



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 4, 2013 **REPORT NO. PC-13-042**

ATTENTION: Planning Commission, Agenda of April 11, 2013

SUBJECT: Crown Castle – Sherman - PROJECT NO. 290553. PROCESS 4.

**OWNER/
APPLICANT:** CALVARY BAPTIST CHURCH OF SAN DIEGO/
CROWN CASTLE GT COMPANY, LLC

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 1948 Kearny Avenue in the Southeastern San Diego: Logan Heights community plan area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 1097536, Site Development Permit (SDP) No. 1097537 and Planned Development Permit (PDP) No. 1097538.

Community Planning Group Recommendation: This project is scheduled to be heard by the Southeastern San Diego Community Planning Group on March 25, 2013. The group's recommendation will be forwarded to the Planning Commission under a separate cover. (Attachment 12)

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 1, 2013, and the opportunity to appeal that determination ended March 18, 2013. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt per Categorical Exemption 15301 (Existing Facilities).

Fiscal Impact Statement: Crown Castle is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

Crown Castle – Sherman is an application for a Conditional Use Permit (CUP), Site Development Permit (SDP), and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of six (6) panel antennas mounted to two 30-foot high parking lot light standards. Equipment associated with the antennas would be located within the parking lot in a 351-square foot enclosure. The project is located at 1948 Kearny Avenue, in the Southeastern San Diego Planned District (SESDPD), MF-2500 zone, within the Southeastern San Diego: Logan Heights Community Plan area (Attachments 1, 2, 3, and 4). (The parking lot is part of a larger parcel, part of the Calvary Baptist Church, which has an assigned address of 735 Cesar Chavez Parkway.)

WCF's are permitted in residential zones with a non-residential use with the processing of a CUP, Process 3. The SESDPD requires a Southeastern San Diego Development Permit, processed as an SDP, for projects that are required to obtain a CUP.

Two deviations are being requested as part of this project. First, the equipment enclosure, at 351-square feet, exceeds the 250-square foot maximum permitted by Land Development Code (LDC) Section 141.0420(g)(3). The second deviation is that the equipment enclosure, located one foot away from the property line, encroaches into the 5-foot side setback of the SESDPD MF-2500 zone by 4 feet. A PDP, Process 4, is being processed to allow these deviations.

This facility was originally permitted June 19, 2000, by Sprint PCS, under permit 99-0271-29. This permit expired June 19, 2010. Crown Castle currently operates the facility for Sprint, and applied for a new permit, which was deemed complete July 19, 2011. This application was closed due to inactivity and the case was forwarded to Neighborhood Code for investigation. Crown Castle submitted the current application for a new permit, which was subsequently deemed complete November 2, 2012. The existing facility requires a new permit to continue operation, which is subject to the current regulations in effect. Attachment 18 provides photos of the site prior to the original permit.

DISCUSSION

Planned District Use Analysis

Appendix A of the SESDPD (Attachment 17) indicates that "Communication Facilities" and "Communication Equipment" are not permitted in residential zones of the SESDPD. The SESDPD lists "Communication Facilities" and "Communication Equipment" in the Use Tables, but does not address "Wireless Communication Facilities." WCF refers to a different type of use, distinct from Communication Facilities and Communication Equipment. The SESDPD was written before WCF's were defined in the LDC. The Communication Facilities and Equipment referenced in the SESDPD refer to switching stations, broadcast systems, and other similar types

of uses related to non-wireless communication. WCF is defined in the LDC as, “the antennas, support structures, and other equipment or apparatus necessary for providing personal wireless services and information services.”

LDC Section 151.0401, “Uses Permitted in Planned Districts,” identifies that the uses identified in Chapter 14, Article 1 (Separately Regulated Uses) may be permitted in planned districts as limited uses subject to supplemental regulations, or conditional uses requiring a Neighborhood Use Permit or Conditional Use Permit. Wireless Communication Facilities (WCF) are identified as a Separately Regulated Use and are regulated by LDC Section 141.0420. WCF are permitted in residential zones, when the antennas are located less than 100 feet from the property line of a residential use, with the approval of a Conditional Use Permit.

The City is not permitted, by Federal law, to prohibit the provision of wireless service (such as banning WCF in certain zones), but may require a higher permit process level to allow for more analysis as to the WCF siting justification. In general WCF are more preferable in commercial and industrial zones, and less preferred in residential zones. WCF are permitted in commercial and industrial zones as a Process 1 and in residential zones with a residential use as a Process 4. In this case, the church parking lot is a residential zone with a non-residential use, which is less preferable than locating in a commercial or industrial zone, but is more preferable than locating in a residential zone with a residential use.

Project Description

This WCF proposes to continue operation of an existing WCF, which consists of six (6) panel antennas mounted to two existing 30-foot high parking lot light standards. Equipment is located in a 351-square foot wood fence enclosure.

In order to help make the findings to permit this project, conditions have been added to the permit to require upgrades to the site, including the following:

1. Replacement of existing trees. Existing trees, required as part of the original parking lot development, have been improperly pruned over the years and do not effectively provide shade over pavement or screen the WCF. This project will remove the existing five (5) trees and plant seven (7) 24-inch box size trees. (Condition 27a and 27c.)
2. Enhance appearance as viewed from the public right-of-way. The chain link fence along Kearny Avenue will be replaced with a wrought-iron fence and gate, in accordance with the SESDPD. The equipment enclosure wood fence will be repainted dark brown. Additional landscape will be planted from the enclosure out to Kearny Avenue to improve the appearance. This will include a combination of vines, shrubs, and trees. (Conditions 24, 25, and 26b.)
3. Proper tree maintenance required. To help ensure that the new trees meet their intended objectives (primarily screening and shade), standard Condition 16 states that, “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.”

4. Removal of storage container. Condition 30 requires that a storage container in the parking lot be removed. This will allow space for two additional parking lot trees and will reduce the visual clutter in the parking area. A permit allowing the storage container has not been provided during the review process.

The project was also evaluated for compliance with the City's noise requirements. Modifications to the equipment enclosure have been made in accordance with a noise study submitted during the project review to bring the project into compliance.

Based on the improvements to the site, required as conditions added to the draft permit, Staff has been able to make findings in the affirmative to support the project and the requested deviations.

Community Plan Analysis:

The Southeastern San Diego Community Plan does not specifically address WCF's. However, the City's General Plan, Section UD-A.15, does address WCF's as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project complies with the requirements of the General Plan for WCF's. While the antennas are not concealed within an existing structure, they are mounted to two parking lot light standards, which are typical vertical elements one would find in a parking lot. The equipment is located in an enclosure on site, with wood fencing, designed to integrate with the neighborhood setting. In addition, the project has been conditioned to replace the existing landscape with new trees and additional landscape material to improve the appearance of the facility and better integrate the WCF.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CUP No. 1097536, SDP No. 1097537, and PDP No. 1097538.

ALTERNATIVES

1. **Approve CUP No. 1097536, SDP No. 1097537, and PDP No. 1097538, with modifications.**

2. **Deny CUP No. 1097536, SDP No. 1097537, and PDP No. 1097538, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Alex Hempton, AICP
Development Project Manager
Development Services Department

BROUGHTON/AFH

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 (NORA) – Env. Exemption
8. Photo Simulations
9. Site Justification
10. Coverage Maps
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing
16. Photo Study
17. Appendix A, “Uses,” Southeastern San Diego Planned District (SESDDP)
18. Site Photos from 2000, prior to the original facility



Aerial Photo

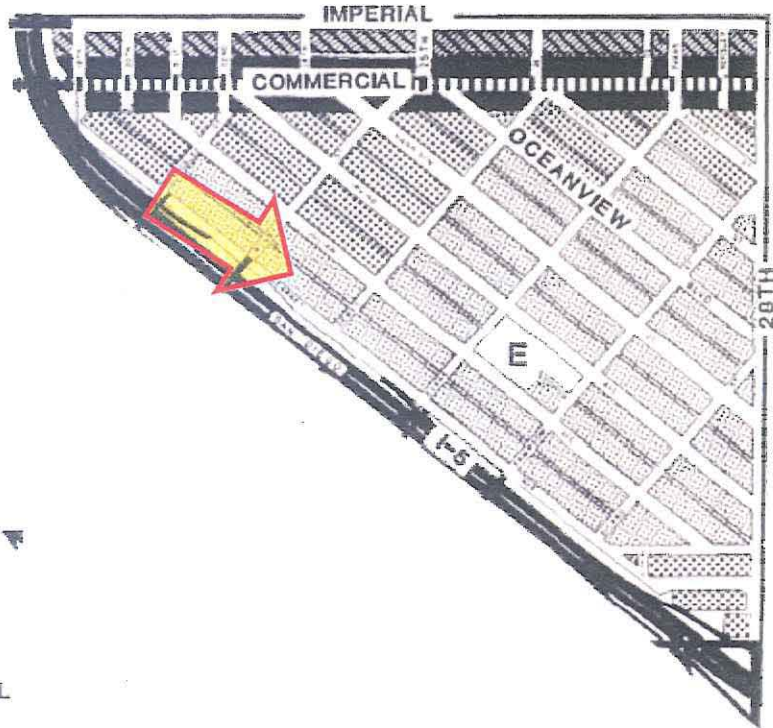
Crown Castle - Sherman – Project Number 290553

1948 Kearny Avenue



RECOMMENDED LAND USE




Designated as residential.



LEGEND

RESIDENTIAL (units per acre)

-  10-15
-  15-17
-  30-45
-  MULTIPLE USE
(Residential/Commercial)
-  COMMERCIAL
G-GENERAL
-  N-NEIGHBORHOOD

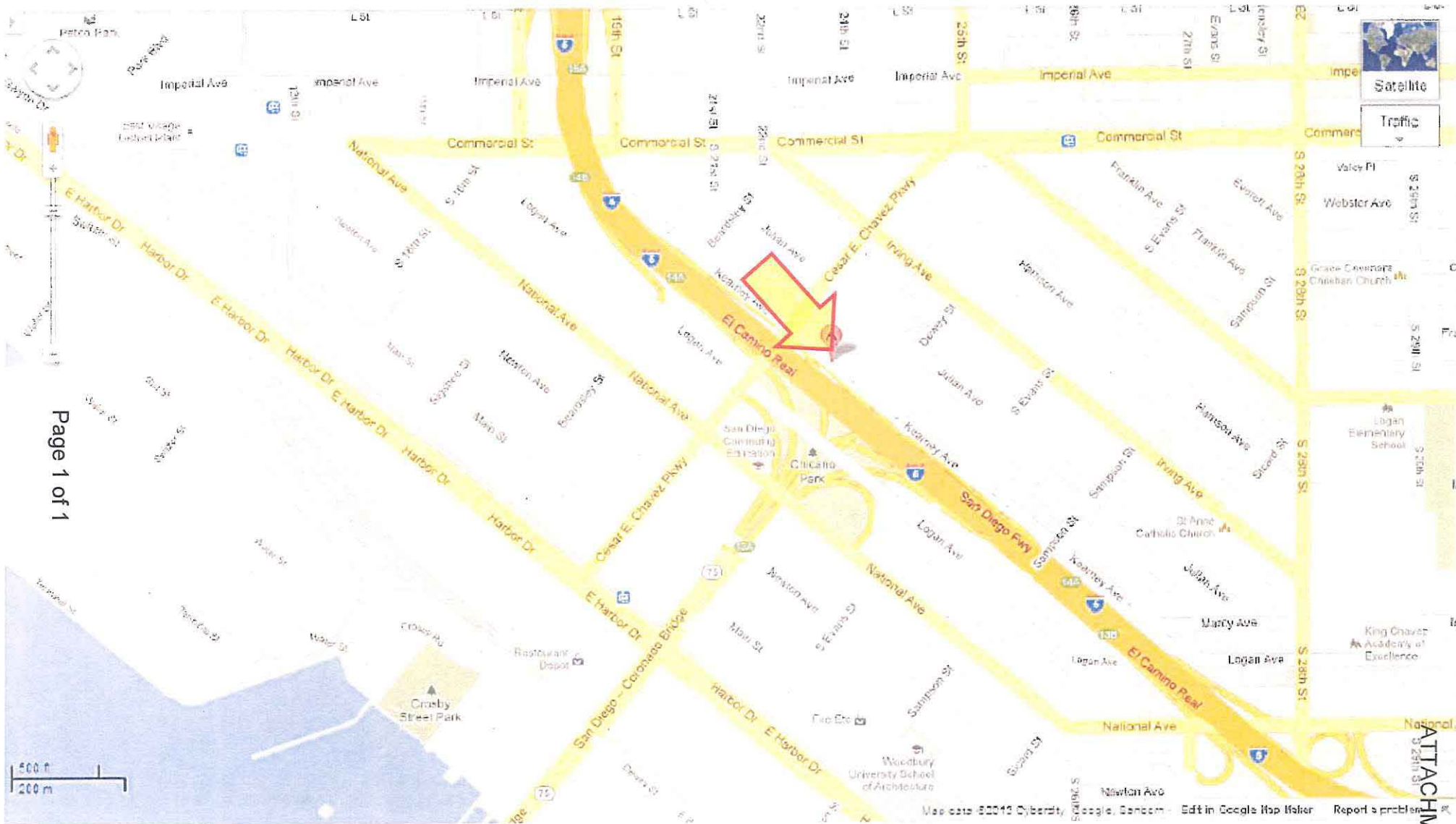
-  INDUSTRIAL
-  INSTITUTIONAL
- Schools
- E Elementary
- J Junior High
- S Senior High
- P Private
- SU School Use
-  VACANT



Community Plan Land Use Map

Crown Castle - Sherman – Project Number 290553

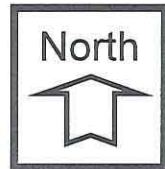
1948 Kearny Avenue



Project Location Map

Crown Castle - Sherman – Project Number 290553

1948 Kearny Avenue



ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	Crown Castle - Sherman	
PROJECT DESCRIPTION:	Conditional Use Permit, Site Development Permit, and Planned Development Permit for a Wireless Communication Facility (WCF) consisting of six panel antennas mounted to two 30-foot high parking lot light standards and a 351-square foot equipment enclosure.	
COMMUNITY PLAN AREA:	Southeastern San Diego – Logan Heights	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Site Development Permit, and Planned Development Permit, (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: Southeastern San Diego Planned District (SESDPD) MF-2500 HEIGHT LIMIT: 30' FRONT SETBACK: 10' SIDE SETBACK: 5' STREETSIDE SETBACK: 8' REAR SETBACK: 5'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, SESDPD MF-2500	Residential/Church
SOUTH:	Residential, SESDPD MF-2500	Residential/Freeway
EAST:	Residential, SESDPD MF-2500	Residential/Commercial
WEST:	Residential, SESDPD MF-2500	Residential/Church
DEVIATIONS OR VARIANCES REQUESTED:	The equipment enclosure, at 351-square feet, exceeds the 250-square foot maximum permitted by the WCF Design Requirements, LDC Section 141.0420(g)(3) and the equipment enclosure encroaches into the 5-foot side setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	This project is scheduled to be presented to the Southeastern San Diego Community Planning Group on March 25, 2013.	

**PLANNING COMMISSION RESOLUTION NO. PC-XXXX
CONDITIONAL USE PERMIT NO. 1097536
SITE DEVELOPMENT PERMIT NO. 1097537
PLANNED DEVELOPMENT PERMIT NO. 1097538
CROWN CASTLE – SHERMAN, PROJECT NO. 290553**

WHEREAS, the CALVARY BAPTIST CHURCH OF SAN DIEGO, Owner, and CROWN CASTLE GT COMPANY, LLC, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1097536, 1097537, and 1097538);

WHEREAS, the project site is located at 1948 Kearny Avenue in the Southeastern San Diego Planned District in the MF-2500 zone of the Southeastern San Diego: Logan Heights community plan area;

WHEREAS, the project site is legally described as Lots 10 and 11 in Block 188 of Mannasee and Schiller's Subdivision of Pueblo Lot 1157 in the City of San Diego, County of San Diego, according to Map thereof No. 209, filed in the Office of the County Recorder of San Diego County, July 11, 1870;

WHEREAS, on April 11, 2013, the Planning Commission of the City of San Diego considered SITE DEVELOPMENT PERMIT NO. 1097536, CONDITIONAL USE PERMIT NO. 1097537, and PLANNED DEVELOPMENT PERMIT NO. 1097538 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 1, 2013, 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 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 April 11, 2013.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

While the Southeastern San Diego community plan does not specifically address WCFs, Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses wireless facilities. The General Plan states that wireless facilities 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 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. Six (6) panel antennas

are proposed to be mounted to two 30-foot high light standards with equipment located within a 351-square foot enclosure. The antennas are proposed to be located on vertical elements commonly found in a parking lot. To improve the views of the facility, particularly as viewed from adjacent properties and the public right-of-way, new trees and other landscape material will be installed to help screen the WCF and integrate with the neighborhood. The intent is that the new trees will be able to reach a mature height and spread allowing them to both provide shade over the parking lot paving along with improving views of the WCF. Equipment associated with the antennas will be located in an enclosure in the parking lot. The equipment enclosure is surrounded by wood fencing that will be repainted. Vines, shrubs, and groundcover will be located along the Kearny Avenue frontage to improve the appearance as viewed from the public right-of-way. In addition, the chain link fence along Kearny Avenue will be replaced with wrought-iron. Based on the design of the facility, along with the additional conditions requiring upgrades to the site, the project will not adversely affect the applicable land use plans.

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

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.” 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 that requires that the Permittee, submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project complies with most of the regulations of the Southeastern San Diego Planned District, MF-2500 zone, and the requirements of the Wireless Communication Facility Regulations (LDC Section 141.0420). WCF are permitted in residential zones, with a non-residential use, where the antennas are less than 100 feet from the property line of a residential use, with the processing of a Conditional Use Permit, Process 3, in accordance with LDC Section 141.0420(e)(1). LDC Section 141.0420(g)(1) and (2) require that WCF utilize the smallest, least visually intrusive antennas and other components, and that the applicant use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. In addition, the visual impact of WCF’s is to be minimized through the use of architecture, landscape, and siting solutions. In this case, the antennas are mounted to two 30-foot light standards on a property with an existing parking lot use. Improvements to the landscape on site, and the fencing material, will act to improve the appearance of the WCF as viewed from adjacent properties and the public right-of-way. Conditions have been added to the permit to require that the existing trees on site be removed and replaced with new trees. The existing trees have been pruned in such a way as to limit their overall growth. New trees will be installed, with the intent that they will be allowed to grow to their mature height and spread in order to provide shade over the parking area and screen and improve views of the WCF. In addition, the equipment enclosure will be repainted and

additional landscape installed between the enclosure and Kearny Avenue. Two deviations are being requested as part of the project, both involving the equipment enclosure. The equipment enclosure, at 351-square feet, exceeds the 250-square foot maximum permitted by the WCF Design Requirements, LDC Section 141.0420(g)(3). Additionally, the equipment enclosure, located 1-foot from the property line, encroaches 4-feet into the required 5-foot side setback of the SESDPD MF-2500 zone. These deviations are being permitted with the processing of the PDP. Based on the overall design of the project, the project complies with the regulations of the Land Development Code, along with the deviations requested, which are allowed with the associated PDP.

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

WCF are permitted in residential zones with a non-residential use with a Conditional Use Permit, Process 3. Wireless carriers are required to provide coverage to all areas of their operating license, which includes residentially zoned areas. Locating the facility on a premises with a non-residential use is more preferable than locating the WCF on a property with a residential use. In this case, the antennas are located on two parking lot light standards in an existing lot with a parking lot use. Based on conditions that have been added to the permit to require upgrades to the site, such as replacing the fencing along Kearny Avenue with wrought-iron (instead of chain link), and replacing and enhancing the landscape on the property, the use is appropriate the proposed location based on the design, and improvements required by added permit conditions.

Site Development Permit – LDC Section 126.0504

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

While the Southeastern San Diego community plan does not specifically address WCFs, Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses wireless facilities. The General Plan states that wireless facilities 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 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. Six (6) panel antennas are proposed to be mounted to two 30-foot high light standards with equipment located within a 351-square foot enclosure. The antennas are proposed to be located on vertical elements commonly found in a parking lot. To improve the views of the facility, particularly as viewed from adjacent properties and the public right-of-way, new trees and other landscape material will be installed to help screen the WCF and integrate with the neighborhood. The intent is that the new trees will be able to reach a mature height and spread allowing them to both provide shade over the parking lot paving along with improving views of the WCF. Equipment associated with the antennas will be located in an enclosure in the parking lot. The equipment enclosure is surrounded by wood fencing that will be repainted. Vines, shrubs, and groundcover will be located along the Kearny Avenue frontage to improve the appearance as viewed from the public right-of-way. In addition, the chain link fence along Kearny Avenue will be replaced with wrought-iron. Based on the design of the facility, along with the additional conditions requiring upgrades to the site, the project will not adversely affect the applicable land use plans.

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

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.” 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 that requires that the Permittee, submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

- 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 most of the regulations of the Southeastern San Diego Planned District, MF-2500 zone, and the requirements of the Wireless Communication Facility Regulations (LDC Section 141.0420). WCF are permitted in residential zones, with a non-residential use, where the antennas are less than 100 feet from the property line of a residential use, with the processing of a Conditional Use Permit, Process 3, in accordance with LDC Section 141.0420(e)(1). LDC Section 141.0420(g)(1) and (2) require that WCF utilize the smallest, least visually intrusive antennas and other components, and that the applicant use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. In addition, the visual impact of WCF’s is to be minimized through the use of architecture, landscape, and siting solutions. In this case, the antennas are mounted to two 30-foot light standards on a property with an existing parking lot use. Improvements to the landscape on site, and the fencing material, will act to improve the appearance of the WCF as viewed from adjacent properties and the public right-of-way. Conditions have been added to the permit to require that the existing trees on site be removed and replaced with new trees. The existing trees have been pruned in such a way as to limit their overall growth. New trees will be installed, with the intent that they will be allowed to grow to their mature height and spread in order to provide shade over the parking area and screen and improve views of the WCF. In addition, the equipment enclosure will be repainted and additional landscape installed between the enclosure and Kearny Avenue. Two deviations are being requested as part of the project, both involving the equipment enclosure. The equipment enclosure, at 351-square feet, exceeds the 250-square foot maximum permitted by the WCF Design Requirements, LDC Section 141.0420(g)(3). Additionally, the equipment enclosure, located 1-foot from the property line, encroaches 4-feet into the required 5-foot side setback of the SESDPD MF-2500 zone. These deviations are being permitted with the processing of the PDP. Based on the overall design of the project, the project complies with the regulations of the Land Development Code, along with the deviations requested, which are allowed with the associated PDP.

Southeastern San Diego Development Permit Findings – LDC Section 1519.0202(c)

- 1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the**

Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;

The purpose and intent of the Southeastern San Diego Planned District Ordinance is to provide reasonable development criteria for the construction or alteration of quality residential, commercial, and industrial development throughout the Southeastern San Diego community. The intent is to implement the Southeastern San Diego Community Plan through the use of the applied urban design standards contained in the Southeastern San Diego Planned District Ordinance.

The Southeastern San Diego Community Plan and Planned District Ordinance do not specifically address WCFs, however the City's General Plan (UD-15) does list specific requirements for WCF's. Specifically, the City's General Plan states 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.

Six (6) panel antennas are proposed to be mounted to two 30-foot high light standards with equipment located within a 351-square foot enclosure. The antennas are proposed to be located on vertical elements commonly found in a parking lot. To improve the views of the facility, particularly as viewed from adjacent properties and the public right-of-way, new trees and other landscape material will be installed to help screen the WCF and integrate with the neighborhood. The intent is that the new trees will be able to reach a mature height and spread allowing them to both provide shade over the parking lot paving along with improving views of the WCF. Equipment associated with the antennas will be located in an enclosure in the parking lot. The equipment enclosure is surrounded by wood fencing that will be repainted. Vines, shrubs, and groundcover will be located along the Kearny Avenue frontage to improve the appearance as viewed from the public right-of-way. In addition, the chain link fence along Kearny Avenue will be replaced with wrought-iron. Based on the design of the facility, along with the additional conditions requiring upgrades to the site, the project will not adversely affect the applicable land use plans.

2. **The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;**

Antennas associated with the WCF are proposed to be located on two 30-foot high light standards in the existing parking lot along with a 351-square foot equipment enclosure. Locating the antennas on vertical elements commonly found in a parking lot is compatible with the existing use on site. Landscape improvements have been added as conditions in the permit to require the replacement of existing trees with new trees capable of providing more effective screening of the WCF. The existing chain link fence along Kearny Avenue will be replaced with wrought iron, in compliance with the SESDPD regulations, and vines, shrubs, and groundcover will be added. The addition of landscape material and other site improvements will enable the WCF to be compatible with the surrounding residential

development, and lessen its potential as a disruptive visual element. The landscape will provide screening of the WCF and allow it to more effectively integrate with the surrounding neighborhood and community. Based on the design of the WCF, the proposed development will be compatible with the existing land use and shall not constitute a disruptive element to the neighborhood and community.

- 3. 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; and**

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, the Permittee will provide a model RF test and has submit the findings to the City. (Note: This report is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF’s.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

Improvements to the project site involving the replacement and addition of landscape material (trees, shrubs, vines, and groundcover), replacement of a chain link fence with wrought iron, and other site improvements will result in a design that will allow the WCF to integrate with the surrounding neighborhood, considering the existing parking lot use on site.

Based on the facts stated above, the project 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.

- 4. The proposed use will comply with the relevant regulations of the Municipal Code.’**

The project complies with most of the regulations of the Southeastern San Diego Planned District, MF-2500 zone, and the requirements of the Wireless Communication Facility Regulations (LDC Section 141.0420). WCF are permitted in residential zones, with a non-residential use, where the antennas are less than 100 feet from the property line of a residential use, with the processing of a Conditional Use Permit, Process 3, in accordance with LDC Section 141.0420(e)(1). LDC Section 141.0420(g)(1) and (2) require that WCF utilize the smallest, least visually intrusive antennas and other components, and that the applicant use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. In addition, the visual impact of WCF’s is to be minimized through the use of architecture, landscape, and siting solutions. In this case, the antennas are mounted to two 30-foot light standards on a property with an existing parking lot use. Improvements to the landscape on site, and the fencing material, will act to improve the appearance of the WCF as viewed from adjacent properties and the public right-of-way. Conditions have been added to the permit to require that the existing trees on site be removed and replaced with new trees. The existing trees have been pruned in such a way as to limit their overall growth. New trees

will be installed, with the intent that they will be allowed to grow to their mature height and spread in order to provide shade over the parking area and screen and improve views of the WCF. In addition, the equipment enclosure will be repainted and additional landscape installed between the enclosure and Kearny Avenue. Two deviations are being requested as part of the project, both involving the equipment enclosure. The equipment enclosure, at 351-square feet, exceeds the 250-square foot maximum permitted by the WCF Design Requirements, LDC Section 141.0420(g)(3). Additionally, the equipment enclosure, located 1-foot from the property line, encroaches 4-feet into the required 5-foot side setback of the SESDPD MF-2500 zone. These deviations are being permitted with the processing of the PDP. Based on the overall design of the project, the project complies with the regulations of the Land Development Code, along with the deviations requested, which are being allowed with the associated PDP.

Planned Development Permit - Section 126.0604

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

While the Southeastern San Diego community plan does not specifically address WCFs, Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses wireless facilities. The General Plan states that wireless facilities 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 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. Six (6) panel antennas are proposed to be mounted to two 30-foot high light standards with equipment located within a 351-square foot enclosure. The antennas are proposed to be located on vertical elements commonly found in a parking lot. To improve the views of the facility, particularly as viewed from adjacent properties and the public right-of-way, new trees and other landscape material will be installed to help screen the WCF and integrate with the neighborhood. The intent is that the new trees will be able to reach a mature height and spread allowing them to both provide shade over the parking lot paving along with improving views of the WCF. Equipment associated with the antennas will be located in an enclosure in the parking lot. The equipment enclosure is surrounded by wood fencing that will be repainted. Vines, shrubs, and groundcover will be located along the Kearny Avenue frontage to improve the appearance as viewed from the public right-of-way. In addition, the chain link fence along Kearny Avenue will be replaced with wrought-iron. Based on the design of the facility, along with the additional conditions requiring upgrades to the site, the project will not adversely affect the applicable land use plans.

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

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." 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 that

requires that the Permittee submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

This project requests two deviations from the LDC. First, LDC Section 141.0420(g)(3), the Wireless Communication Facility Design Requirements, limits the square footage of equipment areas to a maximum size of 250 square feet. The proposed equipment enclosure, at 351-square feet, exceeds the allowable area by 101-square feet. In addition, the equipment enclosure, located 1-foot from the side property line, encroaches 4-feet into the required 5-foot side yard setback of the SESDPD MF-2500 zone. The equipment enclosure has been designed to accommodate the operations of the wireless carrier's antennas. The enclosure has been situated to not impact the parking area. To result in a more desirable project than would otherwise be achieved, conditions have been added to the permit requiring that improvements be made to the site. These improvements include replacing the chain link fence along Kearny Avenue with wrought iron (to improve the appearance and comply with the SESDPD), repainting the wood equipment enclosure, and upgrading the landscape material. Over the years since the parking lot was originally approved, the trees have been improperly pruned which has resulted in trees that do not effectively shade the parking area nor screen the WCF. Permit conditions have been added to remove and replace the existing five (5) trees in the parking area, along with adding two (2) additional trees, for a total of no less than seven (7) trees. Vines will be planted to screen the enclosure, along with groundcover and shrubs along the Kearny Avenue frontage. Based on the required improvements to the parking lot site, the project, with the requested deviations, will result in a more desirable project than if designed in strict conformance with the regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, SITE DEVELOPMENT PERMIT NO. 1097536, CONDITIONAL USE PERMIT NO. 1097537, and PLANNED DEVELOPMENT PERMIT NO. 1097538 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1097536, 1097537, and 1097538, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: April 11, 2013

Internal Order No. 24003088

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003088

CONDITIONAL USE PERMIT NO. 1097536
SITE DEVELOPMENT PERMIT NO. 1097537
PLANNED DEVELOPMENT PERMIT NO. 1097538
CROWN CASTLE - SHERMAN, PROJECT NO. 290553
PLANNING COMMISSION

This CONDITIONAL USE PERMIT (CUP) NO. 1097536, SITE DEVELOPMENT PERMIT (SDP) NO. 1097537, and PLANNED DEVELOPMENT PERMIT (PDP) NO. 1097538 is granted by the Planning Commission of the City of San Diego to CALVARY BAPTIST CHURCH OF SAN DIEGO, Owner, and CROWN CASTLE GT COMPANY, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0301, 126.0501, 126.0601, 1519.0101. The site is located at 1948 Kearny Avenue in the SESDPD-MF-2500 zone of the Southeastern San Diego: Logan Heights community plan area. The project site is legally described as: Lots 10 and 11 in Block 188 of Mannasee and Schiller's Subdivision of Pueblo Lot 1157 in the City of San Diego, County of San Diego, according to Map thereof No. 209, filed in the Office of the County Recorder of San Diego County, July 11, 1870.

This Wireless Communication Facility (WCF) was previously approved under Permit No. 99-0271-29, which expired on June 19, 2010. The improvements required by the conditions contained in this permit must be completed by January 11, 2014 in order to validate the location and size of the equipment enclosure, which does not comply with the regulations contained in the Land Development Code, but is allowed with this processing of this permit. Daily penalties and/or fines will be assessed if compliance is not achieved by the completion date.

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 April 11, 2013, on file in the Development Services Department.

The project shall include:

- a. Six (6) panel antennas, measuring 4'-8" by 8" by 3", consisting of three (3) sectors of two (2) panel antennas each, mounted to two 30' high parking lot light standards;
- b. A 20'-10" by 16'-10" equipment enclosure;
- c. This project requests the following deviations which are permitted with this Planned Development Permit:
 - 1. The equipment enclosure encroaches into the SESDPD MF-2500 zone 5' side setback.
 - 2. The equipment enclosure, at 351-square feet, exceeds the 250-square foot maximum size permitted by the WCF Design Requirements, LDC Section 141.0420(g)(3).
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. The parking light standards and parking lot are for the primary purpose of providing parking lot illumination and parking spaces, 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 April 25, 2016.
- 2. This permit and corresponding use of this site shall expire on April 25, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
- 3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by

the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

4. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary 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.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

LANDSCAPE REQUIREMENTS:

14. Within 6 months, or no later than September 30, 2013, 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.

15. Within 9 months, or no later than January 11, 2014, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

16. The Owner/Permittee 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.

17. The Owner/Permittee 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.

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Final Landscape Inspection.

19. Provide the following note on the landscape construction documents: "Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball." Clearly identify the installation of root barriers in the locations subject to these conditions.

20. Provide the following note on the landscape construction documents: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected. All proposed irrigation systems will use an approved rain sensor shutoff device."

21. Provide the following note on the landscape construction documents: "Maintenance: All required landscape areas shall be maintained by the Owner/Permittee. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."

22. Provide the following note on the landscape construction documents: "Mulch: All required planting areas shall be covered with mulch to a minimum depth of 2 inches, excluding slopes requiring revegetation and areas planted with ground cover. All exposed soil areas without vegetation shall also be mulched to this minimum depth. [142.0413(B)]"

23. Provide the following note on the landscape construction documents: "All Landscape and Irrigation Shall Conform to the City of San Diego's Land Development Code, Landscape Regulations; the Land Development Manual, Landscape Standards; and All Other City and Regional Standards."

24. Within 6 months, or no later than September 30, 2013, the Owner/Permittee shall remove the chain link fence and gate along Kearney Avenue and replace with a wrought iron fence and gate in accordance with LDC 1519.0401(a).

25. Within 6 months, or no later than September 30, 2013, the Owner/Permittee shall repaint the wood equipment enclosure a dark brown color and provide vines to grow along wall facing the Kearney Street frontage.

26. Wheel stops shall be installed to protect planting from vehicular damage.

27. To improve the appearance of the facility as viewed from the public right-of-way and adjacent properties, new landscaping shall be installed. The landscaping shall consist of the following, with a minimum of seven (7) trees planted:
- a. Remove and replace all five (5) existing trees. Replacement trees shall be minimum 24-inch box size, canopy shade trees which will reach a mature height and spread to effectively screen, improve views of, and integrate the WCF with the neighborhood, as well as providing shade over the parking lot paving.
 - b. In addition, provide screening landscape materials from the face of the equipment enclosure (the "street wall") to the sidewalk. All landscape shall be provided in accordance with the Landscape Regulations, LDC 142.0401. Provide at least two 24-inch box size replacement trees, groundcover, and shrubs to the satisfaction of the Development Services Department.
 - c. In addition, provide two new minimum 24-inch box size trees within the parking area (in the former location of the storage container) to improve views of the WCF as seen from adjacent properties. Trees must be provided with a minimum 40-sq. ft. air/water permeable planting area. Planting shall be designed so that parking spaces are not eliminated.

28. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

29. 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 Permittee.
30. Within 3 months, or no later than July 31, 2013, the Owner/Permittee shall remove the storage container from the parking area.
31. All private outdoor lighting shall be shielded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
32. 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.

33. The 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.
34. 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."
35. No overhead cabling is allowed for this project.
36. Exposed antenna mounting apparatus, such as pipe mounts, shall be removed and shall not remain on the parking lot light standards absent antennas. All antennas mounted on the parking lot light standards shall appear to be the same size to create a uniform appearance.
37. The Owner/Permittee shall not cause or allow the antennas located on the parking lot light standards to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed in this permit.
38. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
39. 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.
40. 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.
41. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

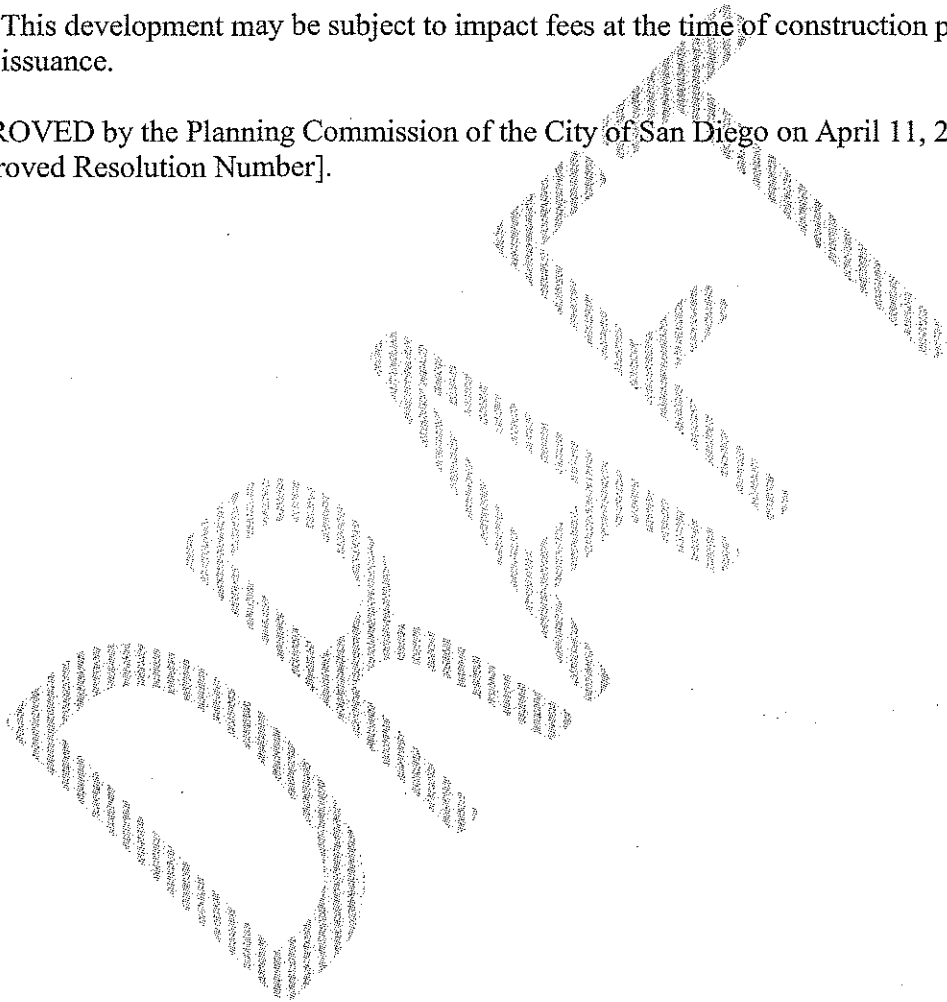
INFORMATION ONLY:

- 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 Planning Commission of the City of San Diego on April 11, 2013 and [Approved Resolution Number].



Permit Type/PTS Approval No.: CUP #1097536, SDP #1097537, and PDP #1097538
Date of Approval: April 11, 2013

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.**

**CALVARY BAPTIST CHURCH OF
SAN DIEGO**
Owner

By _____
NAME
TITLE

CROWN CASTLE GT COMPANY LLC
Permittee

By _____
JON DOHM, AICP
NETWORK MANAGER

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



THE CITY OF SAN DIEGO

Date of Notice: March 4, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003088

PROJECT NAME/NUMBER: Crown Castle Sherman/290553
COMMUNITY PLAN AREA: Logan Heights Neighborhood of the Southeastern San Diego
 Community Planning area

COUNCIL DISTRICT: 8

LOCATION: 735 Cesar E. Chavez Parkway, San Diego, CA 92113

PROJECT DESCRIPTION: Conditional Use Permit (CUP), Site Development Permit (SDP), and Planned Development Permit (PDP) to allow for a Wireless Communication Facility (WCF) consisting of two existing 30'-0" high light standards supporting panel antennas. Equipment cabinets are located inside an existing 8'-0" high wooden fence enclosure that is approximately 16'-10" by 20'-10".

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301-(Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The proposed project is exempt from CEQA pursuant to Section 15301 – Which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP, SDP and PDP, to allow a WCF consisting of panel antennas on two 30'-0" high light standards, and associated equipment cabinets within an existing equipment enclosure involves a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Alex Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501
 San Diego, CA 92101
PHONE NUMBER: (619) 446-5349

On March 1, 2013, 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. 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.



L = Light Standard

Sherman Heights Photo Survey and Sims: 1948 Kearney Ave



Photo 1: Existing and Proposed View from Parking Lot – Complete View of Northerly Light Standard adjacent to the North Alley

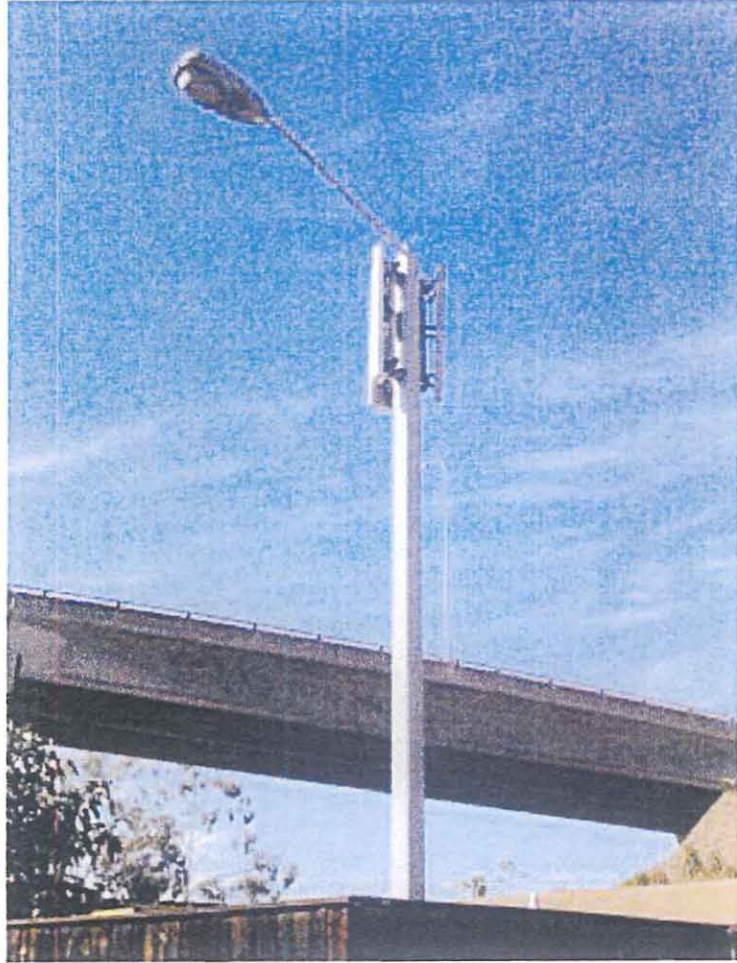


Photo 2: Existing and Proposed View from Parking Lot –
Complete View of Southerly Light Standard adjacent to
Kearny Avenue



JUSTIFICATION & PROJECT DESCRIPTION

880293 – Sherman Heights

Site Address:

735 Cesar E. Chavez Parkway
San Diego, CA
APN: 538-290-36-00

Applicant:

Crown Castle International

Representative:

Core Development Services



Yumi Kim
2749 Saturn Street
Brea, CA 92821
Phone: (714) 329-6509 Fax: (714) 333-4441
ykim@core.us.com

Project Description

Crown Castle, the owner of the two light standards, proposes to renew the WCF located at 735 Cesar E. Chavez Parkway. Sprint, the leasee on the light standards, originally obtained the entitlements for the flagpole as part of Permit No. 99-0271-29, Telecommunication Administration Conditional Use Permit.

The project herein involves the request to renew the entitlement for two (2) 30-foot tall light standards with a total of three (3) panel antennas mounted onto each light standard (six panel antennas total). The panel antennas are painted to match the light standard. The facility also consists of a 320 square-foot lease area consisting of eight (8) equipment and utility cabinets and one (1) GPS antenna.

Crown Castle is requesting to renew the entitlement with no changes, with the exception that Crown Castle will repaint/refinish the light standards.

There is another WCF on the property owned by the church. The church has accessory buildings located at the northeast corner of Cesar E. Chavez Parkway and Kearney Avenue. This property has a +/- 50' tall flagpole. Unfortunately, this flagpole is not built to accommodate a second carrier, let alone a carrier that requires a minimum of six (6) antennas to provide complete coverage (2G and 3G) for three sectors.

Technical Site Analysis (Section D)

Since this is a renewal of an existing site, Crown Castle and Sprint would like to renew the entitlement for the existing site. Sprint has designed their network and azimuths of surrounding sites around the fact that the existing site would remain until the technology is obsolete. Therefore, the site at the Calvary Baptist Church of San Diego located at 735 Cesar E. Chavez Parkway is the only site that has been engaged to provide the projected gap of coverage should this site go off-air.

The enclosed Propagation Maps, or RF Coverage Maps, indicate the existing coverage and coverage if this site should go off air. Based on these coverage maps, this site provides coverage to people driving along the I-5 and CA-75 interchange and also to residences within the Sherman Heights area. Should this site go off-air, customers and emergency calls would have sporadic service within this area.

Unfortunately, due to the height of the I-5 and CA-75 interchange, a wireless facility could only be located on the east side of the 5 freeway to provide adequate coverage to both customers on the freeway and within Sherman Heights. If a site was located to the west of the 5 freeway, it would not be able to provide coverage to Sherman heights.

Within Sherman Heights, there are no buildings tall enough adjacent to the freeway to provide adequate coverage to meet the coverage goals. Additionally, there are not any locations within the search ring that would meet the height requirements of the zone and be compatible with the residential neighborhood. Note that a WCF located further from the freeway will need to be taller than the present proposal in order to provide coverage to the I-5 and CA-75 interchange. Based on these factors, this site would be the only feasible alternative.

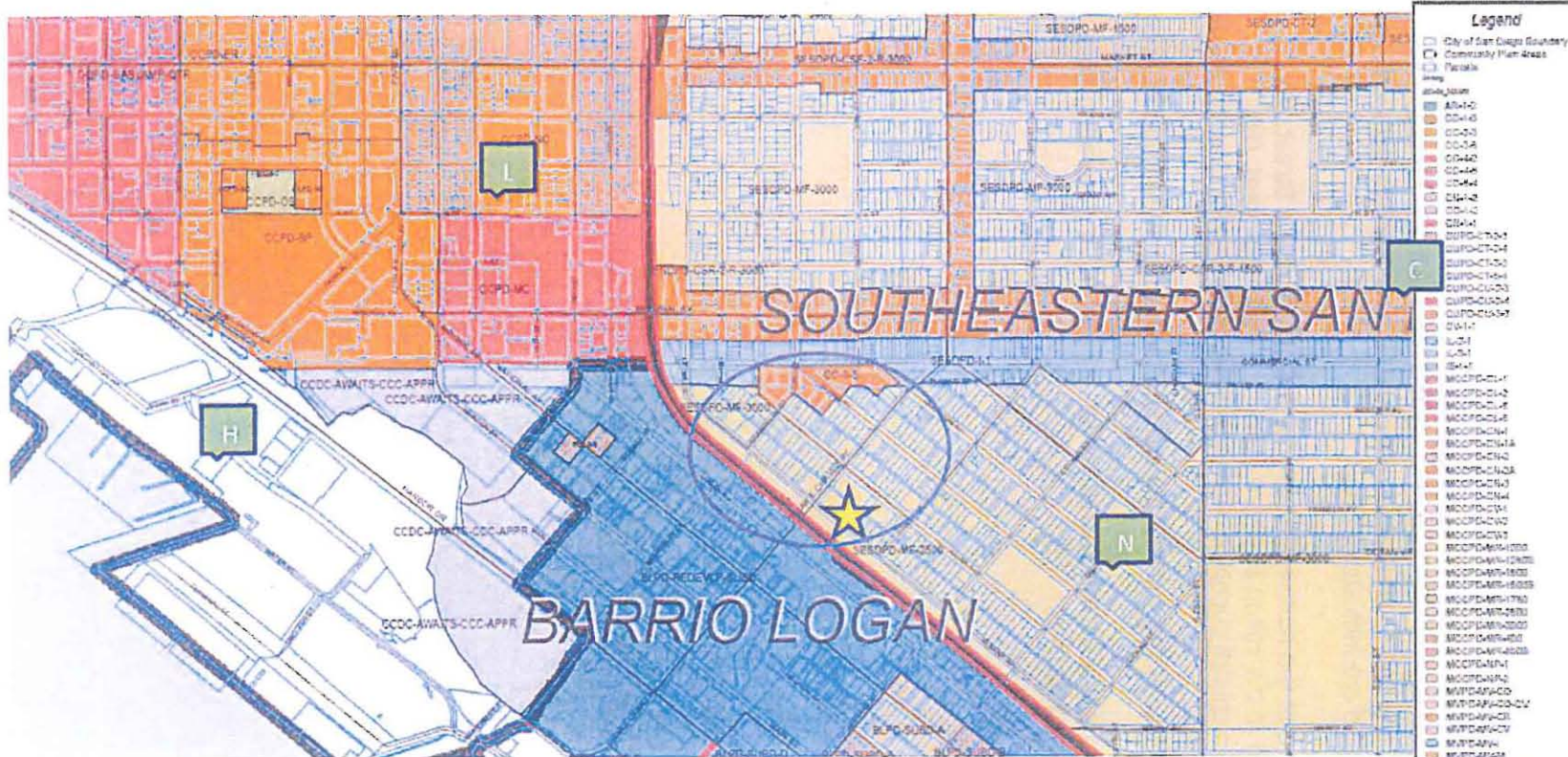
According to the FCC and an area survey, there are no co-locatable structures within the "Search Ring," as defined on the attached "Justification Map."






Sprint has four (4) existing sites located within a mile of the proposed site. However, these sites are either located on the west side of the 5 freeway, or are too short and far away, to provide adequate coverage to the targeted customers, as indicated above. The four sites are identified on the "Justification Map" and are indicated below:


- Lattice tower located at the northeast corner of 14th Street and K Street, (L)
- Rooftop site located at the Hilton Bayfront Hotel at 1 Park Boulevard, (H)
- Mounted onto/within church cupola at Newhope Friendship Baptist Church, at 2205 Harrison Avenue, (N)
- Façade-mounted onto existing commercial building located at 3030 Imperial Avenue (C).

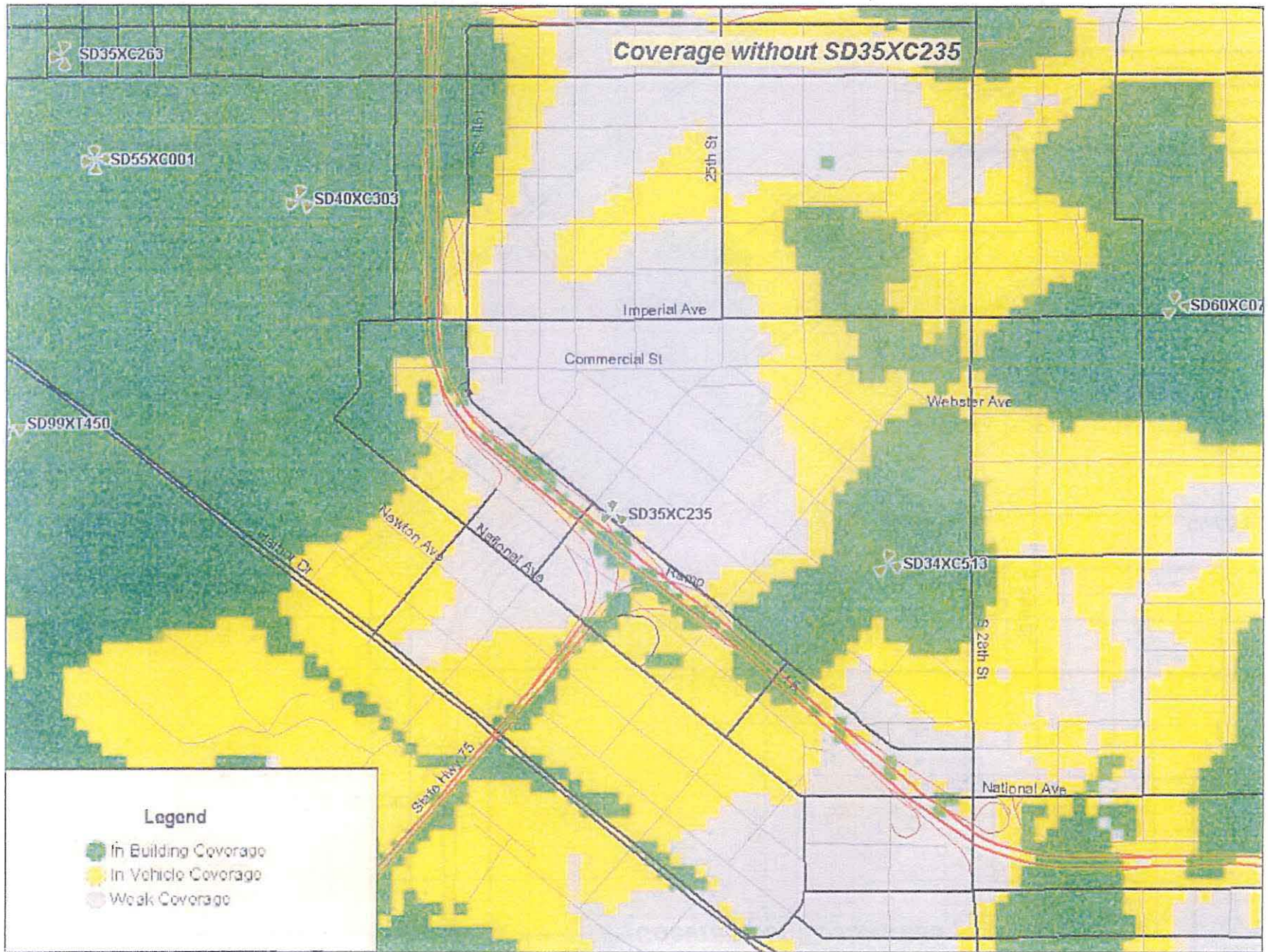
The proposal does not include any air conditioning units or other noise generating units, therefore a noise study is not required.

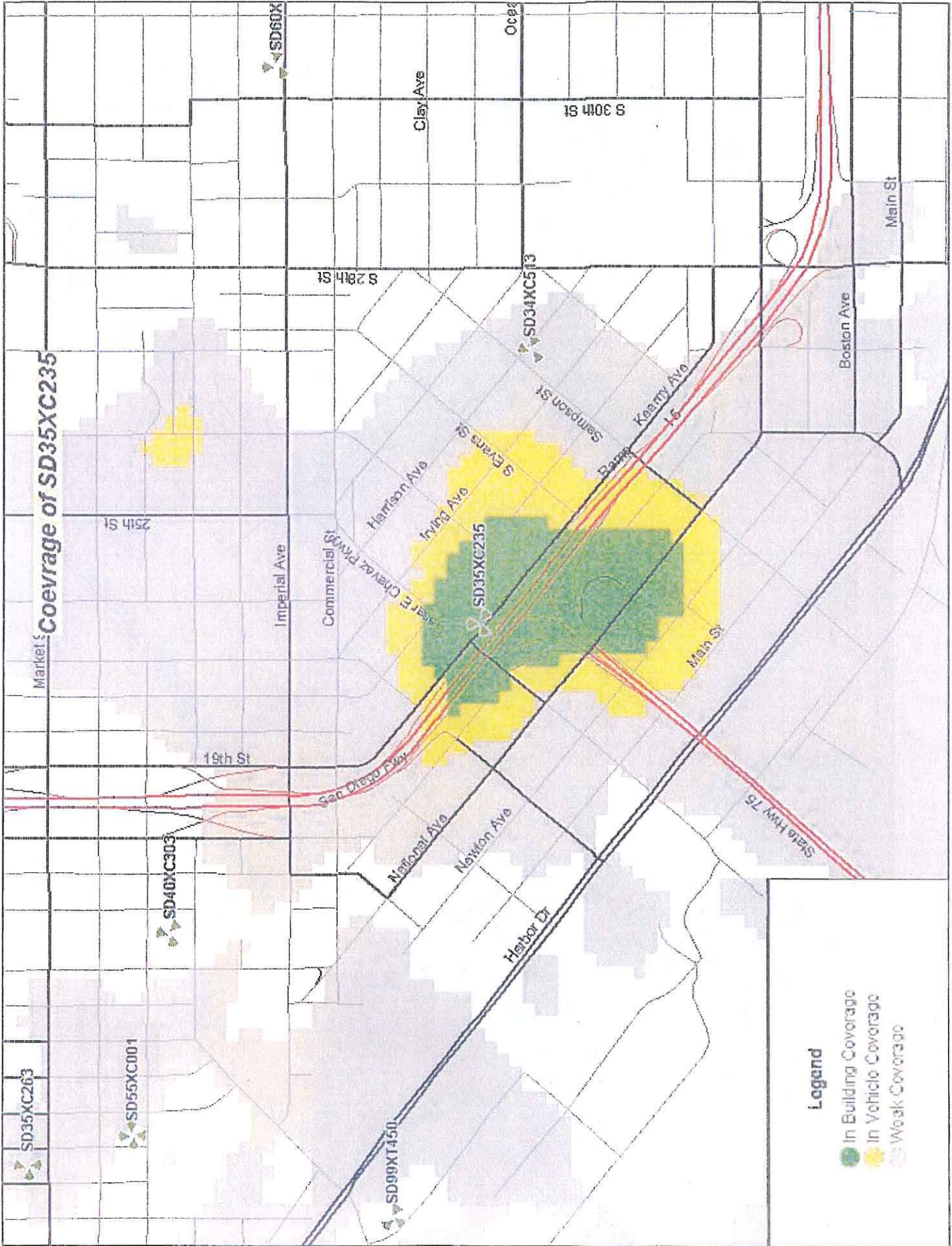
Justification Map – Sherman Heights

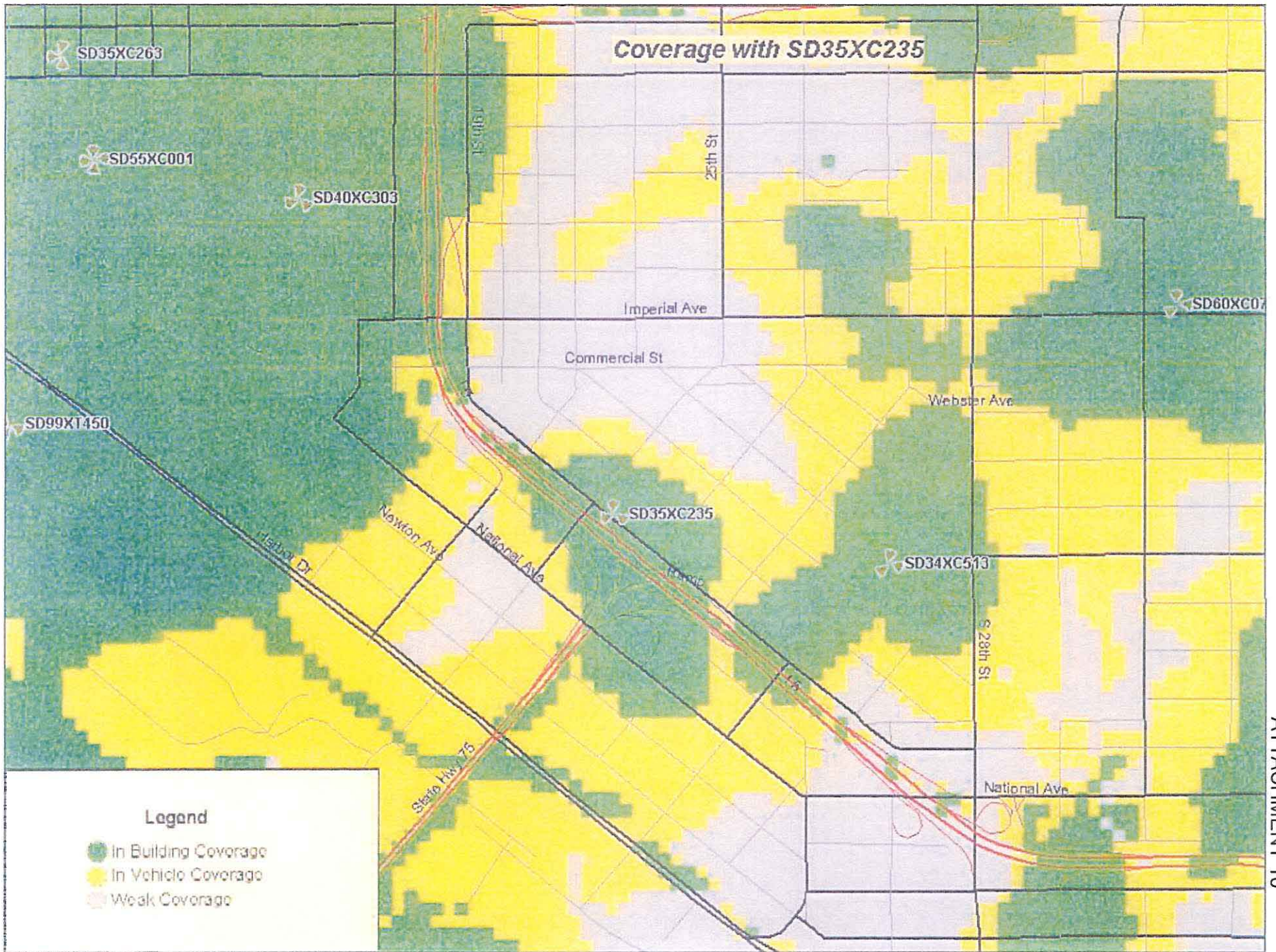


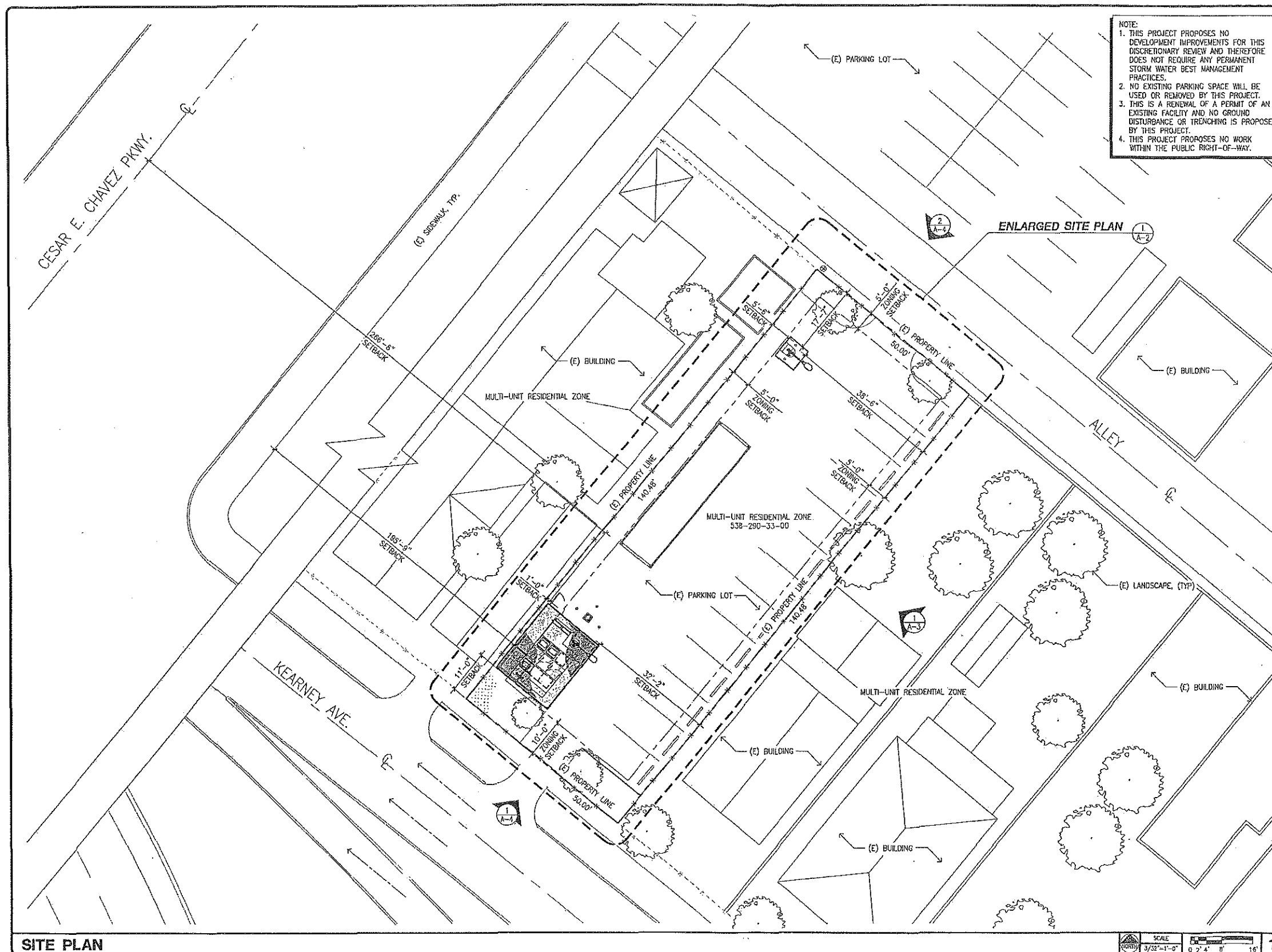
-  - Proposed Site Location
-  - Alternative Site Locations (None)
-  - Search Ring
-  - Existing Sprint Sites within a Mile of Proposal
-  - Co-locatable sites within search ring (None)

Legend	
	City of San Diego Boundary
	Community Plan Areas
	Parcels
	Streets
	Special Use
	APN-20
	CC-20
	CC-25
	CC-30
	CC-35
	CC-40
	CC-45
	CC-50
	CC-55
	CC-60
	CC-65
	CC-70
	CC-75
	CC-80
	CC-85
	CC-90
	CC-95
	CC-100
	CC-105
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	CC-205
	CC-210
	CC-215
	CC-220
	CC-225
	CC-230
	CC-235
	CC-240
	CC-245
	CC-250









NOTE:
 1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 3. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
 4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

REV	DATE/BY	DESCRIPTION
2	10/01/10 RP	REVISED PER COMMENTS
3	03/21/12 SR	REVISED PER COMMENTS
4	09/20/12 SR	REVISED PER COMMENTS
5	10/22/12 SR	REVISED PER COMMENTS
6	02/01/13 SR	REVISED PER COMMENTS

CLIENT

CROWN CASTLE INTERNATIONAL

510 Castilla Street, Suite 302
 Santa Barbara, California 93101
 (817)486-3377
 www.crowncastle.com

CONSULTANT

core

DEVELOPMENT SERVICES
 A&E SERVICES

2749 Salinas Street
 Brea, California 92821
 (714)728-8404 (714)333-2641 fax
 www.core.us.com

CONSULTANT

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APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE A/C		
ZONING		
IF		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

SITE INFORMATION

SITE NAME:
880293 - SHERMAN HEIGHTS

SITE ADDRESS:
 735 CESAR E. CHAVEZ PKWY.,
 SAN DIEGO, CA 92113

SAN DIEGO COUNTY

SHEET TITLE

SITE PLAN

DRAWING INFORMATION

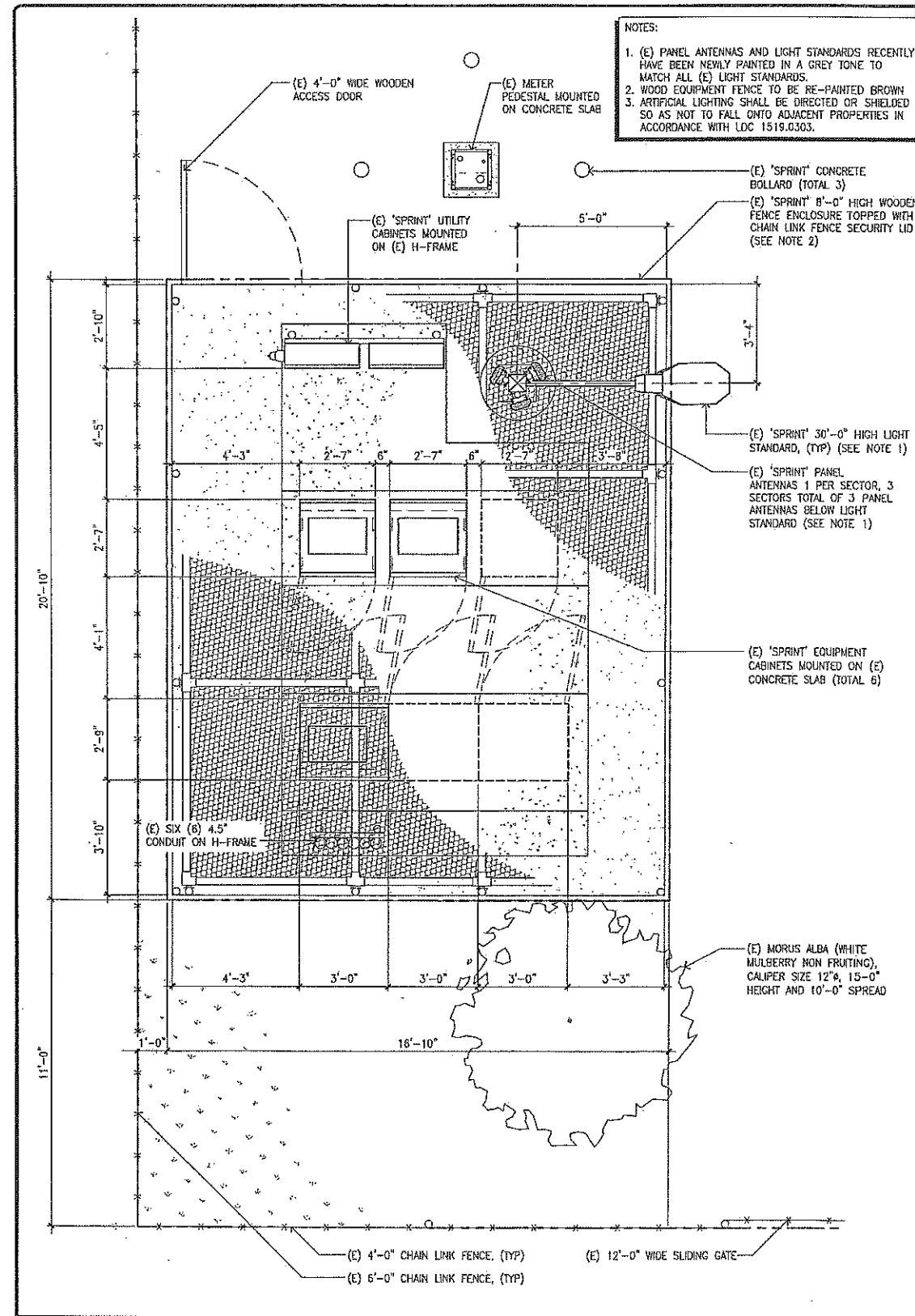
DRAWN BY	CHECKED BY	ISSUE DATE
SR	APP	06.10.2011

SHEET NUMBER

A-1

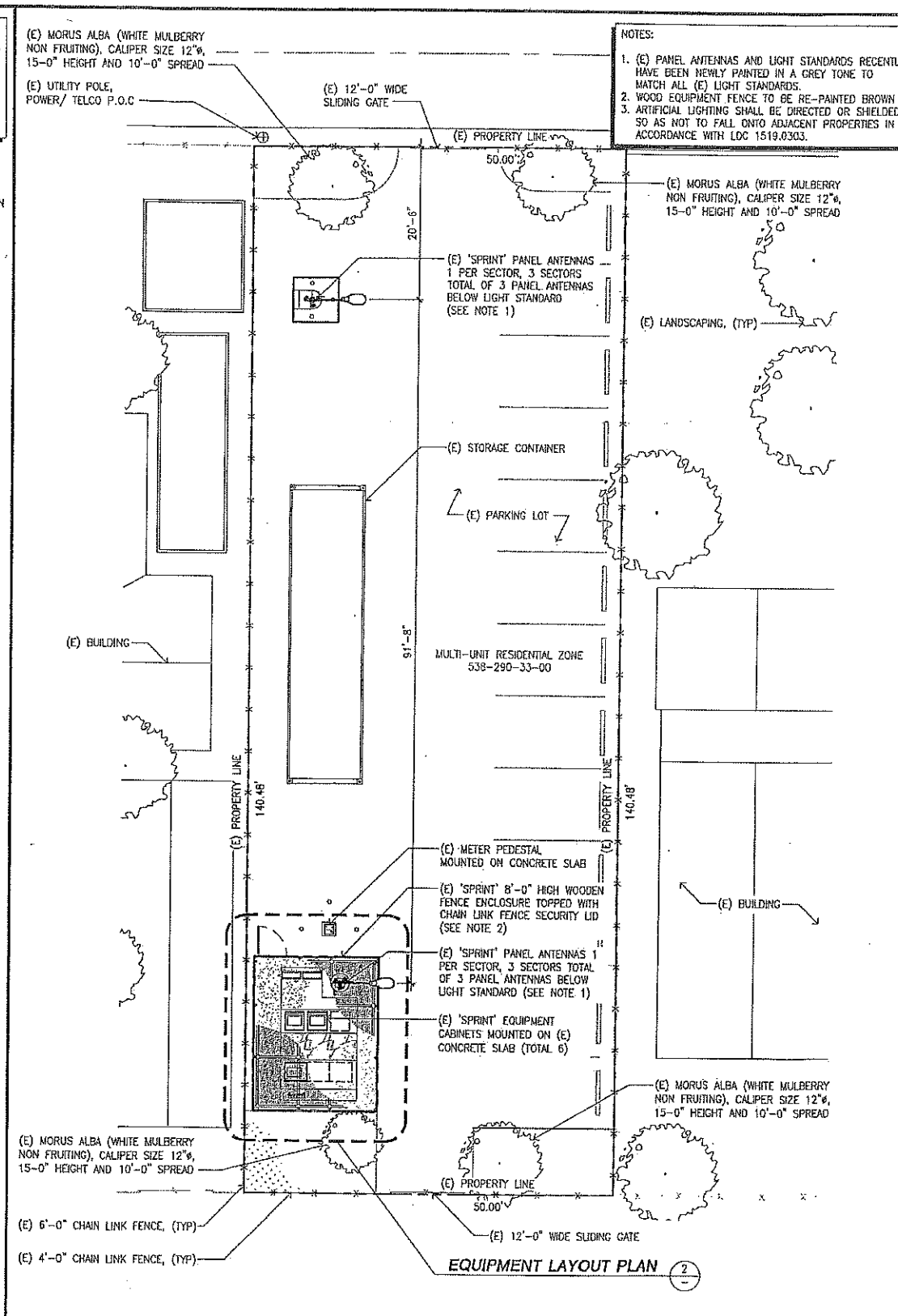
SITE PLAN

SCALE
 3/32" = 1'-0"
 0' 2' 4' 8' 16'



EQUIPMENT LAYOUT PLAN

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



ENLARGED SITE PLAN

SCALE 1/8"=1'-0" 1

REV	DATE/BY	DESCRIPTION
2	10/01/10	REVISED PER COMMENTS
3	03/21/12	REVISED PER COMMENTS
4	09/20/12	REVISED PER COMMENTS
5	10/22/12	REVISED PER COMMENTS
6	02/01/13	REVISED PER COMMENTS

CLIENT

CROWN CASTLE INTERNATIONAL

510 Castello Street, Suite 302
Santa Barbara, California 93101
(877)488-8377
www.crowncastle.com

CONSULTANT

core

DEVELOPMENT SERVICES
A&E SERVICES

2748 Saturn Street
Essex, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

CONSULTANT

APPROVALS

APPROVED BY	INITIALS	DATE
LANDGRD		
SITE ACC		
ZONING		
RF		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

SITE INFORMATION

SITE NAME:
880293 - SHERMAN HEIGHTS

SITE ADDRESS:
735 CESAR E. CHAVEZ PKWY.
SAN DIEGO, CA 92113

SAN DIEGO COUNTY

SHEET TITLE

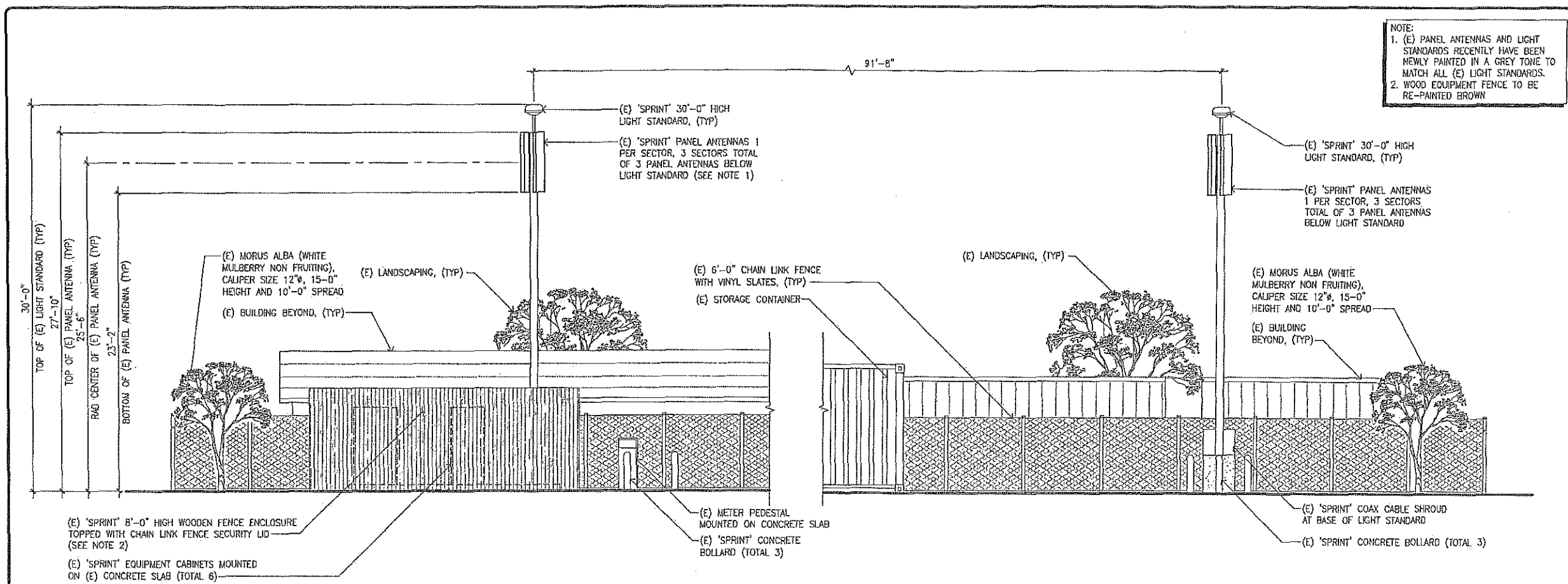
ENLARGED SITE PLAN & EQUIPMENT LAYOUT PLAN

DRAWING INFORMATION

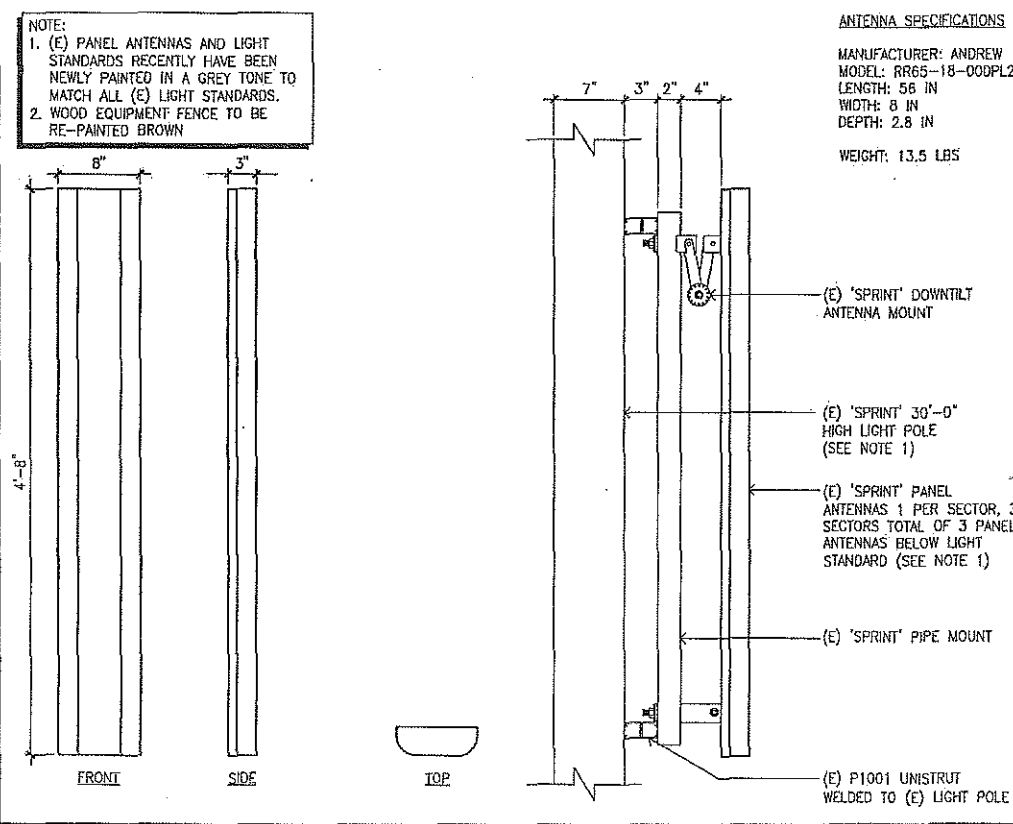
DRAWN BY	CHECKED BY	ISSUE DATE
SR	APP	06.10.2011

SHEET NUMBER

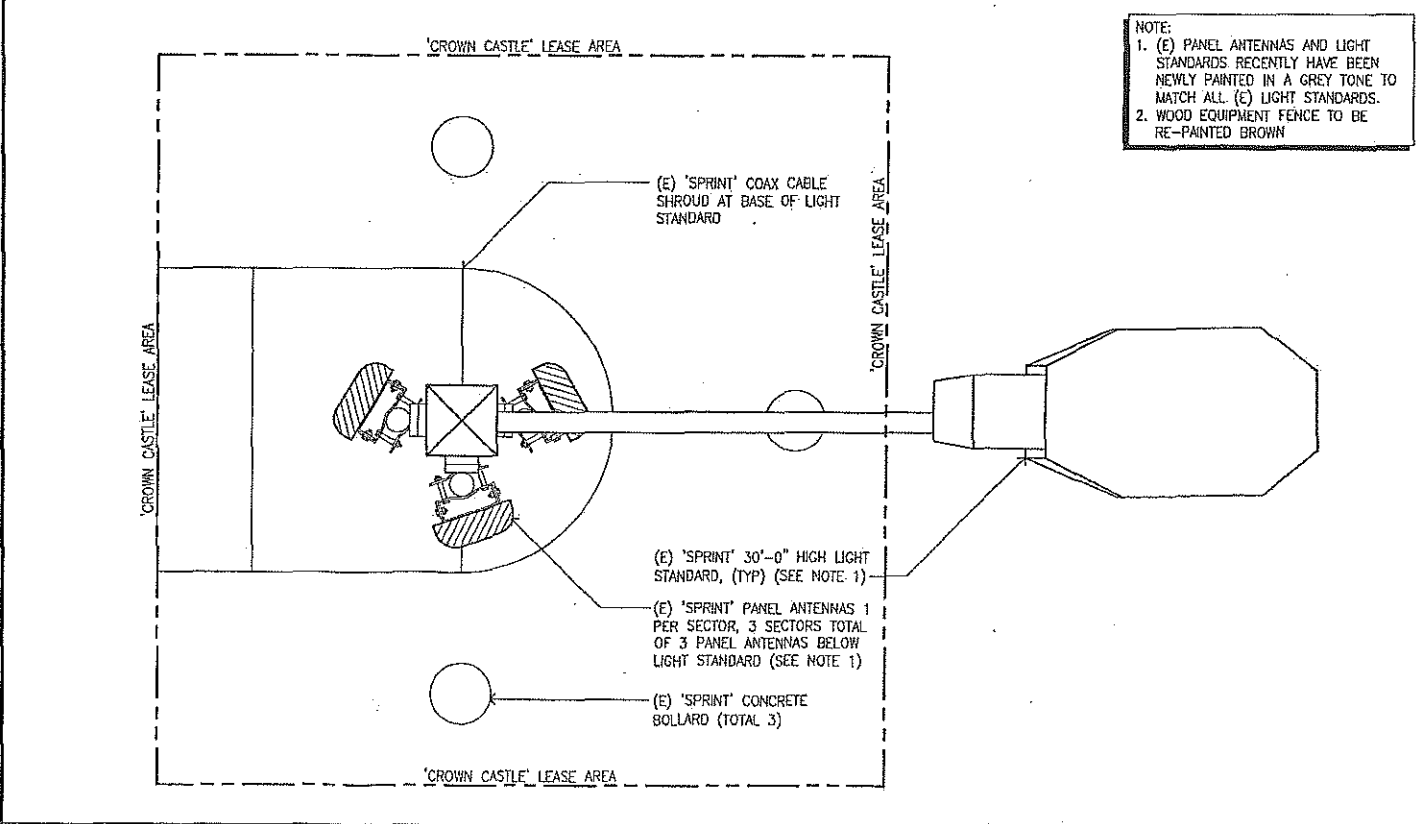
A-2



SOUTHEAST ELEVATION



ANTENNA DETAIL



ANTENNA LAYOUT PLAN

REV	DATE/BY	DESCRIPTION
2	10/01/10 HP	REVISED PER COMMENTS
3	03/21/12 SR	REVISED PER COMMENTS
4	09/20/12 SR	REVISED PER COMMENTS
5	10/22/12 SR	REVISED PER COMMENTS
6	02/01/13 SR	REVISED PER COMMENTS

CLIENT

510 Castillo Street, Suite 302
Santa Barbara, California 93101
(877)486-9377
www.crowncastle.com

CONSULTANT

2749 Saturn Street
Brea, California 92621
(714)729-8454 (714)333-4441 fax
www.core-usa.com

CONSULTANT

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE ACC.		
ZONING		
RF		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

SITE INFORMATION

SITE NAME:
880293 - SHERMAN HEIGHTS

SITE ADDRESS:
735 CESAR E. CHAVEZ PKWY.
SAN DIEGO, CA 92113
SAN DIEGO COUNTY

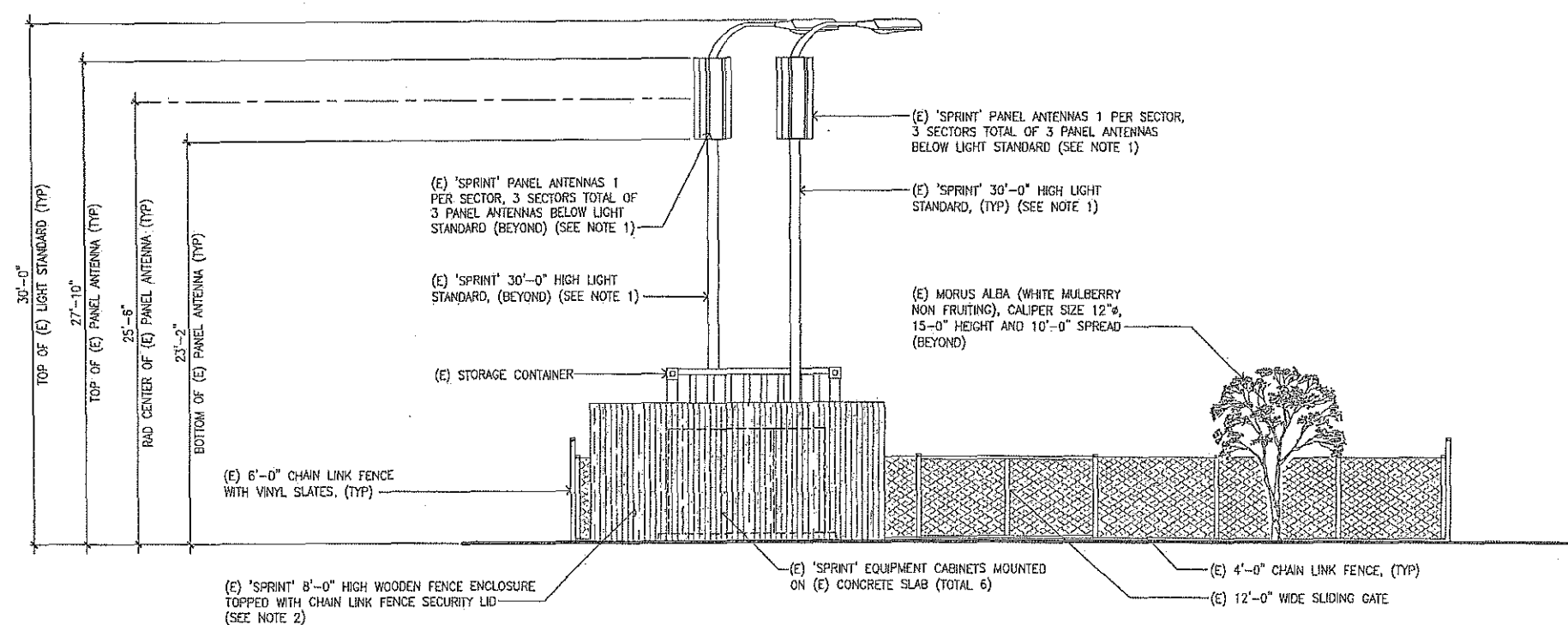
SHEET TITLE
ELEVATION, ANTENNA LAYOUT PLAN & DETAIL

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SR	APP	06.10.2011

SHEET NUMBER
A-3

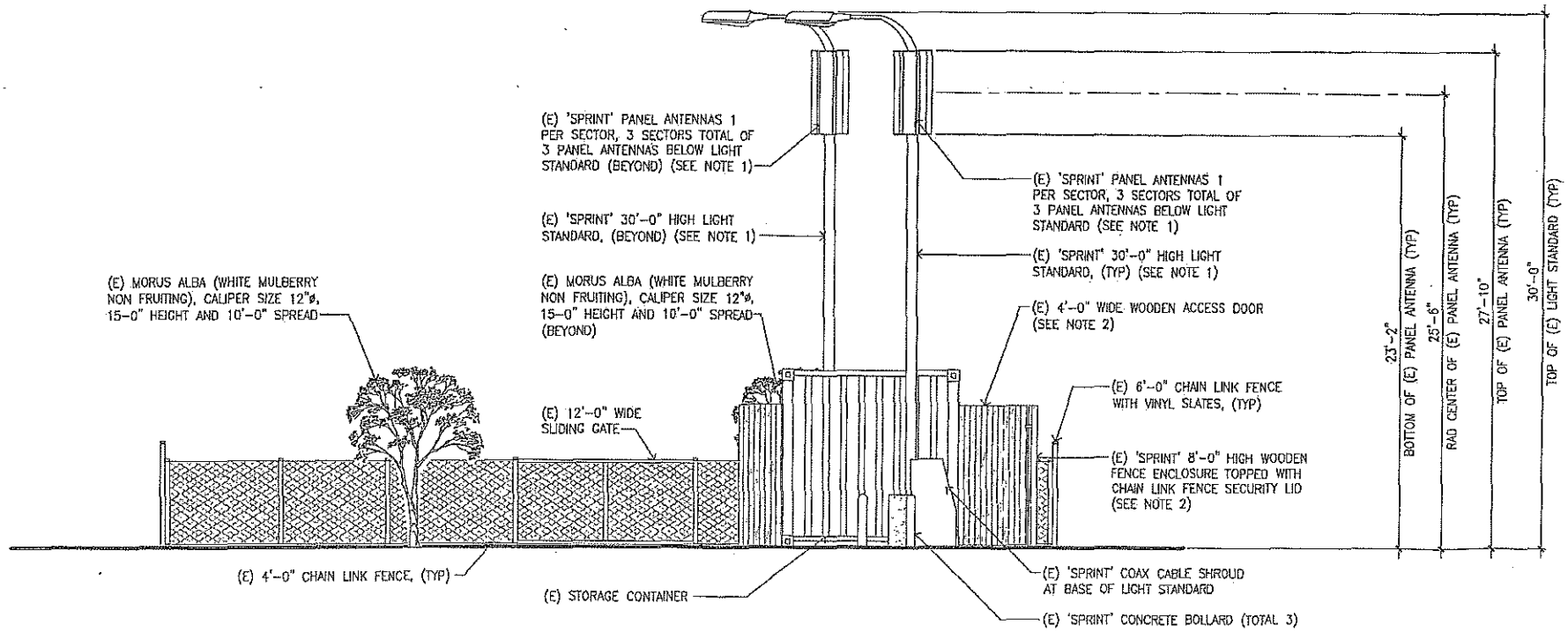
NOTE:
 1. (E) PANEL ANTENNAS AND LIGHT STANDARDS RECENTLY HAVE BEEN NEWLY PAINTED IN A GREY TONE TO MATCH ALL (E) LIGHT STANDARDS.
 2. WOOD EQUIPMENT FENCE TO BE RE-PAINTED BROWN



SOUTHWEST ELEVATION

SCALE 1/4"=1'-0" 0 2' 4' 8' 1

NOTE:
 1. (E) PANEL ANTENNAS AND LIGHT STANDARDS RECENTLY HAVE BEEN NEWLY PAINTED IN A GREY TONE TO MATCH ALL (E) LIGHT STANDARDS.
 2. WOOD EQUIPMENT FENCE TO BE RE-PAINTED BROWN



NORTHEAST ELEVATION

SCALE 1/4"=1'-0" 0 2' 4' 8' 2

REV	DATE/BY	DESCRIPTION
2	10/01/10 HP	REVISED PER COMMENTS
3	03/21/12 SR	REVISED PER COMMENTS
4	09/28/12 SR	REVISED PER COMMENTS
5	10/22/12 SR	REVISED PER COMMENTS
6	02/01/13 SR	REVISED PER COMMENTS

CLIENT

510 Canillo Street, Suite 302
 Santa Barbara, California 93101
 (877)486-9377
 www.crowncastle.com

CONSULTANT

2749 Salero Street
 Esos, California 92821
 (714)729-8404 (714)333-4441 fax
 www.core.us.com

CONSULTANT

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
SITE AGG.		
ZONING		
RF		
INTERCONNECT		
UTILITY		
CONST.		
PROJ. MGR.		

SITE INFORMATION

SITE NAME:
880293 - SHERMAN HEIGHTS

SITE ADDRESS:
 735 CESAR E. CHAVEZ PKWY.
 SAN DIEGO, CA 92113

SAN DIEGO COUNTY

SHEET TITLE

ELEVATIONS

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SR	APP	06.10.2011

SHEET NUMBER

A-4

Community Planning Group Recommendation

This project is scheduled to be presented to the Southeastern San Diego Community Planning Group on March 25, 2013.



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

Ownership Disclosure Statement

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

Project Title: 880293 Sherman Heights Project No. For City Use Only
 Project Address: 735 Cesar E Chavez Pkwy, San Diego, CA 92113

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

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

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

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

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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

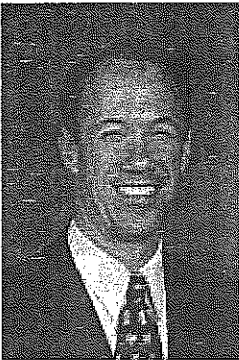
DS-318 (6-05)

Project Title:	Project No. (For City Use Only)
Part II - to be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? <u>CA</u> Corporate Identification No. <u>C0046112</u> <input type="checkbox"/> Partnership	
<p><small>By signing the Ownership Disclosure Statement, the owner(s) acknowledges 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 <input type="checkbox"/> Yes <input type="checkbox"/> No</small></p>	
Corporate/Partnership Name (type or print): <u>Calvary Baptist Church of San Diego, California</u>	Corporate/Partnership Name (type or print): _____
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: <u>735 Cesar E. Chavez Ave.</u>	Street Address: _____
City/State/Zip: <u>San Diego, CA 92113</u>	City/State/Zip: _____
Phone No: <u>(619) 233-6489</u> Fax No: <u>(619) 233-4214</u>	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): <u>Chris Mason</u>	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): <u>CEO</u>	Title (type or print): _____
Signature: <u>Chris Mason</u> Date: <u>10-25-10</u>	Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____	Corporate/Partnership Name (type or print): _____
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: _____	Street Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): _____	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): _____	Title (type or print): _____
Signature: _____ Date: _____	Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____	Corporate/Partnership Name (type or print): _____
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: _____	Street Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): _____	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): _____	Title (type or print): _____
Signature: _____ Date: _____	Signature: _____ Date: _____

Crown Castle Management Team



W. Benjamin Moreland was appointed Crown Castle's President and Chief Executive Officer in July 2008. Prior to this appointment, he served as Crown Castle's Executive Vice President and Chief Financial Officer, from April 2000. Prior to that he served as Senior Vice President and Treasurer of Crown Castle and its domestic subsidiaries from October 1999. Mr. Moreland joined Crown Castle following 15 years with Chase Manhattan Bank, primarily in corporate finance and real estate investment banking.



James D. Young was appointed Chief Operating Officer in February 2009. Prior to this appointment, he served as President, U.S. Tower Operations from October 2005. He is responsible for the management of all operational groups including the four Areas, Property Management, Operations, Service Delivery, Performance Improvement, Information Technology, and National Site Development. Mr. Young also sits on the Board of Directors for Crown Castle's business in Australia. With more than 21 years of experience in the telecom industry, Mr. Young has served in several key capacities for various organizations. Prior to joining Crown Castle, he served as the Northeast Region Vice President of Network Operations for Sprint/Nextel, before that spending several years with GTE in a variety of leadership positions across multiple disciplines.



Jay A. Brown was appointed Senior Vice President, Chief Financial Officer and Treasurer of Crown Castle in July 2008. Prior to that, Mr. Brown served as Treasurer of Crown Castle from May 2004. Since joining Crown Castle in August 1999, he has served in a number of positions in corporate development and corporate finance. Prior to joining Crown Castle, Mr. Brown worked for a start-up health care company and Arthur Andersen LLP. He is responsible for general corporate financing and compliance activities for Crown Castle. Mr. Brown is a Certified Public Accountant.



E. Blake Hawk has been Executive Vice President and General Counsel since February 1999. Mr. Hawk was an attorney with Brown, Parker & Leahy, LLP in Houston, Texas from 1980 to 1999 and became a partner with the firm in 1986. Mr. Hawk has been licensed as an attorney and a Certified Public Accountant since 1976.



Patrick Slowey was appointed Senior Vice President of Sales and Chief Commercial Officer in 2012. Prior to this appointment, he served as Senior Vice President of Sales and Customer Relations. Prior to that, he served as Vice President of National Sales of Crown Castle USA. Mr. Slowey joined Crown Castle in 2000 as Vice President of Business Development, Crown Castle USA. Before joining CCI, Mr. Slowey worked with the wireless carriers Nextel and McCaw Communications (ATT Wireless), as well as Air Products and Chemicals, in various Sales and Operations Management positions.



Phil Kelley was appointed Senior Vice President, Corporate Development and Strategy in September 2008. Prior to that appointment, Mr. Kelley served as Managing Director of Crown Castle Australia from May 2004. Before that he served as Vice-President of Crown Castle in the US with primary responsibility for the strategic oversight of Crown Castle's subsidiary companies and mergers and acquisitions efforts. Prior to joining Crown Castle International in April of 1997, Phil was a financial analyst, then an asset manager with Archon Group, a wholly-owned subsidiary of Goldman Sachs of New York. He graduated cum laude from Harvard University with a concentration in Economics.

Project Chronology

**Crown Castle – Sherman
Project No. 290553**

Date	Action	Description	City Review Time	Applicant Response Time
11/2/2012	First Submittal	Project Deemed Complete		
12/21/2012	First Assessment Letter		49	
2/8/2013	Second Submittal			49
3/1/2013	Second Assessment Letter		21	
4/11/2013	Public Hearing – Planning Commission		41	
TOTAL STAFF TIME			111	
TOTAL APPLICANT TIME				49
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	160 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 27, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: April 11, 2013
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: CONDITIONAL USE PERMIT (CUP),
 SITE DEVELOPMENT PERMIT (SDP), and
 PLANNED DEVELOPMENT PERMIT (PDP),
 PROCESS 4

PROJECT NUMBER: 290553
PROJECT NAME: CROWN CASTLE – SHERMAN
APPLICANT: YUMI KIM, CORE DEVELOPMENT, AGENTS
 REPRESENTING CROWN CASTLE GT COMPANY

COMMUNITY PLAN AREA: Southeastern San Diego: Logan Heights
COUNCIL DISTRICT: District 8

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, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP), Site Development Permit (SDP), and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF) consisting of six (6) panel antennas mounted on two 30-foot high parking lot light standards in an existing parking lot. Equipment associated with the antennas will be located in a 351-square foot equipment enclosure. The project is located at 1948 Kearny Avenue. (The parking lot where this project is located is part of a larger parcel of Calvary Baptist Church of San Diego with an address of 735 Cesar Chavez Parkway.)

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. 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 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on March 1, 2013 and the opportunity to appeal that determination ended March 18, 2013.

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 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: 24003088

Revised 10-4-12 HMD-



Looking toward site from alley



Looking toward site from alley



Looking toward site from Kearny Ave.



Looking toward site from Kearny Ave.

Article 19: Southeastern San Diego Planned District
 (“Southeastern San Diego Planned District” added 3-27-2007 by O-19599 N.S.)

Appendix A: Uses
 (“Appendix A: Uses” added 3-27-2007 by O-19599 N.S.)

Legend: P = Permitted
 - = Not Permitted
 L = subject to Limitations
 SP = Special Permit
 Special Permit for Alcohol Sales and Distribution - See Appendix C

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Residential							
Single Family Dwelling	P	P	-	-	-	-	-
Two-Family Dwelling	-	P	-	-	-	-	-
Apartment Houses (No Temporary Residence)	-	P	-	-	-	-	-
Boarding and Lodging Houses (Not a Residential-Care Facility)	-	P	-	-	-	-	-
Child Day Care Center	SP	SP	SP	SP	-	-	-
Churches, Temples or Buildings of a Permanent Nature Used for Religious Purposes	SP	SP	SP	SP	SP	-	-
Companion Units	SP	P	-	-	-	-	-
Elderly or Handicapped Housing	-	SP	-	-	-	-	-
Fraternities, Sororities	-	SP	-	-	-	-	-
Guest Quarters	SP	P	-	-	-	-	-
Institutions / Home-Full Time Child Care (Maximum 15 Children under 16 Years)	SP	SP	L ⁽¹⁾	L ⁽¹⁾	-	-	-
City Operated Branch Library	P	P	P	P	-	-	-
Mobilehome Used for Temporary Watchman's Quarters ⁽²⁾	SP	SP	SP	SP	SP	SP	SP
Mobilehome Park	-	SP	-	-	-	-	-
Parks and Playgrounds - Public	SP	SP	-	-	-	-	-
Real Estate Offices / Model Homes (Temporary) New Subdivisions	P	P	-	-	-	-	-
Residential - Care Facilities	SP	SP	-	-	-	-	-
Schools Limited to Primary, Elementary, Junior High and Senior High	SP	SP	SP	SP	SP	-	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Commercial Establishments engaged in the Retail, Wholesale, Service or Office Uses for the following unless otherwise indicated:							
Advertising, Secretarial & Telephone Answering Services	-	-	-	P	P	P	P
Agencies for Tickets, Travel & Car Rental	-	-	-	P	P	P	P
Ambulance Service	-	-	-	P	-	P	-
Animal Hospital	-	-	-	SP	-	SP	-
Antique Shop	-	-	-	P	-	P	-
Apparel Shops	-	-	P	P	P	-	-
Art Stores and Art Galleries	-	-	-	P	P	-	-
Automobile & Truck Sales, Rental Agencies (Usable Vehicles Only)	-	-	-	P	-	P	-
Automobile Wash Establishments	-	-	-	P	-	P	-
Automobile Paint & Repair Shops (Including Body and Fender Work) ⁽³⁾	-	-	-	-	-	SP	-
Automobile Service Stations / Gas Stations	-	-	SP	SP	SP	SP	SP
Bakeries and Bakery Products	-	-	P	P	-	P	-
Banks, Savings & Loan	-	-	P	P	P	P	P
Barber Shops	-	-	P	P	P	-	-
Beauty Shops	-	-	P	P	P	-	-
Bicycle Shops	-	-	P	P	-	-	-
Boat Sales Agencies	-	-	-	P	-	P	-
Book Stores	-	-	P	P	P	-	-
Building Materials Stores ⁽⁴⁾	-	-	-	P	-	P	-
Business Machine Sales Display & Service	-	-	-	P	-	P	-
Catering Services	-	-	-	P	P	-	-
Cleaning & Dyeing Works (Including Rugs, Carpets, and Upholstery) ⁽³⁾⁽⁵⁾	-	-	-	P	-	P	-
Cocktail Lounges	-	-	-	SP	SP	SP	-
Communication Facilities	-	-	-	P	-	P	-
Confectioneries	-	-	-	P	-	P	-
Curtain, Drapery and Upholstery Shops	-	-	-	P	-	P	-
Custom Shop for Curtains, Draperies, Floor Coverings, Upholstery and Wearing Apparel	-	-	-	P	-	P	-
Dairy Stores, Including Drive-ins	-	-	-	P	-	-	-
Delicatessens	-	-	P	P	P	P	-
Drafting and Blue Print Services	-	-	-	P	-	P	-
Drug Stores	-	-	P	P	-	-	-
Dry Cleaning Establishments (No Truck Delivery of Finished Cleaning)	-	-	P	P	-	-	-
Dry cleaning & laundry agencies and self-service dry cleaning & laundry establishments	-	-	-	P	-	P	-
Electronic Data Processing, Tabulating, and Record Keeping Services	-	-	-	P	-	P	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Employment Agencies	-	-	-	P	-	P	-
Equipment and Tool Rental Establishments (No Man-ridden Equipment)	-	-	-	P	-	P	-
Feed Stores	-	-	-	P	-	P	-
Financial Institutions	-	-	-	P	-	P	-
Florist	-	-	P	P	P	-	-
Florist Supplies	-	-	-	P	-	-	-
Food Stores	-	-	P	P	-	-	-
Frozen Food Lockers	-	-	-	P	-	P	-
Funeral Parlors	-	-	-	P	-	-	-
Furniture Stores	-	-	-	P	-	P	-
Gift Shops	-	-	P	P	P	-	-
Greeting Card Shops	-	-	P	P	P	-	-
Gymnasium and Health Studios	-	-	-	P	-	P	-
Hardware Stores	-	-	-	P	-	P	-
Hobby Shops	-	-	P	P	-	-	-
Hospital/veterinary Clinic	-	-	-	SP	-	SP	-
Hotels, Motels, and Time-Share Projects ⁽⁶⁾	-	-	-	-	P	-	-
Ice Delivery Stations	-	-	-	P	-	P	-
Interior Decorators	-	-	-	P	-	P	-
Jewelry Stores	-	-	P	P	-	-	-
Labor Unions (Non Hiring Halls) & Trade Associations	-	-	-	P	-	P	-
Laundromats	-	-	P	P	P	-	-
Leather Goods and Luggage Shops	-	-	-	P	-	-	-
Liquor Stores	-	-	-	SP	SP	-	-
Lithography Shops	-	-	-	P	-	P	-
Locksmith Shops	-	-	-	P	-	P	-
Medical, Dental, Biological, and X-ray Laboratories	-	-	-	P	-	P	-
Medical Appliance Sales	-	-	-	P	-	P	-
Motor Vehicle, Parts and Accessories, Retail Sale of New Items Only	-	-	-	P	-	P	-
Moving and Household Storage Facilities	-	-	-	-	-	P	-
Music Stores, Video Stores	-	-	-	P	-	-	-
Newspaper Plants	-	-	-	-	-	SP	-
Nurseries (Plants)	-	-	-	P	-	P	-
Office Furniture and Equipment Sales	-	-	-	P	-	P	P
Offices; Business and Professional ⁽⁷⁾	-	-	P	P	-	P	-
Paint and Wallpaper Stores	-	-	-	P	-	-	-
Parking Lots - Commercial	-	-	-	SP	SP	SP	-
Pawn Shops	-	-	-	P	-	-	-
Pet Stores	-	-	P	P	-	-	-
Pharmacies	-	-	P	P	-	-	-
Photographic Equipment, Supplies and Film Processing Stores	-	-	-	P	-	-	-
Photographic Studios and Retail Outlets	-	-	-	P	-	-	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Plumbing Shops ⁽⁴⁾	-	-	-	P	-	P	-
Post Office	-	-	SP	SP	SP	SP	SP
Private Clubs, Fraternal Organizations and Lodges	-	-	-	SP	SP	-	-
Public-body Operated Buildings and Uses	-	-	-	SP	-	SP	SP
Radio, Television and Home Appliance Repair Shops	-	-	-	P	-	P	-
Radio and Television Broadcasting Studios	-	-	-	SP	-	SP	-
Recreational Facilities (2,500 sq. ft. Maximum Floor Area)	-	-	-	P	P	P	-
Recreational Facilities; Including Bowling Lanes, Miniature Golf Courses, Skating Rinks, Gymnasiums, and Health Centers	-	-	-	SP	SP	SP	-
Restaurants, Drive-thru and Drive-in	-	-	-	P	-	-	-
Restaurants and Bars with Incidental Entertainment and Dancing	-	-	-	SP	SP	-	-
Restaurants (Excluding Sale of Intoxicating Beverages Drive-in & Drive-thru, and Incidental Entertainment)	-	-	P	P	P	P	-
Rug and Carpet Stores	-	-	-	P	-	-	-
Shoe Stores	-	-	P	P	-	-	-
Shoe Repair Shops	-	-	P	P	-	-	-
Sporting Goods Stores	-	-	P	P	-	-	-
Stationers	-	-	P	P	-	-	-
Studios for Teaching Art, Dancing and Music	-	-	SP	SP	SP	SP	-
Theaters	-	-	-	SP	SP	-	-
Trade and Business Schools	-	-	-	P	-	P	-
Trailer Sales Agencies	-	-	-	P	-	P	-
Travel Bureaus	-	-	P	P	P	-	-
Variety Stores	-	-	-	P	-	-	-
Wedding Chapels	-	-	-	P	-	-	-
Wholesaling or Warehousing of Goods and Merchandise Associated with the Primary On-Site Use Provided That the Floor Area Occupied for Such Use per Establishment Does Not Exceed 25% of the Building Gross Floor Area ⁽³⁾	-	-	-	P	-	P	-
Industrial							
Establishments engaged in the manufacturing, fabricating, assembly, testing repair, servicing and processing of the following (For service, retail, wholesale or rental uses, see Appendix A pages 2 through 7):							
Aircraft Manufacturing and Assembly	-	-	-	-	-	P	P
Aircraft Parts Other than Engines	-	-	-	-	-	P	P
Apparel Belts	-	-	-	-	-	P	P
Apparel Except Leather and Fur Goods	-	-	-	-	-	P	P
Audio Products	-	-	-	-	-	P	P
Awnings - Metal, Wood or Canvas	-	-	-	-	-	P	P
Bags, Except Textile Bags	-	-	-	-	-	P	P
Bakery Products	-	-	-	-	-	P	P

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Beverages	-	-	-	-	-	P	P
Brooms and Brushes	-	-	-	-	-	P	P
Cabinet Making	-	-	-	-	-	P	P
Coated, Plated and Engraved Metal	-	-	-	-	-	SP	SP
Communication Equipment	-	-	-	-	-	P	P
Concrete and Clay Products	-	-	-	-	-	SP	SP
Confectionery and Related Products	-	-	-	-	-	P	P
Costume Jewelry, Costume Novelties Button, and Miscellaneous Notions	-	-	-	-	-	P	P
Cut Stone and Stone Products	-	-	-	-	-	P	P
Cutlery, Hand Tools and General Hardware	-	-	-	-	-	P	P
Die-cut Paper and Paperboard, and Cardboard	-	-	-	-	-	P	P
Dress and Work Gloves, Except Knit and Leather Products	-	-	-	-	-	P	P
Drugs	-	-	-	-	-	P	P
Electric Lighting and Wiring Equipment	-	-	-	-	-	P	P
Electric Industrial Apparatus	-	-	-	-	-	P	P
Electronic Components and Accessories	-	-	-	-	-	P	P
Electronic Computing Equipment Other than Desk Top Machines	-	-	-	-	-	P	P
Envelopes	-	-	-	-	-	P	P
Fabricated Textile Products	-	-	-	-	-	P	P
Fabricated Wire Products	-	-	-	-	-	P	P
Farm Machinery and Equipment	-	-	-	-	-	P	P
Furniture and Fixtures	-	-	-	-	-	P	P
Glass Containers	-	-	-	-	-	P	P
Glassware, Pressed and Blown	-	-	-	-	-	P	P
Guided Missiles and Space Vehicles	-	-	-	-	-	P	P
Hats, Caps and Millinery	-	-	-	-	-	P	P
Jewelry, Silverware and Plated Ware	-	-	-	-	-	P	P
Laboratories - Research, Development, Testing	-	-	-	-	-	SP	SP
Lamp Shades, Except Metal and Glass	-	-	-	-	-	P	P
Luggage	-	-	-	-	-	P	P
Metal Cans	-	-	-	-	-	P	P
Mill Work	-	-	-	-	-	P	P
Miscellaneous Apparel and Accessories	-	-	-	-	-	P	P
Mortician's Goods	-	-	-	-	-	P	P
Motor Vehicles, Parts and Accessories	-	-	-	-	-	P	P
Musical Instruments and Parts	-	-	-	-	-	P	P
Office Machine	-	-	-	-	-	P	P
Paperboard Containers and Boxes	-	-	-	-	-	P	P
Pens, Pencils and Other Office and Artists Materials	-	-	-	-	-	P	P
Perfumes, Cosmetics and Other Toilet Preparations	-	-	-	-	-	P	P
Plumbing Fixtures and Heating Apparatus	-	-	-	-	-	P	P
Pottery and Related Products	-	-	-	-	-	P	P

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Professional, Scientific and Controlling Instruments	-	-	-	-	-	P	P
Photographic and Optical Goods, Watches and Clocks	-	-	-	-	-	P	P
Radio and Television Receiving Sets, Except Communication Types	-	-	-	-	-	P	P
Roasted Coffee and Coffee Products	-	-	-	-	-	P	P
Robes and Dressing Gowns	-	-	-	-	-	P	P
Service Industry Machines	-	-	-	-	-	P	P
Sighting and Fire-Control Equipment	-	-	-	-	-	P	P
Special Industry Machinery, Except Metal-working Machinery	-	-	-	-	-	P	P
Toys, Amusements, Sporting and Athletic Goods	-	-	-	-	-	P	P
Umbrellas, Parasols and Canes	-	-	-	-	-	P	P
Wooden Containers	-	-	-	-	-	P	-
Establishments engaged in the wholesale distribution of the following:							
Automotive Equipment	-	-	-	-	-	P	-
Drugs, Chemicals and Allied Products	-	-	-	-	-	P	-
Dry Goods and Apparel	-	-	-	-	-	P	-
Flowers and Florist Supplies	-	-	-	-	-	P	-
Fruit, Vegetables and Plant Products	-	-	-	-	-	SP ⁽²⁾	-
Groceries, and Related Products, Except Poultry and Poultry Products, Fish and Seafood	-	-	-	-	-	P	-
Electrical Goods	-	-	-	-	-	P	-
Hardware, Plumbing, Heating Equipment and Supplies	-	-	-	-	-	P	-
Machinery, Equipment and Supplies, Except Farm Machinery and Equipment	-	-	-	-	-	P	-
Tobacco and Tobacco Products	-	-	-	-	-	P	-
Beer, Wine and Distilled Alcoholic Beverages	-	-	-	-	-	P	-
Paper, Paper Products and Kindred Supplies	-	-	-	-	-	P	-
Office and Home Furniture and Furnishings	-	-	-	-	-	P	-
Establishments engaged in the following:							
Data Processing Services	-	-	-	P	-	P	P
Motion Picture Production	-	-	-	-	-	P	-
The Following Establishments							
Carpenter Shops	-	-	-	-	-	P	-
Metal Working Shops	-	-	-	-	-	SP	-
Lumber Yards	-	-	-	-	-	P	-
Machine Shops	-	-	-	-	-	P	-
Public Utility Substations	-	-	-	P	-	P	-
Regional and Headquarters Offices of Businesses, Industries and Governmental Agencies	-	-	-	-	-	P	P
Storage Garages	-	-	-	-	-	P	-
Welding Shops	-	-	-	-	-	SP	-

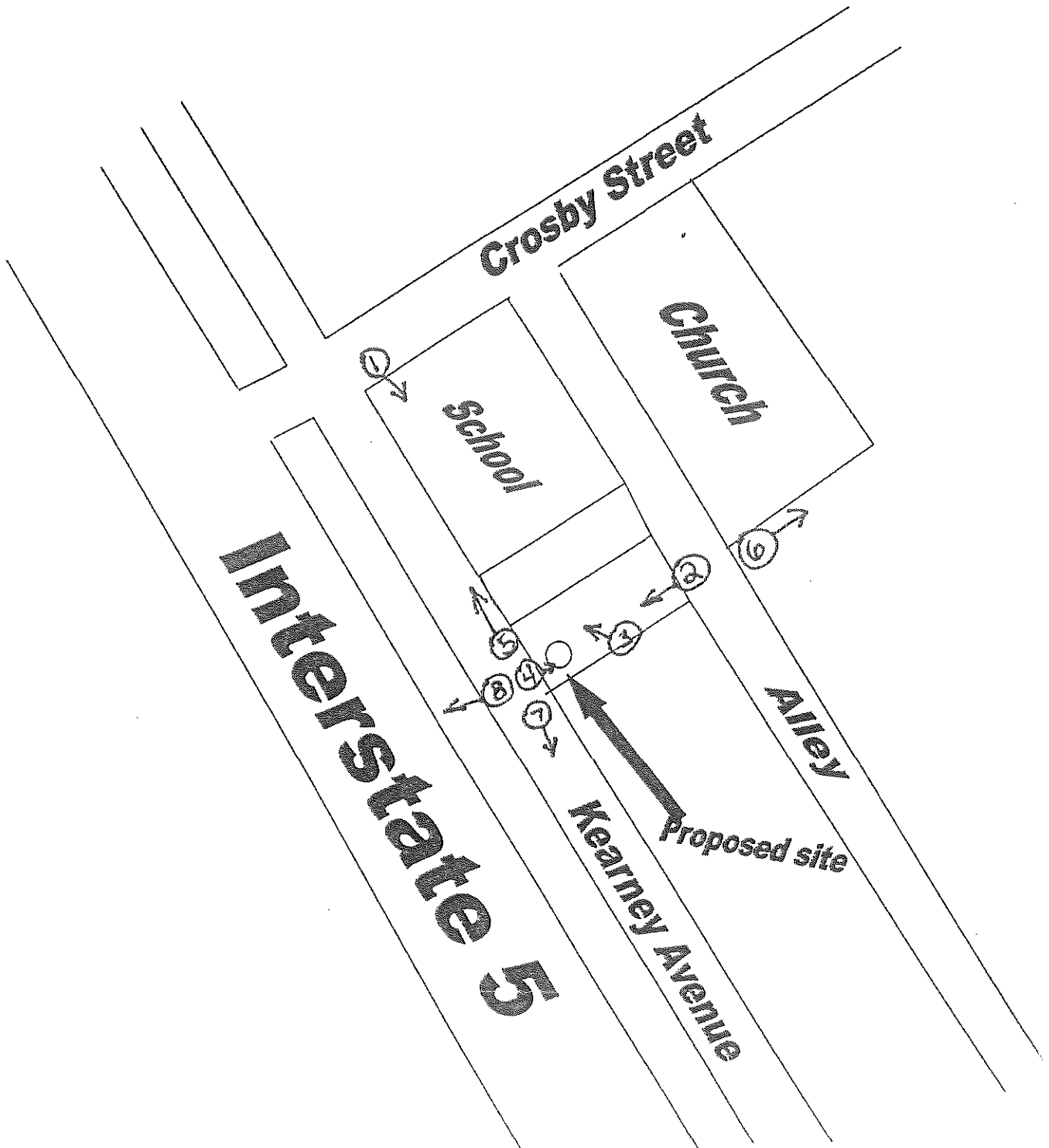
Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
The following business and professional establishments:							
Accountants	-	-	-	P	-	P	P
Architects	-	-	-	P	-	P	P
Contractors	-	-	-	P	-	P	-
Engineers	-	-	-	P	-	P	-
Financial Institutions	-	-	-	P	-	P	P
Insurance Agencies	-	-	-	P	-	P	-
Photographers	-	-	-	P	-	P	-
Real Estate Brokers	-	-	P	P	-	-	-
Surveyors	-	-	-	P	-	P	-
Graphic Artist	-	-	-	P	-	P	-
Business Machine Sales, Display and Service	-	-	-	P	-	P	-
Drafting and Blueprinting	-	-	-	P	-	P	P
Electronic Data Processing	-	-	-	P	-	P	P
Tabulating and Record-keeping Services	-	-	-	P	-	P	P
Labor Unions and Trade Associations	-	-	-	-	-	P	-
Addressing and Secretarial Services	-	-	-	P	-	P	P
Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 151.0401(f) (General Provisions).							

Footnotes for Appendix A: Uses

- 1 No overnight resident permitted.
- 2 An application for a Southeastern San Diego Planned District Ordinance Permit may be approved, conditionally approved or denied in accordance with Process 4, notwithstanding §1519.0202 that requires an application for a Southeastern San Diego Planned District Ordinance Permit to be acted upon in accordance with Process Three.
- 3 Must be entirely within closed building
- 4 Open storage areas completely enclosed by walls or buildings, or a combination thereof, not less than six feet in height, and provided also there shall be no outdoor storage or merchandise, materials, equipment, or other goods, to a height greater than that of any enclosing wall or building.
- 5 Ten employees maximum.
- 6 Single Room Occupancy Hotels are not a permitted use.
- 7 Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.

(Amended 10-8-2010 by O-19993 N.S.; effective 11-7-2010.)

SITE PHOTO KEY MAP
Sprint PCS- Sherman Heights
735 Crosby Street, San Diego, CA 92113
Site Number SD35XC235, APN Number: 538-290-33



SITE PHOTOS

Sprint PCS—Sherman Heights
735 Crosby Street, San Diego, CA 92113
APN 538-290-33, Site No. SD35XC235



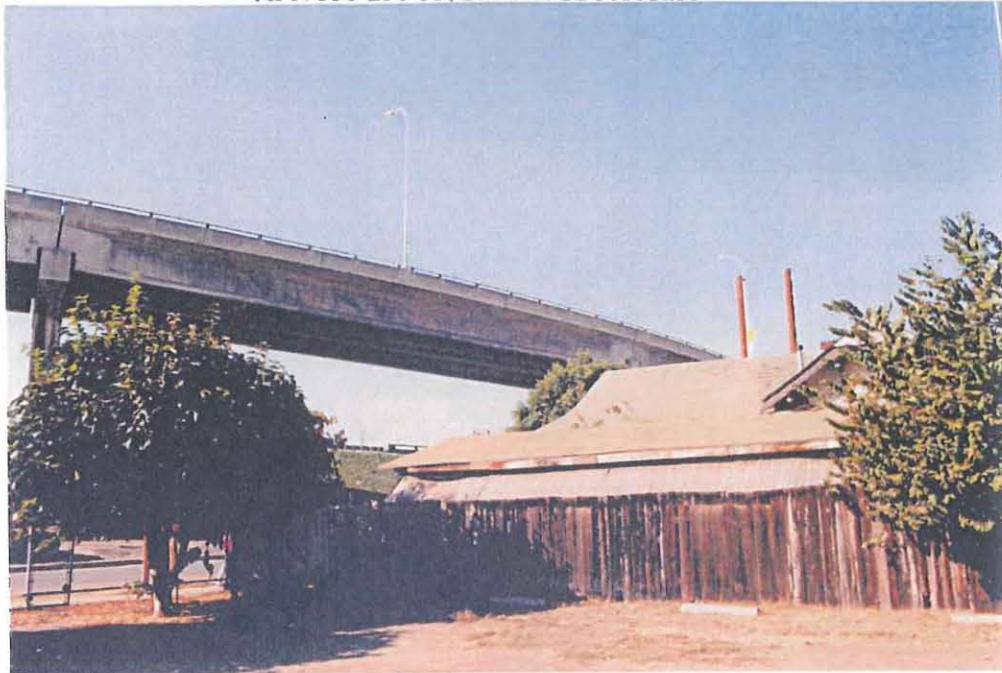
1. North Elevation



2. East Elevation

SITE PHOTOS

Sprint PCS—Sherman Heights
735 Crosby Street, San Diego, CA 92113
APN 538-290-33, Site No. SD35XC235



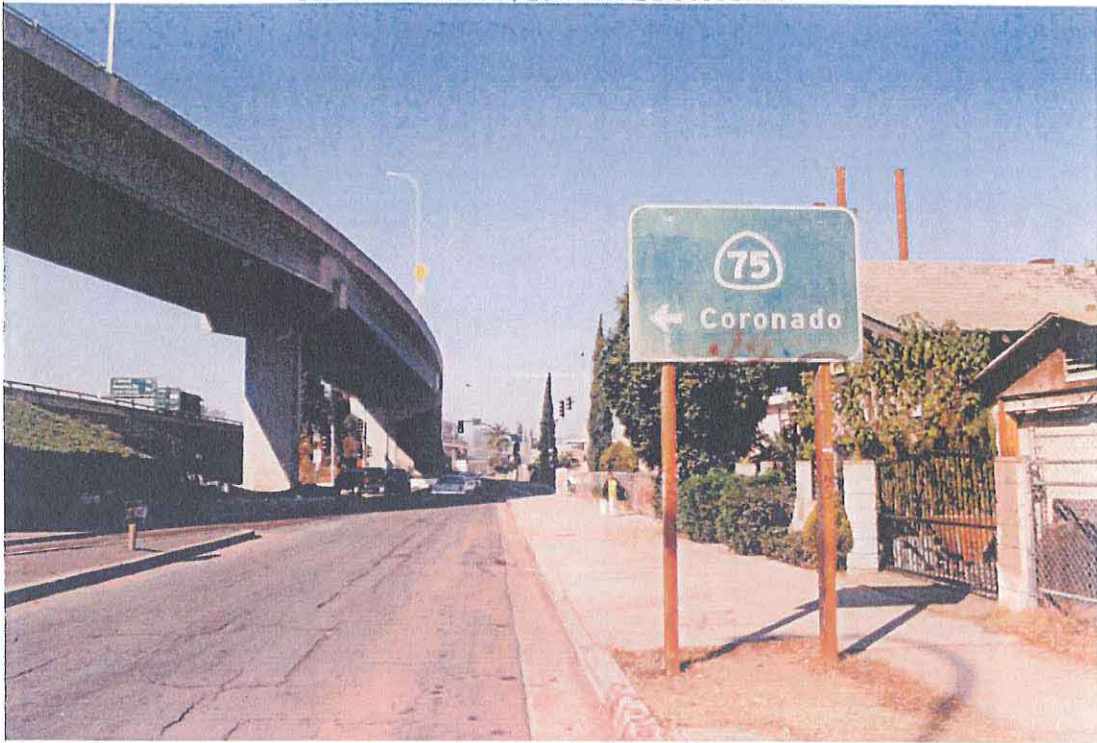
3. South Elevation



4. West Elevation

SITE PHOTOS

Sprint PCS—Sherman Heights
735 Crosby Street, San Diego, CA 92113
APN 538-290-33, Site No. SD35XC235



5. Looking North from Site



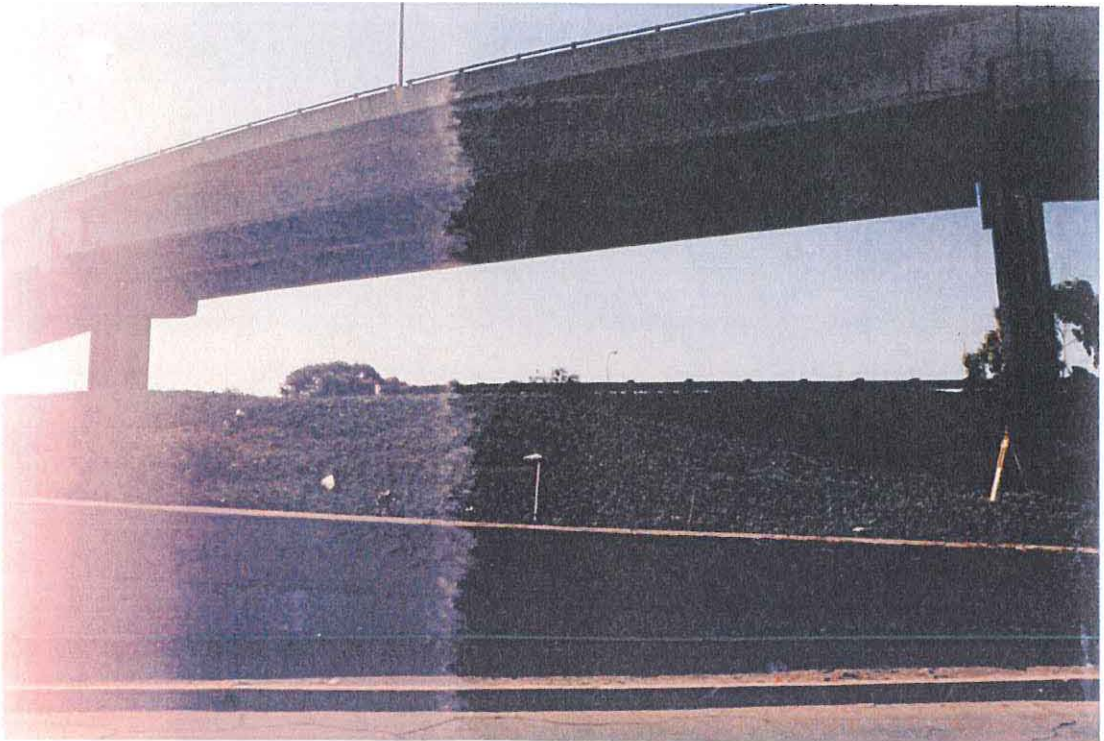
6. Looking East from Site

SITE PHOTOS

Sprint PCS—Sherman Heights
735 Crosby Street, San Diego, CA 92113
APN 538-290-33, Site No. SD35XC235



7. Looking South from Site



8. Looking West from Site