



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 9, 2017 REPORT NO. PC-17-008

HEARING DATE: February 16, 2017

SUBJECT: VERIZON 805 AND 15, Process Four Decision

PROJECT NUMBER: [481166](#)

OWNER/APPLICANT: City of San Diego/Verizon Wireless

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 2903 Nile Street in the Montclair Neighborhood Park within the North Park Community Planning Area?

Staff Recommendation: Approve Neighborhood Use Permit (NUP) No. 1685379, Neighborhood Development Permit (NDP) No. 1865812, and Planned Development Permit (PDP) No. 1865813.

Community Planning Group Recommendation: On September 20, 2016, the North Park Planning Committee voted 11/0/0 to approve the project (on consent). (Attachment 10)

Environmental Review: This project was determined to be categorically exempt from CEQA per Article 19, Section 15301 (Existing Facilities) of the CEQA State Guidelines (Attachment 8). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on January 5, 2017 and the opportunity to appeal that determination ended January 20, 2017.

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

BACKGROUND

Verizon 805 and 15 is an application for a WCF at Montclair Park, located at 2903 Nile Street. It is located in the RS-1-1 and RS-1-7 zones of the North Park Community Plan, which designates the site as a park. The proposed project is located in the RS-1-7 part of the park. Parts of North Park Community were re-zoned as a part of the recent North Park Community Plan Update adopted October 25, 2016; however, the zoning of this area was not affected. This project's application was

deemed complete prior to the adoption of the updated Community Plan, therefore, it was evaluated under the 1986 Greater North Park Community Plan. Surrounding uses include single-unit residential development to the north, west, and south, and Interstate 805 to the east (Attachments 1-3). The project adds a new Verizon faux tree WCF to the park, where AT&T has an existing faux tree.

[Council Policy 600-43](#) assigns preference levels to WCFs in various different land use categories. This project, a WCF in dedicated parkland with antennas more than 100 feet from nearby residential properties, is in the Preference 2 category. Such projects require a Process Two Neighborhood Use Permit, with staff as the decision maker. Because this project seeks a deviation from the height and setback requirements of the RS-1-7 zone, it requires a Process Four PDP, a Planning Commission decision. A Process Two NDP is also required to allow an above-ground equipment area in a public park. All permits are consolidated under Process Four per [SDMC 112.0103\(a\)](#), and are discussed below in Table 1.

DISCUSSION

The proposed project consists of 12 panel antennas, 12 remote radio units (RRUs), two surge protectors, and one 2' diameter microwave dish mounted on a 45-foot-tall monopine. The associated equipment, including a backup generator, will be located nearby in a 160-square-foot above-ground equipment enclosure.

The surrounding area is predominantly residential. Therefore, the project is proposed in a landscaped area at the rear of Montclair Neighborhood Park in order to minimize effects on surrounding uses. Existing landscaping and topography provide a backdrop for the new faux pine tree. The project will remove one mature Brisbane box tree adjacent to the project area; however, it will be replaced with three of the same species. Additional shrubs (12 California Lilacs) will be planted adjacent to the equipment enclosure.

The proposed project requires the three permits shown below in Table 1:

Table 1: Required Permit Types		
Permit Type	Required by	Justification
1. Neighborhood Development Permit (NDP)	SDMC 141.0420(i)(2) to allow an above-ground equipment area in dedicated parkland.	<p>The project proposes above-ground equipment in Montclair Park.</p> <p>An NDP is required where proposed development may be desirable but may have some limited physical impacts on the surrounding properties. SDMC 141.0420(i)(2) also requires that the Park and Recreation Director determine that an above-ground equipment enclosure would not violate Charter section 55.</p> <p>Park and Recreation Staff reviewed the project and</p>

Table 1: Required Permit Types		
Permit Type	Required by	Justification
		determined that it would not violate Charter section 55. The equipment room will be located in an area of the park that is not used for recreation, next to an existing AT&T equipment room located along the perimeter of the park, adjacent to the freeway. Existing and proposed landscaping will screen the equipment room from view in the park itself. Any off-site vantage point is from over two hundred feet away and will also be screened by landscaping. These project features minimize impacts to adjacent properties.
2. Neighborhood Use Permit (NUP)	SDMC 141.0420(d)(4) to allow a WCF in a public park where the antennas are located more than 100 feet away from adjacent residential uses	<p>The project site is in a public park, but is located 222 feet away from adjacent residential uses.</p> <p>An NUP is required when a use could have limited impacts on the surrounding properties, to determine if the development complies with all applicable regulations of the zone and any supplemental regulations pertaining to the use, and to apply conditions that may be necessary to help ensure compliance.</p> <p>The new faux tree is visible from within the park but will be integrated into existing and proposed landscaping. As such, the faux tree will appear as part of a canopy of trees.</p>
3. Planned Development Permit (PDP)	SDMC 126.0602(b)(1) for deviations to the RS-1-7 zone regulations	<p>The project proposes a structure height of 45 feet, where the RS-1-7 zone height limit is 30 feet.</p> <p>The project proposes a street side setback of 8 feet, where the RS-1-7 zone requires approximately 25 feet, 11 inches at this location.</p> <p>A PDP is intended to encourage imaginative and innovative planning and to assure that the approved deviation would be preferable to what would be achieved by strict conformance with the regulations.</p> <p>The area surrounding the park is low-density, single-unit residential, which is a lower-preference location (Preference 4) than the proposed project site</p>

Table 1: Required Permit Types		
Permit Type	Required by	Justification
		<p>(Preference 2). The topography and predominantly residential character of the surrounding area make it difficult to achieve wireless coverage objectives without impacts to residential uses.</p> <p><u>Height:</u> The applicant did not identify any lower preference sites within the desired coverage area. Verizon's coverage objectives cannot be met on the subject site with a single structure at the current height limit of 30 feet. Given the higher preference of the project site when compared to the surrounding residential area, a height deviation of 45 feet allows the project to be at an effective height for service in a higher preference location, as far away from adjacent uses as possible. Alternative designs could require a site to be located closer to adjacent uses and/or could require more than one structure to provide the same level of service.</p> <p><u>Street Side Setback:</u> The park site is irregularly-shaped. Although it functions as the rear of the improved park site, the property line adjacent to the project site is a street side property line. This property line is next to a limited-access freeway with travel lanes approximately 90 feet away and no pedestrian access. The project is located over 180 feet from the closest residential property.</p> <p>Because of the characteristics of the site and the project's location on the lot, a reduced street side setback will not affect nearby properties, or pedestrian or vehicular safety on the 805. By reducing the setback to 8 feet, the facility can be located near the freeway, as far from usable park area as possible. This location is also screened by existing landscaping, which will be enhanced by the project.</p>

Community Planning:

The 1986 Greater North Park Community Plan does not contemplate WCFs; however, the City's General Plan addresses them in the [Urban Design Element](#) (UD-A.15). The visual impact of WCFs

should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

Although the faux tree itself will be partially visible, trees are an expected component of park landscapes. Existing and proposed landscaping will provide a backdrop for the faux tree, integrating it into the park. Associated equipment will not be visible to adjacent residential areas or to the park itself. This meets the intent of UD-A.15, as well as the objectives of the Community Plan and General Plan.

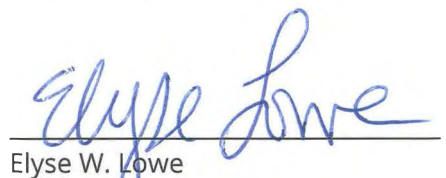
Conclusion:

Other than the requested deviations, the project complies with the development regulations of the RS-1-7 zone. Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Neighborhood Use Permit (NUP) 1685379, Neighborhood Development Permit (NDP) 1865812, and Planned Development Permit (PDP) 1865813 (Attachment 6).

ALTERNATIVES

1. Approve Neighborhood Use Permit (NUP) 1685379, Neighborhood Development Permit (NDP) 1865812, and Planned Development Permit (PDP) 1865813, with modifications.
2. Deny Neighborhood Use Permit (NUP) 1685379, Neighborhood Development Permit (NDP) 1865812, and Planned Development Permit (PDP) 1865813, 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,



Elyse W. Lowe
Deputy Director
Development Services Department



Travis Cleveland
Development Project Manager
Development Services Department

LOWE/TAC

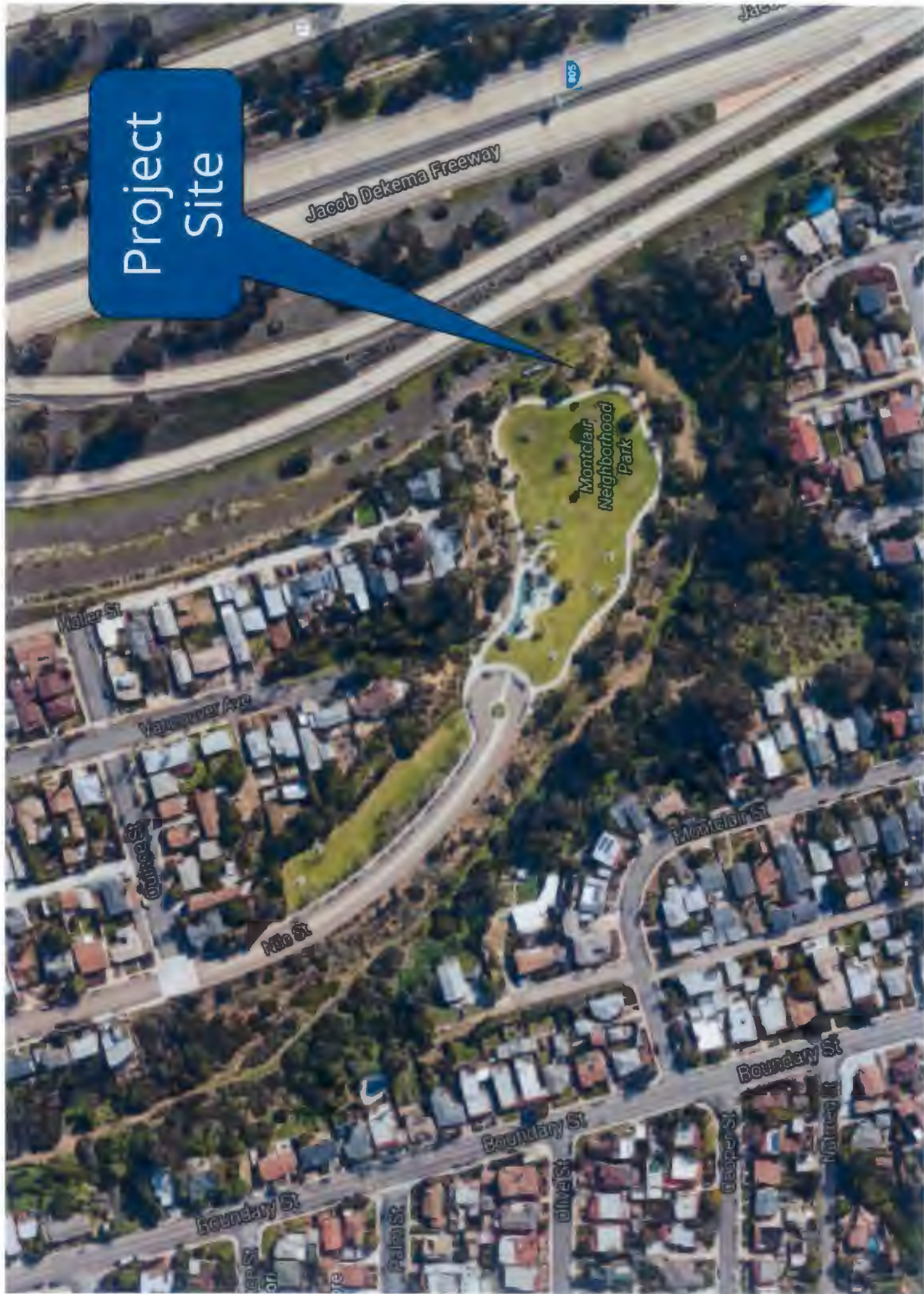
Attachments:

1. Aerial Photograph
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. Coverage Maps
8. Environmental Exemption
9. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure
12. Photosimulations
13. Project Plans



Aerial Photo

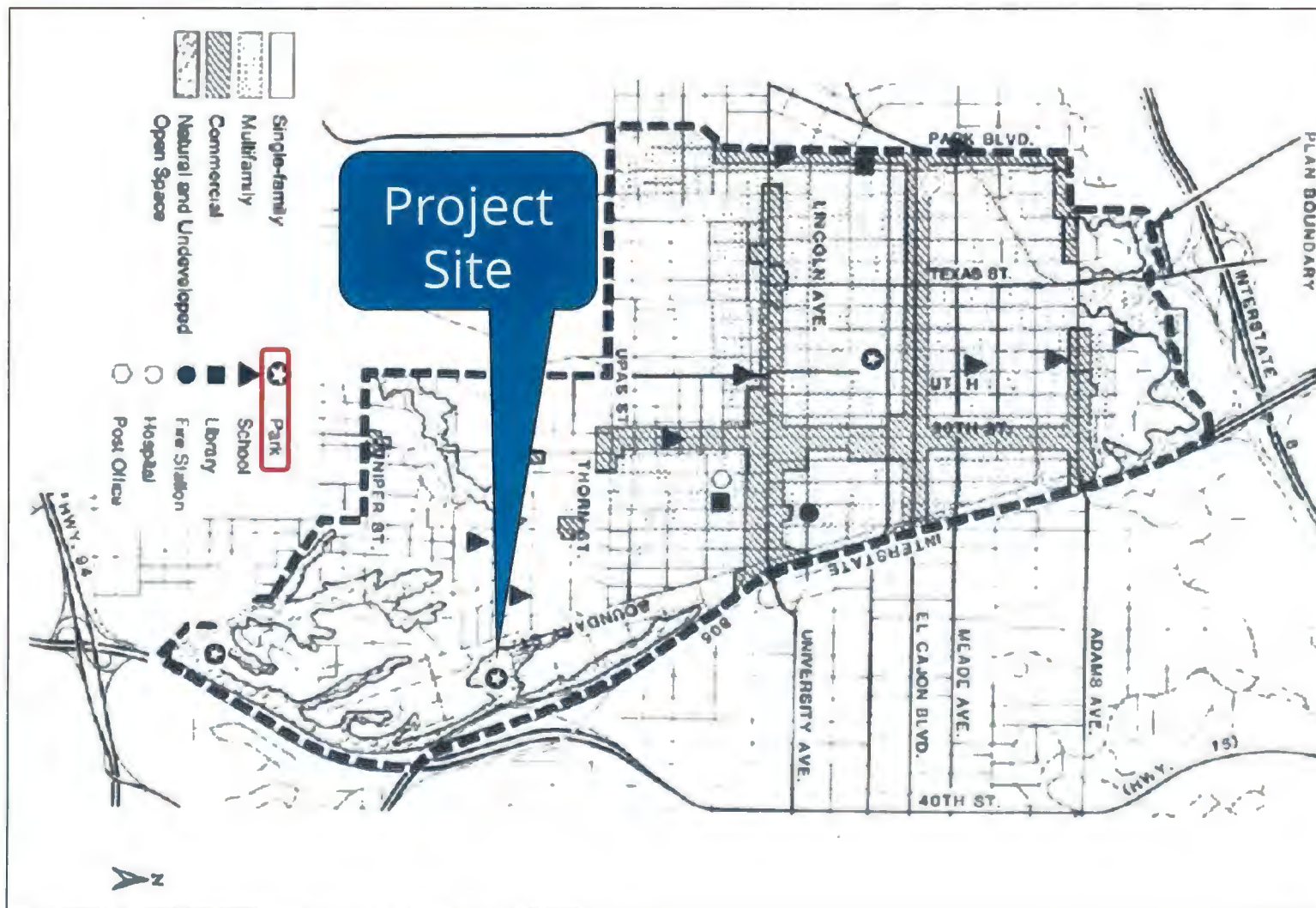


Verizon - 805 and 15, Project Number 481166
2903 Nile Street

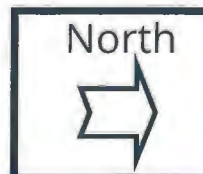


Community Plan

Note: Because this project was deemed complete prior to approval of the 2016 North Park Community Plan update, it was evaluated per the 1986 Greater North Park Community Plan, not the 2016 North Park Community Plan.

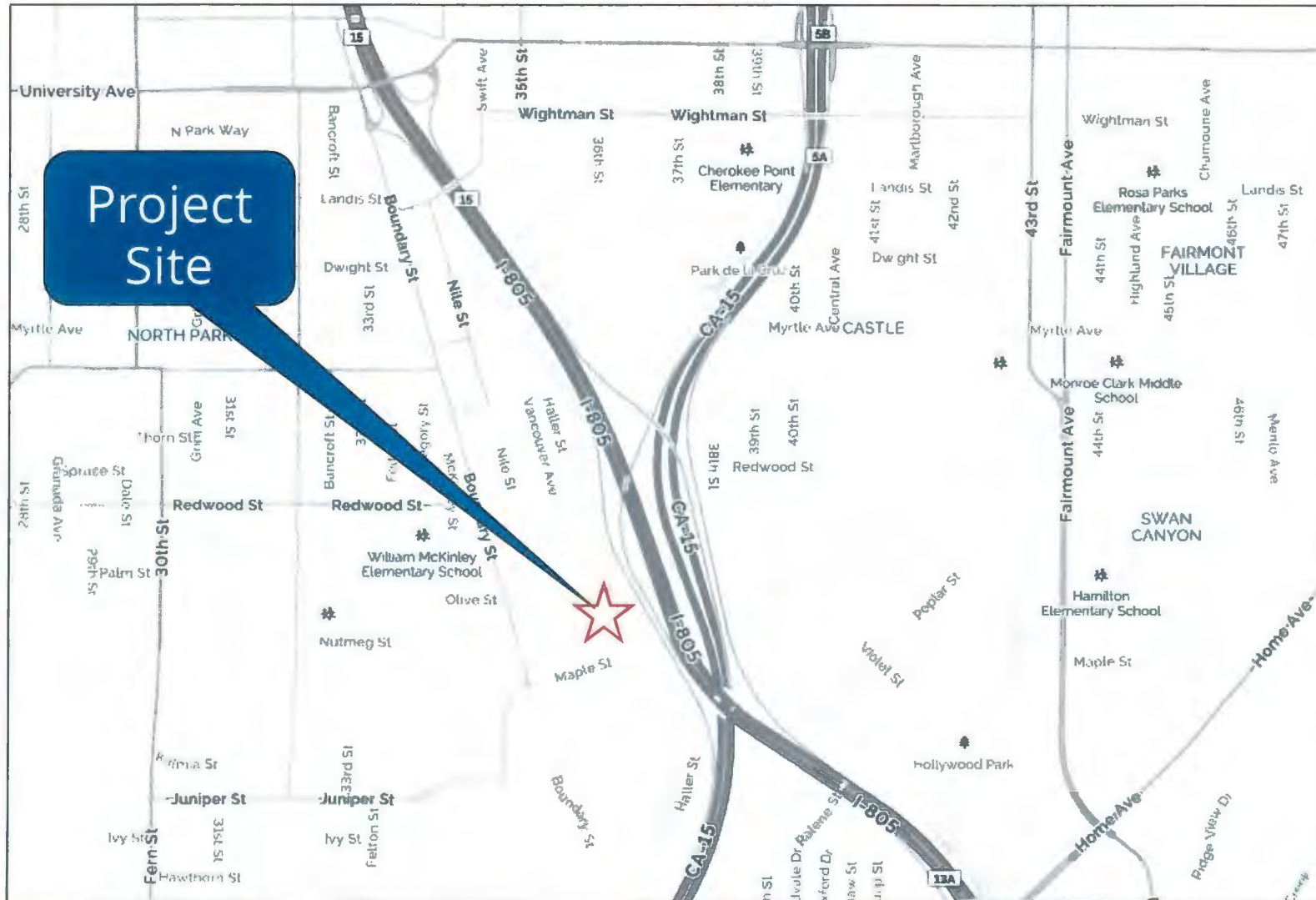


Verizon - 805 and 15, Project Number 481166
2903 Nile Street





Project Location Map



Verizon - 805 and 15, Project Number 481166
2903 Nile Street



PROJECT DATA SHEET

PROJECT NAME:	Verizon 805 and 15	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of 12 panel antennas, 12 remote radio units (RRUs), two surge protectors, and one 2' diameter microwave dish mounted on a 45-foot-tall monopine. Associated equipment, including a backup generator, will be located nearby in a 160-square-foot above-ground equipment enclosure.	
COMMUNITY PLAN AREA:	North Park (deemed complete prior to approval of the 2016 North Park Community Plan; reviewed against the 1986 Greater North Park Community Plan)	
DISCRETIONARY ACTIONS:	Neighborhood Development Permit (NDP), Neighborhood Use Permit (NUP), and Planned Development Permit (PDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Park	
ZONING INFORMATION: ZONE: RS-1-1 and RS-1-7 (project is located entirely within RS-1-7) HEIGHT LIMIT: 30 feet required, 45 feet proposed LOT SIZE: 10.31 acres STREET SIDE SETBACK: 25 feet, 11 inches required, 8 feet proposed		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family, RS-1-1 and RS 1-7	Single-Unit Residential
SOUTH:	Single Family, RS-1-1 and RS 1-7	Single-Unit Residential
EAST:	N/A	Interstate 805
WEST:	Single Family, RS-1-1 and RS 1-7	Single-Unit Residential
DEVIATION REQUESTED:	The project proposes a structure height of 45 feet where the RS-1-7 zone height limit is 30 feet, and a street side setback of 8 feet where the RS-1-7 zone requires approximately 25 feet, 11 inches at this location.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 20, 2016, the North Park Planning Committee voted 11/0/0 to approve the project (on consent).	

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1865812
NEIGHBORHOOD USE PERMIT NO. 1685379
PLANNED DEVELOPMENT PERMIT NO. 1865813
VERIZON 805 AND 15
PROJECT NO. 481166

WHEREAS, THE CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS (VAW) LLC, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits, Neighborhood Development Permit No. 1865812, Neighborhood Use Permit 1685379, and Planned Development Permit No. 1865813, on portions of a 10.31-acre site;

WHEREAS, the project site is located at 2903 Nile Street in the RS-1-1 and RS-1-7 zones within the North Park Community Planning Area, and construction is proposed only within the RS-1-7 portion of the site;

WHEREAS, the project site is legally described as:

PARCEL A: LOTS 34, 35, 36 AND 37, BLOCK 22 OF AMENDED MAP OF CITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1007, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON OCTOBER 3, 1906. EXCEPT THEREFROM THAT PORTION OF SAID LOT 37 AS CONVEYED TO THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED APRIL 29, 1966 AS INSTRUMENT NO. 72084 OF OFFICIAL RECORDS.

PARCEL B: LOT 20 AND 21, BLOCK M OF MONTCLAIR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1684, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON MARCH 20, 1916.

PARCEL C: THAT CERTAIN PARCEL OF LAND SHOWN AND DEPICTED AS 'PARK' OF MONTCLAIR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1684, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON MARCH 20, 1916.

WHEREAS, on February 16, 2017, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. 1865812, Neighborhood Use Permit 1685379, and Planned Development Permit No. 1865813, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 5, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated February 16, 2017.

FINDINGS:

Neighborhood Development Permit Approval – Section 5126.0404(a)

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

The applicable Greater North Park Community Plan did not contemplate WCFs. However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 45-foot-tall faux pine tree supporting 12 panel antennas. The associated equipment is located in a 160-square-foot concrete block enclosure. The faux pine tree is proposed to camouflage the WCF because there are existing trees in the vicinity that provide a visual context for the tree. The project proposes two additional screening trees to further this visual effect, and supplemental landscaping to screen the equipment enclosure. The proposed project will also screen all antennas with antenna "socks" made of radio frequency transparent materials. This method of screening blends the facility into the surrounding area, which contains other trees. It is respectful of the neighborhood context because it is located at the periphery of an existing park in an existing landscaped area, away from other land uses. Therefore, the faux tree fulfills the requirements of UD-A.15.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 2903 Nile Street in the North Park Community Planning Area. This project consists of a 45-foot-tall faux pine tree supporting 12 panel antennas. The associated equipment is located in a 160-square-foot concrete block enclosure.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. Certain of these conditions were based on input received during the public review process. All proposed improvement plans associated

with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will 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 requires an NDP pursuant to SDMC 141.0420(i)(2) because the equipment area is placed above ground in a public park. The purpose of the NDP (SDMC 126.0401) is to establish a review process for proposed development that may be desirable but may have some limited physical impacts on the surrounding properties. The intent is to determine if the proposed development complies with the development regulations of the applicable zone, as well as supplemental regulations for the type of development proposed, and to apply limited conditions if necessary to achieve conformance with these regulations.

The project utilizes technology that enables the equipment area to remain comparatively small, at 160 square feet. To screen the equipment area and mitigate potential negative effects on surrounding properties, the equipment enclosure has been placed in a landscaped area not used for recreation, which screens the facility from view to the north, west, and south. Additional landscaping is proposed along the eastern property line.

The project is located in the RS-1-7 zone of the North Park Community Plan. The project meets all applicable requirements of this zone, except that it seeks a PDP for setback and height deviations pursuant to SDMC 126.0602(b)(1). This deviation is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Planned Development Permit Approval**" below.

The project requires an NUP pursuant to SDMC 141.0420(d)(4) because it is proposed on a park site. This use is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Neighborhood Use Permit Approval**" below.

In addition to the NDP, NUP, and PDP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCF, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. SDMC 141.0420(i)(2) also requires that the Park and Recreation Director determine that an above-

ground equipment enclosure would not violate Charter section 55. This determination was made during the review process.

The project, in proposing a faux tree and equipment area that will integrate with existing and proposed landscaping at the site, meets the requirements of the WCF Regulations. The project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project. Therefore, the project and all deviations will comply with the applicable regulations of the Land Development Code.

Neighborhood Use Permit Approval – Section 5126.0205

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

The applicable Greater North Park Community Plan did not contemplate WCFs. However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15). It requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 45-foot-tall faux pine tree supporting 12 panel antennas. The associated equipment is located in a 160-square-foot concrete block enclosure. The faux pine tree is proposed to camouflage the WCF because there are existing trees in the vicinity that provide a visual context for the tree. The project proposes two additional screening trees to further this visual effect, and supplemental landscaping to screen the equipment enclosure. The proposed project will also screen all antennas with antenna "socks" made of radio frequency transparent materials. This method of screening blends the facility into the surrounding area, which contains other trees. It is respectful of the neighborhood context because it is located at the periphery of an existing park in an existing landscaped area, away from other land uses. Therefore, the faux tree fulfills the requirements of UD-A.15.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 2903 Nile Street in the North Park Community Planning Area. This project consists of a 45-foot-tall faux pine tree supporting 12 panel antennas. The associated equipment is located in a 160-square-foot concrete block enclosure.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to

assure the continued public health, safety and welfare. Certain of these conditions were based on input received during the public review process. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will 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.

This project requires an NUP pursuant to SDMC 141.0420(d)(4) because it is proposed on a park site. The purpose of the NUP (SDMC 126.0401) is to establish a review process for proposed development that may be desirable but may have some limited physical impacts on the surrounding properties. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site.

The project represents a use that could be considered to have a negative impact on the surrounding area if certain performance and appearance issues aren't addressed. However, the proposed project proposes landscaping to integrate the faux tree into the park, and will be subject to several performance and appearance-related permit conditions designed to address neighborhood concerns.

The project requires an NDP pursuant to SDMC 141.0420(i)(2) because the equipment area is located above ground in a public park. An NDP is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Neighborhood Development Permit Approval**" above.

The project is located in the RS-1-7 zone of the North Park Community Plan. The project meets all applicable requirements of this zone, except that it seeks a PDP for setback and height deviations pursuant to SDMC 126.0602(b)(1). This deviation is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Planned Development Permit Approval**" below.

In addition to the CUP, NDP, and PDP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCF, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing a faux tree and equipment area that will integrate with existing and proposed landscaping at the site, meets the requirements of the WCF Regulations. The project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project. Therefore, the project and all deviations will comply with the applicable regulations of the Land Development Code.

Planned Development Permit Approval - Section §126.0604(a)

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

The applicable Greater North Park Community Plan did not contemplate WCFs. However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 45-foot-tall faux pine tree supporting 12 panel antennas. The associated equipment is located in a 160-square-foot concrete block enclosure. The faux pine tree is proposed to camouflage the WCF because there are existing trees in the vicinity that provide a visual context for the tree. The project proposes two additional screening trees to further this visual effect, and supplemental landscaping to screen the equipment enclosure. The proposed project will also screen all antennas with antenna "socks" made of radio frequency transparent materials. This method of screening blends the facility into the surrounding area, which contains other trees. It is respectful of the neighborhood context because it is located at the periphery of an existing park in an existing landscaped area, away from other land uses. Therefore, the faux tree fulfills the requirements of UD-A.15.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 2903 Nile Street in the North Park Community Planning Area. This project consists of a 45-foot-tall faux pine tree supporting 12 panel antennas. The associated equipment is located in a 160-square-foot concrete block enclosure.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. Certain of these conditions were based on input received during the public review process. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during

construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will 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.

The project site is located within the RS-1-1 and RS-1-7 zones of the North Park Community Plan. Construction will be located entirely within the RS-1-7 zone. The project meets all applicable requirements of this zone, except that it seeks a PDP for a setback deviation and a height deviation pursuant to SDMC 126.0602(b)(1). The requested setback deviation is to allow a street side setback of 8 feet where 25 feet 11 inches is otherwise required. The requested height deviation is to allow a structure height of 45 feet where 30 feet is otherwise required.

The purpose of a PDP (SDMC 126.0601) is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The surrounding area's topography and predominantly residential character make it difficult to achieve wireless coverage objectives without impacts to residential uses. The area surrounding the park is single-unit residential, which City Council Policy 600-43 on Wireless Communication Facilities specifies as a lower-preference location (Preference 4) than the proposed project site (Preference 2).

Street Side Setback: The park site is irregularly-shaped. Although it functions as the rear of the improved park site, the property line abutting the freeway adjacent to the project site is a street side property line. This property line is next to a limited-access freeway with travel lanes approximately 90 feet away and no pedestrian access. The project is located over 180 feet from the closest residential property.

Because of the characteristics of the site and the project's location on the lot, a reduced street side setback will not affect nearby properties, or pedestrian or vehicular safety on the 805. By allowing a reduced setback of 8 feet, the facility can be located near the freeway, as far from

usable park area as possible. This location is also screened by existing landscaping, which will be enhanced by the project.

Height: Verizon's coverage objectives cannot be met on the subject site with a single structure at the current height limit of 30 feet, and the applicant did not identify higher preference sites in the desired coverage area. Even other locations within the park would be considered Preference 3 locations. To locate elsewhere could require a site to be placed closer to adjacent uses and/or could require more than one structure to provide the same level of service. Given the higher preference of the project site when compared to the surrounding residential area, a height deviation of 45 feet allows the project to be at an effective height for service in a higher preference location, as far away from adjacent uses as possible.

By allowing this project to exceed the height limit and have a reduced street side setback, this Preference 2 site can be utilized with a single structure as far away from active park uses and adjacent residential uses as possible. Therefore, a PDP would allow the facility to remain on one pole in a higher preference location. This reduces the impact of the facility, which is preferable to what would be achieved by strict conformance with the regulations.

A Neighborhood Development Permit (NDP) is also required per SDMC 141.0420(i)(2) to allow an above-ground equipment area in dedicated parkland, and a Neighborhood Use Permit (NUP) is required per SDMC 141.0420(d)(4) to allow a WCF in a public park where the antennas are located more than 100 feet away from adjacent residential uses. An NDP is allowed by the Land Development Code if findings can be made. These findings are discussed under **"Neighborhood Development Permit Approval"** above.

A Neighborhood Use Permit (NUP) is also required per SDMC 141.0420(d)(4) to allow a WCF in a public park where the antennas are located more than 100 feet away from adjacent residential uses. This use is allowed by the Land Development Code if findings can be made. These findings are discussed under **"Neighborhood Use Permit Approval"** above.

In addition to the PDP, NDP, and CUP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing a faux tree and equipment area that will integrate with existing and proposed landscaping at the site, meets these requirements. The requested deviation provides the applicant the flexibility to reduce visual impacts to adjacent residential uses by enabling the project to be located at a high preference location as far away from adjacent uses as possible, and integrating it with nearby existing and proposed trees. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Development Permit No. 1865812, Neighborhood Use Permit 1685379, and Planned Development Permit No. 1865813 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Neighborhood Development Permit No. 1865812, Neighborhood Use Permit 1685379, and Planned Development Permit No. 1865813, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: February 16, 2017

IO#: 24006583

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24006583

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1865812
NEIGHBORHOOD USE PERMIT NO. 1685379
PLANNED DEVELOPMENT PERMIT NO. 1865813
VERIZON 805 AND 15
PROJECT NO. 481166
PLANNING COMMISSION

This Neighborhood Development Permit No. 1865812, Neighborhood Use Permit 1685379, and Planned Development Permit No. 1865813 are granted by the Planning Commission of the City of San Diego to THE CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS (VAW) LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections SDMC 126.0203, 126.0602(b)(1), and 141.0420(i)(2).

The 10.31-acre site is located at 2903 Nile Street in the RS-1-1 and RS-1-7 zones within the North Park Community Planning Area. The project site is legally described as:

PARCEL A: LOTS 34, 35, 36 AND 37, BLOCK 22 OF AMENDED MAP OF CITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1007, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON OCTOBER 3, 1906. EXCEPT THEREFROM THAT PORTION OF SAID LOT 37 AS CONVEYED TO THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED APRIL 29, 1966 AS INSTRUMENT NO. 72084 OF OFFICIAL RECORDS.

PARCEL B: LOT 20 AND 21, BLOCK M OF MONTCLAIR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1684, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON MARCH 20, 1916.

PARCEL C: THAT CERTAIN PARCEL OF LAND SHOWN AND DEPICTED AS 'PARK' OF MONTCLAIR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,

ATTACHMENT 6

ACCORDING TO MAP NO. 1684, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON MARCH 20, 1916.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 16, 2017, on file in the Development Services Department.

The project shall include:

- a. A 45-foot-tall faux pine tree supporting 12 panel antennas, with a maximum size of 72.9" x 11.9" x 7.1", with 12 Remote Radio Units (RRUs) mounted directly behind;
- b. A 160-square-foot concrete block enclosure with a chain link lid, housing outdoor equipment cabinets and associated components, as well as an auxiliary generator;
- c. Deviation to Land Development Code (LDC) Section 131.0431(b) to allow the facility to observe a street side setback of 8 feet where 25 feet, 11 inches are otherwise required;
- d. Deviation to Land Development Code (LDC) Section 131.0431(b) to allow the facility to observe a structure height of 45 feet where 30 feet is otherwise required;
- e. Landscaping (three Brisbane Box trees and 12 California Lilac bushes, irrigation and landscape-related improvements);
- 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.
- g. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, tree shape, branch count, materials and texture. Any future modifications to this permit/project must not defeat concealment.

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 March 3, 2020.
2. This Planned Development Permit (PDP) and corresponding use of this site shall expire on February 16, 2027. Upon expiration of this Permit, the facilities and improvements described herein

ATTACHMENT 6

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 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 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 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 Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and/or 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.

ATTACHMENT 6

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 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 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.

PARK & RECREATION REQUIREMENTS:

14. The WCF requires the installation of the following landscaping, but may not be limited to: Three 36-inch box Lophostemon Confertus (Brisbane Box Tree) and twelve Ceanothus Arboreus (California Lilac 'Trewithen Blue'). The proposed landscape species may be substituted if authorized by the Park & Recreation Department.

15. The Permittee shall ensure that construction plans are reviewed and approved by the Park & Recreation Department prior to building permit issuance

16. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

ATTACHMENT 6

17. Prior to final inspection approval and/or activation of this WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

18. All required landscape shall be maintained 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.

19. If any required landscape (including existing or new plantings, hard scape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced by the Permittee in kind and equivalent size per the approved documents to the satisfaction of the Park & Recreation Department and the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

20. 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.

21. All proposed hand-holes shall be covered with bark material to match the trunk to the satisfaction of the Development Services Department, Telecom (WCF) Review section.

22. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.

23. Branches shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department. The completed tree must have the same appearance as the approved photo simulations, to the satisfaction of the Development Services Department, Telecom (WCF) Review section, in order to receive a final inspection clearance.

24. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."

25. All exposed cables, Remote Radio Units, fasteners, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department, Telecom (WCF) Review section.

26. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

27. Radio-frequency transparent "socks" fully covering the front and back of the panel antennas and microwave dish antenna (and any other such current or future components) shall be installed. Socks shall have faux foliage to match the appearance of the tree.

ATTACHMENT 6

28. The applicant is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the FINAL INSPECTION. The color approved by the Development Services Department, Telecom (WCF) Review section must be identical to the as-built faux tree, and must remain so for the life of the project.
29. Faux trees rely on existing and proposed trees to integrate with the surroundings. Additional trees may be required at any time during the life of the project to effectively integrate the faux tree, to the satisfaction of the Development Services Department and Park and Recreation Department. Placement of such trees shall be sited as to avoid interference with transmissions from the site as mutually approved by the Development Services Department, the Park and Recreation Department, and the applicant.
30. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
31. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, and 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, with the exception of graffiti, which shall be removed within 72 hours.
32. All surfaces within 10 feet of ground level must be finished with graffiti-resistant coatings, including the tree trunk and equipment enclosure.
33. Faux foliage must be maintained in the condition in which it was approved and installed, in accordance with approved photo simulations. Faded, damaged, or otherwise deficient foliage must be replaced within thirty (30) calendar days of notification by the City of San Diego.
34. 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.
35. The photo simulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
36. Permittee shall not cause or allow any-tree mounted equipment to be different sizes (length, width, or height) than as shown on the stamped approved plans.
37. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval. Minor variations in site configuration may be considered under the Substantial Conformance Review process, except that deviation from the approved photosimulations will not receive final inspection approval unless approved by the Planning Commission.

ATTACHMENT 6

38. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

39. All current and future 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.

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

41. Maintenance of the site and adherence to these conditions is the responsibility of the Permittee. Failure to adhere to any of the conditions herein will result in penalties, including (but not limited to) code enforcement action and permit revocation.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary 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) 446-5407 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.

APPROVED by the Planning Commission of the City of San Diego on February 16, 2017 by Resolution No. XXXX-PC.

ATTACHMENT 6

Permit Type/PTS Approval No.: NDP 1865812, NUP 1685379, and PDP 1865813

Date of Approval: February 16, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

DRAFT

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.

City of San Diego
Owner

By _____
NAME:
TITLE:

VERIZON WIRELESS (VAW) LLC
Permittee

By _____
NAME:
TITLE:

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

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104



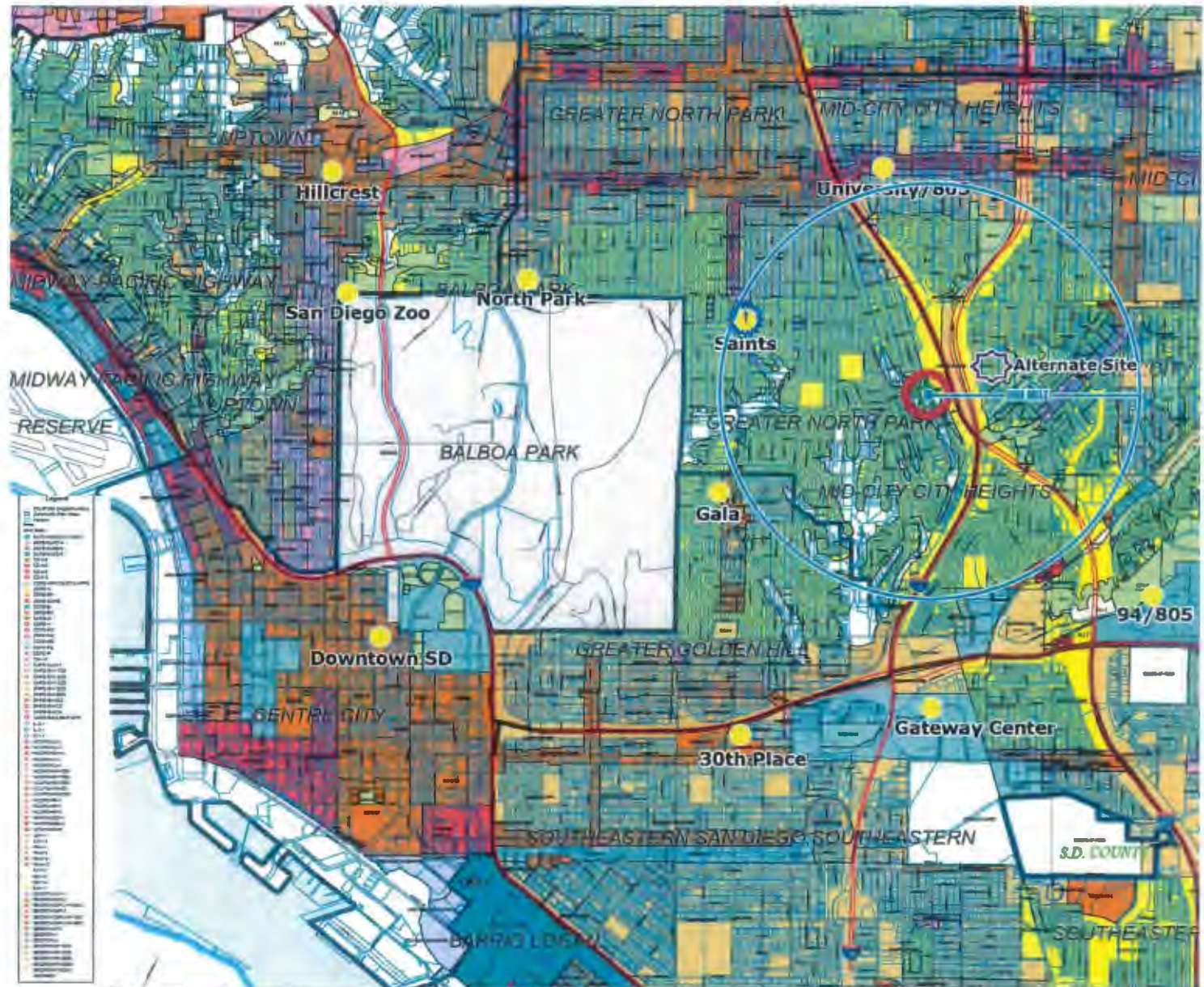
Legend

Search Ring

Selected Site

Existing sites within
1 mile radius:
1. Saints

Alternative Sites:
1 City Heights Mini Park
3033 39th Street



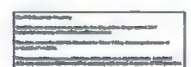
City of San Diego
Development Services Department



GRID TILE: 15, 16, 19 & 20

GRID SCALE: 800

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

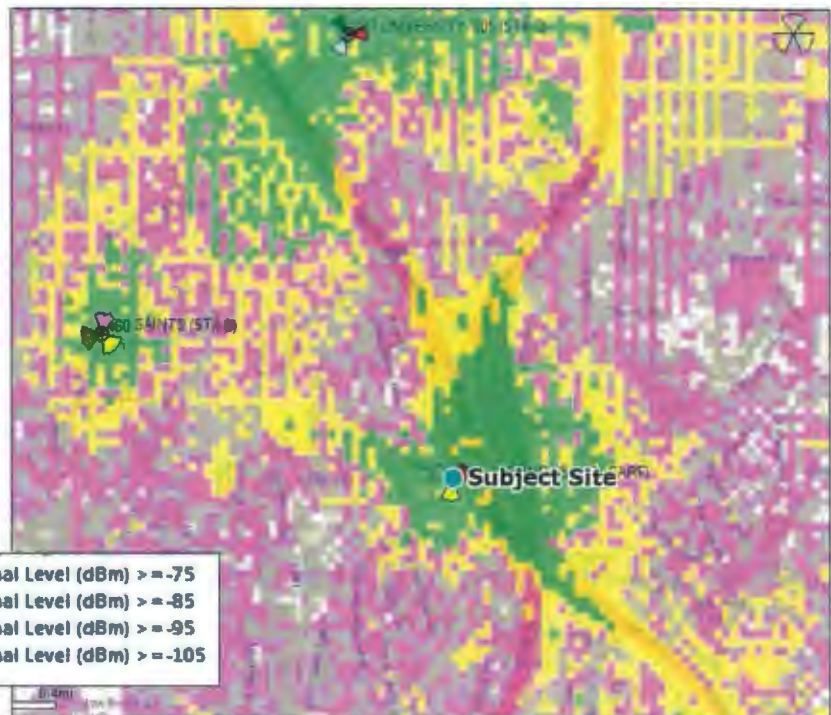
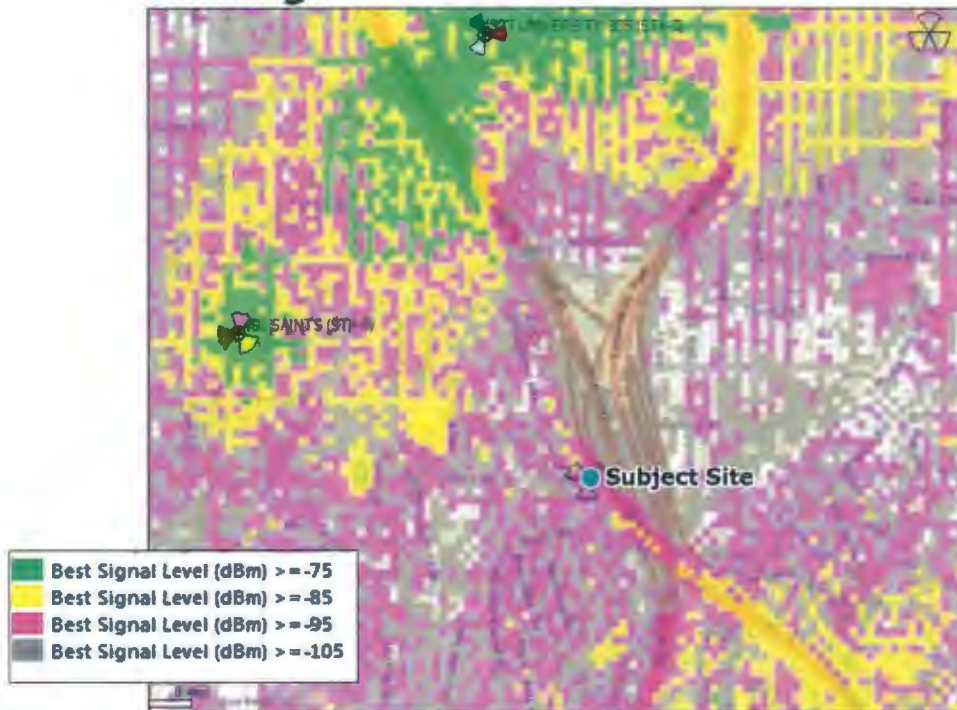


ATTACHMENT 7

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon✓

Coverage without site



Coverage Levels:



3/31/2016

Coverage with site

PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"805 & 15"
2800 Vancouver Avenue
San Diego, CA 92104

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

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

302 State Place
Escondido, CA 92029
Contact: Kerrigan Diehl, Planning Consultant
(760) 587-3003

January 10, 2017



View North



View West



View South



View of Existing AT&T monopine



West Elevation



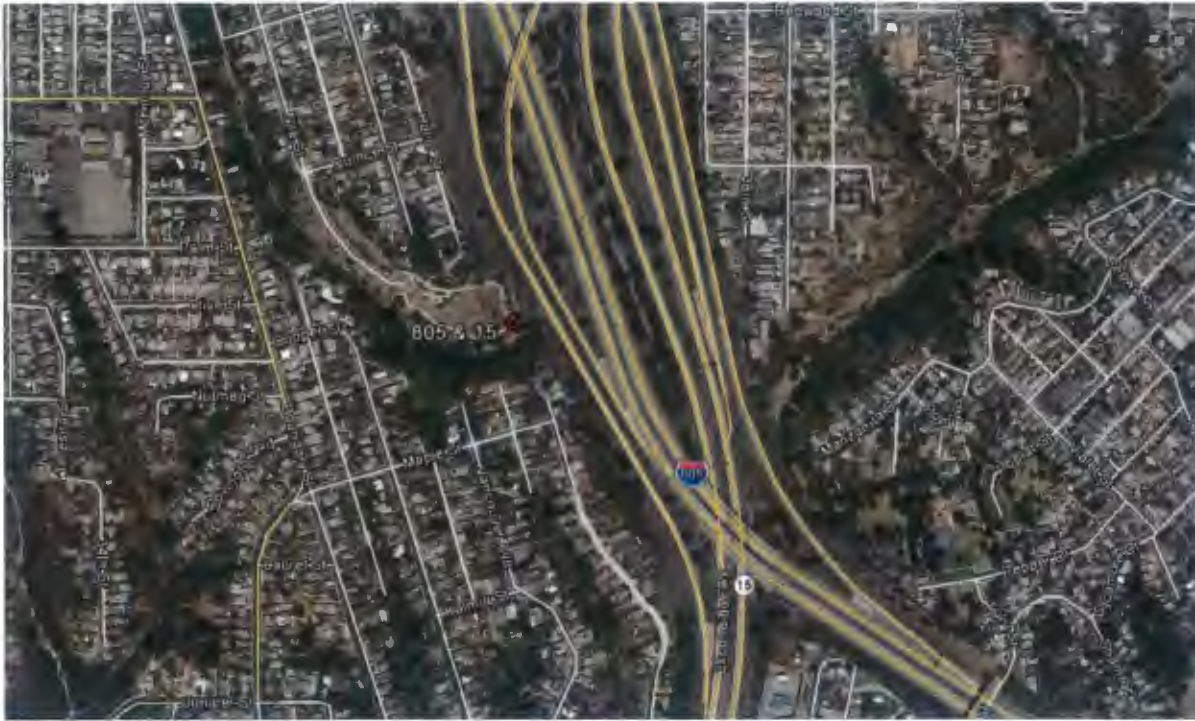
North Elevation



East Elevation



Proposed Equipment Location



Aerial View of Subject Site and Surroundings



Aerial View of Montclair Park



NORTH PARK PLANNING COMMITTEE
Draft Minutes: September 20, 2016 – 6:30 PM

www.northparkplanning.org

info@northparkplanning.org

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https://www.facebook.com/NorthParkPlanning/app_100265896690345

I. Call to order: 6:36 pm

II. Attendance Report:

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codraro	Daniel Gebreselassie	Robert Gettinger	Vicki Granowitz	Peter Hill	Brandon Hilpert	Sarah McAlear	Roger Morrison (resigned 9/20/16)	Dang Nguyen	Rick Pyles	Melissa Stayner	Rene Vidales
Attendance	1		2	3	4	5		6	7	8		9		10	11
Late															
Absences	2	2	2	1			1		1		2		2		1

III. Consent Agenda Items:

- a. **3505 Georgia St Site Development Permit (SDP)** No-change permit renewal to replace equipment for an existing wireless communication facility consisting of a roof mounted box concealing 9 panel antennas and associated components. Associated equipment is located in an existing 188 sf enclosure on the south side of the building. **MOTION: Approve the 1) SDP for side-yard setback deviation and 2) CUP for residential location for the equipment replacement project located at 3505 Georgia Street PTS 459937. Hilpert /UDPR 11/0/0 (On Consent)**
- b. **Montclair Park, 2903 Nile St.** Proposed Verizon Wireless Communication Facility (WCF). Process 4: NUP, NDP, and PDP for WCF consisting of a 45-foot-tall monopine tree with 12 antennas, 2 raycaps, one 2' diameter microwave dish, and 12 remote radio units mounted in the tree, and associated equipment. **MOTION: to approve project as presented including NUP, NDP, and PDP with the condition that the block wall enclosure reflects surrounding natural colors. Hilpert/UDPR 11/0/0 (On Consent)**
- c. **MOTION: Approve Consent Agenda.** Hilpert/UDPR 11-0-0

IV. Approval of Previous Minutes

- a. **MOTION: Approve August 16, 2016 minutes with modifications.** Nguyen/Carlson 11-0-0

V. Treasurer's Report – Brandon Hilpert

- a. Current balance \$758.88. Check issued for \$150 to reimburse for use of NP Fellowship for monthly meetings has cleared the account; need to get an invoice/receipt from them. Reimbursables available from City of San Diego for pens, paper, ink, please give receipts to Brandon.

VI. Non-Agenda Public Comment:

- a. **Vernita Gutierrez, resident.** SoNo Neighborhood Alliance holding inaugural forum on October 11, 6:30pm at Lafayette Hotel.
- b. **John Hartley.** Campaign finance reform. Craig Sherman (environmental and neighborhood attorney) workshop on how neighborhoods can watch for inappropriate/illegal growth. Saturday, October 1 at First Unitarian Church in Hillcrest.

- c. **Joaquin Castro, resident.** Issues with parking around Ohio, parking pressure from businesses have taken up all the resident parking. Requested assistance and was introduced to Adrian Granda.

VII. Announcements & Event Notices:

- a. North Park Community Plan Update Meetings, at 202 C St, SD 92101:
 - i. Planning Commission NPCPU September 22, 2016 at 9am
 - ii. Infrastructure Committee September 22, 2016 at 2pm
 - iii. Smart Growth & Land Use Committee October 5, 2016 at 2pm
 - iv. City Council Oct 25, 2016 at 10am
- b. **Adams Avenue Street Fair**
- c. **Complete Streets Roundtable—September 28 at 1:30p**
- d. **Vision Zero—September 29 at 5:30p**
- e. **Taste of North Park—October 15**
- f. **CicloSDios – October 30, 2016 10am-3pm**
- g. **Adams Avenue Spirit Stroll: Nov 26th**
- h. **Holiday on Adams Avenue: Dec 11th**

VIII. Elected Official's Report

- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53**, 619.208.5353 Jessica.Poole@mail.house.gov
Trying to find resolution on Zika bill. Roundtable with manufacturing businesses, focused mainly on need for training/apprenticeship programs. House just passed update to Career and Technical Education program, including language from a previous bill Susan Davis worked on.
- b. **Chevelle Newell, Hon. Toni Atkins, State Assembly Dist 76**, 619-645-3090 chevelle.newell@asm.ca.gov
- c. **Sarah Fields, Hon. Marty Block State Senate District 39**, 619-645-3133 hilary.nemchik@sen.ca.gov
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, AGranda@sandiego.gov
Mid-coast trolley extension full funding agreement reached. 11-mile extension from Old Town to UCSD/UTC. Expecting 20,000 riders. Funding comes from TransNET tax. Some things are still in flux on the CPU and EIR, but looking forward to getting our input at the meeting Thursday. 72 units, 56 set aside for veterans in a new project done with the SD Housing Commission, and partnered with supportive services.

IX. Chair's Report/CPC

- a. **CPC – Tuesday, September 27, 2016, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>).
No meeting in August. There was a 50th Anniversary for Community Planning Groups city-wide, recognized by the Mayor.

X. Social Media Report, Brandon Hilpert. No update.

XI. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR)**, Peter Hill (chair), Melissa Stayner (vice chair) – North Park Rec Center, 6:00pm 1st Mondays. September 7th meeting: in addition to the two items on Consent Agenda. Also saw a short presentation on World Peace Sanctuary and Gardens (on site of land fill). Next meeting October 3rd.
- b. **Public Facilities & Transportation**, Daniel Gebreselassie (chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. No meeting in August.

XII. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.** House of Charm modifications (approved), Pershing Bikeway Project (approved), Steppke terming off in January.
- b. **Maintenance Assessment District, Peter Hill.** Steppke. Bylaws adjustment discussed (hear in presentation at NPPC later). Discussion about power-washing.
- c. **North Park Main Street, Steve Codraro.** Involved with CPU and UAMP. Taste of NP October 15th. Wayfinding item information item.
- d. **NP Mid-City Regional Bike Corridors, Gebreselassie.** Nothing on calendar.
- e. **Adams Ave BIA, Dionne Carlson.** Subcommittee meetings cancelled to focus on Adams Ave Street Fair. HRB Board action: approve historic resources survey, recommend adoption of EIR as relates to Historic Resources

- f. **El Cajon BIA. Vicki Granowitz.** Not present.
- XIII. **Planner's Report,** Lara Gates, 619.236.6006; lgates@sandiego.gov
 - a. HRB and upcoming deadlines only; other members of board covered.
- XIV. **Action Item:**
 - a. **Accept Roger Morrison's Resignation; Announce October 18, 2016 Board Election will vote to fill vacancy (per NPPC Bylaws).** See resignation addendum.
 - 1. **MOTION: Accept Roger Morrison's resignation and announce Board Election be held October 18, 2016 to fill vacancy (per NPPC Bylaws). Carlson/McAlear 11-0-0 (Barry, Pyles oppose)**
- XV. **Information / Discussion Items:**
 - a. **CicloSDias.** October 30, 2016. Presented by Andy Hanshaw, SD County Bike Coalition. Fliers were handed out.
 - b. **University Pipeline Project Update.** Presented by Claudia Mejia & Alejandra Zaragoza. Team is working on finalizing water main installation and connection on Robinson. Then will move to University between 5th and 9th Aves. Door hangers will be distributed to alert residents. Coordinated with Upas Pipeline project. Traffic studies were performed to determine best times for construction, and best time was going to be night. Work is during the day in residential areas. In order to expedite work, staging equipment follows – it won't stay in the same area for a long time, so it takes less time to get to the needed area. Businesses provided signage and contractor helped install to help indicate that businesses are still open during construction.
 - i. Who answers Project Info Line? Public Information Officer (PIO) Monica Munoz. Response within 72 hours. Issues after hours? Voicemail transformed to email, and then get back to the following day.
 - c. **University Avenue Mobility Plan.**
 - i. Presentation by Jayna Straughn, Engineer/Public Works Department. Modifying 1.25 miles of University Avenue between Florida St and Boundary St/I-805 to improve safety for road, transit and pedestrian improvements.
 - ii. Presentation for consideration by Rene Vidales, about Green Street Option (meeting regulations on Stormwater Design). City doesn't have to install Best Management Practice because City is not increasing pervious area (per Straughn). This isn't the case, as you are disturbing more than 5,000 sf. But the City is exempt for "routine maintenance" (per Straughn). 30% design now, trying to meet Sustainability Element guidelines. Part of project formerly included pop-outs, or curb-extensions, helping reduce inappropriate pedestrian crossing and pedestrian-vehicle accidents. City now indicating these have been eliminated, though they were part of the project when NPPC approved (the reduction of these improvements negates the NPPCs supporting vote, as it's less of a project that we originally reviewed and approved).
 - iii. Presentation by Angie Landsberg, on behalf of NPMS in regards to their work on this project.
 - 1. Main concern is that the median that goes down University Ave be landscaped. When this was in the works, NPMS started trying to create a Maintenance Assessment District (MAD) creating ongoing funding to support landscaped median. But MAD has taken longer than expected to create. NPMS is trying to work with the City. The City is saying that IF there is a MAD in place at time of advertisement for contractor, there could be pavers installed, but no irrigation lines (due to needing detailed landscaping information to know what size lines and how to trench). Straughn can research and give a window as to when the medians would be constructed.
 - 2. Any consideration for 29th as a left hand turn lane to get into the parking structure? No, the roadway doesn't have the pocket needed for that. The information on the website is out of date, City states it will be updated after this meeting.
 - 3. Matt Gordon: We have a MAD! That has \$200-300k, why can't this fall under the purview of the existing MAD? There's a subcommittee that covers this and those questions should be brought there. Granda: MADs are formed to perform certain

services and justified by engineers report. It's very specific. That's established before it goes to ballot. Would have to be re-balloted or included in PBID.

iv. AUDIENCE QUESTION/COMMENT:

1. Judy Aboud. Is this area on University the same place where lightrail is indicated? Gates: Lightrail is only indicated on Park Blvd and El Cajon Blvd.
2. Brian Beevers, Simply Local. Will the little inlet in front of my business be taken away? Diagonal parking on University is slated to stay – as long as firetrucks and emergency vehicles can turn. They are running "auto-turn" scenarios right now to see. No trees can be planted on the median due to sewer line.
3. Josh Jones. This is a lost opportunity to beautify. Landsberg: trying to get property owners within the commercial district (can include residential, like La Boheme) to understand and agree to what they would be paying for. Once we have 50% in agreement it can get balloted (this is a local ballot, outside of a standard city/state election. Go see median between Florida and Mississippi if you want to see example of "paved" median.
4. Ed Cronan. The 10-left turn lanes proposed will increase traffic on those 10 residential streets, and decrease traffic on the others that aren't set up for it (some already have speed bumps, humps, lumps). The paved look is awful, without vegetation or at least the irrigation, it's not worth doing.
5. Rob Steppke. Unaware (after being around project for many years) that trees wouldn't be included. Water service necessity issue seems irrelevant if we aren't using trees and we would obviously be using drought-tolerant plants. City: there's a risk of installing improvements that would never be maintained or needed and to install two lines for each trench for over a mile stretch costs a lot of money.
6. Steve Blasingham. If we can't come up with the money, why are you doing the project? City: This is not a beautification project; the landscaping is a sidepiece. This is to reduce vehicle accidents.
7. Christopher Dye. We can't even find a way to have a median with cactus that doesn't need water instead of pavers? City: Cactus still requires some maintenance.

v. BOARD QUESTION/COMMENT:

1. Nguyen: Does City plan to do cost analysis of pavers versus with irrigation lines? City assumed that MAD would be set up and was waiting; just submitted a letter that if NPMS will enter into agreement for maintenance the City will include it in Design.
2. Hill: Phasing? EIR always said split based on funding, not on area, so will be built all at once.
3. Stayner: Concerned about narrowing and slowing traffic on University. Left hand turns get clogged and back up easily. Do we need an entire bus lane if they aren't running all the time? Can cars turn right in those lanes? Cutting down two lanes of traffic to one? City: Not narrowing lanes, removing parking. Queueing left-turn pockets would have more length to stack. Designated bus lane reduces conflict from cars veering around buses. When is advertisement period (to get MAD established)? July 2017. How does MAD collect the funds? It is on your property taxes. This balloting is different than on the November ballot, it's a mailer outside of regular elections. If you'd like to help, Landsberg needs property owners in the area to present them the information that they need and help them see the greater good.
4. Carlson: Landscaping is important in terms of sustainability. Landscaping was always part of this during the scoping meeting (and that included trees). Very unhappy to see loss of curb extensions, as they were part of the EIR as a mitigation (community benefit) and it's part of the walkability of North Park. City: Curb extensions are a great project piece, but at 52' across, University is very narrow. When engineers run automobile turn simulations, fire trucks cannot make the turns with curb extensions. Even when they drive completely on the wrong side of the road. Curb extensions also reduce parking

ATTACHMENT 10

more. Carlson: On east coast they do curb extensions with only slight ramp up and down (like at 5th and Market downtown), but with highly visual delineation for standard drivers, so emergency vehicles can round these corners. Straughn will look into, but she is Public Works, separate from Transportation Department.

5. McAlear: Asked for follow-up on the impact of new left turn signals at University. Straughn: EIR included traffic studies for the impact of these two new signals.
 6. Hilpert: City uses maintenance funding as an excuse too often, and is a source of frustration. The landscaping on this median should still be a priority.
 7. Gebreselassie: Can see bus/bike lane being used by businesses loading/unloading, and may still create "veering" issues. City: Red curbs along whole thing, and could have enforcement program. Q: Are you putting in anymore head on parking around University? Straughn: There's no more to be added adjacent to University avenue, it's maxed out. Q: Is there a similar plan to do this on University Avenue in other parts (like University Ave). Straughn: This is kind of a pilot project, see if it works well here.
 8. Barry: Plan isn't meant to reduce volume, which means traffic calming is going to slow everything down, like squeezing a balloon. There will be spillover in terms of parking and traffic. People are going to go to Lincoln, North Park Way. We appreciate the improvements and walkability, but there will be a price to pay.
 9. Codraro: Even if there's no MAD, can you please bid this with irrigation as an alternative? Straughn: Management's decision right now is not without a MAD (or NPMS as a placeholder for a MAD).
 10. Vidales: Will we get a signal at NP Way/805/Boundary? Straughn: Working with CalTRANS to see if they can install a signal, if not see what the City can do. If they don't come up with a conclusion, that would have to be a separate project from UAMP. Toni Atkins and Marty Block's offices can be contacted. Overall it's a good project, but it's not as excellent as it could be with these issues. Storm water permit violation caused
- d. **North Park Main Street Wayfinding Project.** Presented by Angie Landsberg, Simon Andrews, and Chris McCampbell. Executive Director NPMS.
NP Parking garage has had issues with access (want to turn drivers into pedestrians), and NPMS wants to highlight it, then that grew into a larger wayfinding project.

XVI. **Adjourn: 9:00 pm**

Minutes submitted by Sarah McAlear

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San Diego, CA 92104



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11/17/2016

Photosimulation of proposed telecommunications site

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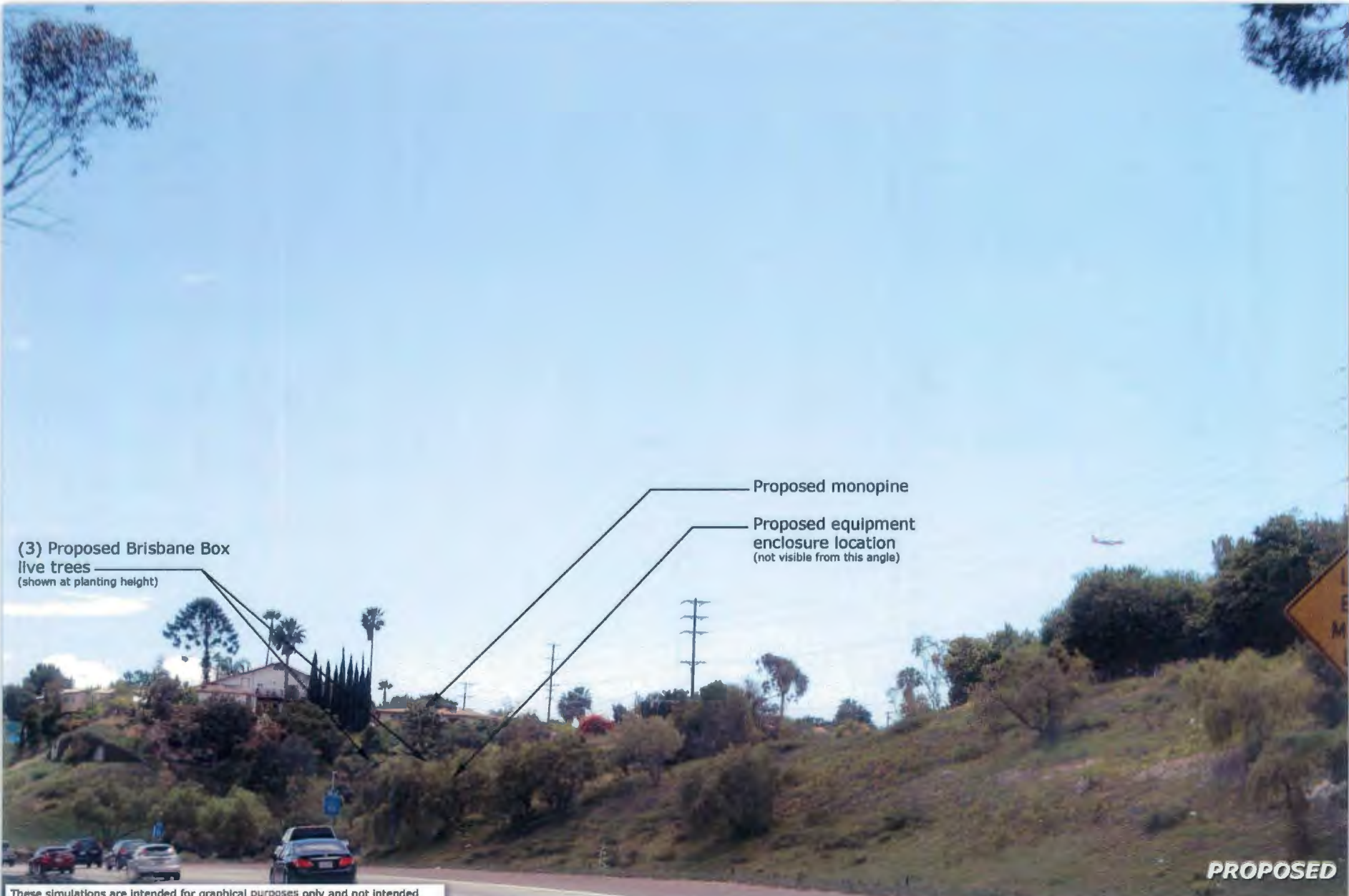
Photosimulation of proposed telecommunications site

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

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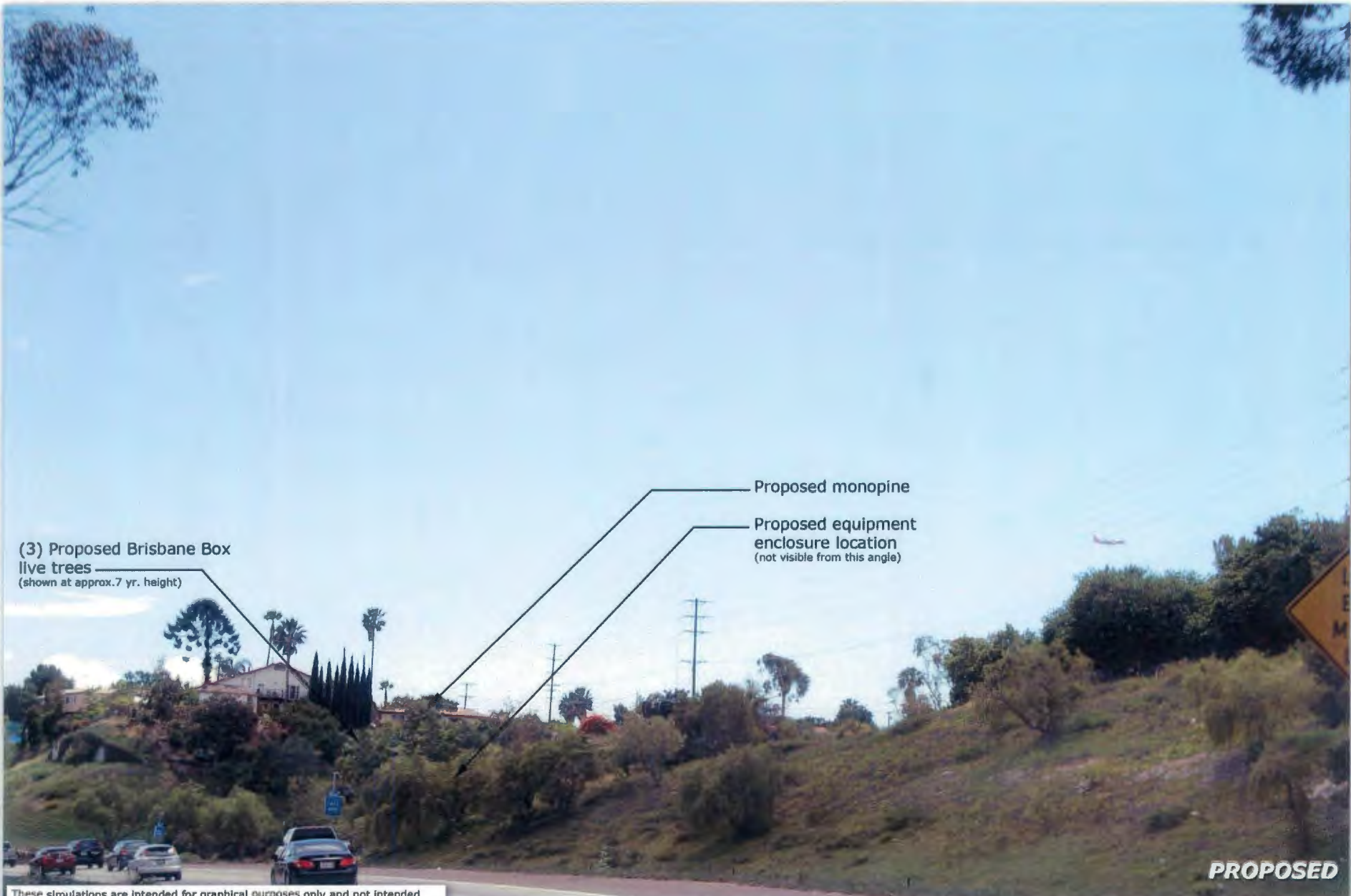


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PHOTOSIMULATION OF PROPOSED TELECOMMUNICATIONS SITE

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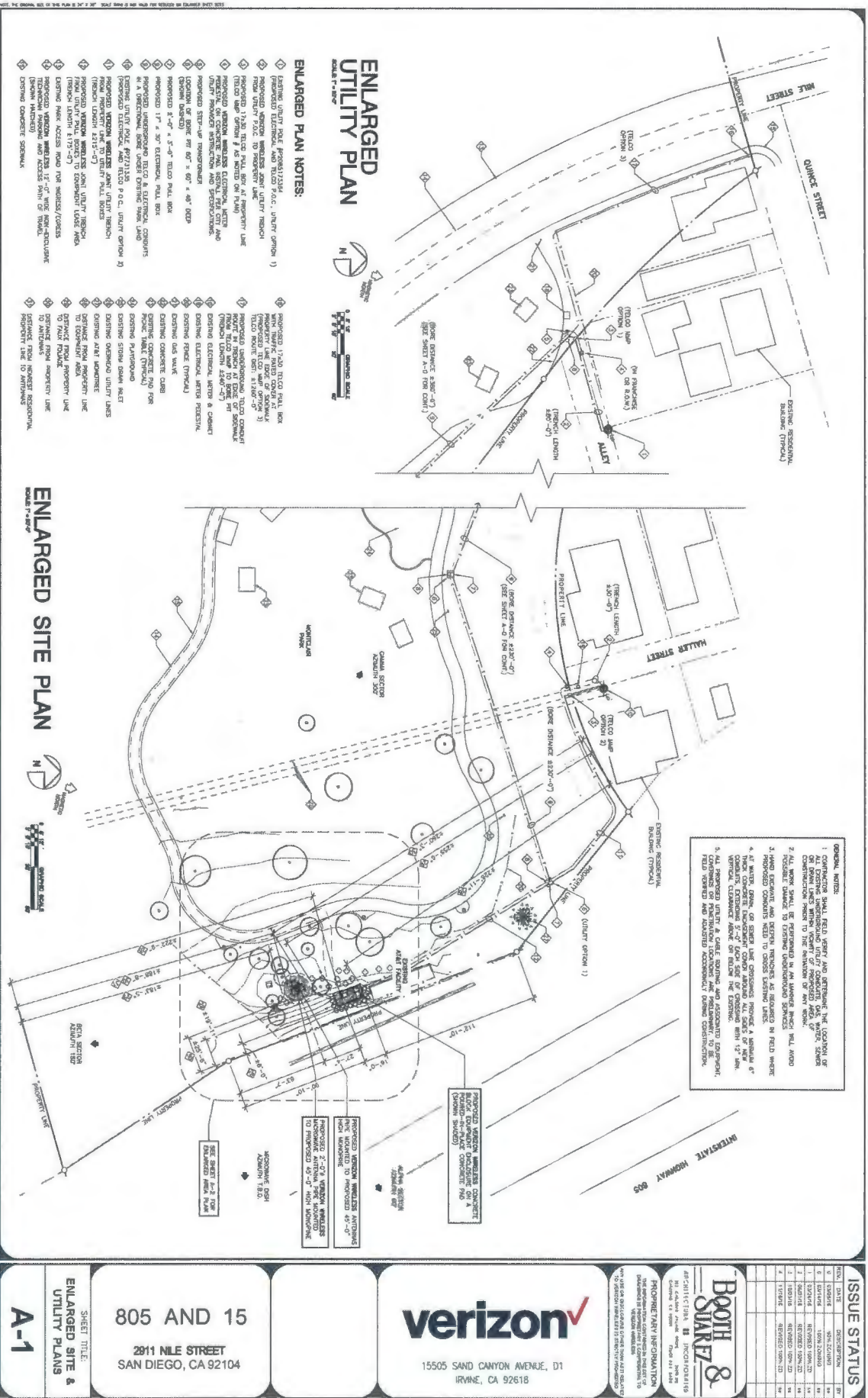
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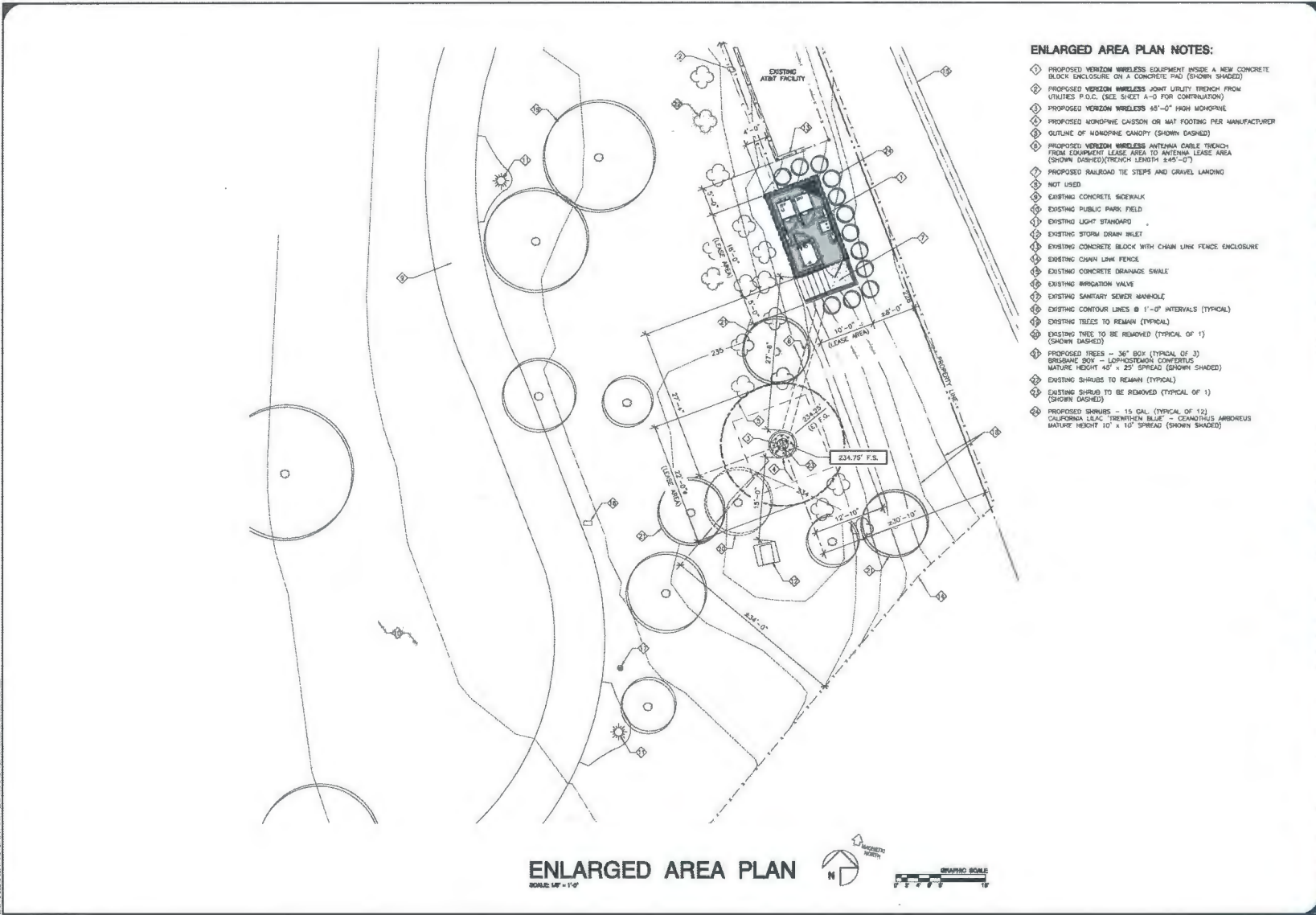
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SHEET TITLE:
ENLARGED SITE & UTILITY PLANS
A-1



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/09/18	WORK BEGINS	EA
1	03/14/18	100% CONSTRUCTION	EA
2	04/07/18	REVISED 100% CD	EA
3	04/07/18	REVISED 100% CD	EA
4	11/14/18	REVISED 100% CD	EA

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201 N. LAKEVIEW AVE. SUITE 100
COSTA MESA, CA 92626
714.441.1111

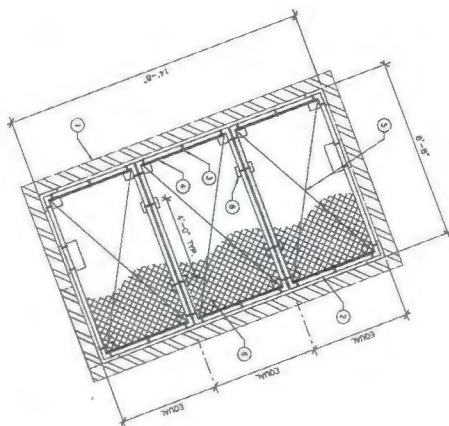
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SHEET TITLE:
ENLARGED AREA PLAN

A-2

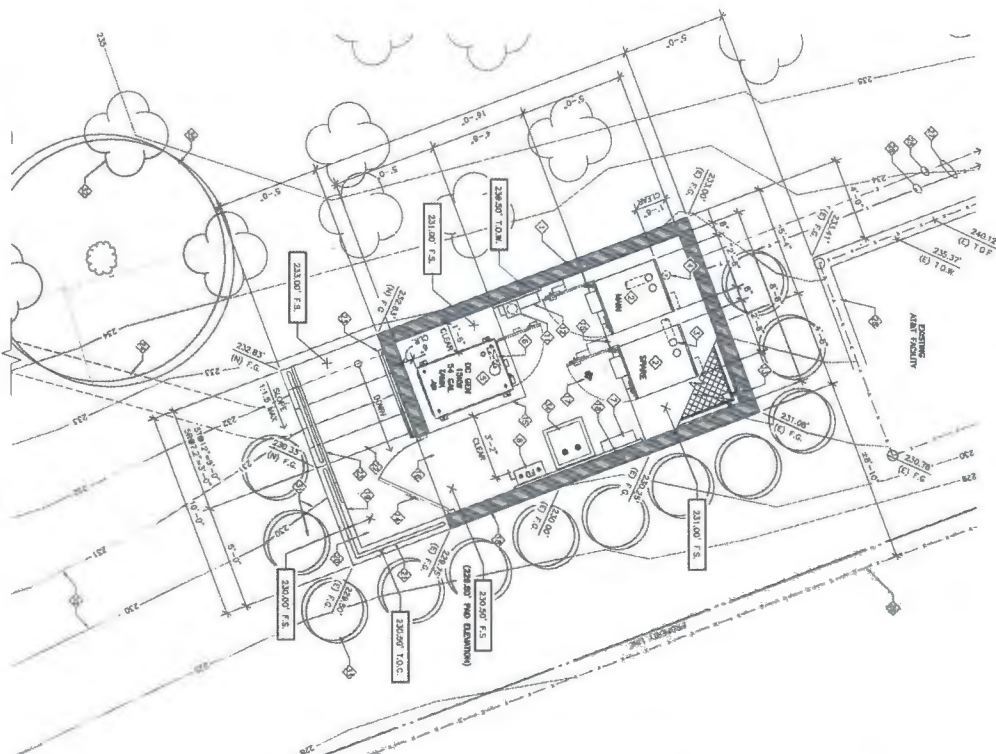


CHAIN LINK LID PLAN



CHAIN LINK LID PLAN NOTES:

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EQUIPMENT PLAN NOTES:

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ISSUE STATUS

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1	0324018	REVIEWED 100% ID
2	0403178	REVIEWED 100% ID
2	1303218	REVIEWED 100% ID
4	1310418	REVIEWED 100% ID

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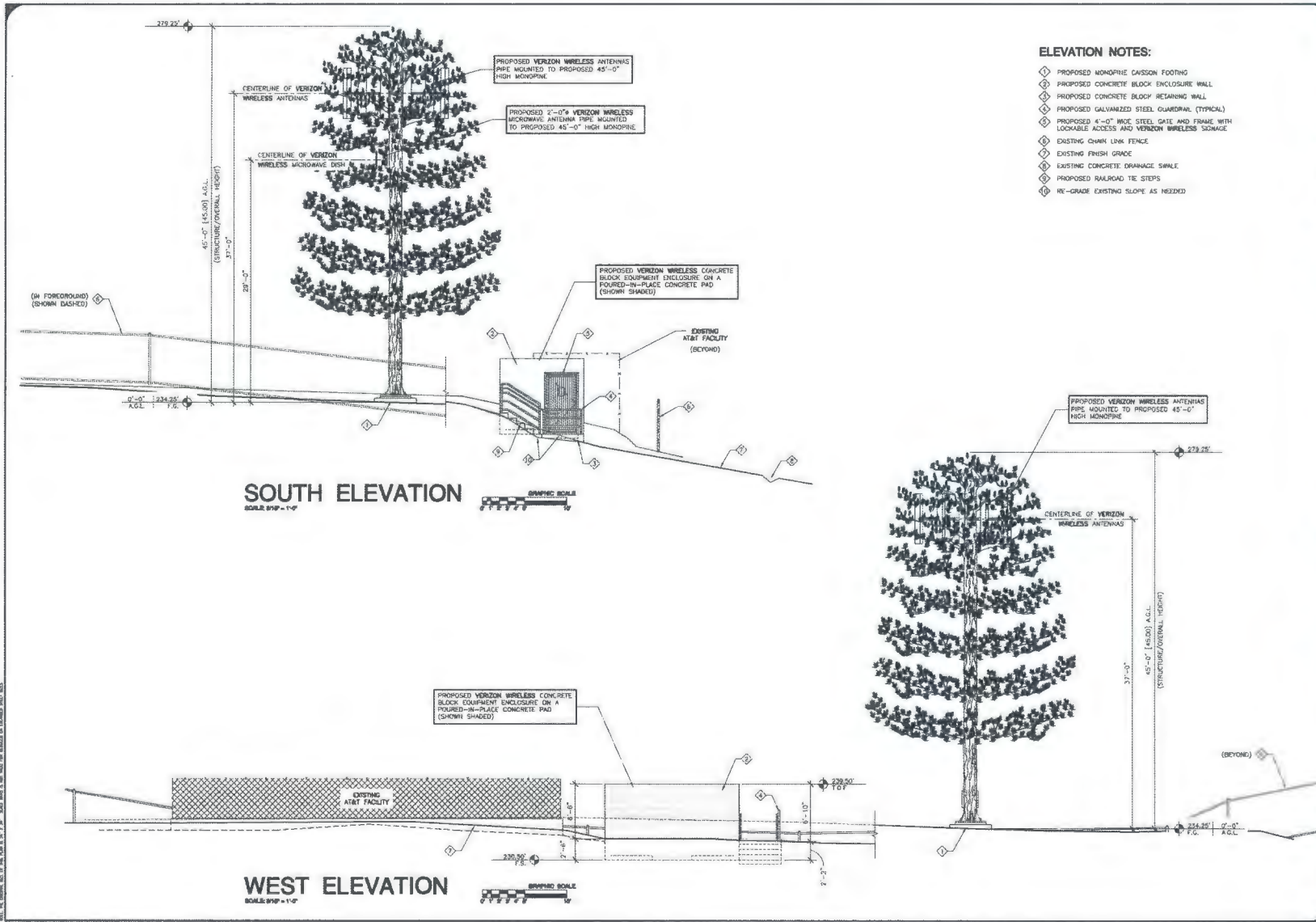
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A-3



REV.	DATE	DESCRIPTION	BY
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1	03/14/18	100% ZONING	EA
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3	04/05/18	REVISED 100% ZD	EA
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SHEET TITLE:
EXTERIOR
ELEVATIONS

A-4



REV.	DATE	DESCRIPTION	BY
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0	03/09/06	100% ZILH001	88
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2	04/01/06	REVISED 100% ZD	88
3	10/01/06	REVISED 100% ZD	88
4	11/19/06	REVISED 100% ZD	88

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SHEET TITLE
EXTERIOR
ELEVATIONS
A-5

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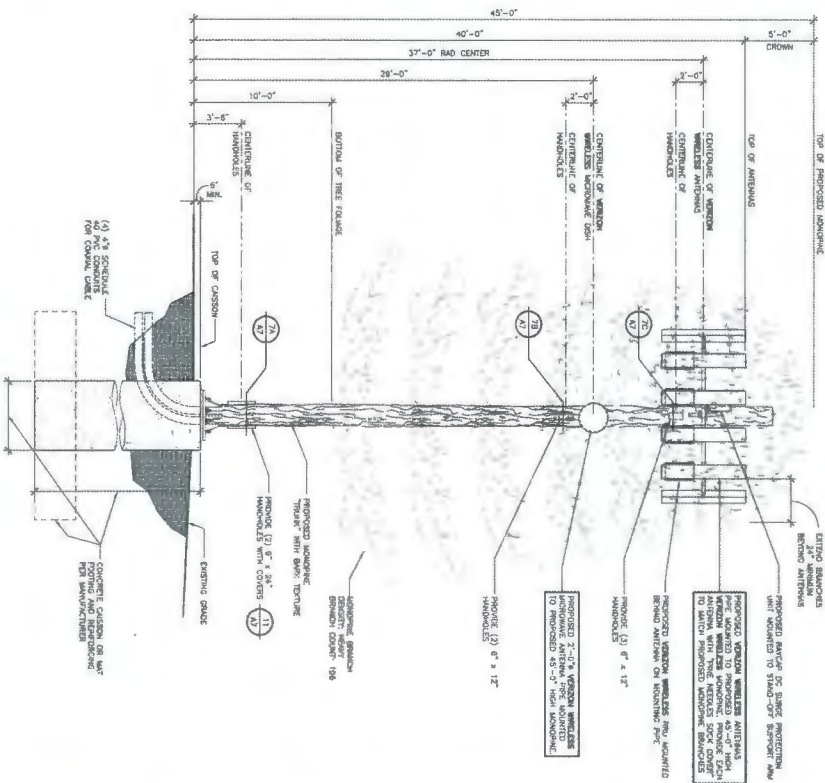
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SAN DIEGO, CA 92104

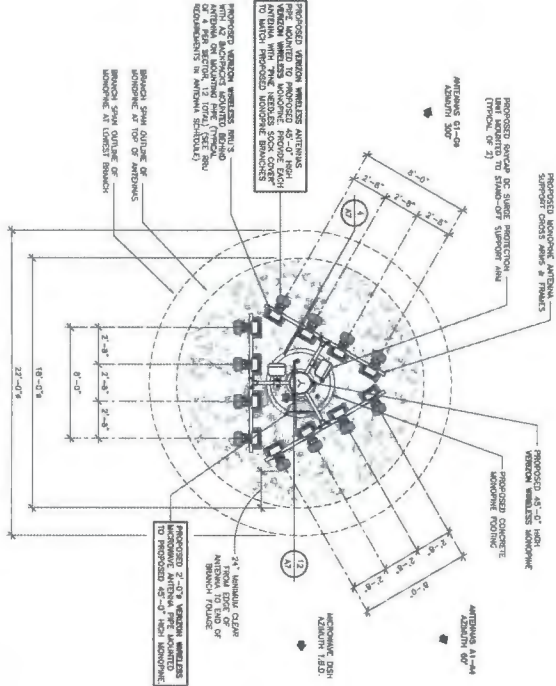
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INTERNA PLAN 1
OPINE ELEVATION

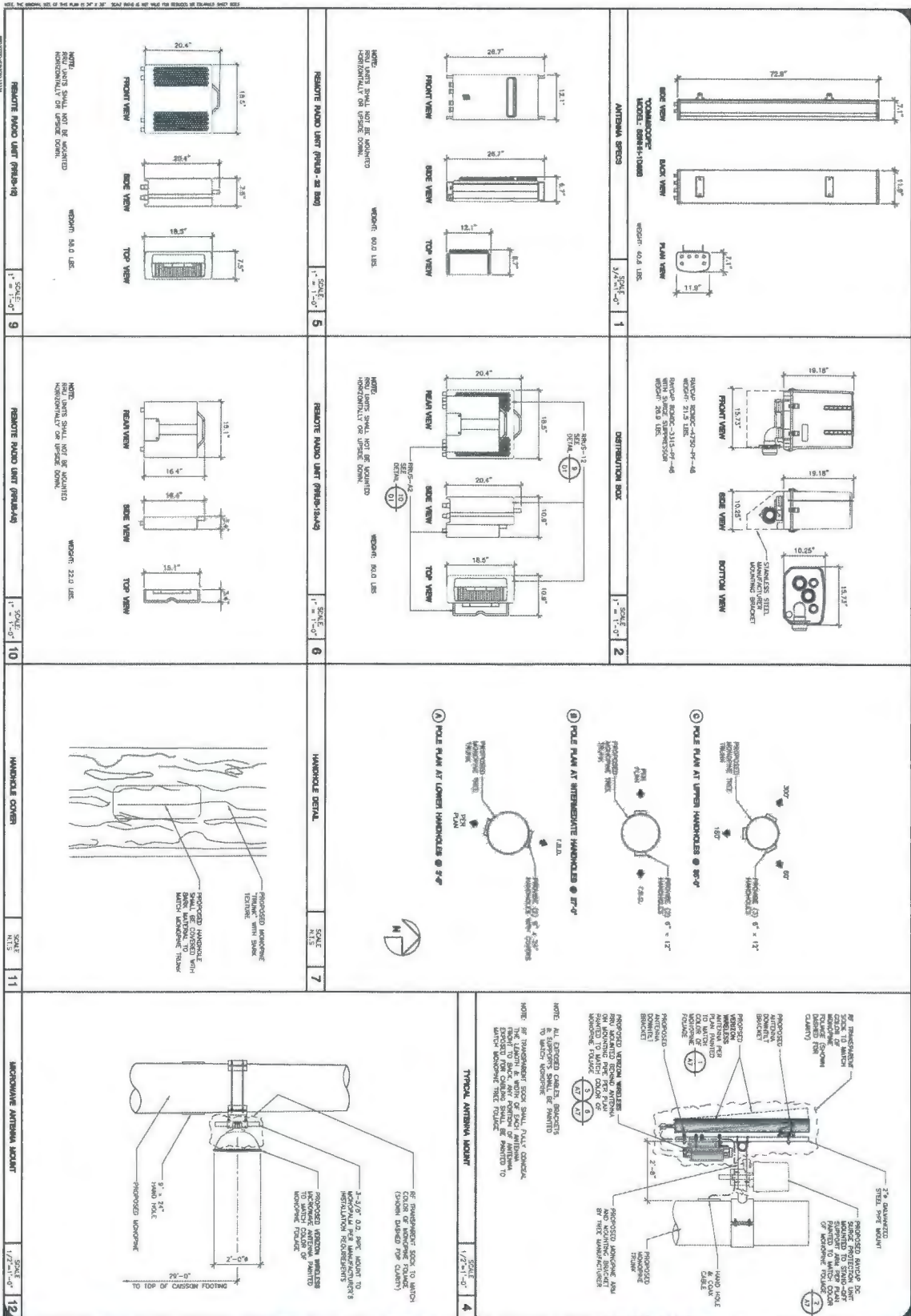
NOTE: NO DISPOSED PARTS ABSENT
ANTENNAS SHALL BE INSTALLED AT
ANY TIME

MONOFIRE:
MANUFACTURE: CCL THETS
CONTACT: DAVID WEEKLEY



ANTENNA PLAN

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REV.	DATE	DESCRIPTION	BY
1	05/04/10	ISSUED FOR PERMIT	100
2	05/04/10	ISSUED FOR PERMIT	100
3	05/04/10	ISSUED FOR PERMIT	100
4	05/04/10	ISSUED FOR PERMIT	100

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A-7

SHEET TITLE
ANTENNA & MICROWAVE
DETAILS

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WATER CONSERVATION NOTES

- [illegible]

PLANTING NOTES

- [illegible]

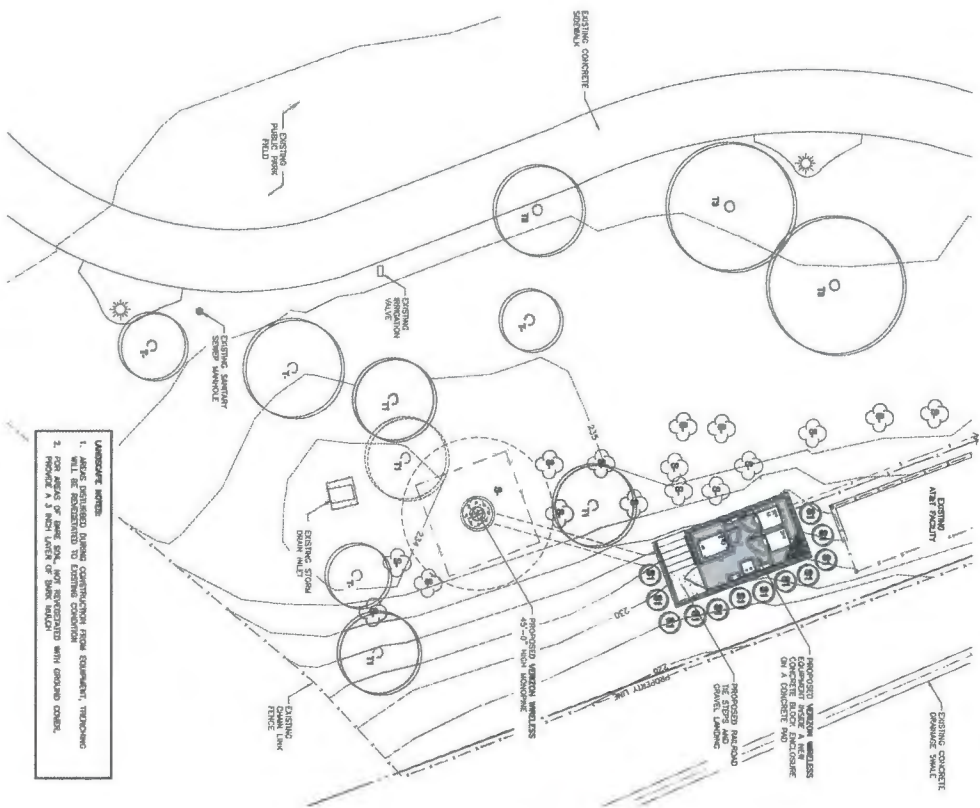
IRRIGATION NOTE:

CONTRACTOR IS TO COORDINATE MODIFICATIONS TO EXISTING ON SITE BRUSH SYSTEM TO PROVIDE PROPER PROPOSED LANDSCAPE COVERAGE. PROVIDE MATCHING RELOCATION SPRINKLERS. COORDINATE ALL WORK WITH OWNER.

PLANTING LEGEND

[illegible]

LANDSCAPE DEVELOPMENT PLAN



1. AGES DISTILLED FROM CONSTRUCTION FROM EQUIPMENT, THROUGHOUT WILL BE REGENERATED TO EXISTING CONSTRUCTION
2. FOR AGES OF BARE SOIL, NOT REGENERATED WITH GROUND COVER, PROVIDE A 1 INCH LAYER OF BARE SOIL

LANDSCAPE
DEVELOPMENT PLAN

5

805 AND 15

2011 NILE STREET
SAN DIEGO, CA 92104



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APPLICABLE TO ITCP&R

MS. Category number	How big
Category 64 (open)	10000 44/44/100

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15505 SAN
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AND 15
LE STREET
GO, CA 92104

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SHEET TITLE:
LANDSCAPE
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