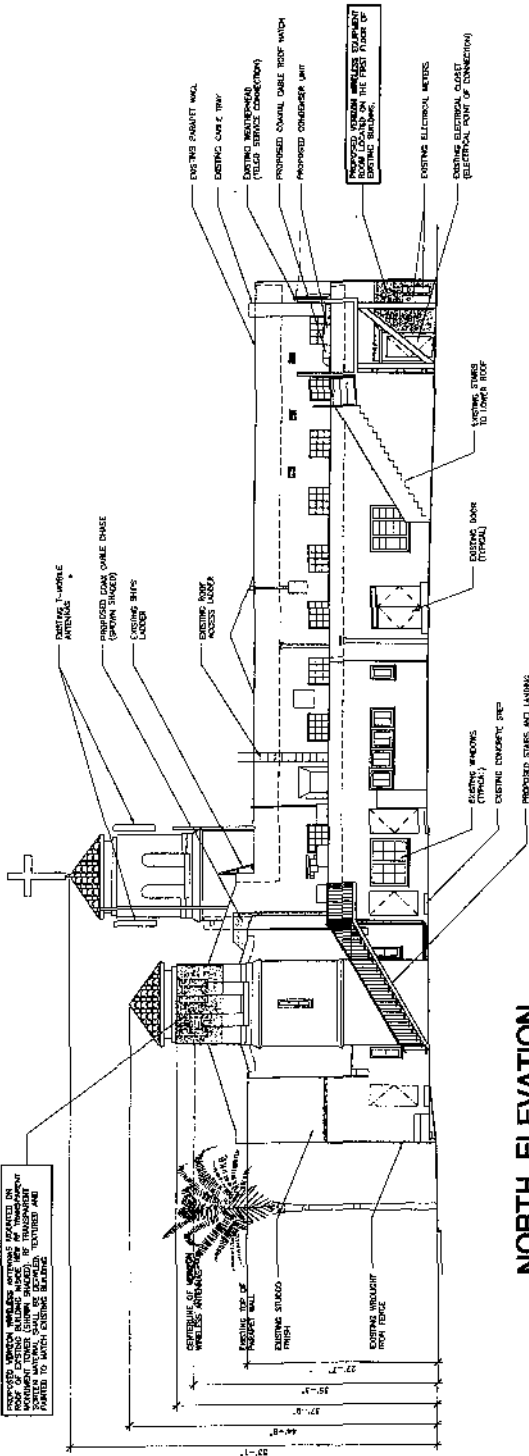
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12/16/08	REVISIONS (01)
01/20/09	REVISIONS (02)
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SHEET TITLE

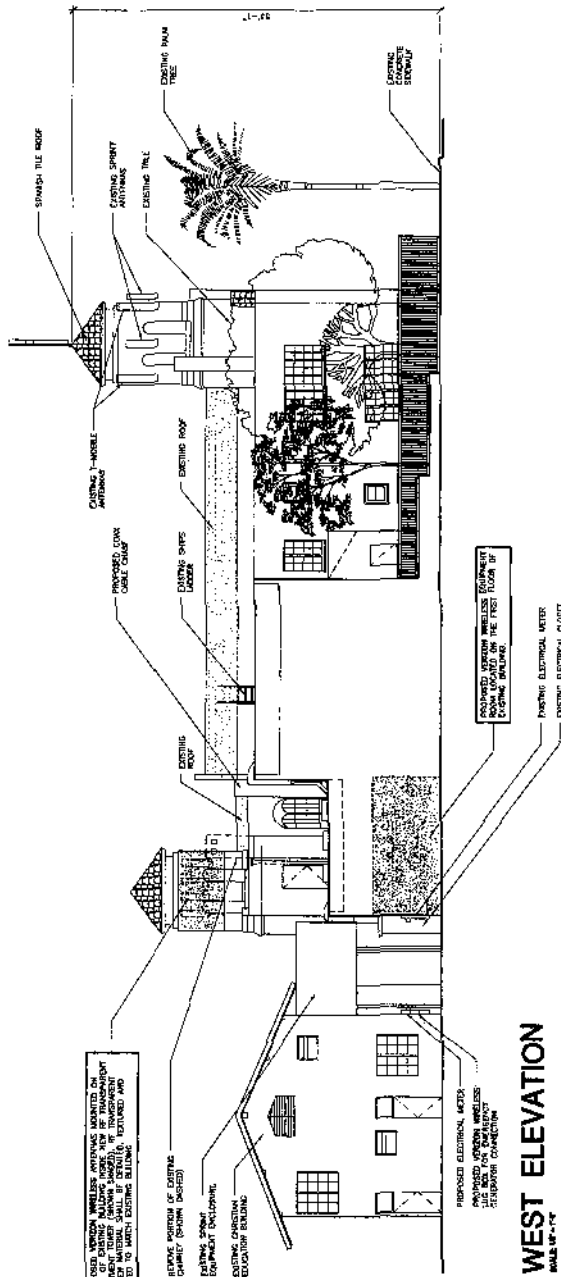
**EXTERIOR ELEVATIONS**

PROJECT: VERIZON WIRELESS/SAN DIEGO, CA

**A-5**



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

PROPOSED VERIZON WIRELESS ANTENNAS INSTALLED ON EXISTING TOWER. EXISTING TOWER TO REMAIN. EXISTING TOWER TO BE REFINISHED TO MATCH EXISTING BUILDING.

REMOVE PORTION OF EXISTING EXTERIOR FINISHES (CONCRETE, STUCCO, PLASTER, ETC.) TO REVEAL EXISTING STRUCTURE. EXISTING STRUCTURE TO BE REFINISHED TO MATCH EXISTING BUILDING.

PROPOSED VERIZON WIRELESS EQUIPMENT ROOM LOCATED ON THE FIRST FLOOR OF EXISTING BUILDING.

PROPOSED VERIZON WIRELESS EQUIPMENT ROOM LOCATED ON THE FIRST FLOOR OF EXISTING BUILDING.





PREPARED FOR



15500 Sand Canyon Ave. Irvine, CA 92618

CONSULTANT



PROJECT NAME

SAINTS

PROJECT NUMBER

N/A

3005 THORN STREET, SAN DIEGO, CA 92104

DRAWING DATES

08/24/08 REVISED FOR PERMITS 08/12/08 ASSESS TITLE (MCL 43)

SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECT:\user\m\l\assess\08\assess08.mxd

C-1

COORDINATES: ... NAD 83 DATUM: ... UTM ZONE: ...

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BEING MARK: ...

LAND SURVEYING & MAPPING ...

TITLE REPORT IDENTIFICATION: ...

PRELIMINARY TITLE REPORT TO ...

EASEMENT NOTES: ...

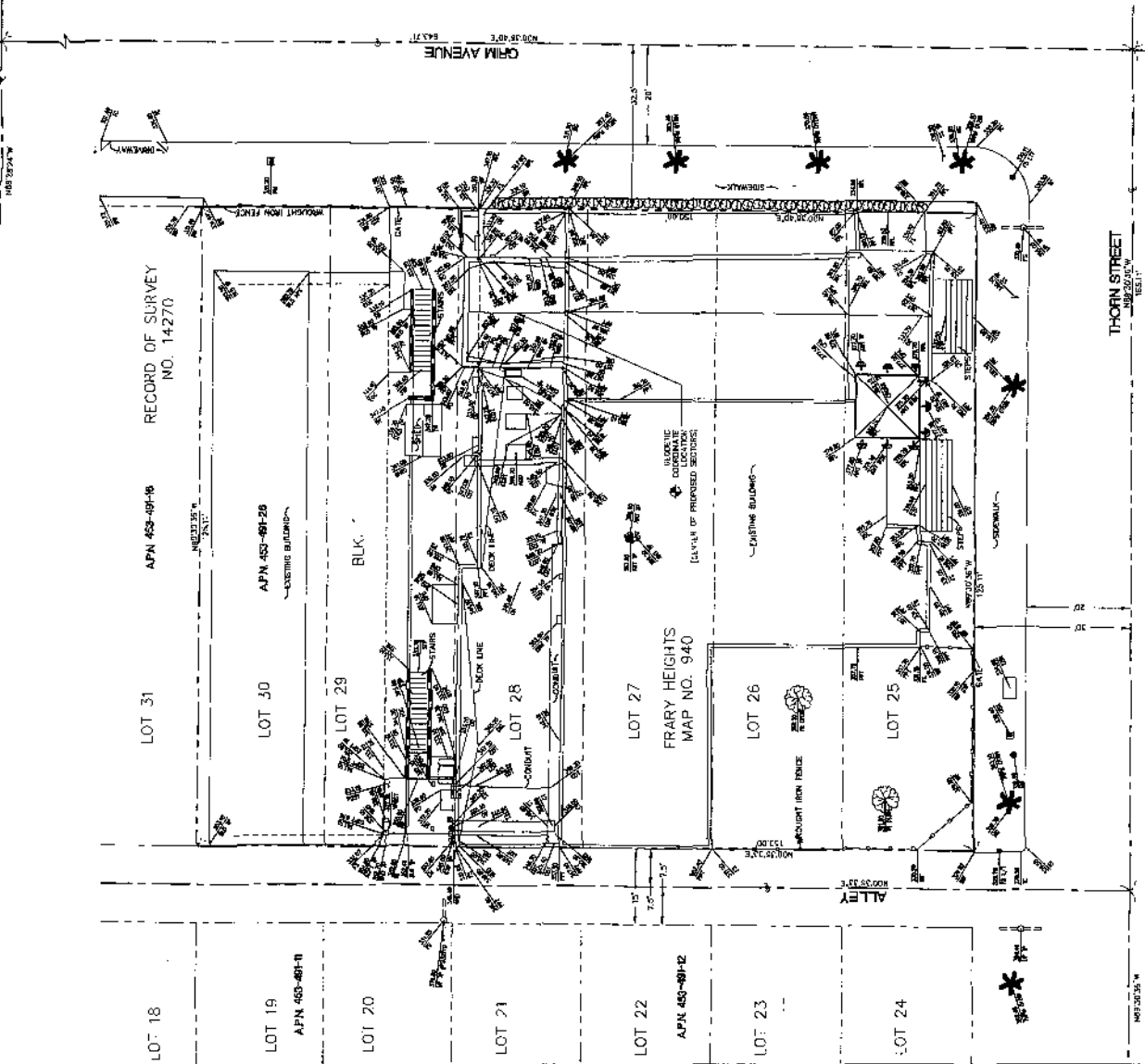
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DATE OF SURVEY: ...

LEGEND: ...

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SCALE: 1" = 10'



VIEW NORTH (GRIM AVENUE)



VIEW SOUTH (GRIM AVENUE)



VIEW EAST (THORN STREET)

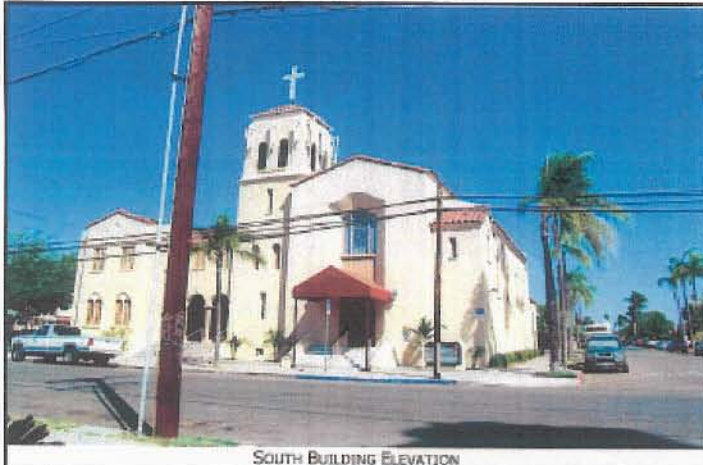


VIEW WEST (THORN STREET)



## Site Photos

**VERIZON WIRELESS SAINTS Project No. 165540**  
**3030 Thorn Street, San Diego, CA 92104**



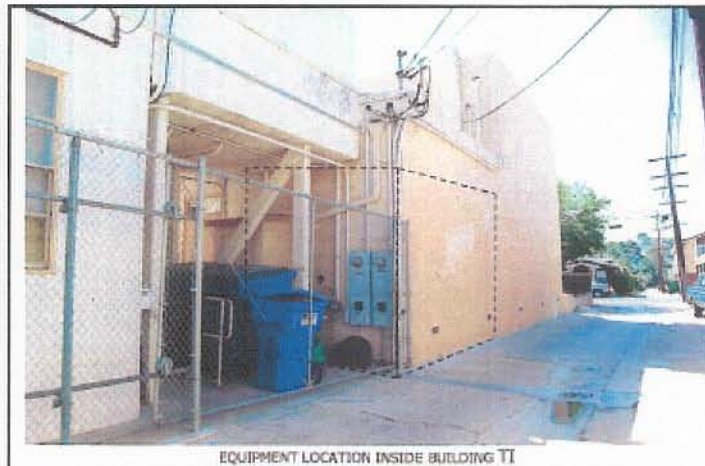
SOUTH BUILDING ELEVATION



EAST BUILDING ELEVATION



NORTH ELEVATION



EQUIPMENT LOCATION INSIDE BUILDING TI



## Site Photos

**VERIZON WIRELESS SAINTS Project No. 165540**  
**3030 Thorn Street, San Diego, CA 92104**



# Photosimulation



**VERIZON SAINTS Project No. 165540**  
**3030 Thorn Street, San Diego, CA 92104**

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

**WHEN RECORDED MAIL TO**

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 43-1628

**PLANNED DEVELOPMENT PERMIT NO. 594325**  
**CONDITIONAL USE PERMIT NO. 594326**  
**VERIZON WIRELESS SAINTS**  
**PROJECT NO. 165540**  
**PLANNING COMMISSION**

This Planned Development Permit and Conditional Use Permit is granted by the Planning Commission of the City of San Diego to **TRINITY UNITED METHODIST CHURCH OF SAN DIEGO**, Owner, and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 2 and Section 141.0420. The site is located at 3030 Thorn Street in the RS-1-7 zone of the Greater North Park Community Planning Area. The project site is legally described as lots 25, 26, 27, 28, 29 and 30 in block 1 of Frary Heights, according to the Map thereof No. 940, filed 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 and Permittee for wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 8, 2009, on file in the Development Services Department.

The project shall include:

- a. A wireless communication facility consisting of the installation of twelve (12) wireless communication antennas concealed inside a new 44-foot 6-inch high monument tower designed with a 4-sided pitched roof, Spanish tiles, faux arch windows, decorative architectural trims and RF transparent screening with the associated equipment located inside an existing room not visible to the public and;
- b. A height deviation to exceed the 30-foot height limit allowed in the RS-1-7 zone.

- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. 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.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

10. 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.

11. The proposed design 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 the conditions set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the Development Services Department.

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).

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
14. Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
15. Any party on whom fees, dedications, reservations or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

**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. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where condition (including exhibits) for this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
18. The building materials and paint used for the RF transparent screen shall not result in any noticeable lines or edges in the transition as illustrated in the approved Exhibit "A".
19. The proposed rooftop AC Units shall not be visible behind the parapet wall from any public vantage point. If the AC Units are determined to be visible upon the completion of construction, the project will not be approved for final inspection until provisions are taken by Verizon Wireless to provide adequate screening acceptable to the City Manager.
20. All cables and conduits shall be concealed inside the cable tray, painted and textured to match the existing building.
21. The photosimulation(s) for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is aware of the City's expectations with regard to the appearance of the finished project.



22. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and exhibits (including, but not limited to, elevations, and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.
23. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
24. No mechanical equipment, tank, duct, elevator, cooling tower, mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.
25. Verizon Wireless shall be responsible to submit an on-air cumulative Radio Frequency Report demonstrating compliance with the Federal Communication Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment shall be considered. This report must be submitted to the Development Services Department within 30 days of launching the site.
26. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.
27. Verizon Wireless is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
28. 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.
29. Prior to issuance of construction permits for the Public Improvement Plans, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Department Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.
30. Per LDC Section §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

**INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission the City of San Diego on October 8, 2009 by Resolution Number (Pending Hearing).

Date of Approval: October 8, 2009  
PTS No. 165540; Job No. 43-1628  
Planned Development Permit No. 594325  
Conditional Use Permit No. 594326

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Simon Tse, Associate Planner  
City of San Diego

**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.**

**[TRINITY UNITED METHODIST CHURCH OF SAN DIEGO]**  
Owner

By \_\_\_\_\_  
PRINT NAME:  
PRINT TITLE:

**[VERIZON WIRELESS]**  
Permittee

By \_\_\_\_\_  
PRINT NAME:  
PRINT TITLE:

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

PLANNING COMMISSION  
RESOLUTION NO. PC-09-066  
PLANNED DEVELOPMENT PERMIT APPROVAL NO. 594325  
CONDITIONAL USE PERMIT APPROVAL NO. 594326  
**VERIZON WIRELESS SAINTS**

WHEREAS, TRINITY UNITED METHODIST CHURCH OF SAN DIEGO, Owner & VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to install twelve (12) wireless communication antennas concealed inside a new 44-foot, 6-inch high monument tower designed with a 4-sided pitched roof, Spanish tiles, faux arch windows, decorative architectural trims and RF transparent screening with the associated equipment located inside an existing room not visible to the public as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 594325 and Conditional Use Permit No. 594326;

WHEREAS, the project site is located at 3030 Thorn Street, in the RS-1-7 zone, within the Greater North Park Community Plan.

WHEREAS, the project site is legally described as lots 25, 26, 27, 28, 29 and 30 in block 1 of Frary Heights, according to the Map thereof No. 940, filed in the office of the County Recorder of San Diego County.

WHEREAS, on October 8, 2009, the Planning Commission of the City of San Diego considered Planned Development Permit No. 594325 and Conditional Use Permit No. 594326 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated October 8, 2009.

FINDINGS:

**Planned Development Permit - Section 126.0604**

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

The Greater North Park Community Plan does not address wireless communication facilities as specific land use. However, the City of San Diego General Plan addresses these facilities, recommending that they minimize visual impacts by concealing the wireless facilities in existing structures when possible, designing facilities to be aesthetically pleasing and respectful to the neighborhood context and concealing mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The twelve (12) antennas will be completely concealed inside a new monument tower designed to match the existing architecture.

The associated equipment is also concealed inside an existing room on the first floor, not visible to the public. This project is located in a residential zone on a non-residential used property which requires a Conditional Use Permit. However, due to the fact the project proposes to exceed the maximum height limit of 30-feet, a Planned Development Permit is required. The proposed development would not adversely affect the Greater North Park Community Plan or the City of San Diego General Plan and Progress Guide.

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

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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require Verizon Wireless to perform an on-air RF testing and submit the finding in a report to the City of San Diego within 30 days of launching the site. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

**3. The proposed development will comply with the regulations of the Land Development Code;**

The project complies with all applicable development regulations of the Land Development Code, with the exception of height. The proposed height of the monument tower is 44-feet and 6-inches which exceeds the maximum allowable height within the RS-1-7 zone of 30-feet. The existing use of the property is non residential in a residential zone with the antennas associated with the project within 100-feet of single family residences. Such projects require a Conditional Use Permit, Process 3 decision however; due to the request for a height deviation for the proposed 44-foot, 6-inch monument tower, a Planned Development Permit is required and processed as a consolidated Process Four level decision. As designed, the project does comply with Land Development Code Section 141.0420 Wireless Communication Regulations. This section of the Code requires all applicants to conceal or minimize the visual impacts of the Wireless Communication Facilities through integration. Such integration includes the use of architecture, landscaping and creative siting solutions. The proposed Verizon Wireless’ antennas and equipment are completely concealed, and therefore comply with LDC Section 141.0420.

**4. The proposed development, when considered as a whole, will be beneficial to the community; and**

The proposed wireless communication facility is completely concealed reducing any significant visual impact to the neighboring residents and surrounding community. The proposed monument tower includes architectural elements featured from the existing church resulting in a more compatible design while still providing the necessary coverage, and when considered as a whole, will be beneficial to the community.

- 5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

The 44-foot 6-inch monument tower has been designed to include features from the existing architecture of the building. These features include a 4-sided pitched roof, Spanish tiles, faux arch windows, decorative architectural trims and RF transparent screening. Both the antennas and equipment associated with the Verizon proposal are completely concealed significantly minimizing the visual impact to the surrounding neighborhood. The deviation to exceed the maximum allowable height of 30-feet would result in a completely concealed project, and a more desirable project than would be achieved if designed in strict conformance with the development regulations of the RS-1-7 zone.

**Conditional Use Permit - Section 126.0305**

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

The Greater North Park Community Plan does not address wireless communication facilities as specific land use. However, the City of San Diego General Plan addresses these facilities, recommending that they minimize visual impacts by concealing the wireless facilities in existing structures when possible, designing facilities to be aesthetically pleasing and respectful to the neighborhood context and concealing mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The twelve (12) antennas will be completely concealed inside a new monument tower designed to match the existing architecture. The associated equipment is also concealed inside an existing room on the first floor, not visible to the public. This project is located in a residential zone on a non-residential used property which requires a Conditional Use Permit. However, due to the fact the project proposes to exceed the maximum height limit of 30-feet, a Planned Development Permit is required. The proposed development would not adversely affect the Greater North Park Community Plan or the City of San Diego General Plan and Progress Guide.

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

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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require Verizon Wireless to perform an on-air RF testing and submit the finding in a report to the City of San Diego within 30 days of launching the site. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

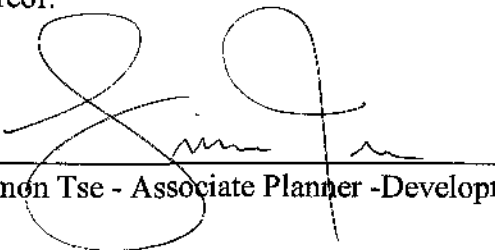
**3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and**

The project complies with all applicable development regulations of the Land Development Code and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0420) except for the height requirement. Verizon requested a height deviation which requires a Planned Development Permit. Nevertheless, the project complies with LDC Section 141.0420. This section of the code requires telecommunication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The proposed monument tower is design with a 4-sided pitched roof, Spanish tiles, faux arch windows, decorative architectural trims and RF transparent screening with the associated equipment located inside an existing room not visible to the public. The project is located on an existing church, zoned residential and as such, a Conditional Use Permit is required. Verizon is requesting a height deviation to exceed the maximum allowable height in the RS-1-7 zone of 30-feet. The deviation requires a Planned Development Permit, and will be processed as a consolidated Process 4, Planning Commission decision, with appeal rights to City Council.

**4. The proposed use is appropriate at the proposed location.**

Typically, the City of San Diego encourages wireless carriers to locate on non-residential properties. In this situation, Verizon is locating their WCF on residentially zoned property containing a non-residential use. Additionally, there are two existing wireless communication facilities at this location (Sprint Nextel and T-Mobile). Verizon's proposal to completely conceal their wireless communication facilities inside a new monument tower with the associated equipment inside an existing room on the first floor complies with the Wireless Communication Facility regulations. As a condition, Verizon Wireless is required to submit an on-air Radio Frequency Study demonstrating compliance with Federal Communication Commissions standards. This project has been designed to comply with Section 141.0420 and the Wireless Communication Facility Guidelines. Additionally, this site will provide E911 services as well as, address Verizon's limited network coverage to the roadways, homes, and business located in the area. Thus, the proposed use is appropriate for this site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 594325 and Conditional Use Permit No. 594326 is hereby GRANTED by the Planned Development Permit and Conditional Use Permit to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 594325 and Conditional Use Permit No. 594326 copy of which is attached hereto and made a part hereof.



Simon Tse - Associate Planner -Development Services

Adopted on: October 8, 2009

Job Order No. 43-1628



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 25, 2009

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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**DATE OF HEARING:** October 8, 2009  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
202 C Street, San Diego, California 92101

**PROJECT TYPE:** PLANNED DEVELOPMENT PERMIT &  
CONDITIONAL USE PERMIT  
**PROJECT NUMBER:** PTS #165540  
**PROJECT NAME:** VERIZON WIRELESS SAINTS  
**APPLICANT:** Kerrigan Diehl

**COMMUNITY PLAN AREA:** Greater North Park  
**COUNCIL DISTRICT:** 3

**CITY PROJECT MANAGER:** SIMON TSE, Development Project Manager  
**PHONE NUMBER:** (619) 687-5984

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As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility consisting of twelve (12) wireless communication antennas concealed inside a new 44-foot, 6-inch monument tower. As designed, a Planned Development Permit is required for the proposed height deviation within the RS-1-7 zone. The associated equipment will be located inside an existing room on the first floor, not visible to the public at 3030 Thorn Street, San Diego, CA 92104.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning



Commission decision. 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.

A Negative Declaration was prepared on June 24, 2009 and the opportunity to comment on the document ended on July 17, 2009.

If you have any questions after reviewing this information, you can contact 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 the Disability Services Program Coordinator at 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Job Order No. 43-1628

# Ownership Disclosure Statement



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 448-8000

## 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 Telecommunications

Project Title: Saints Project No. For City Use Only: \_\_\_\_\_

Project Address: 3030 Thorn Street, San Diego, CA 92104

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

By signing this 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 receive an encumbrance against the property. Please fill 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 all holders of the property interest. 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 / adopted 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): Trinity United Methodist Church of San Diego  
 Owner  Tenant/Leasee  Redevelopment Agency  
TRINITY UNITED METHODIST CHURCH  
 Street Address: 3030 Thorn Street  
 City/State/Zip: San Diego, CA 92104  
 Phone No: (619) 281-2392 Fax No: \_\_\_\_\_  
 Signature: Walter Woodcock Date: \_\_\_\_\_

Name of individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Leasee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Leasee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Leasee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**NORTH PARK PLANNING COMMITTEE**  
**AGENDA: June 16, 2009 – 6:30 PM**  
**<http://www.northparkplanning.org>**  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**  
**Mailing address: 3939 ARIZONA ST., SAN DIEGO, CA 92104**

**I. Called to order:** 6:30 p.m.

**II. Members in attendance (13):** Vicki Granowitz, Sal Arechiga, Judi O'Boyle, Lynn Elliott, Rene Vidales, Christy Scannell, Rob Steppke, Kitty Callen, Stephen Whitburn, Cheryl Dye, Liz Studebaker, Steve Chipp Keoni Rosa.

**Members absent (1):** Ryan Silva.

**III. Report on NPPC board attendance.**

**IV. Adoption of the June 16, 2009 agenda. 13-0-0.**

**V. Chair's Report**

**A.** Indemnification status. LU&H approved inclusion of all subcommittee members. Proceed to Council for action.

**B.** Community Plan Manual (CPC). Submitted for CPC approval at next week's meeting.

**C.** Fire Hazard Maps. See [sdfirerescue.org](http://sdfirerescue.org).

**D.** Regional Airport Authority. Issues do not affect North Park.

**E.** Community Orientation Workshop/COW is available online.

**F.** MAD representative vacancy. Will announce new representative at July 21 meeting.

**G.** The American Society of Landscape Architects is offering grants to community groups. Will be on July 21 agenda for action. Application is due August 1.

**H.** SANDAG 2050 regional transportation plan working group is due June 22 and will be adopted summer 2011.

**VI. Approval of Previous Minutes: May 19, 2009. Whitburn/Granowitz. 13-0-0.**

**VII. Treasurer's Report: \$571.72 as of 5/31/09.**

**VIII. Announcements**

**A.** San Diego Housing Federation. NPPC was finalist and earned merit award.

**B.** San Diego Bike Master Plan, June 10. Steppke and Elliott attended.

**C.** Water Department Staff, June 10. Open house. Elliott attended.

**D.** Neighborhood Historic Preservation Coalition (NHPC) website is [nhpcsd.org](http://nhpcsd.org).

**E.** NPCA Concerts. First is June 27 and second is July 11 at Bird Park.

**F.** Old House Fair is June 20. Volunteer opportunities available.

**IX. Planner's Report - Marlon Pangilinan.**

Approval of consultancy contracts is ongoing.

**X. Non-Agenda Public Comment**

**A.** Jeanette Lawrence, North Park Family Health Center. Donated sculpture.

**B.** Joyce Summer, CCDC. Lane Field development and Seaport Village expansion delayed due to funding. Court approved going ahead with cruise ship terminal. Embarcadero also in process.

**XI. Elected Official Reports**

**A.** Nick Norvell, Hon. Susan Davis, US Congressional District 53. Patients' rights bills; green schools; election reform.

- B. Travis Knowles, Hon. Todd Gloria, City Councilmember District 3. Prostitute sweep netted 34 arrests; street conditions.**

#### **XII. Special Election Appointment**

- A. Robert Barry elected to vacant board seat to finish 3/2010 term. 13-0-0.**

#### **XIII. Consent Agenda**

- A. Jefferson Elementary School, Motion: To support the proposed plan of vacating Gunn Street with the condition that the School work with the City related to parking on the east side of 28<sup>th</sup> Street between Wightman and Landis. PF/PA: Elliott/O'Boyle 5-0-0. UD/PR: Granowitz/Callen 8-0-0.**

**MOTION: Approve consent agenda. Elliott, 13-0-0. (Barry's election had not been finalized as of this vote.)**

#### **XIV. Action Items**

- A. Verizon Wireless Communication Facility at 3030 Thorn Street, Project 165540.** Verizon proposes 12 antennas at northeast corner of building in new cupola with radio equipment in basement. Facility currently houses Sprint and T-Mobile. New tower will be 44'6" while existing tower is 53'10". Committee concerns about daily cumulative exposure for daycare children and staff. Effects report will not be released until just before building permit. Motion: To deny conditional use permit. UD/PR: O'Boyle/Callen. 4-2-2.

**MOTION: To approve the conditional use permit with requirement of notification of day care center's parents before the Planning Commission hearing and commitment to return with field study results. Scannell/Granowitz. 10-3-1. (Arechiga, Steppke, Barry opposed)**

- B. Rene's Letterhead. MOTION: Adopt for agendas and correspondence. Granowitz/Elliott. 14-0-0.**

#### **XV. Information Items**

- A. North Park Elementary School Reconfiguration to Alternative Life Behavior Programs.** Bill Kowba, Chief Logistics Officer, San Diego Unified School District. ALBP high school, 40-50 students with behavioral issues, moving to North Park Elementary School in Sept. with 40-50 middle school students to follow in Sept. 2010. Jefferson, Garfield and other area schools absorbing former North Park Elem. students. Committee concerns about security and proximity to park. Kowba will review agreement with city on park joint-use and use of Prop S funds.

- B. I-805 Managed Lanes Project.** Ramon Martinez, Project Manager, Caltrans. Will create 8 mixed flow lanes and 4 managed lanes. North Park area might not be included due to lack of funding for re-constructing the bridge on I-805 over I-8.

- C. Jefferson Elementary Project.** Chain link vs. aluminum fence. Will ask for bid with alternative fence type. Item to be agendaized at next UD/PR subcommittee meeting for action.

- D. Types of projects to be reviewed at the Public Facilities subcommittee.** Electronic distribution of all to NPPC chair, PF/PA chair and UD/PR chair.

- E. Community Plan Update: Community Stakeholder identification discussion.** Steppke has contacted Walk San Diego, NPCA, and the El Cajon BID. Committee concerns about identifying a renter representative. Slot types to be agendaized for action at July 21 meeting.

#### **XVI. Subcommittee Reports**

- A. Urban Design/Project Review, Rosa/Silva.** Talked about Verizon and North Park Elementary. Next meeting July 6, 2009.

- B. Public Facilities/Public Art, Vidales/Arechiga.** Talked about North Park Elementary and managed lanes. Next meeting July 2, 2009.

#### **XVII. Liaisons Reports**

- A. Alcohol and Entertainment Working Group, Granowitz.** Entertainment permits.

- B. Balboa Park Committee, Steppke.** Special event permits and problems.

- C. Project Area Committee, O'Boyle.** Voted to recommend to Redevelopment Agency to move forward with park behind North Park Theatre; recommended investigation into proposal to rehab property in 3500 block of 30<sup>th</sup> Street.
- D. Public Safety & Neighborhood Services, Whitburn.** Crime rates on par with city; property crime higher.
- E. North Park Main Street, Stuebaker.** Taste of North Park planned for September.

**XVIII. Next Meeting Date:** July 21, 2009.

**IX. MOTION:** To adjourn. Stuebaker/Elliott. 14-0-0.  
Meeting adjourned at 8:56 p.m.

Submitted by: Christy Scannell, secretary.

**VERIZON WIRELESS SAINTS**  
**PROJECT CHRONOLOGY**  
**PTS #165540 JO #43-1628**

Date	Action	Description	City Review	Applicant Response
9/17/2008	<b>Completeness Check</b>	<b>Project Deemed Complete</b>		
9/22/2008	First Submittal			
11/3/2008	First Assessment Letter		<b>32 days (Business days)</b>	
2/19/2009	Second Submittal			<b>78 days (Business days)</b>
3/17/2009	Second Assessment Letter		<b>20 days (Business days)</b>	
4/23/2009	Third Submittal			<b>28 days (Business days)</b>
6/24/2009		Environmental Document Final (Prepared on June 24, 2009)	<b>28 days (Business days)</b>	
10/8/2009		Planning Commission Hearing	<b>105 days (Business days)</b>	
<b>Total Staff Time:</b>		Does not include City Holidays and Furlough	<b>185 (Business days)</b>	
<b>Total Applicant Time:</b>		Does not include City Holidays and Furlough		<b>90 days (Business days)</b>
<b>Total Project Running Time:</b>		From Deemed Complete to HO Hearing	<b>275 days (Business days)</b>	

Surrounding sites:

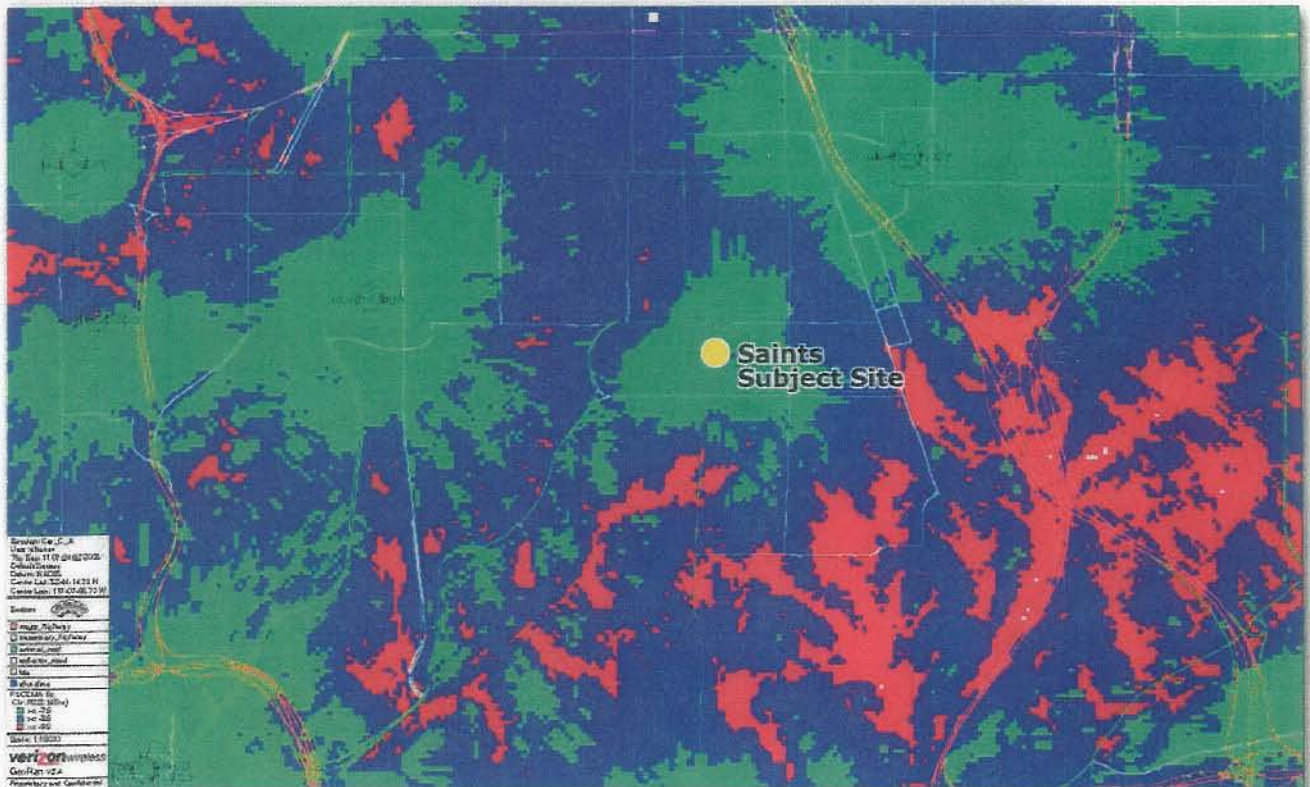
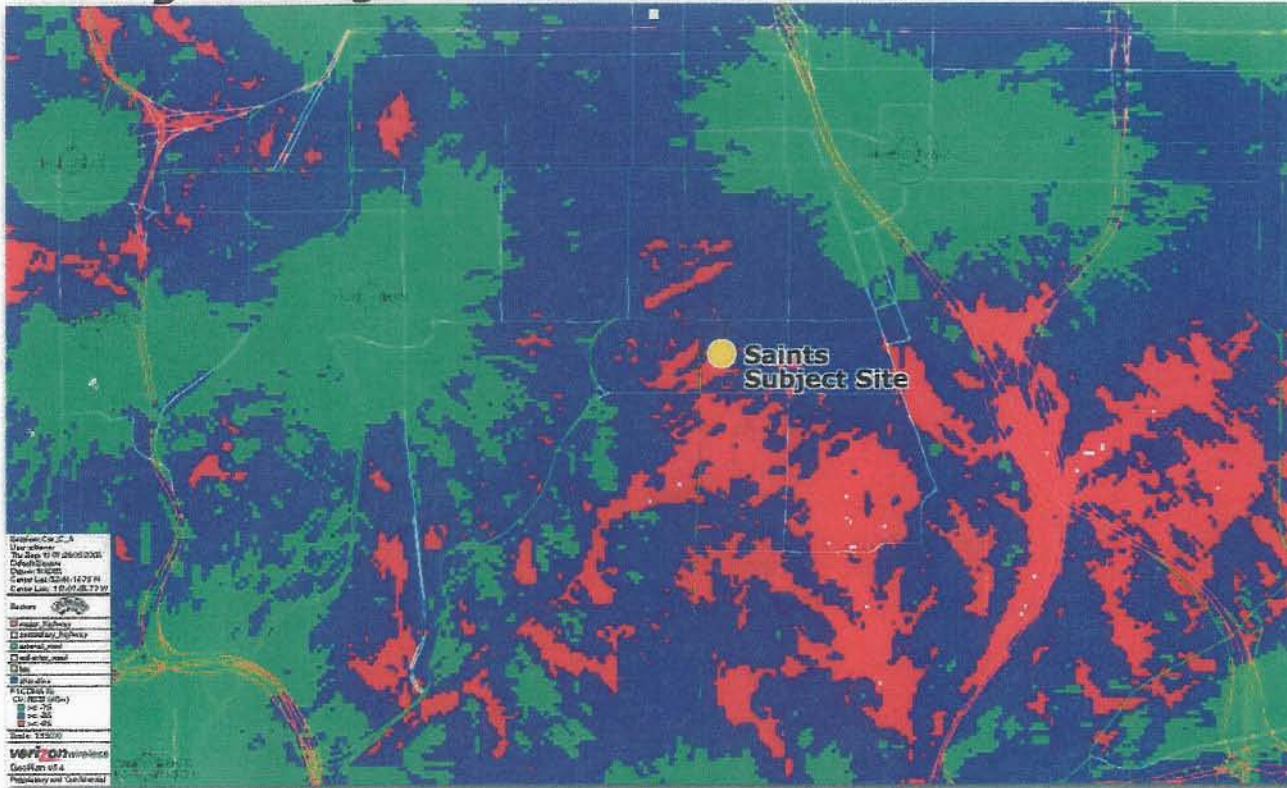
30TH PLACE 700 30th place San Diego 92102  
 94/805 4560 FEDERAL BLVD San Diego 92102  
 BANKERS HILL 111 Elm Street San Diego 92037  
 COURTHOUSE 220 W Broadway San Diego 92101  
 DOWNTOWN SD 1399 nine ave San Diego 92101  
 FAIRMONT CANYON 4300 El Cajon Blvd. San Diego 92105  
 GOODBODY 5027 EL CAJON BLVD San Diego 92115  
 HILLCREST 3975 FIFTH AVE San Diego 92103

HOME 4773 Home Ave San Diego 92105  
 INDIA 555 West Beech Street San Diego 92101  
 KENSINGTON 4718 Bonnie Ct San Diego 92116  
 MISSION VLLY 591 CAMINO DE LA REINA San Diego 92108  
 MISSION VLLY B 591 CAMINO DE LA REINA San Diego 92108  
 NORTH PARK 3503 GEORGIA ST San Diego 92103  
 SAN DIEGO ZOO 666 upas st San Diego 92103  
 UNIVERSITY HGTS 4452 PARK BLVD San Diego 92116  
 UNIVERSITY/8053877 SWIFT AVE San Diego 92104

**Saints**  
 3030 Thorn Street  
 San Diego, CA 92104



**Existing coverage**



**Coverage Levels:**

- Excellent
- Good/Variable
- Poor

**Proposed coverage**

**Saints**  
3030 Thorn Street  
San Diego, CA 92104



ATTACHMENT 15

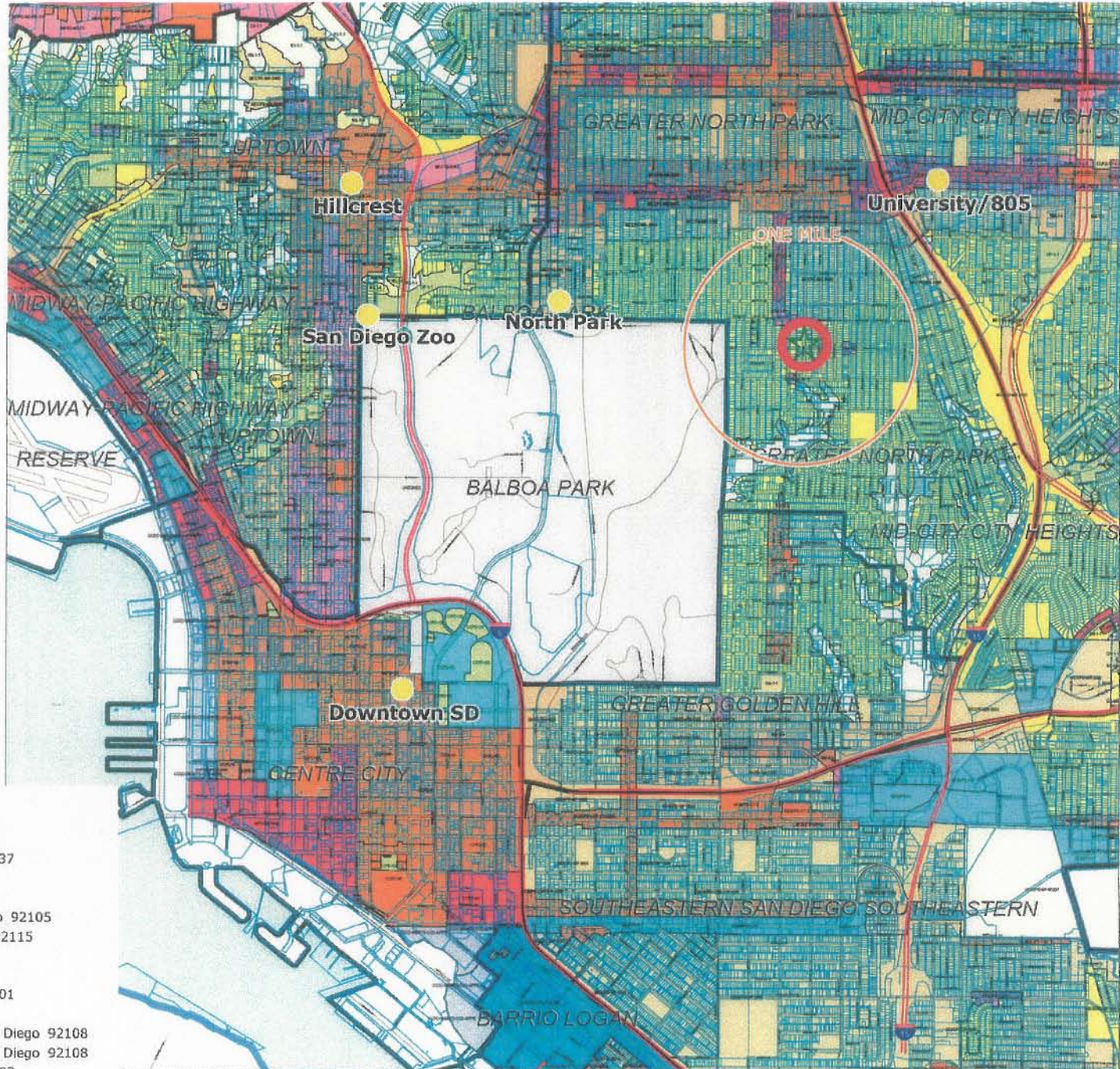
**Legend**

Search Ring

Selected Site

Existing sites within  
1 mile radius:  
No existing sites  
within 1 mile

Alternative Sites:  
No alternative sites



- Surrounding sites:
- 30TH PLACE 700 30th place San Diego 92102
  - 94/805 4580 FEDERAL BLVD San Diego 92102
  - BANKERS HILL 111 Elm Street San Diego 92037
  - COURTHOUSE 220 W Broadway San Diego 92101
  - DOWNTOWN SD 1399 nine ave San Diego 92101
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  - UNIVERSITY/805 3877 SWIFT AVE San Diego 92104



**City of San Diego**  
Development Services Department



**GRID TILE: 15 & 19**

GRID SCALE 800

DATE: 6/10/2008 11:23:04 AM

Legend	
[Symbol]	City
[Symbol]	Neighborhood
[Symbol]	Search Ring
[Symbol]	Selected Site
[Symbol]	Existing sites within 1 mile radius
[Symbol]	Alternative Sites





Federal Aviation Administration  
Air Traffic Airspace Branch, ASW-520  
2601 Meacham Blvd.  
Fort Worth, TX 76137-0520

Aeronautical Study No.  
2009-AWP-2657-OE

Issued Date: 06/30/2009

**Regulatory**

Verizon Wireless (VAW) LLC  
1120 Sanctuary Pkwy, #150 GASASREG  
Alpharetta, GA 30009-7630

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	SAINTS
Location:	San Diego, CA
Latitude:	32-44-22.49N NAD 83
Longitude:	117-07-42.25W
Heights:	65 feet above ground level (AGL) 396 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 12/30/2010 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 838-1993. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2009-AWP-2657-OE.

**Signature Control No: 636371-109886561**

( DNE )

Joan Tengowski  
Technician

Attachment(s)  
Frequency Data  
Map(s)

## Frequency Data for ASN 2009-AWP-2657-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

TOPO Map for ASN 2009-AWP-2657-OE

