



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: April 4, 2013

TO: Planning Commission

FROM: Alex Hempton, AICP, Development Project Manager, Development Services

SUBJECT: April 11, 2013 Planning Commission Agenda
Crown Castle – Sherman, Project Number 290553
Community Planning Group Recommendation

The Community Planning Group recommendation for this project was not available at the time the Report to Planning Commission for this project went to print. Attached, please find a revised Attachment 12 for Report No. PC-13-042.

The Southeastern San Diego Community Planning Group took two actions related to this project at a special meeting held on March 25, 2013:

1. Recommended denial of the project, 9-0-0, with permission to continue operating for one year.
2. Recommended, 9-0-0, that the parking lot, including the full perimeter, be upgraded to current City standards in regards to fencing, walls, lighting, and landscaping.

The draft community group minutes also outline a number of concerns which we have responded to below.

Radio-Frequency (RF) Safety: Concerns were raised regarding the antenna height and RF radiation safety in general. Wireless carriers are responsible for complying with Federal regulations regarding RF safety. To help ensure compliance with these regulations, the City requires that applicants provide an RF safety report, to demonstrate that the facility is in compliance with the applicable regulations. The applicant could choose to submit a design that is at a taller height and the City would review the design for compliance with the City's WCF regulations. Designs tend to be site specific; in the case of this parking lot, if the antennas were increased in height, a different design would most likely be necessary.

Memorandum to the Planning Commission
April 4, 2013
Crown Castle – Sherman (Project Number 290553)

Site Improvements: Recommendations were made to upgrade the chain link fencing in the parking lot and upgrade the landscaping to meet City standards. Conditions have been added to the draft permit to require that the landscaping associated with the parking lot be upgraded, to better integrate and screen the WCF. In addition, a condition has been added to require that the chain-link fence along Kearny Avenue be upgraded to wrought-iron to comply with the Southeastern San Diego Planned District requirements. These site improvements will help to both screen and integrate the WCF and help make the findings for the Planned Development Permit deviation request.

AFH/afh

Attachments:

1. Attachment 12 – Community Planning Group Recommendation

SOUTHEASTERN SAN DIEGO PLANNING GROUP (SSDPG)

SPECIAL MEETING Minutes

March 25, 2013, 6:00 PM to 7:45PM

1. **CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS (6:07PM):** Paul Sweeney, Andrea Carter (6:38PM), Robert Leif , Vincent Noto, Reynaldo PISAÑO, Maria Riveroll, James Lawrence, Xavier Aguirre, and Georgette Gomez (7:22PM). Members Absent: Jerry Guzman.
2. **Approval of the Agenda: Motion to approve as presented.**
Leif/Pisaño **MSC 7-0-0**
3. **PUBLIC COMMENTS:** Mr. Rivers commented on the Mosque on Imperial Avenue. He wishes to become a Board Member so that he can participate for his community. Mr. Rivers is concerned about the traffic signal at 17th and Imperial. There is a difficulty in making a left turn. He asked us to pursue the mitigation of that hazard (Martha Zapata gave him her contact info. Erik Anderson spoke up for Ocean View Blvd. I advised him of the clean-up the 9th District is planning for May.
4. **STAFF REPORTS:**
Eighth District Council Office, (Martha Zapata): Distributed Newsletter. Councilmember Alvarez authored and was able to have a Resolution regarding the support of a total and fair Immigration Reform passed at Rules Committee.

Ninth District Council Office, (Drew Ector), not present.
Congresswoman Susan Davis Office: (Representative has not been appointed).

ACTION ITEMS:

- A. **Approval of the Minutes of March 11, 2013. Motion to approve the Minutes as presented.**
Leif/Lawrence **MSC 6-0-1 (Womack not present last meeting).**
- B. **Crown Castle –Sherman Heights sector for Sprint, located in the Logan Heights Neighborhood, Project #2990553, located at 1948 Kearney Ave., Renewal of existing permit no changes proposed.**
Yumi Kim from CORE Development for Crown Castle, presented.

Presentation:

- Seeking renewal, not proposing any changes.
- From the bottom point of the antenna is 23' – *Committee responded that FCC requires 35' height. The City wants lower heights but it is not biologically safe. Studies have proven effects to the DNA. The prudent thing to do is to move the antenna up. We were emphatic on our concerns over the effects of the radiation on those spending 8 hours or more under the antenna area. The City has no one trained to measure the output of the microwaves. In the future will have a form advising Applicants what we will be looking for on these wireless projects.*
- This is a renewal of an existing project. *There are 3 antennae on the site...what is before us right now is the one in the parking lot. One of our members spoke to the two families "under" the towers. Their father died of cancer. The towers interfere with the telephone and internet connections.*
- Current Permit expired in 2010.
- Applicant has been working for renewal for two years to meet all the requirements for the City Review.

Committee Concerns:

1. On radiation report submitted they used a generic model, but did not physically visit the site.
2. Page 7 of 9, item 5 – consider radio frequencies. We are concerned about biological effects.

(Provided as Attachment 1 to the Memorandum to the
Planning Commission dated 4/4/13)

3. Increase the height to 40'.
4. A Certified Copy of the Consultant's compliance report (in English and Spanish) should be made available to adjacent property owners.
5. Post safety warning signs in English and Spanish.
6. Chain link fencing should be replaced by wrought iron (child-proof spaced bars).
7. Landscaping should meet City Standards.
8. Applicant-owner should
9. Beam should lose to 1% of its original energy before hitting the tallest adjacent pinnacle.
10. Implement all SDPD Recommendations.

Motion: Recommend denial with permission to continue operating for one year- (With the above concerns and recommendations).

Leif/Lawrence

MSC 9-0-0

In addition to the above state recommendations:

Recommend constant metering of health and welfare of any persons in close proximity. Approve the Project provided that the City considers the vertical dimension and set all antennae no lower than FCC requirements.

Motion: Regarding the parking lot - the full perimeter, Current City standards should be met on fences, walls, lighting and landscaping.

Pisaño/Leif

MSC 9-0-0

- C. Verizon Wireless at 3220 Commercial, Stockton Neighborhood, Project #259348, Installation of 8 items to accommodate wireless antennae at the SEC of 32nd and Commercial.** Mark Linman, Project Manager, presented.

Presentation:

- Bottom of the antennae is 39'.
- Cell tower, equipment shelter.
- Landscaping street frontage.
- The closest residence is 250'.
- 2 Variances. Over-height, and over amount of square feet for the equipment shed.
- He represents the Lessor.
- Everyone within 300' was notified by mail – property owners and tenants, both.

Committee Concerns and Recommendation:

1. Too many antennae coming into our area. (*Response: Demands for increased and more advanced data requirements require more antennae. We work on filling in the gaps for transmission*).
2. Obelisk design was recommended instead of the faux palm.
3. Access should be more securely blocked.
4. Replace the chain link fence and barbed wire.
5. Require that Verizon surrender the property without compensation upon an act of eminent domain. This surrender clause should be part of the part of the property's grand deed.
6. San Diego Police Department must be implemented.

Motion: Place obelisk-type antennae. Must be metered frequently for microwave exposure.

Leif/Sweeney

MSC 8-0-2

D. Annual Elections for Planning Group Board Members.

NEW BOARD MEMBERS:

Paul Sweeney, Stockton
Andrea Carter, Grant Hill
Robert Leif, Grant Hill
James Brown, Logan Heights
Vincent Noto, Sherman Heights
Maria Riveroll, Mount Hope

James M. Lawrence, Logan Heights
Jerry Guzman, Sherman Heights
Xavier Aguirre, Sherman Heights
Georgette Gomez, Various
Reginald Womack, Logan Heights

We have 3 vacancies.

E. Election of Officers. Chair, Vice-Chair, Secretary, and Treasurer

New Officers

Maria Riveroll, Mount Hope, Chair
Andrea Carter, Grant Hill, Vice Chair
Georgette Gomez, Various, Secretary
Reginald Womack, Stockton, Treasurer

F. Adjournment 7:58PM

Maria Riveroll, Chair (619) 264-5373